AGENDA

Town Council Regular Meeting I 5:30 PM

Wednesday, April 16, 2025

Town Hall / Council Chambers - 302 Pine St Minturn, CO

The agenda is subject to change, including the addition of items 24 hours in advance or the deletion of items at any time. The order of agenda items listed are approximate.
This agenda and meetings can be viewed at www.minturn.org.

MEETING ACCESS INFORMATION AND PUBLIC PARTICIPATION:

This will be an in-person meeting with access for the public to attend in person or via the Zoom link included. Zoom Link: https://us02web.zoom.us/j/84668575632

Zoom Call-In Information: 1 651 372 8299 or 1 301 715 8592 **Webinar ID:** 846 6857 5632

Please note: All virtual participants are muted. In order to be called upon an unmuted, you will need to use the "raise hand" feature in the Zoom platform. When it's your turn to speak, the moderator will unmute your line and you will have five (5) minutes for public comment.

Public Comments: If you are unable to attend, public comments regarding any items on the agenda can be submitted to Jay Brunvand, Town Clerk, prior to the meeting and will be included as part of the record.

1. CALL TO ORDER

2. ROLL CALL AND PLEDGE OF ALLEGIANCE

3. APPROVAL OF CONSENT AGENDA

Consent agenda items are routine Town business, items that have received clear direction previously from the council, final land-use file documents after the public hearing has been closed, or which do not require council deliberation.

A. 04-02-2025 Minutes

B. 1010 Two Elk Lane - New Single Family Residence

C. 0186 Miles End Lane - Changes to Approved Plans

D. 0155 Miles End Lane - New Single Family Residence

E. 0083 Miles End Lane - New Single Family Residence

F. 532 Main Street - Changes to Approved Plans

4. APPROVAL OF REGULAR AGENDA

Opportunity for amendment or deletions to the agenda.

5. DECLARATION OF CONFLICTS OF INTEREST

6. PUBLIC COMMENT

Citizens are invited to comment on any item on the Consent Agenda, or not on the regular Agenda subject to a public hearing. Please limit your comments to five (5) minutes per person unless arrangements have been made for a presentation with the Town Clerk. Those who are speaking are requested to state their name and address for the record.

7. COUNCIL COMMENTS & COMMITTEE REPORTS

8. STAFF REPORTS

A. Manager's Report - Brunvand

B. Manager's Report - Sickles

9. SPECIAL PRESENTATIONS

No Special Presentations

10. BUSINESS ITEMS

Items and/or Public Hearings listed under Business Items may be old or new and may require review or action by the Council.

A. Resolution 14 - Series 2025, A Resolution Approving an IGA with CDOT for Bellm Bridge Replacement

B. Resolution 15 - Series 2025, Adopting the SS4A Safety Action Plan

C. Highway 24 / Main St. Phase II Sidewalks:

* Bid Rejection

* Stolfus Contract Amendment

11. DISCUSSION / DIRECTION ITEMS

A. Little Beach Park & Playground Design Plan B Consideration

B. Discussion – Direction – Taylor St. Paving - Drainage Discussion

C. Discussion / Direction - Updated Town of Minturn Employee Handbook – Brunvand

12. FUTURE AGENDA ITEMS

A. Future Meeting Topics

13. ADJOURN

INFORMATIONAL ONLY ITEMS

Upcoming Council Meetings:

-- May 7, 2025

-- May 21, 2025

Upcoming Special Events:

-- May 2, 2025 - May First Friday at Drinking Vessels / Bat Country Studios (Glass Blowing Studio)

OFFICIAL MINUTES
Town Council Regular Meeting I 5:30PM

Wednesday, April 02, 2025

Town Hall / Council Chambers - 302 Pine St Minturn, CO

The agenda is subject to change, including the addition of items 24 hours in advance or the deletion of items at any time. The order of agenda items listed are approximate.
This agenda and meetings can be viewed at www.minturn.org.

MEETING ACCESS INFORMATION AND PUBLIC PARTICIPATION:

This will be an in-person meeting with access for the public to attend in person or via the Zoom link included. Zoom Link: https://us02web.zoom.us/j/88392477701

Zoom Call-In Information: 1 651 372 8299 or 1 301 715 8592 **Webinar ID:** 883 9247 7701

Please note: All virtual participants are muted. In order to be called upon an unmuted, you will need to use the "raise hand" feature in the Zoom platform. When it's your turn to speak, the moderator will unmute your line and you will have five (5) minutes for public comment.

Public Comments: If you are unable to attend, public comments regarding any items on the agenda can be submitted to Jay Brunvand, Town Clerk, prior to the meeting and will be included as part of the record.

1. CALL TO ORDER

Mayor Earle B. called the meeting to order at 5:31pm.

2. ROLL CALL AND PLEDGE OF ALLEGIANCE

Council present: Mayor Earle Bidez, Mayor Pro Tem Eric Gotthelf, Town Council members Lynn Feiger, Gusty Kanakis, and Brian Rodine. Tom Priest and Kate Schifani were absent.

Staff present: Town Clerk Jay Brunvand, and Deputy Clerk Cindy Krieg (Zoom).

4. APPROVAL OF CONSENT AGENDA

Consent agenda items are routine Town business, items that have received clear direction previously from the council, final land-use file documents after the public hearing has been closed, or which do not require council deliberation.

A. 03-19-2025 Minutes
B. 03-26-2025 Special Session Minutes

Motion by Gusty K, second by Eric G, to approve the Consent Agenda of April 2, 2025 as presented. Motion passed 5-0. Tom Priest and Kate Schifani were absent.

5. APPROVAL OF REGULAR AGENDA

Opportunity for amendment or deletions to the agenda.

Earle B. pointed out that the agenda included an Executive Session, which was not scheduled.

Motion by Eric G, second by Gusty K, to approve the Regular Agenda of April 2, 2025 as amended, removing the Executive Session. Motion passed 5-0. Tom Priest and Kate Schifani were absent.

6. DECLARATION OF CONFLICTS OF INTEREST

7. PUBLIC COMMENT

Citizens are invited to comment on any item on the Consent Agenda, or not on the regular Agenda subject to a public hearing. Please limit your comments to five (5) minutes per person unless arrangements have been made for a presentation with the Town Clerk. Those who are speaking are requested to state their name and address for the record.

Public Comment Opened.
No Public Comment.
Public Comment Closed.

8. COUNCIL COMMENTS & COMMITTEE REPORTS

Gusty K. gave a reminder about the April First Friday Spring Picnic on 4/4, and recapped the details.

Earle B. Noted that the USFS has appointed a new Acting Superintendent for the White River National Forest, and a Deputy Acting Superintendent. The Acting Superintendent is based at Dowd Junction. Earle is in correspondence with them regarding the Holy Cross Transmission Line NEPA process, and also regarding a new land lease program.

Earle B. also noted that as we enter into Spring, we need to remind residents to properly store and latch their trash. Bears will be out soon.

Earle B. asked staff member Cindy K. to recap the details of the Town of Minturn nomination for a VVP Success Award. The Vail Valley Partnership has an annual Success Awards Program, and the awards are given out in May for the previous calendar year. In the past, the Town has been nominated in the Actively Green category, but this year there is a new category and someone nominated the Town of Minturn for this new category of Innovation in the Public Sector. Cindy submitted the Town's nomination acceptance letter / application, and focused on the Town's economic development efforts for 2024 which included the creation of the Downtown Development Authority, as well as the creation of the new Minturn / Red Cliff Visitor Guide. The Town was selected as a finalist, and the awards ceremony will take place on May 8th.

9. STAFF REPORTS

A. Managers Report – Brunvand

Minturn Education Fund The Minturn Education Fund Scholarship applications were due by end of business on March 14, 2025. The Scholarship Board set up interviews for the eight applicants on 3/24, 25, and 31.

Seasonal Street Sweeping The Town, annually each May, leases a large street sweeper to clean the streets and drainages. I have attached the tentative schedule for this year. This culminates with the annual clean up day. This year cleanup day is Saturday, May 31st .

Water Leak The Town had a water leak in early March in the 900 block. This leak was Just off the main on an existing corp valve. That area of town is a looped system, so the shutoff only affected about 12 homes. Because the water didn't need to be completely shut down there was not a need to test or issue a boil order. The line was quickly repaired, the sidewalk formed and poured, and we were back in the game. It is estimated this leak was approximately 30,000g/day. Public Works are doing a lot of system check for leaks as the ground begins to warm.

Town Manager Recruitment Update:

There will be an executive session on Monday 4/14 at 5pm to narrow the candidate field down to 3 – 4 finalists. We have received 5 of the 8 videos of the virtual interviews. The remainder are expected tomorrow.

Council Questions / Comments:

Earle B. noted that the virtual interviews conducted by KRW would be shared with Town Council shortly, and would also be shared with staff, confidentially.

MINTURN STREET SWEEPING SCHEDULE FOR 2025 SEASON

MAY 1 – Hwy-24 Main Street from Cemetery Road through 100 block North-bound

May 2—Hwy-24 Main Street from Cemetery Road through 100 block South-bound

May 5— From Cemetery Road through 900 block North-bound

May 6---From Cemetery Road through 900 block South-bound

May 7—From Cemetery Road through 900 block both North and South sides street drains Will be cleaning out from dirt and debris on both sides of the drains on the road

May 8---Bellm bridge, Railroad Avenue, Taylor Street, and 4th Avenue

May 9---Nelson Avenue, Williams Street, the Mollie G Building parking lot and all the surrounding parking lots, and Toledo Avenue

May12---Eagle Street, Harrison Avenue, Meek Avenue, Bayer Avenue, and Mann Avenue

May13---Pine Street, east side, and Cemetery Bridge

May14---Pine Street on the west side, Post Office and Town Hall

May15---Boulder Street from Toledo Avenue to 700 block of Boulder

May16--- Boulder Street from Norman to Toledo Avenue on the west side of Boulder

May19---Boulder Street from Norman Avenue to Toledo Avenue on the east side of Boulder

May20—Street sweeper will be siphoning out, and the crew will be cleaning out, all 100 block drains, Eagle Street drains, and Williams Street drains

May21---Street sweeper will be siphoning out, and crew will be cleaning out, all drains on Main Street from 200 block to 400 block

May22—Street sweeper will be siphoning out, and the crew will be cleaning out, all drains on Main St Street from 500 block to 700 block

Week of May 23 – Final Sweep / Cleanup: Sweeper / crew will be doing final sediment removal / cleanup of concrete drainage vaults. Will also revisit any other areas as needed that the crew couldn't get to earlier.

B. Managers Report – Sickles

As I have become more oriented with the Minturn operations I am reducing my time in Minturn.

A. Water Treatment Plant (WTP) Design & Engineering: I scheduled a meeting March 19, with Mayor Earle Bidez, Council Member Gusty Kanakis, Jarod Limke HDR Engineer, John Volk Water Plant ORC, Jay Brunvand Treasurer/Clerk, Jeff Spanel Town Engineer and myself for the purpose to consider funding options and value-added engineering. John and Jarod have continued this essential communication.

B. Bellm Bridge Design & Engineering: From my understanding Town Council was interested in the Dolores Bridge as a cost savings measure but not interested in the bridge as an architectural feature. It may not hurt to notify CDOT that Minturn has passed on the Dolores Bridge. We are still waiting for an IGA from CDOT.

C. North Main Street Pedestrian Improvements (Railroad Ave): Town Engineer Jeff Spanel is repairing the IFB for construction. I am planning to contact adjacent landowners and land users regarding some of the items that will need to be moved.

It is recommended to repair the street at North Main in relation to both the Railroad Ave. safety improvements and the Bellm Bridge project.

D. Tank #2 / Steel Bolted Tank repairs: HDR Engineering has a (Tank Expert) member of their staff working on options for Tank #2. They had hoped to deliver around March 28. I will review with John Volk when available.

E. Pressure Reducing Valve (PRV) Master Meter Housing upgrades: Weather dependent and moving forward.

F. Repaving (reconstruction) of Taylor Street: Town Engineer Jeff Spanel thought he may need to come back to Council to review drainage options in addition to a couple other items before final design.

G. Little Beach Park Retaining Wall repair/replacement: An IFB was posted for engineering/design. The project is relatively small, however within grant compliance is required to be advertised. Inter-Mountain Engineering/Town Engineer Jeff Spanel submitted the only proposal. I believe that within the current contract Inter-Mountain Engineering can proceed. Debra Figueroa from Strategies determined that the T-Mobile grant required a final playground design. Based on this information we had to pass on the March 31 deadline and prepare for June 30 or September 30. Cindy Krieg, Event Coordinator, has created a public survey to gain insight into the community's playground interest. This will help prepare an ad for playground design. The grant includes $30,509 for playground design and should be adequate for the consultant to hold a couple of town halls during the design process.

H. Main St / US HWY 24 Phase II Sidewalk construction: Agenda Item

I. Prepare to update the Minturn Boneyard conservation easement management plan owned by the Town of Minturn: Waiting for EVLT staff availability. Working with Jeff Spanel on the Beldon stormwater installation project.

J. Main Street-US Hwy 24/Cemetery Road Pedestrian Crossing: Town Engineer is drafting an advertisement.

K. Nelson Street Improvement plus potential Heat Exchange: Not much activity in March.

L. Safe Streets For All: Presentation is planned in April.

M. Norman Street Repaving: Town Engineer is drafting an advertisement.

10. SPECIAL PRESENTATIONS

Presentations are limited to 5 minutes. Invited presentations are limited to 10 minutes if prior arrangements are made with the Town Clerk.

A. GoPro Mountain Games, Overview of Minturn Events - Peggy Wolfe, Vail Valley Foundation

Peggy W. gave a recap of the Mountain Games (in year 23), and some of the new events:

Ultra Marathon (50 mile run) – Partnering with "50 For the Fallen" – Thursday 6/5 at 5am (starts on Vail Mountain)
Speed Climbing – 50 ft wall – the fastest 5 seconds in sport (World Cup Speed Climbing event in Denver the weekend before, hoping to capitalize on that)

- Also doing a speed camp clinic run by Olympians

Also adding a new Kayak Cross event this year on Gore Creek

Minturn Events include:
Dual Slalom and Jump Jam at the Bike Park
Disc Golf at Maloit Park

Schedules are published, Athlete registration is open, and all of the entertainment is finalized.

11. BUSINESS ITEMS

Items and/or Public Hearings listed under Business Items may be old or new and may require review or action by the Council.

A. Resolution 13 - Series 2025, A Resolution Adopting a Vision Zero Policy

Council is asked to approve Resolution 13 - Series 2025 Adopting a Vision Zero Policy.

Cindy K. introduced Matt Brown and Sheryl Beckman from Stolfus and Associates. Stolfus is the Town's contracted consultant for the Safe Streets for All Safety Action Plan project, and they

provided additional context. The Vision Zero Resolution is a necessary component of the SS4A program, and is also required for most grant funding opportunities as part of SS4A implementation.

As part of the Safe Streets for All Action Plan efforts, the Town of Minturn has been introduced to the Vision Zero Network. The Vision Zero Network is a collaborative, nonprofit campaign helping communities across the Country set and reach the goal of Vision Zero — eliminating traffic fatalities and severe injuries among all road users — while increasing safe, healthy, equitable mobility.

What are the key elements of a strong Vision Zero community?

1. A clear goal of eliminating traffic fatalities and severe injuries has been set.
2. The Mayor has publicly, officially committed to Vision Zero.
3. Leadership and collaboration across all key departments and community partners.
4. A Vision Zero Action Plan that is data-driven, equitable, and grounded in the Safe System Approach, with:
5. Identification of a High Injury Network (HIN)
6. Prioritization of infrastructure improvements and safe speed management
7. Clear actions to address disparities in roadway safety risk
8. Clear systems of accountability, transparency, and evaluation

Some of the above key elements are happening now, while others are long-term goals that align with our Safe Streets for All ongoing efforts. The Vision Zero Network (www.visionzeronetwork.org) offers support and resources for all communities committed to Vision Zero.

Following this, the next step of the Safe Streets for All project will be a Resolution Adopting a Safety Action Plan. This is expected to be on the April 16th agenda.

Earle B. inquired if CDOT has adopted a Version Zero policy, and Matt B. responded that they have.

Motion by Eric, second by Gusty, to approve Resolution 13 – 2025, as presented. Motion passed 5-0. Tom Priest and Kate Schifani were absent.

12. DISCUSSION / DIRECTION ITEMS

A. SS4A Update / Discussion - Stolfus and Associates

Matt Brown and Sheryl Beckman with Stolfus and Associates recapped the progress of the SS4A project so far. They gave an overview of the timeline, and feedback from both the Stakeholder Working Group (SWG), which held 5 meetings, and the public engagement feedback from the recent survey. The primary areas of concern from residents are vulnerable road uses such as biking and walking. The most potential for improvements includes infrastructure, enforcement, multimodal improvements, education / outreach, and policy.

Matt B. recapped the accident data that was available to us from Eagle County Sheriff's Office and CDOT.

Matt B. also discussed the recommendations from Stolfus (as safety experts), and from the SWG.

General Safety recommendations include:

- Completing sidewalks where incomplete (extending south)
- Improving sidewalks that are in bad shape
- Widen sidewalks where able (are only 3ft in width in some areas)
- Adding missing sidewalks on side streets downtown
- Improving / adding crosswalks and flashing crosswalks / flashing beacons
- Adding a designated off-Highway bicycle route

Traffic calming recommendations include:

- Extending the 25mph speed limit zone through the current 35pm zone (requires CDOT approval)
- Additional speed feedback signs
- Curb extensions (requires CDOT approval)
  - Showed examples of curb extensions that were less intrusive / had much less impact to parking, than what the Town previously tested. One example was on Hwy 6 in Silt.
  - Curb extensions provide multiple benefits including better line of sight turning onto Hwy 24, safer crossings for pedestrians and bicyclists, and slowing traffic.

Matt B. discussed an upcoming funding opportunity specific to SS4A via the Federal Highway Administration. This could include infrastructure / construction projects, or demonstration (test) projects. There is a tight turnaround for the application, but the Town may want to consider applying since this funding opportunity may not be available in the future.

Matt B. also gave an update regarding the Town's request for a speed study / speed limit adjustment consideration. The initial request was denied by Headquarters, but the Region 3 team did appeal this and is still in conversation with headquarters about this request. Stolfus will reach out to CDOT again for a status update.

The next step, which is slated for the April 16th Council meeting, will be for Stolfus to return and present the Safety Action Plan for adoption.

Council Questions:

It was asked whether CDOT would consider curb extensions, and Matt B. confirmed that they seemed receptive to it. CDOT representatives have been participating in the SWG meetings.

Matt B. did note that CDOT is not open to any traffic calming measures that would raise the surface of the road, such as speed humps or speed tables.

Earle B. inquired about a Share the Road concept. Matt B. stated that this is not recommended due to the traffic volume and limited width of Highway 24. This could give a false sense of security to bicyclists, so is not recommended for safety reasons. This would really only be possible if you removed the on-street parking, which of course is not something that Minturn is considering.

Gusty K. commented that with regard to the recommended off-Highway bike route, that we may want to consider Boulder St. instead of Pine, for at least part of the route – due to Pine St. being our designated truck turnaround (for semis) and also the fire station location / fire trucks using Pine St. This will be looked at closer. Pine St. was initially suggested over Boulder (by the SWG) due to street width.

Brian R. noted the importance of residents feeling unsafe when walking or biking. He pointed out the importance of feeling safe to visit our downtown businesses, and that if we want to be business-friendly, we need to prioritize the safety of our vulnerable road users.
Brian also asked whether we could design a traffic calming measure that creates speeds lower than the posted speed limit. He brought up the crossing at Cemetery Road as an example. The speed limit there is 35, but is a major crossing for Minturn and even with a flashing crosswalk – those speeds seem high for a high-crossing area. Matt B. responded that CDOT would not allow a design speed lower than the posted speed limit, but that if we work on other traffic calming measures hopefully we can find creative solutions. And if the speed limit change is approved, that will have a big impact.

Brian R. shared some photos of temporary traffic calming measures from other areas that he had seen. Matt B. discussed the option of temporary installations, which may be possible with a demonstration project / demonstration grant. We could propose something temporary, even more formal that Brian's examples. Brian would recommend more of a temporary curb extension as a test. He also pointed out that obstacles within the road (such as in some of Brian's examples), would likely not be approved on a state highway.

Brian R. asked about testing something like this on our side streets / Town-owned streets. This could be done on roads controlled by the Town.

B. Main St / Highway 24 Phase 2 Sidewalks Update

Katie S. noted that the Hwy 24 phase 2 sidewalk project went out to bid. It came back significantly over the engineer's estimate for the project. This project is a priority in the 2025 – 2027 Minturn Strategic Plan.
We have just over $1.7M slated for this project. $1.4M is from the Revitalizing Main Streets Program (federal funding), $220K from DOLA, and just over $130K from Town funding.

The bid is $340K over the project budget. There is not additional funding from the RMS program. The Town only received one bid (from RockSol for construction management, and 360Civil for the engineering).

The options that the Town has include:

Option 1 (Katie does not recommend this option, gives this option an F grade):
The Town moves forward with accepting the current bid with the hopes that some of the quantities will be reduced during construction. There is some risk because some of the quantities might increase but this won't be known until the project is actively in construction. This will be the responsibility of the Town's Construction Management Consultant to keep close tabs on the contractor.
During the Pre-Construction Meeting, we could possibly reduce some of the work to slightly shorten the length of the project but still remain within the intended scope of the project. This would require a change order which CDOT would need to pre-approve prior to any work performed due to the change in the quantities. The Town would still be responsible for any amount above and beyond the grant. This option is accepted per our specification 104 but the risk would be that the change would not be approved. Again, I want to stress that Denver HQ could deny this request so there is risk.

Option 2 (Katie gives this option a C grade):
Delay the Project for Possible Additional Funds / Re-Advertise with a Bid Alternative Schedule. And include 2 alternatives with this option. Either would involve an amendment to the Stolfus contract and would delay the project.

Alternative 1 would reduce the scope / length of the project (750ft vs. 900), and
Alternative 2 would include a request to shorten the duration of the bid advertisement but still do the full 900 ft.

This option might allow more flexibility to build the project per the available budget. There is risk because this would likely move the project to later 2025 or even next construction season (2026). There is also concern over rising construction costs and inflation. Bids could come back higher than what was just received.
If moved to 2026, we have been reassured from the RMS Committee in Denver that these funds are safe since they are part of an existing project and plus the funds have been officially allocated per the IGA Option Letter. There is still some risk with pushing the project to 2026 based on what the legislators decide. The ultimate decision would be out of CDOT's hands in Region 3.

Although we believe the RMS funds would be safe for, it's possible this program could be cut in the future. And if the project pushes into 2026 we risk losing the DOLA funding. That grant expires October 31, 2025. We could request an extension, but we have already received an extension on that grant, so it's uncertain if another extension request would be granted.

Option 3 (Katie gives this option a B grade):
If there is a way for the Town to come up with the additional funds for the project it would be worth moving forward with what was Advertised. The reason being is that construction costs are not getting any cheaper and I know the Town has been working on this sidewalk project for many years. If there is a way, then I would recommend trying to find the additional funds.

Katie S. did point out that there could be some savings in some areas. Stolfus feels that they won't spend the full $291K in the contract, and if the Town can avoid avoid change orders they may be able to save on construction estimates.

The DOLA funding / grant originated in 2021, and the RMS funding originated in 2022. So these have been in play for quite some time.

Option 4:
Cancel the project altogether and release the funds, knowing these funds may not be available in the future.

Council questions:

Lynn F. inquired about reserves. Jay B. noted that we don't really have reserves to put toward this. We did have some reserves, but most ($750K) of that has been allocated to the Taylor St. paving project. And we also have several other projects such as the Bellm Bridge and others that are using up any potential reserves.

Jay B. noted that this was budgeted out of the capital fund, which is mostly funded by the Construction Use Tax. If we have more time, we may discover that we have more funds in the CUT fund, but that's uncertain. The timing of CUT was discussed, it's received when permits are pulled (not when construction is completed).

Lynn F. is concerned that funds won't be available in the future and that costs will continue to go up.
Lynn also asked if we could reallocate from other projects (such as Norman paving), and asked if Jay had a recommendation.

Jay B. recommends option 2 or 3, and suggested that we do push the project back to allow more time to find more funding.
Katie S. does not recommend advertising for bids in the middle of summer, and noted that the current bid expires in 90 days.

Eric G. also asked about reallocating from other projects, and postponing them.

Jay B. noted that we don't have the additional funding, and that we can't count on coming up with additional. If we reallocate from another project, we'd essentially be canceling the other project(s).

Jay B. also clarified that we do have reserves that we don't touch (a 6 month reserve, a Tabor reserve, and others that we're required to keep).

Katie S. recapped the readvertising process and timeline.

Gusty K. stated he feels that we need to look at Option 2.

Earle B. asked about the DOLA extension request process. Katie S. noted that you need to be able to make a case for the extension, and you can't request it until 90 days prior to the deadline (so that leaves us with an unknown).

Some council members inquired whether developments at the south end of town might be willing to help with costs if it would help make their developments more attractive. Unfortunately, the sidewalks wouldn't extend that far yet.

Katie S. did note that readvertising with alternatives could help in that contractors may have more interest if they are also bidding on some of our other projects. It would be more beneficial for them financially if they are doing multiple projects in the area.

Council gave direction to pursue option 2. Katie S. will start with amending the Stolfus contract, and then will update regarding the re-bidding process and timeline.

13. FUTURE AGENDA ITEMS

A. Future Meeting Topics

Jay B. noted that he is working with the Xcel Energy and the Town Attorney regarding the renewal of the franchise agreement. This will be on an upcoming agenda.
Jay also noted that the updates to the employee handbook (including an update on how vacation and sick time is now being required to be handled vs. how we are doing it now), will also be on an upcoming agenda.

Adding an executive session for April 14th, which will include narrowing of town manager candidates, as well as a discussion of the proposed Battle Mountain project and how that will impact the Water Treatment Plant project.

Adding a follow-up Taylor St. paving discussion to the April 16th agenda.

14. ADJOURN

Motion by Eric G, second by Brian R, to adjourn the meeting at 8pm.

INFORMATIONAL ONLY ITEMS

Upcoming Council Meetings:
-- April 14, 2025 – Special Executive Session
-- April 16, 2025 – Regular Meeting
-- April 30 and May 1, 2025 - Town Manager Interviews (Special Sessions)
-- May 7, 2025 – Regular Meeting

Minturn Planning Department
Minturn Town Center
302 Pine Street
Minturn, Colorado 81645

Minturn Planning Commission
Chair – Lynn Teach
Jeff Armistead
Michael Boyd
Amanda Mire
Eric Rippeth
Darell Wegert

Design Review Board Hearing

Final Plan Review for New Home

1010 Two Elk Lane

Hearing Date:	March 26, 2025
File Name and Process:	Single-Family Residence Final Plan Review
Owner/Applicant:	Adam Minnick
Representative:	Fletcher Groff, The Groff Company
Legal Description:	Subdivision: CROSS CREEK PLACE Lot: 2
Address:	1010 Two Elk Lane
Zoning:	Cross Creek Character Area – Mixed Use Zone District
Staff Member:	Madison Harris, Planner I
Recommendation:	**Approval, with Conditions**

Staff Report

I. Summary of Request:

The Applicant, Adam Minnick, requests Final Plan review of a new, three-bedroom, 2,482 (gross) square foot single-family residence located at 1010 Two Elk Lane in the Cross Creek Mixed Use Zone District. The Applicant's representative, Fletcher Groff of the Groff Company and Sam Eckerson with Boss Architecture, have been proactive in meeting with Town staff prior to submitting plans for a new home and has provided a relatively complete and thorough set of site, landscaping, and architectural plans.

Proposed Plans
The plans show a two-story, two-bedroom structure with a maximum building height - measured to the midpoint of the roof – of around 22 feet, well under the maximum allowable 28-foot limit within the Cross Creek Mixed Use Zone District.

Additionally, the massing, forms, and scale of the proposed structure, as well as proposed exterior materials, textures and detailing also appear to achieve the design objectives of Appendix B – *Design Guidelines and Standards,* Minturn Municipal Code.

Parking is adequate, with two off-street spaces provided within the garage. The plans show the main level has the primary living area, and the upper level has the two bedrooms with a common shared space.

According to staff's analysis of development standards and dimensional limitations in Section III below the project appears to meet the Town's standards.

Overall, staff believes that the Applicants and their representative have provided a complete, detailed set of plans necessary to complete a thorough final plan review.

As a reminder, the Planning Commission has the option to review the proposal as a "conceptual" plan review if the Commission feels that the plans are *not* sufficient or are in need of revisions and additional review prior to final plan approval; or the Commission may take action to approve, approve with conditions, or deny the Final Plans.

Staff is **recommending approval,** with conditions.

II. Summary of Process and Code Requirements:

These plans are being presented by the Applicant as "Final Plan" level of review for a new single-family residential structure on a legally created lot within the Town of Minturn. This is a formal hearing providing the Applicant and staff the opportunity to discuss the proposal with the Planning Commission, acting as the Design Review Board, and to address the DRB's concerns or feedback regarding suggested revisions to the project.

If the DRB feels that the plans are complete, appropriate, and meet the intent and purposes of the Minturn Municipal Code, Chapter 16, the DRB has the option to take final action to approve the plans without conditions, or to approve with specific conditions and giving the Applicant and staff clear direction on any recommended revisions, additions or updates to the plans.
No variances are required or requested at this time.

Design Review Process
Appendix 'B' of the Minturn Municipal Code, Section 16-21-615 - *Design Review Applications,* subsection "d" below outlines the criteria and findings necessary for DRB review and approval of all new, major development proposals:

(d) Administrative procedure.

(1) Upon receipt of a completed and proper application, the application for Design Review will be scheduled for a public hearing. The hearing will be conducted in accordance with the procedures set forth in this Chapter.

(2) Criteria and findings. Before acting on a Design Review application, the Planning Commission, acting as the Design Review Board (DRB), shall consider the following factors with respect to the proposal:

a. The proposal's adherence to the Town's zoning regulations.
b. The proposal's adherence to the applicable goals and objectives of the Community Plan.
c. The proposal's adherence to the Design Standards.

(3) Necessary findings. The Design Review Board shall make the following findings before approving a Design Review application:

a. That the proposal is in conformance with the Town zoning regulations.
b. That the proposal helps achieve the goals and objectives of the Community Plan.
c. That the proposal complies with the Design Standards.

Staff suggests that the final plans for 1010 Two Elk Lane meet or can be revised to meet the required findings 'a,' 'b,' and 'c' or subparagraph 3 – *Necessary findings* - with proposed conditions of approval.

III. Zoning Analysis:

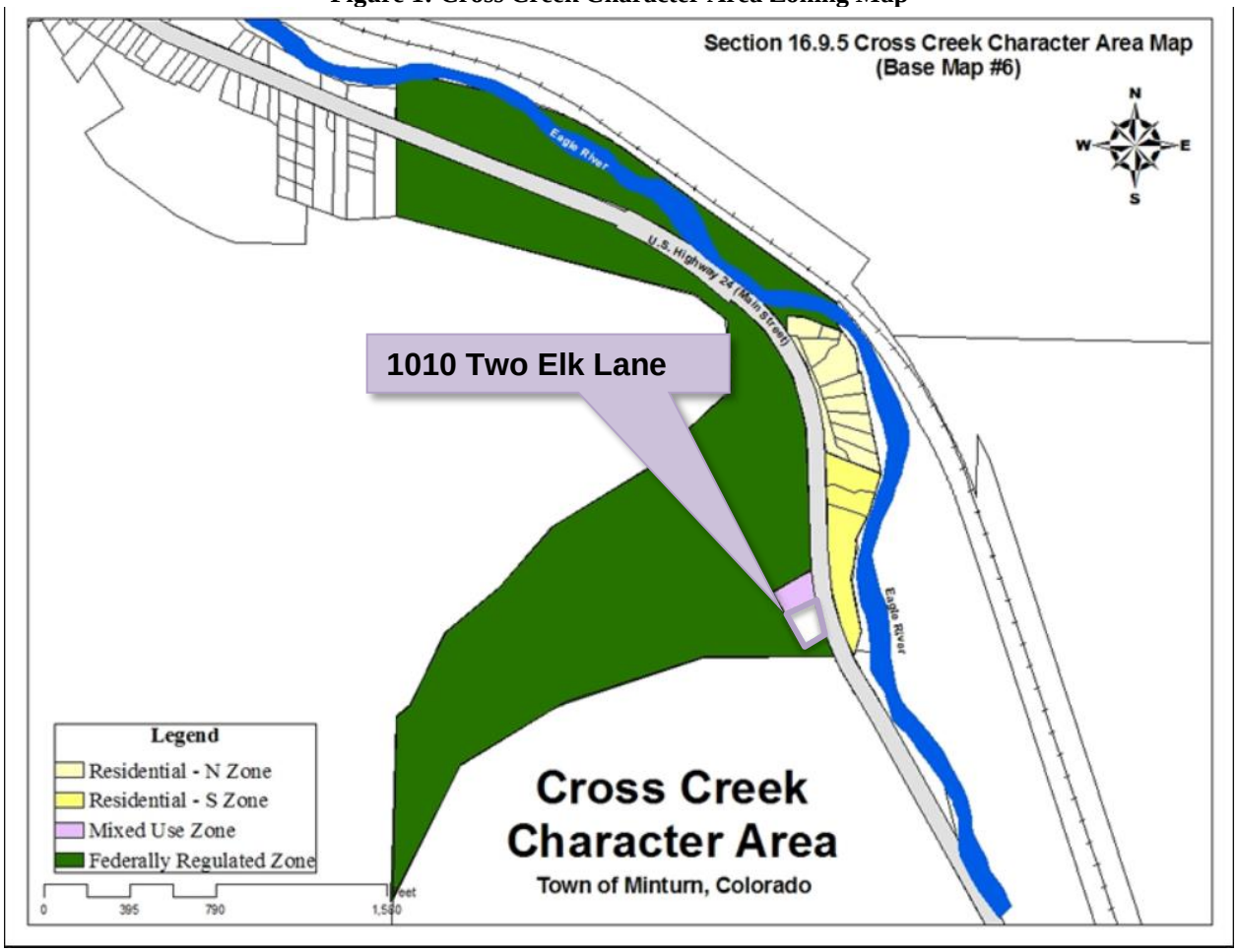
Zoning
The subject property is located within the "Cross Creek Character Area" Mixed Use Zone District, described as follows:

(a) The Cross Creek Mixed-Use Zone is characterized by a small area of mixed-use. The site has good access from Highway 24 and is highly visible as one enters Town from the south.
(b) The purpose of the Cross Creek Mixed-Use Overlay Zone is to ***provide a variety of complementary and integrated uses such as residential****, office, light manufacturing and some retail in a concentrated area.* ***An objective of this area is to provide an attractive entrance statement*** *and economic activity* ***without causing significant impacts*** *on nearby residential and open space uses.*

- Town of Minturn Town Code Section 16-9-30

Rest of page left intentionally blank

Figure 1: Cross Creek Character Area Zoning Map



Dimensional Limitations and Development Standards

The following table summarizes the lot, development and dimensional standards and limitations applicable to the subject property pursuant to Sections 16-2-40. - *General lot requirements and dimensional standards* and 16-16-20 – *Parking Required for Residential and Lodging Uses*.

Regulation	Allowed/Required	Proposed/Existing
Minimum Lot Area:	10,000 sq. ft.	5,052.96 sq. ft. (.116 ac.)
Maximum Building Height:	28 feet	21 feet – 11 1/2 inches
Minimum Front Setback:	10 feet	10 feet
Minimum Side Setback:	10 feet	10 feet
Minimum Rear Setback:	10 feet	10 feet

Maximum Lot Coverage:	70% (3,537.07 sq. ft.)	2,210 sq. ft. (43.74%) Proposed
Maximum Impervious Coverage:	80% (4,042.36 sq. ft.)	2,870.94 sq. ft. (56.82%) Proposed
Minimum Snow Storage Area:	5% of Lot Area (5,052.96 sq. ft. x .05 = 252.65 sq. ft.)	253.5 sq. ft.
Parking:	2 spaces	4 spaces

IV. Applicable Standards and Design Guideline Criteria:

Design
In addition to the development standards listed above, the following general design principles are provided for reference.

Final Site, Grading and Drainage Design
The Minturn Design Guidelines encourage designs that integrate or account for site topography and existing conditions, surrounding conditions, solar orientation, placement on lots relative to streets and natural features, snow storage and snow shed from roof structures.

Mass and Form
The following excerpt from the Design Guidelines is applicable to the proposed home design:

"c. Massing and Scale

> *"**A simple central form with additive features shall be designed. This style creates visual interest and is appropriate for the community due to its compatibility with existing structures. Buildings and improvements should complement, rather than overpower, the adjacent natural and built environment.** Homes are encouraged to be sheltering in nature, with consistent setbacks from the street with prominent porches or overhanging eaves.*
>
> *"Building mass, form, length and height shall be designed to provide variety and visual interest while maintaining a scale that is similar or compatible to adjacent structures."*
>
> *-Town of Minturn Design Guidelines*

Staff Response:
Staff believes that the design and scale of the proposed structure incorporates a simple central form with additive features and is complementary to adjacent residential structures and character

on nearby parcels. Staff further suggests that the scale of the project is appropriate and will not overpower surrounding natural and built environments. Proposed roof forms and pitches, materials and textures are compatible and complementary to the surrounding built and natural environments.

V. Issues and Recommended Revisions:

Issues or Required Plan Revisions
The following issues or areas of refinement have been identified by staff that must be addressed prior to any building permit application submittal and are reflected in staff's recommended list of conditions:

Exterior Light Fixtures
The plans do not show exterior light locations and no spec sheets were provided for proposed exterior lighting. Plans submitted for building permit should include exterior lighting locations on floor plans, building elevations and, if applicable, reflected ceiling/roof plan. A final spec sheet for all exterior fixtures should be submitted for review prior to or concurrent with the building permit application to demonstrate that all exterior lighting will be full cutoff, dark sky compliant per the Minturn Municipal Code.

VI. Staff Recommendation and Suggested Conditions:

Staff suggests that the Final Plans for 1010 Two Elk Lane, as conditioned below, generally **comply** with or exceed the applicable provisions and/or minimum standards of Chapter 16 and the Town of Minturn Design Standards (Appendix 'B') of the Minturn Town Code.

Staff is **recommending approval** of the plans, with the following recommended condition(s):

1. The Applicant shall provide details for all exterior lighting locations on floor plans, building elevations and reflected ceiling/roof plan sheets. Additionally, the Applicant shall submit final cut sheets/specifications for proposed exterior light fixtures prior to or concurrent with building permit application to ensure compliance with the Town's lighting standards.

Inter-Mountain ENGINEERING
Civil Engineers & Surveyors

March 2, 2025

Madison Harris
Town of Minturn Planner
PO Box 309
Minturn, CO 81645

Re: Two Elk
1010 Two Elk Lane
Lot 2 Cross Creek Place
DRB Resubmittal Review
Project No. 25-0001

Dear Madison:

We reviewed the DRB resubmittal for "Two Elk" located at 1010 Two Elk Lane for compliance with the engineering requirements of Section 16-21-615: Design Review applications of the Minturn Municipal Code (MMC).

MMC Section 16-21-615 Section C:

Section (C) (2) Boundary Survey:
A combined *"Topographic Survey and Improvement Survey Plat"* prepared by Eagle Valley Surveying Inc. dated January 15, 2025, was included with the application.
e. All existing easements recorded with the County Clerk and Recorder.

- Survey Note 2 states *"Land Title Guarantee Co. Policy No. OX50060962.4420922 Dated 4/5/2021 was relied upon for all title and easement information."* ~~While not a specific requirement, we recommend a copy of the title report be included with the application.~~

The survey meets the survey requirements of the MMC.

- Resolved - The title policy was provided and aligns with the survey.

Section (C) (3) Site Plan:
Plans entitled *"Two Elk"* prepared December 17, 2022, by Boss Architecture are included in the application package. The Drawing Index identifies sheet A1.0 as the site plan; however, the site plan is shown on sheet A2.

~~a.~~ The site plan shows property lines and building dimensions and setbacks; ~~however, there are no dimensions locating the building on the property.~~
Resolved – dimensions locating outside of the setbacks have been added.

~~b. Utility connections are not shown.~~
Resolved. – Sewer and water connection points are provided. Service lines and details will be provided on the Permit Plans.

Madison Harris
Re: Lot 2 Cross Creek Place
DRB Resubmittal Review
Project No. 25-0001

Section (C) (4) Grading & Drainage Plan:

"Two Elk Grading & Erosion Control Plans" prepared by Raptor Civil Engineering are included in the application package. The plans show the current structure; however, ~~they are not dated and note "2023 Design Review".~~

Resolved - Plans are dated 2/14/2025.

a. ~~The slope at the northeast corner of the driveway exceeds the 8% maximum allowed by Chapter 4, paragraph 1.03~~.
   Resolved – Plans were revised to limit the driveway slope to a maximum of 7%.

Review by Inter-Mountain Engineering is for general conformance with Minturn Municipal Code requirements and is not a peer review. Review by Inter-Mountain Engineering in no way relieves any responsibilities of design professionals associated with the project.

Please feel free to contact us if you have additional questions.

Respectfully,
Inter-Mountain Engineering (Town Engineer)

Jeffery M. Spanel PE

CC: Scot Hunn

DESIGN REVIEW APPLICATION

TOWN OF MINTURN PLANNING AND ZONING DEPARTMENT
P.O. Box 309 302 Pine Street Minturn, Colorado 81649-0309
Phone: 970-827-5645 Fax: 970-827-5545 Email: planner1@minturn.org

Project Name:
1010 TWO ELK LANE

Project Location

Street Address: 1010 TWO ELK LANE, MINTURN CO, 81645

Zoning:	Parcel Number(s):
CROSS CREEK	2103-363-10-003

Application Request:
MAJOR CONSTRUCTION

Applicant:

Name: FLETCHER GROFF

Mailing Address: 1036 POLAR STAR DR., EAGLE CO, 81631

Phone:	Email:
(303) 638-0956	fletcher@thegroffcompany.com

Property Owner:

Name: ADAM MINNICK

Mailing Address: 452 LEYDEN STREET, DENVER CO, 80220

Phone:	Email:
(303) 319-6778	aminnick@stonetowncapital.com

Required Information:

Lot Size: .11 acres	Type of Residence (Single Family, ADU, Duplex): single family	# of Bedrooms: 2	# On-site Parking Spaces: 4
# of Stories: 2	Snow storage sq ft: 253.3	Building Footprint sq ft: 2,210	Total sq ft Impervious Surface: 2,870.94

Signature:

Fee Paid:_____ **Date Received:**_____ **Planner:**_____

DESIGN REVIEW APPLICATION

SUBMITTAL CHECKLIST REQUIREMENTS

(TO BE INCLUDED WITH APPLICATION)

Applicant	Staff	
☑	☐	**Application Fee** (Non-Refundable application fee shall be collected)
		• Design Review Board - $200.00
☑	☐	**Letter of Intent**
		-- What is the purpose of the project including;
☑	☐	• Relevant Background
☑	☐	• Current Status of the Site
☑	☐	• All Proposed Uses and Structures
☑	☐	• How the Proposal Differs from what already exists
☑	☐	• Information regarding Easements or Dedicated Tracts, etc.
☑	☐	**Vicinity Map**
		-- Directional Map indicating how to get to the Property involved in the request.
☑	☐	• Zoning of Property
☑	☐	**Site Plan showing Precise Nature of the Proposed Use –**
☑	☐	**To Scale**
☑	☐	• Scaled Drawings of Proposed Design of Structure
☑	☐	o Plan View and Sections
☑	☐	• Building Heights – all 4 directions N/S/E/W
☑	☐	• topography
☑	☐	• Building Location and impervious coverage
☑	☐	• Setbacks
☑	☐	• Ordinary High Water Mark determined by the Town Engineer and paid for by Applicant
☑	☐	• Parking Plan
☑	☐	• Traffic Circulation
☑	☐	o Location and Width of Existing and Proposed Access Points
☑	☐	o Location of Existing Driveways and Intersections
☑	☐	• Landscaped Area – Plan including existing and proposed vegetation.
☑	☐	• Approximate Location of Existing Wooded Areas and Rock Outcrops
☑	☐	• Location and Type of Existing and Proposed Easements
☑	☐	• Utility Easements
☑	☐	• Drainage Features
☑	☐	• Snow Storage areas expressed in square feet as a percentage of the overall site area
☑	☐	**Preliminary Building Plans and Elevations**
☑	☐	• Indicates Dimensions
☑	☐	• General Appearance
☑	☐	• Scale
☑	☐	• Interior Plan for the Buildings

- [x] **Elements needed on the Site Plan**
  - [x] Scale
  - [x] North Arrow
  - [x] Date Prepared
  - [x] Lot Dimensions, Area, Entire Site Acreage
- [x] **Architecture Details – Materials Board**
  - [x] Windows – Placement and Color
  - [x] Doors – Placement and Color
  - [x] Siding – Type and Color
  - [x] Roof Material – Type and Color
  - [x] Paint Color
- [x] **Boundary Survey with a stamp and signature of a licensed surveyor**
  - [x] Date of survey (survey date must be within 6 months of the project application date
  - [x] Right-of-way and property lines; including bearings, distances and curve information.
  - [x] Labeled ties to existing USGS benchmark.
  - [x] Property boundaries to the nearest one-hundredth (.01) of a foot accuracy. Distances and bearings and a basis of bearing must be shown. Show existing pins or monuments found and their relationship to the established corner.
  - [x] All existing easements recorded with the County Clerk and Recorder. Include bearings and distances.
  - [x] Spot elevations at the edge of asphalt along the street frontage of the property at five-foot intervals, and a minimum of two (2) spot elevations on either side of the lot.
  - [x] Topographic conditions at two-foot contour intervals.
  - [x] Existing trees or groups of trees having trunks with diameters of four (4) inches or more.
  - [x] Rock outcroppings and other significant natural features.
  - [x] All utility meter locations, including any pedestals on site or in the right-of-way adjacent to the site and the exact location of existing utility sources.
  - [x] Environmental hazards where applicable (i.e., rock fall, wetlands and floodplain).
  - [x] Watercourse setbacks, if applicable. Show centerline and edge of stream or creek in addition to the required stream setback from the ordinary high water mark.
- [x] **Grading and Drainage Plan**
  - [x] Existing contours. Existing two-foot contours must be provided for all disturbed areas. Contours for undisturbed areas must be shown when drainage in those areas impacts the disturbed area.
  - [x] Proposed contours. Proposed two-foot contours for all disturbed areas must be shown and must demonstrate positive drainage.
  - [x] Spot elevations. Show critical spot elevations, as necessary to demonstrate positive drainage and the direction of flow. Finished grade at all building corners must be provided.
  - [x] Top-of-foundation elevations. The top-of-foundation elevation must be shown on the plan and must be consistent with the foundation plan. For buildings on slopes of thirty percent (30%) or greater, elevations for stepped foundation walls must be shown.
  - [x] Drainage arrows. Include drainage arrows that show how stormwater will be routed around buildings and where stormwater will exit the property. Stormwater cannot cause damage to any adjacent property. Drainage and erosion control features needed to prevent damage must be included.
  - [x] Drainage facilities. Proposed drainage facilities, such as French drains or culverts, must be shown.
  - [x] Retaining walls. Retaining wall details are required and must include drainage details. Note top- and bottom-of-wall elevations at each location where the retaining wall steps up or down, and include the tallest point of the retaining wall.

PLANNING COMMISSION
DESIGN REVIEW PROCESS

Applicants requesting a Design Review Board, Planning and Zoning Commission, and/or Town Council Review must submit to a pre-submittal conference and complete a formal application. The pre-submittal review process is completed within a period of 14 working days depending on the day of pre-submittal. The pre-submittal review provides valuable information regarding Town requirements for the formal application.

The Town Planner shall have the following powers and duties:

- **Zoning Compliance** – To review, consider, and approve, approve with conditions, or deny applications for building permits, limited use permits, conditional use permits, and temporary use permits based on compliance with this Section.
- **Process Applications** – To receive applications for development permits for processing pursuant to the terms of Section 16 of the Minturn Municipal Code.

Planning Commission as Design Review Board

Powers and Duties
The Planning Commission is hereby established as the Town of Minturn Design Review Board. The Design Review Board shall have the following powers and duties under the provisions of this Code.

1. To prepare, or cause to be prepared or amended, the Design Review Standards and Guidelines or any element or portion thereof, for adoption by the Town Council.

2. To hear, review, consider and approve, approve with conditions, or disapprove applications for Design Review Approval.

3. To hear and decide upon appeals on design review decisions made by the Zoning Administrator.

Board Procedure
The Town staff will forward applications (other than minor design applications), and recommendations, to the DRB.

The DRB shall review the application and supporting material submitted by the applicant, as well as the staff recommendation. After review, the DRB, through a formal motion, seconded and passed by a majority of the members present, shall take one of the following courses of action:

1. **Table the application**. The application may be tabled for a period not to exceed thirty (30) days if the application is incomplete or if the DRB determines that changes are required to bring the application into compliance with design standards and guidelines or other regulations of the Town. The Board may specify additional requirements for the applicant is to bring to the future meeting. These requirements may include additional information necessary to determine whether the application complies with all zoning, building, design codes adopted by the Town, and may include plans, reports, surveys or other documents completed by registered architects, surveyors, engineers or other professionals in order to indicate conformance with such codes. The DRB may also table the application if it determines that changes in the application are required which would bring the proposed project into compliance with zoning, building, design codes, and other regulations of the Town.

2. **Conceptual/Preliminary approval.** The DRB may grant conceptual approval to applicants who in a general fashion appear to meet design and other regulations of the Town but submit applications inadequate to warrant final approval. Conceptual approvals are also appropriate where a complete application has not been submitted, or where an applicant wishes to obtain a preliminary review of a sketch plan. A conceptual approval does not deem final approval of an application, nor does it deem that an application conforms to design or other regulations, nor shall it bind the DRB to grant final approval to a completed or final application.

3. **Disapproval of application.** If an application is found to conflict with the purposes and/or any one (1) or more of the design guidelines, codes or any other regulations of the Town, the DRB shall disapprove the application. Any disapproval shall be in writing and shall specifically describe the reasons upon which the disapproval is based.

4. **Approval of application.** If the application is complete and is found to comply with the design standards codes and other regulations of the Town, the DRB shall approve the project. The DRB shall keep a record of all such approvals, and the applicant should keep a copy of the approval. The DRB may approve an application with conditions or modifications. The DRB shall not approve an application that does not meet the requirements of the Town or any other provision required to ensure compliance with the design standards and guidelines, codes and other regulations of the Town.

If a motion for approval, for conceptual approval, or to table an application results in a tie vote, the motion will fail.

DESIGN REVIEW CRITERIA

1. SITE DESIGN

Site planning involves the design and location of buildings and other improvements on a property. General principles include the maximization of site attributes such as views and solar orientation while minimizing adverse impacts to adjacent properties and natural features. Design of the building(s) shall consider the following criteria:

a. Natural Features

(1) Topography

A building site that is flat or gently sloping at less than 10% shall comply with applicable minimum standards for setbacks as defined in Chapter 16.

A building site that slopes at greater than 10% is urged to consider "stepping" the structure rather than grading the site to allow for traditional building layout. The intent is to avoid large cuts and/or fills as well as retaining walls, and to avoid the need for additional erosion control measures.

Setbacks may be increased for lots that slope greater than 30%.

(2) Water Bodies

Setbacks from water bodies shall include consideration of the Eagle River, tributary creeks, ponds, and wetlands. In addition to the regulatory setbacks, the Town of Minturn encourages conformance with the Eagle River Watershed Plan and sensitive design to protect the riparian areas and to utilize the water bodies for passive recreational purposes. The Town discourages "turning your back" on the Eagle River, one of Minturn's greatest assets.

Site grading and drainage plans shall be submitted with design review applications that are adjacent to or within fifty (50) feet of a water body.

b. Orientation

The orientation of improvements shall consider adjacent properties as well as snow storage, snow shedding, and solar orientation. Another important component of orientation is drainage impact to adjacent properties, water bodies and streets.

Snow Storage, Snow Shedding and Solar Orientation

The atmospheric and weather-related elements common of the Town of Minturn justify the added dimension of sitting improvements to minimize the impact of the environment.

Adequate snow storage area(s) or provisions for removal shall be provided. The total area may be broken up or provided as a whole. Location within the required setbacks shall be permitted provided it does not impede adequate and safe access to the structure(s). Landscape areas may also be used for snow storage purposes.

Snow shedding shall be considered in the use of material and pitch of the roof, as well as the location of windows, door and walkways. In no case shall snow shedding be permitted to occur onto an adjacent property.

Solar orientation shall be considered in the siting of the structures as well as in the landscaping of the lot or parcel. Orientation of the structure, as well as placement of trees, can be utilized to block prevailing winds in the winter and to provide shade in the summer. The structure should be placed on the lot in a manner that will not cast substar

shadows over adjacent properties. Walkway and driveway location shall consider snowmelt in de location. These considerations include locating driveways, walkways, and structures, so that they are sheltered from the wind, and oriented to the east or south, where possible, to aid quicker snow and ice melt.

The front of the structure and its primary entrance shall be oriented to the street.

c. Massing and Scale

A simple central form with additive features shall be designed. This style creates visual interest and is appropriate for the community due to its compatibility with existing structures.
Buildings and improvements should complement, rather than overpower, the adjacent natural and built environment. Homes are encouraged to be sheltering in nature, with consistent setbacks from the street with prominent porches or overhanging eaves.

Building mass, form, length and height shall be designed to provide variety and visual interest while maintaining a scale that is similar or compatible to adjacent structures.

2. ARCHITECTURAL ELEMENTS

a. Roof Pitch and Form

Roofs are a very prominent visual element and can be used to provide strong unifying characteristics between buildings. The use of consistent roof form, materials, slope and direction can create a cohesive appearance to a neighborhood even when the architectural styles vary. Roof pitch and form are an important element of building design in the Town.

The incorporation of dormers into the roof form can be utilized to provide individual identity and to create and delineate upper living areas or lofts. Dormer roofs shall be similar in slope and material with the primary roof form. See Illustration.

Roofs shall be designed with consideration to snow accumulation and shedding. Entryways, garages and pedestrian areas shall be protected from potential snow shedding.

Chimneys may also be utilized as a unifying element. The size, location, and shape of chimney can be mimicked to provide a common feature in adjacent structures that have different architectural styles.

b. Facade

Vast expanses of a blank facade are not considered appropriate in Minturn due the mass and scale of the existing buildings in the Town. Therefore, facades must be interrupted every 15' at minimum. This interruption can occur through the use of projections and recessions for doors and windows, balconies or porches or any other element that creates visual interest. The use of architectural elements such as horizontal and vertical architectural details and floor articulation (delineation of 'floors' in a building) can be utilized to create a vertical human scale to the structure.

Windows and doors offer the opportunity to provide individual character and refinement of scale by introducing openings and patterns on otherwise blank walls. Consideration should be given to locating doors and windows in order to establish symmetry on primary facades, while being responsive to interior functions and views. The location of windows and doors can also be utilized as a unifying element with adjacent structures.

In order to maintain a smaller scale and to avoid the use of vast expanses of large windows, window openings should be composed of multiple panes of glass that are consistent with the scale of the building. Mirrored or reflective glass is prohibited.

Shutters and window boxes are encouraged to create visual interest and to reinforce the Town ambiance.

c. Building Details

The requirement for a simple building form allows for the introduction of building details to create character and interest. These details may include elements such as accents to doors and windows, porches, gates, dormers and chimneys.

3. MATERIALS AND SCREENING

a. Materials

The use of building materials is essential to the design and appearance of a structure, therefore the use of materials is indicative of the adjacent community character. Materials shall be consistent with adjacent properties and the natural environment. The Town of Minturn does not seek to limit or prohibit the use of specific building materials

however the use of non-reflective materials are strongly encouraged. Highly reflective roofing m allowed.

The historic character of Minturn is exhibited in the use of wood siding and native stone, therefore the use of these particular materials are encouraged. Many modern equivalents can be found which mimic the natural materials, and the Design Review Board may approve such materials if their appearance is found to be compatible with adjacent material and consistent with the intent of these standards and guidelines.

b. Streetscape and Landscape Design

Small towns evoke many images, but one that appears to be consistent with many residents is the neighborliness of the area. Porches, plaza, parks and simply strolling down the street allow neighbors and visitors to meet and greet each other and to get to know one another. The Town encourages the man-made elements that promote these activities, and in some instances the Design Review Board shall require the provision of streetscape improvements to encourage and reinforce the small town atmosphere.

Porches and awnings are encouraged for all residential design as these elements create and encourage a human scale that is consistent with the small town image. Commercial structures, particularly those that are located in renovated residential units, shall maintain these elements and incorporate the use of pedestrian walkways, street furniture such as benches and trashcans where possible. Commercial developments that exceed 2500 square feet of gross leasable area shall be required to provide a plaza area that incorporates these elements.

Landscape standards are defined in Section 16.17.14, 15 and 16 and shall be reviewed with all applications for design review. Compliance with the minimum standards defined within those sections shall be required. The Design Review Board shall review the list of plant material to be utilized, particularly for determination of irrigation requirements. Exhibit B lists plant materials that are suitable for use in the Town, drought-resistant and therefore their use is encouraged. Other plant materials listed that require substantial water and therefore the Design Review Board may require the provision of an irrigation system and the provision of collateral to assure its completion.

c. Screening

Both residential and commercial areas within the Town shall be required to screen certain visually obtrusive areas, including, but not limited to, refuse storage, general storage, loading areas, mechanical equipment and parking areas.

The screening may occur with landscaping, compliant with Section 16.17.14. 15 and 16, or these uses may be screened with fencing or by containing the uses within a structure or parapet walls. Fences shall not exceed 3-feet in height for opaque fences and 4 feet in height for fences with you can see through. Higher fences may be used to screen the sides and rear of the lot but should not exceed 6 feet in height. In no case shall a fence or screening structure obstruct a driver's view of an intersection.

Additional information regarding the Design Review processes and guidelines including the Character Areas can be found in Chapter 16, Appendix B of the Minturn Town Code.

Fletcher Groff
The Groff Company, LLC
1036 Polar Star Dr.
Eagle, CO, 81631
14th December 2023

Madison Harris
Planner 1, Town of Minturn
302 Pine St
Minturn, CO 81645

To Whom it May Concern,

This letter serves as the Statement of Intent for the development of 1010 Two Elk Lane, in Minturn, Colorado, parcel number 2013-363-10-003.

I am acting as Agent to the Owners of the above referenced lot, who plan on developing the lot into a single family residence. The lot is currently undeveloped, and BOSS Architecture has been hired to design a two-story, single family residence with a covered outdoor pavilion, for the Owner's family's personal use.

The design has been developed to minimize visual impact from the road, while maximizing views of the ridgeline to the east, and blending in with the adjacent condominium. The material palette has been carefully selected in accordance with Minturn guidelines to reflect the mining history and community character. The landscape will feature native grasses, and will artfully place any boulders found during excavation. Special attention has been paid to parking, with the design incorporating a four-car garage into the program.

On this lot there are three easements. The first is an access easement on the southwest corner for the adjacent condominium's front entry. The second is a sewer and drainage easement along the southeast lot boundary line. The third is a sewer easement located on the southeast corner of the lot. There is no work proposed within any of the easements.

Sincerely,

Fletcher Groff

Architectural Plan Review Notice - Response

project name	1010 Two Elk Lane - DRB Review
project log number	BLDG25 - 0001
project address	1010 Two Elk Lane, Minturn CO 81645
date	2.14.2025
attn	Madison Harris, Planner 1

Please find below written response (in blue) to the letter from Inter-Mountain Engineering dated 2/10/2025.

SECTION (C) (2) BOUNDARY SURVEY

E. Survey Note 2 states “Land Title Guarantee Co. Policy No. OX50060962.4420922 Dated 4/5/2021 was relied upon for all title and easement information.” While not a specific requirement, we recommend a copy of the title report be included with the application .

Response: No objection. A copy of the Title has been included as an attachment to this response.

SECTION (C) (3) SITE PLAN

A. The site plan shows property lines and building dimensions and setbacks; however, there are no dimensions locating the building on the property.

Response: No objection. Dimensions to locate the building on the property have been included.

B. Utility connections are not shown.

Response: Per a conversation with Mr. Spanel on 2/17/2025, the utility connections do not have to be shown for this submittal. The connections will be detailed for the Building Permit application.

Section (C) (4) GRADING AND DRAINAGE PLAN

“Two Elk Grading & Erosion Control Plans” prepared by Raptor Civil Engineering are included in the application package. The plans show the current structure; however, they are not dated and note “2023 Design Review”.

Response: No objection. Please refer to updated civil drawings by Raptor Civil Engineering.

A. The slope at the northeast corner of the driveway exceeds the 8% maximum allowed by Chapter 4, paragraph 1.03.

Response: No objection. Please refer to the attached letter from Raptor Civil Engineering and the corresponding updated drawings.

Best regards,

Christopher Davis | principal
BOSS.architecture

February 18, 2025

TO:
Jeffery M. Spanel, PE
Town Engineer
Inter-Mountain Engineering
Jspanel@inter-mtn.net

1010 Two Elk Lane – 1st DRB GESC Submittal Comment Responses

Section (C)(4) Grading and Drainage Plan

a.) The slope at the northeast corner of the driveway exceeds the 8% maximum allowed by Chapter 4, paragraph 1.

The garage threshold has been lowered to 7981.25' and the geometry of the driveway has narrowed to flatten out the driveway slope. The revised driveway design does not allow any slopes to exceed the maximum 8.0%.

FROM:
Grace Wolf, EI
Design Engineer
Raptor Civil Engineering
grace@raptor-civil.com

Land Title Guarantee Company

Date: May 21, 2021

Subject: Attached Title Policy ADAM MINNICK AND ELENI MINNICK for 1010 TWO ELK LANE, MINTURN, CO 81645

Enclosed please find the Owner's Title Insurance Policy for your purchase of the property listed above.

This title policy is the final step in your real estate transaction, and we want to take a moment to remind you of its importance. Please review all information in this document carefully and be sure to safeguard this policy along with your other legal documents.

Your owner's policy insures you as long as you own the property and requires no additional premium payments.

Please feel free to contact any member of our staff if you have questions or concerns regarding your policy, or you may contact Land Title Policy Team at (303) 850-4158 or finals@ltgc.com

As a Colorado-owned and operated title company for over 50 years, with offices throughout the state, we take pride in serving our customers one transaction at a time. We sincerely appreciate your business and welcome the opportunity to assist you with any future real estate needs. Not only will Land Title Guarantee Company be able to provide you with the title services quickly and professionally, but you may also be entitled to a discount on title premiums if you sell or refinance the property described in the enclosed policy.

Thank you for giving us the opportunity to work with you on this transaction. We look forward to serving you again in the future.

Sincerely,

Land Title Guarantee Company

OWNER'S POLICY OF TITLE INSURANCE

ANY NOTICE OF CLAIM AND ANY OTHER NOTICE OR STATEMENT IN WRITING REQUIRED TO BE GIVEN TO THE COMPANY UNDER THIS POLICY MUST BE GIVEN TO THE COMPANY AT THE ADDRESS SHOWN IN SECTION 18 OF THE CONDITIONS.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B AND THE CONDITIONS,OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, a Minnesota corporation, (the "Company"), insures, as of Date of Policy and, to the extent stated in Covered Risks 9 and 10, after Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the title; This covered Risk includes but is not limited to insurance against loss from
    a. A defect in the Title caused by
        (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
        (ii) failure of any person or Entity to have authorized a transfer or conveyance;
        (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
        (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
        (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
        (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
        (vii) a defective judicial or administrative proceeding.
    b. The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
    c. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
3. Unmarketable Title.
4. No right of access to and from the Land.
5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
    (a) the occupancy, use or enjoyment of the Land;
    (b) the character, dimensions, or location of any improvement erected on the Land;
    (c) the subdivision of land; or
    (d) environmental protection

    if a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.
6. An enforcement action based on the exercise of a governmental police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.
7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.
8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without Knowledge.
9. Title being vested other than as stated in Schedule A or being defective
    (a) as a result of the avoidance in whole or in part, or from a court order providing an alternative remedy, of a transfer of all or any part of the title to or any interest in the Land occurring prior to the transaction vesting Title as shown in Schedule A because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws; or
    (b) because the instrument of transfer vesting Title as shown in Schedule A constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws by reason of the failure of its recording in the Public Records
    (i) to be timely, or
    (ii) to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.
10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A. The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this Policy, but only to the extent provided in the Conditions.

Issued by:
Land Title Guarantee Company
3033 East First Avenue Suite 600
Denver, Colorado 80206
303-321-1880

Craig B. Rants, Senior Vice President

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111

By _____ President
Attest _____ Secretary

Copyright 2006-2024 American Land Title Association - All rights reserved. - The use of this form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. - All other uses are prohibited. - Reprinted under license from the American Land Title Association
AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY Adopted 6-17-06

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

(1)(a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting or relating to
- (i) the occupancy, use, or enjoyment of the Land;
- (ii) the character, dimensions, or location of any improvement erected on the Land;
- (iii) the subdivision of land; or
- (iv) environmental protection; or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5. (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.

(2) Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.

(3) Defects, liens, encumbrances, adverse claims, or other matters
- (a) created, suffered, assumed, or agreed to by the Insured Claimant;
- (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
- (c) resulting in no loss or damage to the Insured Claimant;
- (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
- (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.

(4) Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
- (a) a fraudulent conveyance or fraudulent transfer; or
- (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.

(5) Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

CONDITIONS

1. DEFINITION OF TERMS

The following terms when used in this policy mean:

(a) "Amount of Insurance": The amount stated in Schedule A, as may be increased or decreased by endorsement to this policy, increased by Section 8(b) or decreased by Sections 10 and 11 of these Conditions.

(b) "Date of Policy": The date designated as "Date of Policy" in Schedule A.

(c) "Entity": A corporation, partnership, trust, limited liability company, or other similar legal entity.

(d) "Insured": The Insured named in Schedule A.
- (i) The term "Insured" also includes
  - (A) successors to the Title of the Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives, or next of kin;
  - (B) successors to an Insured by dissolution, merger, consolidation, distribution, or reorganization;
  - (C) successors to an Insured by its conversion to another kind of Entity;
  - (D) a grantee of an Insured under a deed delivered without payment of actual valuable consideration conveying the Title
  - (1) if the stock, shares, memberships, or other equity interests of the grantee are wholly-owned by the named Insured.
  - (2) if the grantee wholly owns the named Insured,
  - (3) if the grantee is wholly-owned by an affiliated Entity of the named Insured, provided the affiliated Entity and the named Insured are both wholly-owned by the same person or Entity, or
  - (4) if the grantee is a trustee or beneficiary of a trust created by a written instrument established by the Insured named in Schedule A for estate planning purposes
- (ii) With regard to (A), (B), (C), and (D) reserving, however, all rights and defensed as to any successor that the Company would have had against any predecessor Insured.

(e) "Insured Claimant": An Insured claiming loss or damage.

(f) "Knowledge" or "Known": Actual knowledge, not constructive knowledge or notice that may be imputed to an Insured by reason of the Public Records or any other records that impart constructive notice of matters affecting the Title.

(g) "Land": The land described in Schedule A, and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenue, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is insured by this policy.

(h) "Mortgage": Mortgage, deed of trust, trust deed, or other security instrument, including one evidenced by electronic means authorized by law.

(i) "Public Records": Records established under state statutes at Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge. With respect to Covered Risk 5(d), "Public Records" shall also include environmental protection liens filed in the records of the clerk of the United States District Court for the district where the Land is located.

(j) "Title": The estate or interest described in Schedule A. "Unmarketable Title": Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or lender on the Title to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

2. CONTINUATION OF INSURANCE

The coverage of this policy shall continue in force as of Date of Policy in favor of an Insured, but only so long as the Insured retains an estate or interest in the Land, or holds an obligation secured by a purchase money Mortgage given by a purchaser from the Insured, or only so long as the Insured shall have liability by reason of warranties in any transfer or conveyance of the Title. This policy shall not continue in force in favor of any purchaser from the Insured of either (i) an estate or interest in the Land, or (ii) an obligation secured by a purchase money Mortgage given to the Insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured shall notify the Company promptly in writing (i) in case of any litigation as set forth in Section 5(a) of these Conditions, (ii) in case Knowledge shall come to an Insured hereunder of any claim of title or interest that is adverse to the Title, as insured, and that might cause loss or damage for which the Company may be liable by virtue of this policy, or (iii) if the Title, as insured, is rejected as Unmarketable Title. If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under the policy shall be reduced to the extent of the prejudice.

4. PROOF OF LOSS

In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, or other matter insured against by this policy that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.

5. DEFENSE AND PROSECUTION OF ACTIONS

(a) Upon written request by the Insured, and subject to the options contained in Section 7 of these Conditions, the Company, at its own cost and without unreasonable delay, shall provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company shall have the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those stated causes of action. It shall not be liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of those causes of action that allege matters not insured against by this policy.

(b) The Company shall have the right, in addition to the options contained in Section 7 of these Conditions, at its own cost, to institute and prosecute any action or proceeding or to do any other act that in its opinion may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it shall be liable to the Insured. The exercise of these rights shall not be an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under this subsection, it must do so diligently.

(c) Whenever the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court of competent jurisdiction, and it expressly reserves the right, in its sole discretion, to appeal any adverse judgment or order.

6. DUTY OF INSURED CLAIMANT TO COOPERATE

(a) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured shall secure to the Company the right to so prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose. Whenever requested by the Company, the Insured, at the Company's expense, shall give the Company all reasonable aid (i) in securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement, and (ii) in any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title or any other matter as insured. If the Company is prejudiced by the failure of the Insured to furnish the required cooperation, the Company's obligation to the Insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.

(b) The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos whether bearing a date before or after Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all of these records in the custody or control of a third party that reasonably pertain to the loss or damage. All information designated as confidential by the Insured Claimant provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Insured Claimant to submit for examination under oath produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in this subsection, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this policy as to that claim.

7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY

In case of a claim under this policy, the Company shall have the following additional options:

(a) To Pay or Tender Payment of the Amount of Insurance. To pay or tender payment of the Amount of Insurance under this policy together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay. Upon the exercise by the Company of this option, all liability and obligations of the Company to the Insured under this policy, other than to make the payment required in the subsection, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

(b) To Pay or Otherwise Settle With Parties Other Than the Insured or With the Insured Claimant.

(i) To pay or otherwise settle with other parties for or in the name of an Insured Claimant any claim insured against under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or
(ii) To pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy, together with any costs, attorneys' fees, and expensed incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay. Upon the exercise by the Company of either of the options provided for in subsections (b)(i) or (ii), the Company's obligations to the Insured under this policy for the claimed loss or damage, other than the payments required to be made, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

8. DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by the Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy.

(a) The extent of liability of the Company for loss or damage under this policy shall not exceed the lesser of

(i) the Amount of Insurance; or
(ii) the difference between the value of the Title as insured and the value of the Title subject to the risk insured against by this policy.

(b) If the Company pursues its rights under Section 5 of these Conditions and is unsuccessful in establishing the Title, as insured,

(i) the Amount of Insurance shall be increased by 10%, and
(ii) the Insured Claimant shall have the right to have the loss or damage determined either as of the date the claim was made by the Insured Claimant or as of the date it is settled and paid.

(c) In addition to the extent of liability under (a) and (b), the Company will also pay those costs, attorneys' fees, and expenses incurred in accordance with Sections 5 and 7 of these Conditions.

9. LIMITATION OF LIABILITY

(a) If the Company establishes the Title, or removes the alleged defect, lien, or encumbrance, or cures the lack of a right of access to or from the Land, or cures the claim of Unmarketable Title, all as insured, in a reasonably diligent manner by any method, including litigation and the completion of any appeals, it shall have fully

performed its obligations with respect to that matter and shall not be liable for any loss or damage caused to the Insured.

(b) In the event of any litigation, including litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals, adverse to the Title, as insured.

(c) The Company shall not be liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.

10. REDUCTION OF INSURANCE; REDUCTION OR TERMINATION OF LIABILITY

All payments under this policy, except payments made for costs, attorneys' fees, and expenses, shall reduce the Amount of Insurance by the amount of the payment.

11. LIABILITY NONCUMULATIVE

The Amount of Insurance shall be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject, or which is executed by an Insured after Date of Policy and which is a charge or lien on the Title, and the amount so paid shall be deemed a payment to the Insured under this policy.

12. PAYMENT OF LOSS

When liability and the extent of loss or damage have been definitely fixed in accordance with these Conditions, the payment shall be made within 30 days.

13. RIGHTS OF RECOVERY UPON PAYMENT OR SETTLEMENT

(a) Whenever the Company shall have settled and paid a claim under this policy, it shall be subrogated and entitled to the rights of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person or property, to the extent of the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant shall execute documents to evidence the transfer to the Company of these rights and remedies. The Insured Claimant shall permit the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies. If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company shall defer the exercise of its right to recover until after the Insured Claimant shall have recovered its loss.

(b) The Company's right of subrogation includes the rights of the Insured to indemnities, guaranties, other policies of insurance, or bonds, notwithstanding any terms or conditions contained in those instruments that address subrogation rights.

14. ARBITRATION

Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons, Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is $2,000,000 or less shall be arbitrated at the option of either the Company or the Insured. All arbitrable matters when the Amount of Insurance is in excess of $2,000,000 shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction.

15. LIABILITY LIMITED TO THIS POLICY; POLICY ENTIRE CONTRACT

(a) This policy together with all endorsements, if any, attached to it by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy shall be construed as a whole.

(b) Any claim or loss or damage that arises out of the status of the Title or by any action asserting such claim shall be restricted to this policy.

(c) Any amendment of or endorsement to this policy must be in writing and authenticated by an authorized person, or expressly incorporated by Schedule A of this policy.

(d) Each endorsement to this policy issued at any time is made a part of this policy and is subject to all of its terms and provisions. Except as the endorsement expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsement, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance.

16. SEVERABILITY

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, the policy shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

17. CHOICE OF LAW; FORUM

(a) Choice of Law; The Insured acknowledges the Company has underwritten the risks covered by this policy and determined the premium charged therefor in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the jurisdiction where the Land is located. Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims against the Title that are adverse to the Insured and to interpret and enforce the terms of this policy. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law.

(b) Choice of Forum; Any litigation or other proceeding brought by the Insured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

18. NOTICES, WHERE SENT

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at: 400 Second Avenue South, Minneapolis, Minnesota 55401 (612)371-1111.

ANTI-FRAUD STATEMENT: Pursuant to CRS 10-1-128(6)(a), it is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance and civil damages. Any

insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado division of insurance within the department of regulatory agencies.

This anti-fraud statement is affixed to and made a part of this policy.

Old Republic National Title Insurance Company

Schedule A

Order Number: V50060962

Policy No.: OX50060962.4420922

Amount of Insurance: $350,000.00

Property Address:

1010 TWO ELK LANE, MINTURN, CO 81645

1. Policy Date:

April 05, 2021 at 5:00 P.M.

2. Name of Insured:

ADAM MINNICK AND ELENI MINNICK

3. The estate or interest in the Land described in this Schedule and which is covered by this policy is:

A FEE SIMPLE

4. Title to the estate or interest covered by this policy at the date is vested in:

ADAM MINNICK AND ELENI MINNICK

5. The Land referred to in this Policy is described as follows:

LOT 2, CROSS CREEK PLACE, ACCORDING TO THE FINAL PLAT RECORDED SEPTEMBER 21, 2016 UNDER RECEPTION NO. **201615366**, COUNTY OF EAGLE, STATE OF COLORADO.

Copyright 2006-2024 American Land Title Association. All Rights Reserved The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

Old Republic National Title Insurance Company

(Schedule B)

Order Number: V50060962 **Policy No.:** OX50060962.4420922

This policy does not insure against loss or damage by reason of the following:

1. **Any facts, rights, interests, or claims thereof, not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.**
2. **Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.**
3. **Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.**
4. **Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.**
5. **(a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.**
6. 2021 TAXES AND ASSESSMENTS NOT YET DUE OR PAYABLE.
7. RESERVATION OF ALL RIGHTS TO ANY AND ALL MINERALS, ORES AND METALS OF ANY KIND AND CHARACTER AND ALL COAL, ASPHALTUM, OIL AND LIKE SUBSTANCES IN OR UNDER SAID LAND, THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF MINING, TOGETHER WITH ENOUGH OF THE SURFACE OF THE SAME AS MAY BE NECESSARY FOR THE PROPER AND CONVENIENT WORKING OF SUCH MINERALS AND SUBSTANCES, AS CONTAINED IN STATE OF COLORADO PATENT RECORDED JUNE 22, 1918 IN BOOK 85 AT PAGE **90**.
8. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE EAGLE RIVER FIRE PROTECTION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED JUNE 24, 2002, UNDER RECEPTION NO. **799500** AND MAP RECORDED DECEMBER 7, 2009 UNDER RECEPTION NO. **26003**.
9. ANNEXATION ORDINANCE NO. 10, SERIES OF 2009, AND ANNEXATION MAP RECORDED FEBRUARY 4, 2011 UNDER RECEPTION NOS. **201102291** AND **201102292**.
10. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ORDINANCE NO 4-SERIES 2016 RECORDED SEPTEMBER 21, 2016 UNDER RECEPTION NO. **201615365**.
11. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF CROSS CREEK PLACE RECORDED SEPTEMBER 21, 2016 UNDER RECEPTION NO. **201615366**.
12. RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CROSS CREEK PLACE RECORDED SEPTEMBER 21, 2016, UNDER RECEPTION NO. **201615367**.
13. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN SEWER EASEMENT RECORDED MAY 18, 2017 UNDER RECEPTION NO. **201709244**.
14. TERMS, CONDITIONS AND PROVISIONS OF ACCESS EASEMENT AGREEMENT RECORDED FEBRUARY 26, 2019 UNDER RECEPTION NO. **201902626**.
15. TERMS, CONDITIONS AND PROVISIONS OF ACCESS EASEMENT AGREEMENT RECORDED FEBRUARY 26, 2019 UNDER RECEPTION NO. **201902627**.
16. TERMS, CONDITIONS AND PROVISIONS OF PRIVATE R-O-W GRANTED TO CROSS CREEK HOME OWNERS ASSOCIATION AS SET FORTH IN QUIT CLAIM DEED RECORDED APRIL 05, 2021 UNDER RECEPTION NO. **202107695**.

ITEM NOS. 1 THROUGH 4 OF THE STANDARD EXCEPTIONS ARE HEREBY DELETED.

Customer Distribution

Prevent fraud - Please call a member of our closing team for wire transfer instructions or to initiate a wire transfer. Note that our wiring instructions will never change.

Order Number: **V50060962-2** Date: **07/21/2021**

Property Address: **1010 TWO ELK LANE, MINTURN, CO 81645**

For Closing Assistance
Katie Kuchler
0090 BENCHMARK RD #205
AVON, CO 81620
PO BOX 3480
(970) 748-4782 (Work)
(866) 358-6634 (Work Fax)
kkuchler@ltgc.com
Contact License: CO281402
Company License: CO44565

Closer's Assistant
Allison Benoit
0090 BENCHMARK RD #205
AVON, CO 81620
PO BOX 3480
(970) 748-4798 (Work)
(877) 261-1631 (Work Fax)
abenoit@ltgc.com
Company License: CO44565

For Title Assistance
Land Title Eagle County Title Team
610 WEST LIONSHEAD CIRCLE #300
VAIL, CO 81657
(970) 477-4500 (Work)
eaglecountyrequests@ltgc.com

Buyer/Borrower
ADAM MINNICK AND ELENI MINNICK
Delivered via: Electronic Mail

Agent for Seller
LIV SOTHEBY'S INTERNATIONAL REALTY
Attention: MATTHEW BLAKE
292 E MEADOW DR #101
MOUNTAIN HAUS
VAIL, CO 81657
(970) 390-2692 (Cell)
(970) 476-7944 (Work)
(970) 470-6220 (Work Fax)
mblake@livsothebysrealty.com
Delivered via: Electronic Mail

Seller/Owner
CROSS CREEK PROPERTIES LLC
Attention: ATTN: CHRISTOPHER FETT AND MATT GIBLIN
Delivered via: Electronic Mail

Builder
CROSS CREEK PROPERTIES LLC
Attention: CHRISTOPHER FETT/MATT GIBLIN
(720) 346-4996 (Cell)
(303) 332-9666 (Work)
christopherfett@gmail.com;williamthomascorp@gmail.com
Delivered via: Electronic Mail

Agent for Buyer
LIV SOTHEBY'S INTERNATIONAL REALTY
Attention: MATTHEW BLAKE
292 E MEADOW DR #101
MOUNTAIN HAUS
VAIL, CO 81657
(970) 390-2692 (Cell)
(970) 476-7944 (Work)
(970) 470-6220 (Work Fax)
mblake@livsothebysrealty.com
Delivered via: Electronic Mail

Agent for Seller
LIV SOTHEBY'S INTERNATIONAL REALTY
Attention: ALEX GRIFFIN
292 E MEADOW DR #101
MOUNTAIN HAUS
VAIL, CO 81657
(970) 376-6120 (Cell)
(970) 376-6120 (Work)
(970) 470-6220 (Work Fax)
agriffin@livsir.com
Delivered via: Electronic Mail

LIV SOTHEBY'S INTERNATIONAL REALTY
Attention: JOHANNA JOHNSSON
34253 HWY 6 SUITE 2A
EDWARDS, CO 81632
(970) 390-8542 (Cell)
(970) 390-8542 (Work)
jjohnsson@livsir.com
Delivered via: Electronic Mail

Estimate of Title Fees

Order Number: V50060962-2 **Date:** 07/21/2021

Property Address: 1010 TWO ELK LANE, MINTURN, CO 81645

Seller(s): CROSS CREEK PROPERTIES, LLC, A COLORADO LIMITED LIABILITY COMPANY

Buyer(s): ADAM MINNICK AND ELENI MINNICK

Thank you for putting your trust in Land Title. Below is the estimate of title fees for the transaction. The final fees will be collected at closing. Visit **ltgc.com** to learn more about Land Title.

Estimate of Title Insurance Fees	
"ALTA" Owner's Policy 06-17-06 Reissue Rate	$629.00
Deletion of Standard Exception(s)	$75.00
Tax Certificate (Tax Certificate Ordered)	$26.00
TOTAL	**$730.00**

Note: The documents linked in this commitment should be reviewed carefully. These documents, such as covenants conditions and restrictions, may affect the title, ownership and use of the property. You may wish to engage legal assistance in order to fully understand and be aware of the implications of the documents on your property.

Chain of Title Documents:

Eagle county recorded 06/16/2015 under reception no. 201510913

Plat Map(s):

Eagle county recorded 09/21/2016 under reception no. 201615366

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule A

Order Number: V50060962-2

Property Address:

1010 TWO ELK LANE, MINTURN, CO 81645

1. **Effective Date:**

   03/18/2021 at 5:00 P.M.

2. **Policy to be Issued and Proposed Insured:**

   "ALTA" Owner's Policy 06-17-06 Reissue Rate $350,000.00
   Proposed Insured:
   ADAM MINNICK AND ELENI MINNICK

3. **The estate or interest in the land described or referred to in this Commitment and covered herein is:**

   A FEE SIMPLE

4. **Title to the estate or interest covered herein is at the effective date hereof vested in:**

   CROSS CREEK PROPERTIES, LLC, A COLORADO LIMITED LIABILITY COMPANY

5. **The Land referred to in this Commitment is described as follows:**

   LOT 2, CROSS CREEK PLACE, ACCORDING TO THE FINAL PLAT RECORDED SEPTEMBER 21, 2016 UNDER RECEPTION NO. **201615366**, COUNTY OF EAGLE, STATE OF COLORADO.

Copyright 2006-2024 American Land Title Association. All rights reserved.

The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part I

(Requirements)

Order Number: V50060962-2

All of the following Requirements must be met:

This proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

Pay the agreed amount for the estate or interest to be insured.

Pay the premiums, fees, and charges for the Policy to the Company.

Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

1. (THIS ITEM WAS INTENTIONALLY DELETED)
2. EVIDENCE SATISFACTORY TO THE COMPANY THAT THE TERMS, CONDITIONS AND PROVISIONS OF THE TOWN OF MINTURN TRANSFER TAX HAVE BEEN SATISFIED.
3. WRITTEN CONFIRMATION THAT THE INFORMATION CONTAINED IN STATEMENT OF AUTHORITY FOR CROSS CREEK PROPERTIES, LLC, A COLORADO LIMITED LIABILITY COMPANY RECORDED JUNE 16, 2015 AT RECEPTION NO. **201510912** IS CURRENT.

   NOTE: SAID INSTRUMENT DISCLOSES CHRISTOPHER FETT AS THE MANAGER AUTHORIZED TO EXECUTE INSTRUMENTS CONVEYING, ENCUMBERING OR OTHERWISE AFFECTING TITLE TO REAL PROPERTY ON BEHALF OF SAID ENTITY. IF THIS INFORMATION IS NOT ACCURATE, A CURRENT STATEMENT OF AUTHORITY MUST BE RECORDED.
4. PARTIAL RELEASE OF DEED OF TRUST DATED OCTOBER 22, 2019, FROM CROSS CREEK PROPERTIES, LLC, A COLORADO LIMITED LIABILITY COMPANY TO THE PUBLIC TRUSTEE OF EAGLE COUNTY FOR THE USE OF FIRST FARMBANK TO SECURE THE SUM OF $700,000.00 RECORDED NOVEMBER 12, 2019, UNDER RECEPTION NO. **201919246**.

   NOTE: THE ABOVE DEED OF TRUST SECURES A LINE OF CREDIT.

   SAID MORTGAGE WAS FURTHER SECURED IN ASSIGNMENT OF RENTS RECORDED NOVEMBER 12, 2019, UNDER RECEPTION NO. **201919247**.
5. WARRANTY DEED FROM CROSS CREEK PROPERTIES, LLC, A COLORADO LIMITED LIABILITY COMPANY TO ADAM MINNICK AND ELENI MINNICK CONVEYING SUBJECT PROPERTY.

   REQUIREMENTS TO DELETE THE PRE-PRINTED EXCEPTIONS IN THE OWNER'S POLICY TO BE ISSUED

   A. UPON RECEIPT BY THE COMPANY OF A SATISFACTORY FINAL AFFIDAVIT AND AGREEMENT FROM THE SELLER AND PROPOSED INSURED, ITEMS 1-4 OF THE PRE-PRINTED EXCEPTIONS WILL BE DELETED. ANY ADVERSE MATTERS DISCLOSED BY THE FINAL AFFIDAVIT AND AGREEMENT WILL BE ADDED AS EXCEPTIONS.

   B. IF LAND TITLE GUARANTEE CONDUCTS THE CLOSING OF THE CONTEMPLATED TRANSACTIONS AND RECORDS THE DOCUMENTS IN CONNECTION THEREWITH, ITEM NO. 5 OF THE PRE-PRINTED EXCEPTIONS WILL BE DELETED.

   C. UPON RECEIPT OF PROOF OF PAYMENT OF ALL PRIOR YEARS' TAXES AND ASSESSMENTS, ITEM NO. 6 OF THE PRE-PRINTED EXCEPTIONS WILL BE AMENDED TO READ:

   TAXES AND ASSESSMENTS FOR THE YEAR 2021 AND SUBSEQUENT YEARS.

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part II

(Exceptions)

Order Number: V50060962-2

This commitment does not republish any covenants, condition, restriction, or limitation contained in any document referred to in this commitment to the extent that the specific covenant, conditions, restriction, or limitation violates state or federal law based on race, color, religion, sex, sexual orientation, gender identity, handicap, familial status, or national origin.

1. **Any facts, rights, interests, or claims thereof, not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.**
2. **Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.**
3. **Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.**
4. **Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.**
5. **Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date of the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.**
6. **(a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.**
7. **(a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.**
8. RESERVATION OF ALL RIGHTS TO ANY AND ALL MINERALS, ORES AND METALS OF ANY KIND AND CHARACTER AND ALL COAL, ASPHALTUM, OIL AND LIKE SUBSTANCES IN OR UNDER SAID LAND, THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF MINING, TOGETHER WITH ENOUGH OF THE SURFACE OF THE SAME AS MAY BE NECESSARY FOR THE PROPER AND CONVENIENT WORKING OF SUCH MINERALS AND SUBSTANCES, AS CONTAINED IN STATE OF COLORADO PATENT RECORDED JUNE 22, 1918 IN BOOK 85 AT PAGE **90**.
9. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE EAGLE RIVER FIRE PROTECTION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED JUNE 24, 2002, UNDER RECEPTION NO. **799500** AND MAP RECORDED DECEMBER 7, 2009 UNDER RECEPTION NO. **26003**.
10. ANNEXATION ORDINANCE NO. 10, SERIES OF 2009, AND ANNEXATION MAP RECORDED FEBRUARY 4, 2011 UNDER RECEPTION NOS. **201102291** AND **201102292**.
11. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ORDINANCE NO 4-SERIES 2016 RECORDED SEPTEMBER 21, 2016 UNDER RECEPTION NO. **201615365**.
12. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF CROSS CREEK PLACE RECORDED SEPTEMBER 21, 2016 UNDER RECEPTION NO. **201615366**.

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part II

(Exceptions)

Order Number: V50060962-2

13. RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CROSS CREEK PLACE RECORDED SEPTEMBER 21, 2016, UNDER RECEPTION NO. **201615367**.
14. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN SEWER EASEMENT RECORDED MAY 18, 2017 UNDER RECEPTION NO. **201709244**.
15. TERMS, CONDITIONS AND PROVISIONS OF ACCESS EASEMENT AGREEMENT RECORDED FEBRUARY 26, 2019 AT RECEPTION NO. **201902626**.
16. TERMS, CONDITIONS AND PROVISIONS OF ACCESS EASEMENT AGREEMENT RECORDED FEBRUARY 26, 2019 AT RECEPTION NO. **201902627**.

Land Title Guarantee Company
Disclosure Statements

Note: Pursuant to CRS 10-11-122, notice is hereby given that:

(A) The Subject real property may be located in a special taxing district.

(B) A certificate of taxes due listing each taxing jurisdiction will be obtained from the county treasurer of the county in which the real property is located or that county treasurer's authorized agent unless the proposed insured provides written instructions to the contrary. (for an Owner's Policy of Title Insurance pertaining to a sale of residential real property).

(C) The information regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder, or the County Assessor.

Note: Effective September 1, 1997, CRS 30-10-406 requires that all documents received for recording or filing in the clerk and recorder's office shall contain a top margin of at least one inch and a left, right and bottom margin of at least one half of an inch. The clerk and recorder may refuse to record or file any document that does not conform, except that, the requirement for the top margin shall not apply to documents using forms on which space is provided for recording or filing information at the top margin of the document.

Note: Colorado Division of Insurance Regulations 8-1-2 requires that "Every title entity shall be responsible for all matters which appear of record prior to the time of recording whenever the title entity conducts the closing and is responsible for recording or filing of legal documents resulting from the transaction which was closed". Provided that Land Title Guarantee Company conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception number 5 will not appear on the Owner's Title Policy and the Lenders Policy when issued.

Note: Affirmative mechanic's lien protection for the Owner may be available (typically by deletion of Exception no. 4 of Schedule B, Section 2 of the Commitment from the Owner's Policy to be issued) upon compliance with the following conditions:

(A) The land described in Schedule A of this commitment must be a single family residence which includes a condominium or townhouse unit.

(B) No labor or materials have been furnished by mechanics or material-men for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months.

(C) The Company must receive an appropriate affidavit indemnifying the Company against un-filed mechanic's and material-men's liens.

(D) The Company must receive payment of the appropriate premium.

(E) If there has been construction, improvements or major repairs undertaken on the property to be purchased within six months prior to the Date of Commitment, the requirements to obtain coverage for unrecorded liens will include: disclosure of certain construction information; financial information as to the seller, the builder and or the contractor; payment of the appropriate premium fully executed Indemnity Agreements satisfactory to the company, and, any additional requirements as may be necessary after an examination of the aforesaid information by the Company.

No coverage will be given under any circumstances for labor or material for which the insured has contracted for or agreed to pay.

Note: Pursuant to CRS 10-11-123, notice is hereby given:

This notice applies to owner's policy commitments disclosing that a mineral estate has been severed from the surface estate, in Schedule B-2.

(A) That there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate and that there is substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and

(B) That such mineral estate may include the right to enter and use the property without the surface owner's permission.

Note: Pursuant to CRS 10-1-128(6)(a), It is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance, and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado Division of Insurance within the Department of Regulatory Agencies.

Note: Pursuant to Colorado Division of Insurance Regulations 8-1-3, notice is hereby given of the availability of a closing protection letter for the lender, purchaser, lessee or seller in connection with this transaction.

Note: Pursuant to CRS 24-21-514.5, Colorado notaries may remotely notarize real estate deeds and other documents using real-time audio-video communication technology. You may choose not to use remote notarization for any document.

Joint Notice of Privacy Policy of
Land Title Guarantee Company
Land Title Insurance Corporation and
Old Republic National Title Insurancy Company

This Statement is provided to you as a customer of Land Title Guarantee Company as agent for Land Title Insurance Corporation and Old Republic National Title Insurance Company.

We want you to know that we recognize and respect your privacy expectations and the requirements of federal and state privacy laws. Information security is one of our highest priorities. We recognize that maintaining your trust and confidence is the bedrock of our business. We maintain and regularly review internal and external safeguards against unauthorized access to your non-public personal information ("Personal Information").

In the course of our business, we may collect Personal Information about you from:

- applications or other forms we receive from you, including communications sent through TMX, our web-based transaction management system;
- your transactions with, or from the services being performed by us, our affiliates, or others;
- a consumer reporting agency, if such information is provided to us in connection with your transaction;

  and
- The public records maintained by governmental entities that we obtain either directly from those entities, or from our affiliates and non-affiliates.

Our policies regarding the protection of the confidentiality and security of your Personal Information are as follows:

- We restrict access to all Personal Information about you to those employees who need to know that information in order to provide products and services to you.
- We may share your Personal Information with affiliated contractors or service providers who provide services in the course of our business, but only to the extent necessary for these providers to perform their services and to provide these services to you as may be required by your transaction.
- We maintain physical, electronic and procedural safeguards that comply with federal standards to protect your Personal Information from unauthorized access or intrusion.
- Employees who violate our strict policies and procedures regarding privacy are subject to disciplinary action.
- We regularly assess security standards and procedures to protect against unauthorized access to Personal Information.

WE DO NOT DISCLOSE ANY PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT STATED ABOVE OR PERMITTED BY LAW.

Consistent with applicable privacy laws, there are some situations in which Personal Information may be disclosed. We may disclose your Personal Information when you direct or give us permission; when we are required by law to do so, for example, if we are served a subpoena; or when we suspect fraudulent or criminal activities. We also may disclose your Personal Information when otherwise permitted by applicable privacy laws such as, for example, when disclosure is needed to enforce our rights arising out of any agreement, transaction or relationship with you.

Our policy regarding dispute resolution is as follows: Any controversy or claim arising out of or relating to our privacy policy, or the breach thereof, shall be settled by arbitration in accordance with the rules of the American Arbitration

Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.

Commitment For Title Insurance
Issued by Old Republic National Title Insurance Company

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON. .

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Old Republic National Title Insurance Company, a Minnesota corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured. If all of the Schedule B, Part I—Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

COMMITMENT CONDITIONS

1. DEFINITIONS
   (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
   (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
   (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
   (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
   (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
   (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
   (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
   (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:
   (a) the Notice;
   (b) the Commitment to Issue Policy;
   (c) the Commitment Conditions;
   (d) Schedule A;
   (e) Schedule B, Part I—Requirements; and
   (f) Schedule B, Part II—Exceptions; and
   (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. **COMPANY'S RIGHT TO AMEND**

   The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. **LIMITATIONS OF LIABILITY**
   (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
      i. comply with the Schedule B, Part I—Requirements;
      ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
      iii. acquire the Title or create the Mortgage covered by this Commitment.
   (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
   (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
   (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
   (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
   (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
   (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. **LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT**
   (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
   (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
   (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.

(d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
(e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
(f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. **IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT**

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. **PRO-FORMA POLICY**

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. **ARBITRATION**

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is $2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at http://www.alta.org/arbitration.

IN WITNESS WHEREOF, Land Title Insurance Corporation has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A to be valid when countersigned by a validating officer or other authorized signatory.

Issued by:
Land Title Guarantee Company
3033 East First Avenue Suite 600
Denver, Colorado 80206
303-321-1880

Craig B. Rants, Senior Vice President

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111

By *President*

Attest *Secretary*

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

VIEW OF PROPOSED PROJECT

DRAWING INDEX

		ISSUES AND REVISIONS	01.17.2025 DESIGN REVIEW APP.	01.27.2025 FOR PRICING	02.14.2025 REVISION 1		
●		NEW DRAWING					
◑		REVISED DRAWING					
○		REISSUED DRAWING w/ NO CHANGES					
–		OMITTED					
		GENERAL DRAWINGS					
A0.0		COVER SHEET	●	◑	◑		
A0.1		GENERAL NOTES AND ASSEMBLIES	●	○	○		
A0.2		IECC COMPLIANCE	●	○	○		
A0.3		VICINITY MAP	●	○	○		
A0.4		SURVEY	●	○	○		
A0.5		LOT COVERAGE	●	○	○		
A0.6		MATERIAL PALETTE	●	○	○		
A0.7		FIRE PROTECTION PLAN	●	○	○		
		CIVIL DRAWINGS					
C1.0		COVER SHEET	●	○	◑		
C2.0		GRADING AND EROSION CONTROL PLAN	●	○	◑		
C3.0		GRADING AND EROSION CONTROL PLAN	●	○	◑		
		LANDSCAPE DRAWINGS					
L2.0		LANDSCAPE PLANTING PLAN	●	○	◑		
		ARCHITECTURAL DRAWINGS					
A1.0		SITE PLAN	●	○	◑		
A2.0		MAIN LEVEL FINISH PLAN	●	○	◑		
A2.1		MAIN LEVEL DIMENSIONED PLAN	●	◑	◑		
A2.2		UPPER LEVEL FINISH PLAN	●	○	○		
A2.3		UPPER LEVEL DIMENSIONED PLAN	●	◑	○		
A2.4		ROOF PLAN	●	◑	○		
A2.5		FOUNDATION PLAN		●	○		
A3.0 - A3.4		EXTERIOR ELEVATIONS	●	◑	◑		
A4.0 - A4.6		BUILDING SECTIONS		●	–		
A7.0		WINDOW AND DOOR SCHEDULE		●	–		

PROJECT.SUMMARY

ADDRESS:	1010 TWO ELK LANE MINTURN, CO 81645
TAX AREA:	SC024 - MINTURN (TOWN)
PARCEL NUMBER:	2103-363-10-003
LOT SIZE:	.11 ACRES
OCCUPANCY:	R-3
CONSTRUCTION TYPE:	V-B
LEGAL SUMMARY:	SUBDIVISION: CROSS CREEK PLACE LOT: 2
BUILDING HEIGHT:	28' MAX ALLOWED PER SEC. 16-2-60, TABLE 16-B "TABLE HEIGHT", MINTURN MUNICIPAL CODE HEIGHT MEASURED FROM FINISHED OR NATURAL GRADE, WHICHEVER IS MORE RESTRICTIVE, TO MIDPOINT OF ROOF

PLANS.SQ. FT.

LOT COVERAGE		
	LOT SIZE	5,068 SF (.11 ACRES)
	ALLOWABLE	2,543 SF (50%)
	PROPOSED	2,210 SF (43.6%)
MAIN LEVEL		
	FINISHED	478 SF
	GARAGE	1,020 SF
	GROSS	1,498 SF
UPPER LEVEL		
	FINISHED	984 SF
OUTDOOR PAVILION		512 SF
TOTAL FINISHED		1,462 SF
TOTAL GROSS		2,482 SF

SYMBOLS.LEGEND

ROOM NAME
XXX
– AREA NAME
– AREA NUMBER

101
– DOOR NUMBER

X / AX.X
ELEVATION
– EXTERIOR ELEVATION NUMBER
– EXTERIOR ELEVATION SHEET NUMBER

X
AX.X
– DETAIL NUMBER
– DETAIL SHEET NUMBER

SECTION
X / AX.X
– BUILDING SECTION NUMBER
– BUILDING SECTION SHEET NUMBER

ELEVATION
LEVEL
– SPOT ELEVATION REFERENCE

X
– WINDOW TYPE
– INTERIOR GLASS TYPE
– SKYLIGHT TYPE

– NORTH ARROW

X
AX.X
X
– INTERIOR ELEVATION REFERENCE

– CHANGE IN FLOOR OR CEILING ELEVATION

PROJECT.TEAM

OWNER
ADAM AND LAINIE MINNICK
452 LEYDEN STREE
DENVER, CO 80220
303.319.6378
303.956.2537
aminnick@stonetrwicapital.com
lainie.minnick@gmail.com

ARCHITECT
BOSS.ARCHITECTURE
CHRIS DAVIS
KEVIN STEPHENSON
3300 E 11TH AVE
DENVER, COLORADO 80206

303.377.6322
chris@BOSSarchitecture.com
kevin@BOSSarchitecture.com

GENERAL CONTRACTOR
THE GROFF COMPANY, LLC
1036 POLAR STAR DR.
EAGLE, CO 81631

303.638.0956
fletcher@thegroffcompany.com

STRUCTURAL ENGINEER
IMEG CORP.
MEGHAN C. BAKEMEYER
1400 BLENARM PLACE, SUITE 101
DENVER, CO 80202

303.623.4927
megan.c.bakemeyer@imegcorp.com

CIVIL ENGINEER
RAPTOR CIVIL ENGINEERING
8620 WOLF COURT
SUITE 1058
WESTMINSTER, CO 80031

720.774.7736
eric@raptor-civil.com

MECHANICAL
T.B.D.

LANDSCAPE ARCHITECT
T.B.D.

BUILDING CODE INFORMATION

APPLICABLE CODES

2021 INTERNATIONAL RESIDENTIAL CODE (IRC)
2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2021 INTERNATIONAL FIRE CODE (IFC)
2021 INTERNATIONAL PLUMBING CODE (IPC)

CHRISTOPHER.DAVIS
KEVIN.STEPHENSON

© COPYRIGHT 2022 USE OF THESE DOCUMENTS IS RESTRICTED BY AN AGREEMENT WITH BOSS.ARCHITECTURE, LLC.

STATE OF COLORADO
01.17.2025
CHRISTOPHER WILLIAM DAVIS
400094
LICENSED ARCHITECT

OWNERS:
ADAM AND LAINIE MINNICK

LOCATION:
1010 TWO ELK LANE
MINTURN, COLORADO 81645

PD | 2025 DESIGN REVIEW
PD | 2025 FOR PRICING
1 PD | 2025 (REVISION.01)

COVER SHEET

TWO.ELK

BOSS ARCHITECTURE
3300 E. 11TH AVE
DENVER, COLORADO 80206 USA
303.377.6322 | P
303.377.6326 | F
WWW.BOSSARCHITECTURE.COM

A0.0

1

GENERAL NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE w/ THE 2021 IRC, ALL MINTURN AMENDMENTS TO THE CODE & ALL FEDERAL, STATE & LOCAL CODES & AGENCIES HAVING JURISDICTION. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR & RESPECTIVE SUB-CONTRACTORS TO BUILD TO SATISFY THESE CODES & CALL FOR ALL NECESSARY INSPECTIONS.

2. CONTRACTOR SHALL VERIFY & COORDINATE ALL NEW & EXISTING CONDITIONS & DIMENSIONS @ JOB SITE FOR COMPARISON w/ DWG'S & SPECIFICATIONS PRIOR TO BIDDING & START OF & DURING CONSTRUCTION. IF ANY DISCREPANCIES, INCONSISTENCIES OR OMISSIONS ARE FOUND, THE ARCHITECT SHALL BE NOTIFIED, IN WRITING FOR CLARIFICATION PRIOR TO PROCEEDING w/ WORK.

3. DO NOT SCALE DWG'S CONTRACTOR SHALL RELY ON WRITTEN DIMENSIONS AS GIVEN. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR CLARIFICATION ALL DIMENSIONS SHALL BE FIELD VERIFIED BY CONTRACTOR & COORDINATED w/ ALL OF THE WORK OF ALL TRADES. IF DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING FOR CLARIFICATION BEFORE THE COMMENCEMENT OR RESUMPTION OF WORK.

4. DIMENSIONS SHOWN ON FLOOR PLANS, SECTIONS, ELEVATION, & DETAILS ARE TO FACE OF WOOD FRAMING AND TO FINISH FACE OF, MASONRY, CONC. OR GRID LINES, UNLESS OTHERWISE NOTED.

5. ALL DIMENSIONS ON THE ARCHITECTURAL DRAWINGS LOCATING STRUCTURAL STEEL OR HEAVY TIMBER MEMBERS ARE TO CENTERLINE, UNLESS OTHERWISE NOTED.

6. CONTRACTOR SHALL VERIFY ALL COLUMN COORDINATES & CHECK THEM AGAINST DIMENSIONS SHOWN ON PLANS & DETAILS. CONSTRUCTION MANAGER SHOULD BE NOTIFIED OF ANY DISCREPANCIES DURING STAKING.

7. ABBREVIATIONS THROUGHOUT THE PLANS ARE THOSE IN COMMON USE. NOTIFY THE ARCHITECT OF ANY ABBREVIATIONS IN QUESTION.

8. "V.I.F. OR F.V." ON DWG'S REFERS TO FIELD VERIFICATION FOR CORRECT DIMENSIONS & CONDITIONS. NOTIFY ARCHITECT OF ANY DESCREPANCIES.
CFCI – CONTRACTOR FURNISHED CONTRACTOR INSTALLED
OFCI – OWNER FURNISHED CONTRACTOR INSTALLED
OFOI – OWNER FURNISHED OWNER INSTALLED

9. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE VARIOUS TRADE ITEMS WITHIN THE SPACE ABOVE ALL CEILINGS (INCLUDE, BUT NOT LIMITED TO: STRUCT. MEMBERS, MECH. DUCTS & INSUL.,, LIGHT FIXTURES, CEILINGS SYSTEMS, & ANY SPECIAL STRUCT. SUPPORTS REQUIRED) & SHALL BE RESPONSIBLE FOR MAINTAINING THE FINISH CEILING HEIGHT ABOVE THE T.O. SUBFLOOR INDICATED IN THE WALL SECTIONS & THE REFLECTED CEILING PLANS. (CEILING HEIGHT DIMENSIONS ARE TO THE FINISH SURFACE OF CEILING).

10. CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE LOCATION OF ALL WALL & CEILING FRAMING MEMBERS TO FACILITATE THE INSTALLATION OF ALL WALL & CEILING MOUNTED ELECT. & MECH. DEVICES, ETC., PER THE ARCHITECTS DWG'S. RE: INTERIOR ELEVATIONS, & REFLECTED CEILING PLANS FOR EXACT LOCATIONS OF DEVICES. IF NOT INDICATED, COORDINATE LOCATIONS w/ ARCHITECT PRIOR TO INSTALLATION.

11. ACCESS PANELS SHALL BE PROVIDED & INSTALLED WHEREVER REQUIRED BY BLDG. CODE OR FOR THE PROPER OPERATION OR MAINTENANCE OF MECH. OR ELECT. EQUIPMENT, WHETHER OR NOT INDICATED ON THE DWG'S. CONTRACTOR SHALL COORDINATE SIZE, LOCATION, & TYPE OF ACCESS PANEL w/ OTHER CONTRACTORS' WORK & RECEIVE APPROVAL OF THE ARCHITECT. NO ACCESS PANEL SHALL BE LOCATED, FRAMED OR INSTALLED W/O THE EXPRESSED APPROVAL OF THE ARCHITECT. CLAD & PAINT PANELS TO MATCH ADJACENT FINISHED CONDITION (PROVIDE FOR INTEGRATED LOOK TO WALL OR CEILING ASSEMBLY BY ANY MEANS NECESSARY) OR AS APPROVED BY ARCHITECT.

12. IN THE CASE OF A CONFLICT BETWEEN THE DWG'S & THE SPECIFICATIONS, SPECIFICATIONS SHALL TAKE PRECEDENCE. IN THE CASE OF A CONFLICT IN THE DWG'S & DETAILS, THE DWG'S w/ THE LARGER SCALE OR THE ASSEMBLY WHICH PRODUCES THE HIGHER QUALITY ASSEMBLY & FINISH SHALL TAKE PRECEDENCE. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY CONFLICT BEFORE PROCEEDING w/ THE WORK.

13. ALL DUCT PENETRATIONS THROUGH PARTITIONS & CEILING SHALL BE PROVIDED w/ THE NECESSARY FRAMES & BRACING AROUND THE OPENING.

14. THE SPECIFICATIONS & ALL CONSULTANT DWG'S ARE SUPPLEMENTAL TO THE ARCHITECTURAL DWG'S IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE w/ THE ARCHITECTURAL DWG'S BEFORE THE INSTALLATION OF ANY OF THE CONSULTANTS' WORK & TO BRING ANY DISCREPANCIES OR CONFLICTS TO THE ARCHITECT'S ATTENTION IN WRITING, FOR CLARIFICATION. IMPROPERLY INSTALLED WORK SHALL BE CORRECTED BY THE GENERAL CONTRACTOR @ HIS/HER EXPENSE & @ NO EXPENSE TO THE ARCHITECT, HIS CONSULTANTS, OR THE OWNER.

15. THE ARCHITECT SHALL BE CONSULTED IN ALL CASES WHERE CUTTING INTO AN EXISTING STRUCTURAL PORTION OF ANY BLDG. IS EITHER EXPEDIENT OR NECESSARY. PRIOR TO PROCEEDING w/ WORK, REINFORCEMENT &/OR SUPPORT SATISFACTORY TO ARCHITECTS & STRUCTURAL ENGINEER SHALL BE PROVIDED BY CONTRACTOR.

16. TEMPORARY PEDESTRIAN PROTECTION SHALL BE PROVIDED AS REQUIRED BY LOCAL REGULATIONS & COUNTY CODE.

17. FINAL CLEAN UP & DISPOSAL: REMOVE DEBRIS, RUBBISH & WASTE MATERIAL FROM THE OWNER'S PROPERTY TO A LAWFUL DISPOSAL AREA & PAY ALL HAULING & DUMPING COSTS. CONFORM TO PERTAINING FEDERAL STATE & LOCAL LAWS, REGULATIONS & ORDERS. UPON COMPLETION OF WORK, ALL CONSTRUCTION AREAS SHALL BE LEFT VACUUM-CLEAN & FREE FROM DEBRIS. CLEAN ALL DUST, DIRT, STAINS, HAND MARKS, PAINT SPOTS, DROPPINGS, & OTHER BLEMISHES.

18. IF THE CONTRACTOR ASCERTAINS @ ANY TIME THAT REQUIREMENT OF THIS CONTRACT CONFLICT w/, OR ARE IN VIOLATION OF, APPLICABLE LAWS, CODES, REGULATIONS & ORDINANCES, HE/SHE SHALL NOT PROCEED w/ WORK IN QUESTION, EXCEPT @ HIS/HER OWN RISK, UNTIL THE ARCHITECT HAS BEEN NOTIFIED IN WRITING & WRITTEN DETERMINATION IS MADE BY THE ARCHITECT. WHERE COMPLETED OR PARTIALLY COMPLETED WORK IS DISCOVERED TO BE IN VIOLATION w/ APPLICABLE LAWS, CODES, REGULATIONS & ORDINANCES, CONTRACTOR SHALL BE REQUIRED TO REMOVE THAT WORK FROM THE PROJECT & REPLACE SUCH WORK w/ ALL NEW COMPLYING WORK @ NO ADDITIONAL COST TO THE OWNER OR ARCHITECT.

19. ANY WORK INSTALLED IN CONFLICT w/ THE CONTRACT DOCUMENTS SHALL BE CORRECTED BY THE CONTRACTOR @ HIS/HER EXPENSE & @ NO ADDITIONAL EXPENSE TO THE OWNER, ARCHITECT, OR CONSULTANTS.

20. STAIR ASSEMBLY:
    HEADROOM 6'-8" MIN AND WIDTH 3'-0" MIN
    THE MAXIMUM RISER HEIGHT SHALL BE 7-3/4", OPEN RISERS ARE PERMITTED PROVIDED THAT THE OPENING BETWEEN TREADS IS LESS THAN 4".
    THE MINIMUM TREAD DEPTH SHALL BE 10"
    HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH 4 OR MORE RISERS. HANDRAIL HEIGHT SHALL NOT BE LESS THAN
    34" AND NOT MORE THAN 38". HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM THE TOP TO THE BOTTOM RISER. HANDRAILS SHALL RETURN. HANDRAILS ADJACENT TO A WALL SHALL BE A SPACE OF NOT LESS THAN 1-1/2" FROM THE WALL TO THE HANDRAIL.
    OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL PATTERN SUCH THAT A SPHERE OF 4" OR MORE IN DIAMETER CANNOT PASS THROUGH.
    DOORS TO THE EXTERIOR SHALL HAVE A MAX 7-3/4" STEP TO A MINIMUM 36" DEEP LANDING, BUT THE DOOR MAY NOT SWING OVER THE LANDING.
    PORCHES, BALCONIES OR RAISED FLOOR SURFACES MORE THAN 30" ABOVE THE FLOOR OR GRADE SHALL HAVE GUARD RAILS NOT LESS THAN 36" IN HEIGHT.

21. THERE SHALL BE NO BASEMENT WALL PENETRATIONS THROUGH WATERPROOFING, UNLESS APPROVED BY WATERPROOFING CONSULTANT.

CHRISTOPHER.DAVIS
KEVIN.STEPHENSON

© COPYRIGHT 2022
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF BOSS ARCHITECTURE, LLC.

STATE OF COLORADO
01.17.2025
CHRISTOPHER WILLIAM DAVIS
400094
LICENSED ARCHITECT

OWNERS:
ADAM AND LAINIE MINNICK

LOCATION:
1010 TWO ELK LANE
MINTURN, COLORADO 81645

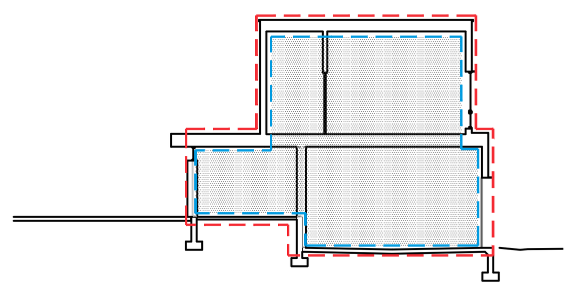
01.17.2025 | 2025 DESIGN REVIEW
02.19.2025 | 2025 FOR PRICING

GENERAL NOTES AND ASSEMBLIES

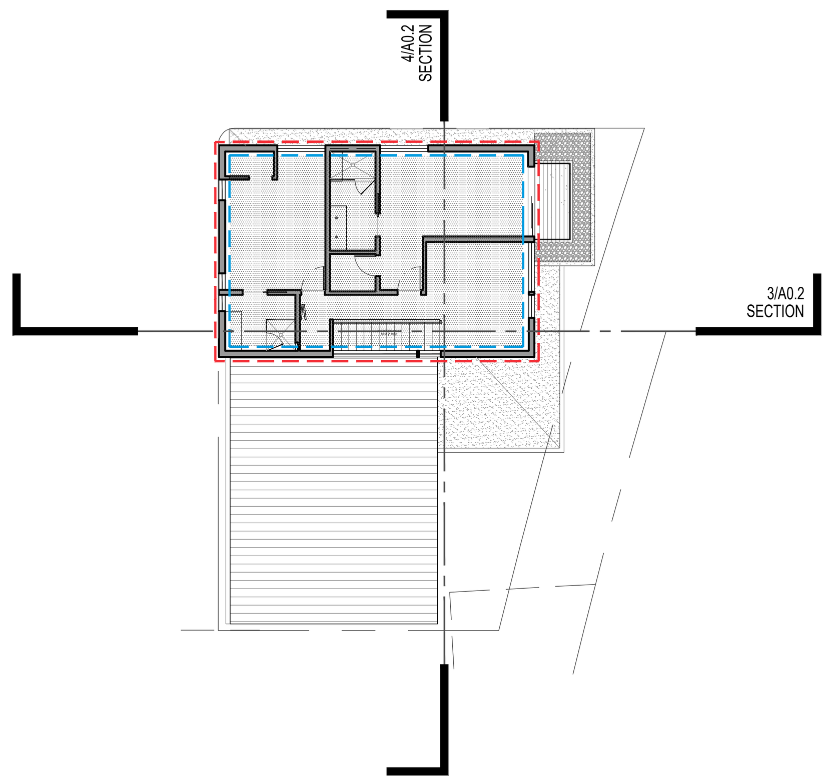
TWO.ELK

BOSS ARCHITECTURE
3300 E. 7TH AVE
DENVER, COLORADO 80206 USA
303.377.6322 | P
303.377.6326 | F
WWW.BOSSARCHITECTURE.COM

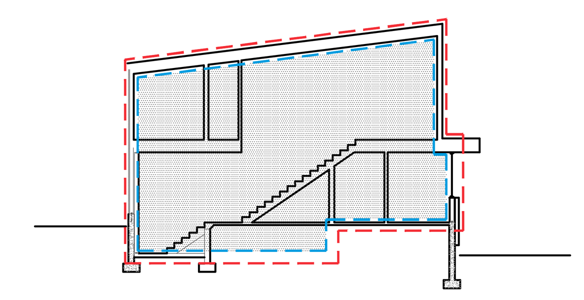
0.1



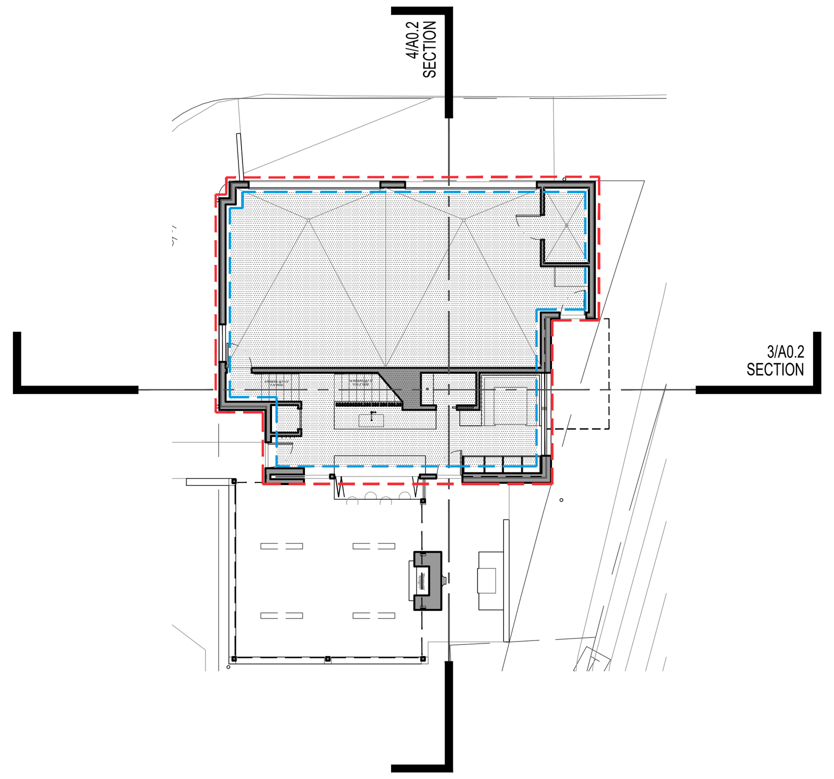
4 THERMAL ENVELOPE SECTION
1 : 1/16"



2 THERMAL ENV. MAIN LEVEL PLAN
1 : 1/16"



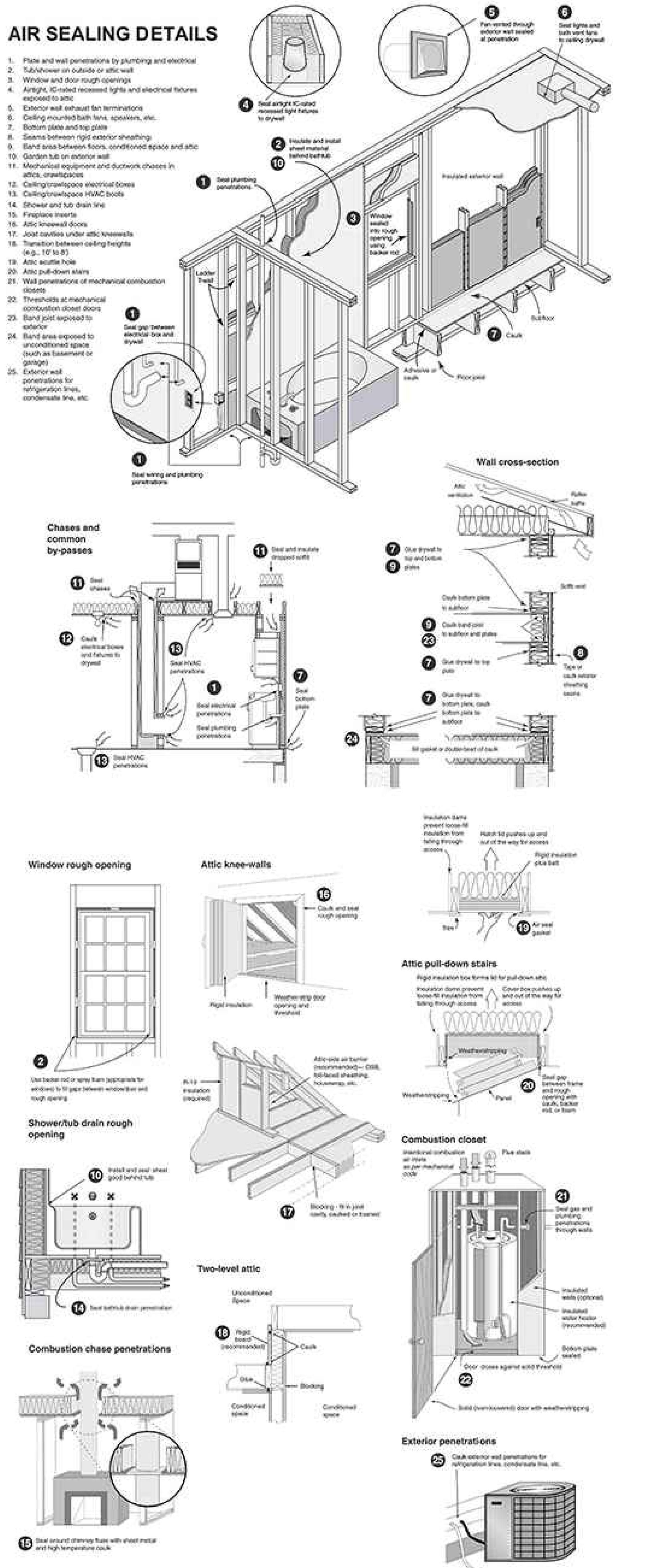
3 THERMAL ENVELOPE SECTION
1 : 1/16"



1 THERMAL ENV. BASEMENT LEVEL PLAN
1 : 1/16"

THERMAL ENVELOPE.LEGEND

EXTERIOR AIR BARRIER	INTERIOR CONDITIONED SPACE
INTERIOR AIR BARRIER	



0 AIR SEALING DETAILS
N.T.S.

2021 IECC.COMPLIANCE

APPLICABLE CODE: 2021 IECC
CLIMATE ZONE: 6-B
INTERIOR DESIGN CONDITIONS: 70 DEGREES F FOR HEATING
75 DEGREES F MINIMUM FOR COOLING
COMPLIANCE PATH: PRESCRIPTIVE COMPLIANCE PATH, PER 401.2.1

WALLL ASSEMBLIES IN THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH THE VAPOR RETARDER REQUIREMENTS OF SECTION 702.7 OF THE IRC.
3" CLOSED CELL SPRAY FOAM PROVIDES CLASS II VAPOR RETARDER, AS REQUIRED BY R702.7.
ALL RIM JOISTS TO BE INSULATED w/ 4.5" MIN. CLOSED CELL SPRAY FOAM INSULATION, TYP. (R-30 MIN.)
THE SEALING METHODS BETWEEN DISSIMILAR MATERIALS SHALL ALLOW FOR DIFFERENTIAL EXPANSION AND CONTRACTION, PER IECC R402.4
THE COMPONENTS OF THE BUILDING THERMAL ENVELOPE SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS, PER IECC R402.4.1
WHERE REQUIRED BY THE CODE OFFICIAL, AN APPROVED THIRD PARTY SHALL INSPECT ALL COMPONENTS AND VERIFY COMPLIANCE, PER IECC R402.4.1.1
BUILDING THERMAL ENVELOPE SHALL COMPLY WITH SECTION R402

MINIMUM REQUIRED R-VALUES, PER TABLE R402.1.3

COMPONENT	MINIMUM INSULATION VALUE	PROVIDED ASSEMBLY	
CEILING R-VALUE:	R-60	10" CLOSED CELL SPRAY FOAM @ R-7/IN TOTAL INSULATION R-VALUE	R-70
		AT LOCATIONS WITH LESS THAN 10" CEILING CAVITY, INSULATION SHALL BE: 9" CLOSED CELL SPRAY FOAM @ R-7/IN TOTAL INSULATION R-VALUE	R-63
WOOD FRAME WALL R-VALUE:	R-20+5	3" CLOSED CELL SPRAY FOAM @ R-7/IN ZIP R-6 INSULATION SHEATHING PANEL @R-6/IN TOTAL INSULATION R-VALUE	R-21+6
BASEMENT WALL R-VALUE:	R-19	5.5" BATT INSULATION @ R-3.5/IN TOTAL INSULATION R-VALUE	R-19
SLAB R-VALUE / DEPTH:	R-10 ci / 4 FT	2" XPS RIGID INSULATION @ R-5/IN TOTAL INSULATION R-VALUE	R-10
FLOOR CAVITY INSULATION:	R-30	4.5" CLOSED CELL SPRAY FOAM @R7/IN TOTAL INSULATION R-VALUE	R-31.5

MINIMUM FENESTRATION U-VALUES, PER TABLE R402.1.3

COMPONENT	MAXIMUM VALUE	PROVIDED ASSEMBLY
FENESTRATION U-FACTOR	U-0.32 (MAXIMUM 0.32 SHALL APPLY AS BUILDING IS LOCATED ABOVE 4,000 FEET IN ELEVATION, PER TABLE 402.1.3 FOOTNOTE 'i')	PROVIDED U-VALUES RANGE FROM 0.27-0.30 FOR ALL FIXED WINDOWS, OPERABLE WINDOWS, PATIO DOORS, AND MULTISLIDE DOORS. REFER TO SHEET A7.0 FOR WINDOW SCHEDULE, WITH U-VALUES INDICATED
SOLAR HEAT GAIN COEFFICIENT	0.40	PROVIDED U-VALUES RANGE FROM 0.19-0.25. FOR ALL FIXED WINDOWS, OPERABLE WINDOWS, PATIO DOORS, AND MULTISLIDE DOORS REFER TO SHEET A7.0 FOR WINDOW SCHEDULE, WITH SHGC VALUES INDICATED

AIR SEALING

THE BUILDING SHALL BE TESTED FOR AIR LEAKAGE, PER R402.4.1.2.
THE MAXIUMUM AIR LEAKAGE RATE SHALL NOT EXCEED 3.0 ACH
TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH ANSI/RESNET/ICC 380, ASTEM E770, OR ASTM E1827 AND REPORTED AT A PRESSURE OF 0.2 INCH WG (50 PASCALS)
A WRITTEN REPORT OF THE RESULTS SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST.
THE TEST SHALL BE PERFORMED AT ANY TIME AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE HAVE BEEN SEALED.
THE BUILDING AIR BARRIER SHALL BE CONTINUOUS AND SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
GENERAL REQUIREMENTS	A CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN THE BUILDING ENVELOPE. BREAKS OR JOINTS IN THE AIR BARRIER SHALL BE SEALED	AIR-PERMEABLE INSULATION SHALL NOT BE USED AS A SEALING MATERIAL.
CEILINGS / ATTIC	THE AIR BARRIER IN ANY DROPPED CEILING/SOFFIT SHALL BE ALIGNED w/ THE INSULATION & ANY GAPS IN THE AIR BARRIER SHALL BE SEALED. ACCESS OPENING, DROP DOWN STAIRS, OR KNEE WALL DOORS TO UNCONDITIONED ATTIC SPACES SHALL BE SEALED	THE INSULATION IN ANY DROPPED CEILING/SOFFIT SHALL BE ALIGNED w/ THE AIR BARRIER.
WALLS	THE JUNCTION OF THE FOUNDATION & SILL PLATE SHALL BE SEALED. THE JUNCTION OF THE TOP PLATE & THE TOP OF EXTERIOR WALLS SHALL BE SEALED. KNEE WALLS SHALL BE SEALED	CAVITIES WITHIN CORNERS & HEADERS OF FRAME WALLS SHALL BE INSULATED BY COMPLETELY FILLING THE CAVITY w/ A MATERIAL HAVING A THERMAL RESISTANCE OF R-3 PER INCH MINIMUM. EXTERIOR THERMAL ENVELOPE INSULATION FOR FRAMED WALLS SHALL BE INSTALLED IN SUBSTANTIAL CONTACT & CONTINUOUS ALIGNMENT w/ THE AIR BARRIER.
WINDOWS, DOORS, AND SKYLIGHTS	THE SPACE BETWEEN WINDOW/DOOR JAMBS & FRAMING, & SKYLIGHTS & FRAMING SHALL BE SEALED	
RIM JOISTS	RIM JOISTS SHALL INCLUDE AN EXTERIOR AIR BARRIER. THE JUNCTION OF THE RIM BOARD TO THE SILL PLATE AND THE RIM BOARD AND THE SUBFLOOR SHALL BE AIR SEALED	RIM JOISTS SHALL BE INSULATED SO THAT THE INSULATION MAINTAINS PERMANENT CONTACT WITH THE EXTERIOR RIM BOARD.
FLOORS (INCLUDING CANTILEVERED FLOORS AND FLOORS ABOVE GARAGES)	THE AIR BARRIER SHALL BE INSTALLED AT ANY EXPOSED EDGE OF INSULATION	FLOOR FRAMING CAVITY INSULATION SHALL BE INSTALLED TO MAINTAIN PERMANENT CONTACT w/ THE UNDERSIDE OF THE SUBFLOOR DECKING, OR FLOOR FRAMING CAVITY INSULATIONS SHALL BE PERMITTED TO BE IN CONTACT w/ THE TOP SIDE OF SHEATHING, OR CONTINUOUS INSULATION INSTALLED ON THE UNDERSIDE OF FLOOR FRAMING & EXTENDS FROM THE BOTTOM TO THE TOP OF ALL PERIMETER FLOOR FRAMING MEMBERS
BASEMENT CRAWL SPACE AND SLAB FOUNDATIONS	EXPOSED EARTH IN UNVENTED CRAWL SPACES SHALL BE COVERED WITH A CLASS 1 VAPOR RETARDER / AIR BARRIER IN ACCORDANCE WITH SECTION R402.2.10. PENETRATIONS THROUGH THE CONCRETE FOUNDATION WALLS AND SLABS SHALL BE AIR SEALED. CLASS 1 VAPOR RETARDERS SHALL NOT BE USED AS AN AIR BARRIER ON BELOW GRADE WALLS AND SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R702.2 OF THE INTERNATIONAL RESIDENTIAL CODE.	CRAWL SPACE INSULATION, WHERE PROVIDED INSTEAD OF FLOOR INSULATION, SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R402.2.10 CONDITIONED BASEMENT FOUNDATION WALL INSULATION SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R402.2.8.1. SLAB ON GRADE FLOOR INSULATION SHALL BE IN ACCORDANCE WITH R402.2.10.
SHAFTS, PENETRATIONS	DUCT AND FLUE SHAFTS AND OTHER SIMILAR PENETRATIONS TO EXTERIOR OR UNCONDITIONED SPACE SHALL BE SEALED TO ALLOW FOR EXPANSION, CONTRACTION, AND MECHANICAL VIBRATION. UTILITY PENETRATIONS OF THE AIR BARRIER SHALL BE CAULKED, GASKETED, OR OTHERWISE SEALED, AND SHALL ALLOW FOR EXPANSION, CONTRACTION, AND MECHANICAL VIBRATION.	INSULATION SHALL BE FITTED TIGHTLY AROUND UTILITIES PASSING THROUGH SHAFTS AND PENETRATIONS IN THE BUILDING THERMAL ENVELOPE TO MAINTAIN REQUIRED R-VALUE.
NARROW CAVITIES	NARROW CAVITIES OF 1 INCH OR LESS THAT ARE NOT ABLE TO BE INSULATED SHALL BE AIR SEALED.	BATTS TO BE INSTALLED IN NARROW CAVITIES SHALL BE CUT TO FIT OR NARROW CAVITIES SHALL BE FILLED WITH INSULATION THAT ON INSTALLATION READILY CONFORMS TO THE AVAILABLE CAVITY SPACE.
GARAGE SEPARATION	AIR SEALING SHALL BE PROVIDED BETWEEN THE GARAGE & CONDITIONED SPACE.	INSULATED PORTIONS OF THE GARAGE SEPARATION ASSEMBLY SHALL BE INSTALLED IN ACCORDANCE WITH R303 AND R402.2.7.
RECESSED LIGHTING	RECESSED LIGHT FIXTURES INSTALLED IN THE THERMAL BUILDING ENVELOPE SHALL BE AIR SEALED IN ACCORDANCE WITH SECTION R402.4.5.	RECESSED LIGHT FIXTURES INSTALLED IN THE THERMAL BUILDING ENVELOPE SHALL BE AIRTIGHT AND IC RATED, AND SHALL BE BURIED OR SURROUNDED BY INSULATION.
PLUMBING, WIRING, OR OTHER OBSTRUCTIONS	ALL HOLES CREATED BY WIRING, PLUMBING, OR OTHER OBSTRUCTIONS IN THE AIR BARRIER SHALL BE AIR SEALED.	INSULATION SHALL BE INSTALLED TO FILL THE AVAILABLE SPACE AND SURROUND WIRING, PLUMBING, OR OTHER OBSTRUCTIONS, UNLESS THE REQUIRED R-VALUE CAN BE MET BY INSTALLING INSULATION AND AIR BARRIER INSULATION AND AIR BARRIER SYSTEMS COMPLETELY TO THE EXTERIOR SIDE OF THE OBSTRUCTIONS.
SHOWER / TUB ON EXTERIOR WALL	THE AIR BARRIER INSTALLED AT EXTERIOR WALLS ADJACENT TO SHOWERS & TUBS SHALL SEPARATE THEM FROM THE SHOWERS & TUBS.	EXTERIOR WALLS ADJACENT TO SHOWERS & TUBS SHALL BE INSULATED
ELECTRICAL / PHONE BOX ON EXTERIOR WALLS	THE AIR BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL OR COMMUNICATION BOXES OR AIR-SEALED BOXES SHALL BE INSTALLED.	
HVAC REGISTER BOOTS	HVAC SUPPLY AND RETURN BOOTS THAT PENETRATE THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE SUBFLOOR, WALL COVERING, OR CEILING PENETRATED BY THE BOOT.	
CONCEALED SPRINKLERS	WHEN REQUIRED TO BE SEALED, CONCEALED FIRE SPRINKLERS SHALL ONLY BE SEALED IN A MANNER THAT IS RECOMMENDED BY THE MANUFACTURER. CAULKING OR OTHER ADHESIVE SEALANTS SHALL NOT BE USED TO FILL VOIDS BETWEEN FIRE SPRINKLER COVER PLATES & WALLS OR CEILING	

Section 3, ItemB.

.CHRISTOPHER.DAVIS
.KEVIN .STEPHENSON

© COPYRIGHT 2022 : ANY UNAUTHORIZED USE OF THESE DOCUMENTS IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF: BOSS. ARCHITECTURE, LLC.

STATE OF COLORADO
01.17.2025
CHRISTOPHER WILLIAM DAVIS
400094
LICENSED ARCHITECT

OWNERS:
ADAM AND LAINIE MINNICK
LOCATION:
1010 TWO ELK LANE
MINTURN, COLORADO 81645

01/20 | 2025 DESIGN REVIEW
02/17 | 2025 FOR PRICING

GENERAL NOTES AND IECC COMPLIANCE

TWO.ELK

BOSS. ARCHITECTURE
3300 E 17TH AVE
DENVER, COLORADO 80206 USA
303.377.6322 | P
303.377.6326 | F
WWW.BOSSARCHITECTURE.COM

A0.2

VICINITY.MAP

GARY R. GILMAN
JULIE M. STOKEN
PO BOX 1550
VAIL, CO 81658

PARCEL #210336310001
JOHN & CAROLINE OSBORNE
3454 NEWARK ST NW
WASHINGTON DC 20016

PARCEL #210336310006
JOHN & CAROLINE OSBORNE
3454 NEWARK ST NW
WASHINGTON DC 20016

EAGLE RIVER

PARCEL #210336310003
1010 TWO ELK LANE
MINTURN, CO 81645

PARCEL #210336310005
ADAM & ELENI MINNICK
452 LEYDEN ST
DENVER CO 80220

HIGHWAY 24

CROSS CREEK

CROSS CREEK ROAD

1 VICINITY MAP
NOT TO SCALE

•CHRISTOPHER.DAVIS
•KEVIN .STEPHENSON

© COPYRIGHT 2023
ALL RIGHTS RESERVED. USE OF THESE DOCUMENTS IS
STRICTLY PROHIBITED WITHOUT THE EXPRESS CONSENT OF
BOSS ARCHITECTURE, LLC.

STATE OF COLORADO
01.17.2025
CHRISTOPHER WILLIAM DAVIS
400094
LICENSED ARCHITECT

OWNERS:
ADAM AND LAINIE MINNICK

LOCATION:
1010 TWO ELK LANE
MINTURN, COLORADO 81645

01 | 2025 DESIGN REVIEW
02 | 2025 FOR PRICING

VICINITY MAP

TWO.ELK

BOSS ARCHITECTURE
3300 E. 17TH AVE
DENVER, COLORADO 80206 USA
303.377.6322 | P
303.377.6326 | F
WWW.BOSSARCHITECTURE.COM

0.3

SURVEYORS CERTIFICATE:

Certified to: ADAM & ELENI MINNICK 452 LEYDEN ST., DENVER CO. 80220-5954

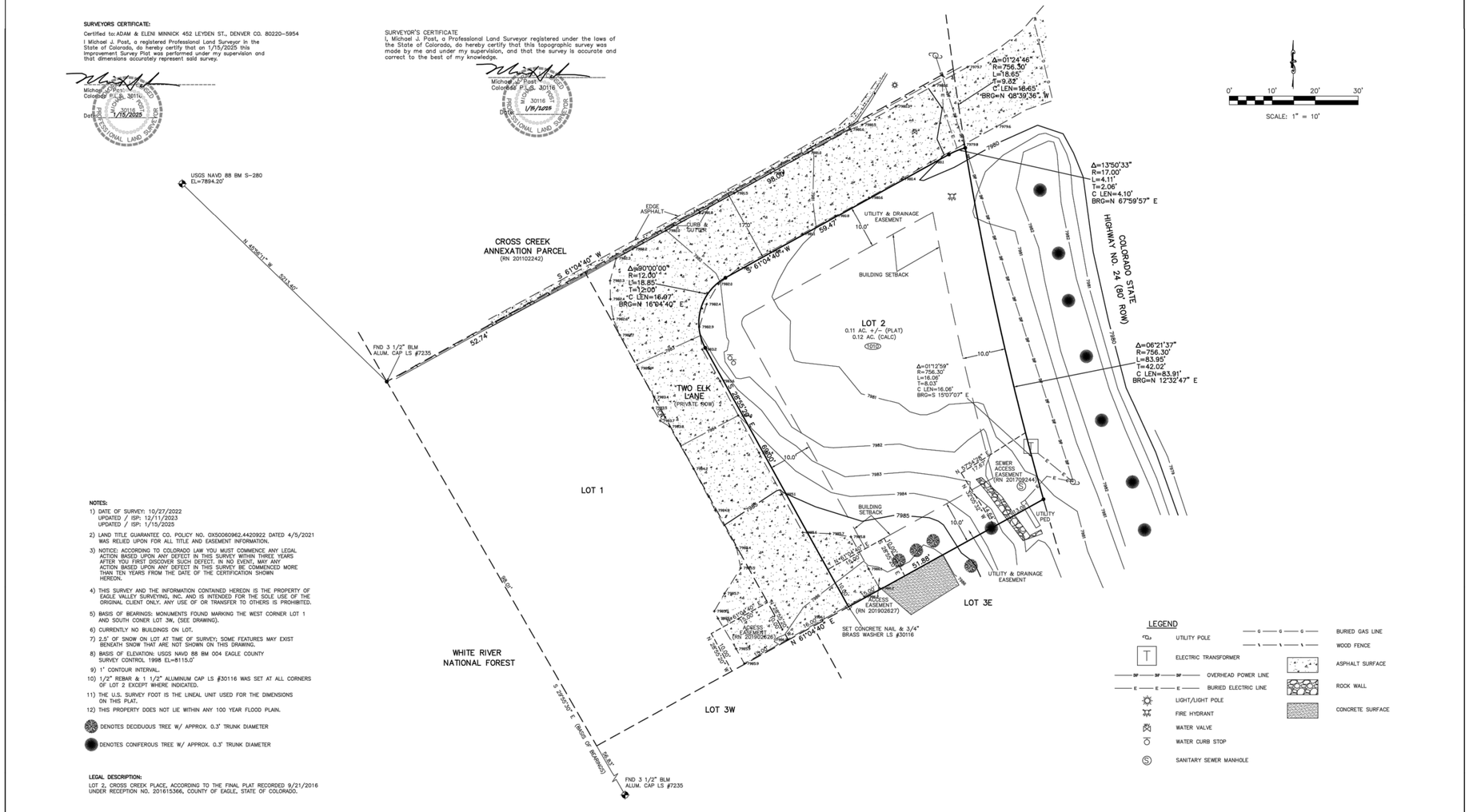
I, Michael J. Post, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that on 1/15/2025 this Improvement Survey Plat was performed under my supervision and that dimensions accurately represent said survey.

Michael J. Post
Colorado P.L.S. 30116
Date: 1/15/2025

SURVEYOR'S CERTIFICATE

I, Michael J. Post, a Professional Land Surveyor registered under the laws of the State of Colorado, do hereby certify that this topographic survey was made by me and under my supervision, and that the survey is accurate and correct to the best of my knowledge.

Michael J. Post
Colorado P.L.S. 30116
DATE: 1/15/2025



NOTES:

1) DATE OF SURVEY: 10/27/2022
   UPDATED / ISP: 12/11/2023
   UPDATED / ISP: 1/15/2025
2) LAND TITLE GUARANTEE CO. POLICY NO. OX50060962.4420922 DATED 4/5/2021 WAS RELIED UPON FOR ALL TITLE AND EASEMENT INFORMATION.
3) NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
4) THIS SURVEY AND THE INFORMATION CONTAINED HEREON IS THE PROPERTY OF EAGLE VALLEY SURVEYING, INC. AND IS INTENDED FOR THE SOLE USE OF THE ORIGINAL CLIENT ONLY. ANY USE OF OR TRANSFER TO OTHERS IS PROHIBITED.
5) BASIS OF BEARINGS: MONUMENTS FOUND MARKING THE WEST CORNER LOT 1 AND SOUTH CONER LOT 3W, (SEE DRAWING).
6) CURRENTLY NO BUILDINGS ON LOT.
7) 2.5' OF SNOW ON LOT AT TIME OF SURVEY; SOME FEATURES MAY EXIST BENEATH SNOW THAT ARE NOT SHOWN ON THIS DRAWING.
8) BASIS OF ELEVATION: USGS NAVD 88 BM 004 EAGLE COUNTY SURVEY CONTROL 1998 EL=8115.0'
9) 1' CONTOUR INTERVAL.
10) 1/2" REBAR & 1 1/2" ALUMINUM CAP LS #30116 WAS SET AT ALL CORNERS OF LOT 2 EXCEPT WHERE INDICATED.
11) THE U.S. SURVEY FOOT IS THE LINEAL UNIT USED FOR THE DIMENSIONS ON THIS PLAT.
12) THIS PROPERTY DOES NOT LIE WITHIN ANY 100 YEAR FLOOD PLAIN.

DENOTES DECIDUOUS TREE W/ APPROX. 0.3' TRUNK DIAMETER

DENOTES CONIFEROUS TREE W/ APPROX. 0.3' TRUNK DIAMETER

LEGAL DESCRIPTION:

LOT 2, CROSS CREEK PLACE, ACCORDING TO THE FINAL PLAT RECORDED 9/21/2016 UNDER RECEPTION NO. 201615366, COUNTY OF EAGLE, STATE OF COLORADO.

LEGEND

- UTILITY POLE
- ELECTRIC TRANSFORMER
- OVERHEAD POWER LINE
- BURIED ELECTRIC LINE
- LIGHT/LIGHT POLE
- FIRE HYDRANT
- WATER VALVE
- WATER CURB STOP
- SANITARY SEWER MANHOLE
- BURIED GAS LINE
- WOOD FENCE
- ASPHALT SURFACE
- ROCK WALL
- CONCRETE SURFACE

EAGLE VALLEY SURVEYING, INC.
41199 HIGHWAY 6 & 24, EAGLE-VAIL
P.O. BOX 1230
EDWARDS, CO. 81632
(970)949-1406

3518-T-ISP-L2-2023-24	DATE: 3/2024
DRN. BY: M. POST	PAGE: 1 OF 1

TOPOGRAPHIC SURVEY
IMPROVEMENT SURVEY PLAT
LOT 2, CROSS CREEK PLACE
TOWN OF MINTURN, EAGLE COUNTY, COLORADO

JOB No. 3518

1 SURVEY
1/4" : 1'

CHRISTOPHER.DAVIS
KEVIN.STEPHENSON

ALL DRAWINGS, DESIGNS, AND PLANS ARE THE PROPERTY OF BOSS ARCHITECTURE AND ARE NOT TO BE USED IN ANY WAY WITHOUT THE EXPRESS PERMISSION OF BOSS ARCHITECTURE, LLC.

STATE OF COLORADO
01.17.2025
CHRISTOPHER WILLIAM DAVIS
400094
LICENSED ARCHITECT

OWNERS:
ADAM and LAINIE MINNICK

LOCATION:
1010 TWO ELK LANE
MINTURN, COLORADO 81645

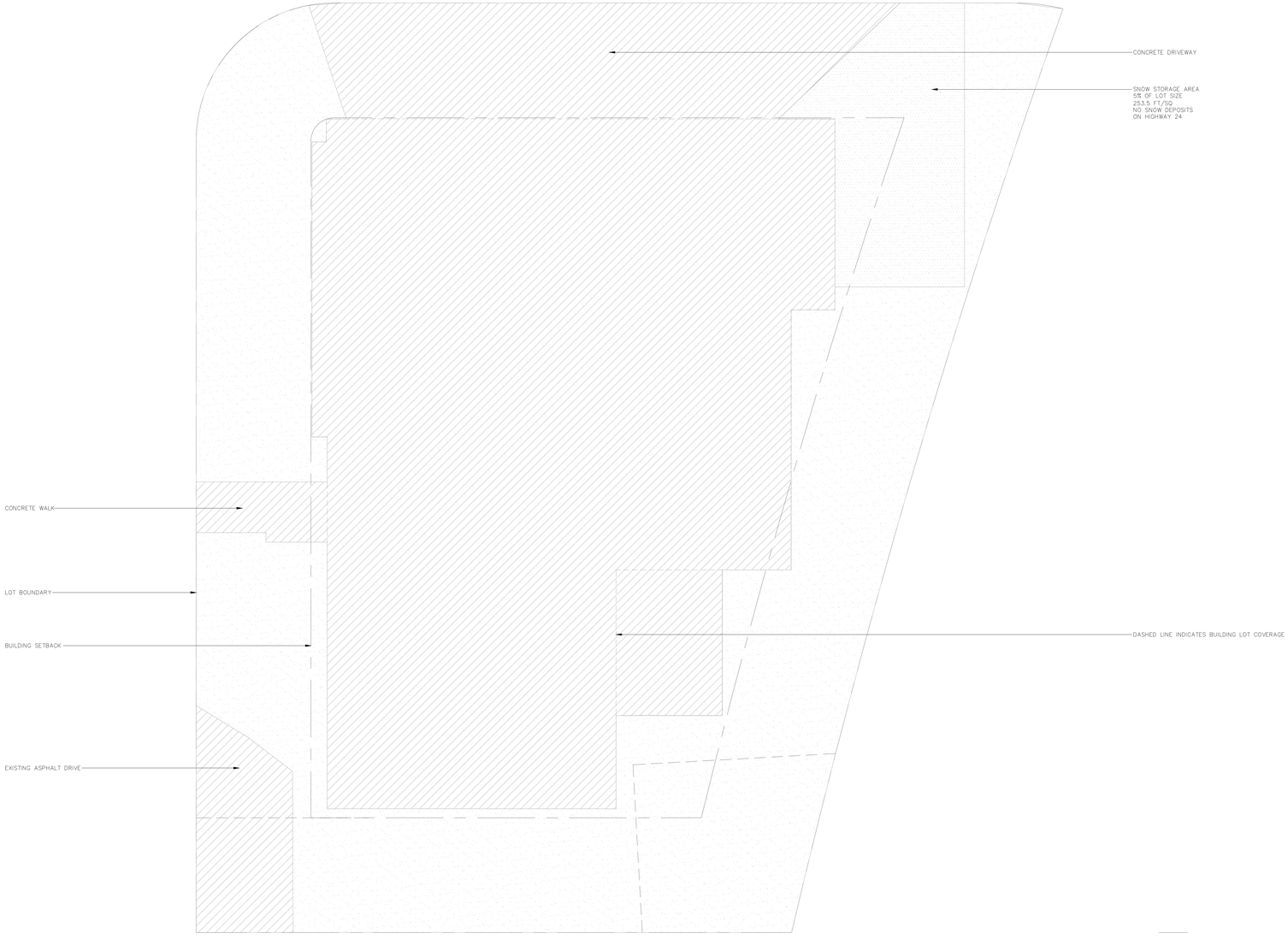
01.17.2025 | 2025 DESIGN REVIEW
01.17.2025 | 2025 FOR PRICING

SURVEY

TWO.ELK

BOSS ARCHITECTURE
330 E. 7TH AVE
DENVER, COLORADO 80206 USA
303.377.6322 | P
303.377.6326 | F
WWW.BOSSARCHITECTURE.COM

0.4



1 LOT COVERAGE DIAGRAM
1/4" : 1'

CHRISTOPHER.DAVIS
KEVIN .STEPHENSON

© COPYRIGHT 2023
ALL DRAWINGS AND THE USE OF THESE DOCUMENTS IS
RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE
PREPARED AND PUBLISHED. USE OR REPRODUCTION OF
BOSS ARCHITECTURE, LLC.

STATE OF COLORADO
01.17.2025
CHRISTOPHER
WILLIAM
DAVIS
400094
LICENSED ARCHITECT

OWNERS:
ADAM AND LAINIE MINNICK

LOCATION:
1010 TWO ELK LANE
MINTURN, COLORADO 81645

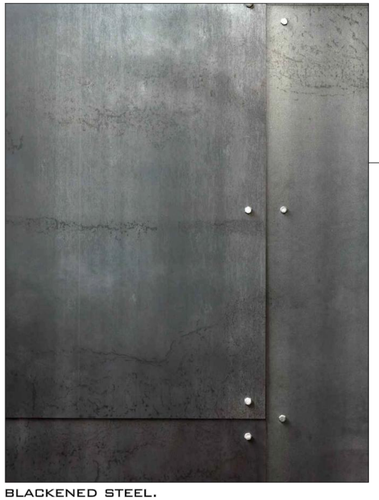
DD | 2025 DESIGN REVIEW
PR | 2025 FOR PRICING

LOT COVERAGE DIAGRAM

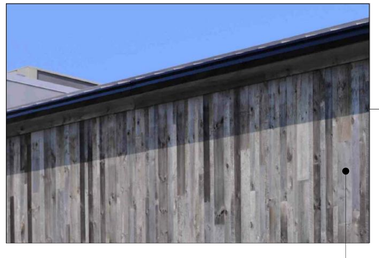
TWO.ELK

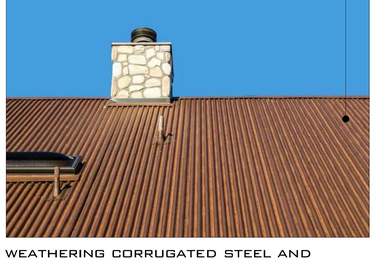
BOSS ARCHITECTURE
3300 E. 17TH AVE
DENVER, COLORADO 80206 USA
303.377.6322 | P
303.377.6326 | F
WWW.BOSSARCHITECTURE.COM

0.5



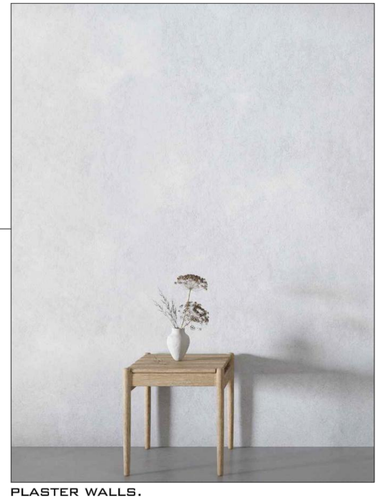
BLACKENED STEEL.
TO BE USED AT GARAGE DOOR, FLASHING,
MULLION CAPS, AND COLUMNS, AND WALL CLADDING



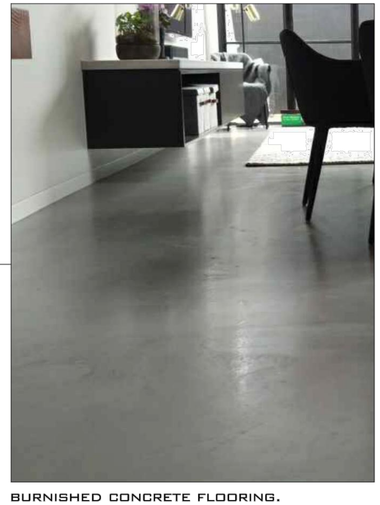


WEATHERING CORRUGATED STEEL AND
RECLAIMED BARNWOOD SIDING
AT EXTERIOR FRAMED WALLS

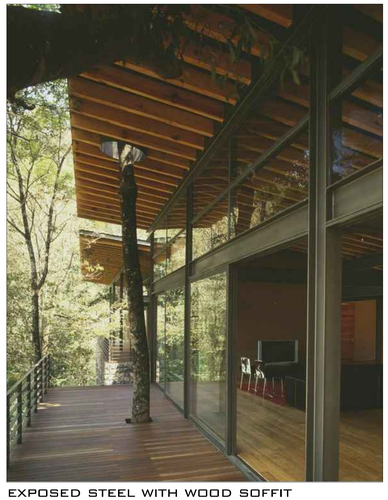
ROOF MATERIAL
BLACK EPDM ROOFING MEMBRANE
ON ALL ROOFS



PLASTER WALLS.
TO BE USED AT INTERIOR ON ALL FRAMED WALLS



BURNISHED CONCRETE FLOORING.
TO BE USED ON ALL FLOORS AS FINISH
MATERIAL.



EXPOSED STEEL WITH WOOD SOFFIT
AT COVERED PAVILION

NATIVE LANDSCAPE.
NATIVE GRASS SEED MIX
AND GRANITE BOULDERS FOUND DURING EXCAVATION
TO BE USED AS LANDSCAPE ELEMENTS.

MATERIAL PALETTE
NOT TO SCALE

.CHRISTOPHER.DAVIS
.KEVIN .STEPHENSON

© COPYRIGHT 2023
ALL DRAWINGS AND USE OF THESE DOCUMENTS IS
STRICTLY RESERVED TO THE ARCHITECT. CONDUIT OF
BOSS ARCHITECTURE, LLC.

STATE OF COLORADO
01.17.2025
CHRISTOPHER
WILLIAM
DAVIS
400094
LICENSED ARCHITECT

OWNERS:
ADAM AND LAINIE MINNICK

LOCATION:
1010 TWO ELK LANE
MINTURN, COLORADO 81645

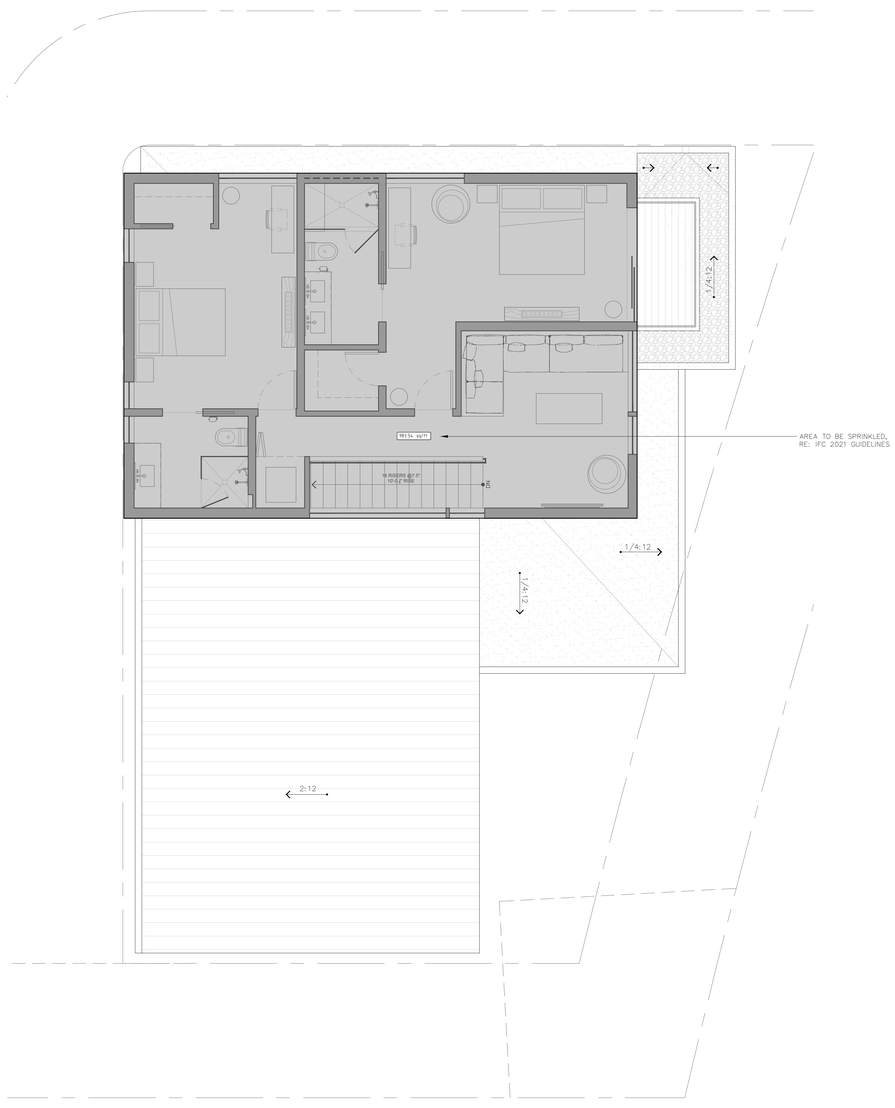
DD | 2025 DESIGN REVIEW
PR | 2025 FOR PRICING

MATERIAL PALETTE

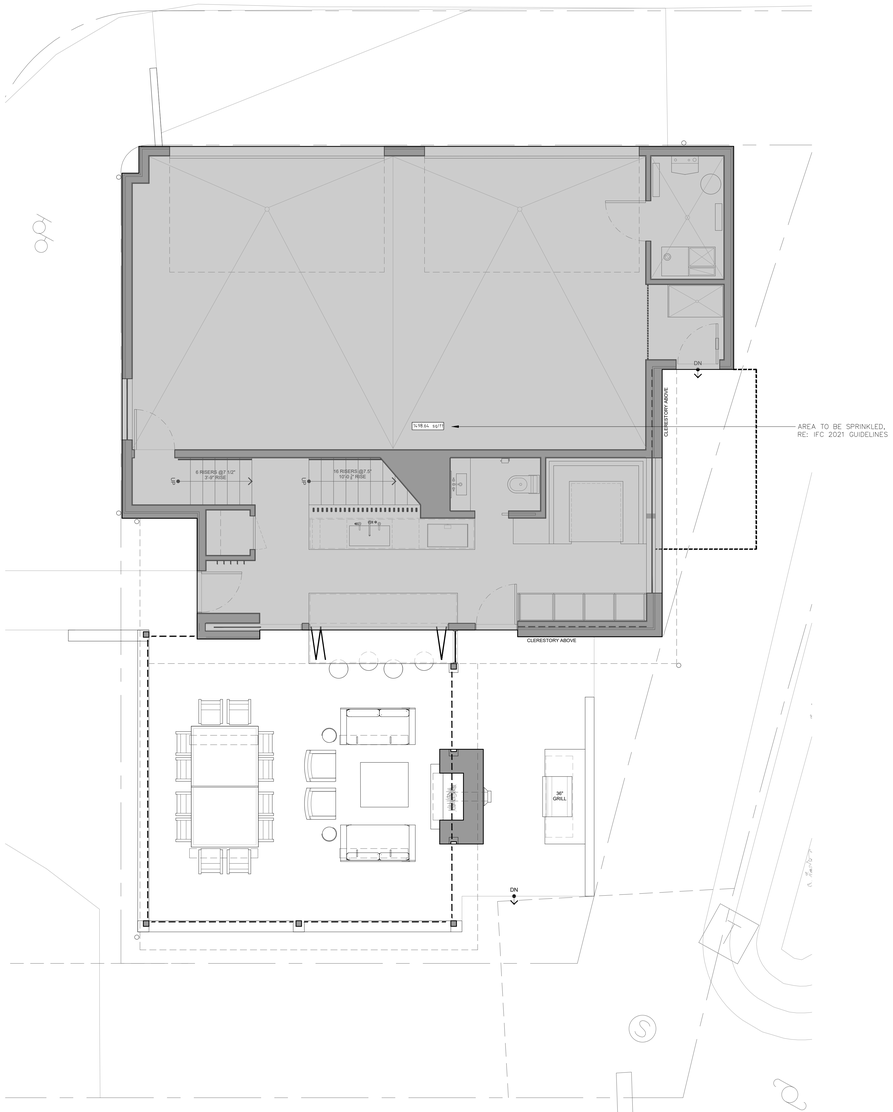
TWO.ELK

BOSS ARCHITECTURE
3300 E. 7TH AVE
DENVER, COLORADO 80206 USA
303.377.6322 | P
303.377.6326 | F
WWW.BOSSARCHITECTURE.COM

0.6



2 UPPER LEVEL FIRE AREA
1/4" : 1'



1 MAIN LEVEL FIRE AREA
1/4" : 1'

.CHRISTOPHER.DAVIS
.KEVIN .STEPHENSON

© COPYRIGHT 2022
ALL DRAWINGS AND THE DESIGN SHOWN ON THE DRAWINGS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF BOSS ARCHITECTURE, LLC.

STATE OF COLORADO
11.17.2025
CHRISTOPHER WILLIAM DAVIS
400094
LICENSED ARCHITECT

OWNERS:
ADAM and LAINIE MINNICK

LOCATION:
1010 TWO ELK LANE
MINTURN, COLORADO 81645

DR | 2025 DESIGN REVIEW
PR | 2025 FOR PRICING

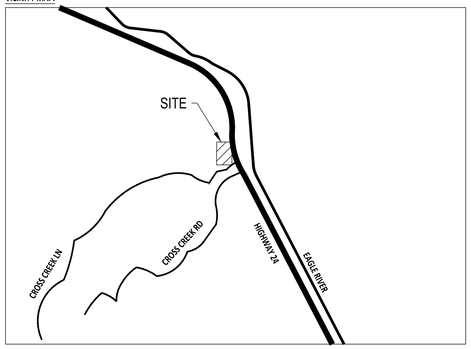
FIRE PROTECTION PLAN

TWO.ELK

BOSS ARCHITECTURE
3300 E. 17TH AVE
DENVER, COLORADO 80206 USA
303.377.6322 | P
303.377.6326 | F
WWW.BOSSARCHITECTURE.COM

0.7

VICINITY MAP:



0' 500' 1000' 2000'

SCALE: 1"=1000'

SHEET INDEX	
C1.0	COVER SHEET
C2.0	GRADING PLAN
C3.0	EROSION CONTROL PLAN
FOR REFERENCE	
L2.0	LANDSCAPE PLAN

SURVEY STATEMENT:
RAPTOR CIVIL ENGINEERING RELIED ON THE LAND SURVEY PREPARED BY EAGLE VALLEY SURVEYING, INC DATED APRIL 24TH, 2024. RCE TAKES NO RESPONSIBILITY FOR ERRORS/OMISSIONS BY LAND SURVEYOR.

BASIS OF BEARING NOTE:
MONUMENTS FOUND MARKING THE WEST CORNER LOT 1 AND SOUTH CORNER LOT 3W.

BASIS OF ELEVATION:
USGS NAVD 88 BM DO4 EAGLE COUNTY SURVEY CONTROL 1998 ELEVATION = 8115.0'

.CHRISTOPHER.DAVIS
.KEVIN STEPHENSON

(C)COPYRIGHT 2023
ALL DRAWINGS AND USE OF THESE DOCUMENTS IS RESTRICTED TO THE ARCHITECT CONSENT OF BOSS ARCHITECTURE, LLC

COLORADO LICENSED
CHRISTOPHER THOMAS BURNETT
50661
PROFESSIONAL ENGINEER

01.17.2025

OWNERS:
ADAM AND LAINIE MINNICK

LOCATION:
1010 TWO ELK LANE
MINTURN, COLORADO 81645

01.17.25	2025 DESIGN REVIEW
12.18.24	2025 FOR PRICING
11.22.24	2025 (REVISION.01)

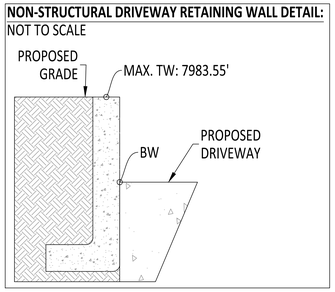
TWO.ELK

BOSS ARCHITECTURE
3300 E. 17TH AVE
DENVER, COLORADO 80206 USA
303.377.6322 | P
303.377.6326 | F
WWW.BOSSARCHITECTURE.COM

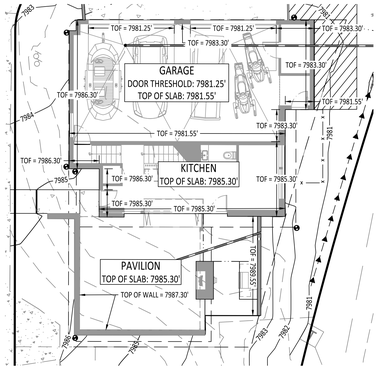
1.0

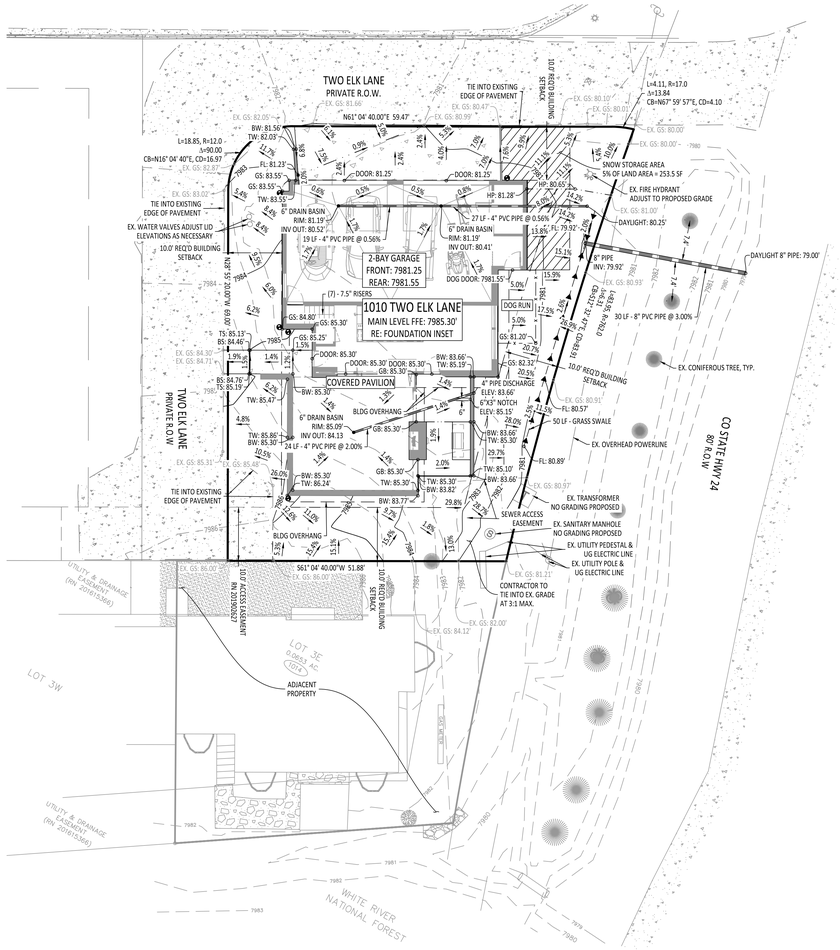
NON-STRUCTURAL DRIVEWAY RETAINING WALL DETAIL:

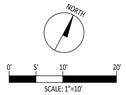
NOT TO SCALE



INSET - TOP OF FOUNDATION







ABBREVIATION LIST:
FG: FINISHED GRADE
EG: EXISTING GRADE
FL: FLOWLINE
HP: HIGH POINT
TC: TOP OF CURB
TOF: TOP OF FOUNDATION
TW: TOP OF WALL
TWW: TOP OF WINDOW WELL
BW: BOTTOM OF WALL
GS: GROUND SHOT
TS: TOP OF STEP
BS: BOTTOM OF STEP
GB: GRADE BREAK
FFE: FINISHED FLOOR ELEVATION

LEGEND:
- PROPERTY LINE
- SETBACK
- EASEMENT
- ASPHALT
- CONCRETE
- SNOW STORAGE
- RETAINING WALL
- UTILITY POLE
- DOWNSPOUT
- SWALE
- 2.0% SLOPE ARROW
- FL: 78.00' SPOT ELEVATION
- EXISTING CONTOUR
- PROPOSED CONTOUR

GRADING NOTES:
1) **SPOT ELEVATIONS TRUNCATED. ADD 7900' TO ALL SURFACE SPOT SHOTS**
2) CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING FOUNDATION. IF IT IS DETERMINED IN THE FIELD THAT POSITIVE DRAINAGE IS NOT POSSIBLE, CONTRACTOR SHALL CONTACT ENGINEERING IMMEDIATELY.
3) CONTRACTOR SHALL ENSURE FAMILIARITY WITH THE GEOTECHNICAL REPORT RECOMMENDATIONS FOR SURFACE DRAINAGE ON THE PROJECT. CONTRACTOR SHALL ENSURE 4" CLEARANCE FROM BOTTOM OF BUILDING FACADE TO EXISTING/FINISHED GRADE ADJACENT TO FOUNDATION UNLESS OTHERWISE NOTED BY THE GEOTECHNICAL ENGINEER. CONTRACTOR SHALL ENSURE 6" CLEARANCE FROM TOP OF SLAB TO EXISTING/FINISHED GRADE ADJACENT TO FOUNDATION UNLESS OTHERWISE NOTED BY THE GEOTECHNICAL ENGINEER. IF THESE CONDITIONS ARE NOT POSSIBLE IN FIELD, CONTRACTOR SHALL CONTACT ENGINEERING IMMEDIATELY.
4) DOWNSPOUT DISCHARGE SHALL NOT BE ROUTED TOWARD ADJACENT PROPERTIES. ADDITIONALLY, DOWNSPOUTS SHALL BE ROUTED AWAY FROM SIDEWALKS WHENEVER POSSIBLE TO AVOID ICING AND PEDESTRIAN RISK.
5) ALL CONCENTRATED FLOWS SHALL BE RELEASED NO CLOSER THAN 10' TO FRONT PROPERTY LINE AND 3' TO SIDE PROPERTY LINES. ALL FLOWS SHALL BE ROUTED AWAY FROM ADJACENT PROPERTIES.
6) ALL CURBS SHOWN HEREON ARE ASSUMED TO BE 6" VERTICAL CURB UNLESS OTHERWISE NOTED. ALL ADA RAMPS SHOWN HEREON ARE ASSUMED TO BE 12:1 SLOPE UNLESS OTHERWISE NOTED.
7) CONTRACTOR SHALL REFER TO ALL STRUCTURAL DRAWINGS AND CIVIL ENGINEER DRAWINGS PRIOR TO CONSTRUCTION OF FOUNDATION. ANY DISCREPANCIES SHALL BE BROUGHT TO CIVIL ENGINEER'S ATTENTION IMMEDIATELY.
8) MAXIMUM ADA CROSS-SLOPE IS 2% AND MAXIMUM LONGITUDINAL SLOPE IS 5% WITHOUT HANDRAILS. CONTRACTOR SHALL CONTACT ENGINEER IF ADA PATHES/ACCESS POINTS DO NOT MEET THESE CONDITIONS IN THE FIELD.

SURVEY STATEMENT:
RAPTOR CIVIL ENGINEERING RELIED ON THE LAND SURVEY PREPARED BY EAGLE VALLEY SURVEYING, INC. RCE TAKES NO RESPONSIBILITY FOR ERRORS/OMISSIONS BY LAND SURVEYOR.

BOSS ARCHITECTURE
3300 E. 17TH AVE
DENVER, COLORADO 80206 USA
303.377.6322 | P
303.377.6326 | F
WWW.BOSSARCHITECTURE.COM

CHRISTOPHER.DAVIS
KEVIN STEPHENSON

(C) COPYRIGHT 2021
ALL RIGHTS RESERVED. USE OF THESE DOCUMENTS IS RESTRICTED BY THE TERMS OF THE AGREEMENT WITH BOSS ARCHITECTURE, LLC.

COLORADO LICENSED
THOMAS BURNS
50961
PROFESSIONAL ENGINEER

01.17.2025

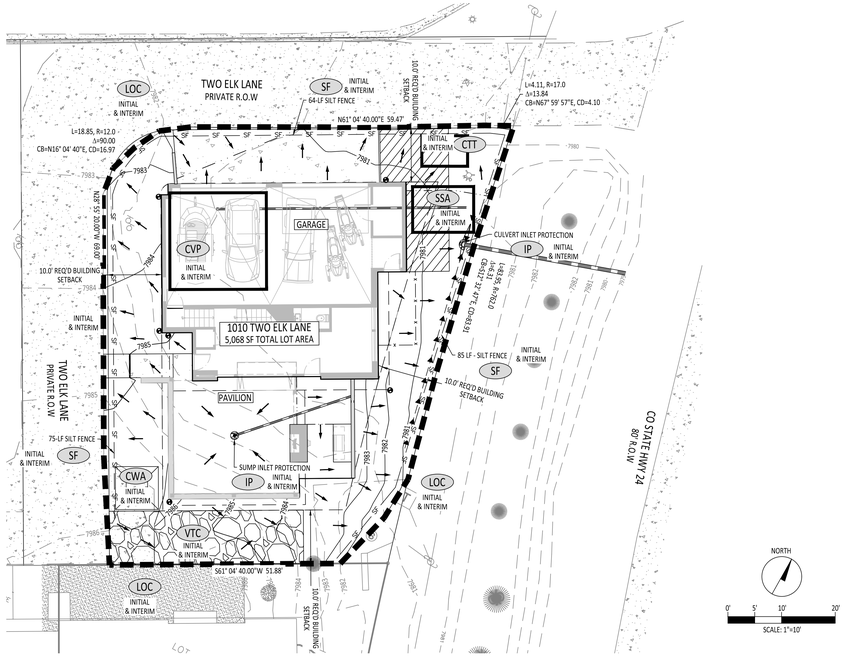
OWNERS:
ADAM and LAINIE MINNICK

LOCATION:
1010 TWO ELK LANE
MINTURN, COLORADO 81645

01 | 2025 DESIGN REVIEW
02 | 2025 FOR PRICING
03 | 2025 (REVISION.01)

TWO.ELK

2.0



LIMITS OF CONSTRUCTION:
5,084 SF = 0.117 AC.

ABBREVIATION LIST:
CF: CONSTRUCTION FENCE
CTT: CONSTRUCTION TRASH & TOILET
CVP: CONSTRUCTION VEHICLE PARKING
CWA: CONCRETE WASHOUT AREA
DC: DUST CONTROL
ECB: EROSION CONTROL BLANKETS
IP: INLET PROTECTION
LOC: LIMITS OF CONSTRUCTION
PS: PERMANENT SEEDING
RS: ROCK SOCK
SCL: SEDIMENT CONTROL LOG
SF: SILTFENCE
SP: STOCKPILE
SSA: STABILIZED STORAGE AREA
VTC: VEHICLE TRAKCING CONTROL

LEGEND:
- PROPERTY LINE
- EASEMENT
- CONCRETE
- RETAINING WALL
- 2.0% SLOPE ARROW
- EXISTING CONTOUR
- PROPOSED CONTOUR
- LIMITS OF CONSTRUCTION
- SF — SILT FENCE
- PERMANENT SEEDING
- EROSION CONTROL BLANKET
- ROCK SOCK

SURVEY STATEMENT:
RAPTOR CIVIL ENGINEERING RELIED ON THE LAND SURVEY PREPARED BY EAGLE VALLEY SURVEYING, INC DATED APRIL 24TH, 2024. RCE TAKES NO RESPONSIBILITY FOR ERRORS/OMISSIONS BY LAND SURVEYOR.

CHRISTOPHER.DAVIS
KEVIN.STEPHENSON

(c) COPYRIGHT 2023
ALL DRAWINGS AND DESIGNS ARE THE PROPERTY OF BOSS ARCHITECTURE, LLC.

COLORADO LICENSED
CHRISTOPHER THOMAS DAVIS
5096
PROFESSIONAL ENGINEER

01.17.2025

OWNERS:
ADAM and LAINIE MINNICK

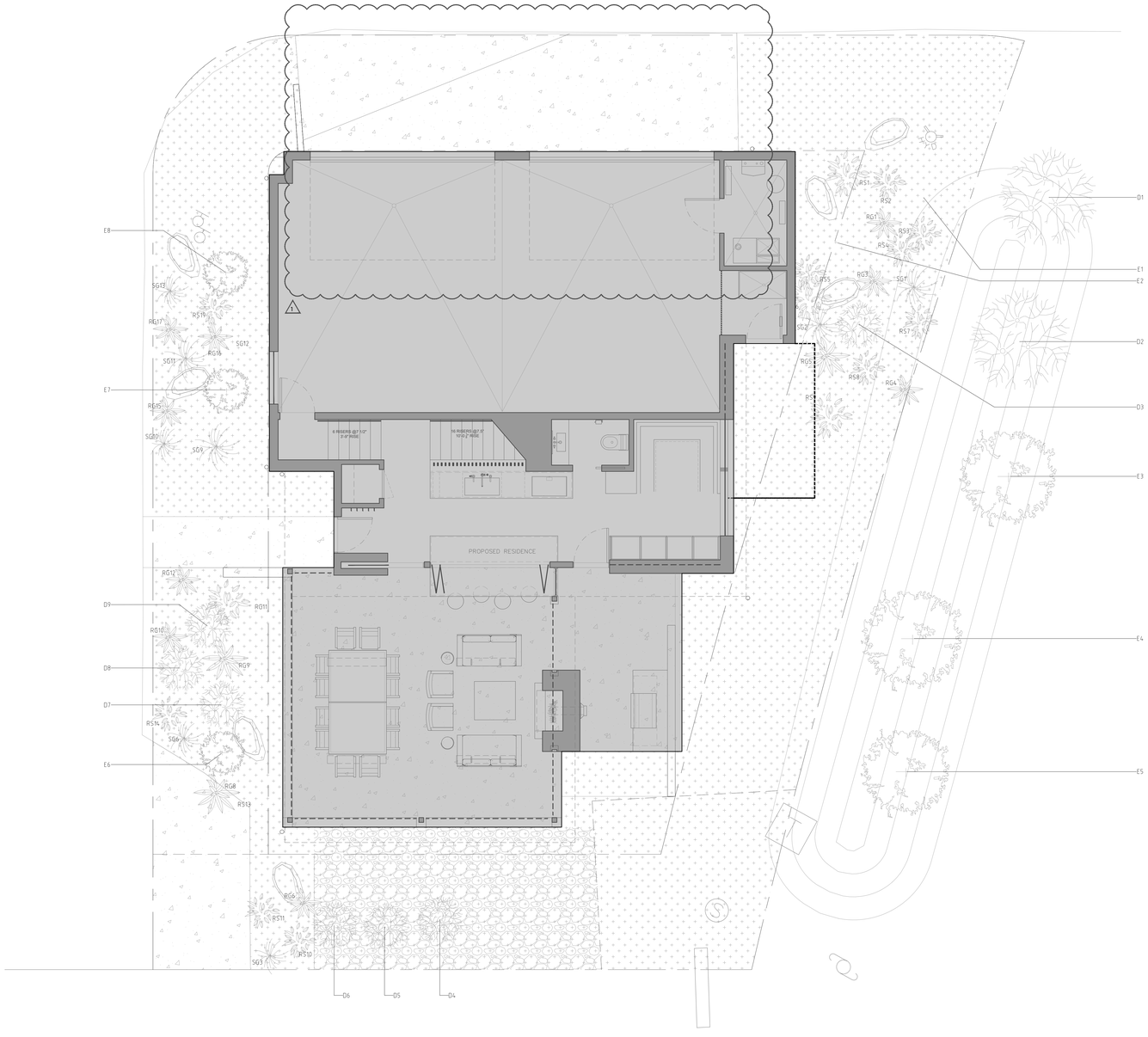
LOCATION:
1010 TWO ELK LANE
MINTURN, COLORADO 81645

01.17	2025 DESIGN REVIEW
12.12	2025 FOR PRICING
12.18	2025 (REVISION.01)

TWO.ELK

BOSS ARCHITECTURE
3300 E. 17TH AVE
DENVER, COLORADO 80206 USA
303.377.6322 | P
303.377.6326 | F
WWW.BOSSARCHITECTURE.COM

3.0



TREE.SCHEDULE

ID	LATIN NAME	COMMON NAME	CALIPER	HEALTH	STATUS
	DECIDUOUS				
D1	POPULUS TREMULOIDES	ASPEN	4"	GOOD	RETAIN
D2	POPULUS TREMULOIDES	ASPEN	4"	GOOD	RETAIN
D3	POPULUS TREMULOIDES	ASPEN	2"	--	NEW
D4	POPULUS TREMULOIDES	ASPEN	4"	FAIR	REMOVE
D5	POPULUS TREMULOIDES	ASPEN	4"	FAIR	REMOVE
D6	POPULUS TREMULOIDES	ASPEN	4"	FAIR	REMOVE
D7	POPULUS TREMULOIDES	ASPEN	2"	--	NEW
D8	POPULUS TREMULOIDES	ASPEN	2"	--	NEW
D9	POPULUS TREMULOIDES	ASPEN	2"	--	NEW
	EVERGREEN				
E1	REMOVED			--	
E2	REMOVED			--	
E3	ABIES CONCOLOR	WHITE FIR	4"	GOOD	RETAIN
E4	ABIES CONCOLOR	WHITE FIR	4"	GOOD	RETAIN
E5	ABIES CONCOLOR	WHITE FIR	4"	GOOD	RETAIN
E6	ABIES CONCOLOR	WHITE FIR	2"	--	NEW
E7	ABIES CONCOLOR	WHITE FIR	2"	--	NEW
E8	ABIES CONCOLOR	WHITE FIR	2"	--	NEW

PLANTING.SCHEDULE

ID	LATIN NAME	COMMON NAME	SIZE
	PLANTING		
RS1	PETROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	#3
RS2	PETROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	#1
RS3	PETROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	#1
RS4	PETROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	#1
RS5	PETROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	#1
RS6	PETROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	#3
RS7	PETROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	#1
RS8	PETROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	#1
RS9	PETROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	#3
RS10	PETROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	#1
RS11	PETROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	#1
RS12	REMOVED		
RS13	REMOVED		
RS14	PETROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	#1
RS15	REMOVED		
RS16	PETROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	#3
RS17	PETROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	#1
RS18	REMOVED		
SG1	PANICUM VIRGATUM	SWITCHGRASS	#3
SG2	PANICUM VIRGATUM	SWITCHGRASS	#3
SG3	PANICUM VIRGATUM	SWITCHGRASS	#1
SG4	REMOVED		#3
SG5	REMOVED		#3
SG6	PANICUM VIRGATUM	SWITCHGRASS	#1
SG7	REMOVED		
SG8	PANICUM VIRGATUM	SWITCHGRASS	#3
SG9	PANICUM VIRGATUM	SWITCHGRASS	#3
SG10	PANICUM VIRGATUM	SWITCHGRASS	#1
SG11	PANICUM VIRGATUM	SWITCHGRASS	#3
SG12	REMOVED		
SG13	PANICUM VIRGATUM	SWITCHGRASS	#1
RG1	CALAMAGROSTIS X ACUTIFLORA	FEATHER REED GRASS	#1
RG2	REMOVED		
RG3	CALAMAGROSTIS X ACUTIFLORA	FEATHER REED GRASS	#1
RG4	CALAMAGROSTIS X ACUTIFLORA	FEATHER REED GRASS	#1
RG5	CALAMAGROSTIS X ACUTIFLORA	FEATHER REED GRASS	#3
RG6	CALAMAGROSTIS X ACUTIFLORA	FEATHER REED GRASS	#1
RG7	REMOVED		
RG8	CALAMAGROSTIS X ACUTIFLORA	FEATHER REED GRASS	#3
RG9	CALAMAGROSTIS X ACUTIFLORA	FEATHER REED GRASS	#3
RG10	CALAMAGROSTIS X ACUTIFLORA	FEATHER REED GRASS	#1
RG11	REMOVED		
RG12	CALAMAGROSTIS X ACUTIFLORA	FEATHER REED GRASS	#1
RG13	REMOVED		
RG14	REMOVED		
RG15	CALAMAGROSTIS X ACUTIFLORA	FEATHER REED GRASS	#1
RG16	CALAMAGROSTIS X ACUTIFLORA	FEATHER REED GRASS	#1
RG17	CALAMAGROSTIS X ACUTIFLORA	FEATHER REED GRASS	#1
RG18	REMOVED		

LANDSCAPE.NOTES

VERIFY ALL DIMENSIONS IN FIELD.

REFER TO SHEET A0.0 FOR THE FOLLOWING INFORMATION:

- GENERAL NOTES
- FLOOR, ROOF / CEILING, & WALL ASSEMBLY NOTES, MILLWORK KEYNOTES
- REFER TO SHEET A0.5 FOR RATING REQUIREMENTS (NEW + EXISTING)
- REFER TO SHEET A.70 FOR DOOR SCHEDULE, TYPES, AND DETAILS

SUBMIT SAMPLES OF ALL MATERIALS FOR APPROVAL.

CONTRACTOR TO VERIFY PLANT SPACING.

PLAN.MATERIALS

AREA TO BE SEEDED WITH NATIVE SEED MIX

AREA TO BE FILLED WITH GRAVEL

CONCRETE

PLAN.LEGEND

ASPEN TREE (POPULUS TREMULOIDES)

WHITE FIR (ABIES CONCOLOR)

RUSSIAN SAGE (PEROVSKIA ATRIPLICIFOLIA)

SWITCHGRASS (PANICUM VIRGATUM)

FEATHER REED GRASS (CALAMAGROSTIS X ACUTIFLORA)

DECORATIVE BOULDER

1 LANDSCAPE PLAN
1/4" : 1'

CHRISTOPHER.DAVIS
KEVIN.STEPHENSON

© COPYRIGHT 2022
ALL ARCHITECTURAL WORK AS INSTRUMENTS OF SERVICE FOR THIS DOCUMENTS IS THE PROPERTY OF BOSS ARCHITECTURE, LLC. ALL RIGHTS RESERVED. THESE PLANS ARE NOT TO BE CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF BOSS ARCHITECTURE, LLC.

STATE OF COLORADO
11.17.2022
CHRISTOPHER WILLIAM DAVIS
400094
LICENSED ARCHITECT

OWNERS:
ADAM AND LAINIE MINNICK

LOCATION:
1010 TWO ELK LANE
MINTURN, COLORADO 81645

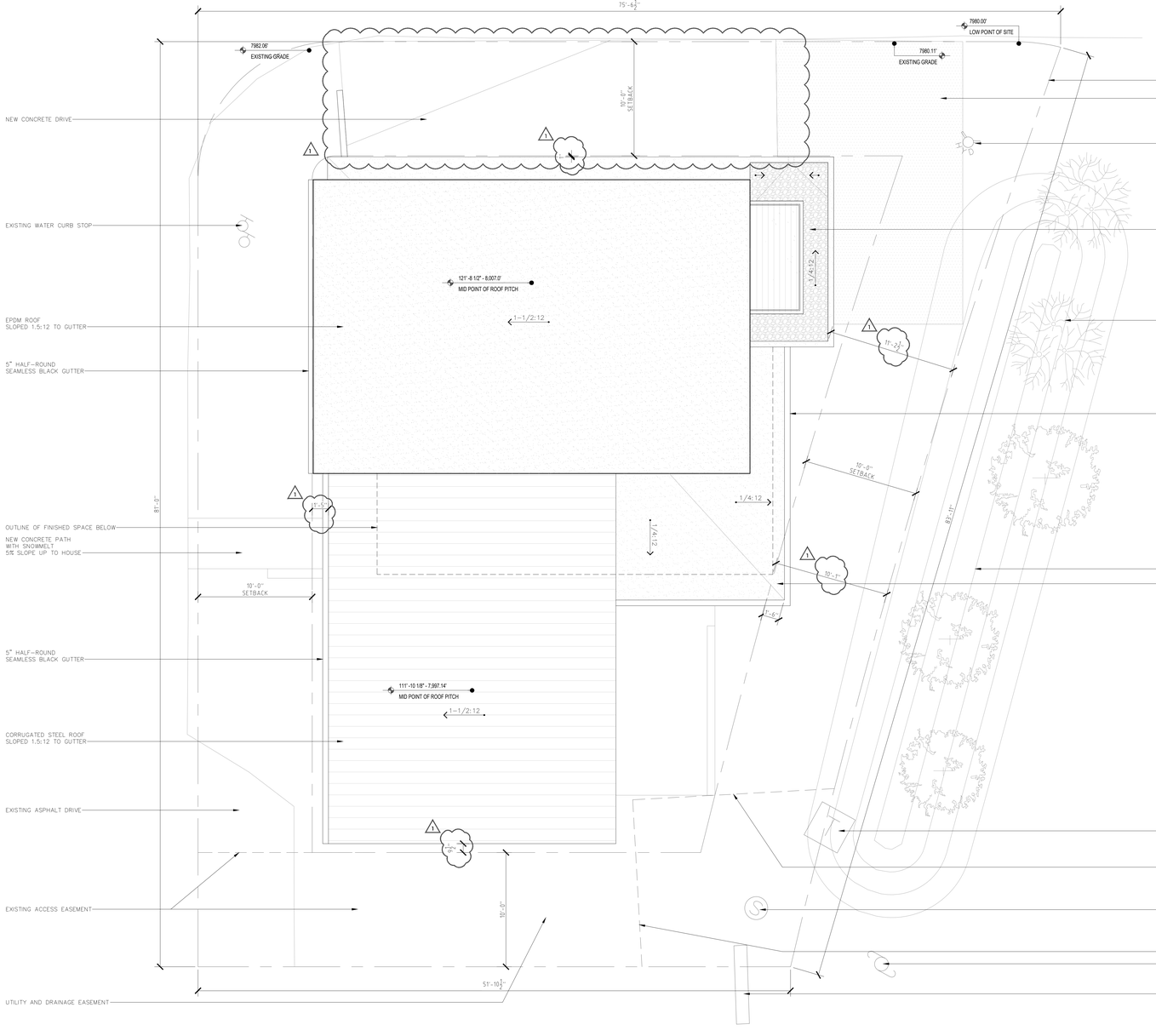
PD | 2025 DESIGN REVIEW
PD | 2025 FOR PRICING
1 PD | 2025 (REVISION.01)

LANDSCAPE PLAN

TWO.ELK

BOSS ARCHITECTURE
3300 E. 7TH AVE.
DENVER, COLORADO 80206 USA
303.377.6322 | P
303.377.6326 | F
WWW.BOSSARCHITECTURE.COM

1 2.0



PLAN.NOTES

VERIFY ALL DIMENSIONS IN FIELD.

REFER TO SHEET A0.1 FOR THE FOLLOWING INFORMATION:

- GENERAL NOTES

SUBMIT SAMPLES OF ALL MATERIALS FOR APPROVAL.

REPLACE 5/8" GYP. BD. WITH 5/8" 'GREEN BOARD' @ ALL BATHROOMS & WET LOCATIONS, (NOT TO RECEIVE TILE).

REPLACE 5/8" GYP. BD. WITH 5/8" 'CEMENTITIOUS TILE BACKER BOARD' @ ALL LOCATIONS TO RECEIVE TILE.

ALL ELEVATIONS ARE RELATIVE TO T.O. FIN FLOOR 100'-0" (FINISH FLOOR 100'-0" = 7985.38' RELATIVE TO SURVEYED PROJECT BENCHMARK; RE:CIVIL)

CONTRACTOR TO VERIFY ASSEMBLY THICKNESSES, AND ADJUST FRAMING AS REQUIRED TO ACHIEVE INTENDED FINISH ALIGNMENTS.

1 SITE PLAN
1/4" : 1'

CHRISTOPHER.DAVIS
KEVIN.STEPHENSON

© COPYRIGHT 2023
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF BOSS ARCHITECTURE, LLC.

STATE OF COLORADO
01.17.2025
CHRISTOPHER WILLIAM DAVIS
400094
LICENSED ARCHITECT

OWNERS:
ADAM and LAINIE MINNICK

LOCATION:
1010 TWO ELK LANE
MINTURN, COLORADO 81645

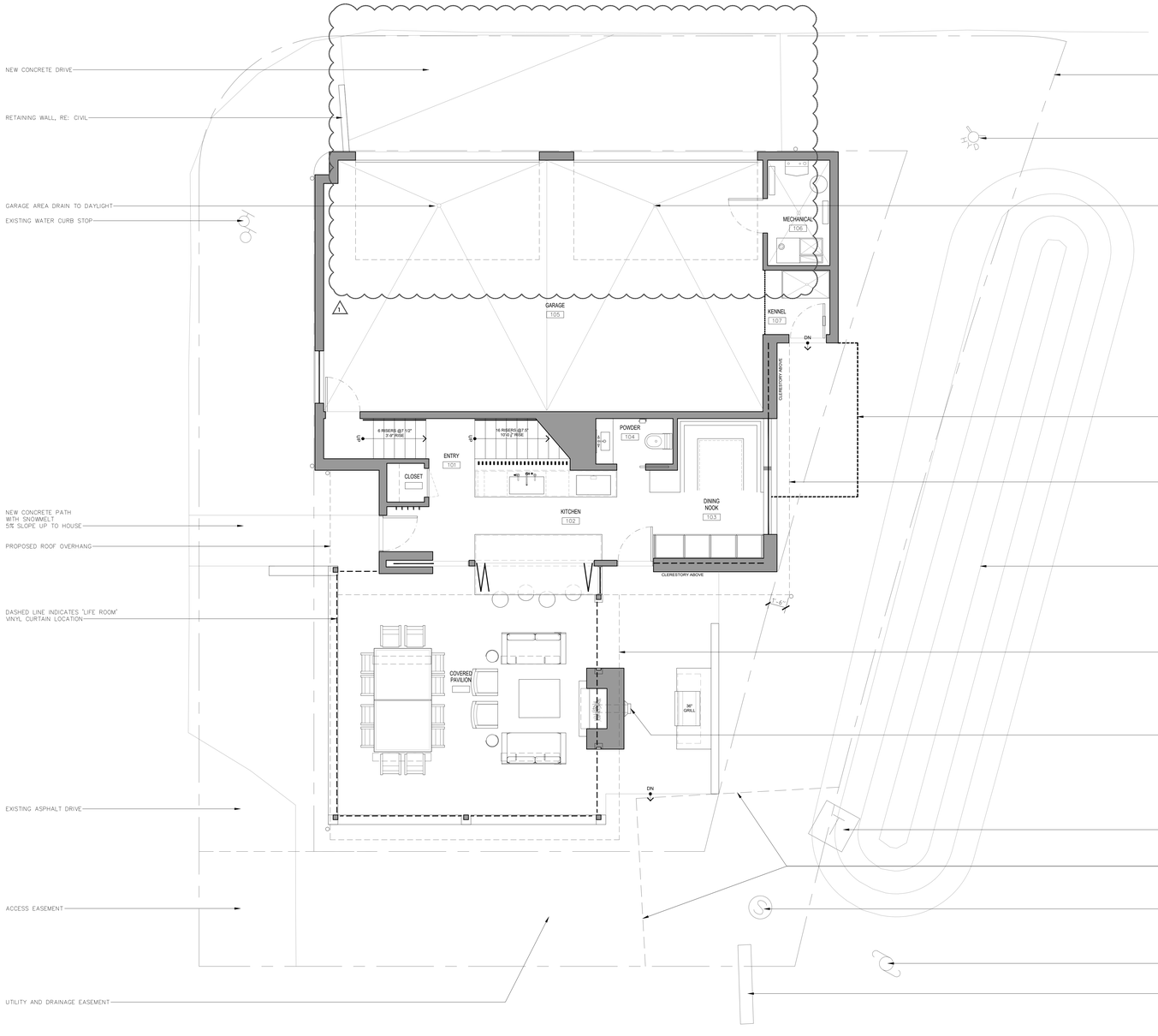
PJ | 2025 DESIGN REVIEW
PJ | 2025 FOR PRICING
1 PJ | 2025 (REVISION.01)

SITE PLAN

BOSS ARCHITECTURE
3300 E. 7TH AVE
DENVER, COLORADO 80206 USA
303.377.6322 | P
303.377.6326 | F
WWW.BOSSARCHITECTURE.COM

TWO.ELK

A1.0



PLAN.NOTES

VERIFY ALL DIMENSIONS IN FIELD.

REFER TO SHEET A0.1 FOR THE FOLLOWING INFORMATION:

- GENERAL NOTES

SUBMIT SAMPLES OF ALL MATERIALS FOR APPROVAL.

REPLACE 5/8" GYP. BD. WITH 5/8" 'GREEN BOARD' @ ALL BATHROOMS & WET LOCATIONS, (NOT TO RECEIVE TILE).

REPLACE 5/8" GYP. BD. WITH 5/8" 'CEMENTITIOUS TILE BACKER BOARD' @ ALL LOCATIONS TO RECEIVE TILE.

ALL ELEVATIONS ARE RELATIVE TO T.O. FIN FLOOR 100'-0" (FINISH FLOOR 100'-0" = 7985.38' RELATIVE TO SURVEYED PROJECT BENCHMARK; RE:CIVIL)

CONTRACTOR TO VERIFY ASSEMBLY THICKNESSES, AND ADJUST FRAMING AS REQUIRED TO ACHIEVE INTENDED FINISH ALIGNMENTS.

1 MAIN LEVEL FINISH PLAN
1/4" : 1'

CHRISTOPHER.DAVIS
KEVIN.STEPHENSON

© COPYRIGHT 2023
ALL DRAWINGS AND DESIGNS ARE THE PROPERTY OF BOSS ARCHITECTURE, LLC. THEY ARE NOT TO BE USED, COPIED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF BOSS ARCHITECTURE, LLC.

STATE OF COLORADO
01.17.2025
CHRISTOPHER WILLIAM DAVIS
400094
LICENSED ARCHITECT

OWNERS:
ADAM and LAINIE MINNICK

LOCATION:
1010 TWO ELK LANE
MINTURN, COLORADO 81645

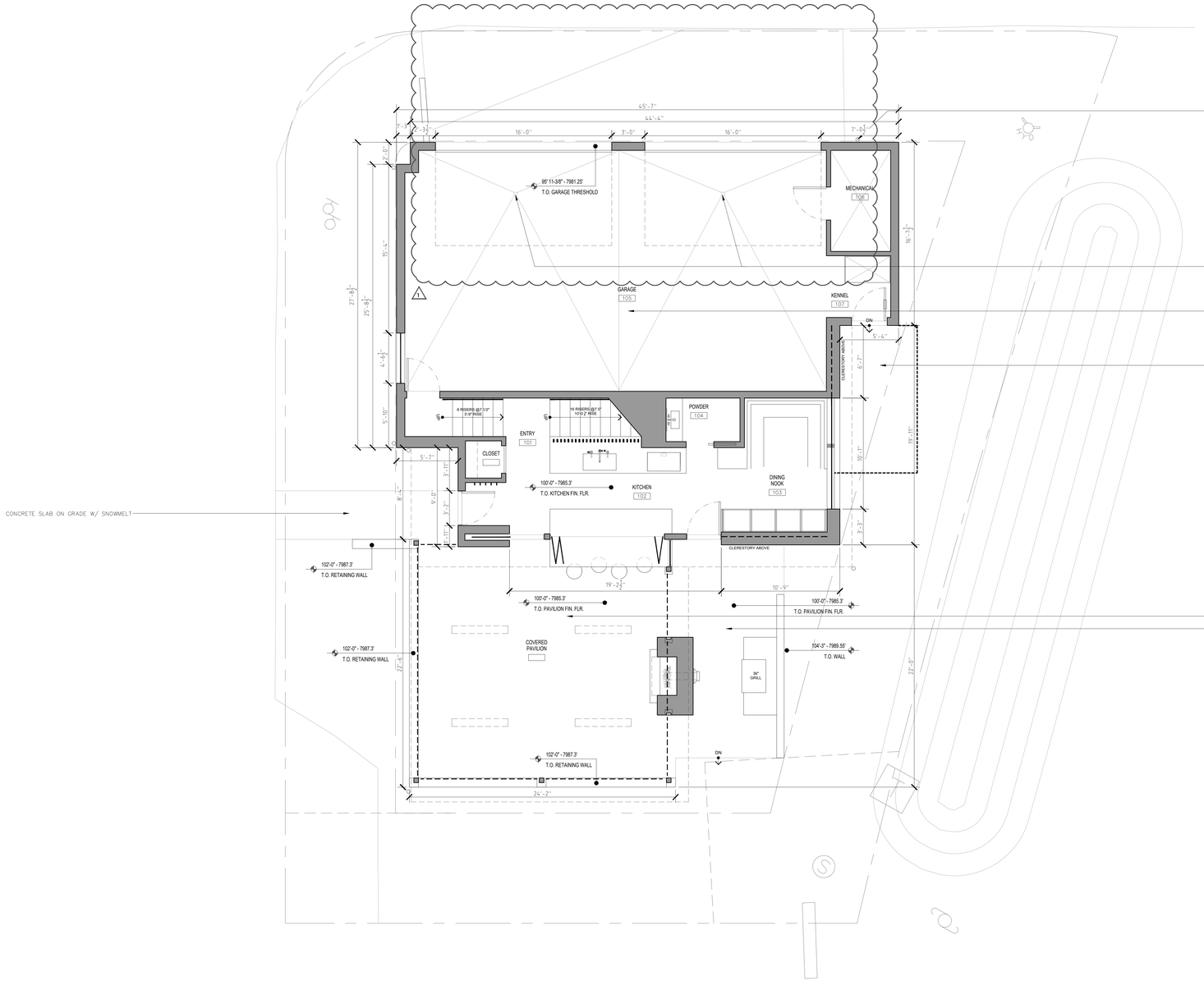
PD | 2025 DESIGN REVIEW
PD | 2025 FOR PRICING
1 PD | 2025 (REVISION.01)

MAIN LEVEL
FINISH PLAN

TWO.ELK

BOSS ARCHITECTURE
3300 E. 7TH AVE
DENVER, COLORADO 80206 USA
303.377.6322 | P
303.377.6326 | F
WWW.BOSSARCHITECTURE.COM

2.0



PLAN.NOTES

VERIFY ALL DIMENSIONS IN FIELD.

REFER TO SHEET A0.1 FOR THE FOLLOWING INFORMATION:

- GENERAL NOTES

SUBMIT SAMPLES OF ALL MATERIALS FOR APPROVAL.

REPLACE 5/8" GYP. BD. WITH 5/8" 'GREEN BOARD'
@ ALL BATHROOMS & WET LOCATIONS, (NOT TO RECEIVE TILE).

REPLACE 5/8" GYP. BD. WITH 5/8" 'CEMENTITIOUS TILE BACKER BOARD'
@ ALL LOCATIONS TO RECEIVE TILE.

ALL ELEVATIONS ARE RELATIVE TO T.O. FIN FLOOR 100'-0"
(FINISH FLOOR 100'-0" = 7985.38' RELATIVE TO
SURVEYED PROJECT BENCHMARK; RE(CIVIL)

CONTRACTOR TO VERIFY ASSEMBLY THICKNESSES,
AND ADJUST FRAMING AS REQUIRED TO ACHIEVE INTENDED FINISH ALIGNMENTS.

•CHRISTOPHER.DAVIS
•KEVIN.STEPHENSON

© COPYRIGHT 2022
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF BOSS ARCHITECTURE, LLC.

STATE OF COLORADO
11.17.2025
CHRISTOPHER WILLIAM DAVIS
400094
LICENSED ARCHITECT

OWNERS:
ADAM and LAINIE MINNICK

LOCATION:
1010 TWO ELK LANE
MINTURN, COLORADO 81645

1	11.17.2025 | 2025 DESIGN REVIEW
	09.19.2025 | 2025 FOR PRICING
1	12.08.2025 | 2025 (REVISION.01)

MAIN LEVEL
CONSTRUCTION PLAN

TWO.ELK
BOSS ARCHITECTURE
3300 E. 7TH AVE
DENVER, COLORADO 80206 USA
303.377.6322 | P
303.377.6326 | F
WWW.BOSSARCHITECTURE.COM

A2.1

1 MAIN LEVEL CONSTRUCTION PLAN
1/4" : 1'

PLAN.NOTES

VERIFY ALL DIMENSIONS IN FIELD.

REFER TO SHEET A0.1 FOR THE FOLLOWING INFORMATION:

- GENERAL NOTES

SUBMIT SAMPLES OF ALL MATERIALS FOR APPROVAL.

REPLACE 5/8" GYP. BD. WITH 5/8" 'GREEN BOARD'
@ ALL BATHROOMS & WET LOCATIONS, (NOT TO RECEIVE TILE).

REPLACE 5/8" GYP. BD. WITH 5/8" 'CEMENTITIOUS TILE BACKER BOARD'
@ ALL LOCATIONS TO RECEIVE TILE.

ALL ELEVATIONS ARE RELATIVE TO T.O. FIN FLOOR 100'-0"
(FINISH FLOOR 100'-0" = 7985.38' RELATIVE TO
SURVEYED PROJECT BENCHMARK; RE(IVIL)

CONTRACTOR TO VERIFY ASSEMBLY THICKNESSES,
AND ADJUST FRAMING AS REQUIRED TO ACHIEVE INTENDED FINISH ALIGNMENTS.

1 UPPER LEVEL FINISH PLAN
1/4" : 1'

CHRISTOPHER.DAVIS
KEVIN.STEPHENSON

© COPYRIGHT 2023
ALL RIGHTS RESERVED. USE OF THESE DOCUMENTS IS
STRICTLY LIMITED TO THE PARTIES CONSENT OF
BOSS ARCHITECTURE, LLC.

STATE OF COLORADO
01.17.2025
CHRISTOPHER WILLIAM DAVIS
400094
LICENSED ARCHITECT

OWNERS:
ADAM AND LAINIE MINNICK

LOCATION:
1010 TWO ELK LANE
MINTURN, COLORADO 81645

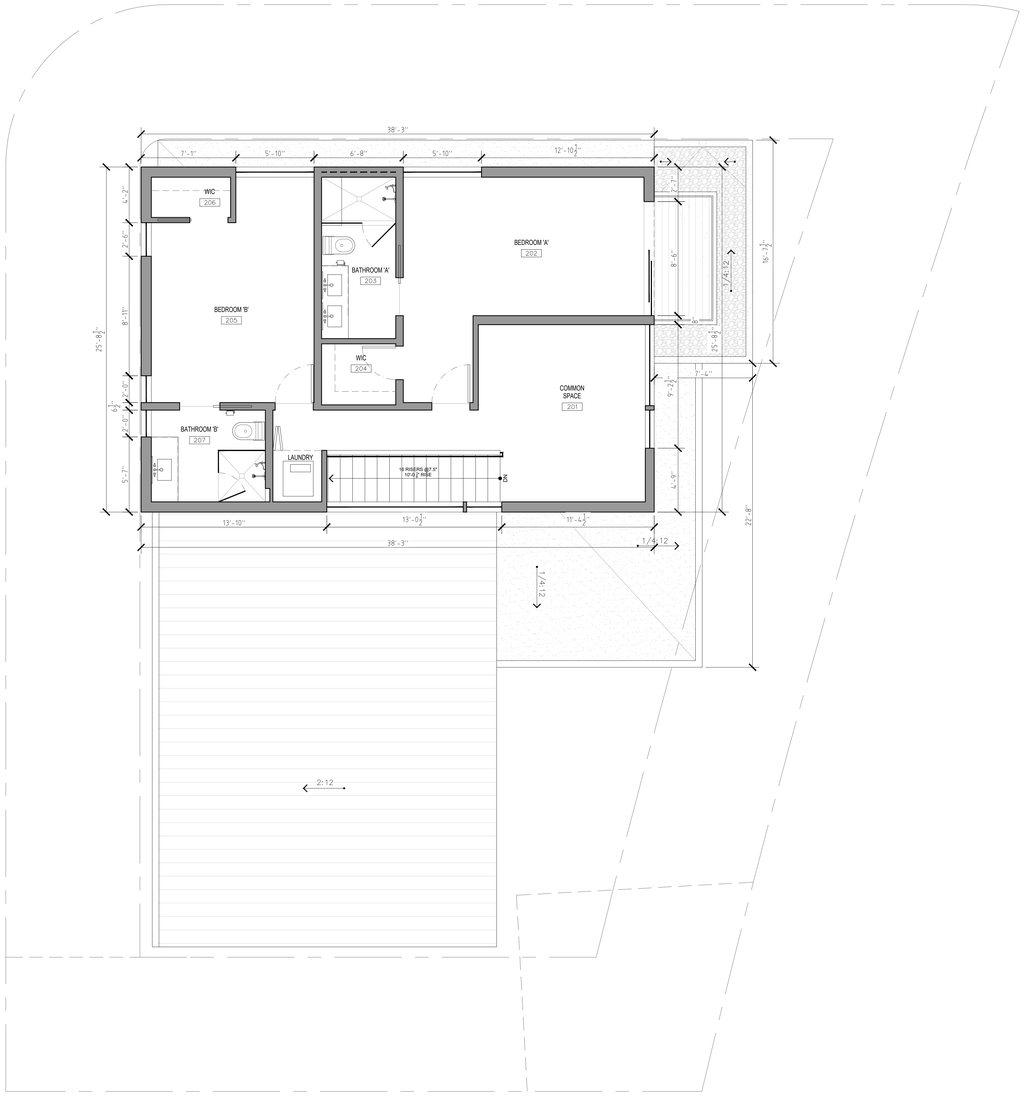
DD | 2025 DESIGN REVIEW
PR | 2025 FOR PRICING

UPPER LEVEL
FINISH PLAN

TWO.ELK

BOSS ARCHITECTURE
3300 E. 17TH AVE
DENVER, COLORADO 80206 USA
303.377.6322 | P
303.377.6326 | F
WWW.BOSSARCHITECTURE.COM

A2.2



PLAN.NOTES

VERIFY ALL DIMENSIONS IN FIELD.

REFER TO SHEET A0.1 FOR THE FOLLOWING INFORMATION:

- GENERAL NOTES

SUBMIT SAMPLES OF ALL MATERIALS FOR APPROVAL.

REPLACE 5/8" GYP. BD. WITH 5/8" 'GREEN BOARD'
@ ALL BATHROOMS & WET LOCATIONS, (NOT TO RECEIVE TILE).

REPLACE 5/8" GYP. BD. WITH 5/8" 'CEMENTITIOUS TILE BACKER BOARD'
@ ALL LOCATIONS TO RECEIVE TILE.

ALL ELEVATIONS ARE RELATIVE TO T.O. FIN FLOOR 100'-0"
(FINISH FLOOR 100'-0" = 7985.38' RELATIVE TO
SURVEYED PROJECT BENCHMARK; RE(IVIL)

CONTRACTOR TO VERIFY ASSEMBLY THICKNESSES,
AND ADJUST FRAMING AS REQUIRED TO ACHIEVE INTENDED FINISH ALIGNMENTS.

1 UPPER LEVEL CONSTRUCTION PLAN
1/4" : 1'

•CHRISTOPHER.DAVIS
•KEVIN.STEPHENSON

© COPYRIGHT 2022
ALL DRAWINGS AND USE OF THESE DOCUMENTS IS
RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE
PREPARED AND PUBLISHED. NO PART OF THESE DRAWINGS
MAY BE REPRODUCED OR USED IN ANY FORM OR BY ANY
MEANS, ELECTRONIC OR MECHANICAL, INCLUDING
PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION
STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE PRIOR
WRITTEN PERMISSION OF BOSS ARCHITECTURE, LLC.

STATE OF COLORADO
01.17.2025
CHRISTOPHER WILLIAM DAVIS
400094
LICENSED ARCHITECT

OWNERS:
ADAM AND LAINIE MINNICK

LOCATION:
1010 TWO ELK LANE
MINTURN, COLORADO 81645

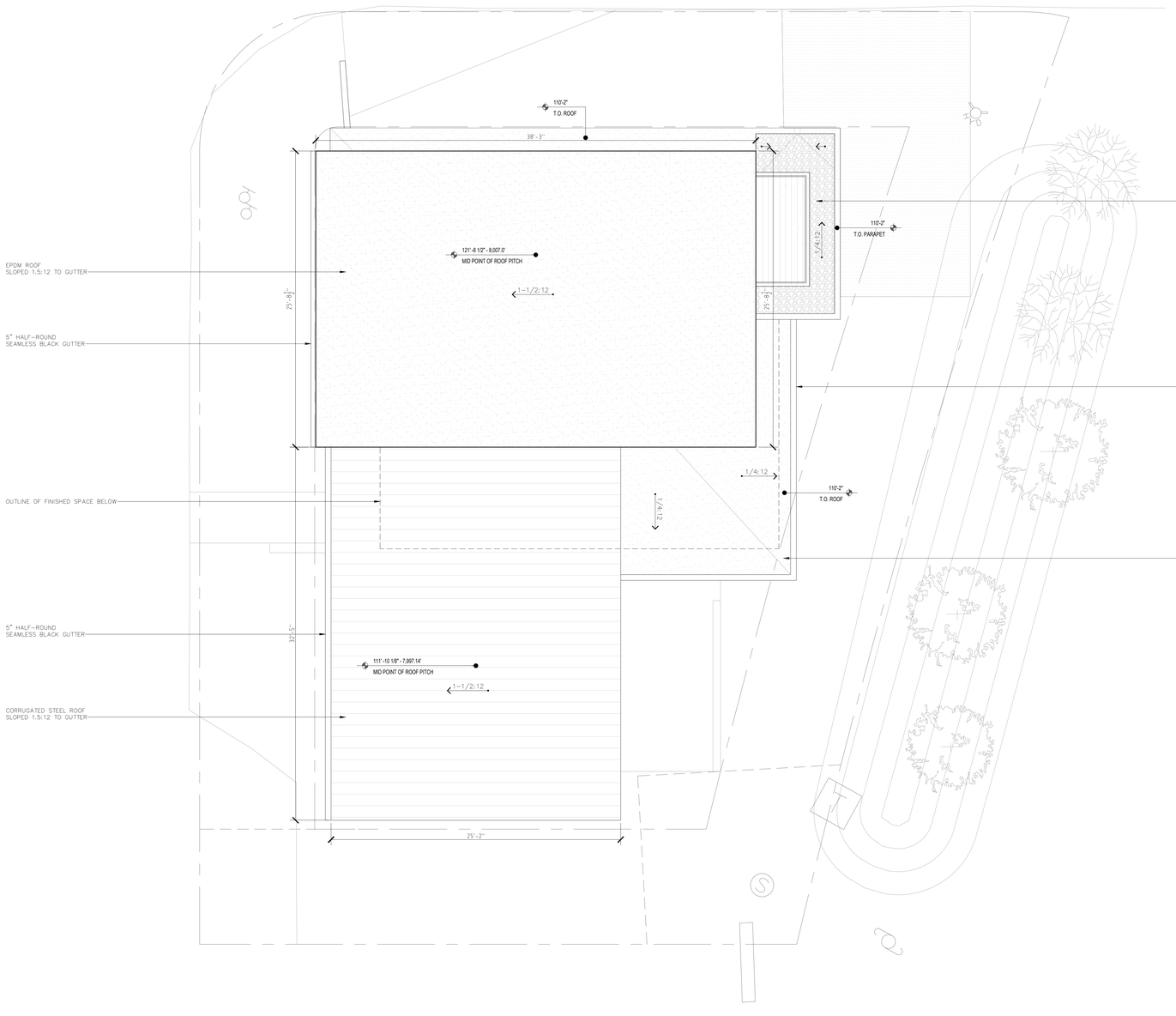
DR | 2025 DESIGN REVIEW
PR | 2025 FOR PRICING

UPPER LEVEL
CONSTRUCTION PLAN

TWO.ELK

BOSS ARCHITECTURE
3300 E. 17TH AVE
DENVER, COLORADO 80206 USA
303.377.6322 | P
303.377.6326 | F
WWW.BOSSARCHITECTURE.COM

A2.3



PLAN.NOTES

VERIFY ALL DIMENSIONS IN FIELD.

REFER TO SHEET A0.1 FOR THE FOLLOWING INFORMATION:

- GENERAL NOTES

SUBMIT SAMPLES OF ALL MATERIALS FOR APPROVAL.

REPLACE 5/8" GYP. BD. WITH 5/8" 'GREEN BOARD'
@ ALL BATHROOMS & WET LOCATIONS, (NOT TO RECEIVE TILE).

REPLACE 5/8" GYP. BD. WITH 5/8" 'CEMENTITIOUS TILE BACKER BOARD'
@ ALL LOCATIONS TO RECEIVE TILE.

ALL ELEVATIONS ARE RELATIVE TO T.O. FIN FLOOR 100'-0"
(FINISH FLOOR 100'-0" = 7985.38' RELATIVE TO
SURVEYED PROJECT BENCHMARK; RE:CIVIL)

CONTRACTOR TO VERIFY ASSEMBLY THICKNESSES,
AND ADJUST FRAMING AS REQUIRED TO ACHIEVE INTENDED FINISH ALIGNMENTS.

•CHRISTOPHER.DAVIS
•KEVIN.STEPHENSON

© COPYRIGHT 2023
ALL RIGHTS RESERVED. USE OF THESE DOCUMENTS IS
STRICTLY PROHIBITED WITHOUT THE EXPRESS CONSENT OF
BOSS ARCHITECTURE, LLC.

STATE OF COLORADO
01.17.2025
CHRISTOPHER
WILLIAM
DAVIS
400094
LICENSED ARCHITECT

OWNERS:
ADAM and LAINIE MINNICK

LOCATION:
1010 TWO ELK LANE
MINTURN, COLORADO 81645

DR | 2025 DESIGN REVIEW
PR | 2025 FOR PRICING

ROOF PLAN

1 ROOF PLAN
1/4" : 1'

TWO.ELK

BOSS ARCHITECTURE
330 E. 7TH AVE
DENVER, COLORADO 80206 USA
303.377.6322 | P
303.377.6326 | F
WWW.BOSSARCHITECTURE.COM

A2.4

ELEVATION.MATERIALS

- CORRUGATED STEEL PANELS
- 1X6 WOOD SIDING
- STEEL PANELS, PAINTED TO MATCH WINDOW FRAMES
- CAST-IN-PLACE CONCRETE

ELEVATION.NOTES

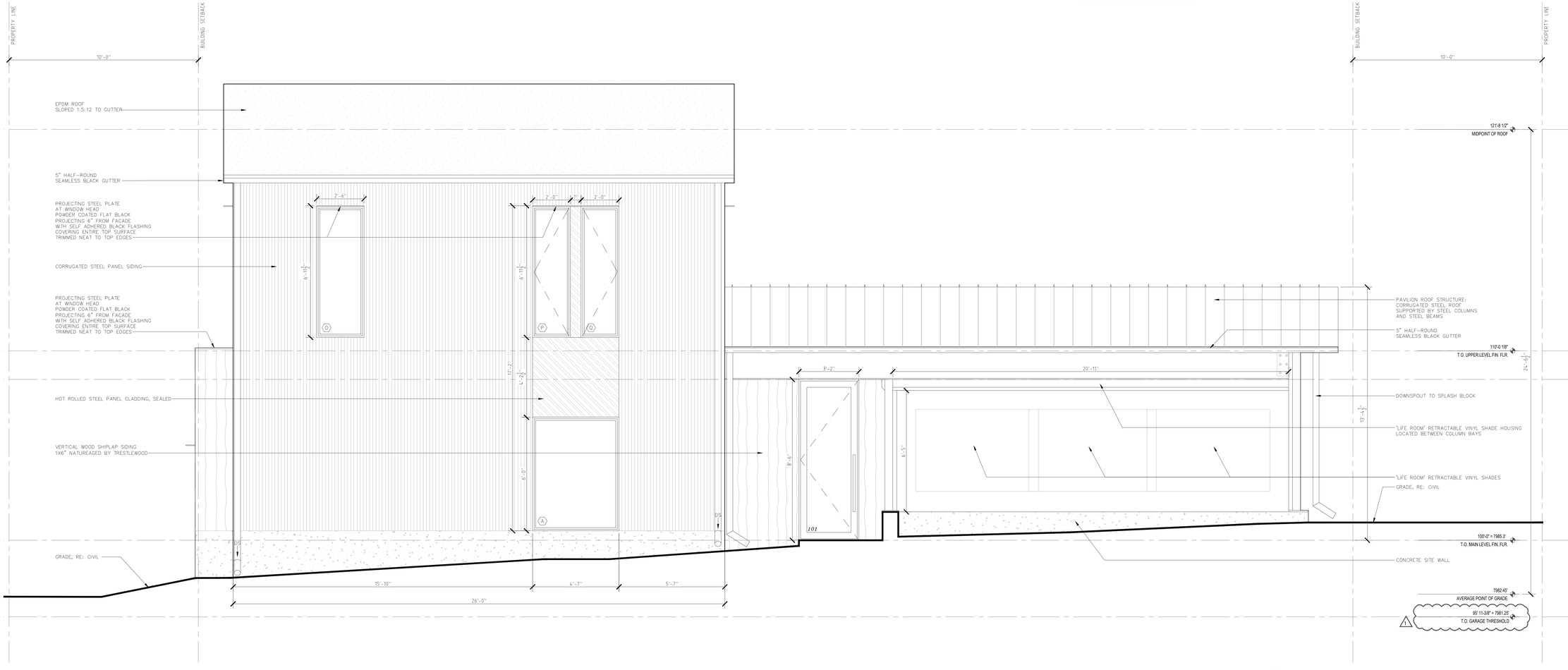
- DS — SYMBOL INDICATES LOCATION OF DOWNSPOUTS FROM PREFINISHED, SEAMLESS, HALF-ROUND GUTTERS. DOWNSPOUTS SHALL TERMINATE AT EITHER INLET PIPE OR SPLASH BLOCK. ALL GUTTERS, SHALL BE SEAMLESS.
- GUTTERS SHALL BE PROFILE SHOWN IN SECTIONS
- REFER TO CIVIL DRAWINGS FOR PIPE ROUTING

COORDINATE ALL VENT PIPE / FLUE / AND OTHER ROOF PENETRATIONS w/ ARCHITECT PRIOR TO COMMENCEMENT OF WORK.

VERIFY ALL DIMENSIONS IN FIELD.

SUBMIT SAMPLES OF ALL MATERIALS FOR APPROVAL.

COORDINATE MOUNTING HEIGHTS FOR ALL EXTERIOR SCONCES AND SUSPENSION HEIGHTS FOR ALL SUSPENDED LIGHT FIXTURES.



1 WEST ELEVATION
1/4" : 1'

CHRISTOPHER.DAVIS
KEVIN.STEPHENSON

© COPYRIGHT 2022
ALL DRAWINGS AND USE OF THESE DOCUMENTS IS RESTRICTED TO THE ARCHITECT'S PERMISSION
BOSS ARCHITECTURE, LLC

STATE OF COLORADO
01.17.2025
CHRISTOPHER WILLIAM DAVIS
400094
LICENSED ARCHITECT

OWNERS:
ADAM AND LAINIE MINNICK

LOCATION:
1010 TWO ELK LANE
MINTURN, COLORADO 81645

	2025 DESIGN REVIEW
	2025 FOR PRICING
1	2025 (REVISION.01)

EXTERIOR ELEVATIONS

TWO.ELK

BOSS ARCHITECTURE
3300 E. 7TH AVE
DENVER, COLORADO 80206 USA
303.377.6322 | P
303.377.6326 | F
WWW.BOSSARCHITECTURE.COM

3.0

ELEVATION.MATERIALS

- CORRUGATED STEEL PANELS
- 1X6 WOOD SIDING
- STEEL PANELS, PAINTED TO MATCH WINDOW FRAMES
- CAST-IN-PLACE CONCRETE

ELEVATION.NOTES

DS SYMBOL INDICATES LOCATION OF DOWNSPOUTS FROM PREFINISHED, SEAMLESS, HALF-ROUND GUTTERS. DOWNSPOUTS SHALL TERMINATE AT EITHER INLET PIPE OR SPLASH BLOCK.
ALL GUTTERS, SHALL BE SEAMLESS.

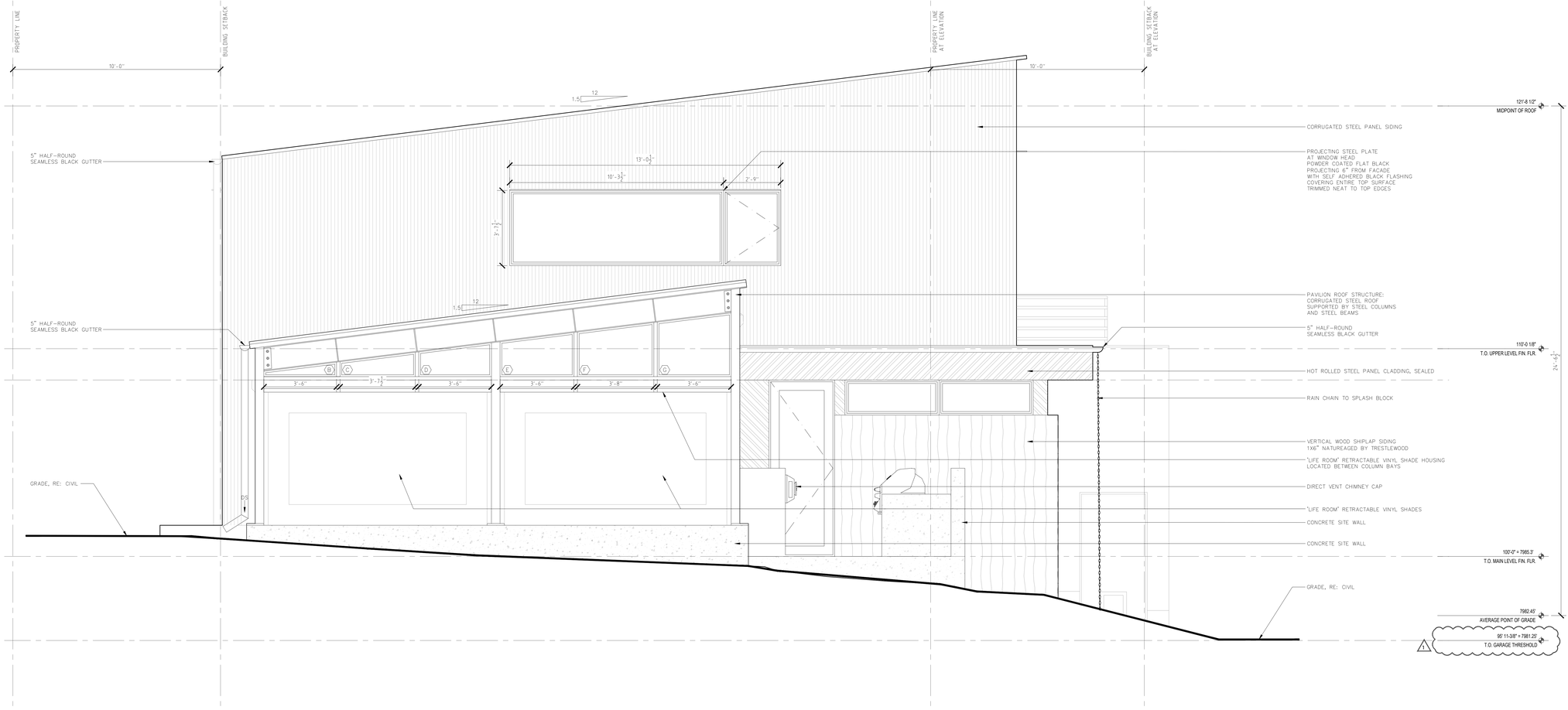
- GUTTERS SHALL BE PROFILE SHOWN IN SECTIONS
- REFER TO CIVIL DRAWINGS FOR PIPE ROUTING

COORDINATE ALL VENT PIPE / FLUE / AND OTHER ROOF PENETRATIONS w/ ARCHITECT PRIOR TO COMMENCEMENT OF WORK.

VERIFY ALL DIMENSIONS IN FIELD.

SUBMIT SAMPLES OF ALL MATERIALS FOR APPROVAL.

COORDINATE MOUNTING HEIGHTS FOR ALL EXTERIOR SCONCES AND SUSPENSION HEIGHTS FOR ALL SUSPENDED LIGHT FIXTURES.



1 SOUTH ELEVATION
1/2" : 1'

CHRISTOPHER.DAVIS
KEVIN.STEPHENSON

© COPYRIGHT 2023
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF BOSS ARCHITECTURE, LLC

STATE OF COLORADO
11.17.2025
CHRISTOPHER WILLIAM DAVIS
400094
LICENSED ARCHITECT

OWNERS:
ADAM and LAINIE MINNICK

LOCATION:
1010 TWO ELK LANE
MINTURN, COLORADO 81645

PJ | 2025 DESIGN REVIEW
PJ | 2025 FOR PRICING
1 PJ | 2025 (REVISION.01)

EXTERIOR ELEVATIONS

TWO.ELK

BOSS ARCHITECTURE
3300 E. 7TH AVE
DENVER, COLORADO 80206 USA
303.377.6322 | P
303.377.6326 | F
WWW.BOSSARCHITECTURE.COM

A3.1

ELEVATION.MATERIALS

- CORRUGATED STEEL PANELS
- 1X6 WOOD SIDING
- STEEL PANELS, PAINTED TO MATCH WINDOW FRAMES
- CAST-IN-PLACE CONCRETE

ELEVATION.NOTES

DS SYMBOL INDICATES LOCATION OF DOWNSPOUTS FROM PREFINISHED, SEAMLESS, HALF-ROUND GUTTERS. DOWNSPOUTS SHALL TERMINATE AT EITHER INLET PIPE OR SPLASH BLOCK. ALL GUTTERS, SHALL BE SEAMLESS.

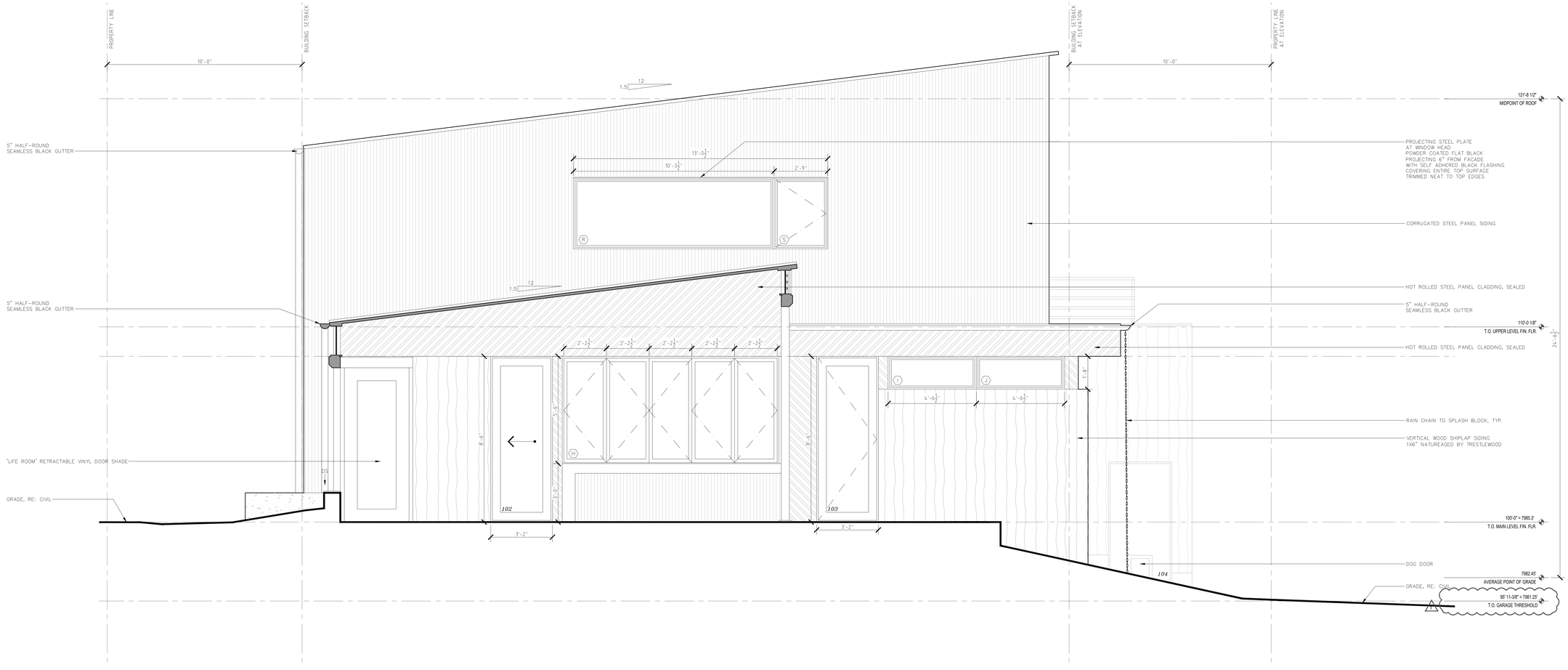
- GUTTERS SHALL BE PROFILE SHOWN IN SECTIONS
- REFER TO CIVIL DRAWINGS FOR PIPE ROUTING

COORDINATE ALL VENT PIPE / FLUE / AND OTHER ROOF PENETRATIONS w/ ARCHITECT PRIOR TO COMMENCEMENT OF WORK.

VERIFY ALL DIMENSIONS IN FIELD.

SUBMIT SAMPLES OF ALL MATERIALS FOR APPROVAL.

COORDINATE MOUNTING HEIGHTS FOR ALL EXTERIOR SCONCES AND SUSPENSION HEIGHTS FOR ALL SUSPENDED LIGHT FIXTURES.



1 SOUTH ELEVATION
1/2" : 1'

CHRISTOPHER.DAVIS
KEVIN.STEPHENSON

© COPYRIGHT 2023
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE DESIGNERS AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF BOSS ARCHITECTURE, LLC.

STATE OF COLORADO
11.17.2025
CHRISTOPHER WILLIAM DAVIS
400094
LICENSED ARCHITECT

OWNERS:
ADAM and LAINIE MINNICK

LOCATION:
1010 TWO ELK LANE
MINTURN, COLORADO 81645

PR | 2025 DESIGN REVIEW
PR | 2025 FOR PRICING
1 PR | 2025 (REVISION.01)

EXTERIOR ELEVATIONS

TWO.ELK

BOSS ARCHITECTURE
3300 E. 7TH AVE
DENVER, COLORADO 80206 USA
303.377.6322 | P
303.377.6326 | F
WWW.BOSSARCHITECTURE.COM

3.2

ELEVATION.MATERIALS

- CORRUGATED STEEL PANELS
- 1X6 WOOD SIDING
- STEEL PANELS, PAINTED TO MATCH WINDOW FRAMES
- CAST-IN-PLACE CONCRETE

ELEVATION.NOTES

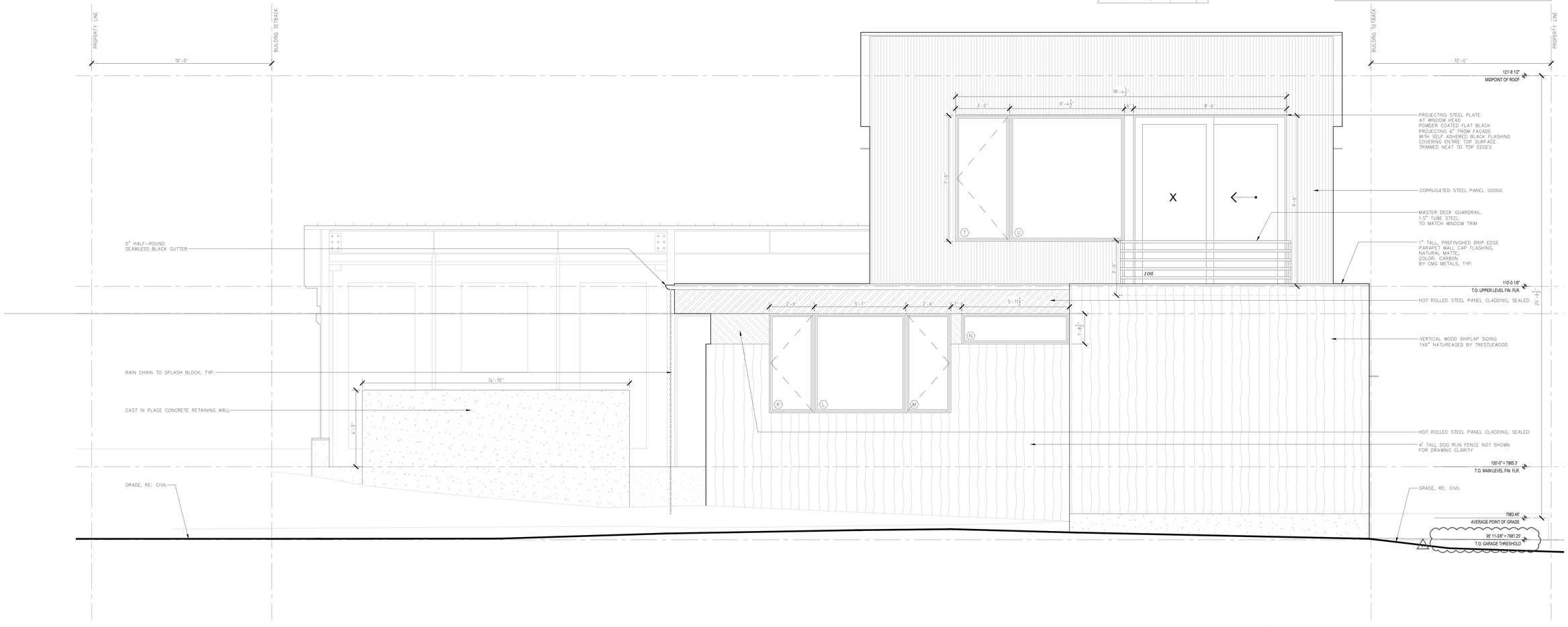
- DS — SYMBOL INDICATES LOCATION OF DOWNSPOUTS FROM PREFINISHED, SEAMLESS, HALF-ROUND GUTTERS. DOWNSPOUTS SHALL TERMINATE AT EITHER INLET PIPE OR SPLASH BLOCK. ALL GUTTERS, SHALL BE SEAMLESS.
- GUTTERS SHALL BE PROFILE SHOWN IN SECTIONS
- REFER TO CIVIL DRAWINGS FOR PIPE ROUTING

COORDINATE ALL VENT PIPE / FLUE / AND OTHER ROOF PENETRATIONS w/ ARCHITECT PRIOR TO COMMENCEMENT OF WORK.

VERIFY ALL DIMENSIONS IN FIELD.

SUBMIT SAMPLES OF ALL MATERIALS FOR APPROVAL.

COORDINATE MOUNTING HEIGHTS FOR ALL EXTERIOR SCONCES AND SUSPENSION HEIGHTS FOR ALL SUSPENDED LIGHT FIXTURES.



1 EAST ELEVATION
1/4" : 1'

CHRISTOPHER.DAVIS
KEVIN.STEPHENSON

© COPYRIGHT 2023
ALL DRAWINGS AND THE ARCHITECTURAL WORK DESCRIBED THEREIN ARE THE PROPERTY OF BOSS ARCHITECTURE, LLC. THE USE OF THESE DOCUMENTS IS RESTRICTED TO THE ORIGINAL PROJECT AND SITE SPECIFIED HEREIN. ANY OTHER USE OR REPRODUCTION IS STRICTLY PROHIBITED EXCEPT BY WRITTEN PERMISSION OF BOSS ARCHITECTURE, LLC.

STATE OF COLORADO
11-17-2025
CHRISTOPHER WILLIAM DAVIS
400094
LICENSED ARCHITECT

OWNERS:
ADAM and LAINIE MINNICK

LOCATION:
1010 TWO ELK LANE
MINTURN, COLORADO 81645

25.09.08	2025 DESIGN REVIEW
25.10.17	2025 FOR PRICING
1 25.11.17	2025 (REVISION.01)

EXTERIOR ELEVATIONS

TWO.ELK

BOSS ARCHITECTURE
3300 E. 7TH AVE
DENVER, COLORADO 80206 USA
303.377.6322 | P
303.377.6326 | F
WWW.BOSSARCHITECTURE.COM

A3.3

ELEVATION.MATERIALS

- CORRUGATED STEEL PANELS
- 1X6 WOOD SIDING
- STEEL PANELS, PAINTED TO MATCH WINDOW FRAMES
- CAST-IN-PLACE CONCRETE

ELEVATION.NOTES

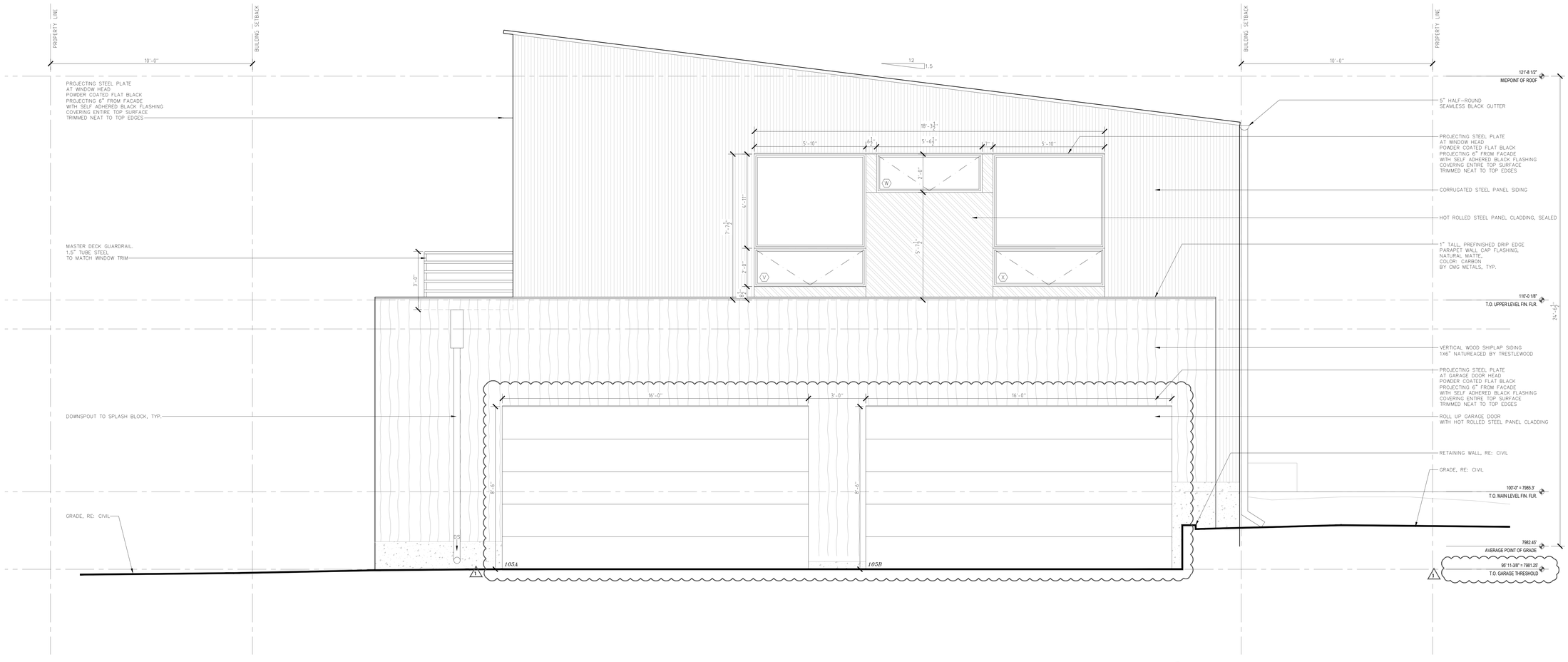
- DS — SYMBOL INDICATES LOCATION OF DOWNSPOUTS FROM PREFINISHED, SEAMLESS, HALF-ROUND GUTTERS. DOWNSPOUTS SHALL TERMINATE AT EITHER INLET PIPE OR SPLASH BLOCK. ALL GUTTERS, SHALL BE SEAMLESS ↓
- GUTTERS SHALL BE PROFILE SHOWN IN SECTIONS
- REFER TO CIVIL DRAWINGS FOR PIPE ROUTING

COORDINATE ALL VENT PIPE / FLUE / AND OTHER ROOF PENETRATIONS w/ ARCHITECT PRIOR TO COMMENCEMENT OF WORK.

VERIFY ALL DIMENSIONS IN FIELD.

SUBMIT SAMPLES OF ALL MATERIALS FOR APPROVAL.

COORDINATE MOUNTING HEIGHTS FOR ALL EXTERIOR SCONCES AND SUSPENSION HEIGHTS FOR ALL SUSPENDED LIGHT FIXTURES.



1 NORTH ELEVATION
1/4" : 1'

CHRISTOPHER.DAVIS
KEVIN.STEPHENSON

© COPYRIGHT 2023 ALL RIGHTS RESERVED
ALL DRAWINGS AND OTHER DOCUMENTS IS AND SHALL REMAIN THE PROPERTY OF BOSS ARCHITECTURE, LLC.

STATE OF COLORADO
01.17.2025
CHRISTOPHER WILLIAM DAVIS
400094
LICENSED ARCHITECT

OWNERS:
ADAM and LAINIE MINNICK

LOCATION:
1010 TWO ELK LANE
MINTURN, COLORADO 81645

PD | 2025 DESIGN REVIEW
PD | 2025 FOR PRICING
1 PD | 2025 (REVISION.01)

EXTERIOR ELEVATIONS

BOSS ARCHITECTURE
3300 E. 7TH AVE
DENVER, COLORADO 80206 USA
303.377.6322 | P
303.377.6326 | F
WWW.BOSSARCHITECTURE.COM

TWO.ELK

1

3.4

Minturn Planning Department
Minturn Town Center
302 Pine Street
Minturn, Colorado 81645

Minturn Planning Commission
Chair – Lynn Teach
Jeff Armistead
Michael Boyd
Amanda Mire
Eric Rippeth
Darell Wegert

Design Review Board Hearing

Final Plan Review for New Home – Changes to Approved Plans

0186 Miles End Lane

Hearing Date:	March 26, 2025
File Name and Process:	Single-Family Residence Changes to Approved Plans Review
Owner/Applicant:	David & Adriana Bombard
Representative:	Taylor Hermes & Rick Hermes, Minturn North Construction Company
Legal Description:	Subdivision: MINTURN NORTH PUD Lot: 7
Address:	0186 Miles End Lane
Zoning:	Game Creek Character Area – Minturn North PUD Zone District
Staff Member:	Madison Harris, Planner I
Recommendation:	**Approval**

Staff Report

I. Summary of Request:

Staff has underlined within the text of this report those items that changed since approval.

The Applicants, David and Adriana Bombard, request Final Plan review of changes to approved plans for a new, four-bedroom, 5,969 (gross) square foot (originally 5,818 gross square feet) single-family residence located at 0186 Miles End Lane in the Game Creek Minturn North PUD Zone District. The Applicant's representatives, Taylor Hermes and Rick Hermes of the Minturn North Construction Company, have been proactive in meeting with Town staff prior to submitting plans for a new home and have provided a relatively complete and thorough set of site, landscaping, and architectural plans.

Proposed Plans
The plans show a two-story, four-bedroom structure with a maximum building height - measured to the midpoint of the roof – of 27 feet 9 and 5/8 inches, under the maximum allowable 28-foot limit within the Game Creek Minturn North PUD Zone District. Along the rear, the height changed from 16 feet 10 and ½ inches to 15 feet 4 and 3/8 inches.

Additionally, the massing, forms, and scale of the proposed structure, as well as proposed exterior materials, textures and detailing also appear to achieve the design objectives of Appendix B – *Design Guidelines and Standards*, Minturn Municipal Code.

Parking is adequate, with four off-street spaces, two of which are provided within the garage and two in front of the garage. The plans show the entry level with one bedroom, garage, and entertainment lounge, and the main level has the three remaining bedrooms and primary living area.

According to staff's analysis of development standards and dimensional limitations in Section III below the project appears to meet the Town's standards.

Overall, staff believes that the Applicants and their representative have provided a complete, detailed set of plans necessary to complete a thorough final plan review.

As a reminder, the Planning Commission has the option to review the proposal as a "conceptual" plan review if the Commission feels that the plans are *not* sufficient or are in need of revisions and additional review prior to final plan approval; or the Commission may take action to approve, approve with conditions, or deny the Final Plans.

Staff is **recommending approval**.

II. Summary of Process and Code Requirements:

These plans are being presented by the Applicant as "Final Plan" level of review for changes to approved plans for a new single-family residential structure on a legally created lot within the Town of Minturn. This is a formal hearing providing the Applicant and staff the opportunity to discuss the proposal with the Planning Commission, acting as the Design Review Board, and to address the DRB's concerns or feedback regarding suggested revisions to the project.

If the DRB feels that the plans are complete, appropriate, and meet the intent and purposes of the Minturn Municipal Code, Chapter 16, the DRB has the option to take final action to approve the plans without conditions, or to approve with specific conditions and giving the Applicant and staff clear direction on any recommended revisions, additions or updates to the plans.
No variances are required or requested at this time.

Design Review Process
Appendix 'B' of the Minturn Municipal Code, Section 16-21-615 - *Design Review Applications*, subsection "d" below outlines the criteria and findings necessary for DRB review and approval of all new, major development proposals:

(d) Administrative procedure.

(1) Upon receipt of a completed and proper application, the application for Design Review will be scheduled for a public hearing. The hearing will be conducted in accordance with the procedures set forth in this Chapter.

(2) Criteria and findings. Before acting on a Design Review application, the Planning Commission, acting as the Design Review Board (DRB), shall consider the following factors with respect to the proposal:

a. The proposal's adherence to the Town's zoning regulations.
b. The proposal's adherence to the applicable goals and objectives of the Community Plan.
c. The proposal's adherence to the Design Standards.

(3) Necessary findings. The Design Review Board shall make the following findings before approving a Design Review application:

a. That the proposal is in conformance with the Town zoning regulations.
b. That the proposal helps achieve the goals and objectives of the Community Plan.
c. That the proposal complies with the Design Standards.

Staff suggests that the final plans for 0186 Miles End Lane meet or can be revised to meet the required findings 'a,' 'b,' and 'c' or subparagraph 3 – *Necessary findings*.

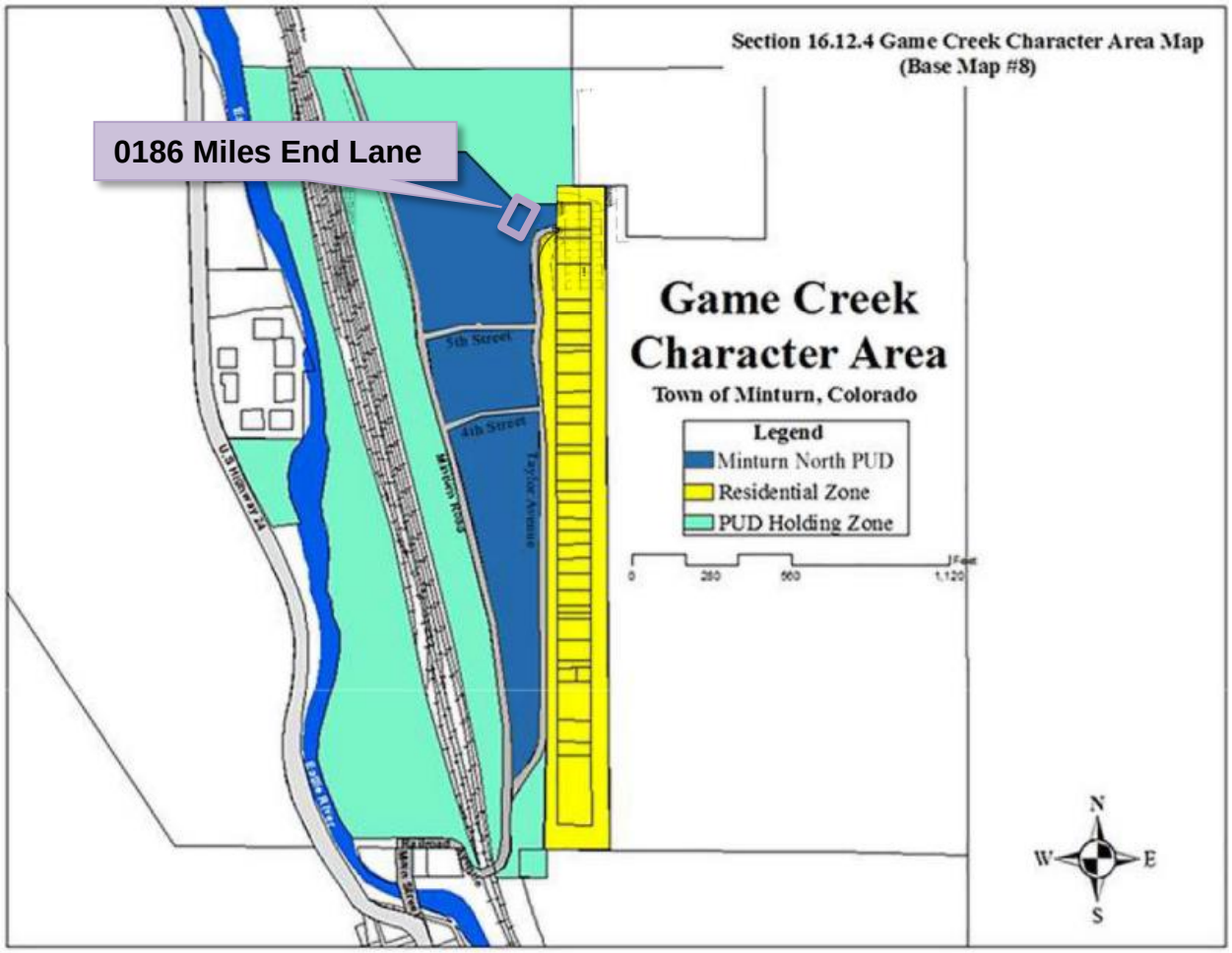
III. Zoning Analysis:

Zoning
The subject property is located within the "Game Creek Character Area" Minturn North PUD Zone District Planning Area 1 (PA-1), described as follows:

> *"The primary intent of this Planning Area is to create a market rate single-family residential use zone surrounded by common area and open space."*
> *- Ordinance No. 15 – Series 2023 Minturn North PUD Guide*

Rest of page left intentionally blank

Figure 1: Game Creek Character Area Zoning Map



Dimensional Limitations and Development Standards

The following table summarizes the lot, development and dimensional standards and limitations applicable to the subject property pursuant the approved Final Development Plan for the Minturn North PUD.

Regulation	Allowed/Required	Proposed/Existing
Minimum Lot Area:	6,882.48 sq. ft.	6,882.48 sq. ft. (.158 ac.)
Maximum Building Height:	28 feet	27 feet – 9 5/8 inches
Minimum Front Setback:	20 feet	20 feet
Minimum Side Setback:	5 feet	5 feet

Minimum Rear Setback:	10 feet	10 feet
Maximum Lot Coverage:	50% (3,441.24 sq. ft.)	3,347 sq. ft. (48.63%) Proposed Originally 3,154 sq.ft. (45.83%)
Maximum Impervious Coverage:	60% (4,129.49 sq. ft.)	4,064 sq. ft. (59.05%) Proposed Originally 4,127 sq.ft. (59.96%)
Minimum Snow Storage Area:	5% of Lot Area (6,882.48 sq. ft. x .05 = 344.12 sq. ft.)	349 sq. ft.
Parking:	4 spaces	4 spaces

IV. Applicable Standards and Design Guideline Criteria:

Design
In addition to the development standards listed above, the following general design principles are provided for reference.

Final Site, Grading and Drainage Design
The Minturn Design Guidelines encourage designs that integrate or account for site topography and existing conditions, surrounding conditions, solar orientation, placement on lots relative to streets and natural features, snow storage and snow shed from roof structures.

Mass and Form
The following excerpt from the Design Guidelines is applicable to the proposed home design:

"c. Massing and Scale

> *"**A simple central form with additive features shall be designed. This style creates visual interest and is appropriate for the community due to its compatibility with existing structures. Buildings and improvements should complement, rather than overpower, the adjacent natural and built environment.** Homes are encouraged to be sheltering in nature, with consistent setbacks from the street with prominent porches or overhanging eaves.*

"Building mass, form, length and height shall be designed to provide variety and visual interest while maintaining a scale that is similar or compatible to adjacent structures."
-Town of Minturn Design Guidelines

Staff Response:
Staff believes that the design and scale of the proposed structure incorporates a simple central form with additive features and is complementary to adjacent residential structures and character on nearby parcels. Staff further suggests that the scale of the project is appropriate and will not overpower surrounding natural and built environments. Proposed roof forms and pitches, materials and textures are compatible and complementary to the surrounding built and natural environments.

V. Issues and Recommended Revisions:

Issues or Required Plan Revisions
Staff has identified no issues.

VI. Staff Recommendation:

Staff suggests that the Final Plans for 0186 Miles End Lane generally **comply** with or exceed the applicable provisions and/or minimum standards of Chapter 16 and the Town of Minturn Design Standards (Appendix 'B') of the Minturn Town Code.

Staff is **recommending approval** of the Changes to Approved Plans.

DESIGN REVIEW APPLICATION

TOWN OF MINTURN PLANNING AND ZONING DEPARTMENT
P.O. Box 309 302 Pine Street Minturn, Colorado 81649-0309
Phone: 970-827-5645 Fax: 970-827-5545 Email: planner@minturn.org

Project Name:

Minturn North – Bombard Residence

Project Location

Street Address: 186 Miles End Lane

Zoning: Residential

Parcel Number(s): 2103-262-30-007

Application Request:

DRB Modifications

Applicant:

Name: Taylor Hermes & Rick Hermes – Minturn North Construction Company, LLC

Mailing Address: PO Box 2633 Edwards, CO 81632

Phone: 970-926-1720

Email: THermes@ResortConceptsCO.com

Property Owner:

Name: David & Adriana Bombard

Mailing Address: PO Box 2185 Edwards, CO 81632

Phone: 415-309-3582

Email: DBombard1@gmail.com / Adriana.Sulak@gmail.com

Required Information:

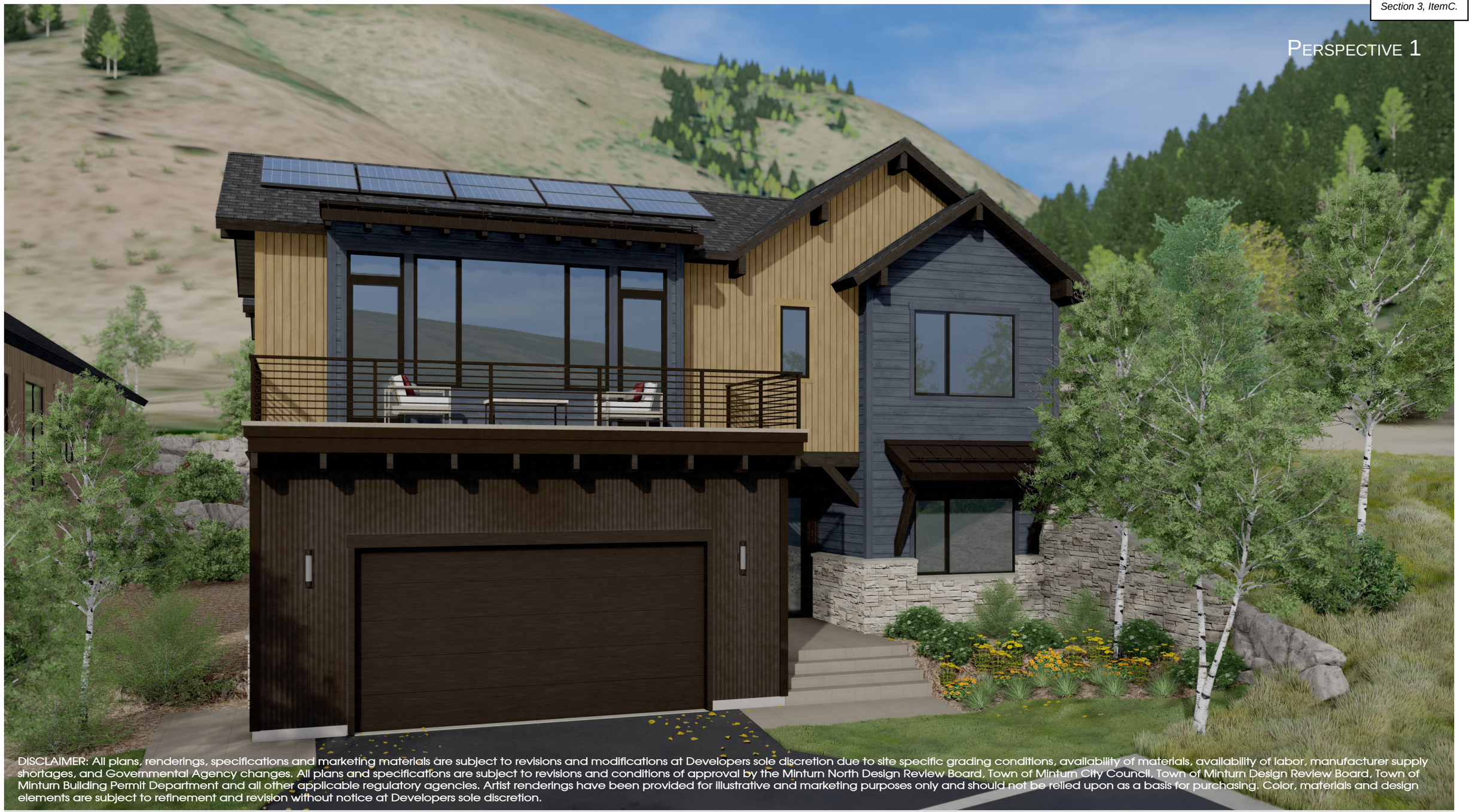
Lot Size: 0.158 acres	Type of Residence (Single Family, ADU, Duplex): SFH	# of Bedrooms: 5	# On-site Parking Spaces: 4
# of Stories: 2	Snow storage sq ft: 349 sf	Building Footprint sq ft: 3,347	Total sq ft Impervious Surface: 4,064

Signature:

1/29/24

Fee Paid:_____ **Date Received:**_____ **Planner:**_____

PERSPECTIVE 1



DISCLAIMER: All plans, renderings, specifications and marketing materials are subject to revisions and modifications at Developers sole discretion due to site specific grading conditions, availability of materials, availability of labor, manufacturer supply shortages, and Governmental Agency changes. All plans and specifications are subject to revisions and conditions of approval by the Minturn North Design Review Board, Town of Minturn City Council, Town of Minturn Design Review Board, Town of Minturn Building Permit Department and all other applicable regulatory agencies. Artist renderings have been provided for illustrative and marketing purposes only and should not be relied upon as a basis for purchasing. Color, materials and design elements are subject to refinement and revision without notice at Developers sole discretion.

MINTURN NORTH - LOT 7

EGGERS ARCHITECTURE, INC

AXIS VU DESIGN

DRB DESIGN REVIEW - 3D VIEWS

JANUARY 30, 2025

RESORT CONCEPTS

PERSPECTIVE 2

DISCLAIMER: All plans, renderings, specifications and marketing materials are subject to revisions and modifications at Developers sole discretion due to site specific grading conditions, availability of materials, availability of labor, manufacturer supply shortages, and Governmental Agency changes. All plans and specifications are subject to revisions and conditions of approval by the Minturn North Design Review Board, Town of Minturn City Council, Town of Minturn Design Review Board, Town of Minturn Building Permit Department and all other applicable regulatory agencies. Artist renderings have been provided for illustrative and marketing purposes only and should not be relied upon as a basis for purchasing. Color, materials and design elements are subject to refinement and revision without notice at Developers sole discretion.

MINTURN NORTH - LOT 7

EGGERS ARCHITECTURE, INC

AXIS VU DESIGN

DRB DESIGN REVIEW - 3D VIEWS

JANUARY 30, 2025

RESORT CONCEPTS

Terraces & Walkways
Concrete Pavers
Color: Light Almond

Exterior Stone
Colorado Buff

Fascia, Soffits, Columns & Railing
Color: Custom Stain

Vertical Siding
1"x8" – Butt Joint, Rough
Color: Custom Stain

Horizontal Siding
1"x8" – Butt Joint, Rough
Color: Custom Stain

Wood Columns per Plan
Color: Custom Stain

Roofing
Mfg: CertainTeed Belmont Asphalt Shingles
Color: Black Granite

Roofing
Standing Seam Metal
Color: Dark Bronze

Garage Door
9'-0" x 18'-0" Insulated Metal
Color: Bronze

Metal Siding at Garage
Color: Dark Bronze

Windows and Doors
Mfg: Sierra Pacific
Color: Bronze

Exterior Lighting
Mfg: Hinkley Mist 22" Sconce
Color: Bronze

Entry Door
Solid Wood
Color: Custom Stain

Entry Door Hardware
Ashley Norton Full Plate with Helios Interior Lever
Color: Bronze

All product and design specifications, including, but not limited to, color, finish, model, etc., are for illustrative purposes only and are subject to change without notice.

2021 IECC ENERGY COMPLIANCE

CLIMATE ZONE: 6 COMPLIANCE PATH: PRESCRIPTIVE (R402.1)

LOCATION	REQUIRED PER R402.1.3	R-VALUE PROVIDED	DESCRIPTION
CEILING	R-60	R-61.5	4 1/2" CLOSED CELL FOAM (R31.5) + 11" KRAFT FACED BATTS (R30)= R61.5
WOOD WALLS	R-30	R-30.35	2 1/2" CLOSED CELL FOAM (R17.5) + 3" BLOWN IN BLANKET (R12.85)= R30.35
FLOOR	R-30	R-31.5	4 1/2" CLOSED CELL FOAM (R31.5)
BSMT WALLS	R-15	R-21	3" CLOSED CELL FOAM (R21)
SLAB LESS THAN 12" BELOW GRADE	R-10 cl 4 FT.	R-10	2" RIGID POLYSTYRENE BOARD VERTICAL FROM TOP OF SLAB TO 48" BELOW GRADE MIN.
FENESTRATION	U=0.30 SHGC=NR	U-0.30 MIN	PER INDIVIDUAL WINDOW

GENERAL NOTES:

1. THE BUILDING THERMAL ENVELOPE INCLUDES ALL EXTERIOR WALLS, CANTILEVERED FLOOR AREAS, ROOFS, FOUNDATION WALLS AND GARAGE WALLS & ROOF.
2. ATTIC SPACES ARE INSULATED AT UNDERSIDE OF ROOF SHEATHING AND ARE UNVENTED.
3. ALL HOT WATER PIPING MUST BE INSULATED WITH MINIMUM R-3 INSULATION (R403.5.2).
4. THREE ADDITIONAL ENERGY EFFICIENCY REQUIREMENTS MUST BE PROVIDED (R402.1.5). REFER TO THE LIST BELOW FOR ADDED COMPLIANCE REQUIREMENTS.
5. A PERMANENT CERTIFICATE SHALL BE POSTED WITHIN THE MECHANICAL ROOM (R401.3). REFER TO THE LIST BELOW FOR ITEMS REQUIRED ON THE CERTIFICATE.

ADDED ENERGY EFFICIENCY REQUIREMENTS (R402.2):

1. 402.2.2 MORE EFFICIENT HVAC EQUIPMENT. 1. GREATER THAN OR EQUAL TO 95 AFUE NATURAL GAS FURNACE AND 16 SEER AIR CONDITIONER
2. 402.2.3 REDUCED ENERGY WATER HEATING: 1. GREATER THAN OR EQUAL TO 0.82 EF FOSSIL FUEL SERVICE WATER HEATING SYSTEM.
3. 402.2.4 MORE EFFICIENT DUCT THERMAL DISTRIBUTION: 1. 100% OF DUCTS AND AIR HANDLERS LOCATED ENTIRELY WITHIN BUILDING THERMAL ENVELOPE. 3. 100% OF DUCT THERMAL DISTRIBUTION SYSTEM LOCATED IN CONDITIONED SPACE PER SECTION 403.3.2
4. 402.2.5 IMPROVED AIR SEALING... 1. THE MEASURED AIR LEAKAGE RATE SHALL BE LESS THAN OR EQUAL TO 3.0 ACH50, WITH EITHER AN ERV OR HRV INSTALLED.

CERTIFICATE LISTING REQUIREMENTS (R401.3):

1. The predominant R-values of insulation installed in or on ceilings, roofs, walls, foundation components such as slabs, basement walls, crawl space walls and floors and ducts outside conditioned spaces.
2. U-factors of fenestration and the solar heat gain coefficient (SHGC) of fenestration. Where there is more than one value for any component of the building envelope, the certificate shall indicate both the value covering the largest area and the area weighted average value if available.
3. The results from any required duct system and building envelope air leakage testing performed on the building.
4. The types, sizes, fuel sources, and efficiencies of heating, cooling and service water heating equipment. Where a gas-fired unvented room heater, electric furnace or baseboard electric heater is installed in the residence, the certificate shall indicate "gas-fired unvented room heater," "electric furnace" or "baseboard electric heater," as appropriate. An efficiency shall not be indicated for gas-fired unvented room heaters, electric furnaces and electric baseboard heaters.
5. Where on-site photovoltaic panel systems have been installed, the array capacity, inverter efficiency, panel tilt and orientation shall be noted on the certificate.
6. For buildings where an Energy Rating Index score is determined in accordance with Section R406, the Energy Rating Index score, both with and without any on-site generation, shall be listed on the certificate.
7. The code edition under which the structure was permitted, and the compliance path used.
8. The fuel sources for cooking and clothes drying equipment.
9. Where combustion equipment is installed, the certificate shall indicate information on the installation of additional electric infrastructure including which equipment and/or appliances include additional electric infrastructure, capacity reserved on the electrical service panel for replacement of each piece of combustion equipment and/or appliance.
10. Where a solar-ready zone is provided, the certificate shall indicate the location, dimensions, and capacity reserved on the electrical service panel.

12

BOMBARD RESIDENCE

186 MILES END LANE
LOT 07, MINTURN NORTH
MINTURN, COLORADO

DRB SUBMITTAL SET	MAY 17, 2024
REVISED DRB SUBMITTAL	JUNE 14, 2024
BUILDING PERMIT SET	JULY 8, 2024
REVISED PERMIT SET	SEPTEMBER 18, 2024
REVISED PERMIT SET #2	OCTOBER 18, 2024
OWNER REVISIONS	DECEMBER 23, 2024

OWNER'S REPRESENTATIVE
RESORT CONCEPTS
PO BOX 5127
EDWARDS, COLORADO 81632
(970) 926-1720

ARCHITECT
EGGERS ARCHITECTURE, INC
PO BOX 798
KREMMLING, COLORADO 80459
(970) 409-9790

STRUCTURAL ENGINEER
SUNDQUIST DESIGN GROUP
PO BOX 676
CONIFER, COLORADO 80433
(970) 838-2222

LANDSCAPE ARCHITECT
TOMINA TOWNSEND
PO BOX 3000
EDWARDS, COLORADO 81632
(303) 945-5252

CIVIL ENGINEER
BOUNDARIES UNLIMITED, INC.
923 COOPER AVENUE, SUITE 201
GLENWOOD SPRINGS, COLORADO 81601
(970) 945-5252

SURVEYOR
SLAGLE SURVEY SERVICES
PO BOX 751
EAGLE, COLORADO 81631
(970) 471-1499

GEOTECHNICAL ENGINEER
CTL THOMPSON, INC
1790 AIRPORT ROAD, UNIT 2
BRECKENRIDGE, COLORADO 80424
(970) 453-2047

PROJECT INFORMATION: 13

FLOOR AREA:	FINISHED	MECH	GARAGE	TOTAL
ENTRY LEVEL:	2,118SF	112 SF	897 SF	3,127 SF
MAIN LEVEL:	2,842 SF			2,842 SF
TOTALS:	4,960 SF	112 SF	897 SF	5,969 SF

LOT AREA:	6,882.48 SF		
BUILDING COVERAGE:	3,347SF	48.63 %	50% ALLOWABLE
IMPERVIOUS COVERAGE:	4,064 SF	59.05%	60% ALLOWABLE

CODE INFORMATION:

JURISDICTION: TOWN OF MINTURN, COLORADO

CODES: 2021 INTERNATIONAL RESIDENTIAL CODE
2021 INTERNATIONAL ENERGY CONSERVATION CODE
+ LOCAL AMENDMENTS

DRAWING SCHEDULE

C	COVER
	FINAL PLAT MINTURN NORTH P.U.D.
C7	MINTURN NORTH P.U.D. OVERALL GRADING PLAN
C1	SITE GRADING, DRAINAGE & EROSION CONTROL PLAN
C2	CIVIL DETAILS
L1	LANDSCAPE PLANTING PLAN
L2	LANDSCAPE SCHEDULES & DETAILS
A1.1	ENTRY LEVEL PLAN
A1.2	MAIN LEVEL PLAN
A1.3	ROOF PLAN
A2.1	BUILDING ELEVATIONS
A2.2	BUILDING ELEVATIONS
A3.1	BUILDING SECTIONS
A3.2	BUILDING SECTIONS
A3.3	DETAILS
A3.4	DETAILS
A3.5	DOOR/WINDOW SCHEDULE & DETAILS4
A4.1	ENTRY LEVEL CEILING PLAN
A4.2	MAIN LEVEL CEILING PLAN
BH1	BUILDING HEIGHT CALCULATIONS
S1.1	STRUCTURAL NOTES & DETAILS
S2.1	FOUNDATION PLAN
S2.2	FLOOR FRAMING PLAN
S2.3	ROOF FRAMING PLAN
S3.1	FOUNDATION DETAILS
S3.2	FRAMING DETAILS
S3.3	FRAMING DETAILS
E1.1	ENTRY LEVEL SCHEMATIC ELECTRICAL PLAN
E1.2	MAIN LEVEL SCHEMATIC ELECTRICAL PLAN
E1.3	ROOF SCHEMATIC ELECTRICAL PLAN

DISCLAIMER: ALL PLANS, RENDERINGS, SPECIFICATIONS AND MARKETING MATERIALS ARE SUBJECT TO REVISIONS AND MODIFICATIONS AT DEVELOPERS SOLE DISCRETION DUE TO SITE SPECIFIC GRADING CONDITIONS, AVAILABILITY OF MATERIALS, AVAILABILITY OF LABOR, MANUFACTURER SUPPLY SHORTAGES, AND GOVERNMENTAL AGENCY CHANGES. ALL PLANS AND SPECIFICATIONS ARE SUBJECT TO REVISIONS AND CONDITIONS OF APPROVAL BY THE TOWN OF MINTURN CITY COUNCIL, TOWN OF MINTURN DESIGN REVIEW BOARD, TOWN OF MINTURN BUILDING PERMIT DEPARTMENT AND ALL OTHER APPLICABLE REGULATORY AGENCIES. ARTIST RENDERINGS HAVE BEEN PROVIDED FOR ILLUSTRATIVE AND MARKETING PURPOSES ONLY AND SHOULD NOT BE RELIED UPON AS A BASIS FOR PURCHASING. COLOR, MATERIALS AND DESIGN ELEMENTS ARE SUBJECT TO REFINEMENT AND REVISION WITHOUT NOTICE AT DEVELOPERS SOLE DISCRETION.

EGGERS ARCHITECTURE, INC.
PO BOX 798 KREMMLING, CO 80459
(970) 724-3411 CELL: (970) 409-9790
don.eggers@eggersarchitecture.com

RESORT CONCEPTS
225 MAIN STREET, SUITE C-101
EDWARDS, COLORADO
(970) 926-1720

STATE OF COLORADO — DONALD W. EGGERS — LICENSED ARCHITECT

BOMBARD
186 MILES END LANE
LOT 07, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L07

ISSUED

#	DATE	BY	COMMENTS
13	12-23-24	DWE	OWNER REVISIONS
12	10-18-24	DWE	REVISED PERMIT SET #2
11	9-18-24	DWE	REVISED PERMIT SET
10	7-8-24	DWE	BUILDING PERMIT SET

C

FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

MINTURN TOWN CERTIFICATE

This plat is approved by the town council of the Town of Minturn, County of Eagle, State of Colorado this 1 day of MARCH, 2024 for filing with the Clerk and Recorder of the County of Eagle, Colorado, and for conveyance of the dedications shown hereon; subject to the provisions that approval in no way obligates the Town of Minturn for financing or construction of improvements of said lands, streets or easements dedicated to the public, except as specifically agreed to by the Town Council of the Town of Minturn.

WITNESS MY HAND AND THE SEAL OF THE TOWN OF MINTURN
TOWN COUNCIL OF THE TOWN OF MINTURN

BY: _____ ATTEST: _____

MAYOR
TOWN OF MINTURN, COLORADO

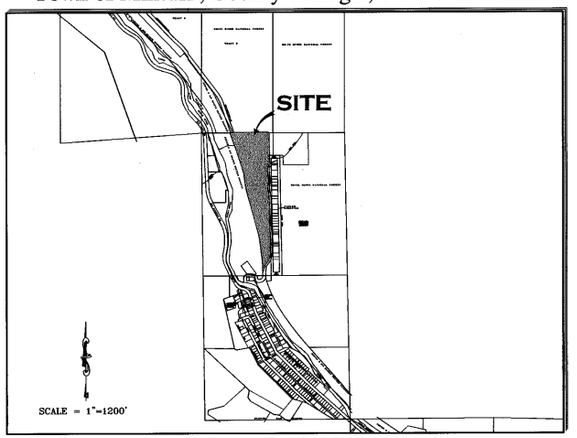
TOWN CLERK
TOWN OF MINTURN, COLORADO

SEAL
TOWN OF MINTURN COLORADO
1904

LAND USE TABLE

LOT	USE	AREA	ADDRESS
1	SINGLE FAMILY	0.196 Acres	0246 Miles End Lane
2	SINGLE FAMILY	0.189 Acres	0236 Miles End Lane
3	SINGLE FAMILY	0.193 Acres	0226 Miles End Lane
4	SINGLE FAMILY	0.181 Acres	0216 Miles End Lane
5	SINGLE FAMILY	0.191 Acres	0206 Miles End Lane
6	SINGLE FAMILY	0.166 Acres	0196 Miles End Lane
7	SINGLE FAMILY	0.158 Acres	0186 Miles End Lane
8	SINGLE FAMILY	0.166 Acres	0176 Miles End Lane
9	SINGLE FAMILY	0.164 Acres	0166 Miles End Lane
10	SINGLE FAMILY	0.164 Acres	0156 Miles End Lane
11	SINGLE FAMILY	0.164 Acres	0146 Miles End Lane
12	SINGLE FAMILY	0.172 Acres	0136 Miles End Lane
13	SINGLE FAMILY	0.157 Acres	0126 Miles End Lane
14	SINGLE FAMILY	0.176 Acres	0112 Miles End Lane
15	SINGLE FAMILY	0.209 Acres	0096 Miles End Lane
16	SINGLE FAMILY	0.263 Acres	0070 Miles End Lane
17	SINGLE FAMILY	0.189 Acres	0243 Miles End Lane
18	SINGLE FAMILY	0.200 Acres	0221 Miles End Lane
19	SINGLE FAMILY	0.165 Acres	0201 Miles End Lane
20	SINGLE FAMILY	0.164 Acres	0185 Miles End Lane
21	SINGLE FAMILY	0.164 Acres	0171 Miles End Lane
22	SINGLE FAMILY	0.166 Acres	0155 Miles End Lane
23	SINGLE FAMILY	0.174 Acres	0141 Miles End Lane
24	SINGLE FAMILY	0.185 Acres	0125 Miles End Lane
25	SINGLE FAMILY	0.166 Acres	0111 Miles End Lane
26	SINGLE FAMILY	0.202 Acres	0095 Miles End Lane
27	SINGLE FAMILY	0.199 Acres	0083 Miles End Lane
28	SINGLE FAMILY	0.160 Acres	0071 Miles End Lane
29	SINGLE FAMILY	0.159 Acres	0057 Miles End Lane
30	SINGLE FAMILY	0.158 Acres	0043 Miles End Lane
31	SINGLE FAMILY	0.178 Acres	0031 Miles End Lane
32	SINGLE FAMILY	0.177 Acres	0017 Miles End Lane
33	SINGLE FAMILY	0.176 Acres	0003 Miles End Lane
34	SINGLE FAMILY	0.103 Acres	0036 Silver Star Trail
35	SINGLE FAMILY	0.103 Acres	0030 Silver Star Trail
36	SINGLE FAMILY	0.103 Acres	0024 Silver Star Trail
37	SINGLE FAMILY	0.103 Acres	0018 Silver Star Trail
38	SINGLE FAMILY	0.099 Acres	0008 Silver Star Trail
39	SINGLE FAMILY	0.129 Acres	0001 Silver Star Trail
Tract B	OPEN SPACE	2.958 Acres	
Tract C	Town Property	0.904 Acres	0052 Minturn Road (Not of PUD)
Tract D	Right of Way	0.966 Acres	Miles End Lane (North)
Tract D1	Right of Way	0.431 Acres	Miles End Lane (South)
Tract E	Open Space	1.220 Acres	
Tract F	Open Space	0.074 Acres	
Tract G	Right of Way	0.030 Acres	Silver Star Trail
Tract H	Right of Way	0.369 Acres	Fourth Street
TOTAL		13.485 ACRES	

ADDRESSES ARE FOR INFORMATIONAL PURPOSES ONLY



PORTION OF SECTION 26,
TOWNSHIP 5 SOUTH, RANGE 81 WEST, 6th P.M.

GENERAL NOTES AND NOTES FOR CREATED EASEMENTS:
1) The purpose of this Final Plat is to Create various lots with building envelopes, open space areas and tracts, along with easements and Right of Ways, for the purposes described herein, all pursuant to Town of Mintura Land Use Regulations and Colorado Revised Statutes concerning the subdivision of land.
2) Basis of Bearing: N27°04'04" W between monuments marking the C-W 16th Corner and the Northwest Corner Section 26, Township 5 South, Range 81 West, of the 6th P.M., shown and described herein. This bearing is based on the non-recorded stamped Land Survey Plat performed by Eagle Valley Survey and dated August 7, 2018.
3) Survey Date: December, 2022 through July 2023.
4) Legal description, easements and location of boundary lines are based on Old Republic National Title Insurance Company order number no. ABC50650645-9, dated August 03, 2023, Quitclaim Deed recorded December 02, 2014 as Reception No. 201420764 along with plats and survey monumentation referenced hereon (to include the non-recorded stamped Land Survey Plat performed by Eagle Valley Survey and dated August 7, 2018). In regards to items referenced in schedule B II of this title commitmeat referenced above: Items 1-8, 10, 21, 24, 27 and 30 were not researched by surveyor or found to not contain easement restrictions or other survey or platting related issues.
Item 9 - Pipe easement does not effect this platted parcel, falls in Northeast Quarter of the Northwest Quarter of Sec 26, T5S, R81W.
Item 11&12- Ordinance and Dedication regarding Taylor Avenue. Depicted hereon by eastern Boundary, recorded in Book 248 at Page 178 and Book 248 at Page 452.
Item 13 - 20 foot Sewer Easement, Does not effect this platted Parcel.
Item 14 - Conveyance to State Department of Highways, Does not Effect these platted lands.
Item 15 - Does not effect these Platted lands but references vacation of portions of Taylor Addition to the Town of Minturn.
Item 16 - effects subject parcel as it is an Annexation of property to Town of Minturn recorded in Book 333 at Page 349.
Item 17 & 18- Do not effect subject Parcel.
Item 19 - Conveyance described in Book 687 at Page 268 does not contain any easements not already defined hereon.
Item 20 - Does not effect these Platted lands. (a.k.a. subject parcel)
Item 22 - Public Service Company of Colorado Easement, Reception No. 897924, falls off subject Parcel.
Item 23 - Boundary Agreement recorded as Reception No. 200824177, called out as adjoiner hereon.
Item 25 & 26 - Parcel is subject to Mapping of Piping and Ditches in area of this subject parcel defined in document recorded as Reception No. 201703240, and 201703454 any rights or restrictions and exact location thereof not clear to surveyor from face of documents.
Item 29 - Parcel is subject to 1904 40 foot wide easement for right of way from Denver Rio Grand Railroad to Eagle County, the location of which is not determinable from face of document. This Agreement has is to have been Terminated prior to the Recording of this Plat.
5) These platted lands are subject to:
- The Minturn North P.U.D. Guide recorded as Reception no. 202402232.
- The Declarations of Covenants, Conditions, Restrictions and Easements for Minturn North recorded as Reception No. 202402240.
- The non-exclusive Heritage Utility Easement as shown herein on page five (5) - on, over, under, above, across and through those areas designated hereon as "Heritage Utility Easement" as defined in document recorded in the Eagle County Clerk and Recorder's Office as Reception No. 202316489 .

PERTAINING TO HEREON CREATED EASEMENTS:
6) the owner, hereby reserves for themselves their successors and / or assigns the following non-exclusive easements created herein:
a) a non-exclusive utility and drainage easement as shown herein - on, over, under, above, across and through those areas designated hereon as "Utility and Drainage Easement" AND those areas of each lot outside of Building Envelopes, for the purpose of i) the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, including but not limited to waterlines and hydrants, sanitary sewerlines and manholes, telephone lines, cable television lines, gaslines, electrical lines, fiber optic lines, other communication lines and all related structures, together with right of ingress and egress, ii) storm drainage, drainage of water flow from other lands along with the installation, use, repair, replacement, improvement and maintenance of surface drainage structures including but not limited to swales, gutters, ditches, culverts, together with right of ingress and egress thereto.
b) a non-exclusive Utility Easement as shown herein - on, over, under, above, across and through those areas designated hereon as "Utility Easement" for the purpose of the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, including but not limited to waterlines and hydrants, sanitary sewerlines and manholes, telephone lines, cable television lines, gaslines, electrical lines, fiber optic lines, other communication lines and all related structures, together with right of ingress and egress.
c) non-exclusive Access, Utility, and Drainage, Easement - on, over, under, above, across and through those areas designated hereon as "Access, Utility and Drainage Easement", and "Private Right of Way" to include, but not limited to, areas shown as Fourth Street, Tract D, Tract D1 and Tract G, for the purpose of i) Ingress and Egress, reasonable Pedestrian use including ingress and egress of persons including vehicle, foot, bicycle or small wheel use ii) the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, and all related structures, together with right of ingress and egress, and iii) storm drainage, drainage of water flow from other lands along with the installation, use, repair, replacement, improvement and maintenance of surface drainage structures including but not limited to swales, gutters, ditches, culverts, together with right of ingress and egress thereto.

GENERAL NOTES CONTINUED:
6) Continued...
d) Tract D, Tract D1, and Tract G, shall be open to Public vehicular and non- vehicular access.
e) Any Easement that permits public recreation on Private Property shall benefit from the provision of C.R.S. 33-41-101 et seq..

FOLLOWING CREATED EASEMENTS DEDICATED TO TOWN OF MINTURN:
7) the owner, hereby dedicates to the Town of Minturn the following non-exclusive easements:
a) non-exclusive Utility, Drainage, Parking, Snow Storage and Landscape Easement on, over, under, above, across and through those areas designated hereon as "Utility, Drainage, Parking, Snow Storage & Landscape Easement" for the purpose of i) the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, and all related structures, together with right of ingress and egress, ii) storm drainage, drainage of water flow from other lands along with the installation, use, repair, replacement, improvement and maintenance of surface drainage structures including but not limited to swales, gutters, ditches, culverts, together with right of ingress and egress thereto, iii) the installation, use, repair, replacement, improvement and maintenance of vehicular parking area, together with right of ingress and egress thereto, reasonable Pedestrian use including ingress and egress of persons to include vehicle, foot, bicycle or non-motorized use, iv) reasonable local snow storage and v) Landscaping use, and maintenance.
b) non-exclusive Utility, Drainage, Snow Storage, Landscape and Trail Easement on, over, under, above, across and through those areas designated hereon as "Utility, Drainage, Snow Storage, Landscape and Trail Easement" for the purpose of i) the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, and all related structures, together with right of ingress and egress, ii) storm drainage, drainage of water flow from other lands along with the installation, use, repair, replacement, improvement and maintenance of surface drainage structures including but not limited to swales, gutters, ditches, culverts, together with right of ingress and egress thereto, iii) reasonable local snow storage, iii) Landscaping use, and maintenance along with v) Pedestrian and Trail use including reasonable ingress and egress of persons to include foot, bicycle or non-motorized use along with sidewalk or path construction, use and repair.
c) non-exclusive Utility, Drainage, Snow Storage and Landscape Easement on, over, under, above, across and through those areas designated hereon as "Utility, Drainage, Snow Storage & Landscape Easement" for the purpose of i) the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, and all related structures, together with right of ingress and egress, ii) storm drainage, drainage of water flow from other lands along with the installation, use, repair, replacement, improvement and maintenance of surface drainage structures including but not limited to swales, gutters, ditches, culverts, together with right of ingress and egress thereto, iii) reasonable local snow storage and iv) Landscaping use, and maintenance.
d) non-exclusive Trail Easement on, over, under, above, across and through those areas designated hereon as "Trail Easement" for the purpose of Pedestrian and Trail use including reasonable ingress and egress of persons to include foot, bicycle or non-motorized use along with sidewalk or path construction, use and repair.
e) a non-exclusive trail easement on, over, across, and through those strips of land depicted and designated herein as "4' Trail Easement" on sheet 5 of 5 for Pedestrian and Trail use including reasonable ingress and egress of persons to include foot, bicycle or non-motorized use along with path construction, or use. Maintenance of any path improvements within the "4' Pedestrian Easement" shall be at the sole cost and expense of the Minturn North P.O.A..
f) a non-exclusive utility and drainage easement as shown herein - on, over, under, above, across and through those areas designated hereon as " Public Utility and Drainage Easement" , as shown in Tract C, on sheet 2 of 5, for the purpose of i) the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, including but not limited to waterlines and hydrants, sanitary sewerlines and manholes, telephone lines, cable television lines, gaslines, electrical lines, fiber optic lines, other communication lines and all related structures, together with right of ingress and egress, ii) storm drainage, drainage of water flow from other lands along with the installation, use, repair, replacement, improvemeat and maintenance of surface drainage structures including but not limited to swales, gutters, ditches, culverts, together with right of ingress and egress thereto.

SURVEYOR'S CERTIFICATE

I, Matthew S. Slagle, do hereby certify that I am a Professional Land Surveyor licensed to practice land surveying under the laws of the State of Colorado, That this Subdivision Plat is a true, correct and complete plat of MINTURN NORTH P.U.D., as laid out, platted, dedicated and shown hereon. that such plat was made from an accurate survey of said property by me and /or under my supervision and accurately shows the location and dimensions of the lots, easements and rights-of-way of said plat as the same are nonumented upon the ground in compliance with applicable regulation governing the subdivision of land, that such plat is based upon the professional land surveyor's knowledge, information and belief, that it has been prepared in accordance with applicable standards of practice, and that such plat is not a guaranty or warranty, either expressed or implied.

COLORADO REGISTERED 34998 PROFESSIONAL LAND SURVEYOR
02-26-24

Matthew S. Slagle PLS 34998
Professional Land Surveyor
State of Colorado

Revised 02-07-24 Edited C.O.D. MSS
Revised 12-02-23 Edited Note 6a MSS
Revised 11-14-23 minor text MSS
Revised 11-07-23 Certain Dimensions MSS
Revised 11-06-23 Tract C Easements MSS
Revised 11-03-23 Town Comments MSS
Revised 10-11-23 Town Comments MSS
Revised 10-06-23 Town Comments MSS
Revised 09-26-23 Added Note regarding Tract C MSS

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

CERTIFICATE OF DEDICATION AND OWNERSHIP AND PHILIP HADLEY

Know all men by these presents that Minturn Crossing LLC, being sole owner in fee simple, mortgagee or lienholder, of all that real property situated in the Town of Minturn, County of Eagle, State of Colorado described as follows:
Parcel 1, UPRR Subdivision according to the Final Plat thereof recorded on 13th, day of December, 2023 as Reception No. 202316483 in the Office of the Eagle County Clerk and Recorder, Eagle County, Colorado.
Containing 13.485 acres more or less; and has caused the same to be laid out, platted and subdivided, and designated as MINTURN NORTH P.U.D. subdivision in the Town of Minturn, County of Eagle, State of Colorado, and does hereby accept responsibility for the completion of the improvements required by this plat, and does hereby accept responsibility for the completion of the improvements required by this plat and does hereby dedicate and set aside the following tracts, parcels and easements as follows:
-To the Town of Minturn Tract H (Fourth Street) and the easements described and depicted hereon in General Note 7, together with associated public improvements.
-To Utility Providers such utility easements as depicted herein in which utility infrastructure is located.

OWNER: MINTURN CROSSING LLC
ADDRESS: 225 Main Street, Suite C-101
Edwards, Colorado 81632

BY: RICK HERMES
TITLE: MANAGER

STATE OF COLORADO)
)SS
COUNTY OF EAGLE)

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS 4 DAY OF MARCH, A.D, 2024 BY RICK HERMES AS MANAGER OF MINTURN CROSSING LLC.

MY COMMISSION EXPIRES: 6 AUG 27

CHRISTINE THURSTON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154031002
MY COMMISSION EXPIRES 08/06/2027

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

SUBORDINATION BY MORTGAGEE

Philip Hadley, being the holder of a promissory note secured by deed of trust recorded the 13th day of December 2023, at Reception No. 202316490, in the Office of the Clerk and Recorder of Eagle County, Colorado, hereby consents to the Subdivision of the lands set forth in this Final Plat of Minturn North, P.U.D., and subordinates the lien represented by the aforesaid Deed of Trust to the Dedications and restrictions as shown on this final plat and relative covenants, conditions and restrictions.

MORTGAGEE: Philip Hadley
BY: _____ as Individual

STATE OF Colorado)
) §
COUNTY OF Eagle)

The Foregoing Subordination by Mortgagee was acknowledged before me this 26 day of February 2024, By Philip Hadley as Individual.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: Aug. 01, 2025
NOTARY PUBLIC

JESSICA L BECHARD
NOTARY PUBLIC - STATE OF COLORADO
Notary ID #20134048864
My Commission Expires 8/1/2025

CERTIFICATE OF TAXES PAID

I, the undersigned, do hereby certify that the entire amount of taxes and assessments due and payable as of JANUARY 1, 2023, 2023 upon all parcels of real estate described on this Plat are paid in full.

DATED THIS 1st OF March, A.D., 2024
R0681D1

TREASURER OF EAGLE COUNTY

TITLE CERTIFICATE

LAND TITLE does hereby certify that it has examined the title to all lands shown upon this plat and that title to such is vested in MINTURN CROSSING LLC free and clear of all liens, taxes, and encumbrances, except DEED OF TRUST recorded 12/13/23, 202316490

DATED THIS 28TH DAY OF FEBRUARY, A.D., 2024

AGENT: _____

CLERK AND RECORDER'S CERTIFICATE # 5330

This Plat was filed for record in the Office of the Clerk and Recorder at 12:59 o'clock P.M., on this 4th day of March, A.D, 2024

CLERK AND RECORDER

BY: _____ DEPUTY

SLAGLE SURVEY SERVICES
800 Castle Drive - P.O. Box 751 Eagle, Colorado 81631
970.471.1499 Office matthew@slaglesurvey.com
www.SlagleSurvey.com

FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

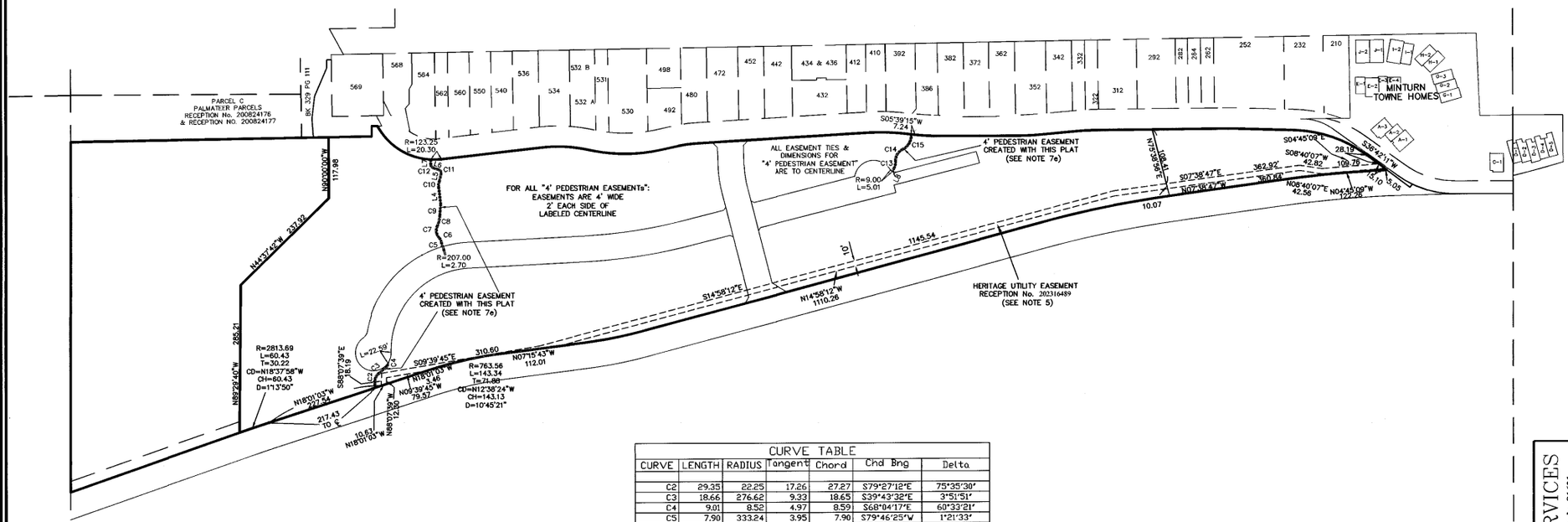
DRAWN BY:	JOB NUMBER:	DRAWING NAME:
MSS	22055	22055 FP2.dwg
SHEET 1 OF 5		DATE: 08-13-2023

Eagle County, CO
Regina O'Brien
Pgs: 5
REC: $53.00 DOC: $0.00
2024022234
03/04/2024
12:59:18 PM

FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

SHEET 5 OF 5

ADDITIONAL EASEMENT DETAIL SHEET



LINE TABLE		
LINE	LENGTH	BEARING
L4	32.13	N83°15'49"E
L5	14.91	S77°04'30"E
L6	11.48	N18°26'21"E
L7	9.83	S89°36'46"E
L8	7.28	N62°43'18"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	Tangent	Chord	Chd Brng	Delta
C2	29.35	22.25	17.26	27.27	S79°27'12"E	75°35'30"
C3	18.66	276.62	9.33	18.65	S39°43'32"E	3°51'51"
C4	9.01	8.52	4.97	8.59	S68°04'17"E	60°33'21"
C5	7.90	333.24	3.95	7.90	S79°46'25"W	1°21'33"
C6	11.08	18.95	5.70	10.93	N63°41'55"E	33°30'33"
C7	24.01	20.01	13.69	22.68	S81°19'10"W	68°45'04"
C8	20.65	49.15	10.48	20.50	S76°20'24"E	24°04'13"
C9	22.78	236.37	11.40	22.77	S85°36'54"E	5°31'15"
C10	12.77	20.27	6.60	12.56	S83°06'39"E	36°05'40"
C11	9.29	7.31	5.39	8.68	N57°19'55"E	72°46'53"
C12	8.09	6.45	4.68	7.57	N54°28'07"E	71°50'14"
C13	15.45	30.72	7.89	15.28	S77°07'28"E	28°48'21"
C14	27.14	23.79	15.26	25.69	S58°50'20"E	65°22'36"
C15	35.79	30.20	20.33	33.73	S60°06'18"E	67°54'31"

100 0 50 100 200 400

1 INCH = 100 FEET

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
34998
02-26-24

Matthew S. Slagle PLS 34998
Professional Land Surveyor
State of Colorado

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

SLAGLE SURVEY SERVICES
800 Castle Drive - P.O. Box 751 Eagle, Colorado 81631
970.471.1499 Office matthew@slaglesurvey.com
www.SlagleSurvey.com

FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

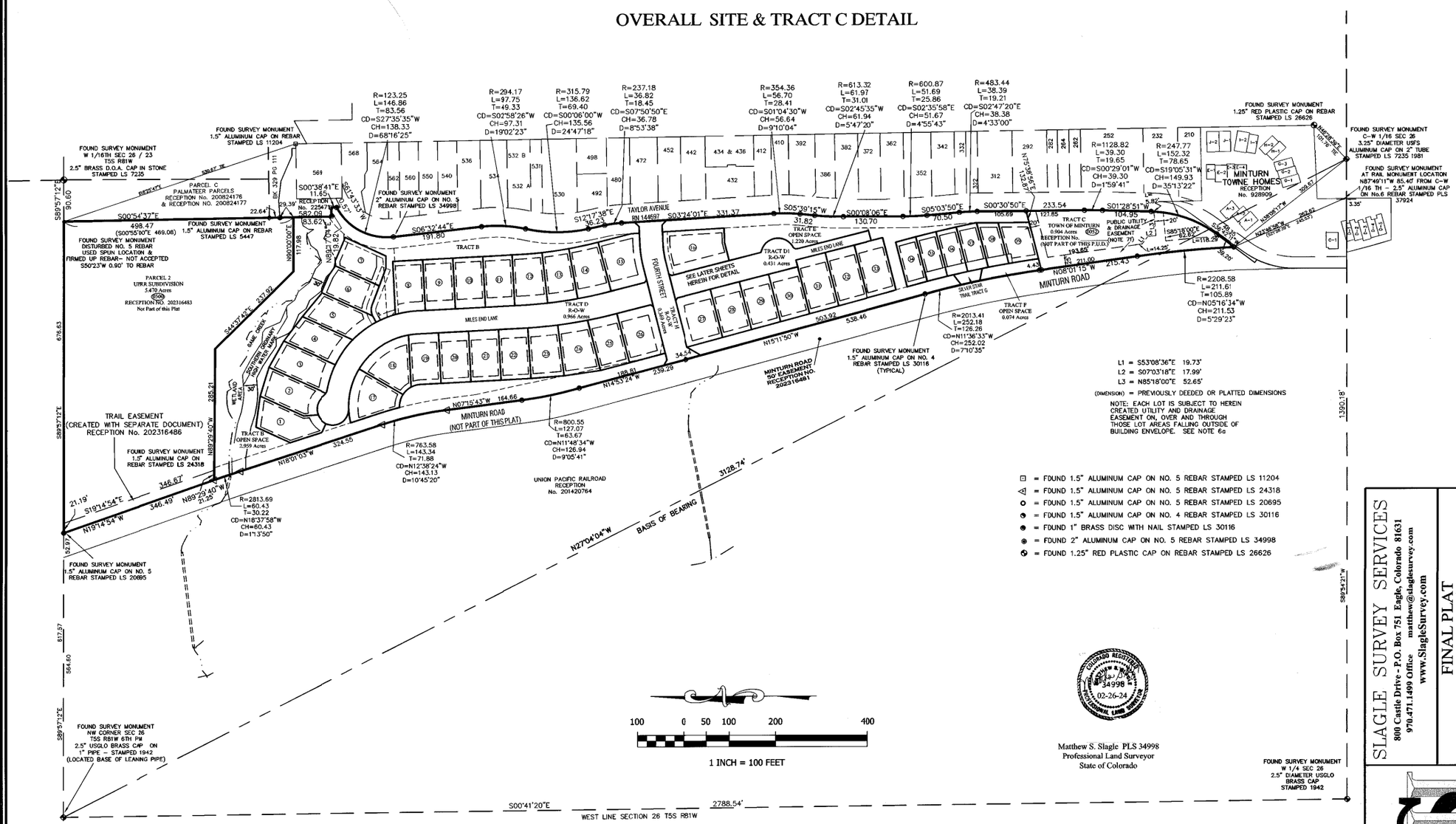
DRAWN BY: MSS | JOB NUMBER: 23055 | DRAWING NAME: 23055 FP2.dwg | DATE: 08-13-2023 | SHEET: 5 OF 5

202402234

FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

SHEET 2 OF 5

OVERALL SITE & TRACT C DETAIL



Matthew S. Slagle PLS 34998
Professional Land Surveyor
State of Colorado

COLORADO REGISTERED MATTHEW S. SLAGLE 34998 02-26-24 PROFESSIONAL LAND SURVEYOR

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

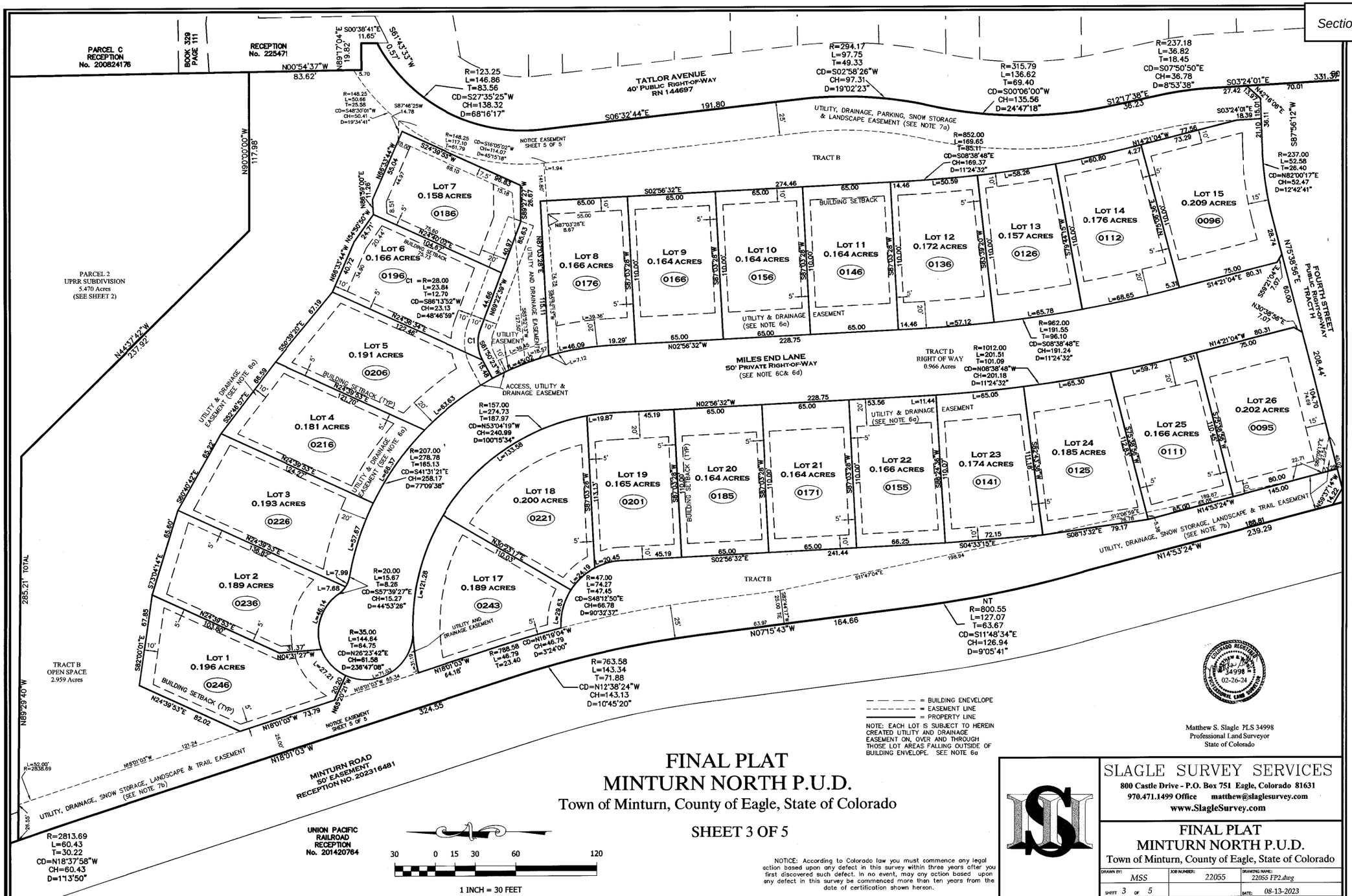
SLAGLE SURVEY SERVICES
800 Castle Drive - P.O. Box 751 Eagle, Colorado 81631
970.471.1499 Office matthew@slaglesurvey.com
www.SlagleSurvey.com

FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

DRAWN BY:	JOB NUMBER:	DRAWING NAME:	DATE:
MSS	22055	22055 FP2.dwg	08-13-2023

SHEET 2 OF 5

202402234



NOTE: EACH LOT IS SUBJECT TO HEREIN CREATED UTILITY AND DRAINAGE EASEMENT ON, OVER AND THROUGH THOSE LOT AREAS FALLING OUTSIDE OF BUILDING ENVELOPE. SEE NOTE 6a

FINAL PLAT
MINTURN NORTH P.U.D.

Town of Minturn, County of Eagle, State of Colorado

SHEET 3 OF 5

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

Matthew S. Slagle PLS 34998
Professional Land Surveyor
State of Colorado

SLAGLE SURVEY SERVICES
800 Castle Drive - P.O. Box 751 Eagle, Colorado 81631
970.471.1499 Office matthew@slaglesurvey.com
www.SlagleSurvey.com

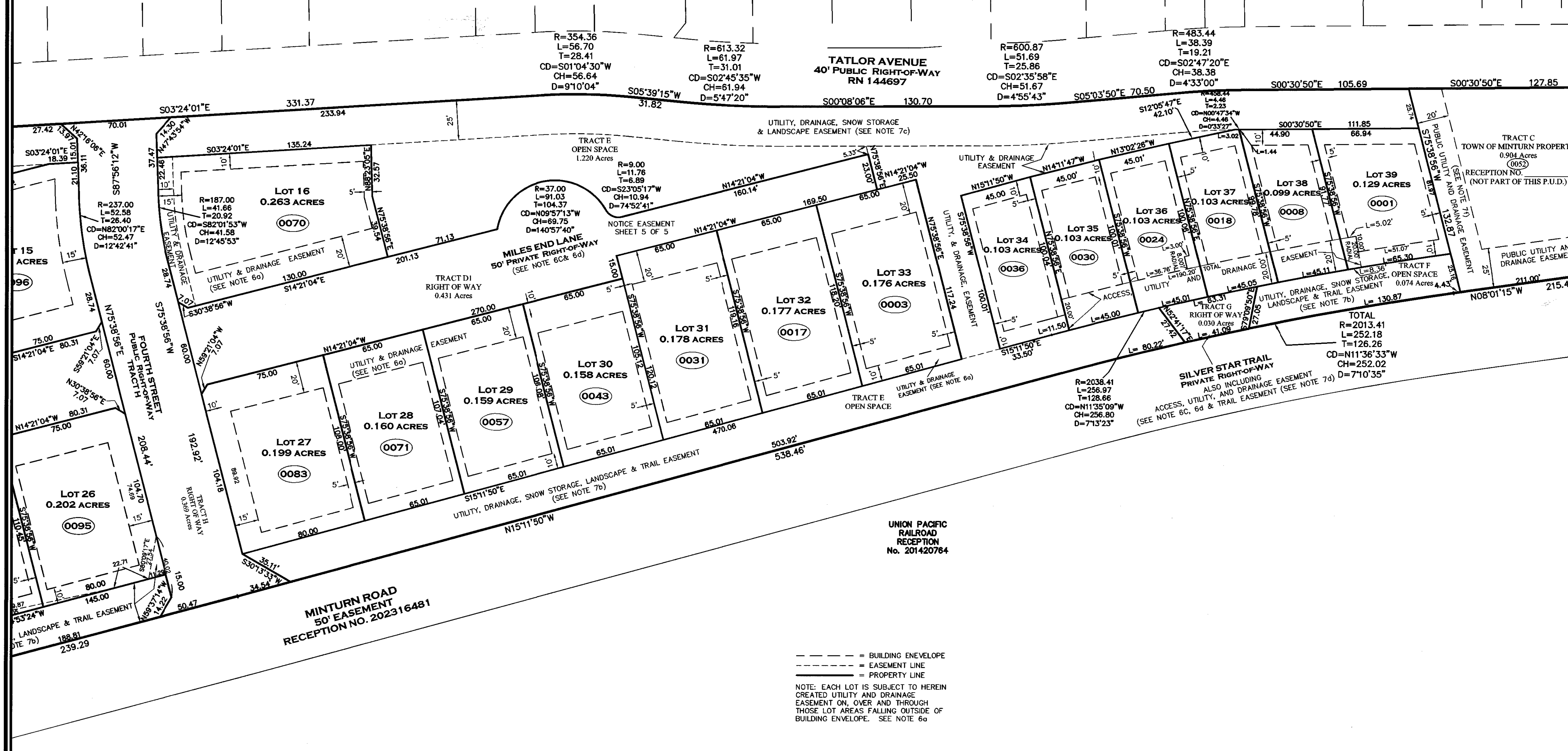
FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

DRAWN BY:	JOB NUMBER:	DRAWING NAME:
MSS	22055	22055 FP2.dwg
SHEET 3 OF 5		DATE: 08-13-2023

202402234

FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

SHEET 4 OF 5



- - - - - = BUILDING ENEVELOPE
— - — - — = EASEMENT LINE
——— = PROPERTY LINE

NOTE: EACH LOT IS SUBJECT TO HEREIN CREATED UTILITY AND DRAINAGE EASEMENT ON, OVER AND THROUGH THOSE LOT AREAS FALLING OUTSIDE OF BUILDING ENVELOPE. SEE NOTE 6a

Matthew S. Slagle PLS 34998
Professional Land Surveyor
State of Colorado

30 0 15 30 60 120

1 INCH = 30 FEET

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

SLAGLE SURVEY SERVICES
800 Castle Drive - P.O. Box 751 Eagle, Colorado 81631
970.471.1499 Office matthew@slaglesurvey.com
www.SlagleSurvey.com

FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

DRAWN BY:	JOB NUMBER:	DRAWING NAME:
MSS	22055	22055 FP2.dwg
SHEET 4 OF 5		DATE: 08-13-2023

20240234

KEYMAP

INSTALL TRAPEZOIDAL DITCH, 24" DEEP, 12' BOTTOM WIDTH W 2:1 SIDESLOPES, NAG P550 AS SHOWN ON SHEETS E.4 & E.5. W 12' CHECK DAMS WHERE SHOWN, SEE DETAIL SHT. DT.R4

(OC-48) INSTALL TRAPEZOIDAL DITCH, 24" DEEP, 12' BOTTOM WIDTH W 2:1 SIDESLOPES, NAG P550 AS SHOWN ON SHEETS E.4 & E.5. W 12' CHECK DAMS WHERE SHOWN, SEE DETAIL SHT. DT.R4

CONSTRUCT FIFTY FOUR (54) 20'x9' PARKING SPACES. REMOVE TOPSOIL, SLOPE AT 4% FROM EDGE OF EXISTING ASPHALT, 6" GRAVEL DEPTH, OR 6" ASPHALT MILLING DEPTH (ALTERNATE)

(OC-25) INSTALL TRAPEZOIDAL DITCH, 24" DEEP, 36' BOTTOM WIDTH W 2:1 SIDESLOPES, NAG P550 AS SHOWN ON SHEETS E.4 & E.5. W 12' CHECK DAMS EVERY 50 FT, SEE DETAIL SHT. DT.R4

LOCATE 3' x 3' MIN. SITE BOULDERS TO BE SPACED AT REAR OF PARKING STALL FOR AUTO SAFETY. BOULDERS TO BE PLACED 18" UNDERGROUND WITH 18" ABOVE GROUND.

WHERE CROSSING DRAINAGE CHANNEL INSTALL RIPRAP ON BOTTOM AND SIDE SLOPES OF CHANNEL. SEE RIPRAP DETAIL SHEET DT-R1.

SHAPE CURB TO ACCEPT DRAINAGE CHANNEL FROM ABOVE

6% TO BUILDING SETBACK

LOCATION OF GRAVEL FOOT PATH TO BE LOCATED IN THE FIELD, SEE SECTION ON DT.R1

TRANSITION TO 12 FT. WIDE DRIVEWAY TO LOT

INSTALL TEMPORARY EROSION CONTROL FABRIC PER SHEET E.5 ON THE 2:1 SLOPE IN FRONT OF LOTS 1-7. PERMANENT SLOPE PROTECTION AND/OR REGRADING TO BE INCLUDED ON THE BUILDING PERMIT PLANS

MATCH TO SHEET C.6

BUILDING SETBACK, TYP.

6% TO BUILDING SETBACK

INCREASED BERM HEIGH TO 7 FEET ABOVE THE INUNDATION CHANNEL GRADE

GAME CREEK 100 YEAR FLOOD PLAIN LIMITS PER WRIGHT WATER ENGINEERING, INC.

GAME CREEK

DEFLECTION BERM:
HEIGHT=2.5' MIN., TYP. (SEE EXCEPTIONS)
TOP WIDTH=5.0' MIN.
SIDE SLOPES= 2.5:1 MAX.
THE PURPOSE OF THIS DEFLECTION BERM IS TO DEFLECT THE 100-YEAR MUD FLOW EVENT AS ANALYZED BY WRIGHT WATER ENGINEERS [FIGURE 2, MINTURN NORTH PUD, MUD AND DEBRIS FLOW ANALYSIS, JOB NO. 191-092.050, DATED NOVEMBER 2023]. THE BERM AS SHOWN HAS BEEN RAISED ABOVE THAT OF THE WRIGHT WATER ENGINEERS ANALYSIS FROM THAT DATE.

EARTHWORK FILL MATERIAL PLACED BETWEEN MILES END ROAD AND THE BUILDING SETBACK SHALL BE MOISTURE CONTROLLED AND COMPACTED TO 95% STANDARD PROCTOR, TYP.

MILES END LANE

MATCH TO SHEET C.6

EARTHW
MILES EI
SHALL B
COMPAC

N:\PROJECTS\2022\22036-Minturn North\dwg\22036 C-Grading.dwg 5/15/2024 3:01 PM

Boundaries Unlimited Inc.
Civil Engineering
Surveying
& Beyond
923 Cooper Ave., Ste. 201
Glenwood Springs, CO 81601
(T) 970.945.5252
www.bu-inc.com

Subsurface Utility Engineering (SUE) Required Project: **TBD**

If "Yes", SUE Certification by:
Firm: **TBD**
Job #: **TBD**
Date: **TBD**

Engineer or Surveyor Seal

COLORADO LICENSED
BRUCE D'LEMEN
5/1/24
19082
PROFESSIONAL ENGINEER

Client Information:
MINTURN NORTH LAND COMPANY LLC
PO BOX 2633
EDWARDS, CO 81632
970 926-1720

NORTH
0 20' 40'
Scale: 1" = 20'

811 Know what's below. Call before you dig.

TOWN OF MINTURN, COLORADO

Minturn North P.U.D.

Overall Grading and Drainage Plan
Construction Plan Set 5/1/24

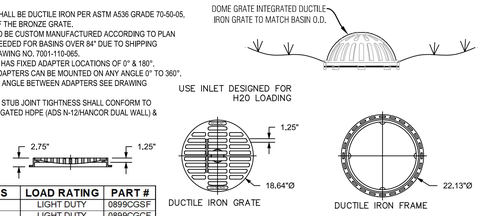
No.	Date	Revision	By
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			

PROJECT NO.: **22036**
Designer: **PAH**
Drafter: **BUI**
Date: **12/25/22**

Sheet: **C.7**

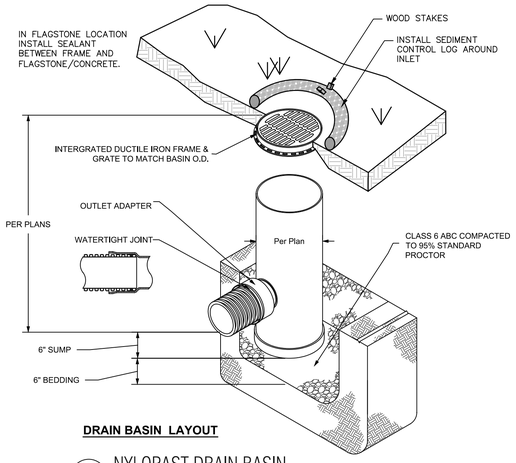
File Name: **22036 c-grading.dwg**

1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05, WITH THE EXCEPTION OF THE BRONZE GRATE.
2 - CUSTOM DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
3 - STANDARD DRAIN BASIN HAS FIXED ADAPTER LOCATIONS OF 0° & 180°. CUSTOM DRAIN BASIN ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL) & PVC SEWER (4" - 24").



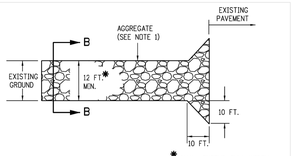
GRATE OPTIONS	LOAD RATING	PART #
STANDARD	LIGHT DUTY	0899CGSF
SOLID COVER	LIGHT DUTY	0899CGCF
BRONZE	N/A	0899CGBF
DOME	N/A	0899CGDF
DROP IN GRATE	LIGHT DUTY	0801DI

STANDARD GRATE ASSEMBLY



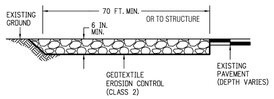
DRAIN BASIN LAYOUT

NYLOPAST DRAIN BASIN
N.T.S.
8 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL
7001-110-272

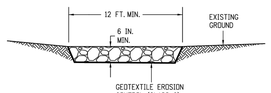


PLAN VIEW

* SHALL EXTEND FULL WIDTH OF INGRESS AND EGRESS OPERATION.



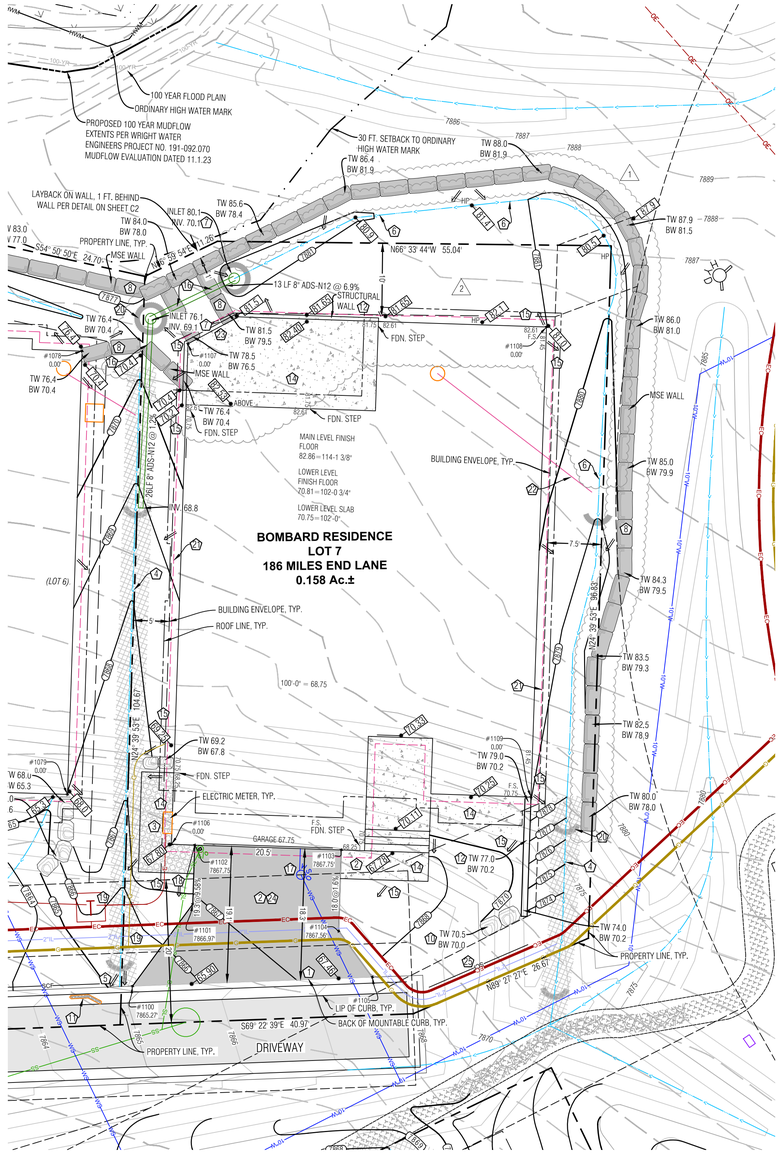
ELEVATION SECTION



SECTION B-B

NOTES:
1. AGGREGATE SHALL CONFORM TO SUBSECTION 208.02 ().
2. THE CONTRACTOR SHALL PROTECT CURB AND GUTTER THAT CROSSES THE ENTRANCE FROM DAMAGE, WHILE NOT BLOCKING FLOW OF WATER THRU STRUCTURE. PROTECTION OF THE CURB AND GUTTER SHALL BE INCLUDED IN THE COST OF WORK AND NOT PAID FOR SEPARATELY.
3. GEOTEXTILE SHALL CONFORM TO SUBSECTION 712.08.
4. ALL MATERIALS AND LABOR TO COMPLETE THE VEHICLE TRACKING PAD SHALL BE INCLUDED IN THE COST OF WORK AND NOT PAID FOR SEPARATELY.
5. THE PAY ITEM NUMBER FOR VEHICLE TRACKING PAD (EACH) IS 208-00070.

VEHICLE TRACKING PAD



LEGEND

TW	TOP OF WALL
BW	BOTTOM OF WALL
GB	GRADE BREAK
EX	EXISTING
LP	LOW POINT
HP	HIGH POINT
86.75	PROPOSED SPOT ELEVATION
	DRAINAGE SWALE
	FLOW ARROW
SCF	SEDIMENT CONTROL FENCE
8020 / 8018	PROPOSED MAJOR/MINOR CONTOUR
8020 / 8018	EXISTING MAJOR/MINOR CONTOUR
	EROSION LOGS
	ASPHALT DRIVEWAY & AUTOCOURT
	NORTH AMERICAN GREEN SC-250BN EROSION CONTROL FABRIC OR RIPRAP ALTERNATIVE
	FLAGNOTE
	EX CURB STOP
PROPOSED / EXISTING E	POSSIBLE ELECTRIC SERVICE
G	POSSIBLE GAS SERVICE
WS	POSSIBLE WATER SERVICE
SL	POSSIBLE SEWER SERVICE
	FOUNDATION DRAIN
6"SD	DOWNSPOUT & STORM DRAIN WITH SIZE
	MSE WALL
	BOULDER WALL

Point Table				
Point #	Desc.	Elev.	North	East
1100	Driveway	7865.27'	4317.88	5538.43
1101	Driveway	7866.97'	4325.20	5550.64
1102	Driveway	7867.75'	4332.69	5554.08
1103	Driveway	7867.75'	4324.13	5572.71
1104	Driveway	7867.56'	4313.82	5567.97
1105	Driveway	7867.82'	4306.06	5569.82
1106	House Corner	0.00'	4334.05	5551.12
1107	House Corner	0.00'	4397.66	5580.33
1108	House Corner	0.00'	4380.43	5627.44
1109	House Corner	0.00'	4320.68	5600.00

NOTES:

1) BASIS OF ELEVATION: NAVD88 BASED ON THE ORIGINAL TOPOGRAPHIC MAP OF MINTURN NORTH PREPARED BY GORE RANGE SURVEYING, LLC., JOB NO. 19-1203, DATED 4/1/21. NO BENCHMARK WAS NOTED ON THE BASE SURVEY.

2) THE BOUNDARY DIMENSIONS, EASEMENTS AND RIGHTS OF WAY SHOWN HEREON ARE BASED ON THE FINAL PLAT OF MINTURN NORTH PUD, AND SURVEY CONTROL MONUMENTS FOUND AT THE TIME OF THE SURVEY AND SHOWN ON THE SURVEY REFERENCED ABOVE.

3) SEE ADDITIONAL SITE NOTES & DETAILS ON SHEET C2.

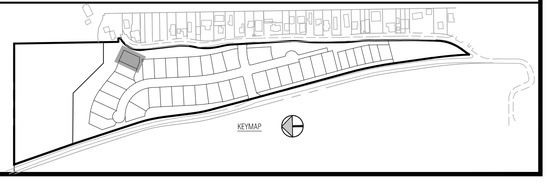
4) EXISTING CONTOUR INTERVAL IS 1 FT., PROPOSED CONTOUR INTERVAL IS 1 FT.

5) LOT AREA: 6,884 SF ±
DISTURBANCE AREA: 6,884 SF ±

6) THIS (CIVIL) PLAN SET IS INTENDED TO BE PLOTTED IN COLOR. FAILURE TO DO SO MAY RESULT IN MISSING DATA & INFORMATION CRITICAL TO THE PROJECT.

FLAGNOTES:

1. MATCH TO BACK OF EXISTING CURB.
2. PROPOSED ASPHALT DRIVEWAY. AUTO-COURT AND CONCRETE WALKWAYS. STRUCTURAL FILL UNDER THE BUILDING TO FOLLOW THE DIRECTION OF THE GEOTECH REPORT. ALL EARTHWORK CONSTRUCTION TO BE APPROVED BY THE GEOTECHNICAL ENGINEER.
3. PERVIOUS SANDSET PAVERS RE: ARCHITECTURAL
4. PROVIDE DRAINAGE SWALE AS SHOWN, WITH NORTH AMERICAN GREEN SC250 EROSION FABRIC OR RIPRAP WHERE SLOPE EXCEEDS 5%. SEE DETAIL.
5. FAN OUT DRAINAGE SWALE TO EVENLY DISSIPATE DRAINAGE, TYP., SPILL THE LOCAL CHANNEL OVER THE TOP OF THE CURB LINE.
6. CREATE DRAINAGE SWALE. LOCATE FLOWLINE AT LEAST 2 FT. HORIZONTALLY AND 8"-12" VERTICALLY LOWER FROM BASE OF WALL. INSTALL NORTH AMERICAN GREEN SC250 EROSION FABRIC WHERE SLOPE EXCEEDS 5%.
7. INSTALL 8' NYLOPLAST DRAIN BASIN WITH DOME GRATE. SEE DETAIL ON THIS SHEET SHAPE & DRAIN ALL SURROUNDING AREA TO LOW POINT WHICH IS THE INLET. NO DRAINAGE ALLOWED TO RETAINING WALL. INSTALL HEAT TAPE IN BASIN AND OUTLET PIPE.
8. MSE WALL PER DETAIL ON SHEET C2. WALL DRAIN LINES NOT SHOWN.
9.
10. INSTALL BOULDER WALL FOR LANDSCAPE AREAS PER THE DETAIL ON SHEET C2. WALL DRAIN LINES NOT SHOWN.
11. INSTALL SILT SOCK WITHIN CURB LINE.
12. STRUCTURAL WALL RE: STRUCTURAL.
13. SLOPE PATIOS, DECKS AND WALKS AT 2% MIN. AWAY FROM THE STRUCTURE.
14. GRADE AROUND THE PERIMETER OF BUILDING AS NECESSARY 10% FOR 5-FEET MIN. (10 FT. WHERE POSSIBLE) IN UNPAVED AREAS TO ENSURE PROPER DRAINAGE AWAY FROM THE FOUNDATION. IT WILL BE IMPORTANT TO CONSTRUCT AND DIRECT SURFACE DRAINAGE AWAY FROM BUILDING, WALKS AND WALLS TO EITHER THE AUTOCOURT, THE OUTLET SWALE, OR DOWNWARD SLOPING NATURAL GRADE. VERIFY DRAINAGE AND SWALE INTEGRITY ON A REGULAR BASIS.
15. PROTECT STORM LINES AND UTILITIES WHEN CONSTRUCTING IMPROVEMENTS ABOVE FROM MATERIAL AND EQUIPMENT, TYP.
16. LOCATE EXISTING CURB STOP. CONFIRM LOCATION AND CONNECTION WITH THE WATER & SANITATION DISTRICT. CONNECT AND EXTEND NEW WATER SERVICE TO MECHANICAL ROOM. WATER SERVICE TO BE 1-1/2" CONTINUOUS COPPER LINE FROM THE CURB STOP TO THE MECHANICAL ROOM. MAINTAIN COVER OVER NEW SERVICE PER DISTRICT REGULATIONS.
17. APPROXIMATE LOCATION OF SEWER SERVICE STUB. CONNECT AND EXTEND NEW SEWER SERVICE TO MECHANICAL ROOM. MAINTAIN COVER OVER NEW SERVICE PER DISTRICT REGULATIONS. INSTALL CLEANOUTS AT HOUSE EXTERIOR AND ALL BEND LOCATIONS.
18. LOCATE, CONNECT TO, AND EXTEND ELECTRIC, GAS, AND COMMUNICATION SERVICES TO METER CABINET AND GAS METER LOCATION. MAINTAIN COVER & CLEARANCES BETWEEN/OVER NEW SERVICES PER UTILITY REGULATIONS
19. EROSION LOGS PER DETAIL ON SHEET C2.
20. FOUNDATION DRAIN, TYP., INSTALL IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. DRAIN @ 0.5% MIN. TO DAYLIGHT, SEE DETAIL ON SHT. C2.
21. EXTEND THE FOUNDATION DRAIN FROM SUMP PUMP IN HOUSE TO DAYLIGHT WITH SOLID PIPE. COVER WITH A RODENT SCREEN AT END.
22. INSTALL HANDRAIL WHERE NECESSARY, RE: ARCHITECT.
23. INSTALL VEHICLE TRACKING PAD (DETAIL THIS SHEET) AT LOCATION OF DRIVEWAY. TRACKING PAD TO BE REMOVED PRIOR TO FINAL DRIVEWAY SUBGRADE PREPARATION AND PAVING.
24. SILT FENCE PER DETAIL ON SHEET C2.



Boundaries Unlimited Inc.
Civil Engineering
Surveying
& Beyond
923 Cooper Ave., Ste. 201
Glenwood Springs, CO 81601
(T) 970.945.5252
www.bu-inc.com

Subsurface Utility Engineering (SUE) Required Project: ***TBD***

If "Yes", SUE Certification by:
Firm: ***TBD***
Job #: ***TBD***
Date: ***TBD***

Engineer or Surveyor Seal

COLORADO LICENSED
BRUCE D. LEMKE
19082
7/8/24
PROFESSIONAL ENGINEER

Client Information:
MINTURN NORTH LAND COMPANY LLC
PO BOX 2633
EDWARDS, CO 81632
970 926-1720

NORTH
0 10' 20'
Scale: 1" = 10'

811 Know what's below. Call before you dig.

TOWN OF MINTURN, COLORADO

Lot 7, Minturn North P.U.D.

Site, Grading and Drainage Plan
Owner Revisions 12/23/24

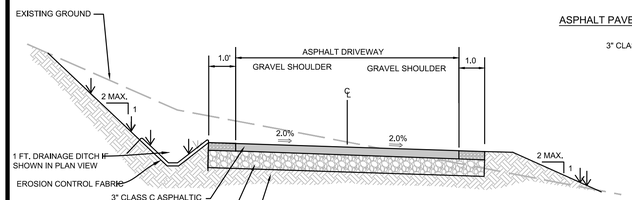
No.	Date	Revision	By
1.	9/18/24	MSE RETAINING WALL	PH
2.	12/23/24	OWNER REAR YARD REVISIONS	PH
3.			
4.			
5.			
6.			
7.			
8.			
9.			

PROJECT NO. ***23028***
Designer: ***PAH***
Drafter: ***BUI***
Date: ***5/10/24***

Sheet ***C1***

File Name: ***lot 7 sp-01.dwg***

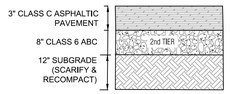
N:\PROJECTS\2023\23035-Minturn North Individual Lots\dwg\Lot 7 Bombard\dwg\Lot 7 SP-01.dwg 12/23/2024 12:03 PM



PROPOSED DRIVEWAY TYP. SECTION

N.T.S. TO BE VERIFIED BY PROJECT GEOTECHNICAL ENGINEER

ASPHALT PAVEMENT SECTION

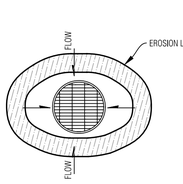


PAVEMENT SECTION

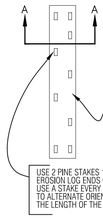
NOTE:
1. ALL AGGREGATE & SUBGRADE MATERIAL SHALL BE COMPACTED TO 95% STANDARD PROCTOR AT A MOISTURE CONTENT WITHIN 2% OF OPTIMUM.
2. IN NEW PAVING LOCATIONS STRIP ALL TOPSOIL, SCARIFY AND RECOMPACT SUBGRADE A MINIMUM OF 12" DEPTH TO 95% STANDARD PROCTOR.
3. EXTEND THE SECOND TIER (12" CLASS 2 ROAD BASE, OR 8" CLASS 6 ROAD BASE) 1 FT. BEYOND EDGE OF PAVEMENT OR GRAVEL SURFACE, BOTH SIDES.

DRIVEWAY & AUTOCOURT SECTION

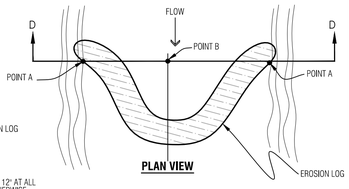
N.T.S. CONTRACTOR TO VERIFY WITH PROJECT GEOTECHNICAL CONSULTANT.



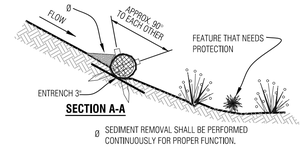
AREA DRAIN



PLAN VIEW

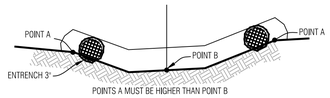


PLAN VIEW



SECTION A-A

Ø SEDIMENT REMOVAL SHALL BE PERFORMED CONTINUOUSLY FOR PROPER FUNCTION.

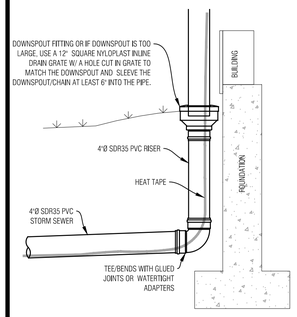


SECTION D-D

Temporary Erosion Control Log

N.T.S.

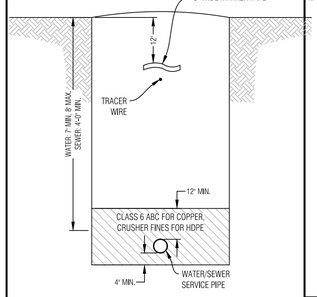
NOTES:
1. ROOF AND AREA DRAINS SHALL NOT BE CONNECTED TO THE FOUNDATION DRAIN SYSTEM.
2. ALL DOWNSPOUTS SHALL BE CONNECTED TO ADS N-12-WT CPP (WATERTIGHT), SCH.40 PVC OR SDR35 PVC. FLEXIBLE CORRUGATED PLASTIC IS NOT ACCEPTABLE.
3. ADDITIONAL FITTINGS AND BENDS MAY BE REQUIRED TO DEFLECT OVER OR AROUND LANDSCAPE WALLS.
4. HEAT TAPE SHALL BE INSTALLED IN ALL DOWNSPOUTS/STORM SEWER PIPES.



TYP. DOWNSPOUT CONNECTION

N.T.S.

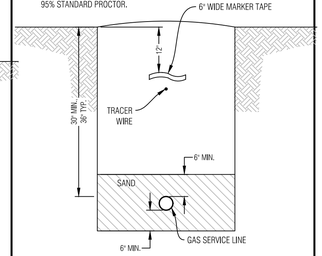
NOTES:
1. WATER SHALL BE INSTALLED WITH AT LEAST 10' OF SEPARATION BETWEEN WATER/SEWER AND 4' OF SEPARATION BETWEEN OTHER UTILITIES.
2. BACKFILL THE TRENCH WITH 4" MINUS ONSITE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR.



WATER/SEWER SERVICE TRENCH

N.T.S.

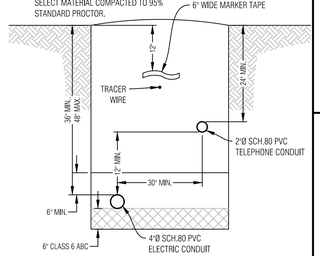
NOTES:
1. GAS SHALL BE INSTALLED WITH AT LEAST 4' OF SEPARATION BETWEEN OTHER UTILITIES.
2. BACKFILL THE TRENCH WITH 4" MINUS ONSITE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR.



GAS SERVICE TRENCH

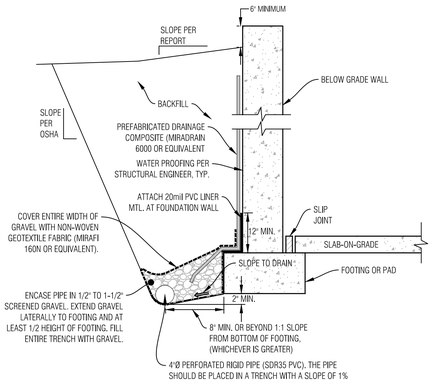
N.T.S.

NOTES:
1. ELECTRIC & TELEPHONE SHALL BE INSTALLED WITH AT LEAST 4' OF SEPARATION BETWEEN OTHER UTILITIES.
2. BACKFILL THE TRENCH WITH 4" MINUS ONSITE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR.



ELECTRIC & COMM. SERVICE TRENCH

N.T.S.



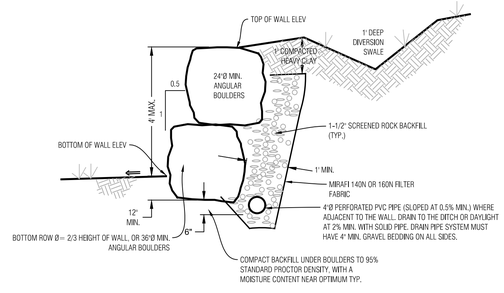
NOTES:
1. THE BOTTOM OF THE DRAIN SHOULD BE AT LEAST 2 INCHES BELOW BOTTOM OF FOOTING AT THE HIGHEST POINT AND SLOPE DOWNWARD TO A POSITIVE GRAVITY OUTLET OR TO A SUMP WHERE WATER CAN BE REMOVED BY PUMPING.
2. CONTRACTOR TO FOLLOW ANY ADDITIONAL RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER

TYPICAL FOUNDATION DRAIN

N.T.S.

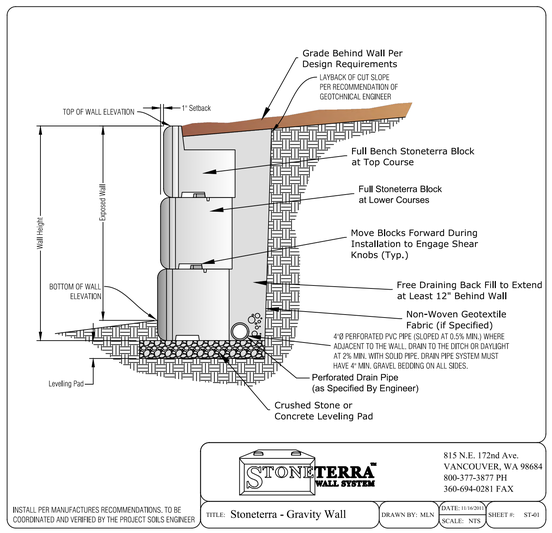
CONTRACTOR TO VERIFY WITH PROJECT GEOTECHNICAL CONSULTANT.

NOTES:
1. THIS DETAIL IS FOR RETAINING LANDSCAPED AREAS ONLY AND SHALL NOT BE USED TO RETAIN STRUCTURE OR VEHICLE LOADED AREAS.
2. FREE DRAINING WALL BACKFILL SHOULD BE CAPPED WITH AT LEAST 12 INCHES OF COMPACTED HEAVY CLAYS TO REDUCE SURFACE WATER INFILTRATION
3. ROUND RIVER BOULDERS ARE NOT ACCEPTABLE.
4. SET BASE ROWS ON BENCHES WHERE THE TOPSOIL HAS BEEN REMOVED AND THE SUBBASE HAS BEEN SCARIFIED TO 9" MINIMUM DEPTH & RECOMPACTED TO 95% STANDARD PROCTOR.
5. CARE SHOULD BE TAKEN NOT TO OVER COMPACT THE BACKFILL OR USE LARGE EQUIPMENT NEAR THE WALL.
6. SELECT AND PLACE BOULDERS IN A MANNER WHICH PERMITS AT LEAST 30% CONTACT AREA WITH ADJACENT BOULDERS.
7. PLACE LARGER BOULDERS AT BOTTOM AND TRANSITION TO SMALLER BOULDERS AT TOP OF WALL. UNDER NO CIRCUMSTANCES SHOULD ANY BOULDER BE PLACED ON TOP OF ANOTHER BOULDER WHICH IS SMALLER THAN ITSELF.



BOULDER WALL DETAIL, LANDSCAPED AREA

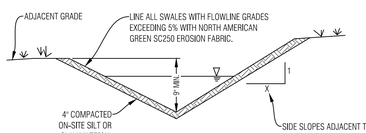
N.T.S. TO BE VERIFIED BY PROJECT SOILS ENGINEER REFER & COORDINATE WITH THE GEOTECHNICAL REPORT



INSTALL PER MANUFACTURES RECOMMENDATIONS. TO BE COORDINATED AND VERIFIED BY THE PROJECT SOILS ENGINEER

STONETERRA WALL SYSTEM
815 N.E. 172nd Ave.
VANCOUVER, WA 98684
800-377-3877 PH
360-694-0281 FAX

TITLE: Stoneterra - Gravity Wall	DRAWN BY: MLN	DATE: 11/16/2015 SCALE: NTS	SHEET #: ST-01



INSTALL EROSION CONTROL FABRIC PER MANUFACTURERS RECOMMENDATIONS

TYPICAL SWALE SECTION

N.T.S. SHAPE DITCH ACCORDING TO SITE PLAN

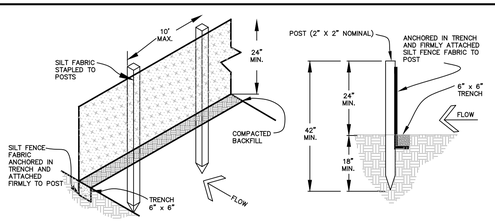
NOTE
SEE THE GRADING, DRAINAGE AND EROSION CONTROL SHEET FOR SWALE LOCATIONS

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL MEET OR EXCEED THE CURRENT CONSTRUCTION AND DESIGN STANDARDS ESTABLISHED BY THE DESIGN GUIDELINES AND TOWN OF MINTURN AND BE SUBJECT TO OBSERVATION BY THE TOWN AND THE PROJECT ENGINEER. IN THE EVENT OF CONFLICT PUD GUIDELINES SUPERCEDE TOWN.
2. THIS DESIGN WAS PREPARED WITHOUT THE BENEFIT OF A SUBSURFACE UTILITY ENGINEERING (SUE) STUDY OR MAP. THIS DESIGN HAS BEEN PREPARED FOR A PRIVATE DEVELOPMENT USING EXISTING UTILITY INFORMATION PROVIDED BY OTHERS. EXISTING UTILITIES ARE SHOWN AS THEY ARE BELIEVED TO EXIST, BUT MAY NOT REPRESENT ACTUAL FIELD CONDITIONS. BOUNDARIES UNLIMITED INC. DID NOT CONFIRM ANY DATA PROVIDED OR PERFORM ANY ADDITIONAL RESEARCH OR NOTIFICATION TO ELEVATE THESE PLANS TO SENATE BILL 18-167 STANDARDS, AS SUCH, BOUNDARIES UNLIMITED INC. MAKES NO GUARANTY, EXPRESSED OR IMPLIED, FOR THE LOCATION OF SUBSURFACE UTILITIES CONTAINED WITHIN THIS PLAN SET. IF THE CLIENT AND/OR CONTRACTOR REQUIRES A SUBSURFACE UTILITY ENGINEERING STUDY OR MAP FOR FULL COMPLIANCE WITH SENATE BILL 18-167, THEN A MORE EXHAUSTIVE INVESTIGATION SHALL BE OBTAINED BY THE CLIENT AND/OR CONTRACTOR PRIOR TO COMMENCING WITH ANY CONSTRUCTION. OTHERWISE, PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL CONTACT ALL APPROPRIATE UTILITY COMPANIES FOR LINE LOCATIONS. CONTRACTOR SHALL NOTIFY PROJECT ENGINEER OF ANY POTENTIAL CONFLICTS PRIOR TO UTILITY CONSTRUCTION SO THAT LINE OR GRADE CHANGES CAN BE MADE TO AVOID A CONFLICT WITH ANY EXISTING UTILITY. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION AND, AT NO EXPENSE TO THE CLIENT OR PROJECT ENGINEER, REPAIR ANY DAMAGED UTILITIES.
3. ALL EXCAVATIONS FOR UTILITY LINES, RETAINING WALLS, ROADWAYS, BUILDING STRUCTURES, DRAINAGE FACILITIES AND TRENCHES, SHALL MEET THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), COLORADO INDUSTRIAL COMMISSION, OR THE COLORADO DIVISION OF MINES, WHICH EVER APPLIES. SAFETY IS THE CONTRACTOR'S RESPONSIBILITY. NO OTHER PARTIES ARE RESPONSIBLE FOR SAFETY IN, ON OR ABOUT THE SITE, NOR FOR COMPLIANCE BY THE APPROPRIATE PARTY WITH ANY REGULATIONS RELATING HERETO.
4. COMPACTION MUST BE ATTAINED AND COMPACTION RESULTS SUBMITTED TO THE TOWN AND THE PROJECT ENGINEER PRIOR TO ACCEPTANCE. COMPACTION SHALL MEET OR EXCEED TOWN REGULATIONS. 95% STANDARD PROCTOR DENSITY IS REQUIRED FOR ALL ROADWAY AND DRIVEWAY SUBGRADE CONSTRUCTION AND TRENCH BACKFILL UNDER THE SAME. & 90% STANDARD PROCTOR DENSITY IN LANDSCAPE AREAS. UNLESS NOTED OTHERWISE OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER. SEE SOILS REPORT FOR STRUCTURAL FOUNDATION RECOMMENDATIONS.
5. THE CONTRACTOR SHALL CONTAIN HIS CONSTRUCTION ACTIVITIES TO THE AREA WITHIN THE STREET RIGHT OF WAY AND PROPERTY OWNED, OR EASEMENTS PROVIDED TO OWNER. THE CONTRACTOR SHALL NOT OPERATE OUTSIDE THIS AREA WITHOUT THE PRIOR CONSENT OF THE PROPERTY OWNER INVOLVED. ANY DAMAGE TO PRIVATE PROPERTY BY THE CONTRACTOR OUTSIDE THESE LIMITS WITHOUT THE PERMISSION OF THE PRIVATE PROPERTY OWNER WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
6. THE CONTRACTOR SHALL ENSURE DRAINAGE AWAY FROM ALL STRUCTURES IN ALL DIRECTIONS. DO NOT ALLOW WATER TO POND ON-SITE, PROVIDE SWALES TO DRAINAGE STRUCTURES AND RUNOUT. SHALLOW DRAINAGE SWALES HAVE A TENDENCY OVER TIME TO FILL IN & BECOME LESS EFFECTIVE. PERIODIC MAINTENANCE, AT LEAST TWICE A YEAR, IS NECESSARY TO CHECK THE INTEGRITY OF THE SWALE & MAINTAIN DRAINAGE CHARACTERISTICS. BUILDING FOUNDATION WALL HEIGHT TO BE A MINIMUM OF 6" ABOVE FINISH GROUND AT EXTERIOR WALL.
7. THE CONTRACTOR SHALL AT ALL TIMES KEEP TWO FULL SETS OF CONTRACT DRAWINGS MARKED UP TO INDICATE THE AS-BUILT CONDITIONS. THE DRAWINGS SHALL BE PROVIDED TO THE OWNER AND THE ENGINEER UPON COMPLETION OF THE WORK. WHERE PRACTICAL, THE CONTRACTOR IS TO PROVIDE AT LEAST TWO TIES FROM PHYSICAL MONUMENTS TO ALL FITTINGS, VALVES, MANHOLES, AND THE END OF ALL SERVICE LINES.
8. ON-SITE OBSERVATIONS AND REVIEW CONDUCTED BY THE TOWN OR THE PROJECT ENGINEER OF CONSTRUCTION WORK IN PROGRESS ARE NOT TO BE CONSTRUED AS A GUARANTEE OR WARRANTY BY THE TOWN OR THE PROJECT ENGINEER OF THE COMPLETED WORK AND THE CONTRACTOR'S RESPONSIBILITIES.
9. THE CONTRACTOR SHALL TAKE ALL APPROPRIATE PRECAUTIONS TO SIGNIFICANTLY REDUCE ANY POTENTIAL POLLUTION CAUSED BY HIS ACTIVITIES, INCLUDING VEHICLE FUELING, STORAGE OF FERTILIZERS OR CHEMICALS, ETC. THE CONTRACTOR SHALL HAVE IDENTIFIED PROCEDURES FOR HANDLING POTENTIAL POLLUTANTS AND IDENTIFIED SPILL PREVENTION AND RESPONSE PROCEDURES PRIOR TO ANY ACTIVITIES AT THE PROJECT SITE.
10. THE CONTRACTOR SHALL NOT SCALE DRAWINGS FOR CONSTRUCTION PURPOSES. ANY MISSING DIMENSIONS OR DISCREPANCIES IN PLANS, FIELD STAKING, OR PHYSICAL FEATURES SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER. IF THE CONTRACTOR PROCEEDS WITH THE WORK WITHOUT NOTIFYING THE ENGINEER, HE DOES SO AT HIS OWN RISK.
11. DISPOSAL OF TRASH, ASPHALT, CONCRETE AND CONSTRUCTION DEBRIS IS THE CONTRACTORS RESPONSIBILITY AND SHALL BE CONSIDERED PART OF THE WORK.
12. HORIZONTAL & VERTICAL INFORMATION FOR EXISTING PROPERTY LINES, TOPOGRAPHY, ROADWAY, UTILITIES & DRAINAGE STRUCTURES WERE TAKEN FROM THE DESIGN DRAWINGS FOR THE MINTURN NORTH PUD, ALSO SEE LANDSCAPE, ARCHITECTURAL AND STRUCTURAL ENGINEERING PLANS FOR ADDITIONAL BUILDING AND LANDSCAPE INFORMATION.
13. IN NON HARDSCAPE AREAS, GRADE AT A MINIMUM OF 12" IN THE FIRST 5 FEET AWAY FROM THE STRUCTURE, OR AS DIRECTED BY THE GEOTECHNICAL STUDY. EXTERIOR BACKFILL SHOULD BE ADJUSTED TO NEAR OPTIMUM MOISTURE AND COMPACTED TO AT LEAST 95% OF THE MAXIMUM STANDARD PROCTOR DENSITY IN PAVEMENT AREAS AND TO AT LEAST 90% OF THE MAXIMUM STANDARD PROCTOR DENSITY IN LANDSCAPE AREAS. SEE & FOLLOW RECOMMENDATIONS OF THE GEOTECHNICAL SUBSOIL STUDY BY KUMAR & ASSOCIATES, INC. DATED _____, JOB NO. _____.
14. ALL PRODUCT INFORMATION SHOWN IS AS PROVIDED BY THE MANUFACTURER. THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING AND COMPLYING WITH THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS FOR THE INSTALLATION OF ALL MATERIALS WITH SPECIAL ATTENTION TO PROPER SEALING OF MATING SURFACES. THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE DELIVERED PRODUCTS AND THOSE SHOWN ON THIS PLAN.
15. FOUNDATION AND RETAINING WALL DESIGNS TO BE OBTAINED FROM, OR VERIFIED BY THE PROJECT STRUCTURAL OR GEOTECHNICAL ENGINEER.
16. THE FOUNDATION DRAIN SYSTEM SHALL BE INSTALLED PER THE RECOMMENDATION OF THE STRUCTURAL AND GEOTECHNICAL ENGINEERS.
17. THE SURVEYOR RESPONSIBLE FOR STAKING THE FOUNDATION OF THE HOUSE IS RESPONSIBLE TO MAKE SURE HE HAS THE LATEST SITE, FOUNDATION & ARCHITECTURAL PLANS AVAILABLE, ALONG WITH ANY UPDATED LOTLINE, SETBACK & EASEMENT INFORMATION.
18. INSTALL ROOF GUTTERS AND DOWNSPOUTS THAT DISCHARGE WELL BEYOND THE LIMITS OF ALL BACKFILL. CONFIRM DOWNSPOUT DRAINAGE HAS GOOD POSITIVE GRADE RUNNING AWAY FROM THE HOUSE. STORM DRAIN PIPES TO BE INSTALLED WITH 1% MINIMUM SLOPE TO THE OUTFALL POINTS. HEAT TAPE SHALL BE INSTALLED IN ALL EXTERIOR ROOF GUTTERS, DRAIN PIPES, DOWNSPOUTS, AREA DRAINS, TRENCH DRAINS, STORM DRAIN PIPES AND GRATED STRUCTURES.
19. LANDSCAPING WHICH REQUIRES REGULAR HEAVY IRRIGATION SUCH AS SOD, AND LAWN SPRINKLER HEADS SHOULD BE LOCATED AT LEAST 10 FEET FROM FOUNDATION WALLS.
20. ACCUMULATED SNOWFALL SHALL BE REMOVED TO GRASS AREA TO ENSURE THAT PROPER DRAINAGE AWAY FROM THE BUILDING IS MAINTAINED.
21. FINISH GRADE & SPOT ELEVATIONS AT THE EXTERIOR OF THE STRUCTURE ASSUME THAT THE FOUNDATION WALLS EXTEND ABOVE THE BUILDING FINISH FLOOR & HANGER FLOOR JOISTS ARE USED. EXTERIOR GRADE TO BE A MINIMUM OF 6" BELOW TOP OF FOUNDATION WALL. THE FOUNDATION WALL HEIGHT MAY NEED TO BE EXTENDED IN ORDER TO ACHIEVE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE.
22. INSTALL DEEP & SHALLOW UTILITY SERVICES ACCORDING TO RESPECTIVE UTILITY COMPANY OR METRO DISTRICT SPECIFICATIONS AND REGULATIONS. HORIZONTAL LOCATIONS OF SERVICE LINES ARE SUGGESTIONS ONLY. PROPOSED UTILITY SERVICES TO THE RESIDENCE MAY BE VARIED FROM THE LOCATIONS SHOWN. ALL WATER AND SEWER SERVICES SHALL BE INSTALLED PER METRO DISTRICT REGULATIONS.
23. DRAINAGE PIPES CALLED OUT AS ADS SHALL BE ADVANCED DRAINAGE SYSTEMS N-12 WATER RESISTANT PIPE (ADS N-12-WT) OR ENGINEER APPROVED EQUAL. ALL PIPES SHALL BE INSTALLED WITH WATERTIGHT CONNECTIONS.
24. CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITTING FOR CONSTRUCTION FROM THE APPROPRIATE GOVERNMENTAL ENTITIES.
25. ALL UTILITIES, BOTH UNDERGROUND OR OVERHEAD, SHALL BE MAINTAINED IN CONTINUOUS SERVICE THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE AND LIABLE FOR DAMAGES TO, OR INTERRUPTION OF, SERVICES CAUSED BY THE CONSTRUCTION.

GENERAL NOTES

N.T.S.



EROSION CONTROL NOTES:

1. IMPLEMENTATION OF THE EROSION AND SEDIMENT CONTROL MEASURES SHALL PRECEDE STRIPPING OF NATIVE VEGETATIVE COVER AND AS GRADING PROGRESSES.
2. ALL TEMPORARY AND PERMANENT SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE MAINTAINED AND REPAIRED AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION. STRAW BALE DIKES OR SILT FENCING MAY REQUIRE PERIODIC REPLACEMENT. SEDIMENT TRAPS WILL REQUIRE PERIODIC SEDIMENT REMOVAL.
3. INSTALL PERMANENT EROSION FABRIC IN THE FLOW LINES OF DRAINAGE SWALES.

SEDIMENT CONTROL FENCE DETAIL

N.T.S.

Boundaries Unlimited Inc.
Civil Engineering Surveying & Beyond
923 Cooper Ave., Ste. 201
Glenwood Springs, CO 81601
(T) 970.945.5252
www.bu-inc.com

Subsurface Utility Engineering (SUE) Required Project: **TBD**

If "Yes", SUE Certification by:
Firm: **TBD**
Job #: **TBD**
Date: **TBD**

Engineer or Surveyor Seal

COLORADO LICENSED PROFESSIONAL ENGINEER
7/8/24
19082

Client Information:
MINTURN NORTH LAND COMPANY LLC
PO BOX 2633
EDWARDS, CO 81632
970 926-1720

NORTH
0 10' 20'
Scale: 1" = 10'

811 Know what's below. Call before you dig.

TOWN OF MINTURN, COLORADO

Lot 7, Minturn North P.U.D.

Details and Notes
Owner Revisions 12/23/24

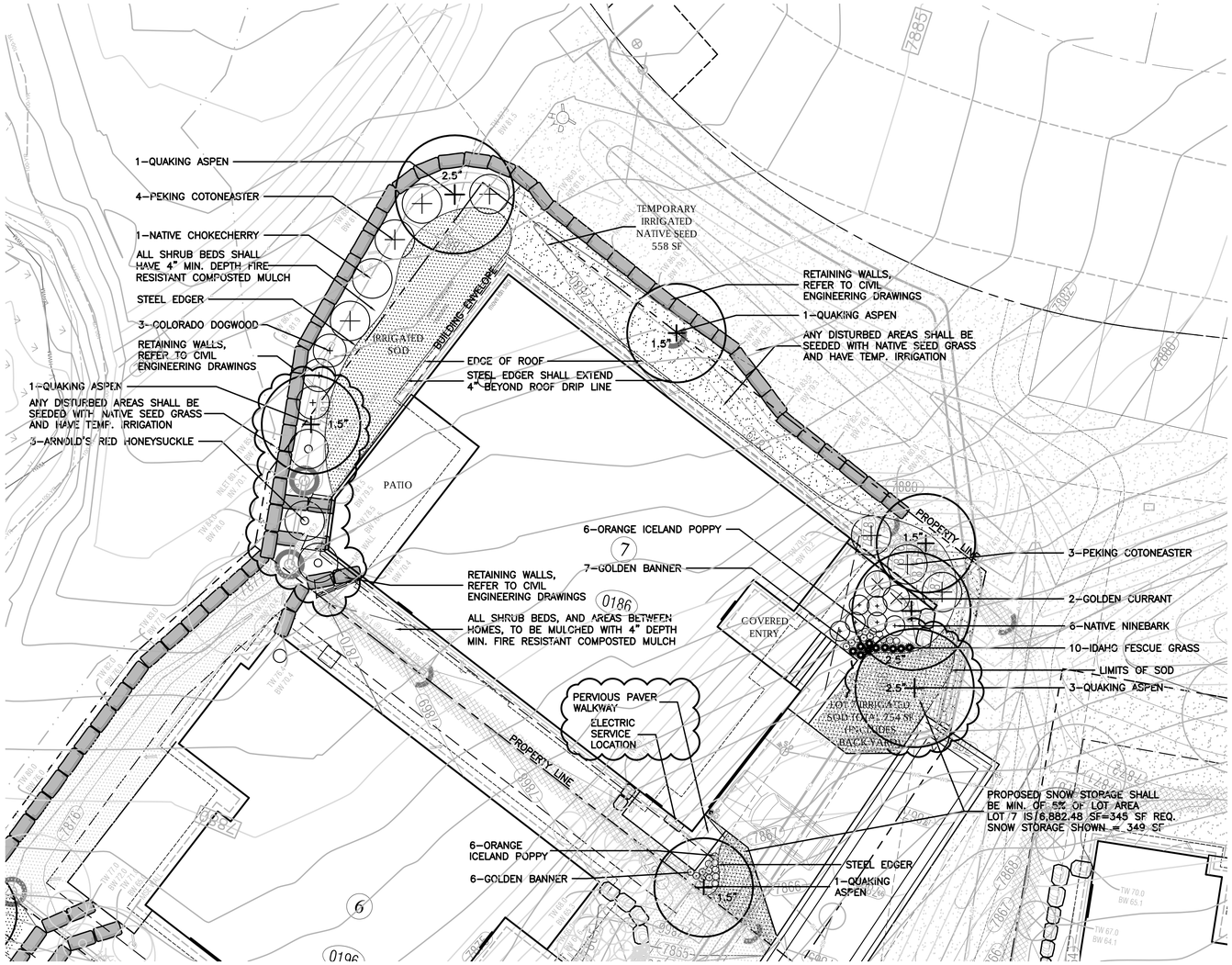
No.	Date	Revision	By
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			

PROJECT NO. **23035**
Designer: **PAH**
Drafter: **BUI**
Date: **5/10/24**

Sheet **C2**

File Name: **lot 7 sp-01.dwg**

N:\PROJECTS\2023\23035-Minturn North Individual Lots\dwg\Lot 7 Bombard\dwg\Lot 7 SP-01.dwg 12/23/2024 12:03 PM



LEGEND

- IRRIGATED SOD, REFER TO L2 FOR DETAILS
- NATIVE SEED MIX WITH TEMPORARY IRRIGATION, REFER TO L2 FOR DETAILS
- PROPOSED RETAINING WALL, REFER TO CIVIL ENGINEERING FOR DETAILS
- PROPOSED DECIDUOUS TREE
- PROPOSED EVERGREEN TREE
- PROPOSED DECIDUOUS SHRUBS
- PROPOSED ORNAMENTAL GRASSES
- PROPOSED FLOWERING PERENNIALS
- SNOW STORAGE AREA

0 5 10 20
SCALE: 1"=10'-0"

811 Know what's below. Call before you dig.

LANDSCAPE ARCHITECT:
TOMINA TOWNSEND, LA
PO BOX 3000, PMB 301
EDWARDS, CO 81632
P. 303.572.7876
TTownsend@ResortConceptsCO.com

MINTURN NORTH P.U.D.
LOT 7 - LANDSCAPE PLAN
TOWN OF MINTURN, COLORADO

DESIGNED: TT
DRAWN: TT
CHECKED: RH
DATE: May 17, 2024
REVISIONS:

REVISION BASED ON DRB COMMENTS: 6.14.24
VERIFIED SQUARE FEET OF LOT AREA

PERMIT SET: 7.8.24

REVISED PERMIT SET: 9.18.24
ADJUSTED LANDSCAPE FOR NEW WALL LAYOUT

OWNER REVISIONS: 12.23.24

REVISED PERMIT SET

SHEET TITLE:
PROPOSED LANDSCAPE PLAN

SCALE: 1"=10'-0"

SHEET NUMBER:
L1

General Notes and Specifications:

1. All areas disturbed by construction and not designated a shrub bed or sod, shall be planted with the specified native grass seed.
2. The contractor shall maintain positive drainage away from all walls and walkways. Fine grading shall be approved prior to planting.
3. The Landscape Plan shall be reviewed on site prior to installation to ensure planting meets the intent of the design guidelines and Town of Minturn standards.
4. See Civil Engineering sheets for final grading and drainage.
5. Snow Storage area shall be a min. of 25% of all driveway and parking areas.

Revegetation Notes:

1. Seed shall be broadcast and raked to ¼" depth.
2. Apply Biodegradable Green Dyed-Wood Celluose-Fiber Mulch to all seeded Areas at a rate of 20 lbs. per 1,000 s.f.
3. Prior to seeding, apply min. 6" topsoil, 10 lbs./1,000 s.f. Superphosphate and 40 lbs./1,000 s.f. Biosol Complete Fertilizer.

Fire Mitigation Recommendations:

1. Zone 1 (15' from building and integral planting): no highly flammable plants, such as evergreen trees and shrubs should be planted within 15' of the structure or attachments.
2. Zone 2 (70' from building and Integral planting): a 10' crown separation must be maintained for all evergreen trees and shrubs over 4' height. A 4' crown separation must be maintained for evergreen shrubs under 4' height.
3. Plants listed on forest service publication 6.305 FireWise Plant Material can be used in any zone.
4. Existing junipers within Zone 1 and Zone 2 must be limbed ⅓ of their total height, but no more than 10' height.
5. Dead limbs shall be removed from all existing Serviceberry within Zone 1 or Zone 2.
6. If necessary, final existing vegetation to be limbed or removed for fire mitigation purposes will be subject to the constraints of the final unit site plans and reviewed on site with a representative from the Town of Minturn on a unit by unit basis prior to construction.

LEGEND & IRRIGATION CALCULATIONS:

Permanent Irrigation		Square Footage of Irrigation
	Permanent Pop–Up Spray Irrigation For Bluegrass Sod	754 SF
	Permanent micro–spray or drip irrigation for perennial beds	25 PERENNIALS x 1 SF = 25 SF
	Permanent Drip Irrigation For B&B Trees	7 TREES x 4.5 SF = 32 SF
	Permanent Drip Irrigation For 5 gal. Shrubs & Grasses	32 SHRUBS x 3 SF = 96 SF
		TOTAL PERMANENT IRRIGATED AREA: 907 SF
	Temporary Spray Irrigation For Native Seed	558 SF

IRRIGATION NOTES:

1. DESIGN CRITERIA: DESIGN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO UNIFORMLY IRRIGATE ALL PLANTING AREAS. ZONE IRRIGATED SOD, NATIVE SEED GRASS, AND SHRUB PLANTING AREAS SEPARATELY. PROVIDE DRIP IRRIGATION FOR SHRUB BEDS. PROVIDE MICRO–SPRAY HEADS OR DRIP IRRIGATION, DEPENDING ON PLANT MATERIAL, IN PERENNIAL AND GROUNDCOVER BEDS. DESIGN ROTORS FOR TURF GRASS AREAS MORE THAN 40' WIDE, AND POP–UP SPRAY HEADS FOR AREAS LESS THAN 40' WIDE.
2. ALL TREES AND SHRUBS TO BE DRIP IRRIGATED.

ALL DISTURBED AREAS SHALL BE SEEDED WITH: 'DRY NATIVE MOUNTAIN' SEED MIX

THIS SEED MIX HAS BEEN CHOSEN FOR THE SPECIFIC PROJECT LOCATION AND ELEVATION. LANDSCAPE INSTALLER SHALL NOT DEVIATE FROM THIS REVEGETATION SEED MIX WITHOUT WRITTEN APPROVAL FROM THE RESORT CONCEPTS SITE MANAGER.

COMMON NAME	SEEDING RATE % MIX	BULK LBS PER ACRE
SANDBERG BLUE	10%	5.00
MOUNTAIN BROME	20%	10.00
SLENDER WHEATGRASS	15%	7.50
BLUEBUNCH WHEATGRASS	10%	5.00
ROCKY MOUNTAIN FESCUE	10%	5.00
THICKSPIKE WHEATGRASS	15%	7.50
BOTTLEBRUSH SQUIRRELTAIL	2.5%	1.25
STREAMBANK WHEATGRASS	15%	7.50
PRAIRIE JUNEGRASS	2.5%	1.25
TOTAL LBS./ACRE	100%	50

NOTES:

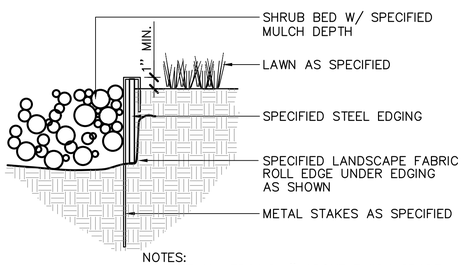
PERCENTAGES OF MIXES VARY YEAR–TO–YEAR DEPENDING ON HARVEST OF SEEDS. HYDROSEED OR HAND BROADCAST: 1 LB. PER 1,000 SQ. FT. OR 50 LBS. PER ACRE. RAKE IN ¼" DEEP AND IRRIGATE, IF POSSIBLE UNTIL ESTABLISHED. 'DRY NATIVE MOUNTAIN' SEED MIX IS AVAILABLE FROM PAWNEE BUTTES SEED INC., 605 25TH STREET, GREELEY, CO 80632.
PHONE: 1–800–782–5947
WEBSITE: PAWNEEBUTTESSEED.COM

PROPOSED PLANT MATERIALS LIST

Note: All plant material has been chosen from the CSU Extension Office recommended plant lists. These lists have been cross referenced to find suitable plants for the elevation of Minturn (10,000 ft and above), and also to maximize use of plants native to the area, low-water use plants, and plants that enhance habitat and food sources for insects, butterflies, birds and other animals. The cross referenced lists are the following:

- CSU Extension, Fire Wise Plant Materials - 6.305
- CSU Extension, Trees and Shrubs for Mountain Areas - Fact Sheet No. 7.423
- CSU Extension, Low-Water Native Plants for Colorado Gardens, Mountains 7,500' and Above - CO Native Plant Society
- CSU Extension, Native Trees for Colorado Landscapes - Fact Sheet No. 7.421
- CSU Extension, Native Shrubs for Colorado Landscapes - Fact Sheet No. 7.422

QUAN.	COMMON/ BOTANICAL NAME	FIRE MITIGATION ZONE	SIZE	COMMENTS
	DECIDUOUS TREES			
4	Quaking Aspen Populus tremuloides	1 & 2	1.5" cal.	Specimen quality B&B, guyed
3	Quaking Aspen Populus tremuloides	1 & 2	2.5" cal.	Specimen quality B&B, guyed
	ORNAMENTAL GRASSES (planted @ 12" O.C. spacing)			
10	Idaho Fescue Grass, Festuca idahoensis 'Siskiyou Blue'	1 & 2	1 gal.	Container Full
	PERENNIAL FLOWERS (planted @ 12" O.C. spacing)			
12	Orange Iceland Poppy Papaver nudicaule	1 & 2	Flats of 15	
13	Golden Banner Thermopsis divaricarpa	1 & 2	Flats of 15	
	DECIDUOUS SHRUBS			
3	Arnold's Red Honeysuckle Lonicera tatarica 'Arnold's Red'	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.
3	Colorado Dogwood Cornus sericea coloradense	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.
2	Golden Currant Ribes aureum	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.
1	Native Chokecherry Prunus virginiana melanocarpa	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.
6	Native Ninebark Physocarpus monogynus	1 & 2	5 gal.	Container, 5 canes minimum 12"–18" ht.
7	Peking Cotoneaster Cotoneaster lucidus	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.



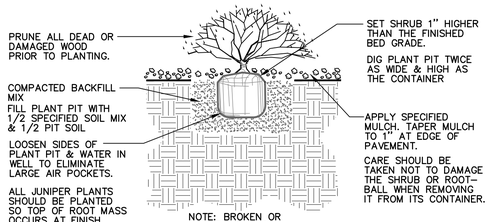
NOTES:
1) SET ALL EDGING 1" ABOVE FINISH GRADE AS SHOWN.

2) EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR, AND FLUSH W/ GRADES OF CONCRETE.

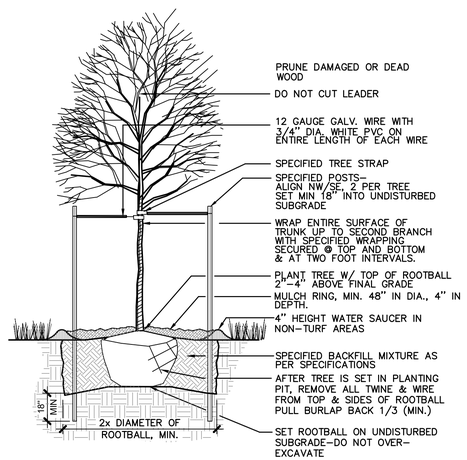
3) ALL JOINTS TO BE SECURELY STAKED.

4) CONTRACTOR SHALL CUT TOP EDGE(S) AS NEEDED TO BE PARALLEL WITH GRADE.

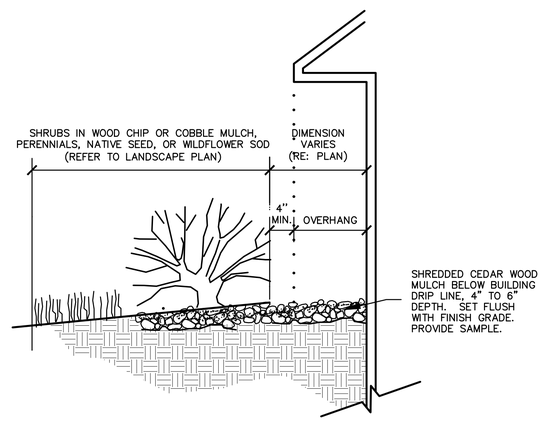
1/L2 STEEL EDGER — NOT TO SCALE



2/L2 SHRUB PLANTING — NOT TO SCALE



3/L2 DECIDUOUS TREE PLANTING — NOT TO SCALE



4/L2 MULCH ARMORED DRIP LINE — NOT TO SCALE

LANDSCAPE ARCHITECT:
TOMINA TOWNSEND, LA
PO BOX 3000, PMB 301
EDWARDS, CO 81632
P. 303.572.7876
TTownsend@ResortConceptsCO.com

MINTURN NORTH P.U.D.
LOT 7 - LANDSCAPE PLAN
TOWN OF MINTURN, COLORADO

DESIGNED: TT
DRAWN: TT
CHECKED: RH
DATE: May 17, 2024
REVISIONS:

REVISION BASED ON DRB COMMENTS: 6.14.24
VERIFIED SQUARE FEET OF LOT AREA

PERMIT SET: 7.8.24

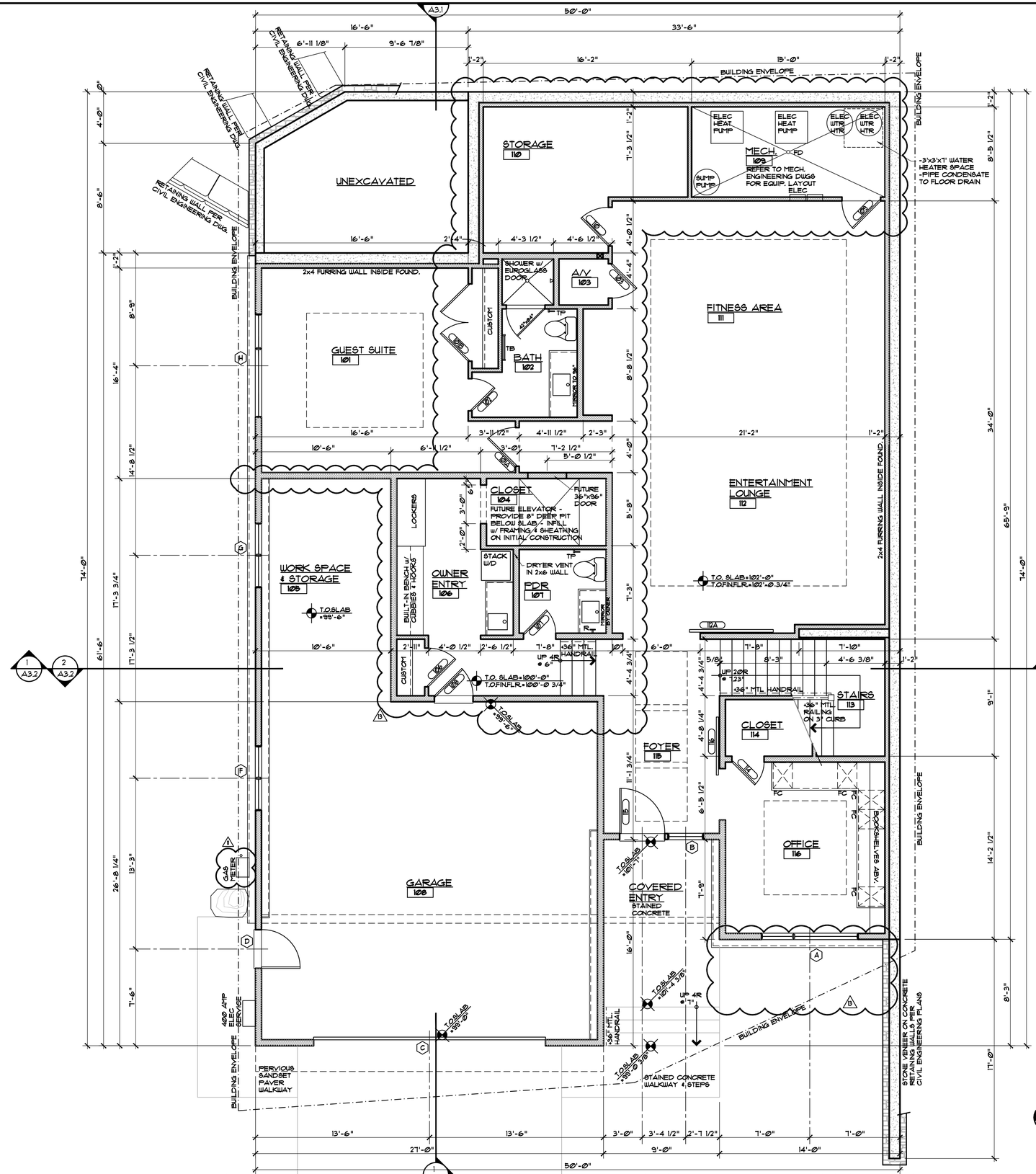
REVISED PERMIT SET: 9.18.24
ADJUSTED LANDSCAPE FOR NEW WALL LAYOUT

OWNER REVISIONS: 12.23.24

REVISED PERMIT SET

SHEET TITLE:
LANDSCAPE NOTES & DETAILS

SCALE: NOT TO SCALE
SHEET NUMBER:
L2



GENERAL NOTES:
1. ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE OR CENTER OF POSTS, UNLESS NOTED OTHERWISE.
2. TOP OF WALL HEIGHTS EQUAL TOP OF FLAT PLATE OR LOWER POINT ON BEVELED WALL PLATES.
3. DO NOT SCALE DRAWINGS. NOTIFY ARCHITECT IMMEDIATELY UPON FINDING ANY DISCREPANCIES IN DOCUMENTS.
4. ALL WORK SHALL COMPLY WITH STATE & LOCAL CODES AND ORDINANCES, BE BUILT TO INDUSTRY STANDARDS AND BE PERFORMED TO THE HIGHEST LEVEL OF CRAFTSMANSHIP.
5. VERIFY ALL FINISHED FLOOR THICKNESS FOR DETERMINING MOUNTING HEIGHTS, STAIR CONSTRUCTION, ETC. (3/4" SHOWN ON PLANS MAY VARY).
6. CABINET LAYOUT, APPLIANCE SPECIFICATIONS, AND ELECTRICAL/LOW VOLTAGE REQUIREMENTS & LOCATIONS NEED TO BE VERIFIED BY GENERAL CONTRACTOR PRIOR TO INSTALLATION.
7. FRAMING CONTRACTOR TO PROVIDE BLOCKING FOR ALL SURFACE MOUNTED ACCESSORIES AND SHALL COORDINATE PLACEMENT WITH ON-SITE SUPERVISOR PRIOR TO INSTALLATION.
8. VERIFY ALL VENTING, DUCTWORK, SUPPLY AND RETURN AIR LOCATIONS W/ HVAC CONTRACTOR PRIOR TO COMPLETION OF FRAMING & ELECTRICAL ROUGH-IN. GENERAL CONTRACTOR TO APPROVE ALL LOCATIONS.
9. DROPPED CEILING AND SOFFIT LOCATIONS SHALL BE APPROVED BY ON-SITE SUPERVISOR AND COORDINATED W/ M.E.P. SUB-CONTRACTORS PRIOR TO INSTALLATION.
10. REFER TO WINDOW MANUFACTURER SHOP DRAWINGS FOR EXACT ROUGH OPENINGS FOR ALL DOORS & WINDOWS. NOTIFY ARCHITECT IMMEDIATELY WITH ANY ISSUES REGARDING HEADERS AND/OR POSTING.
11. ALL INTERIOR DRYWALL IS 5/8" GYPSUM BOARD, U.N.O.
12. 5/8" FIBER-REINFORCED GYPSUM PANELS OR FIBER-CEMENT BACKER BOARD SHALL BE INSTALLED IN ALL WET LOCATIONS BEHIND TILE.
13. 5/8" GYPSUM BOARD ON CEILING FRAMING AT 24" O.C. MUST BE INSTALLED PERPENDICULAR TO FRAMING MEMBERS.

ENTRY LEVEL PLAN
1/4" = 1'-0"

2,118 SF LIVING, 112 SF MECH, 887 SF GARAGE

DISCLAIMER: ALL PLANS, RENDERINGS, SPECIFICATIONS AND MARKETING MATERIALS ARE SUBJECT TO REVISIONS AND MODIFICATIONS AT DEVELOPERS SOLE DISCRETION DUE TO SITE SPECIFIC GRADING CONDITIONS, AVAILABILITY OF MATERIALS, AVAILABILITY OF LABOR, MANUFACTURER SUPPLY SHORTAGES, AND GOVERNMENTAL AGENCY CHANGES. ALL PLANS AND SPECIFICATIONS ARE SUBJECT TO REVISIONS AND CONDITIONS OF APPROVAL BY THE TOWN OF MINTURN CITY COUNCIL, TOWN OF MINTURN DESIGN REVIEW BOARD, TOWN OF MINTURN BUILDING PERMIT DEPARTMENT AND ALL OTHER APPLICABLE REGULATORY AGENCIES. ARTIST RENDERINGS HAVE BEEN PROVIDED FOR ILLUSTRATIVE AND MARKETING PURPOSES ONLY AND SHOULD NOT BE RELIED UPON AS A BASIS FOR PURCHASING. COLOR, MATERIALS AND DESIGN ELEMENTS ARE SUBJECT TO REFINEMENT AND REVISION WITHOUT NOTICE AT DEVELOPERS SOLE DISCRETION.

EGGERS ARCHITECTURE, INC.
PO BOX 798
KREMMLING, CO 80459
CELL: (970) 409-9790
don.eggers@eggersarchitecture.com

RESORT CONCEPTS
225 MAIN STREET, SUITE C-101
EDWARDS, COLORADO
(970) 926-1720

STATE OF COLORADO — DONALD W. EGGERS — LICENSED ARCHITECT

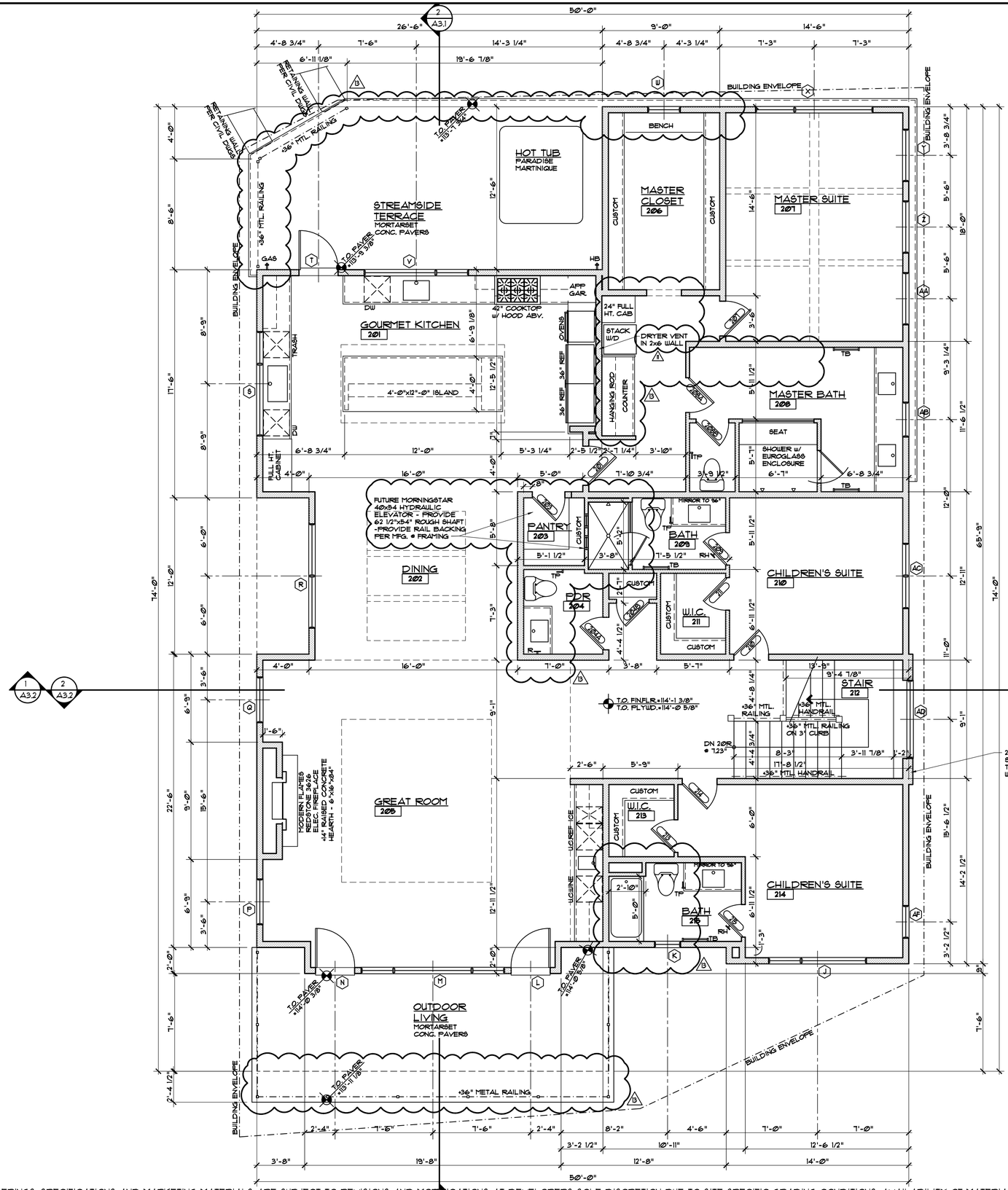
BOMBARD
186 MILES END LANE
LOT 07, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L07

ISSUED

#	DATE	BY	COMMENTS
13	12-23-24	DUE	OWNER REVISIONS
12	10-18-24	DUE	REVISED PERMIT SET #2
11	9-18-24	DUE	REVISED PERMIT SET
10	7-8-24	DUE	BUILDING PERMIT SET

A1.1



GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE OR CENTER OF POSTS, UNLESS NOTED OTHERWISE.
2. TOP OF WALL HEIGHTS EQUAL TOP OF FLAT PLATE OR LOWER POINT ON BEVELED WALL PLATES.
3. DO NOT SCALE DRAWINGS. NOTIFY ARCHITECT IMMEDIATELY UPON FINDING ANY DISCREPANCIES IN DOCUMENTS.
4. ALL WORK SHALL COMPLY WITH STATE & LOCAL CODES AND ORDINANCES, BE BUILT TO INDUSTRY STANDARDS AND BE PERFORMED TO THE HIGHEST LEVEL OF CRAFTSMANSHIP.
5. VERIFY ALL FINISHED FLOOR THICKNESS FOR DETERMINING MOUNTING HEIGHTS, STAIR CONSTRUCTION, ETC. (3/4" SHOWN ON PLANS MAY VARY).
6. CABINET LAYOUT, APPLIANCE SPECIFICATIONS, AND ELECTRICAL/LOW VOLTAGE REQUIREMENTS & LOCATIONS NEED TO BE VERIFIED BY GENERAL CONTRACTOR PRIOR TO INSTALLATION.
7. FRAMING CONTRACTOR TO PROVIDE BLOCKING FOR ALL SURFACE MOUNTED ACCESSORIES AND SHALL COORDINATE PLACEMENT WITH ON-SITE SUPERVISOR PRIOR TO INSTALLATION.
8. VERIFY ALL VENTING, DUCTWORK, SUPPLY AND RETURN AIR LOCATIONS W/ HVAC CONTRACTOR PRIOR TO COMPLETION OF FRAMING & ELECTRICAL ROUGH-IN. GENERAL CONTRACTOR TO APPROVE ALL LOCATIONS.
9. DROPPED CEILING AND SOFFIT LOCATIONS SHALL BE APPROVED BY ON-SITE SUPERVISOR AND COORDINATED W/ M.E.P. SUB-CONTRACTORS PRIOR TO INSTALLATION.
10. REFER TO WINDOW MANUFACTURER SHOP DRAWINGS FOR EXACT ROUGH OPENINGS FOR ALL DOORS & WINDOWS. NOTIFY ARCHITECT IMMEDIATELY WITH ANY ISSUES REGARDING HEADERS AND/OR POSTING.
11. ALL INTERIOR DRYWALL IS 5/8" GYPSUM BOARD, U.N.O.
12. 5/8" FIBER-REINFORCED GYPSUM PANELS OR FIBER-CEMENT BACKER BOARD SHALL BE INSTALLED IN ALL WET LOCATIONS BEHIND TILE.
13. 5/8" GYPSUM BOARD ON CEILING FRAMING AT 24" O.C. MUST BE INSTALLED PERPENDICULAR TO FRAMING MEMBERS.

MAIN LEVEL PLAN

1/4" = 1'-0"

2842 SF LIVING

DISCLAIMER: ALL PLANS, RENDERINGS, SPECIFICATIONS AND MARKETING MATERIALS ARE SUBJECT TO REVISIONS AND MODIFICATIONS AT DEVELOPERS SOLE DISCRETION DUE TO SITE SPECIFIC GRADING CONDITIONS, AVAILABILITY OF MATERIALS, AVAILABILITY OF LABOR, MANUFACTURER SUPPLY SHORTAGES, AND GOVERNMENTAL AGENCY CHANGES. ALL PLANS AND SPECIFICATIONS ARE SUBJECT TO REVISIONS AND CONDITIONS OF APPROVAL BY THE TOWN OF MINTURN CITY COUNCIL, TOWN OF MINTURN DESIGN REVIEW BOARD, TOWN OF MINTURN BUILDING PERMIT DEPARTMENT AND ALL OTHER APPLICABLE REGULATORY AGENCIES. ARTIST RENDERINGS HAVE BEEN PROVIDED FOR ILLUSTRATIVE AND MARKETING PURPOSES ONLY AND SHOULD NOT BE RELIED UPON AS A BASIS FOR PURCHASING. COLOR, MATERIALS AND DESIGN ELEMENTS ARE SUBJECT TO REFINEMENT AND REVISION WITHOUT NOTICE AT DEVELOPERS SOLE DISCRETION.

EGGERS ARCHITECTURE, INC.
PO BOX 798
KREMMLING, CO 80459
(970) 724-3411
CELL: (970) 409-9790
don.eggers@eggersarchitecture.com

RESORT CONCEPTS
225 MAIN STREET, SUITE C-101
EDWARDS, COLORADO
(970) 926-1720

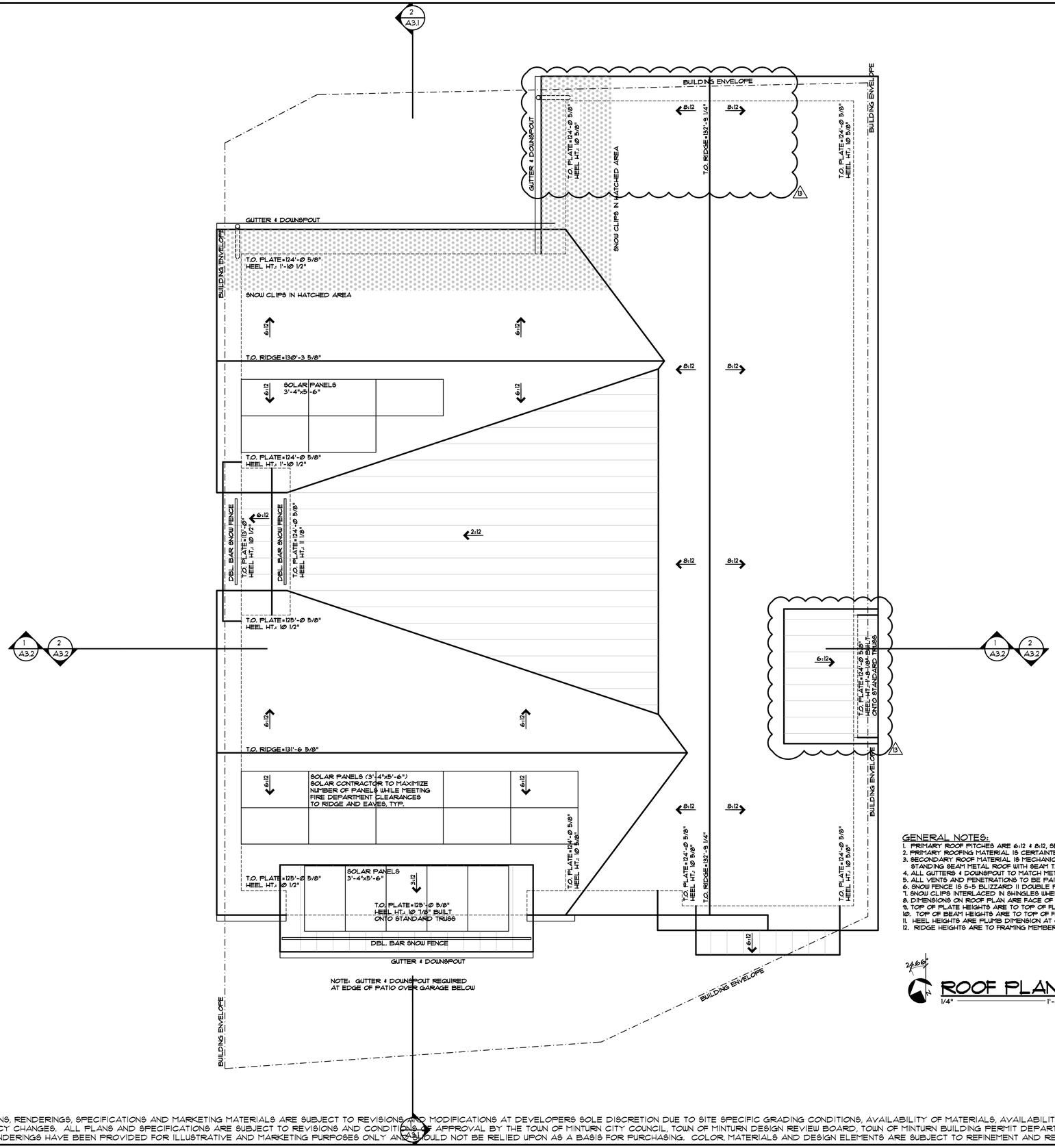
STATE OF COLORADO — DONALD W. EGGERS — 37668 — LICENSED ARCHITECT

BOMBARD
186 MILES END LANE
LOT 07, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L07

ISSUED #	DATE	BY	COMMENTS
13	12-23-24	DWE	OWNER REVISIONS
12	10-18-24	DWE	REVISED PERMIT SET #2
11	9-18-24	DWE	REVISED PERMIT SET
10	7-8-24	DWE	BUILDING PERMIT SET

A1.2



GENERAL NOTES:

1. PRIMARY ROOF PITCHES ARE 6:12 & 8:12, SECONDARY ROOF PITCHES ARE 2:12 & 3:12.
2. PRIMARY ROOFING MATERIAL IS CERTAINTEED BELMONT IR ASPHALT SHINGLES.
3. SECONDARY ROOF MATERIAL IS MECHANICALLY SEAMED DOUBLE LOCK STANDING SEAM METAL ROOF WITH SEAM TAPE.
4. ALL GUTTERS & DOWNSPOUT TO MATCH METAL ROOF COLORS AND HAVE HEAT TAPE TO DAYLIGHT.
5. ALL VENTS AND PENETRATIONS TO BE PAINTED MATTE BLACK.
6. SNOW FENCE IS S-5 BLIZZARD II DOUBLE PIPE w/ S-5-S CLAMPS by ROCKY MOUNTAIN SNOW GUARDS.
7. SNOW CLIPS INTERLACED IN SHINGLES WHERE HATCHED. CLIPS TO MATCH COLOR OF ROOFING.
8. DIMENSIONS ON ROOF PLAN ARE FACE OF STUD OR CENTER OF POST/BEAM TO FACE OF FINISHED FASCIA.
9. TOP OF PLATE HEIGHTS ARE TO TOP OF FLAT PLATE OR LOW POINT OF BEVELED PLATE.
10. TOP OF BEAM HEIGHTS ARE TO TOP OF FLAT BEAM OR HIGH POINT OF BEVELED BEAM.
11. HEEL HEIGHTS ARE PLUMB DIMENSION AT OUTSIDE FACE OF BEARING.
12. RIDGE HEIGHTS ARE TO FRAMING MEMBERS, NOT ROOF SHEATHING.

ROOF PLAN

1/4" = 1'-0"

DISCLAIMER: ALL PLANS, RENDERINGS, SPECIFICATIONS AND MARKETING MATERIALS ARE SUBJECT TO REVISIONS AND MODIFICATIONS AT DEVELOPERS SOLE DISCRETION DUE TO SITE SPECIFIC GRADING CONDITIONS, AVAILABILITY OF MATERIALS, AVAILABILITY OF LABOR, MANUFACTURER SUPPLY SHORTAGES, AND GOVERNMENTAL AGENCY CHANGES. ALL PLANS AND SPECIFICATIONS ARE SUBJECT TO REVISIONS AND CONDITIONS OF APPROVAL BY THE TOWN OF MINTURN CITY COUNCIL, TOWN OF MINTURN DESIGN REVIEW BOARD, TOWN OF MINTURN BUILDING PERMIT DEPARTMENT AND ALL OTHER APPLICABLE REGULATORY AGENCIES. ARTIST RENDERINGS HAVE BEEN PROVIDED FOR ILLUSTRATIVE AND MARKETING PURPOSES ONLY AND SHOULD NOT BE RELIED UPON AS A BASIS FOR PURCHASING. COLOR, MATERIALS AND DESIGN ELEMENTS ARE SUBJECT TO REFINEMENT AND REVISION WITHOUT NOTICE AT DEVELOPERS SOLE DISCRETION.

EGGERS ARCHITECTURE, INC.
PO BOX 798
KREMMLING, CO 80459
(970) 724-3411
CELL: (970) 409-9790
don.eggers@eggersarchitecture.com

RESORT CONCEPTS
225 MAIN STREET, SUITE C-101
EDWARDS, COLORADO
(970) 926-1720

STATE OF COLORADO
DONALD W. EGGERS
LICENSED ARCHITECT

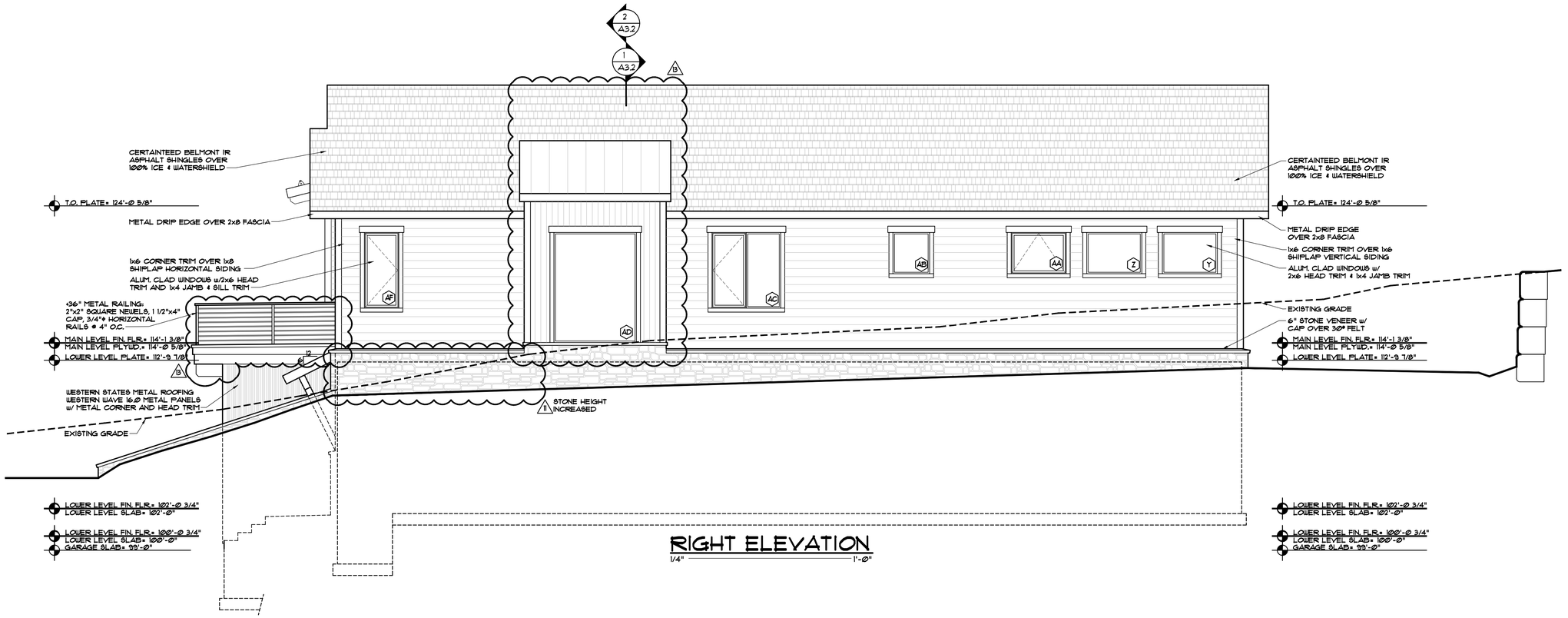
BOMBARD
186 MILES END LANE
LOT 07, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L07

ISSUED

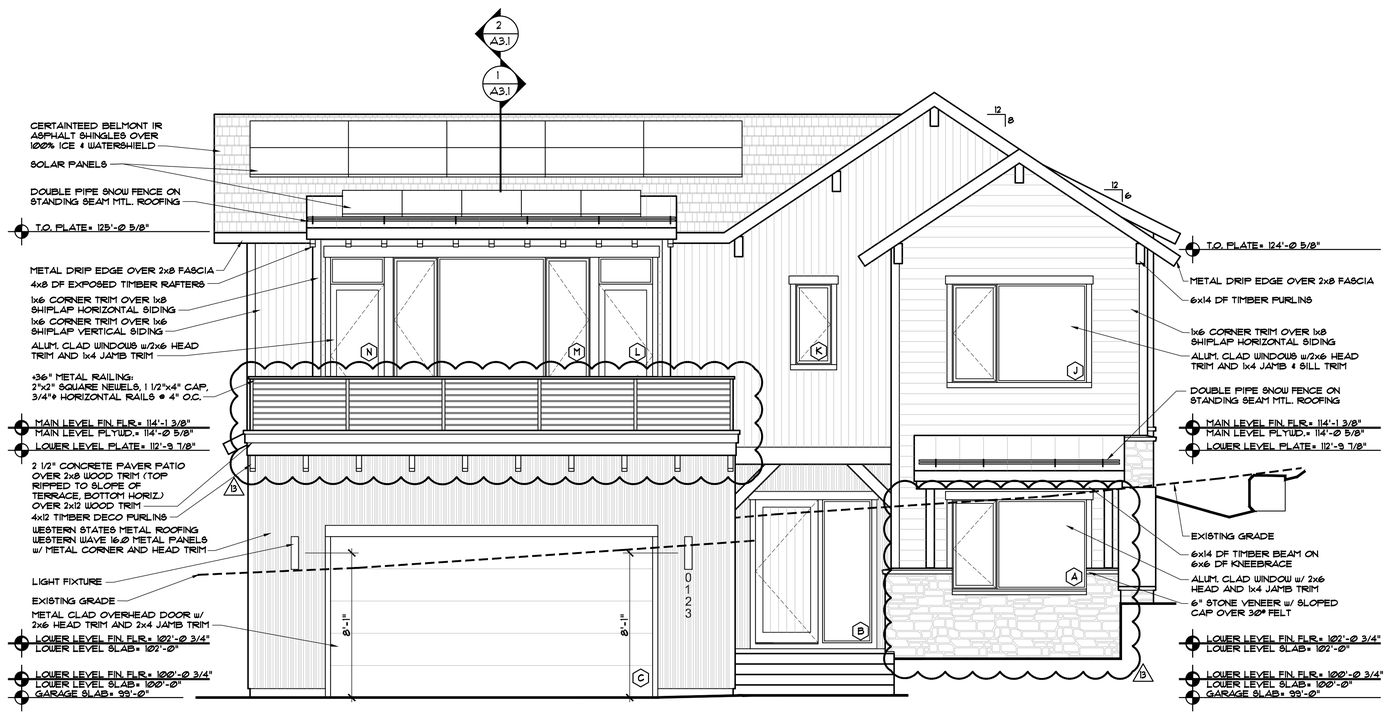
#	DATE	BY	COMMENTS
13	12-23-24	DUE	OWNER REVISIONS
12	10-18-24	DUE	REVISED PERMIT SET #2
11	9-18-24	DUE	REVISED PERMIT SET
10	7-8-24	DUE	BUILDING PERMIT SET

A1.3



RIGHT ELEVATION

1/4" = 1'-Ø"



FRONT ELEVATION

1/4" = 1'-Ø"

DISCLAIMER: ALL PLANS, RENDERINGS, SPECIFICATIONS AND MARKETING MATERIALS ARE SUBJECT TO REVISIONS AND MODIFICATIONS AT DEVELOPERS SOLE DISCRETION DUE TO SITE SPECIFIC GRADING CONDITIONS, AVAILABILITY OF MATERIALS, AVAILABILITY OF LABOR, MANUFACTURER SUPPLY SHORTAGES, AND GOVERNMENTAL AGENCY CHANGES. ALL PLANS AND SPECIFICATIONS ARE SUBJECT TO REVISIONS AND CONDITIONS OF APPROVAL BY THE TOWN OF MINTURN CITY COUNCIL, TOWN OF MINTURN DESIGN REVIEW BOARD, TOWN OF MINTURN BUILDING PERMIT DEPARTMENT AND ALL OTHER APPLICABLE REGULATORY AGENCIES. ARTIST RENDERINGS HAVE BEEN PROVIDED FOR ILLUSTRATIVE AND MARKETING PURPOSES ONLY AND SHOULD NOT BE RELIED UPON AS A BASIS FOR PURCHASING. COLOR, MATERIALS AND DESIGN ELEMENTS ARE SUBJECT TO REFINEMENT AND REVISION WITHOUT NOTICE AT DEVELOPERS SOLE DISCRETION.

EGGERS ARCHITECTURE, INC.
PO BOX 798
KREMMLING, CO 80459
(970) 724-3411
CELL: (970) 409-9790
don.eggers@eggersarchitecture.com

RESORT CONCEPTS
225 MAIN STREET, SUITE C-101
EDWARDS, COLORADO
(970) 926-1720

STATE OF COLORADO
DONALD W. EGGERS
LICENSED ARCHITECT

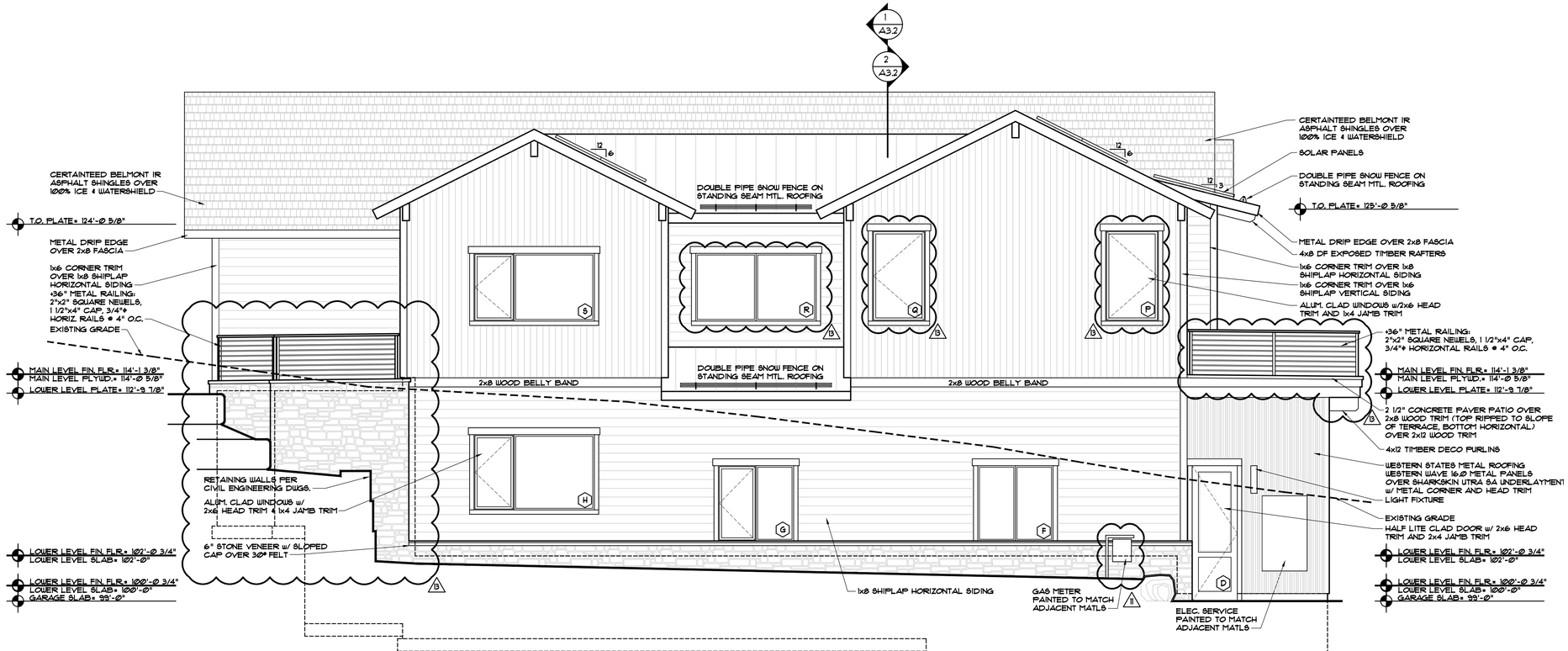
BOMBARD
186 MILES END LANE
LOT 07, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L07

ISSUED

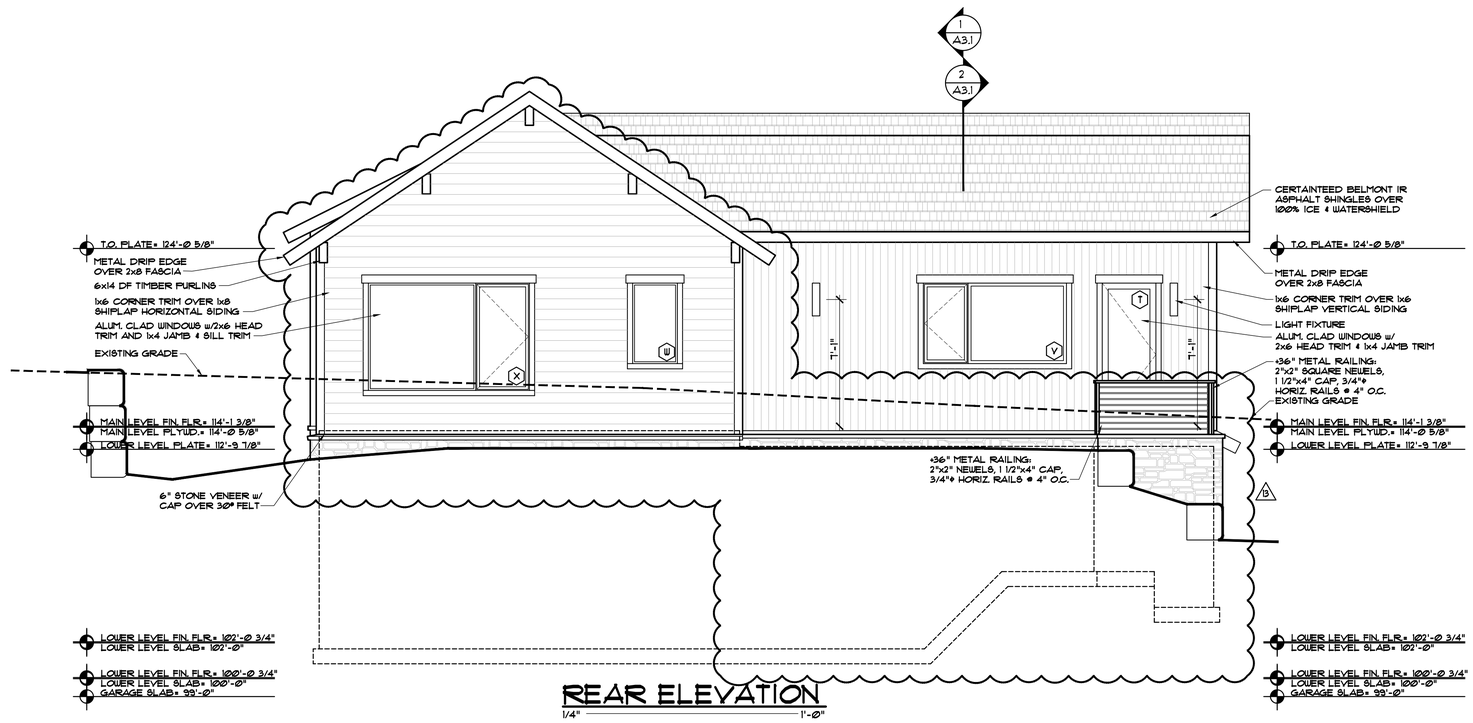
#	DATE	BY	COMMENTS
13	12-23-24	DWE	OWNER REVISIONS
12	10-18-24	DWE	REVISED PERMIT SET #2
11	9-18-24	DWE	REVISED PERMIT SET
10	7-8-24	DWE	BUILDING PERMIT SET

A2.1



LEFT ELEVATION

1/4" = 1'-Ø"



REAR ELEVATION

1/4" = 1'-Ø"

DISCLAIMER: ALL PLANS, RENDERINGS, SPECIFICATIONS AND MARKETING MATERIALS ARE SUBJECT TO REVISIONS AND MODIFICATIONS AT DEVELOPERS SOLE DISCRETION DUE TO SITE SPECIFIC GRADING CONDITIONS, AVAILABILITY OF MATERIALS, AVAILABILITY OF LABOR, MANUFACTURER SUPPLY SHORTAGES, AND GOVERNMENTAL AGENCY CHANGES. ALL PLANS AND SPECIFICATIONS ARE SUBJECT TO REVISIONS AND CONDITIONS OF APPROVAL BY THE TOWN OF MINTURN CITY COUNCIL, TOWN OF MINTURN DESIGN REVIEW BOARD, TOWN OF MINTURN BUILDING PERMIT DEPARTMENT AND ALL OTHER APPLICABLE REGULATORY AGENCIES. ARTIST RENDERINGS HAVE BEEN PROVIDED FOR ILLUSTRATIVE AND MARKETING PURPOSES ONLY AND SHOULD NOT BE RELIED UPON AS A BASIS FOR PURCHASING. COLOR, MATERIALS AND DESIGN ELEMENTS ARE SUBJECT TO REFINEMENT AND REVISION WITHOUT NOTICE AT DEVELOPERS SOLE DISCRETION.

EGGERS ARCHITECTURE, INC.
PO BOX 798
KREMMLING, CO 80459
(970) 724-3411
CELL: (970) 409-9790
don.eggers@eggersarchitecture.com

RESORT CONCEPTS
225 MAIN STREET, SUITE C-101
EDWARDS, COLORADO
(970) 926-1720

STATE OF COLORADO — DONALD W. EGGERS — 37866 — LICENSED ARCHITECT

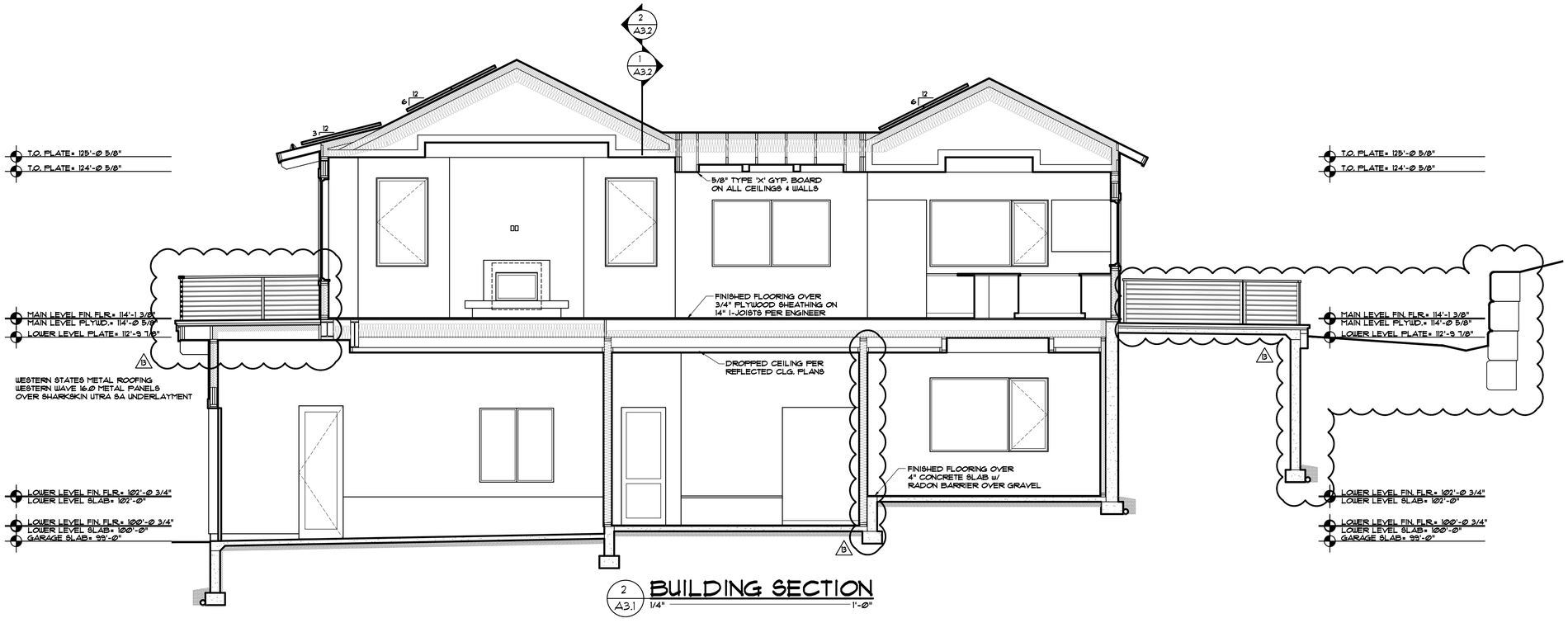
BOMBARD
186 MILES END LANE
LOT 07, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L07

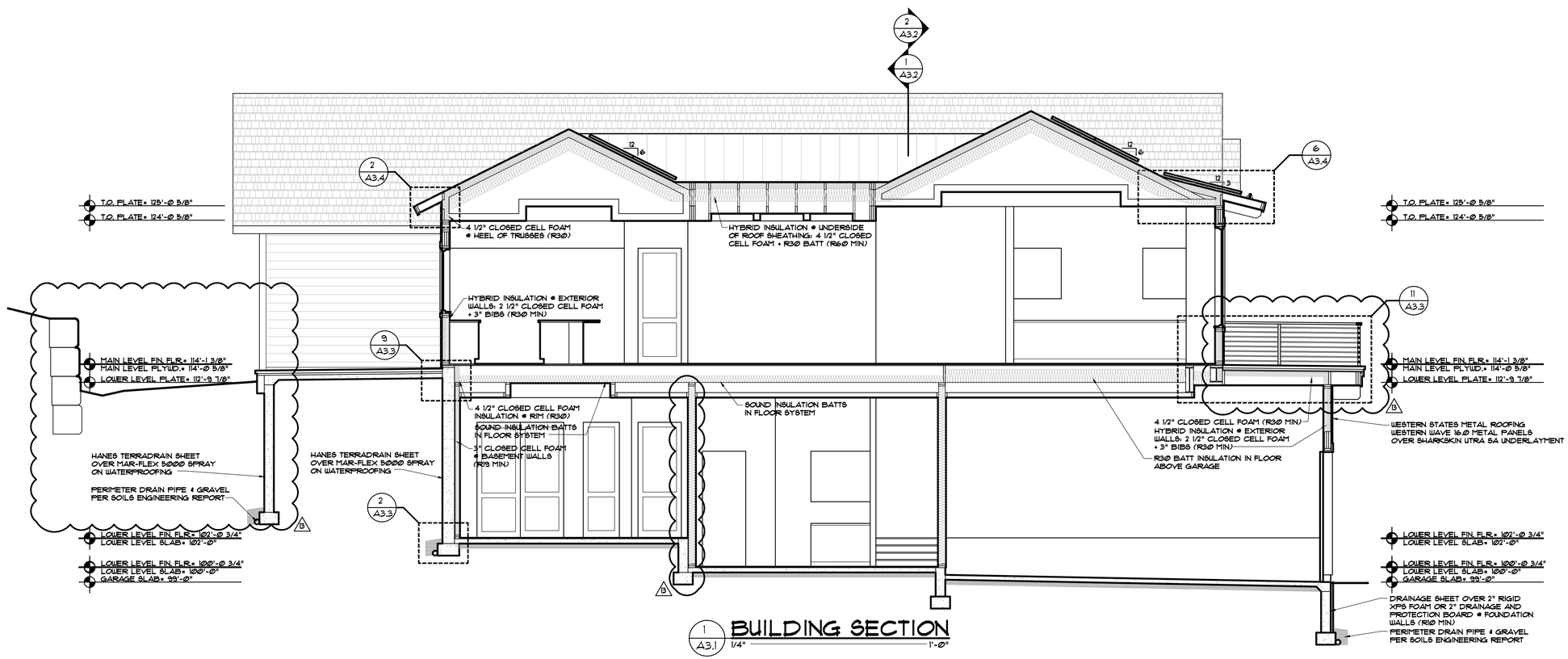
ISSUED

#	DATE	BY	COMMENTS
13	12-23-24	DWE	OWNER REVISIONS
12	10-18-24	DWE	REVISED PERMIT SET #2
11	9-18-24	DWE	REVISED PERMIT SET
10	7-8-24	DWE	BUILDING PERMIT SET

A2.2



2 A3.1 **BUILDING SECTION** 1/4" = 1'-Ø"



1 A3.1 **BUILDING SECTION** 1/4" = 1'-Ø"

DISCLAIMER: ALL PLANS, RENDERINGS, SPECIFICATIONS AND MARKETING MATERIALS ARE SUBJECT TO REVISIONS AND MODIFICATIONS AT DEVELOPERS SOLE DISCRETION DUE TO SITE SPECIFIC GRADING CONDITIONS, AVAILABILITY OF MATERIALS, AVAILABILITY OF LABOR, MANUFACTURER SUPPLY SHORTAGES, AND GOVERNMENTAL AGENCY CHANGES. ALL PLANS AND SPECIFICATIONS ARE SUBJECT TO REVISIONS AND CONDITIONS OF APPROVAL BY THE TOWN OF MINTURN CITY COUNCIL, TOWN OF MINTURN DESIGN REVIEW BOARD, TOWN OF MINTURN BUILDING PERMIT DEPARTMENT AND ALL OTHER APPLICABLE REGULATORY AGENCIES. ARTIST RENDERINGS HAVE BEEN PROVIDED FOR ILLUSTRATIVE AND MARKETING PURPOSES ONLY AND SHOULD NOT BE RELIED UPON AS A BASIS FOR PURCHASING. COLOR, MATERIALS AND DESIGN ELEMENTS ARE SUBJECT TO REFINEMENT AND REVISION WITHOUT NOTICE AT DEVELOPERS SOLE DISCRETION.

EGGERS ARCHITECTURE, INC.
PO BOX 798
KREMMLING, CO 80459
(970) 724-3411
CELL: (970) 409-9790
don.eggers@eggersarchitecture.com

RESORT CONCEPTS
225 MAIN STREET, SUITE C-101
EDWARDS, COLORADO
(970) 926-1720

STATE OF COLORADO — DONALD W. EGGERS — LICENSED ARCHITECT

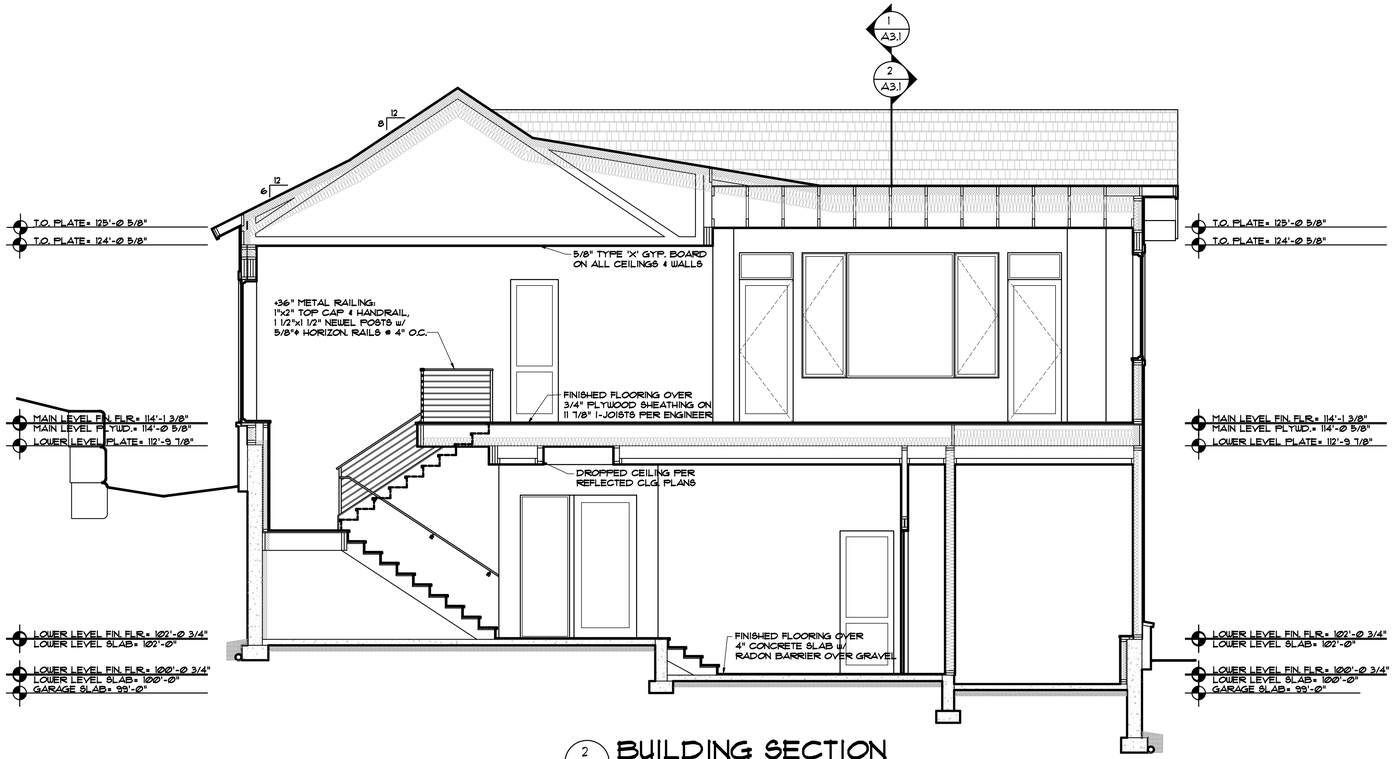
BOMBARD
186 MILES END LANE
LOT 07, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L07

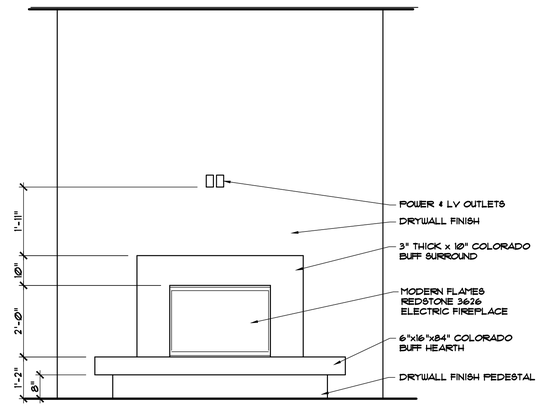
ISSUED

#	DATE	BY	COMMENTS
13	12-23-24	DWE	OWNER REVISIONS
12	10-18-24	DWE	REVISED PERMIT SET #2
11	9-18-24	DWE	REVISED PERMIT SET
10	7-8-24	DWE	BUILDING PERMIT SET

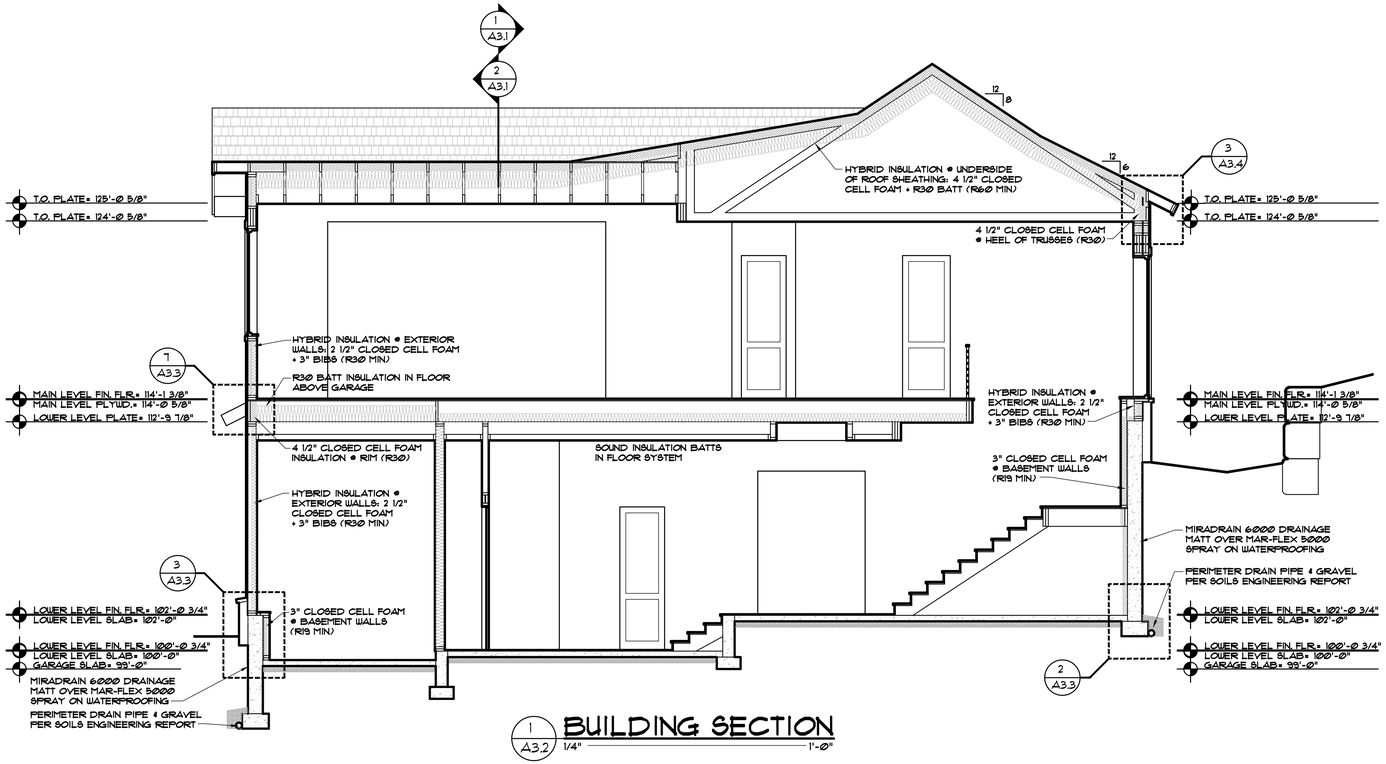
A3.1



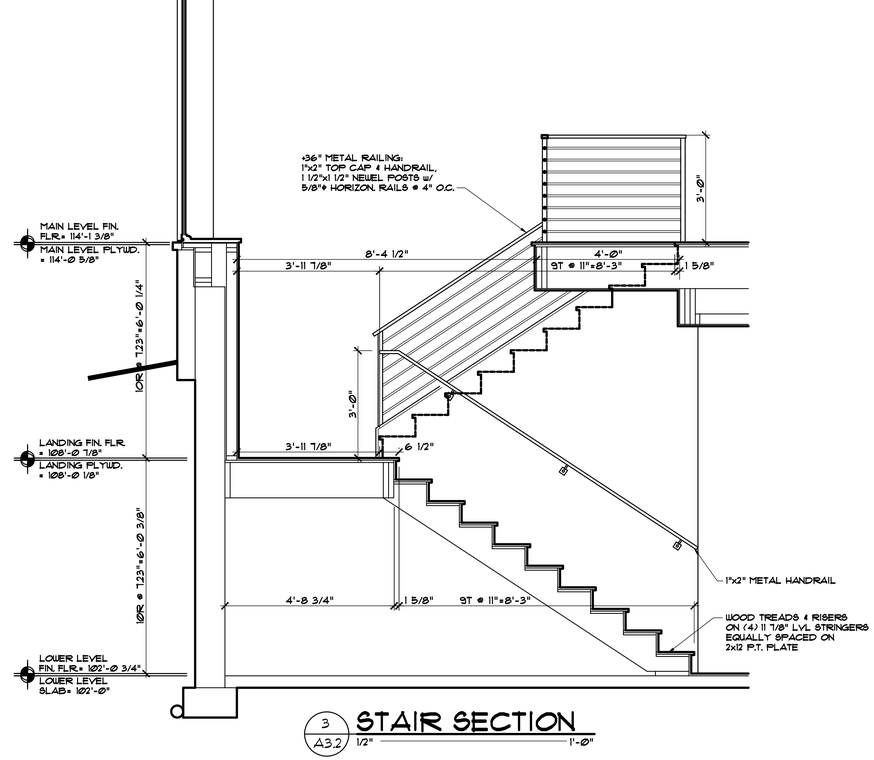
2 A3.2 **BUILDING SECTION** 1/4" = 1'-Ø"



4 A3.2 **FIREPLACE ELEVATION** 1/2" = 1'-Ø"



1 A3.2 **BUILDING SECTION** 1/4" = 1'-Ø"



3 A3.2 **STAIR SECTION** 1/2" = 1'-Ø"

DISCLAIMER: ALL PLANS, RENDERINGS, SPECIFICATIONS AND MARKETING MATERIALS ARE SUBJECT TO REVISIONS AND MODIFICATIONS AT DEVELOPERS SOLE DISCRETION DUE TO SITE SPECIFIC GRADING CONDITIONS, AVAILABILITY OF MATERIALS, AVAILABILITY OF LABOR, MANUFACTURER SUPPLY SHORTAGES, AND GOVERNMENTAL AGENCY CHANGES. ALL PLANS AND SPECIFICATIONS ARE SUBJECT TO REVISIONS AND CONDITIONS OF APPROVAL BY THE TOWN OF MINTURN CITY COUNCIL, TOWN OF MINTURN DESIGN REVIEW BOARD, TOWN OF MINTURN BUILDING PERMIT DEPARTMENT AND ALL OTHER APPLICABLE REGULATORY AGENCIES. ARTIST RENDERINGS HAVE BEEN PROVIDED FOR ILLUSTRATIVE AND MARKETING PURPOSES ONLY AND SHOULD NOT BE RELIED UPON AS A BASIS FOR PURCHASING. COLOR, MATERIALS AND DESIGN ELEMENTS ARE SUBJECT TO REFINEMENT AND REVISION WITHOUT NOTICE AT DEVELOPERS SOLE DISCRETION.

EGGERS ARCHITECTURE, INC.
PO BOX 798 KREMMLING, CO 80459
(970) 724-3411 CELL: (970) 409-9790
don.eggers@eggersarchitecture.com

RESORT CONCEPTS
225 MAIN STREET, SUITE C-101
EDWARDS, COLORADO
(970) 926-1720

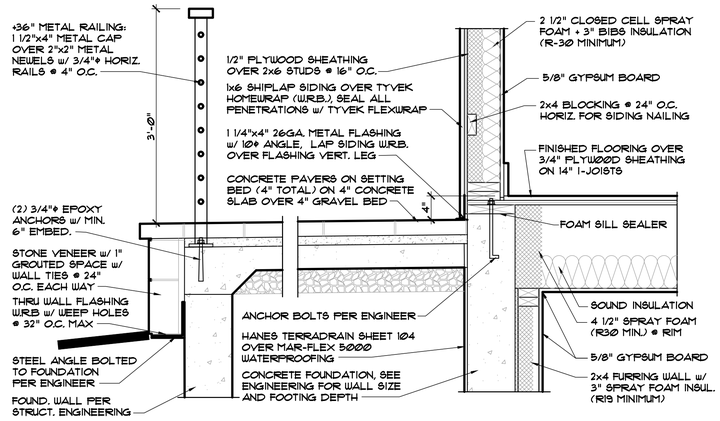
STATE OF COLORADO DONALD W. EGGERS 37366 LICENSED ARCHITECT

BOMBARD
186 MILES END LANE
LOT 07, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L07

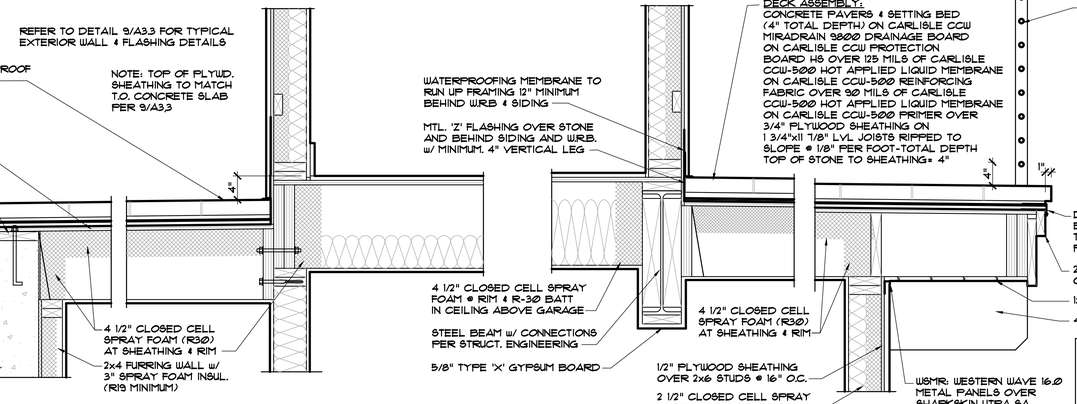
ISSUED #	DATE	BY	COMMENTS
13	12-23-24	DUE	OWNER REVISIONS
12	10-18-24	DUE	REVISED PERMIT SET #2
11	9-18-24	DUE	REVISED PERMIT SET
10	7-8-24	DUE	BUILDING PERMIT SET

A3.2



9 A3.3 CONCRETE PAVER PATIO @ W/ METAL RAILING CONNECTION

1" = 1'-0"



10 A3.3 CONCRETE PAVER PATIO ON TERRACE FRAMING

1" = 1'-0"

11 A3.3 CONCRETE PAVER TERRACE ABOVE GARAGE

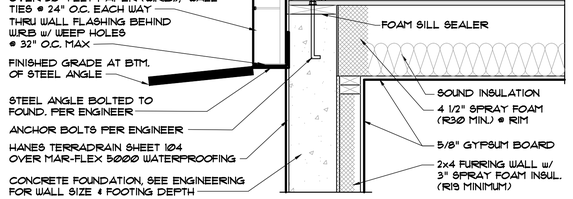
1" = 1'-0"

SUBSLAB DEPRESSURIZATION RADON SYSTEM (PASSIVE):

1. 4" GAS PERMEABLE GRAVEL OVER SUB-GRADE.
2. SOIL-GAS-RETARDER FABRIC OVER GRAVEL & SEALED TO ALL PENETRATIONS.
3. 'T' FITTING VENT PIPE INSTALLED INTO THE GRAVEL AND EXTENDING TO 12" ABOVE ROOF.
4. A VENT PIPE SHALL BE INSTALLED IN EACH ZONE BROKEN BY INTERNAL SPREAD FOOTINGS.
5. RADON VENTS MUST RUN THROUGH INTERIOR FRAME WALLS.
6. ROUTING TO BE DETERMINED BY GENERAL CONTRACTOR.

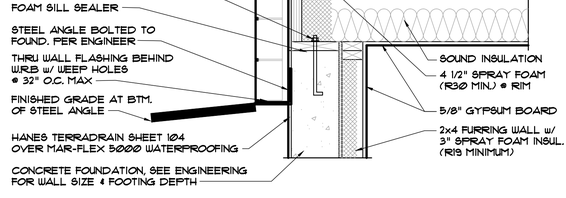
FOUNDATION INSULATION AND WATERPROOFING:

1. ALL FOUNDATION WALLS TO RECEIVE MARFLEX 5000 SPRAY ON WATERPROOFING.
2. WHERE CONCRETE SLAB IS LESS THAN 12" BELOW GRADE (WALK-OUT CONDITIONS AND GARAGE SLABS) 2" RIGID FOAM INSULATION BOARD (R-10 MIN) IS TO BE INSTALLED TO 4'-0" MINIMUM DEPTH BELOW GRADE.
3. HANES TERRADRAIN SHEET 104 DRAINAGE MATT TO BE INSTALLED AT ALL WALLS PER SOILS REPORT.



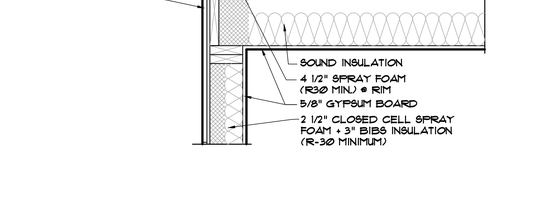
5 A3.3 FLOOR ASSEMBLY HANGING INSIDE FOUNDATION WALL

1" = 1'-0"



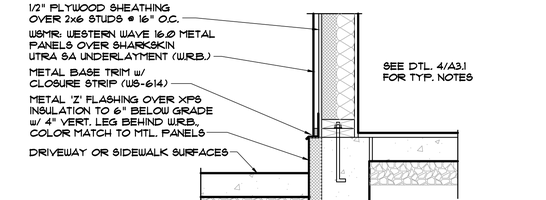
6 A3.3 FLOOR ASSEMBLY BEARING ON FOUNDATION WALL

1" = 1'-0"



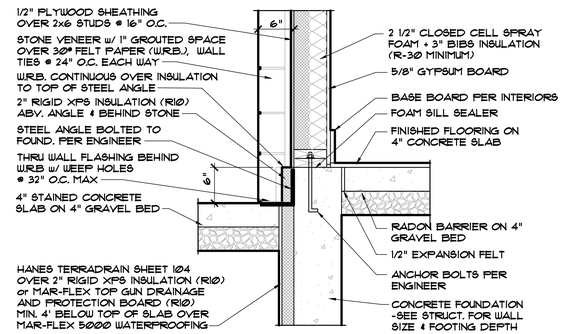
7 A3.3 FLOOR ASSEMBLY ON FRAMING WALL BEARING

1" = 1'-0"



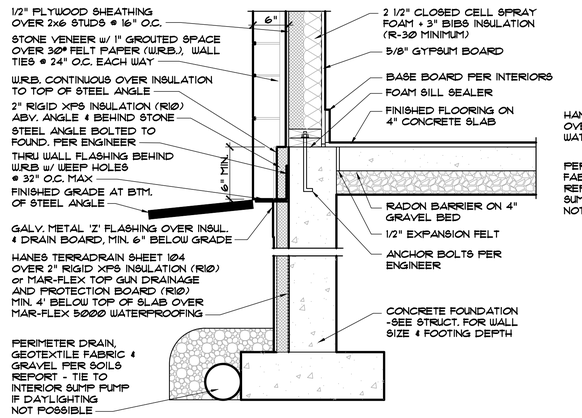
8 A3.3 METAL SIDING @ FOUNDATION

1" = 1'-0"



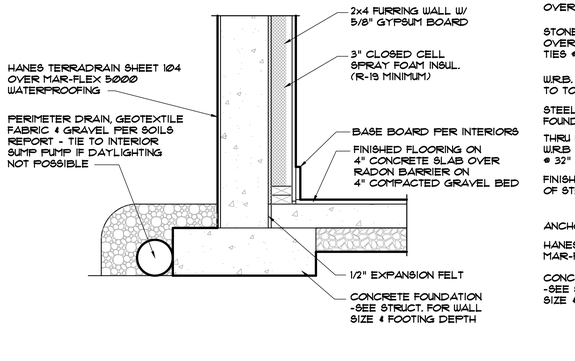
1 A3.3 FOUNDATION @ SLAB ELEVATION WITH STEEL STONE SUPPORT

1" = 1'-0"



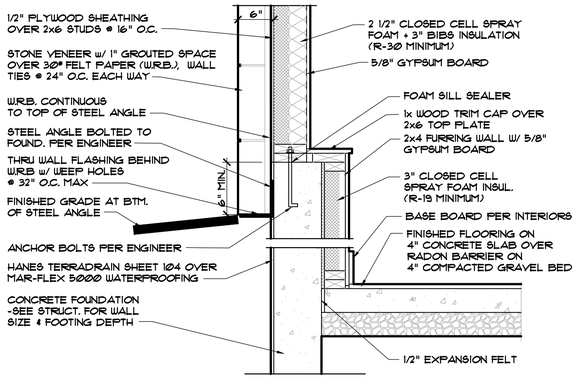
2 A3.3 FULL FOUNDATION WALL WTIH SLAB

1" = 1'-0"



3 A3.3 FOUNDATION ABOVE SLAB HEIGHT WITH STEEL STONE SUPPORT

1" = 1'-0"



4 A3.3 STAINED CONCRETE PATIO W/ STEEL STONE SUPPORT

1" = 1'-0"

DISCLAIMER: ALL PLANS, RENDERINGS, SPECIFICATIONS AND MARKETING MATERIALS ARE SUBJECT TO REVISIONS AND MODIFICATIONS AT DEVELOPERS SOLE DISCRETION DUE TO SITE SPECIFIC GRADING CONDITIONS, AVAILABILITY OF MATERIALS, AVAILABILITY OF LABOR, MANUFACTURER SUPPLY SHORTAGES, AND GOVERNMENTAL AGENCY CHANGES. ALL PLANS AND SPECIFICATIONS ARE SUBJECT TO REVISIONS AND CONDITIONS OF APPROVAL BY THE TOWN OF MINTURN CITY COUNCIL, TOWN OF MINTURN DESIGN REVIEW BOARD, TOWN OF MINTURN BUILDING PERMIT DEPARTMENT AND ALL OTHER APPLICABLE REGULATORY AGENCIES. ARTIST RENDERINGS HAVE BEEN PROVIDED FOR ILLUSTRATIVE AND MARKETING PURPOSES ONLY AND SHOULD NOT BE RELIED UPON AS A BASIS FOR PURCHASING. COLOR, MATERIALS AND DESIGN ELEMENTS ARE SUBJECT TO REFINEMENT AND REVISION WITHOUT NOTICE AT DEVELOPERS SOLE DISCRETION.

EGGERS ARCHITECTURE, INC.
PO BOX 798
KREMMLING, CO 80459
(970) 724-3411
CELL: (970) 409-9790
don.eggers@eggersarchitecture.com

RESORT CONCEPTS
225 MAIN STREET, SUITE C-101
EDWARDS, COLORADO
(970) 926-1720

STATE OF COLORADO — DONALD W. EGGERS — LICENSED ARCHITECT

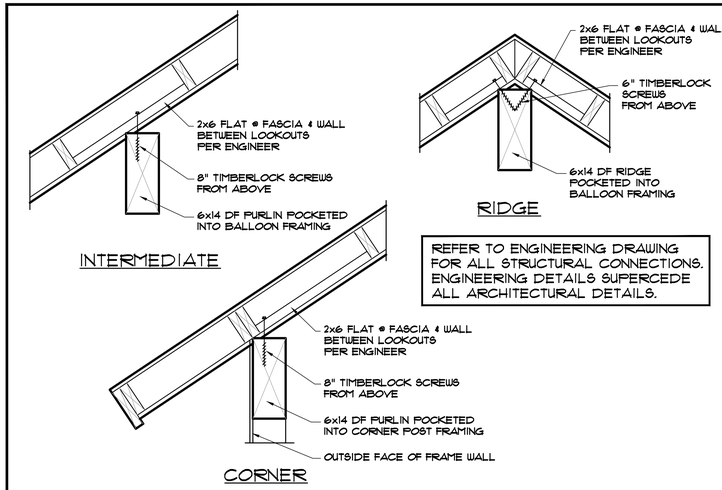
BOMBARD
186 MILES END LANE
LOT 07, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L07

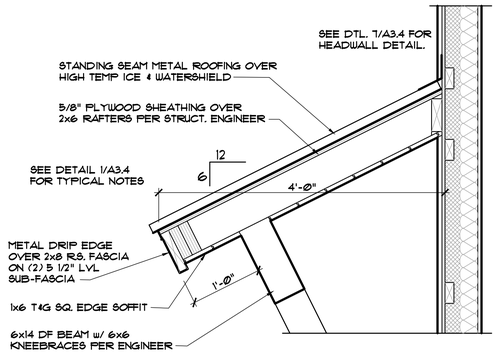
ISSUED

#	DATE	BY	COMMENTS
13	12-23-24	DUE	OWNER REVISIONS
12	10-18-24	DUE	REVISED PERMIT SET #2
11	9-18-24	DUE	REVISED PERMIT SET
10	7-8-24	DUE	BUILDING PERMIT SET

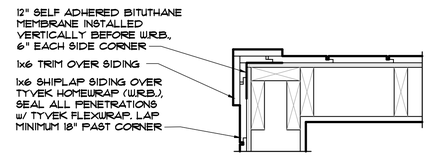
A3.3



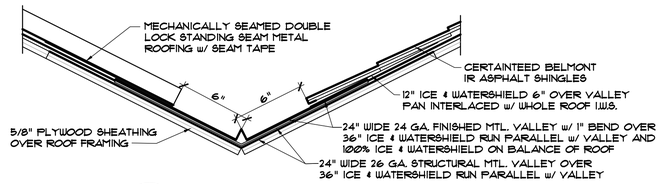
9 A3.4 **DECO PURLIN ATTACHMENT** 1" = 1'-0"



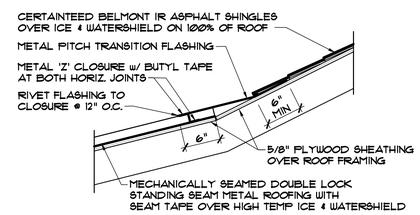
10 A3.4 **EAVE DETAIL w/ 6:12 PITCH ON TIMBER BEAM w/KNEEBRACES** 1" = 1'-0"



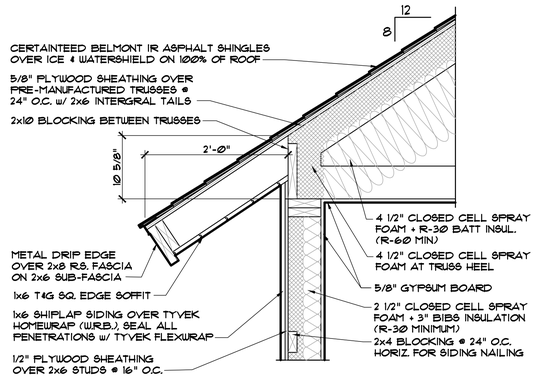
11 A3.4 **EXTERIOR CORNER DETAIL** 1" = 1'-0"



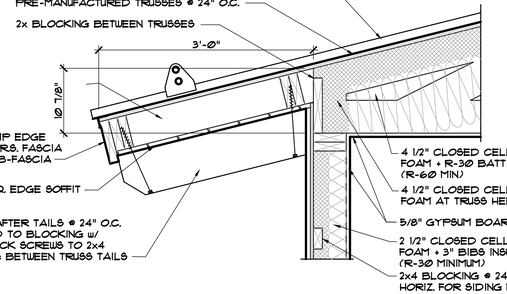
13 A3.4 **VALLEY FLASHING** NTS



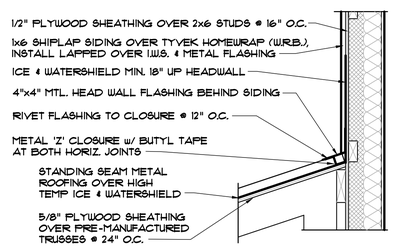
12 A3.4 **PITCH CHANGE FLASHING** 1" = 1'-0"



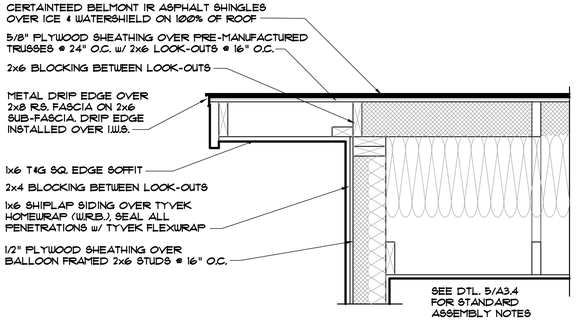
5 A3.4 **EAVE DETAIL w/ 8:12 PITCH ON PRE-MANUFACTURED TRUSSES** 1" = 1'-0"



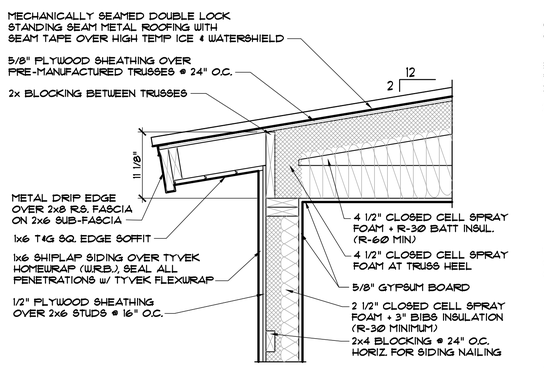
6 A3.4 **EAVE DETAIL w/ 3:12 PITCH & 4x8 RAFTERS @ SOFFIT** 1" = 1'-0"



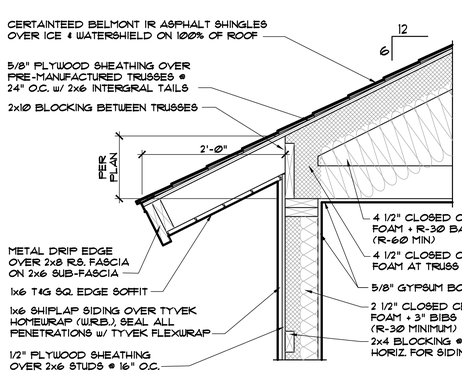
7 A3.4 **HEAD WALL FLASHINGS** 1" = 1'-0"



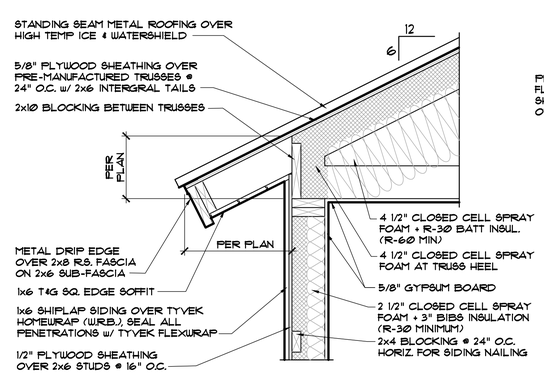
8 A3.4 **RAKE DETAIL w/ SHINGLES** 1" = 1'-0"



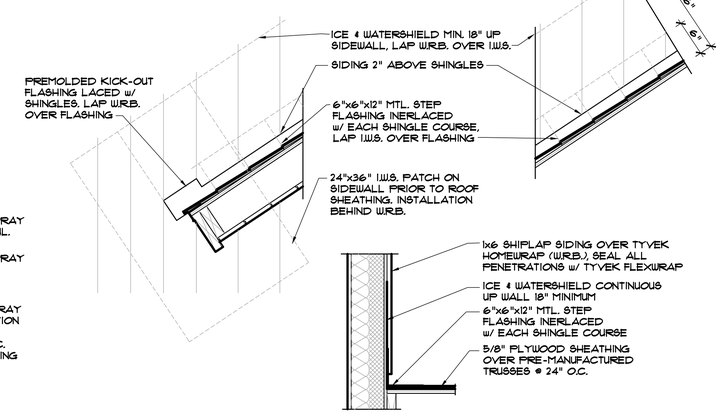
1 A3.4 **EAVE DETAIL w/ 2:12 PITCH ON PRE-MANUFACTURED TRUSSES** 1" = 1'-0"



2 A3.4 **EAVE DETAIL w/ 6:12 PITCH ON PRE-MANUFACTURED TRUSSES** 1" = 1'-0"



3 A3.4 **EAVE DETAIL w/ 6:12 PITCH ON PRE-MANUFACTURED TRUSSES** 1" = 1'-0"



4 A3.4 **SIDE WALL FLASHINGS** 1" = 1'-0"

DISCLAIMER: ALL PLANS, RENDERINGS, SPECIFICATIONS AND MARKETING MATERIALS ARE SUBJECT TO REVISIONS AND MODIFICATIONS AT DEVELOPERS SOLE DISCRETION DUE TO SITE SPECIFIC GRADING CONDITIONS, AVAILABILITY OF MATERIALS, AVAILABILITY OF LABOR, MANUFACTURER SUPPLY SHORTAGES, AND GOVERNMENTAL AGENCY CHANGES. ALL PLANS AND SPECIFICATIONS ARE SUBJECT TO REVISIONS AND CONDITIONS OF APPROVAL BY THE TOWN OF MINTURN CITY COUNCIL, TOWN OF MINTURN DESIGN REVIEW BOARD, TOWN OF MINTURN BUILDING PERMIT DEPARTMENT AND ALL OTHER APPLICABLE REGULATORY AGENCIES. ARTIST RENDERINGS HAVE BEEN PROVIDED FOR ILLUSTRATIVE AND MARKETING PURPOSES ONLY AND SHOULD NOT BE RELIED UPON AS A BASIS FOR PURCHASING. COLOR, MATERIALS AND DESIGN ELEMENTS ARE SUBJECT TO REFINEMENT AND REVISION WITHOUT NOTICE AT DEVELOPERS SOLE DISCRETION.

EGGERS ARCHITECTURE, INC.
PO BOX 798
KREMMLING, CO 80459
(970) 724-3411
CELL: (970) 409-9790
don.eggers@eggersarchitecture.com

RESORT CONCEPTS
225 MAIN STREET, SUITE C-101
EDWARDS, COLORADO
(970) 926-1720

STATE OF COLORADO — DONALD W. EGGERS — REGISTERED ARCHITECT — LICENSED

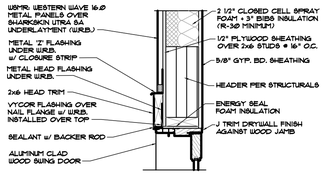
BOMBARD
186 MILES END LANE
LOT 07, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L07

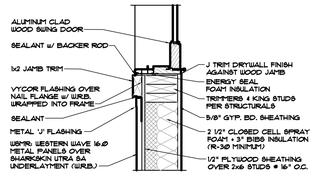
ISSUED

#	DATE	BY	COMMENTS
13	12-23-24	DJE	OWNER REVISIONS
12	10-18-24	DJE	REVISED PERMIT SET #2
11	9-18-24	DJE	REVISED PERMIT SET
10	7-8-24	DJE	BUILDING PERMIT SET

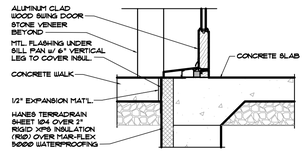
A3.4



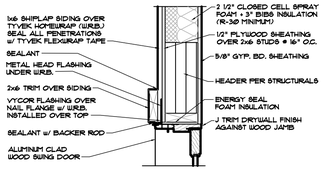
13 A3.5 SWING DOOR HEAD DTL. W/ METAL SIDING 1" = 1'-0"



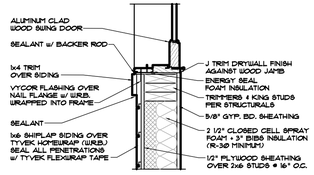
14 A3.5 SWING DOOR JAMB DTL. W/ METAL SIDING 1" = 1'-0"



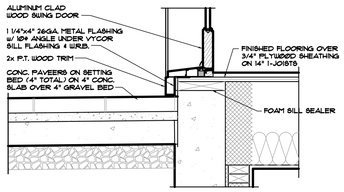
15 A3.5 SWING DOOR SILL DTL. ON CONCRETE SLAB 1" = 1'-0"



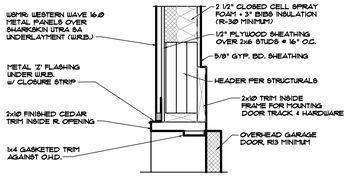
10 A3.5 SWING DOOR HEAD DTL. W/ VERTICAL SIDING 1" = 1'-0"



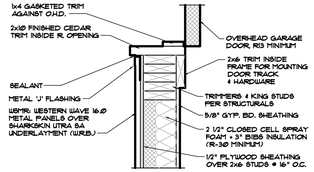
11 A3.5 SWING DOOR JAMB DTL. W/ VERTICAL SIDING 1" = 1'-0"



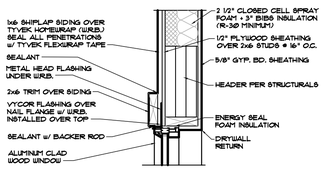
12 A3.5 SWING DOOR SILL DTL. w/ CONC. PAVER PATIO 1" = 1'-0"



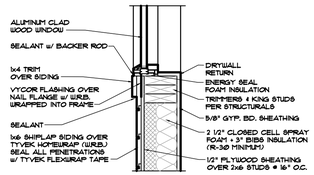
7 A3.5 OVERHEAD DOOR HEAD W/ METAL SIDING 1" = 1'-0"



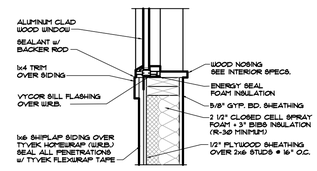
8 A3.5 OVERHEAD DOOR JAMB W/ METAL SIDING 1" = 1'-0"



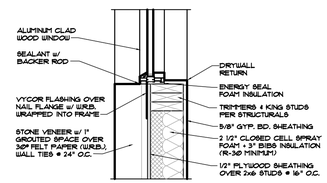
4 A3.5 HEAD DETAIL W/ VERTICAL SIDING 1" = 1'-0"



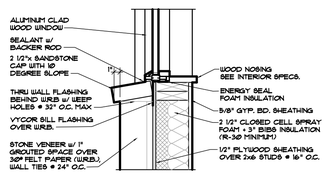
5 A3.5 JAMB DETAIL W/ VERTICAL SIDING 1" = 1'-0"



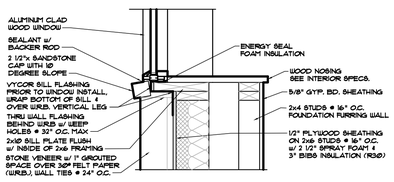
6 A3.5 SILL DETAIL W/ VERTICAL SIDING 1" = 1'-0"



1 A3.5 JAMB DETAIL W/ STONE 1" = 1'-0"



2 A3.5 SILL DETAIL W/ STONE 1" = 1'-0"



3 A3.5 SILL DETAIL @ STAIR 1 1/2" = 1'-0"

NOTE: WINDOW AND DOOR INSTALLATION, INCLUDING WATER RESISTANT BARRIER, FLASHINGS, SEALANTS AND THEIR SEQUENCE SHALL BE COMPLETED PER THE MANUFACTURER'S INSTALLATION REQUIREMENTS & THEIR INSTRUCTIONS. 12

EXTERIOR DOOR & WINDOW SCHEDULE

	WINDOW LETTER	WINDOW SIZE	HEAD HEIGHTS	COMMENTS
6	A	2'-6"x5'-Ø" CSMT + 5'-Ø"x5'-Ø" FIXED MULLED	8'-Ø"	
	B	2'-9"x8'-Ø" FIXED (T)	8'-Ø"	
	C	18'-Ø"x8'-Ø" OVERHEAD DOOR	9'-Ø"	METAL CLAD
6	D	3'-Ø"x9'-Ø" HALF LITE CLAD DOOR	9'-Ø"	
	F	(2) 2'-6"x5'-Ø" FIXED MULLED	9'-Ø"	
6	G	2'-6"x5'-Ø" CSMT + 2'-6"x5'-Ø" FIXED MULLED	9'-Ø"	
	H	2'-8"x5'-Ø" CSMT + 5'-4"x5'-Ø" FIXED MULLED	8'-Ø"	
	J	2'-6"x5'-6" CSMT + 5'-Ø"x5'-6" FIXED MULLED	8'-Ø"	
	K	2'-Ø"x4'-6" CSMT (T)	8'-Ø"	
6	L	3'-Ø"x1'-6" FIXED OVER 3'-Ø"x8'-Ø" FULL LITE DOOR MULLED (T)	9'-6"	
6	M	2'-6"x1'-Ø" CSMT + 6'-Ø"x1'-Ø" FIXED + 2'-6"x 1'-Ø" CMST MULLED	9'-6"	
6	N	3'-Ø"x1'-6" FIXED OVER 3'-Ø"x8'-Ø" FULL LITE DOOR MULLED (T)	9'-6"	
6	P	3'-6"x6'-Ø" CSMT	9'-6"	
6	Q	3'-6"x6'-Ø" CSMT	9'-6"	
6	R	(2) 4'-Ø"x4'-6" FIXED MULLED	8'-Ø"	
	S	2'-8"x4'-6" CSMT + 5'-4"x4'-6" FIXED MULLED	8'-Ø"	
	T	3'-Ø"x8'-Ø" FULL LITE DOOR	8'-Ø"	
	V	2'-8"x4'-6" CSMT + 5'-4"x4'-6" FIXED MULLED	8'-Ø"	
6	W	2'-6"x4'-6" FIXED	8'-Ø"	
6	X	6'-Ø"x6'-Ø" FIXED + 3'-Ø"x6'-Ø" CSMT MULLED	8'-Ø"	
6	Y	4'-Ø"x3'-Ø" FIXED	8'-Ø"	
6	Z	4'-Ø"x3'-Ø" FIXED	8'-Ø"	
	AA	4'-Ø"x3'-Ø" AWNING	8'-Ø"	
6	AB	2'-8"x3'-Ø" FIXED	8'-Ø"	
	AC	2'-6"x5'-6" CSMT + 2'-6"x5'-6" FIXED MULLED	8'-Ø"	
6	AD	6'-Ø"x8'-Ø" FIXED	8'-Ø"	
	AF	2'-6"x5'-6" CSMT	8'-Ø"	

WINDOW & EXTERIOR DOOR NOTES:

1. ALL WINDOWS ARE TO BE ALUMINUM CLAD WOOD WINDOWS BY SIERRA PACIFIC IN BLACK COLOR.
2. WINDOW MANUFACTURER TO PROVIDE TEMPERED GLAZING IN ALL LOCATIONS AS REQUIRED BY THE 2021 I.R.C. (INDICATED BY (T) IN SCHEDULE. 4
3. ALL WINDOWS TO MEET ENERGY CODE RATING PER THE 2021 I.R.C. (U VALUE= Ø.30 MAXIMUM, SHGC VALUE NOT REQUIRED IN ZONE 6. 12
4. PROVIDE SCREENS AT ALL OPERATING WINDOWS & DOORS.
5. DOOR HARDWARE AND HINGES TO MATCH INTERIOR HARDWARE COLORS.
6. WINDOW HEAD HEIGHTS ARE TO MATCH HEAD HEIGHT OF EXTERIOR DOORS.
7. HEAD HEIGHTS ARE ABOVE FINISHED FLOOR LEVELS.

INTERIOR DOOR SCHEDULE

	DOOR #	DOOR TYPE	SIZE	DOOR MATERIAL	FRAME MATERIAL	FINISH	HARDWARE SET	COMMENTS
6	101A	SWING	3'-Ø" x 8'-Ø" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	
	101B	SWING	FR. 3'-Ø" x 8'-Ø" x 1 3/4"	WOOD	WOOD	STAIN	DUMMY	SPRING LATCHES @ HEAD
6	102	SWING	2'-6" x 8'-Ø" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	
6	103	SWING	2'-8" x 8'-Ø" x 1 3/4"	WOOD	WOOD	STAIN	PASSAGE	
6	104	DELETED						
	106	SWING	3'-Ø" x 8'-Ø" x 1 3/4"	WOOD	WOOD	STAIN	PASSAGE	
	107	SWING	2'-6" x 8'-Ø" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	
	108	SWING	3'-Ø" x 8'-Ø" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	20 MIN/SELF-CLOSING/WEATHER STRIP
	109	SWING	3'-Ø" x 8'-Ø" x 1 3/4"	WOOD	WOOD	STAIN	PASSAGE	20 MIN/SELF-CLOSING/WEATHER STRIP
	110	SWING	3'-Ø" x 8'-Ø" x 2 1/4"	WOOD	WOOD	STAIN	PASSAGE	
	112	BARN	6'-6" x 8'-3" SLAB	WOOD	WOOD	STAIN	BARN	
	114	SWING	2'-6" x 8'-Ø" x 1 3/4"	WOOD	WOOD	STAIN	PASSAGE	
	115	SWING	3'-6" x 8'-Ø" x 2 1/4"	WOOD	WOOD	STAIN	PRIVACY	CUSTOM ENTRY DOOR
	116	BARN	4'-6" x 8'-3" SLAB	WOOD	WOOD	STAIN	BARN	
	201	SWING	3'-Ø" x 8'-Ø" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	
	203	SWING	2'-6" x 8'-Ø" x 1 3/4"	WOOD	WOOD	STAIN	PASSAGE	
	204A	SWING	2'-6" x 8'-Ø" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	
	204B	SWING	2'-6" x 8'-Ø" x 1 3/4"	WOOD	WOOD	STAIN	PASSAGE	
6	206	DELETED						
	207	SWING	2'-8" x 8'-Ø" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	
	208A	SWING	2'-8" x 8'-Ø" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	
	208B	SWING	2'-6" x 8'-Ø" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	
	209	SWING	2'-6" x 8'-Ø" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	
	210	SWING	2'-8" x 8'-Ø" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	
	211	SWING	2'-6" x 8'-Ø" x 1 3/4"	WOOD	WOOD	STAIN	PASSAGE	
	213	SWING	2'-6" x 8'-Ø" x 1 3/4"	WOOD	WOOD	STAIN	PASSAGE	
	214	SWING	2'-8" x 8'-Ø" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	
	215	SWING	2'-6" x 8'-Ø" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	

INTERIOR DOOR NOTES:

1. SEE INTERIOR SPECS FOR DOOR SPECIES AND PROFILE.
2. PROVIDE DOOR STOPS, EITHER HINGE OR BASEBOARD, AT ALL DOORS.
3. HINGES ARE TO MATCH INTERIOR HARDWARE FINISH
4. PROVIDE DEADBOLTS AT DOORS INTO GARAGES.
5. ALL SHOWER DOORS ARE 1'-Ø" EUROGLASS w/ 8'-Ø" OPENING.

DISCLAIMER: ALL PLANS, RENDERINGS, SPECIFICATIONS AND MARKETING MATERIALS ARE SUBJECT TO REVISIONS AND MODIFICATIONS AT DEVELOPERS SOLE DISCRETION DUE TO SITE SPECIFIC GRADING CONDITIONS, AVAILABILITY OF MATERIALS, AVAILABILITY OF LABOR, MANUFACTURER SUPPLY SHORTAGES, AND GOVERNMENTAL AGENCY CHANGES. ALL PLANS AND SPECIFICATIONS ARE SUBJECT TO REVISIONS AND CONDITIONS OF APPROVAL BY THE TOWN OF MINTURN CITY COUNCIL, TOWN OF MINTURN DESIGN REVIEW BOARD, TOWN OF MINTURN BUILDING PERMIT DEPARTMENT AND ALL OTHER APPLICABLE REGULATORY AGENCIES. ARTIST RENDERINGS HAVE BEEN PROVIDED FOR ILLUSTRATIVE AND MARKETING PURPOSES ONLY AND SHOULD NOT BE RELIED UPON AS A BASIS FOR PURCHASING. COLOR, MATERIALS AND DESIGN ELEMENTS ARE SUBJECT TO REFINEMENT AND REVISION WITHOUT NOTICE AT DEVELOPERS SOLE DISCRETION.

EGGERS ARCHITECTURE, INC.
PO BOX 798
KREMMLING, CO 80459
(970) 724-3411
CELL: (970) 409-9790
don.eggers@eggersarchitecture.com

RESORT CONCEPTS
225 MAIN STREET, SUITE C-101
EDWARDS, COLORADO
(970) 926-1720

STATE OF COLORADO — DONALD W. EGGERS — 37668 — LICENSED ARCHITECT

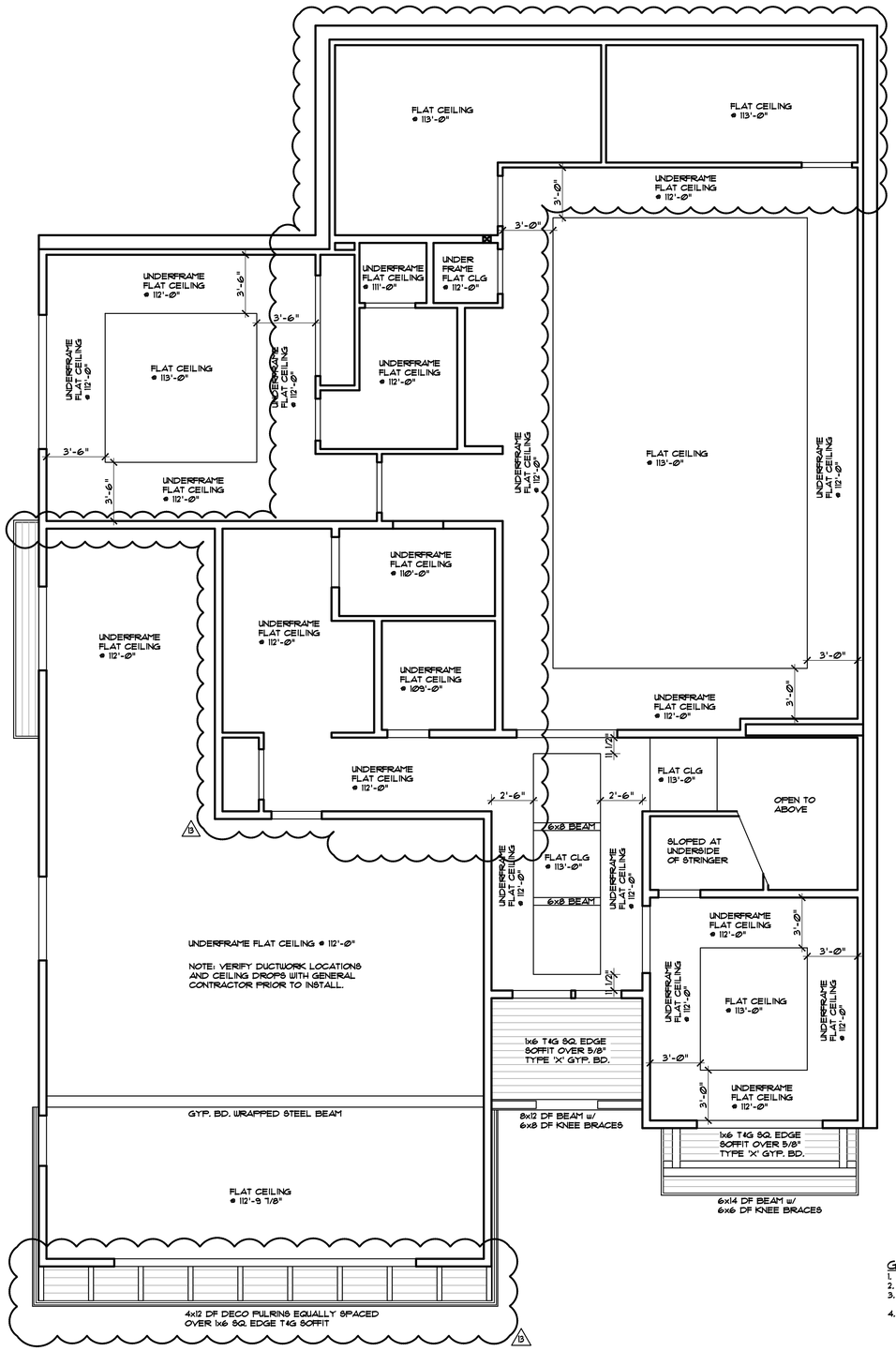
BOMBARD
186 MILES END LANE
LOT 07, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L07

ISSUED

#	DATE	BY	COMMENTS
13	12-23-24	DWE	OWNER REVISIONS
12	10-18-24	DWE	REVISED PERMIT SET #2
11	9-18-24	DWE	REVISED PERMIT SET
10	7-8-24	DWE	BUILDING PERMIT SET

A3.5



GENERAL NOTES:

1. ALL DIMENSIONS ARE TO ROUGH FRAMING.
2. ALL SOFFIT IS 1x6 T&G WOOD.
3. ALL SOFFIT GREATER THAN 4'-Ø" REQUIRES 5/8" TYPE 'X' GYP. BD. SHEATHING UNDER SOFFIT.
4. DROP CEILINGS ARE TO BE LOCATED AND SIZED AFTER MECHANICAL INSTALLATION. DO NOT INSTALL UNTIL AFTER MECHANICAL COMPLETED.

LOWER LEVEL CEILING

1/4" = 1'-Ø"

DISCLAIMER: ALL PLANS, RENDERINGS, SPECIFICATIONS AND MARKETING MATERIALS ARE SUBJECT TO REVISIONS AND MODIFICATIONS AT DEVELOPERS SOLE DISCRETION DUE TO SITE SPECIFIC GRADING CONDITIONS, AVAILABILITY OF MATERIALS, AVAILABILITY OF LABOR, MANUFACTURER SUPPLY SHORTAGES, AND GOVERNMENTAL AGENCY CHANGES. ALL PLANS AND SPECIFICATIONS ARE SUBJECT TO REVISIONS AND CONDITIONS OF APPROVAL BY THE TOWN OF MINTURN CITY COUNCIL, TOWN OF MINTURN DESIGN REVIEW BOARD, TOWN OF MINTURN BUILDING PERMIT DEPARTMENT AND ALL OTHER APPLICABLE REGULATORY AGENCIES. ARTIST RENDERINGS HAVE BEEN PROVIDED FOR ILLUSTRATIVE AND MARKETING PURPOSES ONLY AND SHOULD NOT BE RELIED UPON AS A BASIS FOR PURCHASING. COLOR, MATERIALS AND DESIGN ELEMENTS ARE SUBJECT TO REFINEMENT AND REVISION WITHOUT NOTICE AT DEVELOPERS SOLE DISCRETION.

EGGERS
ARCHITECTURE, INC.
PO BOX 798
KREMMLING, CO 80459
(970) 724-3411
CELL: (970) 409-9790
don.eggers@eggersarchitecture.com

RESORT CONCEPTS
225 MAIN STREET, SUITE C-101
EDWARDS, COLORADO
(970) 926-1720

STATE OF COLORADO
DONALD W. EGGERS
LICENSED ARCHITECT

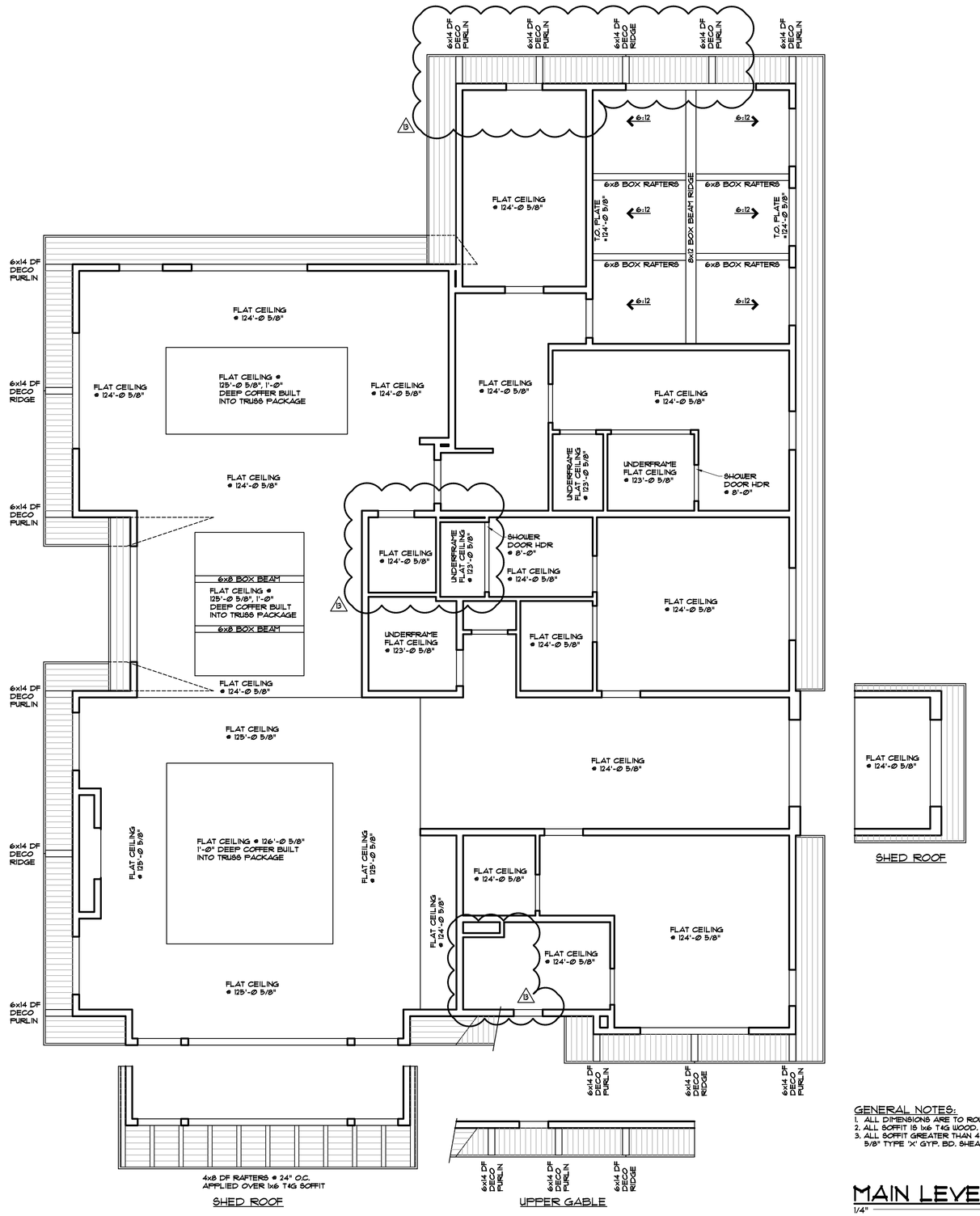
BOMBARD
186 MILES END LANE
LOT 07, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L07

ISSUED

#	DATE	BY	COMMENTS
13	12-23-24	DWE	OWNER REVISIONS
12	10-18-24	DWE	REVISED PERMIT SET #2
11	9-18-24	DWE	REVISED PERMIT SET
10	7-8-24	DWE	BUILDING PERMIT SET

A4.1



GENERAL NOTES:
1. ALL DIMENSIONS ARE TO ROUGH FRAMING.
2. ALL SOFFIT IS 1x6 T&G WOOD.
3. ALL SOFFIT GREATER THAN 4'-Ø" REQUIRES 5/8" TYPE 'X' GYP. BD. SHEATHING UNDER SOFFIT.

MAIN LEVEL CEILING
1/4" = 1'-Ø"

DISCLAIMER: ALL PLANS, RENDERINGS, SPECIFICATIONS AND MARKETING MATERIALS ARE SUBJECT TO REVISIONS AND MODIFICATIONS AT DEVELOPERS SOLE DISCRETION DUE TO SITE SPECIFIC GRADING CONDITIONS, AVAILABILITY OF MATERIALS, AVAILABILITY OF LABOR, MANUFACTURER SUPPLY SHORTAGES, AND GOVERNMENTAL AGENCY CHANGES. ALL PLANS AND SPECIFICATIONS ARE SUBJECT TO REVISIONS AND CONDITIONS OF APPROVAL BY THE TOWN OF MINTURN CITY COUNCIL, TOWN OF MINTURN DESIGN REVIEW BOARD, TOWN OF MINTURN BUILDING PERMIT DEPARTMENT AND ALL OTHER APPLICABLE REGULATORY AGENCIES. ARTIST RENDERINGS HAVE BEEN PROVIDED FOR ILLUSTRATIVE AND MARKETING PURPOSES ONLY AND SHOULD NOT BE RELIED UPON AS A BASIS FOR PURCHASING. COLOR, MATERIALS AND DESIGN ELEMENTS ARE SUBJECT TO REFINEMENT AND REVISION WITHOUT NOTICE AT DEVELOPERS SOLE DISCRETION.

EGGERS ARCHITECTURE, INC.
PO BOX 798 KREMMLING, CO 80459
(970) 724-3411 CELL: (970) 409-9790
don.eggers@eggersarchitecture.com

RESORT CONCEPTS
225 MAIN STREET, SUITE C-101
EDWARDS, COLORADO
(970) 926-1720

STATE OF COLORADO — DONALD W. EGGERS — LICENSED ARCHITECT

BOMBARD
186 MILES END LANE
LOT 07, MINTURN NORTH
MINTURN, COLORADO

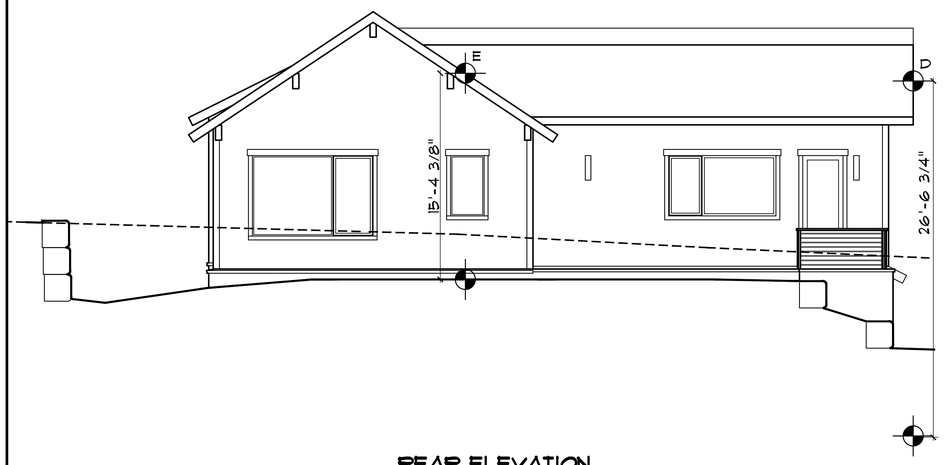
PROJECT NO: 2412-22 L07

ISSUED

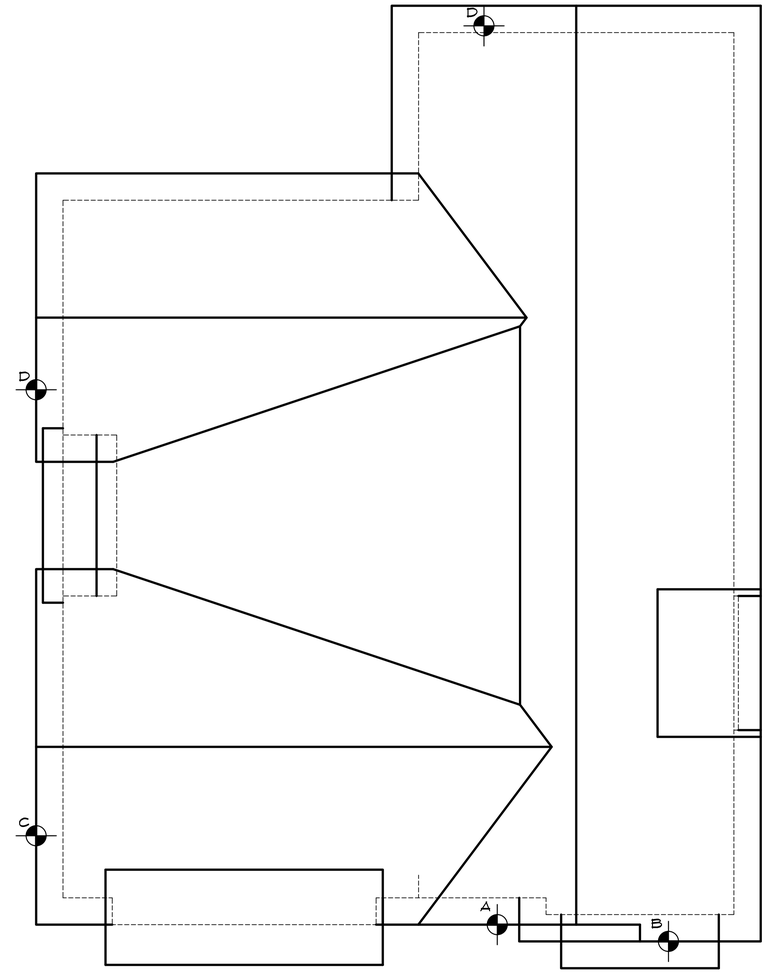
#	DATE	BY	COMMENTS
13	12-23-24	DUE	OWNER REVISIONS
12	10-18-24	DUE	REVISED PERMIT SET #2
11	9-18-24	DUE	REVISED PERMIT SET
10	7-8-24	DUE	BUILDING PERMIT SET

A4.2

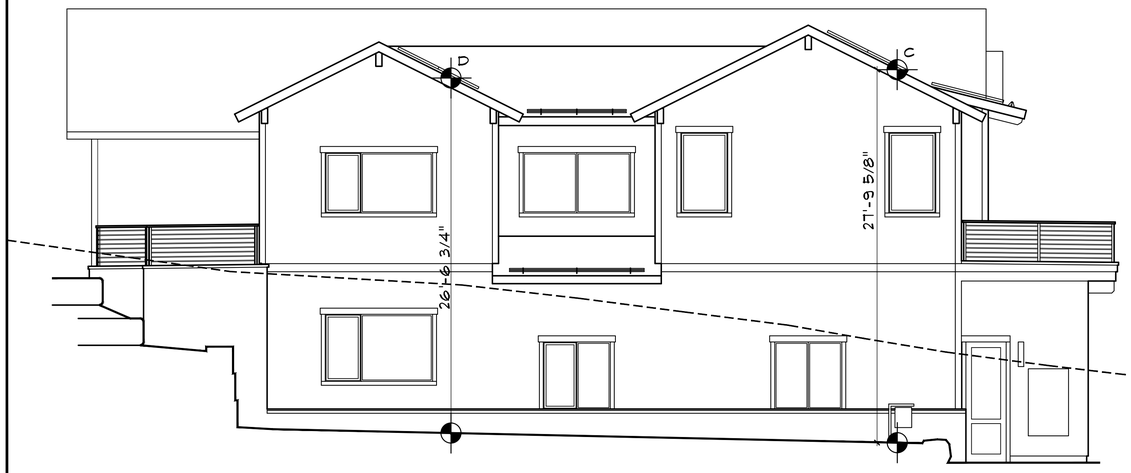
FRONT ELEVATION
1/4" = 1'-0"



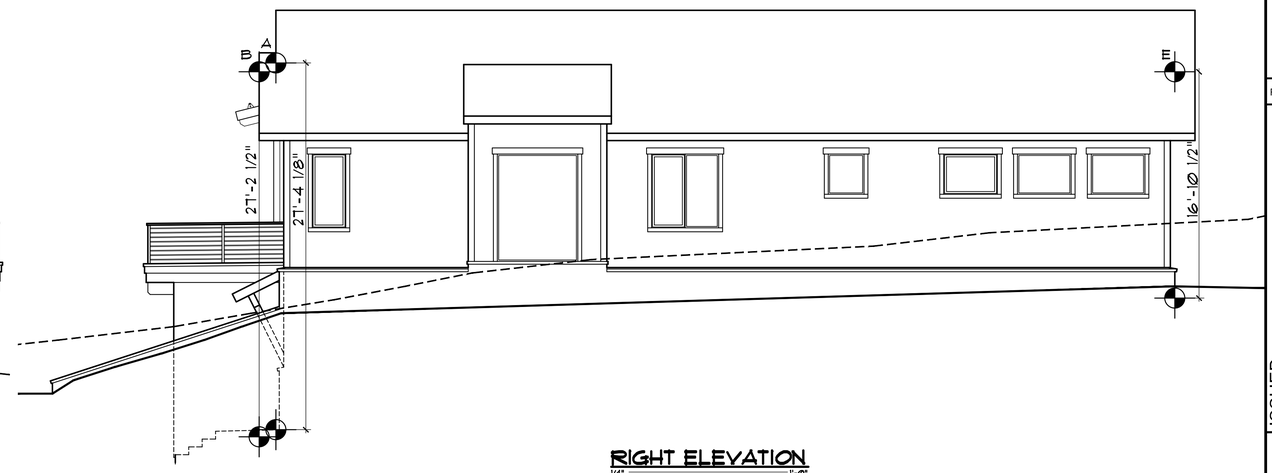
REAR ELEVATION
1/4" = 1'-0"



ROOF PLAN
1/4" = 1'-0"



LEFT ELEVATION
1/4" = 1'-0"



RIGHT ELEVATION
1/4" = 1'-0"

DISCLAIMER: ALL PLANS, RENDERINGS, SPECIFICATIONS AND MARKETING MATERIALS ARE SUBJECT TO REVISIONS AND MODIFICATIONS AT DEVELOPERS SOLE DISCRETION DUE TO SITE SPECIFIC GRADING CONDITIONS, AVAILABILITY OF MATERIALS, AVAILABILITY OF LABOR, MANUFACTURER SUPPLY SHORTAGES, AND GOVERNMENTAL AGENCY CHANGES. ALL PLANS AND SPECIFICATIONS ARE SUBJECT TO REVISIONS AND CONDITIONS OF APPROVAL BY THE TOWN OF MINTURN CITY COUNCIL, TOWN OF MINTURN DESIGN REVIEW BOARD, TOWN OF MINTURN BUILDING PERMIT DEPARTMENT AND ALL OTHER APPLICABLE REGULATORY AGENCIES. ARTIST RENDERINGS HAVE BEEN PROVIDED FOR ILLUSTRATIVE AND MARKETING PURPOSES ONLY AND SHOULD NOT BE RELIED UPON AS A BASIS FOR PURCHASING. COLOR, MATERIALS AND DESIGN ELEMENTS ARE SUBJECT TO REFINEMENT AND REVISION WITHOUT NOTICE AT DEVELOPERS SOLE DISCRETION.

EGGERS
ARCHITECTURE, INC.
PO BOX 798
KREMMLING, CO 80459
(970) 724-3411
CELL: (970) 409-9790
don.eggers@eggersarchitecture.com

RESORT CONCEPTS
225 MAIN STREET, SUITE C-101
EDWARDS, COLORADO
(970) 926-1720

STATE OF COLORADO
DONALD W. EGGERS
LICENSED ARCHITECT

BOMBARD
186 MILES END LANE
LOT 07, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L07

ISSUED

#	DATE	BY	COMMENTS
13	12-23-24	DUE	OWNER REVISIONS
12	10-18-24	DUE	REVISED PERMIT SET #2
11	9-18-24	DUE	REVISED PERMIT SET
10	7-8-24	DUE	BUILDING PERMIT SET

BH1

DRAWING SYMBOLS AND ABBREVIATIONS

DETAIL NUMBER
DETAIL LOCATION (SHEET NUMBER)
DETAIL, SECTION, OR ELEVATION REFERENCE

DETAIL NUMBER
DETAIL LOCATION (SHEET NUMBER)
DETAIL, SECTION, OR ELEVATION REFERENCE

DETAIL NUMBER
DETAIL LOCATION (SHEET NUMBER)
PLAN DETAIL REFERENCE

T.O.W. XX'-XX" — TOP OF WALL ELEVATION

T.O.F. XX'-XX" — TOP OF FOOTING ELEVATION

T.O.C. XX'-XX" — TOP OF CONCRETE ELEVATION

T.O.L. XX'-XX" — TOP OF BRICK / STONE LEDGE ELEVATION

(XX'-XX") — TOP OF STEEL ELEVATION

(XX'-XX") — TOP OF PAD FOOTING ELEVATION

XX'-XX" T.O. SLAB — TOP OF SLAB ELEVATION

XX'-XX" T.O. SHEATHING — TOP OF PLYWOOD SHEATHING ELEVATION

XX'-XX" T.O. DECKING — TOP OF DECKING ELEVATION

(A) — PAD FOOTING MARK

A — BASE PLATE MARK

1 — REVISION NUMBER MARK

STEP T.O.W. — LOCATION OF STEP IN TOP OF WALL

STEP T.O.F. — LOCATION OF STEP IN TOP OF FOOTING

A. BOLT	ANCHOR BOLT	L	ANGLE (AISC)
ARCH.	ARCHITECTURAL	LBS.	POUNDS
B.O.	BOTTOM OF	LL	DOUBLE ANGLE (AISC)
BCI	I-JOIST (BOISE CASCADE)	LVL	LAMINATED VENEER LUMBER
BRG.	BEARING	MAX.	MAXIMUM
C	CHANNEL (AISC)	MC	MISC. CHANNEL (AISC)
C.J.	CONTROL JOINT	MIN.	MINIMUM
CMU	CONCRETE MASONRY UNIT	N.S.	NEAR SIDE
CONC.	CONCRETE	o.c.	ON-CENTER SPACING
CONT.	CONTINUOUS	plf	POUNDS PER LINEAL FOOT
CTR.	CENTER	psf	POUNDS PER SQUARE FOOT
DIA.	DIAMETER	psi	POUNDS PER SQUARE INCH
DL	DEAD LOAD	PRE-ENG.	PRE-ENGINEERED MEMBER
EXP.	EXPANSION	PROJ.	PROJECTED
EXT.	EXTERIOR	RE:	REFERENCE; REFER TO
F.O.	FACE OF	REINF.	REINFORCE (MENT)
F.S.	FAR SIDE	REV.	REVISION
FDN.	FOUNDATION	SL	SNOW LOAD
FT.	FEET	STD.	STANDARD
GL	GLU-LAMINATED MEMBER	T&G	TONGUE AND GROOVE
H.A.S.	HEADED ANCHOR STUD	T.O.	TOP OF
HORIZ.; H.	HORIZONTAL	TS	TUBE STEEL (AISC)
HSS	HOLLOW STEEL SECTION	TYP.	TYPICAL
IN.	INCHES	VERT.; V.	VERTICAL
INT.	INTERIOR	W	WIDE FLANGE (AISC)
JT.	JOINT	W.W.F.	WELDED WIRE FABRIC
KIP	1,000 POUNDS	WL	WIND LOAD
klf	KIPS PER LINEAL FOOT	WT	TEE SECTION (AISC)
ksf	KIPS PER SQUARE FOOT		
ksi	KIPS PER SQUARE INCH		

GENERAL STRUCTURAL NOTES

STRUCTURAL DESIGN CRITERIA:

1. These General Structural Notes apply to these Structural Drawings and supplement the project Specifications. Refer to the Project Manual for additional requirements.

2. This project is located in Minturn, Colorado and has been designed in accordance with the 2021 Edition of the International Residential Code (including applicable amendments and supplements).

3. Design Loads:

A.	Roof Live Load:	Uniform Snow	100 psf
B.	Floor Live Loads:	Residential	40 psf
		Light Storage	125 psf
		Mechanical Room Areas	50 psf
		Stairs & Corridors	100 psf
		Balconies & Decks	100 psf
C.	Wind Analysis:	Basic Wind Speed	105 mph (3-second gust)
		Exposure	'C'
D.	Seismic Analysis:	Seismic Design Category 'B'	
E.	Frost / Fdn. Depth:	48" minimum below exterior ground surface to bottom of footing elevation	

4. Structural Design References:

American Concrete Institute (ACI); ACI 301, ACI 318, ACI 530
American Institute of Steel Construction (AISC); ASD 9th Edition
American Institute of Timber Construction (AITC); 4th Edition
American Iron and Steel Institute (AISI)
American Plywood Association (APA)
American Society of Civil Engineers (ASCE); ASCE 7
American Society for Testing and Materials (ASTM)
American Welding Society (AWS)
National Design Specification for Wood Construction (NDS)
International Residential Code (IRC)

COORDINATION:

1. Dimensions:
Written dimensions take precedence over scaled dimensions. All dimensions noted within the Structural Drawings shall be verified with the Architectural Drawings. Refer to Mechanical, Electrical, Plumbing, and Architectural Drawings for openings not noted within the Structural Drawings. Any dimensional discrepancies shall be noted in writing for review by the Architect and Structural Engineer.

2. Shop Drawings:
Shop drawings shall be prepared by the fabricator. Copying of these Construction Documents for use as shop drawings will not be permitted.

3. Field Verification:
The Contractor shall verify existing conditions prior to commencement of work, and shall notify the Architect and Structural Engineer for any interpretation or clarification.

4. Field Modifications to Structural Members:
The Contractor is responsible for securing the Architect's and Structural Engineer's approval prior to any cutting, notching, drilling or other modifications which may affect the integrity of the structure. When such modifications have been approved, they are to be completed in accordance with applicable building codes and manufacturer's instructions.

5. Duty of Cooperation:
Issuance of these documents presupposes further cooperation among the Owner, Contractor, Architect and Structural Engineer. Building design and construction are complex, and every contingency cannot be anticipated. Although the Structural Engineer(s) have performed their services with due care and diligence, they cannot guarantee perfection. Any ambiguity or discrepancy discovered through the use of these documents shall be promptly reported to the Architect and Structural Engineer for further clarification. Failure to do so may compound misinterpretation and increase construction costs, and such failure shall relieve the Structural Engineer of responsibility from consequences which may arise.

6. Changes to the Work:
Substitution of noted structural products or "approved equivalent" products will be acceptable only with the written approval of the Structural Engineer. Changes to the Contract Documents made without approval are unauthorized and shall relieve the Structural Engineer of responsibility from consequences which may arise.

7. Jobsite Safety:
These drawings do not include the necessary components for construction safety. The General Contractor shall provide for the jobsite safety of all personnel, work, materials, utilities, equipment and adjacent properties in accordance with accepted codes, regulations and industry practices.

STRUCTURAL CONCRETE:

1. Concrete has been designed and shall be constructed in accordance with the American Concrete Institute (ACI). Refer to the "Field Observations" paragraph of these General Structural Notes for observation requirements. All concrete shall be of stone aggregate, unless noted otherwise. Refer to the Project Manual and Specifications for additional requirements (durability, color, finish, etc.). The use of any concrete additive containing chlorides is prohibited.

2. Minimum 28-day compressive strength shall be as follows:

A.	Foundation Walls	3,000 psi
B.	Footings	3,000 psi
C.	Slabs on Grade	4,000 psi

3. Reinforcing is to be new billet steel ASTM A615 Grade 60 (field bent or welded bars shall be ASTM A706, Grade 60). No welding of reinforcement is permitted unless detailed. No splices of reinforcement are permitted except as detailed or authorized by Structural Engineer. Provide corner and bars to match all horizontal reinforcing. Provide minimum (2)#5 bars around all sides of all openings in concrete and extend 2'-0" minimum past edges of openings. Where permitted, use contact lap splices (40 bar diameters minimum lap). Welded wire fabric (W.W.F.) shall be in accordance with ASTM A185. Provide a minimum (1) full mesh lap at splice locations.

4. Placing of Reinforcement: Form ties are to be used for bar supports only when the clear dimensions shown on the details can be maintained. Provide wire chairs, bolsters, additional reinforcement, and accessories necessary to support reinforcement at position shown in the Structural Drawings. Support of reinforcement on wood, brick, or other unacceptable material will not be permitted.

5. The following minimum concrete cover over reinforcing shall be provided unless noted otherwise:

A.	Concrete cast against and permanently exposed to earth	3 inches
B.	Concrete exposed to earth or weather (#5 bars and smaller)	1-½ inches
C.	Piers, Beams and Columns	1-½ inches

STRUCTURAL STEEL:

1. Structural steel, including embedded angles, plates or other sections has been designed and shall be detailed and erected in accordance with the American Institute of Steel Construction (AISC), ASD Specifications and Code of Standard Practice. Steel detailing and erection shall accommodate provisions of AISC and OSHA standards (including OSHA Steel Erection Standard Part 1926, Subpart "R").

2. Minimum yield strengths (Fy) are 35 ksi for pipes (ASTM A53, Grade B), 46 ksi for tubes (ASTM A500, Grade B), 50 ksi for wide flange members (ASTM A572, Grade 50), and 36 ksi for all others (ASTM A36).

3. Connections:
Use standard framed beam connections meeting requirements of the AISC Manual of Steel Construction (ASD). Use 3/4" diameter minimum A325N bolts or welded equivalent. Minimum welds are per AISC, and not less than 3/16" continuous fillet using E70XX electrodes (unless noted otherwise). Welding of rebar anchors to angles or plates shall be completed to develop a minimum 150% of the yield strength of the reinforcing bar. Headed stud anchors shall conform to AWS D1.1 and shall be automatically end welded in the shop (unless noted otherwise). See specifications for testing requirements.

STRUCTURAL TIMBER:

1. Structural Timber has been designed and shall be constructed in conformance with provisions of the NDS Specification for Stress Grade Lumber and its Fastenings. The Contractor shall not cut, notch, or otherwise modify timber members without the written consent of the Structural engineer. Provide cross-bridging at 8'-0"o.c. maximum, and provide solid blocking between joists at all bearing supports.

2. Framing Lumber (minimum requirements) shall be as follows:

A.	Wall Studs	Hem-Fir (HF) Construction Grade
B.	Floor Joists (2x members)	Hem-Fir (HF) #2 Grade or Better
C.	Floor Beams	Douglas-Fir (DF) #1 Grade Beam & Stringer
D.	Roof Rafters (2x members)	Hem-Fir (HF) #2 Grade or Better
E.	Roof Beams	Douglas-Fir (DF) #1 Grade Beam & Stringer
F.	Posts / Columns	Douglas-Fir (DF) #1 Grade Post & Timber
G.	T&G Wood Decking	Douglas-Fir (DF) Commercial Grade

3. Wall, roof, and floor sheathing shall meet the minimum requirements of the APA and AITC. Provide thicknesses and fasten to framing members as noted in the Structural Drawings. Panels are to be oriented to span along their strong axis, and all panel joints are to be staggered.

4. Pre-fabricated structural connectors shall be as manufactured by Simpson Strong-Tie Company or approved equivalent.

5. I-joists (BCI) shall be as manufactured by Boise Cascade Corporation or approved equivalent. Provide member size and series as noted in the Structural Drawings. The Supplier shall furnish shop drawings showing all joist members, bridging, blocking, and miscellaneous accessories for review by the Structural Engineer prior to installation. Refer to the Manufacturer Installation Guide for further construction requirements.

6. Laminated Veneer Lumber (LVL) shall be as manufactured by Boise Cascade Corporation or approved equivalent. Provide member size as noted in the Structural Drawings (Fb = 2,800 psi minimum). Refer to the Manufacturer Installation Guide for further construction requirements.

STRUCTURAL TIMBER (CONT.):

7. Glue-Laminated (GL) members shall Visually Graded Western Species, conforming to combination 24F-V4 (multiple span beams shall be 24F-V8) strength and stiffness requirements, unless otherwise noted. Ship members to the jobsite stored in manufacturer's protective wrapping. Refer to Architectural drawings for appearance grade requirements.

8. Pre-Engineered wood roof trusses shall be designed by a registered Professional Engineer licensed in the State of Colorado. Calculated live load deflections of all trusses shall not exceed 1/240 of the span length. Shop drawings and calculations bearing the seal and signature of the design engineer shall be submitted for the review of the Structural Engineer. These submittals shall indicate the design loads, locations of all trusses, connection plate sizes and capacities, and the size and grade of lumber to be used. Shop drawing review by the Structural Engineer must be completed prior to truss fabrication. The truss manufacturer shall indicate and provide blocking at bearing locations and lateral bridging as required for truss stability.

9. Tongue and Groove (T&G) Wood Decking shall be installed with tongues oriented upslope on sloped roofs. It shall be laid with patterned faces down and exposed on the underside. Controlled random lay-up shall be provided with a minimum distance of two feet between end joints in adjacent rows. Each row shall be toe-nailed through the tongue and face nailed with one nail to each support. Provide 16d nails for 2" nominal decking and 40d toe-nails and 60d face-nails for 3" and 4" nominal decking. Spike rows together with 8" spikes at 30" o.c. through pre-drilled holes in 3" and 4" nominal decking.

FOUNDATIONS:

1. The structure shall be founded upon spread footings placed upon APPROVED undisturbed native soils OR compacted structural fill with a maximum allowable bearing pressure of 2,500 psf.

2. Retaining walls have been designed in accordance with the following design values:

A.	Coefficient of Friction	0.40
B.	Lateral Earth Pressure	55 pcf
C.	Passive Pressure	325 pcf

3. Refer to Geotechnical Report #SU01922.000-120-R1, dated 08-26-2020, prepared by CTL | Thompson, Inc.; Breckenridge, Colorado for other pertinent soils information. The Contractor shall be fully familiar with all aspects of the report before beginning construction and shall refer to the report for specifications and details for placement of structural fill, vapor barriers, gravel layers, perimeter drains, and any other soils related items.

4. Foundation walls are designed to be supported top and bottom by floor construction. Walls are not to be backfilled until such floors are in place or adequate shoring is provided.

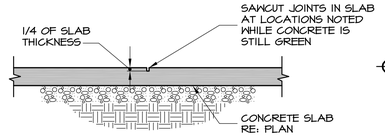
5. Provide 1-1/2" void below all non-bearing partitions constructed upon concrete slabs-on-grade, IF in-place subgrade soils show potential for expansion/swell conditions. The Soils Engineer is to review subgrade conditions as part of an "open-hole" investigation, and should provide further direction if expansive soils are present.

The Soils Engineer shall review all foundation excavations prior to the placement of formwork or reinforcement. All structural fill shall be observed and tested by the Soils Engineer during the grading and fill placement process. (1)

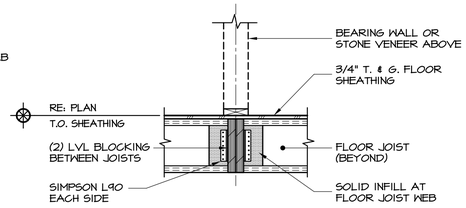
SPECIAL INSPECTIONS:

1. It is the responsibility of the Contractor to coordinate all structural inspections as required by governing building codes and the Construction Documents. A qualified independent testing company is to provide Special Inspections for portions of the Work, as indicated in the Construction Documents and as required by local jurisdictions.

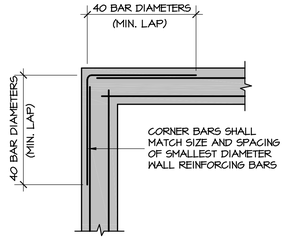
2. The Special Inspector shall be responsible for completing, maintaining, and resubmitting all special inspection logs and forms required by Local Building Officials.



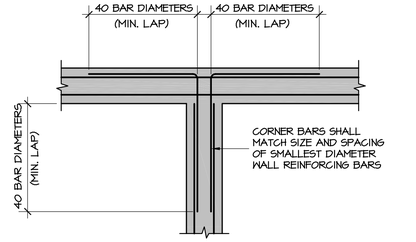
1 Typical Control Joint (C.J.)
S1.1 3/4"=1'-0"



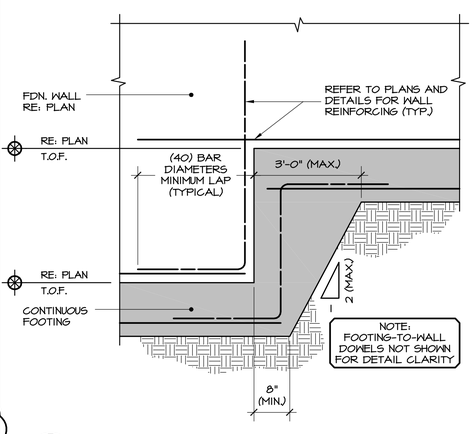
2 Typical Floor Blocking Detail
S1.1 3/4"=1'-0"



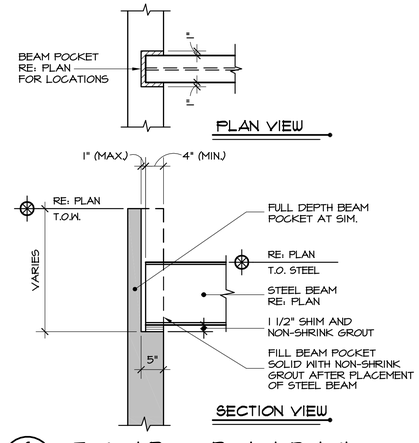
3 Typical Corner Reinforcing
S1.1 3/4"=1'-0"



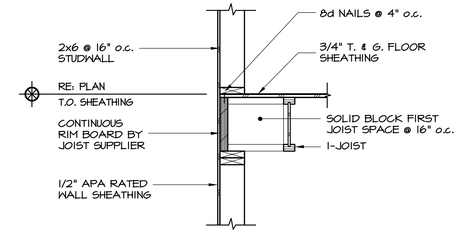
4 Typical Intersection Reinforcing
S1.1 3/4"=1'-0"



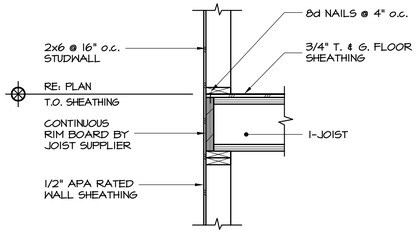
5 Typical Footing Step Detail
S1.1 3/4"=1'-0"



6 Typical Beam Pocket Detail
S1.1 3/4"=1'-0"



7 Typical Floor Framing Detail
S1.1 3/4"=1'-0"



8 Typical Floor Framing Detail
S1.1 3/4"=1'-0"

SUNDQUIST Design Group
Structural Expertise, Practical Solutions.
(303) 838-2222
www.sundquistdesign.com

COLORADO LICENSED SUNDQUIST 25715 PROFESSIONAL ENGINEER 10/23/2024

COPYRIGHT

These drawings are an instrument of service and are the property of Sundquist Design Group, Inc. They may not be duplicated, disclosed, or reproduced without the expressed written consent of Sundquist Design Group, Inc. Copyrights and infringements will be enforced and prosecuted.

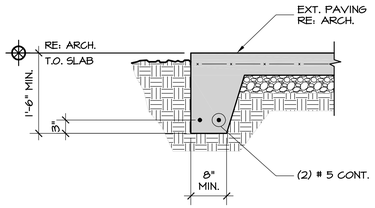
BOMBARD
Lot 07 | Minturn North
186 Miles End Lane
Minturn, Colorado

Date	• 12/23/2024
SDG Project No.	• 24-122
Drawn By	• SDG
Checked By	• JDS

Date	• Issue
05/07/24	• Review Set
05/08/24	• Review Set
06/13/24	• Review Set
07/05/24	• Review Set
07/08/24	• Building Permit
09/18/24	• Revised Permit Set
1 12/23/24	• Owner Revisions

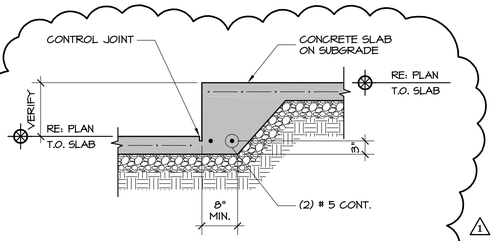
Title • General Notes and Standard Details

S1.1



2 Exterior Slab Edge Detail

S2.1 — 3/4"=1'-0"



3 Slab Step Detail

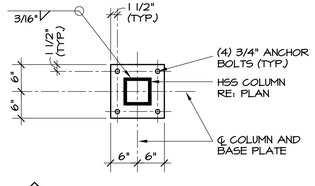
S2.1 — 3/4"=1'-0"

PAD FOOTING SCHEDULE

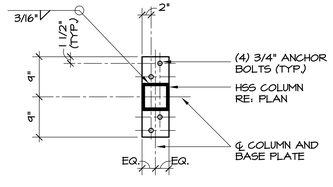
MARK	FOOTING DIMENSIONS Plan Size	Depth	REINFORCING
A	4'-0" x 4'-0"	0'-10"	(5) # 5 Bars Each Way
B	5'-0" x 5'-0"	0'-10"	(6) # 5 Bars Each Way
C	5'-0" x 8'-6"	0'-10"	# 5 Bars @ 12" o.c. Each Way
D	4'-0" x 4'-0"	1'-0"	(5) # 5 Bars Each Way
E	5'-0" x 6'-6"	0'-10"	# 5 Bars @ 12" o.c. Each Way

NOTES: 1. PAD FOOTINGS ARE TO BE CENTERED BELOW COLUMN CENTERLINES (U.N.O.).
2. PROVIDE 3" CLEAR DISTANCE FROM BOTTOM OF FOOTING TO REINFORCING.
3. REFER TO PLAN FOR TOP OF FOOTING ELEVATIONS.

BASE PLATE SCHEDULE



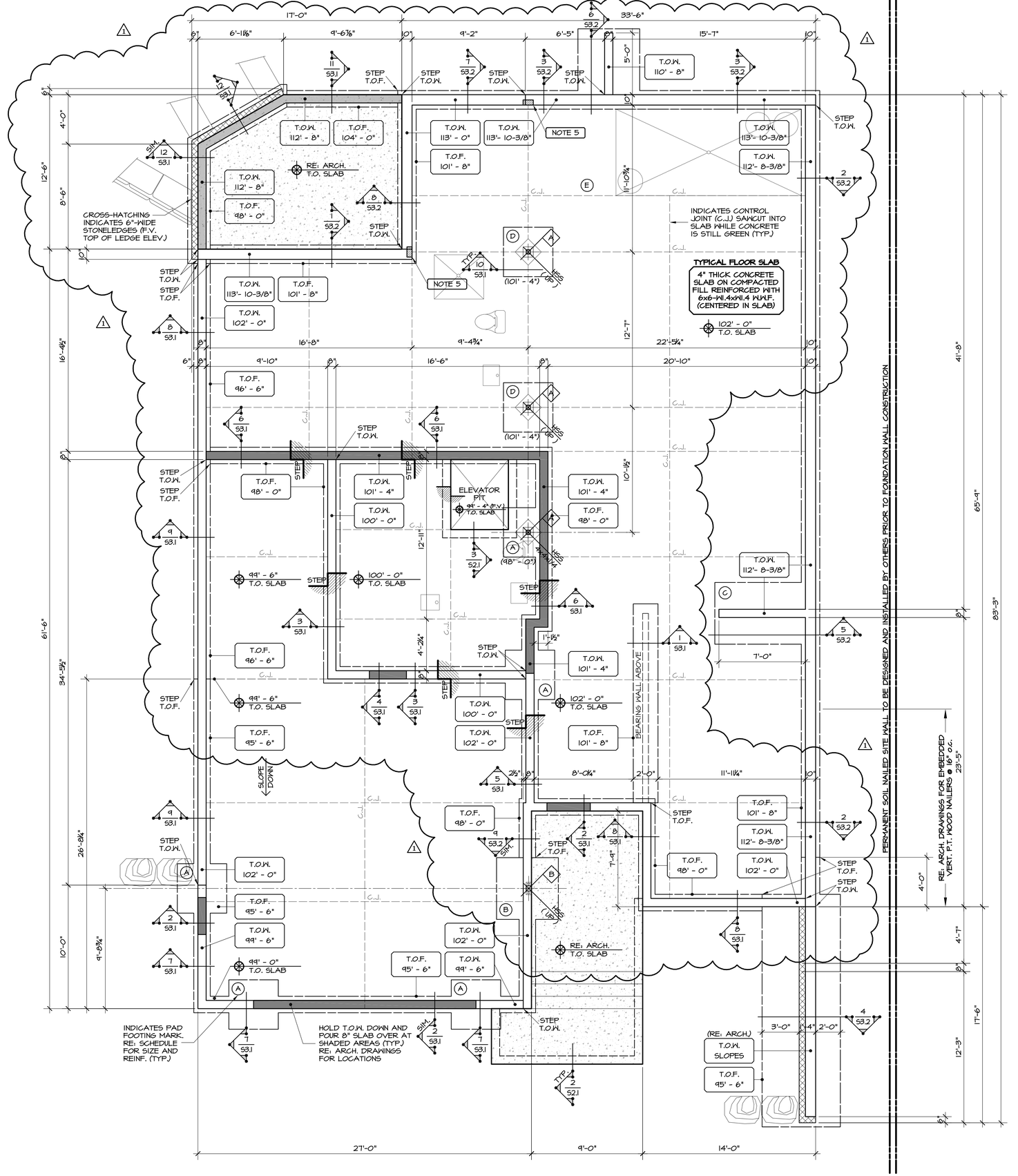
A BASE PLATE THICKNESS = 3/4"



B BASE PLATE THICKNESS = 3/4"

1 Foundation Plan

SCALE: 1/4"=1'-0"



NOTES:
1. REFER TO SHEET S1.1 FOR GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS.
2. REFER TO SOILS REPORT FOR ALL EXCAVATION, FILL, COMPACTION, AND OTHER SUBGRADE CONSIDERATIONS. COORDINATE ALL DRAINAGE, WATERPROOFING, VAPOR BARRIERS AND OTHER PREPARATIONS WITH ARCHITECTURAL DRAWINGS AND SOILS REPORT.
3. REFER TO ARCHITECTURAL DRAWINGS FOR MISC. FOUNDATION PENETRATIONS.
4. REFER TO ARCHITECTURAL DRAWINGS FOR PLUMBING FIXTURE LOCATIONS.
5. REFER TO DETAIL 6/S1.1 FOR TYPICAL BEAM POCKET REQUIREMENTS.
6. G.C. IS TO VERIFY THAT A MINIMUM FROST DEPTH OF 48" HAS BEEN ACHIEVED FOR THE FOUNDATION WALLS AND EXTERIOR PIERS.
7. G.C. TO COORDINATE UFER GROUND LOCATION (GEE).

SUNDQUIST Design Group
Structural Expertise, Practical Solutions.
(303) 838-2222
www.sundquistdesign.com

COLORADO LICENSED PROFESSIONAL ENGINEER — 25715 — 12/23/24

COPYRIGHT

These drawings are an instrument of service and are the property of Sundquist Design Group, Inc. They may not be duplicated, disclosed, or reproduced without the expressed written consent of Sundquist Design Group, Inc. Copyrights and infringements will be enforced and prosecuted.

BOMBARD
Lot 07 | Minturn North

186 Miles End Lane
Minturn, Colorado

Date	• 12/23/2024
SDG Project No.	• 24-122
Drawn By	• SDG
Checked By	• JDS

Date	• Issue
05/07/24	• Review Set
05/08/24	• Review Set
06/13/24	• Review Set
07/05/24	• Review Set
07/08/24	• Building Permit
09/18/24	• Revised Permit Set
1 12/23/24	• Owner Revisions

Title • Foundation Plan

S2.1

TYPICAL WALL HEADER NOTES

ALL DOOR, WINDOW AND OTHER BEARING WALL PENETRATIONS ARE TO BE HEADERED WITH INSULATED (2) 1-3/4" x 9-1/2" LVL's (MINIMUM) OR (3) 2x10 WITH A SINGLE 2x6 TRIMMER AND A SINGLE 2x6 KING STUD AT EACH END (UNLESS NOTED OTHERWISE).

I-JOIST HANGER SCHEDULE

SINGLE I-JOIST

JOIST HEIGHT	TOP FLANGE MODEL	FACE MOUNT MODEL
14" BCI 5000	ITS2.06/14	IUS2.06/14
14" BCI 6000 / 60	ITS2.37/14	IUS2.37/14
14" BCI 90	ITS3.56/14	IUS3.56/14

LVL BEAMS AND HEADER HANGER SCHEDULE

1-PLY : 1-3/4" VERSA-LAM LVL

MEMBER	TOP FLANGE MODEL	FACE MOUNT MODEL
14"	MIT14	HU14

2-PLY : 1-3/4" VERSA-LAM LVL

MEMBER	TOP FLANGE MODEL	FACE MOUNT MODEL
14"	HB3.56/14	HHUS410

3-PLY : 1-3/4" VERSA-LAM LVL

MEMBER	TOP FLANGE MODEL	FACE MOUNT MODEL
14"	HGLTV5.37	HGUS5.50/12

4-PLY : 1-3/4" VERSA-LAM LVL

MEMBER	TOP FLANGE MODEL	FACE MOUNT MODEL
14"	HGLTV7	HGUT.25-SDS

TYPICAL FRAMING PLAN NOTES

PLAN NOTATIONS: GL: GLU-LAMINATED BEAM; BCI: I-JOIST; LVL: LAMINATED VENEER BEAM

BEAM BEARING CONDITION:

(3) (TYPICAL U.N.O.) — INDICATES TOTAL NUMBER OF GANG STUDS TO BE LOCATED AT BEAM BEARING LOCATIONS. ALL GANG STUDS ARE TO TRACK DOWN TO FOUNDATION WALLS (U.N.O.)

HEADER BEARING CONDITION:

(2) T (2) K U.N.O. — INDICATES NUMBER OF MULTIPLE TRIMMER AND KING STUDS TO BE LOCATED AT HEADER BEARING LOCATIONS. MULTIPLE TRIMMER AND KING STUDS ARE TO TRACK DOWN TO FOUNDATION WALLS (U.N.O.)
T = TRIMMER STUDS
K = KING STUDS

MISCELLANEOUS CONDITIONS:

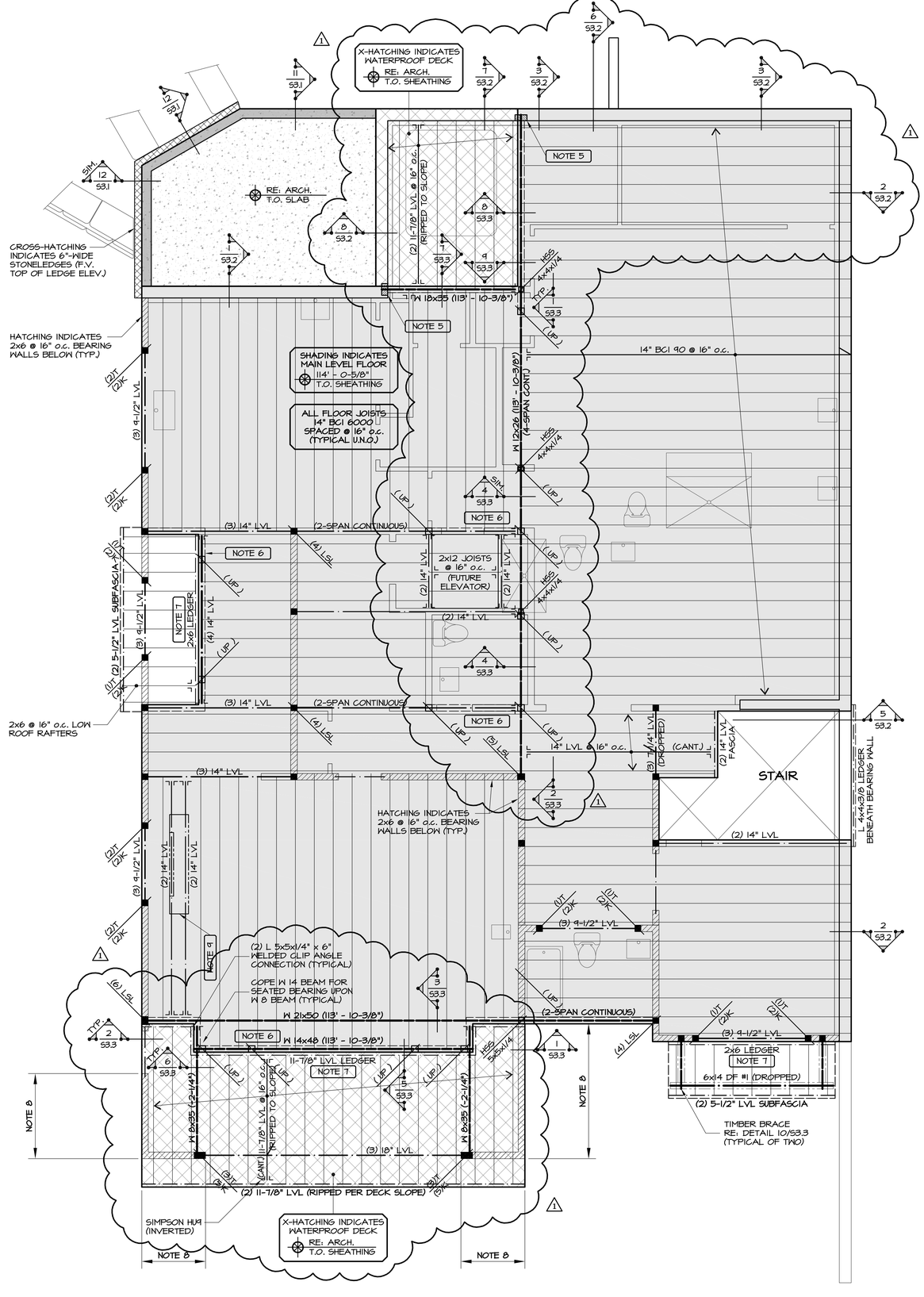
(UP) — INDICATES COLUMN / STUDS FROM A LEVEL ABOVE, POSTING DOWN TO THE CURRENT FRAMING LEVEL

(DN) — INDICATES COLUMN / STUDS POSTING DOWN TO FRAMING MEMBER NOTED ON THE CURRENT FRAMING LEVEL

TYPICAL SHEATHING NAILING NOTES

APPLICATION	SHEATHING	PANEL EDGE NAILING	INTERMEDIATE (FIELD) NAILING	ATTACHMENTS
FLOORS	3/4" T. & G. APA RATED STURD-I-FLOOR	6"o.c.	10"o.c.	8d RING SHANK NAILS (ALT. 10d COMMON) GLUED WITH CONST. ADHESIVE
WALLS	1/2" APA RATED C-C, C-D	6"o.c.	12"o.c.	8d COMMON NAILS
ROOFS	5/8" APA RATED EXPOSURE 1 RATED 40/20	6"o.c.	12"o.c.	10d COMMON NAILS

NOTES:
1. USE REQUIREMENTS SHOWN ABOVE UNLESS NOTED OTHERWISE.
2. REFER TO THE 2021 INTERNATIONAL RESIDENTIAL CODE FOR ADDITIONAL SHEATHING REQUIREMENTS.
3. EDGE NAILING PERPENDICULAR TO FRAMING MEMBERS REQUIRED AT WALL PANELS ONLY.



1 Main Level Floor & Low Roof Framing Plan

SCALE: 1/4"=1'-0"

NOTES:
1. REFER TO SHEET S1.1 FOR GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS.
2. REFER TO ARCHITECTURAL DRAWINGS FOR MISC. FLOOR PENETRATIONS.
3. ALL FLOOR BEAMS ARE FLUSH-FRAMED (UNLESS NOTED OTHERWISE).
4. REFER TO ARCHITECTURAL DRAWINGS FOR PLUMBING FIXTURE LOCATIONS.
5. REFER TO DETAIL 6/S1.1 FOR TYPICAL BEAM POCKET REQUIREMENTS.
6. INDICATES 2x6 @ 16" o.c. BEARING WALLS ABOVE.
7. ATTACH LEDGER TO WALL / RIM WITH (3) ROWS OF 5"-LONG LEDGER-LOCK SCREWS SPACED @ 16" o.c. (MAX.).
8. **THIS WALL IS TO BE FRAMED WITH 1-3/4" x 5-1/2" LSL STUDS @ 16" o.c.**
9. PROVIDE BLOCKING BETWEEN JOISTS AT STONE VENEER AND / OR BEARING WALLS FROM ABOVE (RE: DETAIL 2/S1.1).

PERMANENT SOIL NAILED SITE WALL TO BE DESIGNED AND INSTALLED BY OTHERS PRIOR TO FOUNDATION WALL CONSTRUCTION

SUNDQUIST Design Group
Structural Expertise, Practical Solutions.
(303) 838-2222
www.sundquistdesign.com

COLORADO LICENSED JOSEPH D. SUNDQUIST 35715 PROFESSIONAL ENGINEER

COPYRIGHT

These drawings are an instrument of service and are the property of Sundquist Design Group, Inc. They may not be duplicated, disclosed, or reproduced without the expressed written consent of Sundquist Design Group, Inc. Copyrights and infringements will be enforced and prosecuted.

BOMBARD
Lot 07 | Minturn North

186 Miles End Lane
Minturn, Colorado

Date	• 12/23/2024
SDG Project No.	• 24-122
Drawn By	• SDG
Checked By	• JDS

Date		
05/07/24	•	Review Set
05/08/24	•	Review Set
06/13/24	•	Review Set
07/05/24	•	Review Set
07/08/24	•	Building Permit
09/18/24	•	Revised Permit Set
1 12/23/24	•	Owner Revisions

Title • Main Level Floor and Low Roof Framing Plan

S2.2

TYPICAL WALL HEADER NOTES

ALL DOOR, WINDOW AND OTHER BEARING WALL PENETRATIONS ARE TO BE HEADERED WITH INSULATED (2) 1-3/4" x 9-1/2" LVL's (MINIMUM) OR (3) 2x10 WITH A SINGLE 2x6 TRIMMER AND A SINGLE 2x6 KING STUD AT EACH END (UNLESS NOTED OTHERWISE).

PRE-ENGINEERED ROOF TRUSSES

MINIMUM STRUCTURAL DESIGN CRITERIA:

THE PRE-ENGINEERED TRUSS SUPPLIER IS TO DESIGN ALL TRUSS MEMBERS IN ACCORDANCE WITH THE MINIMUM DESIGN CRITERIA NOTED BELOW (ALL TRUSS CONNECTIONS AND BRIDGING BY TRUSS DESIGNER / SUPPLIER).

ALL TRUSS CALCULATIONS SUBMITTED TO THE ARCHITECT AND TO THE ENGINEER OF RECORD MUST INCLUDE REFERENCE TO THESE DESIGN STANDARDS.

1. ROOF LIVE LOAD (SNOW) = 100 psf - NOT REDUCED.
2. ROOF DEAD LOAD (TOP CHORD) = 20 psf.
3. ROOF DEAD LOAD (BOTTOM CHORD) = 5 psf.

TYPICAL FRAMING PLAN NOTES

PLAN NOTATIONS: GL: GLU-LAMINATED BEAM
BCI: I-JOIST
LVL: LAMINATED VENEER BEAM

BEAM BEARING CONDITION:

(3) (TYPICAL U.N.O.) — INDICATES TOTAL NUMBER OF GANG STUDS TO BE LOCATED AT BEAM BEARING LOCATIONS. ALL GANG STUDS ARE TO TRACK DOWN TO FOUNDATION WALLS (U.N.O.)

HEADER BEARING CONDITION:

(2) T (2) K (U.N.O.) — INDICATES NUMBER OF MULTIPLE TRIMMER AND KING STUDS TO BE LOCATED AT HEADER BEARING LOCATIONS. MULTIPLE TRIMMER AND KING STUDS ARE TO TRACK DOWN TO FOUNDATION WALLS (U.N.O.)
T = TRIMMER STUDS
K = KING STUDS

MISCELLANEOUS CONDITIONS:

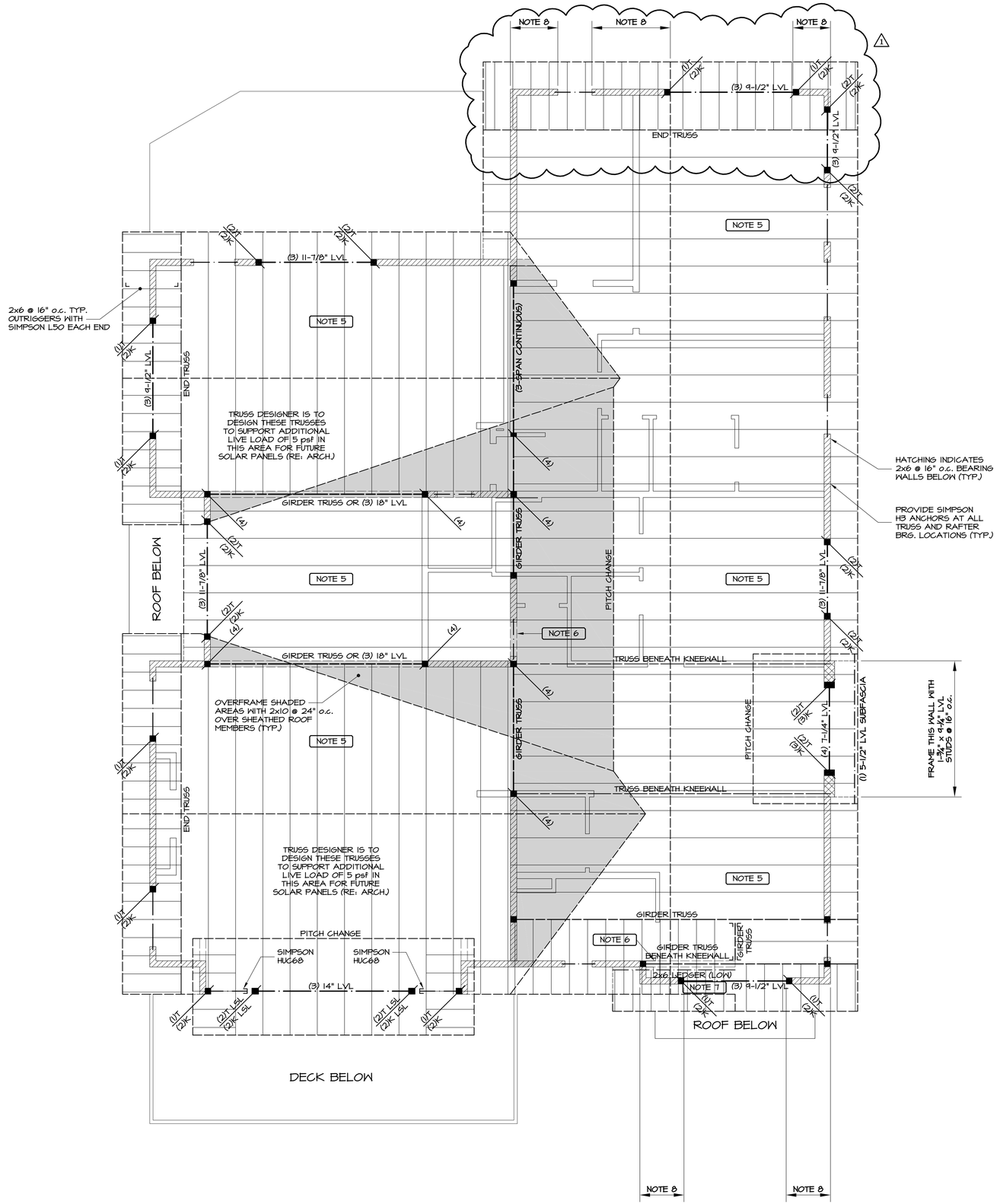
(UP) — INDICATES COLUMN / STUDS FROM A LEVEL ABOVE, POSTING DOWN TO THE CURRENT FRAMING LEVEL

(DN) — INDICATES COLUMN / STUDS POSTING DOWN TO FRAMING MEMBER NOTED ON THE CURRENT FRAMING LEVEL

TYPICAL SHEATHING NAILING NOTES

APPLICATION	SHEATHING	PANEL EDGE NAILING	INTERMEDIATE (FIELD) NAILING	ATTACHMENTS
FLOORS	3/4" T. & G. APA RATED STURD-I-FLOOR	6"o.c.	10"o.c.	8d RING SHANK NAILS (ALT. 10d COMMON) GLUED WITH CONST. ADHESIVE
WALLS	1/2" APA RATED C-C, C-D	6"o.c.	12"o.c.	8d COMMON NAILS
ROOFS	5/8" APA RATED EXPOSURE 1 RATED 40/20	6"o.c.	12"o.c.	10d COMMON NAILS

NOTES: 1. USE REQUIREMENTS SHOWN ABOVE UNLESS NOTED OTHERWISE.
2. REFER TO THE 2021 INTERNATIONAL RESIDENTIAL CODE FOR ADDITIONAL SHEATHING REQUIREMENTS.
3. EDGE NAILING PERPENDICULAR TO FRAMING MEMBERS REQUIRED AT WALL PANELS ONLY.



1 High Roof Framing Plan

SCALE: 1/4"=1'-0"

NOTES: 1. REFER TO SHEET S1.1 FOR GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS.
2. REFER TO ARCHITECTURAL DRAWINGS FOR MISC. ROOF PENETRATIONS.
3. ALL 2x AND LVL BEAMS ARE FLUSH-FRAMED (UNLESS NOTED OTHERWISE).
4. ALL HEAVY TIMBER AND GLU-LAM ROOF BEAMS ARE DROPPED (U.N.O.)
5. **ALL ROOF MEMBERS ARE PRE-ENGINEERED TRUSSES @ 24" o.c. (U.N.O.).**
6. INDICATES 2x6 @ 16"o.c. KNEEWALL DOWN TO LOWER ROOF PLANE.
7. ATTACH LEDGER TO WALL/RIM WITH (3) ROWS OF 5"-LONG LEDGER-LOCK SCREWS SPACED @ 16" o.c. (MAX.).
8. THIS WALL IS TO BE FRAMED WITH 1-3/4" x 5-1/2" LSL STUDS @ 16" o.c.
9. ALL WALL STUDS THAT EXCEED 15 FT. IN HEIGHT ARE TO BE FRAMED USING LSL/LVL MATERIAL.

SUNDQUIST Design Group
Structural Expertise, Practical Solutions.
(303) 838-2222
www.sundquistdesign.com

COLORADO LICENSED PROFESSIONAL ENGINEER — JOSEPH D. SUNDQUIST — 35715 — 12/23/24

COPYRIGHT

These drawings are an instrument of service and are the property of Sundquist Design Group, Inc. They may not be duplicated, disclosed, or reproduced without the expressed written consent of Sundquist Design Group, Inc. Copyrights and infringements will be enforced and prosecuted.

BOMBARD
Lot 07 | Minturn North

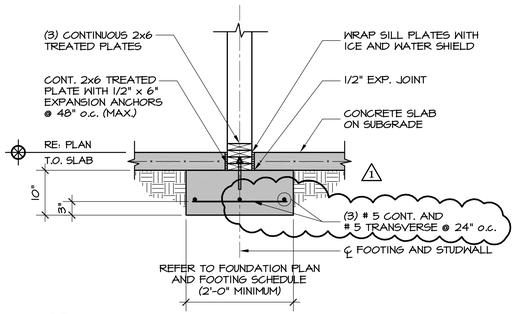
186 Miles End Lane
Minturn, Colorado

Date	•	12/23/2024
SDG Project No.	•	24-122
Drawn By	•	SDG
Checked By	•	JDS

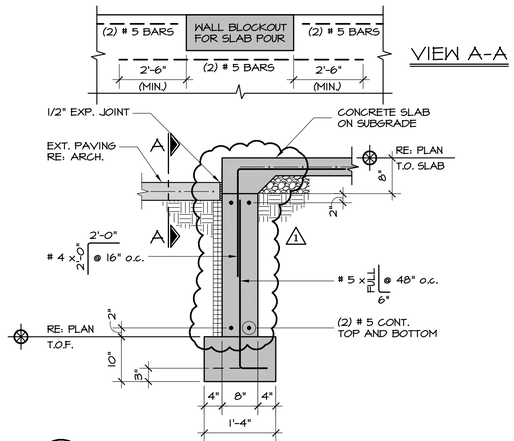
Date	•	Issue
05/07/24	•	Review Set
05/08/24	•	Review Set
06/13/24	•	Review Set
07/05/24	•	Review Set
07/08/24	•	Building Permit
09/18/24	•	Revised Permit Set
1 12/23/24	•	Owner Revisions

Title • High Roof Framing Plan

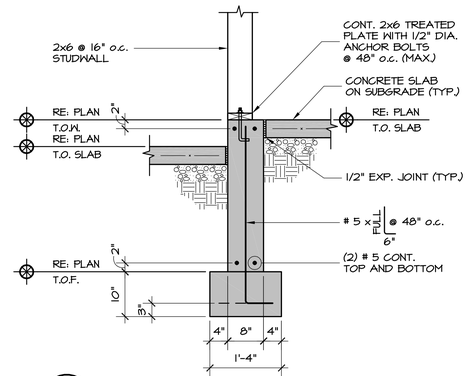
S2.3



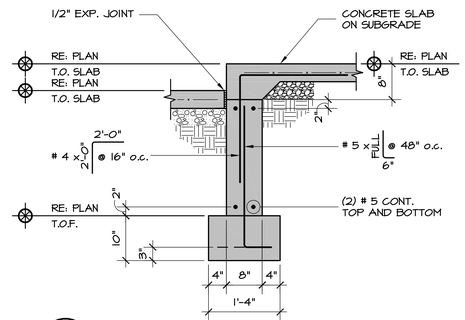
1 Foundation Detail
S3.1 3/4"=1'-0"



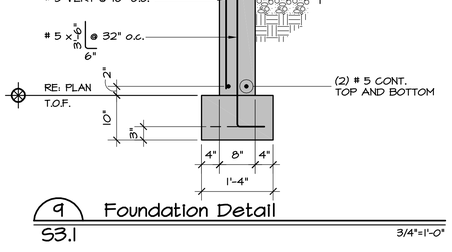
2 Foundation Detail
S3.1 3/4"=1'-0"



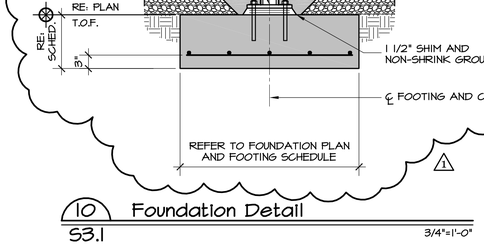
3 Foundation Detail
S3.1 3/4"=1'-0"



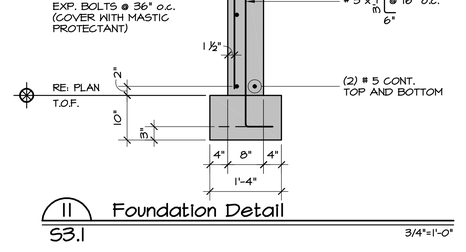
4 Foundation Detail
S3.1 3/4"=1'-0"



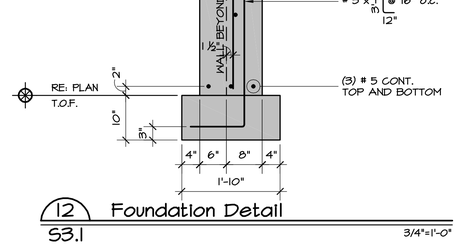
5 Foundation Detail
S3.1 3/4"=1'-0"



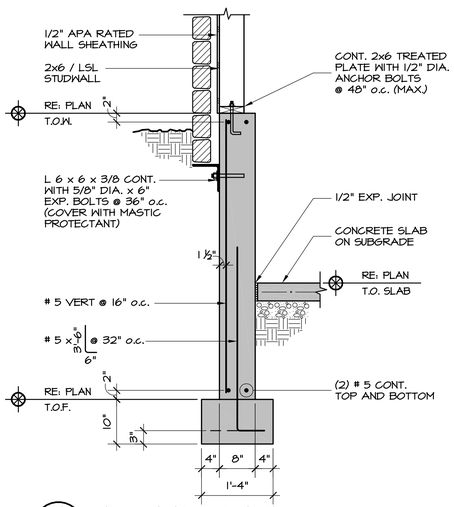
6 Foundation Detail
S3.1 3/4"=1'-0"



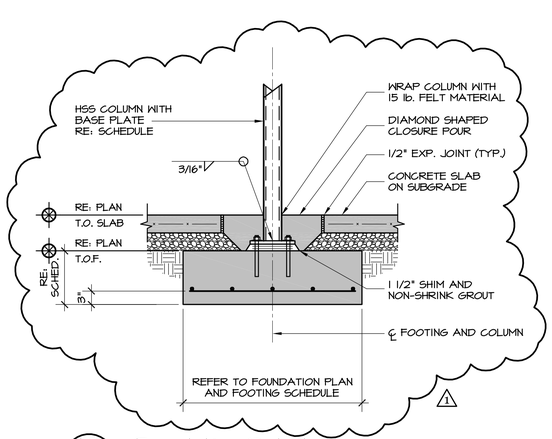
7 Foundation Detail
S3.1 3/4"=1'-0"



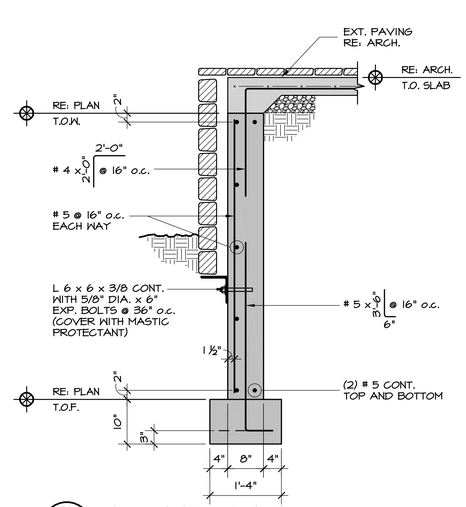
8 Foundation Detail
S3.1 3/4"=1'-0"



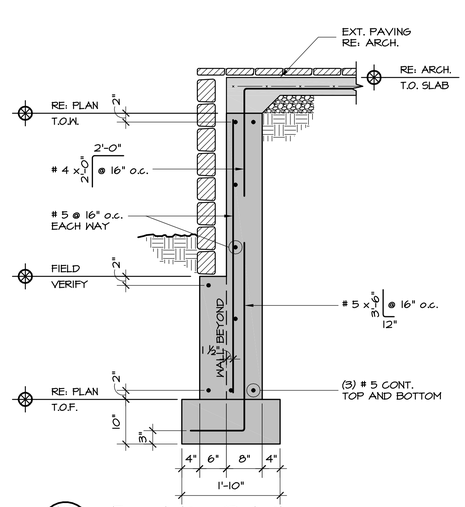
9 Foundation Detail
S3.1 3/4"=1'-0"



10 Foundation Detail
S3.1 3/4"=1'-0"



11 Foundation Detail
S3.1 3/4"=1'-0"



12 Foundation Detail
S3.1 3/4"=1'-0"

SUNDQUIST
Design Group
Structural Expertise, Practical Solutions.
(303) 838-2222
www.sundquistdesign.com

COPYRIGHT

These drawings are an instrument of service and are the property of Sundquist Design Group, Inc. They may not be duplicated, disclosed, or reproduced without the expressed written consent of Sundquist Design Group, Inc. Copyrights and infringements will be enforced and prosecuted.

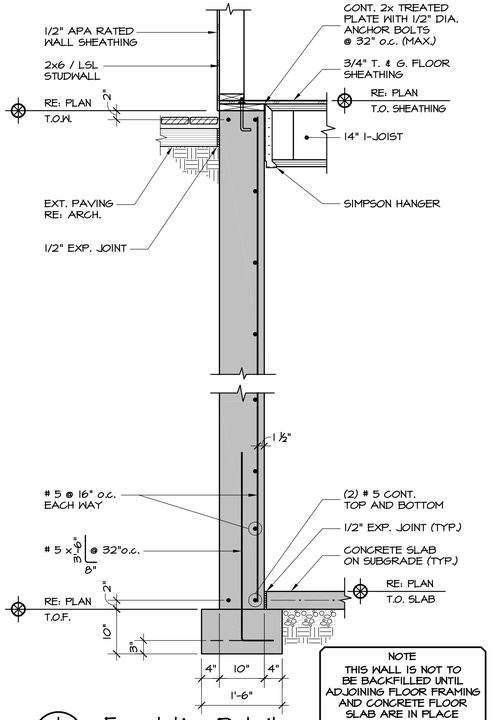
BOMBARD
Lot 07 | Minturn North
186 Miles End Lane
Minturn, Colorado

Date	•	12/23/2024
SDG Project No.	•	24-122
Drawn By	•	SDG
Checked By	•	JDS

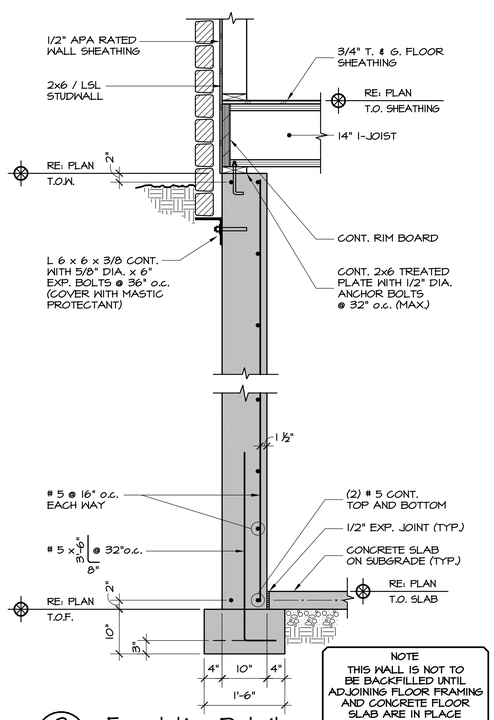
Date	•	Issue
05/07/24	•	Review Set
05/08/24	•	Review Set
06/13/24	•	Review Set
07/05/24	•	Review Set
07/08/24	•	Building Permit
09/18/24	•	Revised Permit Set
1 12/23/24	•	Owner Revisions

Title • Foundation Details

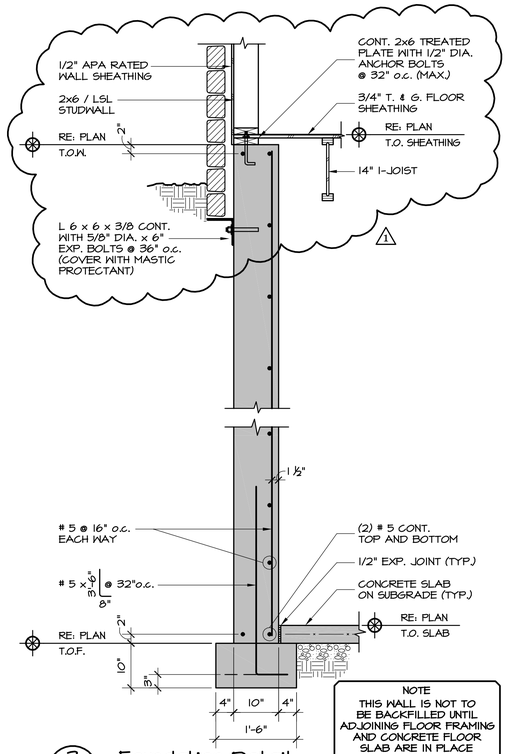
S3.1



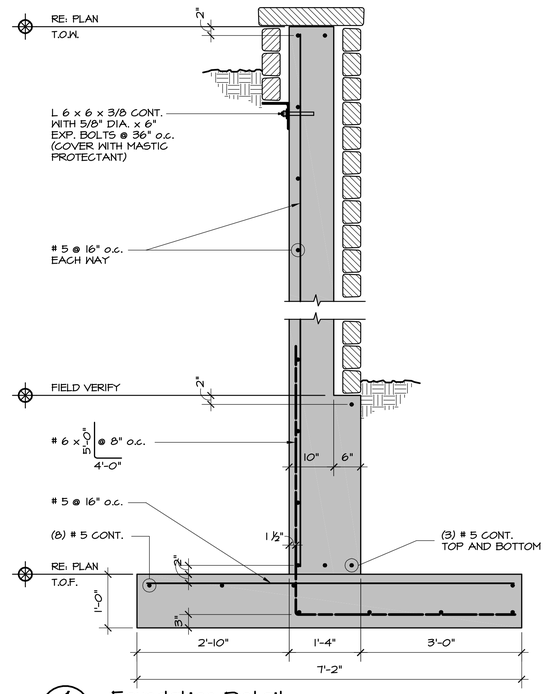
1 Foundation Detail
S3.2 3/4"=1'-0"



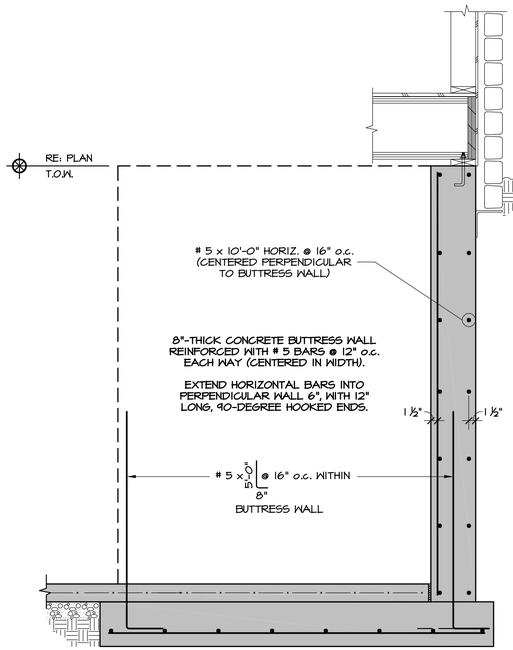
2 Foundation Detail
S3.2 3/4"=1'-0"



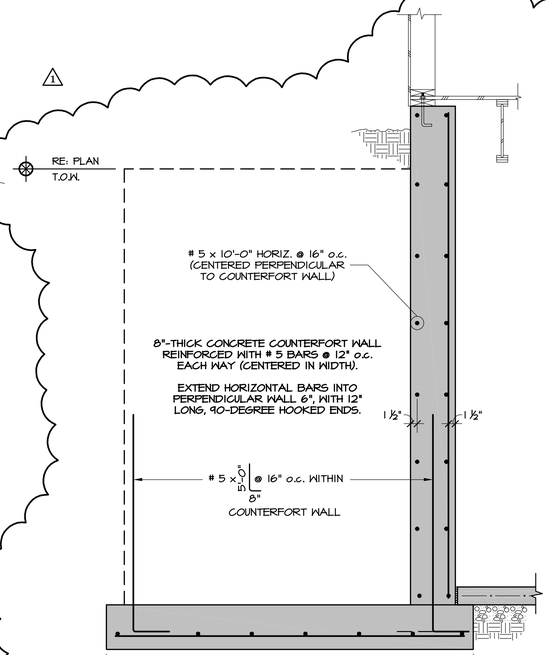
3 Foundation Detail
S3.2 3/4"=1'-0"



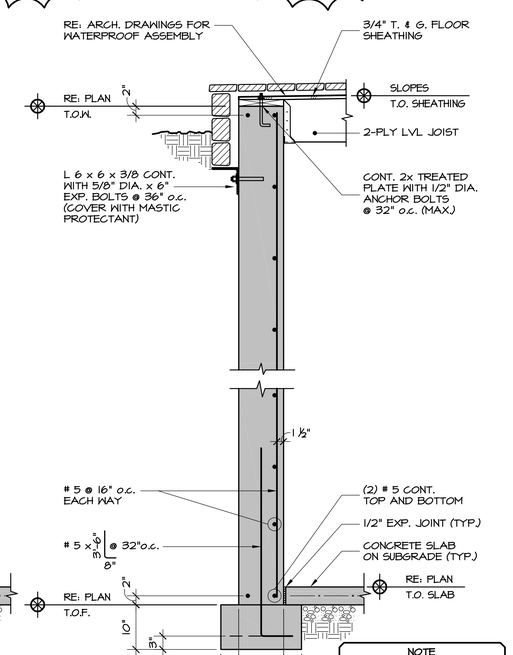
4 Foundation Detail
S3.2 3/4"=1'-0"



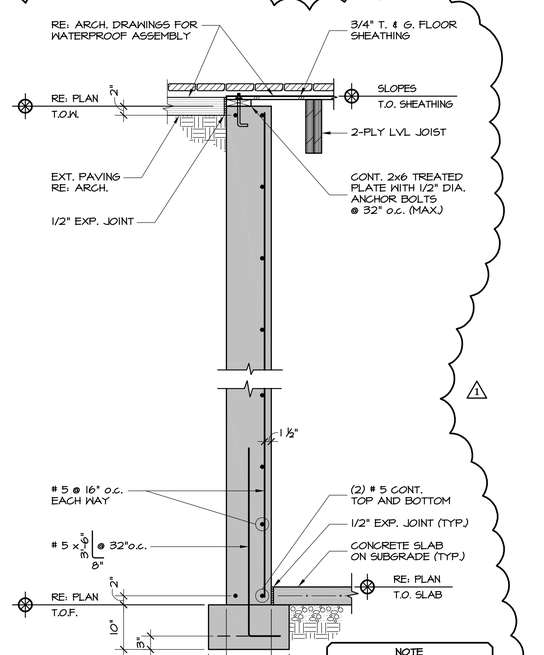
5 Foundation Buttress Detail
S3.2 3/4"=1'-0"



6 Foundation Counterfort Detail
S3.2 3/4"=1'-0"



7 Foundation Detail
S3.2 3/4"=1'-0"



8 Foundation Detail
S3.2 3/4"=1'-0"

SUNDQUIST
Design Group
Structural Expertise, Practical Solutions.
(303) 838-2222
www.sundquistdesign.com

COLORADO LICENSED
JOSEPH D. SUNDQUIST
35715
PROFESSIONAL ENGINEER

COPYRIGHT

These drawings are an instrument of service and are the property of Sundquist Design Group, Inc. They may not be duplicated, disclosed, or reproduced without the expressed written consent of Sundquist Design Group, Inc. Copyrights and infringements will be enforced and prosecuted.

BOMBARD
Lot 07 | Minturn North

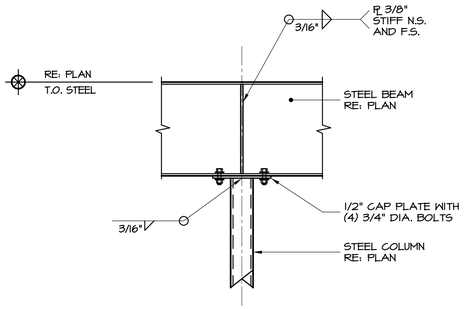
186 Miles End Lane
Minturn, Colorado

Date	•	12/23/2024
SDG Project No.	•	24-122
Drawn By	•	SDG
Checked By	•	JDS

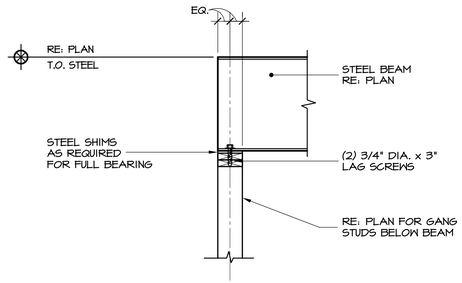
Date	•	Issue
05/07/24	•	Review Set
05/08/24	•	Review Set
06/13/24	•	Review Set
07/08/24	•	Building Permit
09/18/24	•	Revised Permit Set
1 12/23/24	•	Owner Revisions
	•	

Title • Foundation Details

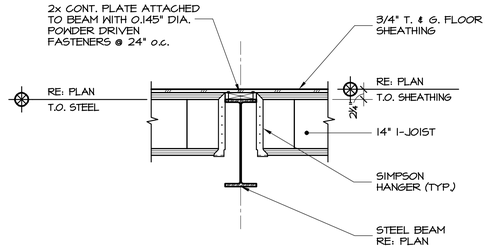
S3.2



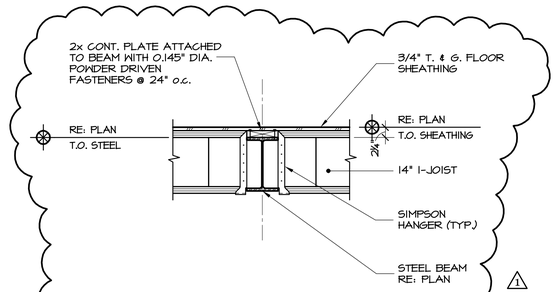
1 Framing Detail
S3.3 3/4"=1'-0"



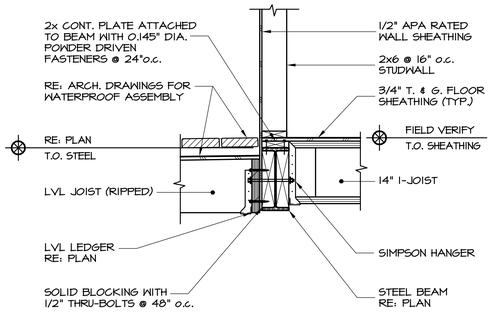
2 Framing Detail
S3.3 3/4"=1'-0"



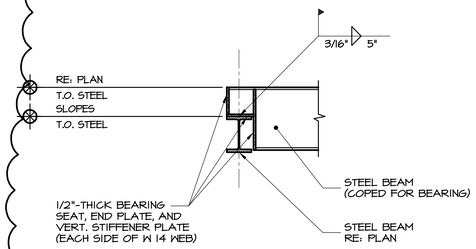
3 Framing Detail
S3.3 3/4"=1'-0"



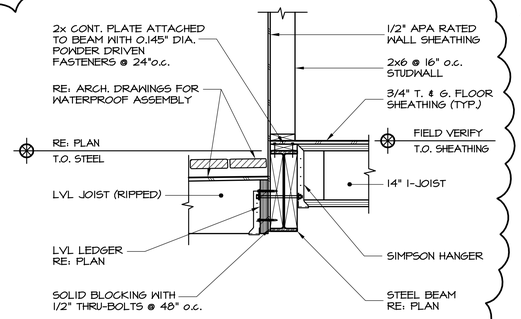
4 Framing Detail
S3.3 3/4"=1'-0"



5 Framing Detail
S3.3 3/4"=1'-0"

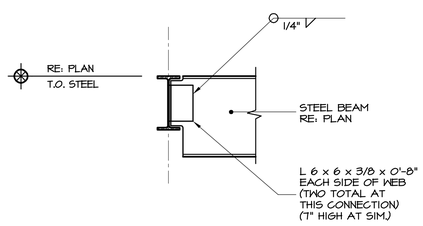


6 Framing Detail
S3.3 3/4"=1'-0"

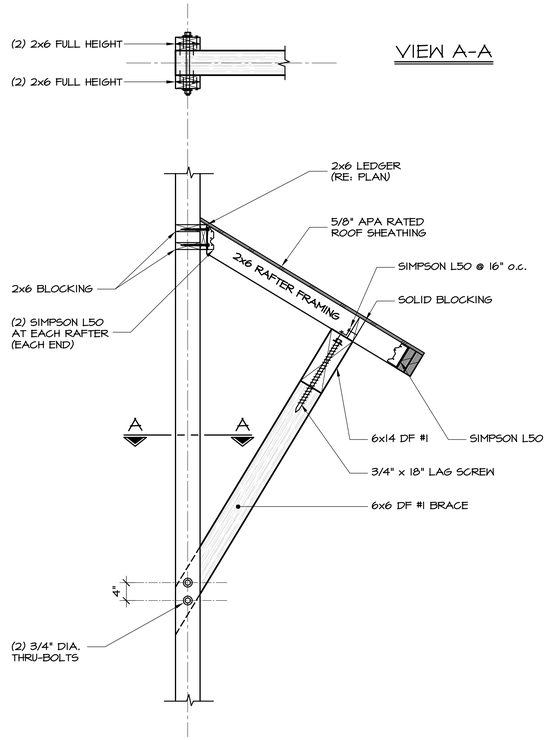


7 Framing Detail
S3.3 3/4"=1'-0"

8 Framing Detail
S3.3 3/4"=1'-0"



9 Framing Detail
S3.3 3/4"=1'-0"



10 Timber Brace Framing Detail
S3.3 3/4"=1'-0"

SUNDQUIST
Design Group
Structural Expertise, Practical Solutions.
(303) 838-2222
www.sundquistdesign.com

COLORADO LICENSED JOSEPH D. SUNDQUIST PROFESSIONAL ENGINEER
05/15

COPYRIGHT
These drawings are an instrument of service and are the property of Sundquist Design Group, Inc. They may not be duplicated, disclosed, or reproduced without the expressed written consent of Sundquist Design Group, Inc. Copyrights and infringements will be enforced and prosecuted.

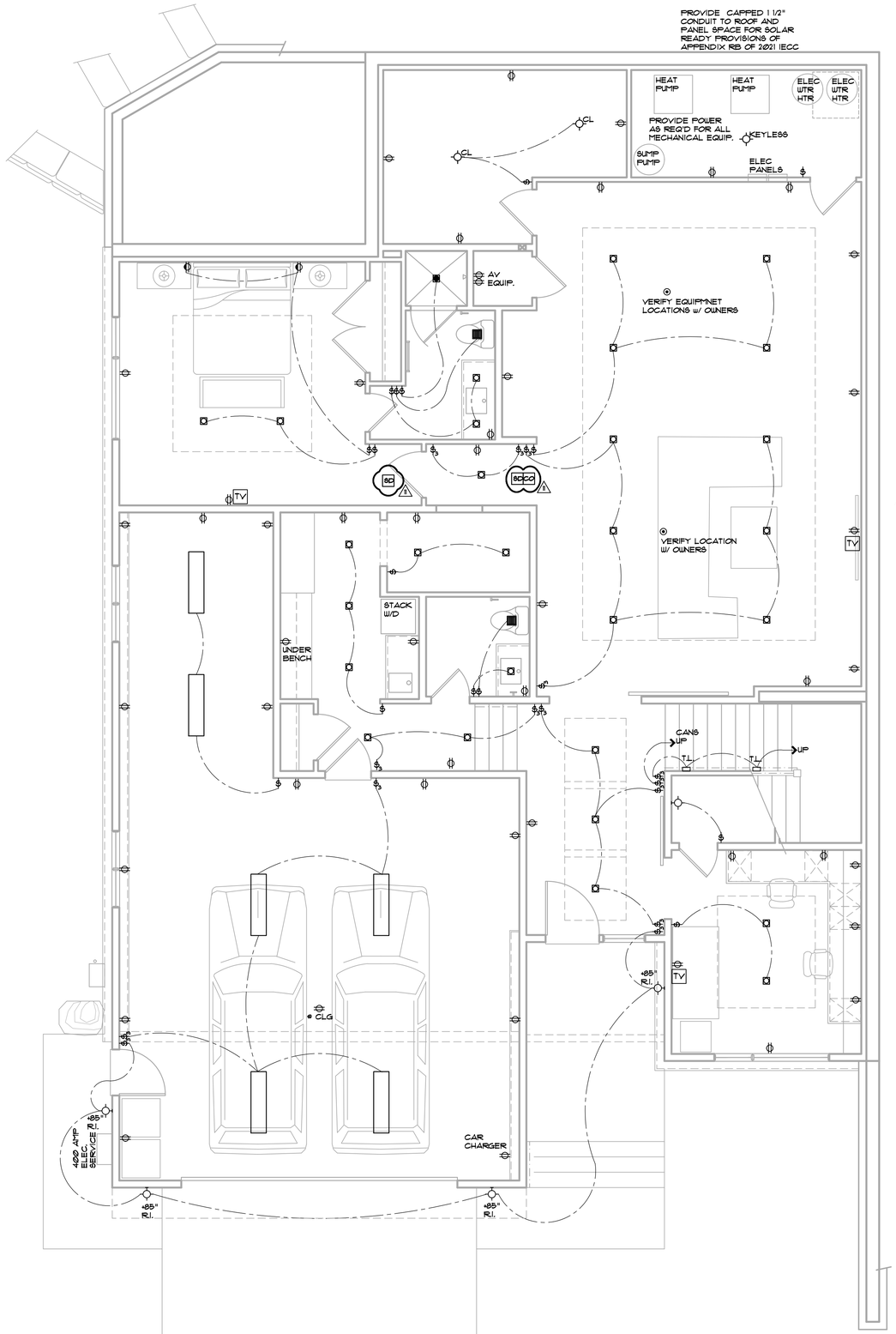
BOMBARD
Lot 07 | Minturn North
186 Miles End Lane
Minturn, Colorado

Date	12/23/2024
SDG Project No.	24-122
Drawn By	SDG
Checked By	JDS

Date	Issue
05/07/24	Review Set
05/08/24	Review Set
06/13/24	Review Set
07/08/24	Building Permit
09/18/24	Revised Permit Set
12/23/24	Owner Revisions

Title • Framing Details

S3.3



△2 R404.4 Additional electric infrastructure. All combustion equipment shall be installed in accordance with Section R403.5.4 and shall be provided with a junction box that is connected to an electrical panel by continuous raceways and conductors that meet the following requirements:

1. The junction box, raceway, and bus bar in the electric panel and conductors serving the electric panel shall be sized to accommodate electric equipment that is sized to serve the same load as the combustion equipment.
2. The panel shall have reserved physical space for a dual-pole circuit breaker.
3. The junction box and electrical panel directory entry for the dedicated circuit breaker space shall have labels stating "For future electric equipment."
4. The junction box shall allow for the electric equipment to be installed within the same place of the combustion equipment that it replaces.

Exceptions:

1. Fossil fuel space heating equipment where a 208/240-volt electrical circuit with a minimum capacity of 40 amps exists for space cooling equipment.

△2 R1104 One- and two- family dwellings and townhouses. One EV ready space shall be provided for each dwelling unit. The branch circuit shall be identified as EV ready in the service panel or subpanel directory, and the termination location shall be marked as EV ready.

ELECTRIC VEHICLE READY SPACE (EV READY SPACE). An automobile parking space that is provided with a branch circuit and receptacle that will support an installed EVSE. Labeled as "CAR CHARGER" on electrical plan.

ELECTRICAL LEGEND

- 4" LED DOWNLIGHT CAN
- 4" LED DIRECTIONAL CAN
- 4" LED SHOWER CAN
- CH CHANDELIER BY OWNER
- P PENDANT BY OWNER
- CL CLOSET DOME LIGHT
- EXTERIOR WALL SCONCE
- MONOPOINT SPOT LIGHT
- STEP LIGHT
- F1 DOOR HEADER LED LIGHT
- 1"X4" LED LIGHT
- CEILING FAN BY OWNER
- SC SMOKE ALARM
- CO CARBON MONOXIDE DETECTOR
- EXHAUST FAN
- FLOOR OUTLET
- 1/2 HOT SWITCHED OUTLET
- TV TELEVISION
- LED STRIP LIGHTING UNDER CABINET

GENERAL ELECTRICAL NOTES:

1. OUTLETS SHOWN ARE SPECIFIC TO NEEDS. ELECTRICAL CONTRACTOR TO REVIEW PLANS AND COMMUNICATE TO GENERAL CONTRACTOR ANY ADDITIONAL OUTLETS NEEDED TO MEET CODE AND ANY OUTLETS SHOWN THAT ARE IN EXCESS TO MINIMUM CODE REQUIREMENTS.
2. CONTRACTOR TO PROVIDE LIFE SAFETY DETECTORS AND SENSORS PER CODE MINIMUM. LOCATIONS TO BE APPROVED BY GENERAL CONTRACTOR PRIOR TO INSTALL.
3. REFER TO FINAL CABINET SHOPS FOR FINAL APPLIANCE, PLUMBING AND ELECTRICAL LOCATIONS.
4. REFER TO LANDSCAPE PLANS FOR IRRIGATION AND SITE LIGHTING POWER REQUIREMENTS.
5. ALL INTERIOR LIGHTING CIRCUITS SHALL BE PROVIDED WITH DIMMERS, EXCEPT BATHROOMS AND HALLWAYS. (R404.2).
6. ALL EXTERIOR LIGHTING CIRCUITS SHALL BE INSTALLED WITH A MANUAL ON/OFF SWITCH WHICH PERMITS AUTOMATIC SHUT-OFF ACTIONS AND SHALL AUTOMATICALLY SHUT OFF WHEN DAYLIGHT. (R404.3).

△2

ENTRY LEVEL SCHEMATIC ELECTRICAL PLAN

1/4" = 1'-0"

DISCLAIMER: ALL PLANS, RENDERINGS, SPECIFICATIONS AND MARKETING MATERIALS ARE SUBJECT TO REVISIONS AND MODIFICATIONS AT DEVELOPERS SOLE DISCRETION DUE TO SITE SPECIFIC GRADING CONDITIONS, AVAILABILITY OF MATERIALS, AVAILABILITY OF LABOR, MANUFACTURER SUPPLY SHORTAGES, AND GOVERNMENTAL AGENCY CHANGES. ALL PLANS AND SPECIFICATIONS ARE SUBJECT TO REVISIONS AND CONDITIONS OF APPROVAL BY THE TOWN OF MINTURN CITY COUNCIL, TOWN OF MINTURN DESIGN REVIEW BOARD, TOWN OF MINTURN BUILDING PERMIT DEPARTMENT AND ALL OTHER APPLICABLE REGULATORY AGENCIES. ARTIST RENDERINGS HAVE BEEN PROVIDED FOR ILLUSTRATIVE AND MARKETING PURPOSES ONLY AND SHOULD NOT BE RELIED UPON AS A BASIS FOR PURCHASING. COLOR, MATERIALS AND DESIGN ELEMENTS ARE SUBJECT TO REFINEMENT AND REVISION WITHOUT NOTICE AT DEVELOPERS SOLE DISCRETION.

EGGERS ARCHITECTURE, INC.
PO BOX 798
KREMMLING, CO 80459
(970) 724-3411
CELL: (970) 409-9790
don.eggers@eggersarchitecture.com

RESORT CONCEPTS
225 MAIN STREET, SUITE C-101
EDWARDS, COLORADO
(970) 926-1720

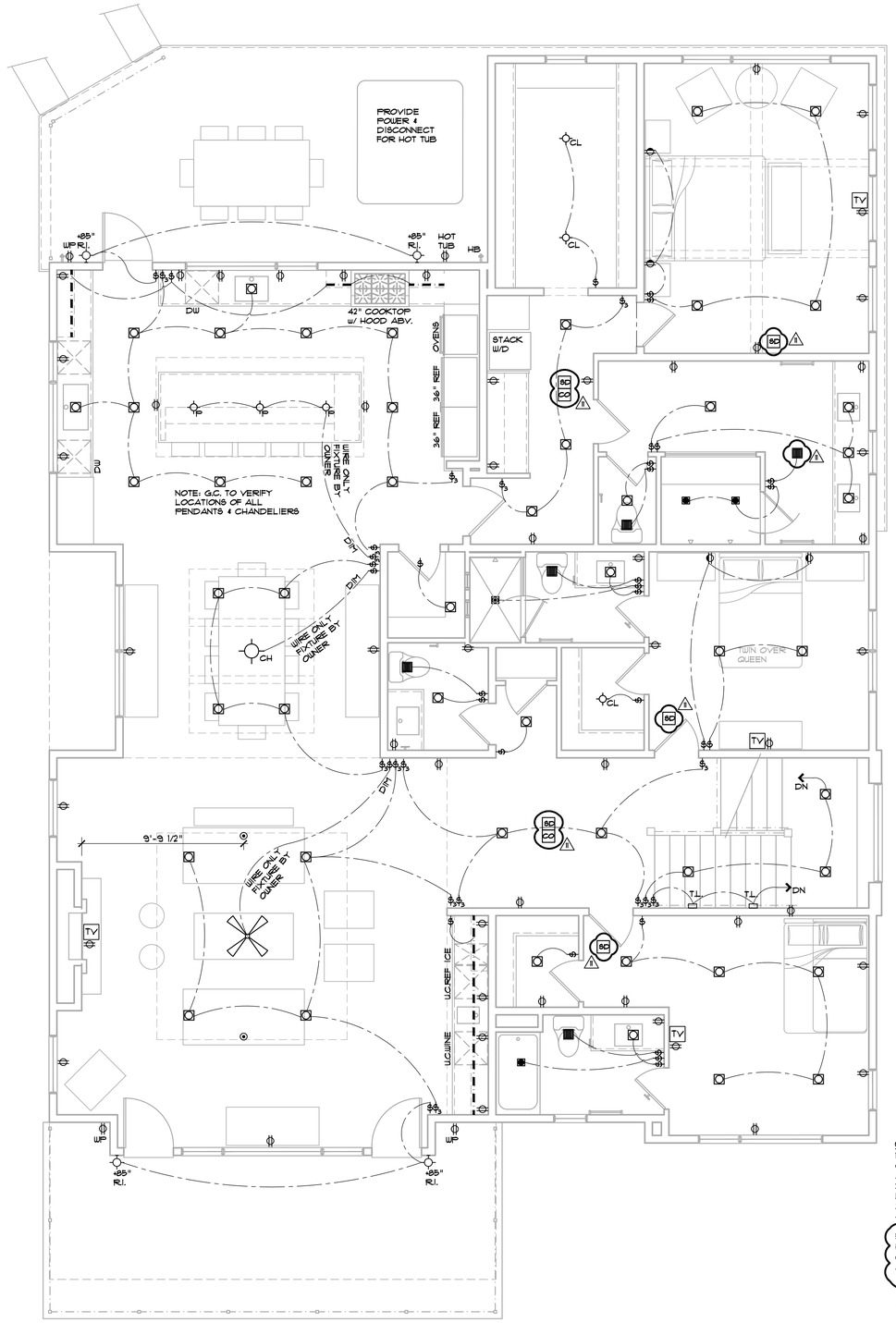
BOMBARD
186 MILES END LANE
LOT 07, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L07

ISSUED

#	DATE	BY	COMMENTS
13	12-23-24	DWE	OWNER REVISIONS
12	10-18-24	DWE	REVISED PERMIT SET #2
11	9-18-24	DWE	REVISED PERMIT SET
10	7-8-24	DWE	BUILDING PERMIT SET

E1.1



ELECTRICAL LEGEND

- 4" LED DOWNLIGHT CAN
- 4" LED DIRECTIONAL CAN
- 4" LED SHOWER CAN
- CH — CHANDELIER BY OWNER
- P — PENDANT BY OWNER
- CL — CLOSET DOME LIGHT
- EXTERIOR WALL SCONCE
- MONOPOINT SPOT LIGHT
- STEP LIGHT
- F1 — DOOR HEADER LED LIGHT
- 1"X4" LED LIGHT
- CEILING FAN BY OWNER
- SC — SMOKE ALARM
- CO — CARBON MONOXIDE DETECTOR
- EXHAUST FAN
- FLOOR OUTLET
- 1/2 HOT SWITCHED OUTLET
- TV — TELEVISION
- LED STRIP LIGHTING UNDER CABINET

GENERAL ELECTRICAL NOTES:

1. OUTLETS SHOWN ARE SPECIFIC TO NEEDS. ELECTRICAL CONTRACTOR TO REVIEW PLANS AND COMMUNICATE TO GENERAL CONTRACTOR ANY ADDITIONAL OUTLETS NEEDED TO MEET CODE AND ANY OUTLETS SHOWN THAT ARE IN EXCESS TO MINIMUM CODE REQUIREMENTS.
2. CONTRACTOR TO PROVIDE LIFE SAFETY DETECTORS AND SENSORS PER CODE MINIMUM. LOCATIONS TO BE APPROVED BY GENERAL CONTRACTOR PRIOR TO INSTALL.
3. REFER TO FINAL CABINET SHOPS FOR FINAL APPLIANCE, PLUMBING AND ELECTRICAL LOCATIONS.
4. REFER TO LANDSCAPE PLANS FOR IRRIGATION AND SITE LIGHTING POWER REQUIREMENTS.
5. ALL INTERIOR LIGHTING CIRCUITS SHALL BE PROVIDED WITH DIMMERS, EXCEPT BATHROOMS AND HALLWAYS. (R404.2).
6. ALL EXTERIOR LIGHTING CIRCUITS SHALL BE INSTALLED WITH A MANUAL ON/OFF SWITCH WHICH PERMITS AUTOMATIC SHUT-OFF ACTIONS AND SHALL AUTOMATICALLY SHUT OFF WHEN DAYLIGHT. (R404.3). /9

MAIN LEVEL SCHEMATIC ELECTRICAL PLAN

1/4" — 1'-0"

EGGERS ARCHITECTURE, INC.
PO BOX 798
KREMMLING, CO 80459
(970) 724-3411
CELL: (970) 409-9790
don.eggers@eggersarchitecture.com

RESORT CONCEPTS
225 MAIN STREET, SUITE C-101
EDWARDS, COLORADO
(970) 926-1720

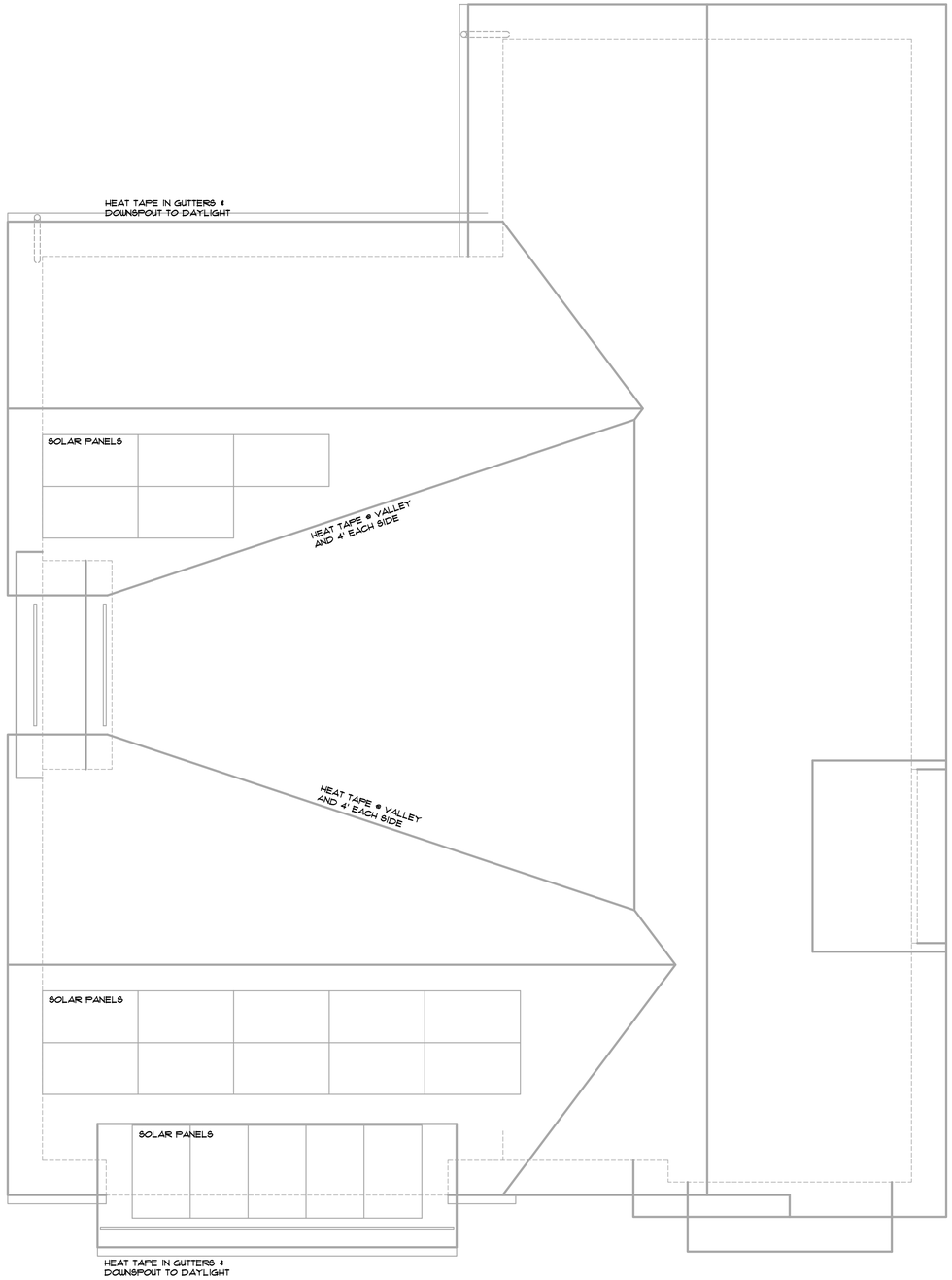
BOMBARD
186 MILES END LANE
LOT 07, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L07

ISSUED #	DATE	BY	COMMENTS
13	12-23-24	DUE	OWNER REVISIONS
12	10-18-24	DUE	REVISED PERMIT SET #2
11	9-18-24	DUE	REVISED PERMIT SET
10	7-8-24	DUE	BUILDING PERMIT SET

E1.2

DISCLAIMER: ALL PLANS, RENDERINGS, SPECIFICATIONS AND MARKETING MATERIALS ARE SUBJECT TO REVISIONS AND MODIFICATIONS AT DEVELOPERS SOLE DISCRETION DUE TO SITE SPECIFIC GRADING CONDITIONS, AVAILABILITY OF MATERIALS, AVAILABILITY OF LABOR, MANUFACTURER SUPPLY SHORTAGES, AND GOVERNMENTAL AGENCY CHANGES. ALL PLANS AND SPECIFICATIONS ARE SUBJECT TO REVISIONS AND CONDITIONS OF APPROVAL BY THE TOWN OF MINTURN CITY COUNCIL, TOWN OF MINTURN DESIGN REVIEW BOARD, TOWN OF MINTURN BUILDING PERMIT DEPARTMENT AND ALL OTHER APPLICABLE REGULATORY AGENCIES. ARTIST RENDERINGS HAVE BEEN PROVIDED FOR ILLUSTRATIVE AND MARKETING PURPOSES ONLY AND SHOULD NOT BE RELIED UPON AS A BASIS FOR PURCHASING. COLOR, MATERIALS AND DESIGN ELEMENTS ARE SUBJECT TO REFINEMENT AND REVISION WITHOUT NOTICE AT DEVELOPERS SOLE DISCRETION.



ROOF LEVEL
SCHEMATIC ELECTRICAL PLAN
1/4" = 1'-0"

DISCLAIMER: ALL PLANS, RENDERINGS, SPECIFICATIONS AND MARKETING MATERIALS ARE SUBJECT TO REVISIONS AND MODIFICATIONS AT DEVELOPERS SOLE DISCRETION DUE TO SITE SPECIFIC GRADING CONDITIONS, AVAILABILITY OF MATERIALS, AVAILABILITY OF LABOR, MANUFACTURER SUPPLY SHORTAGES, AND GOVERNMENTAL AGENCY CHANGES. ALL PLANS AND SPECIFICATIONS ARE SUBJECT TO REVISIONS AND CONDITIONS OF APPROVAL BY THE TOWN OF MINTURN CITY COUNCIL, TOWN OF MINTURN DESIGN REVIEW BOARD, TOWN OF MINTURN BUILDING PERMIT DEPARTMENT AND ALL OTHER APPLICABLE REGULATORY AGENCIES. ARTIST RENDERINGS HAVE BEEN PROVIDED FOR ILLUSTRATIVE AND MARKETING PURPOSES ONLY AND SHOULD NOT BE RELIED UPON AS A BASIS FOR PURCHASING. COLOR, MATERIALS AND DESIGN ELEMENTS ARE SUBJECT TO REFINEMENT AND REVISION WITHOUT NOTICE AT DEVELOPERS SOLE DISCRETION.

EGGERS
ARCHITECTURE, INC.
PO BOX 798
KREMMLING, CO 80459
(970) 724-3411
CELL: (970) 409-9790
don.eggers@eggersarchitecture.com

RESORT CONCEPTS
225 MAIN STREET, SUITE C-101
EDWARDS, COLORADO
(970) 926-1720

BOMBARD
186 MILES END LANE
LOT 07, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L07

ISSUED

#	DATE	BY	COMMENTS
13	12-23-24	DWE	OWNER REVISIONS
12	10-18-24	DWE	REVISED PERMIT SET #2
11	9-18-24	DWE	REVISED PERMIT SET
10	7-8-24	DWE	BUILDING PERMIT SET

E1.3

Minturn Planning Department
Minturn Town Center
302 Pine Street
Minturn, Colorado 81645

Minturn Planning Commission
Chair – Lynn Teach
Jeff Armistead
Michael Boyd
Amanda Mire
Eric Rippeth
Darell Wegert

Design Review Board Hearing

Final Plan Review for New Home

0155 Miles End Lane

Hearing Date:	March 26, 2025
File Name and Process:	Single-Family Residence Final Plan Review
Owner/Applicant:	Stuart Sorkin Declaration of Trust and the Holly Diane Lane Declaration of Trust
Representative:	Taylor Hermes & Rick Hermes, Minturn North Construction Company
Legal Description:	Subdivision: MINTURN NORTH PUD Lot: 22
Address:	0155 Miles End Lane
Zoning:	Game Creek Character Area – Minturn North PUD Zone District
Staff Member:	Madison Harris, Planner I
Recommendation:	**Approval**

Staff Report

I. Summary of Request:

The Applicants, Stuart Sorkin and Holly Diane Lane, request Final Plan review of a new, four-bedroom, 3,584 (gross) square foot single-family residence located at 0155 Miles End Lane in the Game Creek Minturn North PUD Zone District. The Applicant's representatives, Taylor Hermes and Rick Hermes of the Minturn North Construction Company, have been proactive in meeting with Town staff prior to submitting plans for a new home and have provided a relatively complete and thorough set of site, landscaping, and architectural plans.

Proposed Plans
The plans show a two-story, four-bedroom structure with a maximum building height - measured to the midpoint of the roof – of 27 feet and 7 and 1/4 inches, under the maximum allowable 28-foot limit within the Game Creek Minturn North PUD Zone District.

Additionally, the massing, forms, and scale of the proposed structure, as well as proposed exterior materials, textures and detailing also appear to achieve the design objectives of Appendix B – *Design Guidelines and Standards,* Minturn Municipal Code.

Parking is adequate, with four off-street spaces, two of which are provided within the garage and two in front of the garage. The plans show the lower level with three bedrooms and family room, and the main level has the master suite, garage, and primary living area.

According to staff's analysis of development standards and dimensional limitations in Section III below the project appears to meet the Town's standards.

Overall, staff believes that the Applicants and their representative have provided a complete, detailed set of plans necessary to complete a thorough final plan review.

As a reminder, the Planning Commission has the option to review the proposal as a "conceptual" plan review if the Commission feels that the plans are *not* sufficient or are in need of revisions and additional review prior to final plan approval; or the Commission may take action to approve, approve with conditions, or deny the Final Plans.

Staff is **recommending approval**.

II. Summary of Process and Code Requirements:

These plans are being presented by the Applicant as "Final Plan" level of review for a new single-family residential structure on a legally created lot within the Town of Minturn. This is a formal hearing providing the Applicant and staff the opportunity to discuss the proposal with the Planning Commission, acting as the Design Review Board, and to address the DRB's concerns or feedback regarding suggested revisions to the project.

If the DRB feels that the plans are complete, appropriate, and meet the intent and purposes of the Minturn Municipal Code, Chapter 16, the DRB has the option to take final action to approve the plans without conditions, or to approve with specific conditions and giving the Applicant and staff clear direction on any recommended revisions, additions or updates to the plans.
No variances are required or requested at this time.

Design Review Process
Appendix 'B' of the Minturn Municipal Code, Section 16-21-615 - *Design Review Applications,* subsection "d" below outlines the criteria and findings necessary for DRB review and approval of all new, major development proposals:

(d) Administrative procedure.

(1) Upon receipt of a completed and proper application, the application for Design Review will be scheduled for a public hearing. The hearing will be conducted in accordance with the procedures set forth in this Chapter.

(2) Criteria and findings. Before acting on a Design Review application, the Planning Commission, acting as the Design Review Board (DRB), shall consider the following factors with respect to the proposal:

a. The proposal's adherence to the Town's zoning regulations.
b. The proposal's adherence to the applicable goals and objectives of the Community Plan.
c. The proposal's adherence to the Design Standards.

(3) Necessary findings. The Design Review Board shall make the following findings before approving a Design Review application:

a. That the proposal is in conformance with the Town zoning regulations.
b. That the proposal helps achieve the goals and objectives of the Community Plan.
c. That the proposal complies with the Design Standards.

Staff suggests that the final plans for 0155 Miles End Lane meet or can be revised to meet the required findings 'a,' 'b,' and 'c' or subparagraph 3 – *Necessary findings*.

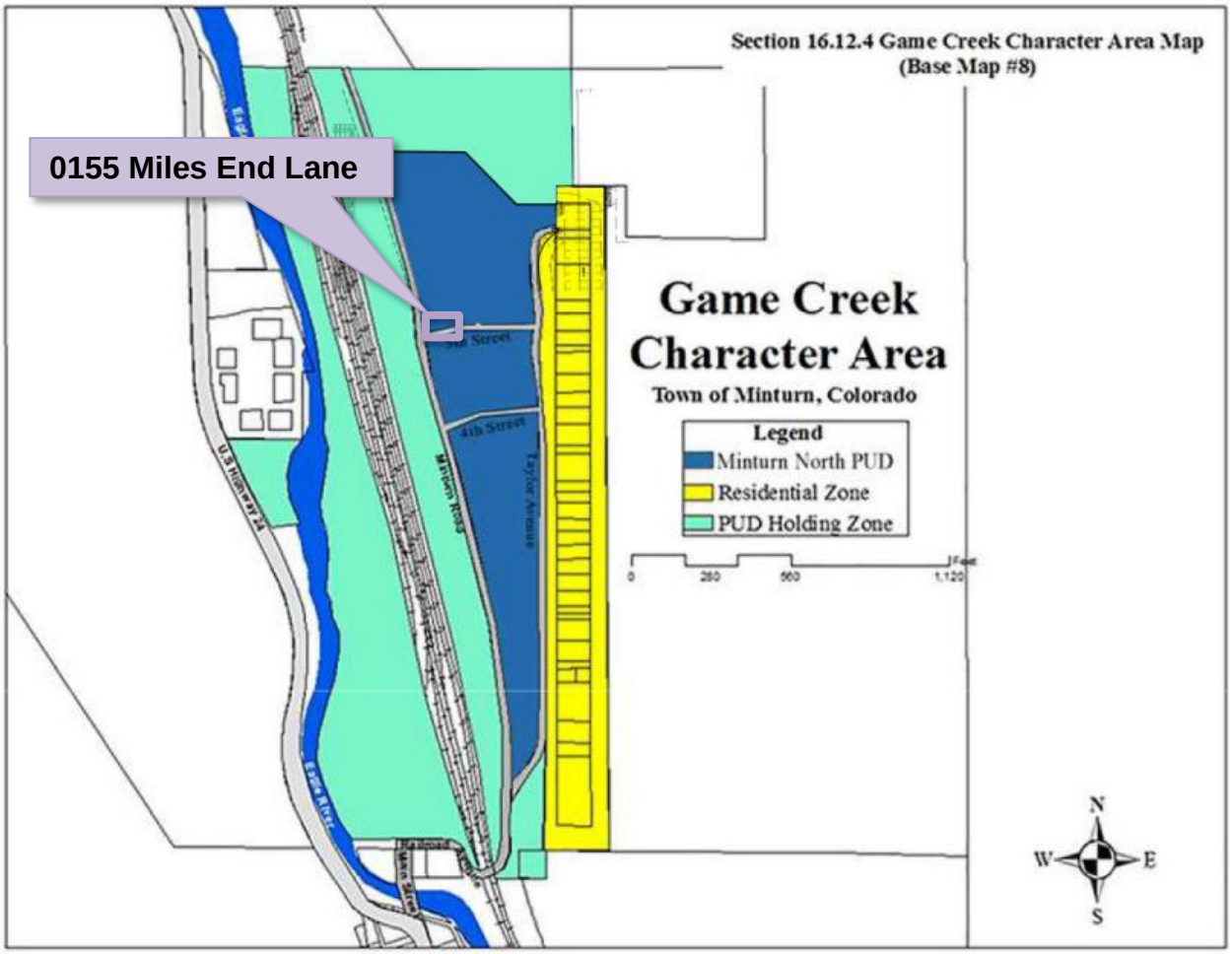
III. Zoning Analysis:

Zoning
The subject property is located within the "Game Creek Character Area" Minturn North PUD Zone District Planning Area 1 (PA-1), described as follows:

> *"The primary intent of this Planning Area is to create a market rate single-family residential use zone surrounded by common area and open space."*
> *- Ordinance No. 15 – Series 2023 Minturn North PUD Guide*

Rest of page left intentionally blank

Figure 1: Game Creek Character Area Zoning Map



Dimensional Limitations and Development Standards

The following table summarizes the lot, development and dimensional standards and limitations applicable to the subject property pursuant the approved Final Development Plan for the Minturn North PUD.

Regulation	Allowed/Required	Proposed/Existing
Minimum Lot Area:	7,230.96 sq. ft.	7,230.96 sq. ft. (.166 ac.)
Maximum Building Height:	28 feet	27 feet – 7 1/4 inches
Minimum Front Setback:	20 feet	20 feet
Minimum Side Setback:	5 feet	5 feet
Minimum Rear Setback:	10 feet	10+ feet

Maximum Lot Coverage:	50% (3,615.48 sq. ft.)	2,465 sq. ft. (34.09%) Proposed
Maximum Impervious Coverage:	60% (4,338.58 sq. ft.)	3,064 sq. ft. (42.37%) Proposed
Minimum Snow Storage Area:	5% of Lot Area (7,230.96 sq. ft. x .05 = 361.55 sq. ft.)	419 sq. ft.
Parking:	4 spaces	4 spaces

IV. Applicable Standards and Design Guideline Criteria:

Design
In addition to the development standards listed above, the following general design principles are provided for reference.

Final Site, Grading and Drainage Design
The Minturn Design Guidelines encourage designs that integrate or account for site topography and existing conditions, surrounding conditions, solar orientation, placement on lots relative to streets and natural features, snow storage and snow shed from roof structures.

Mass and Form
The following excerpt from the Design Guidelines is applicable to the proposed home design:

"c. Massing and Scale

> *"**A simple central form with additive features shall be designed. This style creates visual interest and is appropriate for the community due to its compatibility with existing structures. Buildings and improvements should complement, rather than overpower, the adjacent natural and built environment.** Homes are encouraged to be sheltering in nature, with consistent setbacks from the street with prominent porches or overhanging eaves.*
>
> *"Building mass, form, length and height shall be designed to provide variety and visual interest while maintaining a scale that is similar or compatible to adjacent structures."*
>
> *-Town of Minturn Design Guidelines*

Staff Response:
Staff believes that the design and scale of the proposed structure incorporates a simple central form with additive features and is complementary to adjacent residential structures and character on nearby parcels. Staff further suggests that the scale of the project is appropriate and will not

overpower surrounding natural and built environments. Proposed roof forms and pitches, materials and textures are compatible and complementary to the surrounding built and natural environments.

V. Items of Note:

Staff has flagged no issues.

VI. Staff Recommendation:

Staff suggests that the Final Plans for 0155 Miles End Lane generally **comply** with or exceed the applicable provisions and/or minimum standards of Chapter 16 and the Town of Minturn Design Standards (Appendix 'B') of the Minturn Town Code.

Staff is **recommending approval** of the plans.

Inter-Mountain ENGINEERING
Civil Engineers & Surveyors

March 2, 2025

Madison Harris
Town of Minturn Planner
PO Box 309
Minturn, CO 81645

Re: 155 Miles End Lane
Lot 22, Minturn North PUD
DRB submittal Review
Project No. 24-0001

Dear Madison:

We reviewed the plans entitled *"Sorkin Residence; 155 Miles End Lane; Lot 22, Minturn North, Minturn Colorado"* dated February 5, 2025, by Eggers Architecture Inc. (Plans) included in the DRB application for Lot 22, Minturn North PUD. Our review was for compliance with the engineering requirements of Section 16-21-615: Design Review applications of the Minturn Municipal Code (MMC).

MMC Section 16-21-615 Section C:

Section (C) (2) Boundary Survey:
Paragraphs a through e:
"Final Plat: Minturn North PUD" recorded March 4, 2024 (Reception No. 202402234) has been included as the Boundary Survey. This plat and associated title commitment were reviewed by the Town and the plat is suitable as the Boundary Survey for this application.

Paragraphs f through l:
Sheet C.5 of the *"Minturn North PUD Overall Grading and Drainage Plan; Construction Plan Set 5/1/24"* prepared by Boundaries Unlimited Inc. is included in the application. The Town issued a Grading Permit based on the Construction Plan Set and Sheet C.5 shows the grading and utilities underway at Minturn North. This plan reflects the basis for design, and fulfills the requirements of Paragraphs f through i.

Section (C) (3) Site Plan:

a. Sheet C1 of the Plans *"Lot 22 Minturn North PUD; Site Grading and Drainage Plan"* dated February 5, 2025, by Boundaries Unlimited presents the proposed site plan and fulfills Site Plan requirements.

Madison Harris
Re: 155 Miles End Lane
Lot 22, Minturn North PUD
DRB Submittal Review
Project No. 24-0001

b. Sheet BH1 provides Building height information necessary for Planning Staff review.

Section (C) (4) Grading & Drainage Plan:
Sheet C1 of the Plans "*Lot 22 Minturn North PUD; Site Grading and Drainage Plan"* dated February 5, 2025, by Boundaries Unlimited presents the proposed site grading and drainage and fulfills Grading and Drainage Plan requirements.

Review by Inter-Mountain Engineering is for general conformance with Minturn Municipal Code requirements and is not a peer review. Review by Inter-Mountain Engineering in no way relieves any responsibilities of design professionals associated with the project. Please feel free to contact us if you have additional questions.

Respectfully,
Inter-Mountain Engineering (Town Engineer)

Jeffery M. Spanel PE

CC: Scot Hunn, Taylor Hermes Arnold Martinez

DESIGN REVIEW APPLICATION

TOWN OF MINTURN PLANNING AND ZONING DEPARTMENT
P.O. Box 309 302 Pine Street Minturn, Colorado 81649-0309
Phone: 970-827-5645 Fax: 970-827-5545 Email: planner@minturn.org

Project Name:

Minturn North – Sorkin Residence

Project Location

Street Address: 155 Miles End Lane

Zoning:	Parcel Number(s):
Residential	2103-262-30-023

Application Request:

Design review of new single-family home

Applicant:

Name: Taylor Hermes & Rick Hermes – Minturn North Construction Company, LLC

Mailing Address: PO Box 2633 Edwards, CO 81632

Phone:	Email:
970-926-1720	THermes@ResortConceptsCO.com

Property Owner:

Name: Stuart Sorkin Declaration of Trust and the Holly Diane Lane Declaration of Trust

Mailing Address: 1712 W. Wolfram St. Chicago, IL 60657

Phone:	Email:
773-230-5099 (Stuart) / 773-677-9090 (Holly)	LeftyLane@comcast.net / SorkinHome@gmail.com

Required Information:

Lot Size:	Type of Residence (Single Family, ADU, Duplex)	# of Bedrooms	# On-site Parking Spaces
0.166 acres	SFH	4	4
# of Stories:	**Snow storage sq ft:**	**Building Footprint sq ft:**	**Total sq ft Impervious Surface:**
2	419	2,465	3,064

Signature:

2/16/25

Fee Paid:_____ **Date Received:**_____ **Planner:**_____

DESIGN REVIEW APPLICATION

SUBMITTAL CHECKLIST REQUIREMENTS
(TO BE INCLUDED WITH APPLICATION)

Applicant	Staff	
☑	☐	**Application Fee** (Non-Refundable application fee shall be collected)
		• Design Review Board - $200.00
☑	☐	**Letter of Intent**
		-- What is the purpose of the project including;
☑	☐	• Relevant Background
☑	☐	• Current Status of the Site
☑	☐	• All Proposed Uses and Structures
☑	☐	• How the Proposal Differs from what already exists
☑	☐	• Information regarding Easements or Dedicated Tracts, etc.
☑	☐	**Vicinity Map**
		-- Directional Map indicating how to get to the Property involved in the request.
☑	☐	• Zoning of Property
☑	☐	**Site Plan showing Precise Nature of the Proposed Use –**
☑	☐	**To Scale**
☑	☐	• Scaled Drawings of Proposed Design of Structure
☑	☐	○ Plan View and Sections
☑	☐	• Building Heights – all 4 directions N/S/E/W
☑	☐	• topography
☑	☐	• Building Location and impervious coverage
☑	☐	• Setbacks
☑	☐	• Ordinary High Water Mark determined by the Town Engineer and paid for by Applicant
☑	☐	• Parking Plan
☑	☐	• Traffic Circulation
☑	☐	○ Location and Width of Existing and Proposed Access Points
☑	☐	○ Location of Existing Driveways and Intersections
☑	☐	• Landscaped Area – Plan including existing and proposed vegetation.
☑	☐	• Approximate Location of Existing Wooded Areas and Rock Outcrops
☑	☐	• Location and Type of Existing and Proposed Easements
☑	☐	• Utility Easements
☑	☐	• Drainage Features
☑	☐	• Snow Storage areas expressed in square feet as a percentage of the overall site area
☑	☐	**Preliminary Building Plans and Elevations**
☑	☐	• Indicates Dimensions
☑	☐	• General Appearance
☑	☐	• Scale
☑	☐	• Interior Plan for the Buildings

Elements needed on the Site Plan

- Scale
- North Arrow
- Date Prepared
- Lot Dimensions, Area, Entire Site Acreage

Architecture Details – Materials Board

- Windows – Placement and Color
- Doors – Placement and Color
- Siding – Type and Color
- Roof Material – Type and Color
- Paint Color

Boundary Survey with a stamp and signature of a licensed surveyor

- Date of survey (survey date must be within 6 months of the project application date
- Right-of-way and property lines; including bearings, distances and curve information.
- Labeled ties to existing USGS benchmark.
- Property boundaries to the nearest one-hundredth (.01) of a foot accuracy. Distances and bearings and a basis of bearing must be shown. Show existing pins or monuments found and their relationship to the established corner.
- All existing easements recorded with the County Clerk and Recorder. Include bearings and distances.
- Spot elevations at the edge of asphalt along the street frontage of the property at five-foot intervals, and a minimum of two (2) spot elevations on either side of the lot.
- Topographic conditions at two-foot contour intervals.
- Existing trees or groups of trees having trunks with diameters of four (4) inches or more.
- Rock outcroppings and other significant natural features.
- All utility meter locations, including any pedestals on site or in the right-of-way adjacent to the site and the exact location of existing utility sources.
- Environmental hazards where applicable (i.e., rock fall, wetlands and floodplain).
- Watercourse setbacks, if applicable. Show centerline and edge of stream or creek in addition to the required stream setback from the ordinary high water mark.

Grading and Drainage Plan

- Existing contours. Existing two-foot contours must be provided for all disturbed areas. Contours for undisturbed areas must be shown when drainage in those areas impacts the disturbed area.
- Proposed contours. Proposed two-foot contours for all disturbed areas must be shown and must demonstrate positive drainage.
- Spot elevations. Show critical spot elevations, as necessary to demonstrate positive drainage and the direction of flow. Finished grade at all building corners must be provided.
- Top-of-foundation elevations. The top-of-foundation elevation must be shown on the plan and must be consistent with the foundation plan. For buildings on slopes of thirty percent (30%) or greater, elevations for stepped foundation walls must be shown.
- Drainage arrows. Include drainage arrows that show how stormwater will be routed around buildings and where stormwater will exit the property. Stormwater cannot cause damage to any adjacent property. Drainage and erosion control features needed to prevent damage must be included.
- Drainage facilities. Proposed drainage facilities, such as French drains or culverts, must be shown.
- Retaining walls. Retaining wall details are required and must include drainage details. Note top- and bottom-of-wall elevations at each location where the retaining wall steps up or down, and include the tallest point of the retaining wall.

RESORT CONCEPTS
REDEFINING THE RESORT EXPERIENCE

February 17, 2025
Town of Minturn Planning Commission
Attn: Madison Harris

RE: Sorkin Residence
Lot 22 Minturn North – 0155 Miles End Lane, Minturn, CO 81645
Design Review Letter of Intent

Madison:

The attached submittal includes a single-family residence within the Minturn North neighborhood. The home is subject to the Minturn North PUD Guide, Town of Minturn Code and all pertinent documents approved by the Town Council.

Lot 22 is located at 0155 Miles End Lane on a downhill sloping undisturbed vacant lot which drops in elevation approximately 8' through the building envelope. The home has been oriented facing west, parallel to the building envelope lines to maximize the site's primary view facing Meadow Mountain. The home has been designed as a patio residence due to the gently sloping topography. The architectural style is a mix of gable forms and low pitch shed roofs to create a composition of forms rather than a single massive structure. Overall, the structure has been nestled into the topography to balance the entry elevation with the west facing patio elevation of the home.

The home exterior is a balanced mix of stone and wood with appropriate architectural detailing which enhances the mountain vernacular. The landscaping Is Intentionally minimal In-keeping with the intent of the approved Minturn North PUD.

Should you have any questions or need clarifications, please don't hesitate to contact me.

Sincerely,

Taylor Hermes
512.468.3012

Terraces & Walkways
Stained Concrete

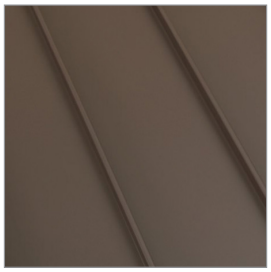
Exterior Stone
Colorado Buff

Fascia & Vertical Siding
Color: Custom Stain

Vertical Siding, Columns & Sofits
1"x8" – Butt Joint, Rough
Color: Custom Stain

Wood Columns per Plan
Color: Custom Stain

Roofing
Mfg: CertainTeed Belmont Asphalt Shingles
Color: Black Granite



Roofing
Standing Seam Metal
Color: Bronze

Garage Door
9'-0" x 18'-0" Insulated Metal
Color: Matte Black

Windows and Doors
Mfg: Sierra Pacific
Color: Bronze

Exterior Lighting
Mfg: Hinkley Mist 22" Sconce
Color: Bronze

Entry Door
Solid Wood
Color: Custom Stain

Entry Door Hardware
Ashley Norton Full Plate with Helios Interior Lever
Color: Bronze

All product and design specifications, including, but not limited to, color, finish, model, etc., are for illustrative purposes only and are subject to change without notice.

PERSPECTIVE 1

DISCLAIMER: All plans, renderings, specifications and marketing materials are subject to revisions and modifications at Developers sole discretion due to site specific grading conditions, availability of materials, availability of labor, manufacturer supply shortages, and Governmental Agency changes. All plans and specifications are subject to revisions and conditions of approval by the Minturn North Design Review Board, Town of Minturn City Council, Town of Minturn Design Review Board, Town of Minturn Building Permit Department and all other applicable regulatory agencies. Artist renderings have been provided for illustrative and marketing purposes only and should not be relied upon as a basis for purchasing. Color, materials and design elements are subject to refinement and revision without notice at Developers sole discretion.

MINTURN NORTH - LOT 22

EGGERS ARCHITECTURE, INC

AXIS VU DESIGN

DRB DESIGN REVIEW - 3D VIEWS

FEBRUARY 4, 2025

RESORT CONCEPTS

PERSPECTIVE 2

DISCLAIMER: All plans, renderings, specifications and marketing materials are subject to revisions and modifications at Developers sole discretion due to site specific grading conditions, availability of materials, availability of labor, manufacturer supply shortages, and Governmental Agency changes. All plans and specifications are subject to revisions and conditions of approval by the Minturn North Design Review Board, Town of Minturn City Council, Town of Minturn Design Review Board, Town of Minturn Building Permit Department and all other applicable regulatory agencies. Artist renderings have been provided for illustrative and marketing purposes only and should not be relied upon as a basis for purchasing. Color, materials and design elements are subject to refinement and revision without notice at Developers sole discretion.

MINTURN NORTH - LOT 22

EGGERS ARCHITECTURE, INC

AXIS VU DESIGN

DRB DESIGN REVIEW - 3D VIEWS

FEBRUARY 4, 2025

RESORT CONCEPTS

SORKIN RESIDENCE

155 MILES END LANE
LOT 22, MINTURN NORTH
MINTURN, COLORADO

DRB SUBMITTAL SET FEBRUARY 05, 2025

OWNER'S REPRESENTATIVE
RESORT CONCEPTS
PO BOX 5127
EDWARDS, COLORADO 81632
(970) 926-1720

ARCHITECT
EGGERS ARCHITECTURE, INC
PO BOX 798
KREMMLING, COLORADO 80459
(970) 409-9790

STRUCTURAL ENGINEER
SUNDQUIST DESIGN GROUP
PO BOX 249
TARPON SPRINGS, FLORIDA 34688
(303) 335-6034

LANDSCAPE ARCHITECT
TOMINA TOWNSEND
PO BOX 3000
EDWARDS, COLORADO 81632
(303) 945-5252

CIVIL ENGINEER
BOUNDARIES UNLIMITED, INC.
923 COOPER AVENUE, SUITE 201
GLENWOOD SPRINGS, COLORADO 81601
(970) 945-5252

SURVEYOR
SLAGLE SURVEY SERVICES
PO BOX 751
EAGLE, COLORADO 81631
(970) 471-1499

GEOTECHNICAL ENGINEER
CTL THOMPSON, INC
1790 AIRPORT ROAD, UNIT 2
BRECKENRIDGE, COLORADO 80424
(970) 453-2047

PROJECT INFORMATION:

FLOOR AREA:	FINISHED	MECH	GARAGE	TOTAL
LOWER LEVEL:	1,350 SF	115 SF		1,465 SF
MAIN LEVEL:	1,456 SF		663 SF	2,119 SF
TOTALS:	2,806 SF	115 SF	663 SF	3,584 SF

LOT AREA: 7,230.96 SF

BUILDING COVERAGE:	2,465 SF	34.09 %	50% ALLOWABLE
IMPERVIOUS COVERAGE:	3,064 SF	42.37 %	60% ALLOWABLE

CODE INFORMATION:

JURISDICTION: TOWN OF MINTURN, COLORADO

CODES: 2021 INTERNATIONAL RESIDENTIAL CODE
2021 INTERNATIONAL ENERGY CONSERVATION CODE
+ LOCAL AMENDMENTS

DRAWING SCHEDULE

C	COVER
	FINAL PLAT MINTURN NORTH P.U.D.
C.5	MINTURN NORTH P.U.D. FINAL GRADING PLAN
C1	SITE GRADING, DRAINAGE & EROSION CONTROL PLAN
C2	CIVIL DETAILS
L1	LANDSCAPE PLANTING PLAN
L2	LANDSCAPE SCHEDULES & DETAILS
A1.1	LOWER LEVEL PLAN
A1.2	MAIN LEVEL PLAN
A1.3	ROOF PLAN
A2.1	BUILDING ELEVATIONS
A2.2	BUILDING ELEVATIONS
BH1	BUILDING HEIGHT CALCULATIONS

DISCLAIMER: ALL PLANS, RENDERINGS, SPECIFICATIONS AND MARKETING MATERIALS ARE SUBJECT TO REVISIONS AND MODIFICATIONS AT DEVELOPERS SOLE DISCRETION DUE TO SITE SPECIFIC GRADING CONDITIONS, AVAILABILITY OF MATERIALS, AVAILABILITY OF LABOR, MANUFACTURER SUPPLY SHORTAGES, AND GOVERNMENTAL AGENCY CHANGES. ALL PLANS AND SPECIFICATIONS ARE SUBJECT TO REVISIONS AND CONDITIONS OF APPROVAL BY THE TOWN OF MINTURN CITY COUNCIL, TOWN OF MINTURN DESIGN REVIEW BOARD, TOWN OF MINTURN BUILDING PERMIT DEPARTMENT AND ALL OTHER APPLICABLE REGULATORY AGENCIES. ARTIST RENDERINGS HAVE BEEN PROVIDED FOR ILLUSTRATIVE AND MARKETING PURPOSES ONLY AND SHOULD NOT BE RELIED UPON AS A BASIS FOR PURCHASING. COLOR, MATERIALS AND DESIGN ELEMENTS ARE SUBJECT TO REFINEMENT AND REVISION WITHOUT NOTICE AT DEVELOPERS SOLE DISCRETION.

EGGERS ARCHITECTURE, INC.
PO BOX 798 KREMMLING, CO 80459
(970) 724-3411 CELL: (970) 409-9790
don.eggers@eggersarchitecture.com

RESORT CONCEPTS
225 MAIN STREET, SUITE C-101
EDWARDS, COLORADO
(970) 926-1720

SORKIN
155 MILES END LANE
LOT 22, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L.22

ISSUED #	DATE	BY	COMMENTS
5	2-5-25	DUE	DRB SUBMITTAL SET

C

FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

MINTURN TOWN CERTIFICATE

This plat is approved by the town council of the Town of Minturn, County of Eagle, State of Colorado this 1 day of APRIL, 2024 for filing with the Clerk and Recorder of the County of Eagle, Colorado, and for conveyance of the dedications shown hereon; subject to the provisions that approval in no way obligates the Town of Minturn for financing or construction of improvements of said lands, streets or easements dedicated to the public, except as specifically agreed to by the Town Council of the Town of Minturn.

WITNESS MY HAND AND THE SEAL OF THE TOWN OF MINTURN
TOWN COUNCIL OF THE TOWN OF MINTURN

BY: _____ ATTEST: _____

MAYOR
TOWN OF MINTURN, COLORADO

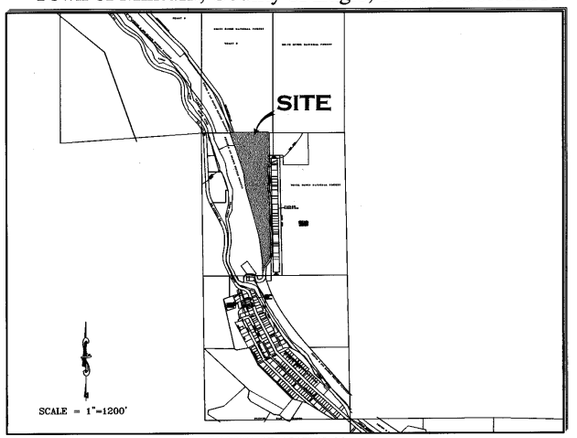
TOWN CLERK
TOWN OF MINTURN, COLORADO

SEAL
TOWN OF MINTURN COLORADO
1904

LAND USE TABLE

LOT	USE	AREA	ADDRESS
1	SINGLE FAMILY	0.196 Acres	0246 Miles End Lane
2	SINGLE FAMILY	0.189 Acres	0236 Miles End Lane
3	SINGLE FAMILY	0.193 Acres	0226 Miles End Lane
4	SINGLE FAMILY	0.181 Acres	0216 Miles End Lane
5	SINGLE FAMILY	0.191 Acres	0206 Miles End Lane
6	SINGLE FAMILY	0.166 Acres	0196 Miles End Lane
7	SINGLE FAMILY	0.158 Acres	0186 Miles End Lane
8	SINGLE FAMILY	0.166 Acres	0176 Miles End Lane
9	SINGLE FAMILY	0.164 Acres	0166 Miles End Lane
10	SINGLE FAMILY	0.164 Acres	0156 Miles End Lane
11	SINGLE FAMILY	0.164 Acres	0146 Miles End Lane
12	SINGLE FAMILY	0.172 Acres	0136 Miles End Lane
13	SINGLE FAMILY	0.157 Acres	0126 Miles End Lane
14	SINGLE FAMILY	0.176 Acres	0112 Miles End Lane
15	SINGLE FAMILY	0.209 Acres	0096 Miles End Lane
16	SINGLE FAMILY	0.263 Acres	0070 Miles End Lane
17	SINGLE FAMILY	0.189 Acres	0243 Miles End Lane
18	SINGLE FAMILY	0.200 Acres	0221 Miles End Lane
19	SINGLE FAMILY	0.165 Acres	0201 Miles End Lane
20	SINGLE FAMILY	0.164 Acres	0185 Miles End Lane
21	SINGLE FAMILY	0.164 Acres	0171 Miles End Lane
22	SINGLE FAMILY	0.166 Acres	0155 Miles End Lane
23	SINGLE FAMILY	0.174 Acres	0141 Miles End Lane
24	SINGLE FAMILY	0.185 Acres	0125 Miles End Lane
25	SINGLE FAMILY	0.166 Acres	0111 Miles End Lane
26	SINGLE FAMILY	0.202 Acres	0095 Miles End Lane
27	SINGLE FAMILY	0.199 Acres	0083 Miles End Lane
28	SINGLE FAMILY	0.160 Acres	0071 Miles End Lane
29	SINGLE FAMILY	0.159 Acres	0057 Miles End Lane
30	SINGLE FAMILY	0.158 Acres	0043 Miles End Lane
31	SINGLE FAMILY	0.178 Acres	0031 Miles End Lane
32	SINGLE FAMILY	0.177 Acres	0017 Miles End Lane
33	SINGLE FAMILY	0.176 Acres	0003 Miles End Lane
34	SINGLE FAMILY	0.103 Acres	0036 Silver Star Trail
35	SINGLE FAMILY	0.103 Acres	0030 Silver Star Trail
36	SINGLE FAMILY	0.103 Acres	0024 Silver Star Trail
37	SINGLE FAMILY	0.103 Acres	0018 Silver Star Trail
38	SINGLE FAMILY	0.099 Acres	0008 Silver Star Trail
39	SINGLE FAMILY	0.129 Acres	0001 Silver Star Trail
Tract B	OPEN SPACE	2.958 Acres	
Tract C	Town Property	0.904 Acres	0052 Minturn Road (Not of PUD)
Tract D	Right of Way	0.966 Acres	Miles End Lane (North)
Tract D1	Right of Way	0.431 Acres	Miles End Lane (South)
Tract E	Open Space	1.220 Acres	
Tract F	Open Space	0.074 Acres	
Tract G	Right of Way	0.030 Acres	Silver Star Trail
Tract H	Right of Way	0.369 Acres	Fourth Street
TOTAL		13.485 ACRES	

ADDRESSES ARE FOR INFORMATIONAL PURPOSES ONLY



PORTION OF SECTION 26,
TOWNSHIP 5 SOUTH, RANGE 81 WEST, 6th P.M.

GENERAL NOTES AND NOTES FOR CREATED EASEMENTS:
1) The purpose of this Final Plat is to Create various lots with building envelopes, open space areas and tracts, along with easements and Right of Ways, for the purposes described herein, all pursuant to Town of Minturn Land Use Regulations and Colorado Revised Statutes concerning the subdivision of land.
2) Basis of Bearing: N27°04'04" W between monuments marking the C-W 16th Corner and the Northwest Corner Section 26, Township 5 South, Range 81 West, of the 6th P.M., shown and described herein. This bearing is based on the non-recorded stamped Land Survey Plat performed by Eagle Valley Survey and dated August 7, 2018.
3) Survey Date: December, 2022 through July 2023.
4) Legal description, easements and location of boundary lines are based on Old Republic National Title Insurance Company order number no. ABC50650645-9, dated August 03, 2023, Quitclaim Deed recorded December 02, 2014 as Reception No. 201420764 along with plats and survey monumentation referenced hereon (to include the non-recorded stamped Land Survey Plat performed by Eagle Valley Survey and dated August 7, 2018). In regards to items referenced in schedule B II of this title commitmeat referenced above: Items 1-8, 10, 21, 24, 27 and 30 were not researched by surveyor or found to not contain easement restrictions or other survey or platting related issues.
Item 9 - Pipe easement does not effect this platted parcel, falls in Northeast Quarter of the Northwest Quarter of Sec 26, T5S, R81W.
Item 11&12- Ordinance and Dedication regarding Taylor Avenue. Depicted hereon by eastern Boundary, recorded in Book 248 at Page 178 and Book 248 at Page 452.
Item 13 - 20 foot Sewer Easement, Does not effect this platted Parcel.
Item 14 - Conveyance to State Department of Highways, Does not Effect these platted lands.
Item 15 - Does not effect these Platted lands but references vacation of portions of Taylor Addition to the Town of Minturn.
Item 16 - effects subject parcel as it is an Annexation of property to Town of Minturn recorded in Book 333 at Page 349.
Item 17 & 18- Do not effect subject Parcel.
Item 19 - Conveyance described in Book 687 at Page 268 does not contain any easements not already defined hereon.
Item 20 - Does not effect these Platted lands. (a.k.a. subject parcel)
Item 22 - Public Service Company of Colorado Easement, Reception No. 897924, falls off subject Parcel.
Item 23 - Boundary Agreement recorded as Reception No. 200824177, called out as adjoiner hereon.
Item 25 & 26 - Parcel is subject to Mapping of Piping and Ditches in area of this subject parcel defined in document recorded as Reception No. 201703240, and 201703454 any rights or restrictions and exact location thereof not clear to surveyor from face of documents.
Item 29 - Parcel is subject to 1904 40 foot wide easement for right of way from Denver Rio Grand Railroad to Eagle County, the location of which is not determinable from face of document. This Agreement has is to have been Terminated prior to the Recording of this Plat.
5) These platted lands are subject to:
- The Minturn North P.U.D. Guide recorded as Reception no. 202402232
- The Declarations of Covenants, Conditions, Restrictions and Easements for Minturn North recorded as Reception No. 202402240
- The non-exclusive Heritage Utility Easement as shown herein on page five (5) - on, over, under, above, across and through those areas designated hereon as "Heritage Utility Easement" as defined in document recorded in the Eagle County Clerk and Recorder's Office as Reception No. 202316489 .

PERTAINING TO HEREON CREATED EASEMENTS:
6) the owner, hereby reserves for themselves their successors and / or assigns the following non-exclusive easements created herein:
a) a non-exclusive utility and drainage easement as shown herein - on, over, under, above, across and through those areas designated hereon as "Utility and Drainage Easement" AND those areas of each lot outside of Building Envelopes, for the purpose of i) the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, including but not limited to waterlines and hydrants, sanitary sewerlines and manholes, telephone lines, cable television lines, gaslines, electrical lines, fiber optic lines, other communication lines and all related structures, together with right of ingress and egress, ii) storm drainage, drainage of water flow from other lands along with the installation, use, repair, replacement, improvement and maintenance of surface drainage structures including but not limited to swales, gutters, ditches, culverts, together with right of ingress and egress thereto.
b) a non-exclusive Utility Easement as shown herein - on, over, under, above, across and through those areas designated hereon as "Utility Easement" for the purpose of the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, including but not limited to waterlines and hydrants, sanitary sewerlines and manholes, telephone lines, cable television lines, gaslines, electrical lines, fiber optic lines, other communication lines and all related structures, together with right of ingress and egress.
c) non-exclusive Access, Utility, and Drainage, Easement - on, over, under, above, across and through those areas designated hereon as "Access, Utility and Drainage Easement", and "Private Right of Way" to include, but not limited to, areas shown as Fourth Street, Tract D, Tract D1 and Tract G, for the purpose of i) Ingress and Egress, reasonable Pedestrian use including ingress and egress of persons including vehicle, foot, bicycle or small wheel use ii) the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, and all related structures, together with right of ingress and egress, and iii) storm drainage, drainage of water flow from other lands along with the installation, use, repair, replacement, improvement and maintenance of surface drainage structures including but not limited to swales, gutters, ditches, culverts, together with right of ingress and egress thereto.

GENERAL NOTES CONTINUED:
6) Continued...
d) Tract D, Tract D1, and Tract G, shall be open to Public vehicular and non- vehicular access.
e) Any Easement that permits public recreation on Private Property shall benefit from the provision of C.R.S. 33-41-101 et seq..

FOLLOWING CREATED EASEMENTS DEDICATED TO TOWN OF MINTURN:
7) the owner, hereby dedicates to the Town of Minturn the following non-exclusive easements:
a) non-exclusive Utility, Drainage, Parking, Snow Storage and Landscape Easement on, over, under, above, across and through those areas designated hereon as "Utility, Drainage, Parking, Snow Storage & Landscape Easement" for the purpose of i) the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, and all related structures, together with right of ingress and egress, ii) storm drainage, drainage of water flow from other lands along with the installation, use, repair, replacement, improvement and maintenance of surface drainage structures including but not limited to swales, gutters, ditches, culverts, together with right of ingress and egress thereto, iii) the installation, use, repair, replacement, improvement and maintenance of vehicular parking area, together with right of ingress and egress thereto, reasonable Pedestrian use including ingress and egress of persons to include vehicle, foot, bicycle or non-motorized use, iv) reasonable local snow storage and v) Landscaping use, and maintenance.
b) non-exclusive Utility, Drainage, Snow Storage, Landscape and Trail Easement on, over, under, above, across and through those areas designated hereon as "Utility, Drainage, Snow Storage, Landscape and Trail Easement" for the purpose of i) the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, and all related structures, together with right of ingress and egress, ii) storm drainage, drainage of water flow from other lands along with the installation, use, repair, replacement, improvement and maintenance of surface drainage structures including but not limited to swales, gutters, ditches, culverts, together with right of ingress and egress thereto, iii) reasonable local snow storage, iii) Landscaping use, and maintenance along with v) Pedestrian and Trail use including reasonable ingress and egress of persons to include foot, bicycle or non-motorized use along with sidewalk or path construction, use and repair.
c) non-exclusive Utility, Drainage, Snow Storage and Landscape Easement on, over, under, above, across and through those areas designated hereon as "Utility, Drainage, Snow Storage & Landscape Easement" for the purpose of i) the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, and all related structures, together with right of ingress and egress, ii) storm drainage, drainage of water flow from other lands along with the installation, use, repair, replacement, improvement and maintenance of surface drainage structures including but not limited to swales, gutters, ditches, culverts, together with right of ingress and egress thereto, iii) reasonable local snow storage and iv) Landscaping use, and maintenance.
d) non-exclusive Trail Easement on, over, under, above, across and through those areas designated hereon as "Trail Easement" for the purpose of Pedestrian and Trail use including reasonable ingress and egress of persons to include foot, bicycle or non-motorized use along with sidewalk or path construction, use and repair.
e) a non-exclusive trail easement on, over, across, and through those strips of land depicted and designated herein as "4' Trail Easement" on sheet 5 of 5 for Pedestrian and Trail use including reasonable ingress and egress of persons to include foot, bicycle or non-motorized use along with path construction, or use. Maintenance of any path improvements within the "4' Pedestrian Easement" shall be at the sole cost and expense of the Minturn North P.O.A..
f) a non-exclusive utility and drainage easement as shown herein - on, over, under, above, across and through those areas designated hereon as " Public Utility and Drainage Easement" , as shown in Tract C, on sheet 2 of 5, for the purpose of i) the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, including but not limited to waterlines and hydrants, sanitary sewerlines and manholes, telephone lines, cable television lines, gaslines, electrical lines, fiber optic lines, other communication lines and all related structures, together with right of ingress and egress, ii) storm drainage, drainage of water flow from other lands along with the installation, use, repair, replacement, improvemeat and maintenance of surface drainage structures including but not limited to swales, gutters, ditches, culverts, together with right of ingress and egress thereto.

SURVEYOR'S CERTIFICATE

I, Matthew S. Slagle, do hereby certify that I am a Professional Land Surveyor licensed to practice land surveying under the laws of the State of Colorado, That this Subdivision Plat is a true, correct and complete plat of MINTURN NORTH P.U.D., as laid out, platted, dedicated and shown hereon. that such plat was made from an accurate survey of said property by me and /or under my supervision and accurately shows the location and dimensions of the lots, easements and rights-of-way of said plat as the same are nonumented upon the ground in compliance with applicable regulation governing the subdivision of land, that such plat is based upon the professional land surveyor's knowledge, information and belief, that it has been prepared in accordance with applicable standards of practice, and that such plat is not a guaranty or warranty, either expressed or implied.

COLORADO REGISTERED 34998 PROFESSIONAL LAND SURVEYOR
02-26-24

Matthew S. Slagle PLS 34998
Professional Land Surveyor
State of Colorado

Revised 02-07-24 Edited C.O.D. MSS
Revised 12-02-23 Edited Note 6a MSS
Revised 11-14-23 minor text MSS
Revised 11-07-23 Certain Dimensions MSS
Revised 11-06-23 Tract C Easements MSS
Revised 11-03-23 Town Comments MSS
Revised 10-11-23 Town Comments MSS
Revised 10-06-23 Town Comments MSS
Revised 09-26-23 Added Note regarding Tract C MSS

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT, MAY, ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

CERTIFICATE OF DEDICATION AND OWNERSHIP

Know all men by these presents that Minturn Crossing LLC, and PHILIP HADLEY being sole owner in fee simple, mortgagee or lienholder, of all that real property situated in the Town of Minturn, County of Eagle, State of Colorado described as follows:
Parcel 1, UPRR Subdivision according to the Final Plat thereof recorded on 13th, day of December, 2023 as Reception No. 202316483 in the Office of the Eagle County Clerk and Recorder, Eagle County, Colorado.
Containing 13.485 acres more or less; and has caused the same to be laid out, platted and subdivided, and designated as MINTURN NORTH P.U.D. subdivision in the Town of Minturn, County of Eagle, State of Colorado, and does hereby accept responsibility for the completion of the improvements required by this plat, and does hereby accept responsibility for the completion of the improvements required by this plat and does hereby dedicate and set aside the following tracts, parcels and easements as follows:
-To the Town of Minturn Tract H (Fourth Street) and the easements described and depicted hereon in General Note 7, together with associated public improvements.
-To Utility Providers such utility easements as depicted herein in which utility infrastructure is located.

OWNER: MINTURN CROSSING LLC
ADDRESS: 225 Main Street, Suite C-101
Edwards, Colorado 81632

BY: RICK HERMES
TITLE: MANAGER

STATE OF COLORADO)
)SS
COUNTY OF EAGLE)

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS 4 DAY OF MARCH, A.D, 2024 BY RICK HERMES AS MANAGER OF MINTURN CROSSING LLC.

MY COMMISSION EXPIRES: 6 AUG 27

CHRISTINE THURSTON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154031002
MY COMMISSION EXPIRES 08/06/2027

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

SUBORDINATION BY MORTGAGEE

Philip Hadley, being the holder of a promissory note secured by deed of trust recorded the 13th day of December 2023, at Reception No. 202316490, in the Office of the Clerk and Recorder of Eagle County, Colorado, hereby consents to the Subdivision of the lands set forth in this Final Plat of Minturn North, P.U.D., and subordinates the lien represented by the aforesaid Deed of Trust to the Dedications and restrictions as shown on this final plat and relative covenants, conditions and restrictions.

MORTGAGEE: Philip Hadley
BY: _____ as INDIVIDUAL

STATE OF COLORADO)
) §
COUNTY OF EAGLE)

The Foregoing Subordination by Mortgagee was acknowledged before me this 26 day of FEBRUARY, 2024, By Philip Hadley as Individual.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: AUG. 01, 2025

NOTARY PUBLIC

JESSICA L BECHARD
NOTARY PUBLIC - STATE OF COLORADO
Notary ID #20134048864
My Commission Expires 8/1/2025

CERTIFICATE OF TAXES PAID

I, the undersigned, do hereby certify that the entire amount of taxes and assessments due and payable as of JANUARY 1, 2023, 2023 upon all parcels of real estate described on this Plat are paid in full.

DATED THIS 1ST OF MARCH, A.D., 2024

R0068101

TREASURER OF EAGLE COUNTY

TITLE CERTIFICATE

LAND TITLE does hereby certify that it has examined the title to all lands shown upon this plat and that title to such is vested in MINTURN CROSSING LLC free and clear of all liens, taxes, and encumbrances, except DEED OF TRUST recorded 12/13/23, 202316490

DATED THIS 28TH DAY OF FEBRUARY, A.D., 2024

AGENT: _____

CLERK AND RECORDER'S CERTIFICATE # 5398

This Plat was filed for record in the Office of the Clerk and Recorder at 12:59 o'clock P.M., on this 4th day of March, A.D, 2024

CLERK AND RECORDER

BY: _____ DEPUTY

SLAGLE SURVEY SERVICES
800 Castle Drive - P.O. Box 751 Eagle, Colorado 81631
970.471.1499 Office matthew@slaglesurvey.com
www.SlagleSurvey.com

FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

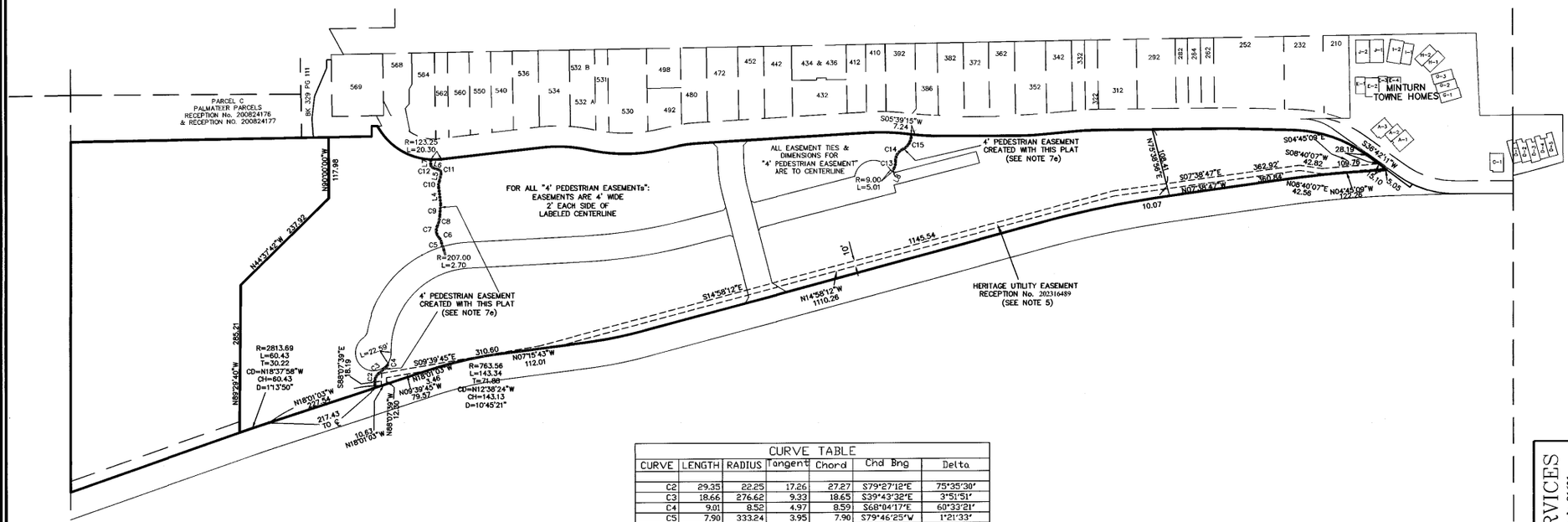
DRAWN BY:	JOB NUMBER:	DRAWING NAME:
MSS	22055	22055 FP2.dwg
SHEET 1 OF 5		DATE: 08-13-2023

Eagle County, CO
Regina O'Brien
Pgs: 5
REC: $53.00 DOC: $0.00
02234
03/04/2024
12:59:18 PM

FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

SHEET 5 OF 5

ADDITIONAL EASEMENT DETAIL SHEET



LINE TABLE		
LINE	LENGTH	BEARING
L4	32.13	N83°15'49"E
L5	14.91	S77°04'30"E
L6	11.48	N18°26'21"E
L7	9.83	S89°36'46"E
L8	7.28	N62°43'18"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	Tangent	Chord	Chd Brng	Delta
C2	29.35	22.25	17.26	27.27	S79°27'12"E	75°35'30"
C3	18.66	276.62	9.33	18.65	S39°43'32"E	3°51'51"
C4	9.01	8.52	4.97	8.59	S68°04'17"E	60°33'21"
C5	7.90	333.24	3.95	7.90	S79°46'25"W	1°21'33"
C6	11.08	18.95	5.70	10.93	N63°41'55"E	33°30'33"
C7	24.01	20.01	13.69	22.68	S81°19'10"W	68°45'04"
C8	20.65	49.15	10.48	20.50	S76°20'24"E	24°04'13"
C9	22.78	236.37	11.40	22.77	S85°36'54"E	5°31'15"
C10	12.77	20.27	6.60	12.56	S83°06'39"E	36°05'40"
C11	9.29	7.31	5.39	8.68	N57°19'55"E	72°46'53"
C12	8.09	6.45	4.68	7.57	N54°28'07"E	71°50'14"
C13	15.45	30.72	7.89	15.28	S77°07'28"E	28°48'21"
C14	27.14	23.79	15.26	25.69	S58°50'20"E	65°22'36"
C15	35.79	30.20	20.33	33.73	S60°06'18"E	67°54'31"

100 0 50 100 200 400

1 INCH = 100 FEET

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
34998
02-26-24

Matthew S. Slagle PLS 34998
Professional Land Surveyor
State of Colorado

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

SLAGLE SURVEY SERVICES
800 Castle Drive - P.O. Box 751 Eagle, Colorado 81631
970.471.1499 Office matthew@slaglesurvey.com
www.SlagleSurvey.com

FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

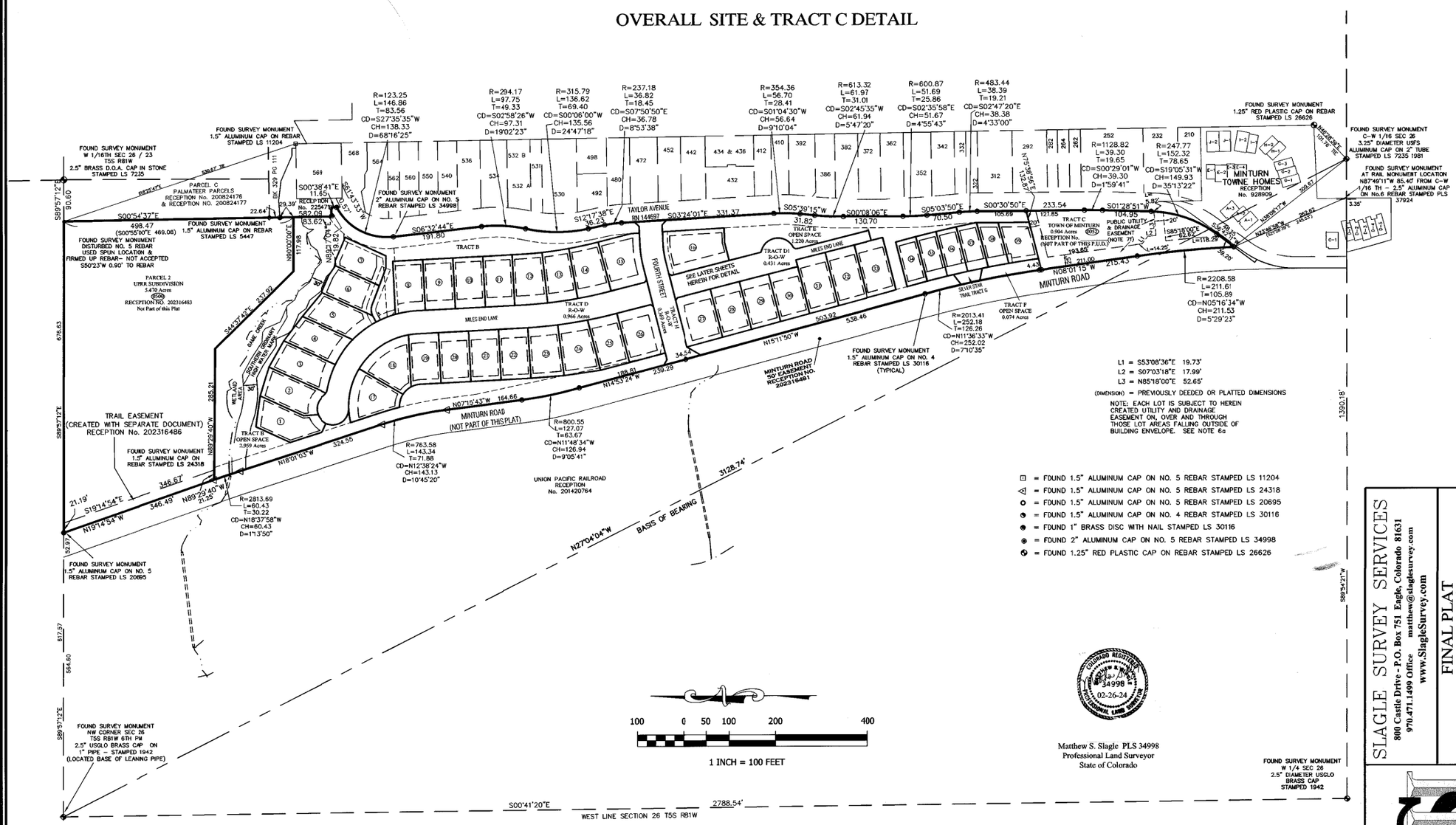
DRAWN BY: MSS | JOB NUMBER: 23055 | DRAWING NAME: 23055 FP2.dwg | DATE: 08-13-2023 | SHEET: 5 OF 5

202402234

FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

SHEET 2 OF 5

OVERALL SITE & TRACT C DETAIL



Matthew S. Slagle PLS 34998
Professional Land Surveyor
State of Colorado

COLORADO REGISTERED MATTHEW S. SLAGLE 34998 02-26-24 PROFESSIONAL LAND SURVEYOR

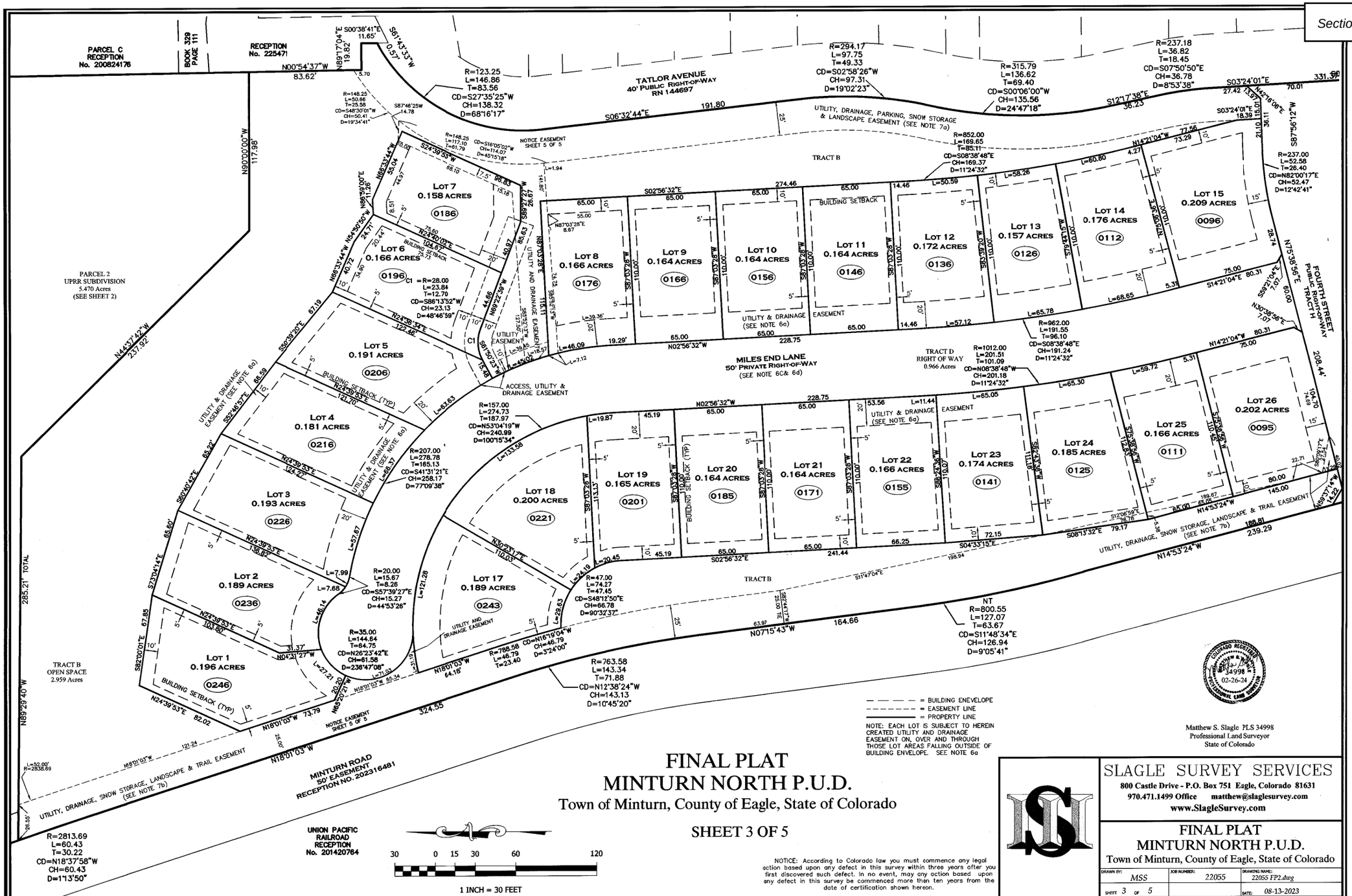
NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

SLAGLE SURVEY SERVICES
800 Castle Drive - P.O. Box 751 Eagle, Colorado 81631
970.471.1499 Office matthew@slaglesurvey.com
www.SlagleSurvey.com

FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

DRAWN BY: MSS | JOB NUMBER: 22055 | DRAWING NAME: 22055 FP2.dwg | SHEET 2 OF 5 | DATE: 08-13-2023

202402234



FINAL PLAT
MINTURN NORTH P.U.D.

Town of Minturn, County of Eagle, State of Colorado

SHEET 3 OF 5

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

Matthew S. Slagle PLS 34998
Professional Land Surveyor
State of Colorado

SLAGLE SURVEY SERVICES
800 Castle Drive - P.O. Box 751 Eagle, Colorado 81631
970.471.1499 Office matthew@slaglesurvey.com
www.SlagleSurvey.com

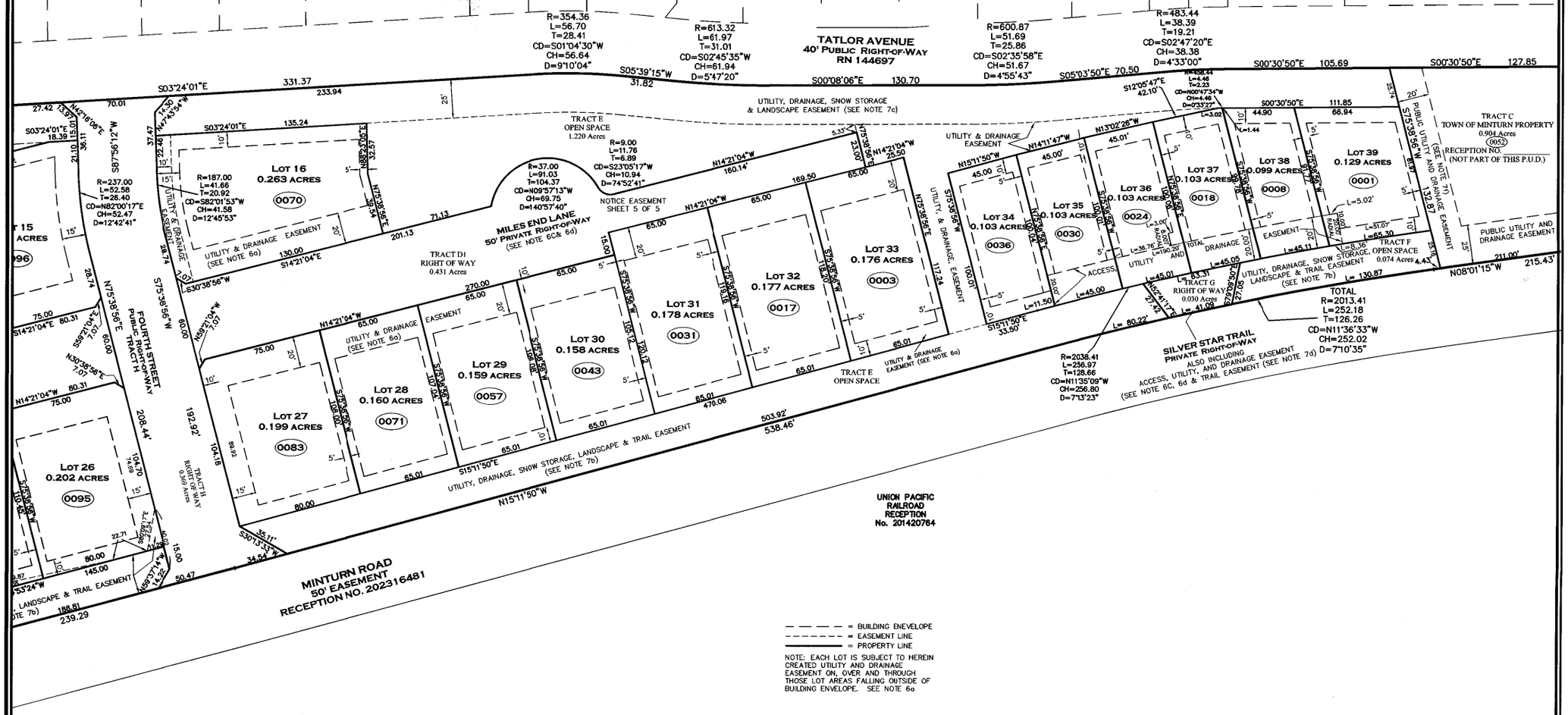
FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

DRAWN BY:	JOB NUMBER:	DRAWING NAME:
MSS	22055	22055 FP2.dwg
SHEET 3 OF 5		DATE: 08-13-2023

202402234

FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

SHEET 4 OF 5



NOTE: EACH LOT IS SUBJECT TO HEREIN CREATED UTILITY AND DRAINAGE EASEMENT ON, OVER AND THROUGH THOSE LOT AREAS FALLING OUTSIDE OF BUILDING ENVELOPE. SEE NOTE 6a

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
34998
12-26-2024

Matthew S. Slagle PLS 34998
Professional Land Surveyor
State of Colorado

30 0 15 30 60 120

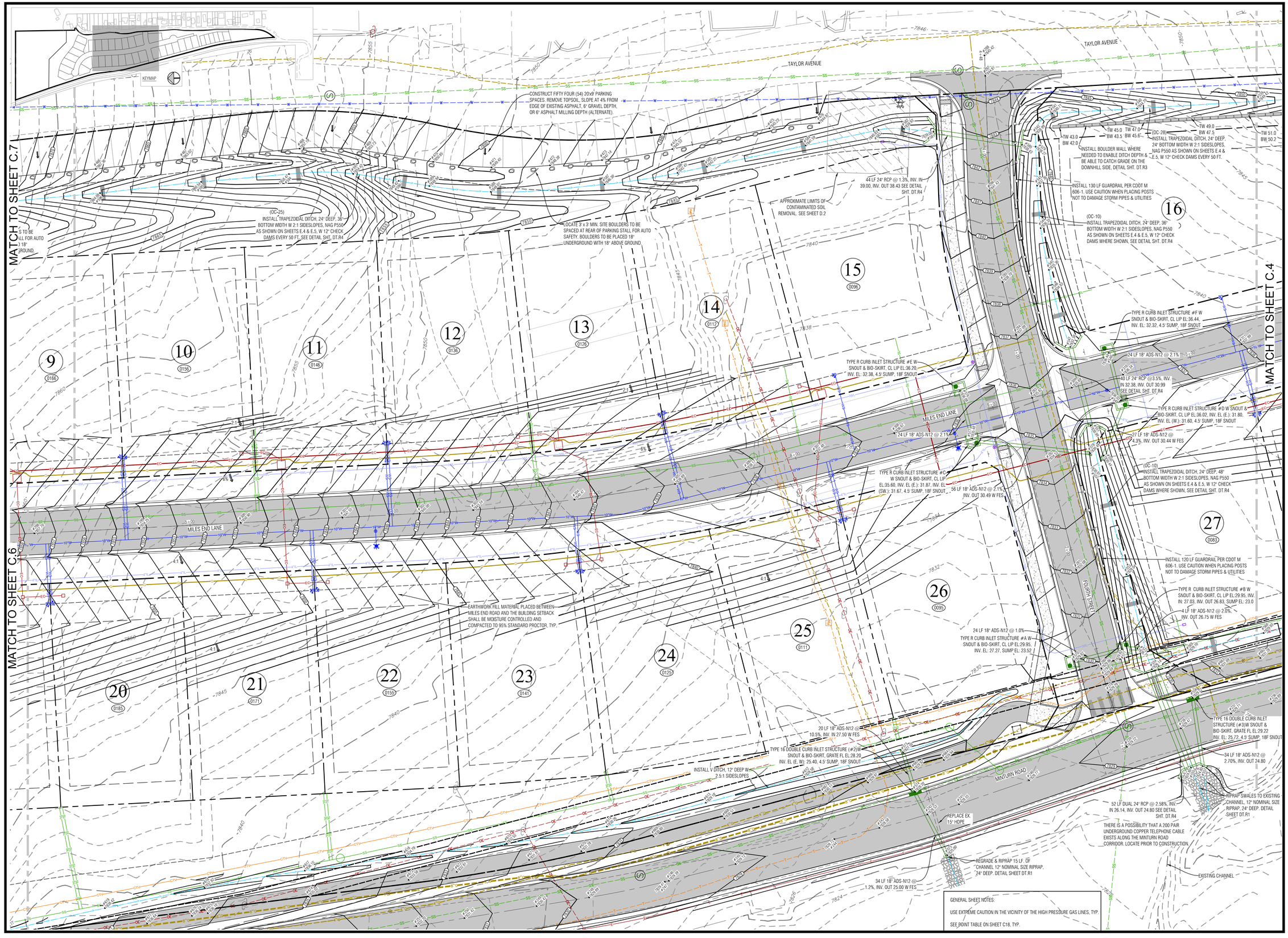
1 INCH = 30 FEET

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

SLAGLE SURVEY SERVICES
800 Castle Drive - P.O. Box 751 Eagle, Colorado 81631
970.471.1499 Office matthew@slaglesurvey.com
www.SlagleSurvey.com

FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

DRAWN BY:	JOB NUMBER:	DRAWING NAME:
MSS	22055	22055 FP2.dwg
SHEET 4 OF 5		DATE: 08-13-2023



GENERAL SHEET NOTES:

USE EXTREME CAUTION IN THE VICINITY OF THE HIGH PRESSURE GAS LINES, TYP.

SEE POINT TABLE ON SHEET C18, TYP.

N:\PROJECTS\2022\22036 Minturn North\dwg\22036 C-Grading.dwg 5/15/2024 11:34 AM

Boundaries Unlimited Inc.
Civil Engineering
Surveying
& Beyond
923 Cooper Ave., Ste. 201
Glenwood Springs, CO 81601
(T) 970.945.5252
www.bu-inc.com

Subsurface Utility Engineering (SUE)
Required Project: **TBD**

If "Yes", SUE Certification by:
Firm: **TBD**
Job #: **TBD**
Date: **TBD**

Engineer or Surveyor Seal

COLORADO LICENSED
BRUCE U'REN
5/1/24
19082
PROFESSIONAL ENGINEER

Client Information:
MINTURN NORTH LAND COMPANY LLC
PO BOX 2633
EDWARDS, CO 81632
970 926-1720

NORTH
0 20' 40'
Scale: 1" = 20'

Know what's **below.**
Call before you dig.

TOWN OF MINTURN, COLORADO

Minturn North P.U.D.

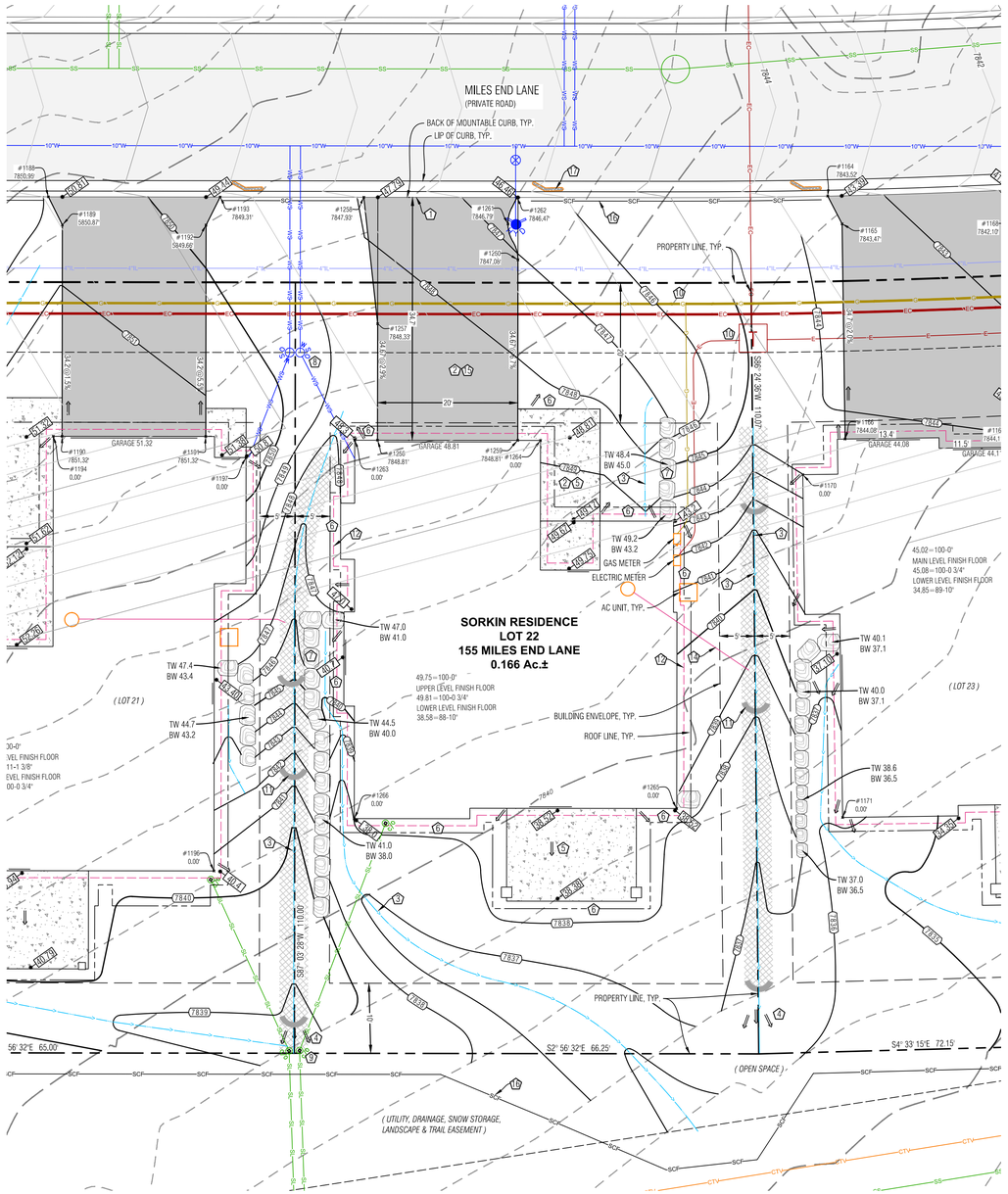
Overall Grading and Drainage Plan
Construction Plan Set 5/1/24

No.	Date	Revision	By
1			
2			
3			
4			
5			
6			
7			
8			
9			

PROJECT NO. **22036**
Designer: **PAH**
Drafter: **BUI**
Date: **12/25/22**

Sheet **C.5**

File Name: ***22036 c-grading.dwg***



LEGEND

TW	TOP OF WALL
BW	BOTTOM OF WALL
GB	GRADE BREAK
EX	EXISTING
LP	LOW POINT
HP	HIGH POINT
06.75	PROPOSED SPOT ELEVATION
	DRAINAGE SWALE
	FLOW ARROW
SCF	SEDIMENT CONTROL FENCE OR EROSION LOGS
8020 / 8018	PROPOSED MAJOR/MINOR CONTOUR
8020 / 8018	EXISTING MAJOR/MINOR CONTOUR
	EROSION LOGS
	ASPHALT DRIVEWAY & AUTOCOURT
	NORTH AMERICAN GREEN SC-250BN EROSION CONTROL FABRIC OR RIPRAP ALTERNATIVE
	FLAGNOTE
	EX CURB STOP
PROPOSED / EXISTING	POSSIBLE ELECTRIC SERVICE
	POSSIBLE GAS SERVICE
WS / WS	POSSIBLE WATER SERVICE
SL / SL	POSSIBLE SEWER SERVICE
	FOUNDATION DRAIN
8"SD / SD	DOWNSPOUT & STORM DRAIN WITH SIZE
	BOULDER WALL

Point Table

Point #	Desc.	Elev.	North	East
1256	Driveway	7848.81'	4042.99	5417.66
1257	Driveway	7848.33'	4043.85	5434.25
1258	Driveway	7847.93'	4046.77	5452.18
1259	Driveway	7848.81'	4023.02	5418.68
1260	Driveway	7847.08'	4024.34	5444.43
1261	Driveway	7846.79'	4026.02	5449.46
1262	Driveway	7846.47'	4024.95	5453.30
1263	House Corner	0.00'	4046.24	5417.49
1264	House Corner	0.00'	4019.77	5418.85
1265	House Corner	0.00'	3997.61	5367.42
1266	House Corner	0.00'	4043.47	5363.56

NOTES:

1) BASIS OF ELEVATION: NAVD88 BASED ON THE ORIGINAL TOPOGRAPHIC MAP OF MINTURN NORTH PREPARED BY GORE RANGE SURVEYING, LLC., JOB NO. 19-1203, DATED 4/1/21. NO BENCHMARK WAS NOTED ON THE BASE SURVEY.

2) THE BOUNDARY DIMENSIONS, EASEMENTS AND RIGHTS OF WAY SHOWN HEREON ARE BASED ON THE FINAL PLAT OF MINTURN NORTH PUD, AND SURVEY CONTROL MONUMENTS FOUND AT THE TIME OF THE SURVEY AND SHOWN ON THE SURVEY REFERENCED ABOVE.

3) SEE ADDITIONAL SITE NOTES & DETAILS ON SHEET C2.

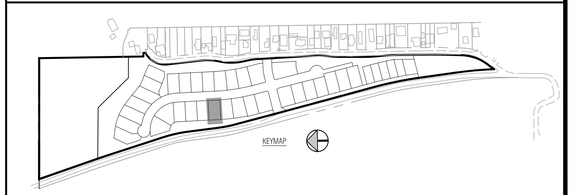
4) EXISTING CONTOUR INTERVAL IS 1 FT., PROPOSED CONTOUR INTERVAL IS 1 FT.

5) LOT AREA: 7,219 SF ±
DISTURBANCE AREA: 7,219 SF ±

6) THIS (CIVIL) PLAN SET IS INTENDED TO BE PLOTTED IN COLOR. FAILURE TO DO SO MAY RESULT IN MISSING DATA & INFORMATION CRITICAL TO THE PROJECT.

FLAGNOTES:

1. MATCH TO BACK OF EXISTING CURB.
2. PROPOSED ASPHALT DRIVEWAY, AUTO-COURT AND CONCRETE WALKWAYS. STRUCTURAL FILL UNDER THE BUILDING TO FOLLOW THE DIRECTION OF THE GEOTECH REPORT. ALL EARTHWORK CONSTRUCTION TO BE APPROVED BY THE GEOTECHNICAL ENGINEER.
3. PROVIDE DRAINAGE SWALE AS SHOWN, WITH NORTH AMERICAN GREEN SC250 EROSION FABRIC OR RIPRAP WHERE SLOPE EXCEEDS 5%. SEE DETAIL.
4. WHERE PROPOSED SWALE DAYLIGHTS WITH NATURAL GROUND, FAN OUT DRAINAGE SWALE TO EVENLY DISSIPATE DRAINAGE, TYP.
5. SLOPE PATIOS, DECKS AND WALKS AT 2% MIN. AWAY FROM THE STRUCTURE.
6. GRADE AROUND THE PERIMETER OF BUILDING AS NECESSARY 10% FOR 5-FEET MIN. (10 FT. WHERE POSSIBLE) IN UNPAVED AREAS TO ENSURE PROPER DRAINAGE AWAY FROM THE FOUNDATION. IT WILL BE IMPORTANT TO CONSTRUCT AND DIRECT SURFACE DRAINAGE AWAY FROM BUILDING, WALKS AND WALLS TO EITHER THE AUTOCOURT, THE OUTLET SWALE, OR DOWNWARD SLOPING NATURAL GRADE. VERIFY DRAINAGE AND SWALE INTEGRITY ON A REGULAR BASIS.
7. INSTALL BOULDER WALL FOR LANDSCAPE AREAS PER THE DETAIL ON SHEET C2. WALL DRAIN LINES NOT SHOWN.
8. LOCATE EXISTING CURB STOP, CONFIRM LOCATION AND CONNECTION WITH THE WATER & SANITATION DISTRICT. CONNECT AND EXTEND NEW WATER SERVICE TO MECHANICAL ROOM. WATER SERVICE TO BE 1-1/2" CONTINUOUS COPPER LINE FROM THE CURB STOP TO THE MECHANICAL ROOM. MAINTAIN COVER OVER NEW SERVICE PER DISTRICT REGULATIONS.
9. APPROXIMATE LOCATION OF SEWER SERVICE STUB. CONFIRM INVERT PRIOR TO CONSTRUCTION FOR ABILITY TO SERVICE HOUSE BY GRAVITY, OR WHETHER A PUMP MAY BE REQUIRED. CONNECT AND EXTEND NEW SEWER SERVICE TO MECHANICAL ROOM. MAINTAIN COVER OVER NEW SERVICE PER DISTRICT REGULATIONS. INSTALL CLEANOUTS AT HOUSE EXTERIOR AND ALL BEND LOCATIONS.
10. LOCATE, CONNECT TO, AND EXTEND GAS, ELECTRIC, AND COMMUNICATION SERVICES TO METER CABINET AND GAS METER LOCATION. MAINTAIN COVER & CLEARANCES BETWEEN/OVER NEW SERVICES PER UTILITY REGULATIONS.
11. EROSION LOGS PER DETAIL ON SHEET C2.
12. FOUNDATION DRAIN, TYP., INSTALL IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. DRAIN @ 0.5% MIN. TO DAYLIGHT, SEE DETAIL ON SHT. C2.
13. EXTEND THE FOUNDATION DRAIN FROM SUMP PUMP IN HOUSE TO DAYLIGHT WITH SOLID PIPE. COVER WITH A RODENT SCREEN AT END.
14. INSTALL VEHICLE TRACKING PAD (PER DETAIL ON SHEET C2) AT LOCATION OF DRIVEWAY. TRACKING PAD TO BE REMOVED PRIOR TO FINAL DRIVEWAY SUBGRADE PREPARATION AND PAVING.
15. SILT FENCE PER DETAIL ON SHEET C2.
16. INSTALL SILT SOCKS IN CURB LINE APPROXIMATELY EVERY 30 FT.



Boundaries Unlimited Inc.
Civil Engineering
Surveying
& Beyond
923 Cooper Ave., Ste. 201
Glenwood Springs, CO 81601
(T) 970.945.5252
www.bu-inc.com

Subsurface Utility Engineering (SUE)
Required Project: ***TBD***

If "Yes", SUE Certification by:
Firm: ***TBD***
Job #: ***TBD***
Date: ***TBD***

Engineer or Surveyor Seal

NOT FOR Review CONSTRUCTION

Client Information:
MINTURN NORTH LAND COMPANY LLC
PO BOX 2633
EDWARDS, CO 81632
970 926-1720

NORTH
0 10' 20'
Scale: 1" = 10'

811 Know what's below. Call before you dig.

TOWN OF MINTURN, COLORADO

Lot 22, Minturn North P.U.D.

Site, Grading and Drainage Plan

DRB Submittal 2/5/25

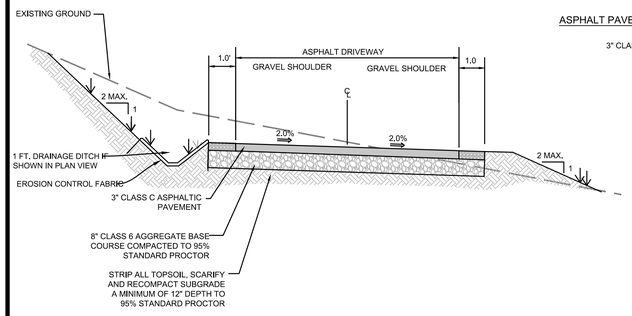
No.	Date	Revision	By
1			
2			
3			
4			
5			
6			
7			
8			
9			

PROJECT NO.
23035
Designer:
PAH
Drafter:
BUI
Date:
1/24/25

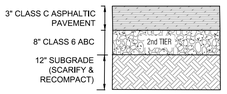
Sheet
C1

File Name: ***mn lot 22 sp-01.dwg***

N:\PROJECTS\2023\23035-Minturn North Individual Lots\dwg\Lot 22 SP-01.dwg 1/31/2025 5:34 PM



ASPHALT PAVEMENT SECTION



PAVEMENT SECTION

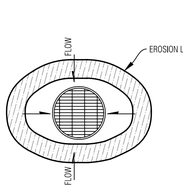
NOTE:
1. ALL AGGREGATE & SUBGRADE MATERIAL SHALL BE COMPACTED TO 95% STANDARD PROCTOR AT A MOISTURE CONTENT WITHIN 2% OF OPTIMUM.
2. IN NEW PAVING LOCATIONS STRIP ALL TOPSOIL, SCARIFY AND RECOMPACT SUBGRADE A MINIMUM OF 12" DEPTH TO 95% STANDARD PROCTOR.
3. EXTEND THE SECOND TIER (12" CLASS 2 ROAD BASE, OR 8" CLASS 6 ROAD BASE) 1 FT. BEYOND EDGE OF PAVEMENT OR GRAVEL SURFACE, BOTH SIDES.

DRIVEWAY & AUTOCOURT SECTION

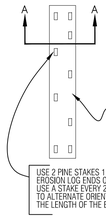
N.T.S. CONTRACTOR TO VERIFY WITH PROJECT GEOTECHNICAL CONSULTANT.

PROPOSED DRIVEWAY TYP. SECTION

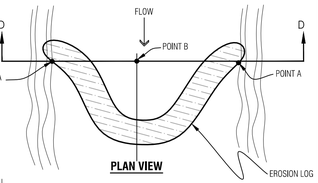
N.T.S. TO BE VERIFIED BY PROJECT GEOTECHNICAL ENGINEER



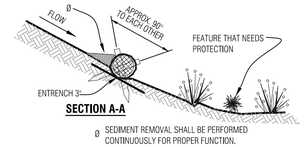
AREA DRAIN



PLAN VIEW

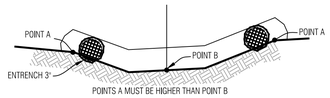


PLAN VIEW



SECTION A-A

Ø SEDIMENT REMOVAL SHALL BE PERFORMED CONTINUOUSLY FOR PROPER FUNCTION.

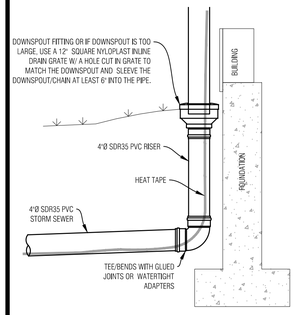


SECTION D-D

Temporary Erosion Control Log

N.T.S.

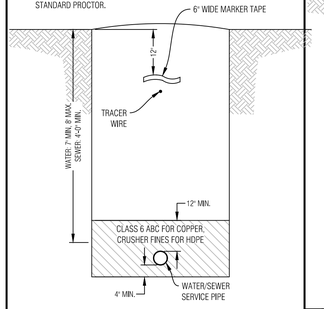
NOTES:
1. ROOF AND AREA DRAINS SHALL NOT BE CONNECTED TO THE FOUNDATION DRAIN SYSTEM.
2. ALL DOWNSPOUTS SHALL BE CONNECTED TO ADS N-12-WT CPP (WATERTIGHT), SCH.40 PVC OR SDR35 PVC. FLEXIBLE CORRUGATED PLASTIC IS NOT ACCEPTABLE.
3. ADDITIONAL FITTINGS AND BENDS MAY BE REQUIRED TO DEFLECT OVER OR AROUND LANDSCAPE WALLS.
4. HEAT TAPE SHALL BE INSTALLED IN ALL DOWNSPOUTS/STORM SEWER PIPES.



TYP. DOWNSPOUT CONNECTION

N.T.S.

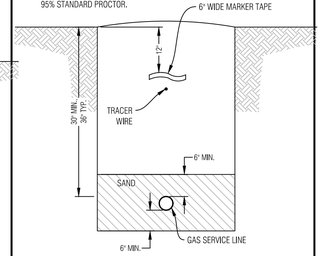
NOTES:
1. WATER SHALL BE INSTALLED WITH AT LEAST 10' OF SEPARATION BETWEEN WATER/SEWER AND 4' OF SEPARATION BETWEEN OTHER UTILITIES.
2. BACKFILL THE TRENCH WITH 4" MINUS ONSITE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR.



WATER/SEWER SERVICE TRENCH

N.T.S.

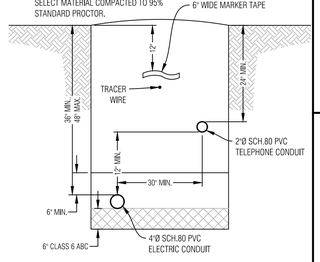
NOTES:
1. GAS SHALL BE INSTALLED WITH AT LEAST 4' OF SEPARATION BETWEEN OTHER UTILITIES.
2. BACKFILL THE TRENCH WITH 4" MINUS ONSITE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR.



GAS SERVICE TRENCH

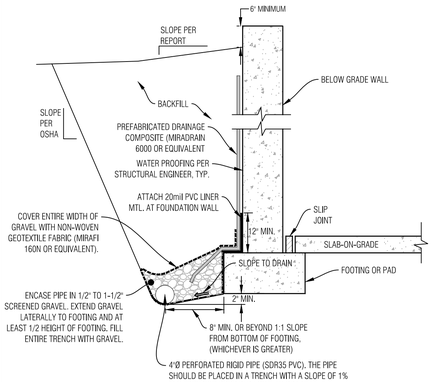
N.T.S.

NOTES:
1. ELECTRIC & TELEPHONE SHALL BE INSTALLED WITH AT LEAST 4' OF SEPARATION BETWEEN OTHER UTILITIES.
2. BACKFILL THE TRENCH WITH 4" MINUS ONSITE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR.



ELECTRIC & COMM. SERVICE TRENCH

N.T.S.



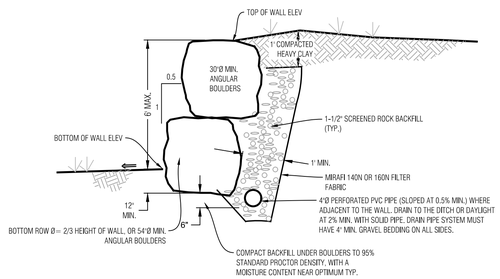
NOTES:
1. THE BOTTOM OF THE DRAIN SHOULD BE AT LEAST 2 INCHES BELOW BOTTOM OF FOOTING AT THE HIGHEST POINT AND SLOPE DOWNWARD TO A POSITIVE GRAVITY OUTLET OR TO A SUMP WHERE WATER CAN BE REMOVED BY PUMPING.
2. CONTRACTOR TO FOLLOW ANY ADDITIONAL RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER

TYPICAL FOUNDATION DRAIN

N.T.S.

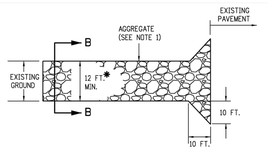
CONTRACTOR TO VERIFY WITH PROJECT GEOTECHNICAL CONSULTANT.

NOTES:
1. THIS DETAIL IS FOR RETAINING LANDSCAPED AREAS ONLY AND SHALL NOT BE USED TO RETAIN STRUCTURE OR VEHICLE LOADED AREAS.
2. FREE DRAINING WALL BACKFILL SHOULD BE CAPPED WITH AT LEAST 12 INCHES OF COMPACTED HEAVY CLAYS TO REDUCE SURFACE WATER INFILTRATION.
3. ROUND RIVER BOULDERS ARE NOT ACCEPTABLE.
4. SET BASE ROWS ON BENCHES WHERE THE TOPSOIL HAS BEEN REMOVED AND THE SUBBASE HAS BEEN SCARIFIED TO 9' MINIMUM DEPTH & RECOMPACTED TO 95% STANDARD PROCTOR.
5. CARE SHOULD BE TAKEN NOT TO OVER COMPACT THE BACKFILL OR USE LARGE EQUIPMENT NEAR THE WALL.
6. SELECT AND PLACE BOULDERS IN A MANNER WHICH PERMITS AT LEAST 30% CONTACT AREA WITH ADJACENT BOULDERS.
7. PLACE LARGER BOULDERS AT BOTTOM AND TRANSITION TO SMALLER BOULDERS AT TOP OF WALL. UNDER NO CIRCUMSTANCES SHOULD ANY BOULDER BE PLACED ON TOP OF ANOTHER BOULDER WHICH IS SMALLER THAN ITSELF.



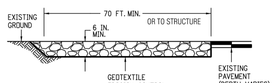
BOULDER WALL DETAIL, LANDSCAPED AREA

N.T.S.

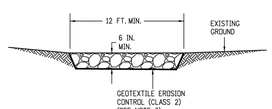


PLAN VIEW

* SHALL EXTEND FULL WIDTH OF INGRESS AND EGRESS OPERATION.



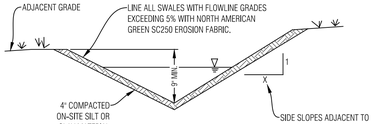
ELEVATION SECTION



SECTION B-B

NOTES:
1. AGGREGATE SHALL CONFORM TO SUBSECTION 208.02 (), .
2. THE CONTRACTOR SHALL PROTECT CURB AND GUTTER THAT CROSSES THE ENTRANCE FROM DAMAGE, WHILE NOT BLOCKING FLOW OF WATER THRU STRUCTURE. PROTECTION OF THE CURB AND GUTTER SHALL BE INCLUDED IN THE COST OF WORK AND NOT PAID FOR SEPARATELY.
3. GEOTEXTILE SHALL CONFORM TO SUBSECTION 712.08.
4. ALL MATERIALS AND LABOR TO COMPLETE THE VEHICLE TRACKING PAD SHALL BE INCLUDED IN THE COST OF WORK AND NOT PAID FOR SEPARATELY.
5. THE PAY ITEM NUMBER FOR VEHICLE TRACKING PAD (EACH) IS 208-00070.

VEHICLE TRACKING PAD



INSTALL EROSION CONTROL FABRIC PER MANUFACTURERS RECOMMENDATIONS

TYPICAL SWALE SECTION

N.T.S. SHAPE DITCH ACCORDING TO SITE PLAN

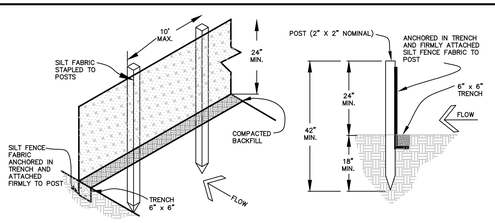
NOTE
SEE THE GRADING, DRAINAGE AND EROSION CONTROL SHEET FOR SWALE LOCATIONS

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL MEET OR EXCEED THE CURRENT CONSTRUCTION AND DESIGN STANDARDS ESTABLISHED BY THE DESIGN GUIDELINES AND TOWN OF MINTURN AND BE SUBJECT TO OBSERVATION BY THE TOWN AND THE PROJECT ENGINEER. IN THE EVENT OF CONFLICT PUD GUIDELINES SUPERCEDE TOWN.
2. THIS DESIGN WAS PREPARED WITHOUT THE BENEFIT OF A SUBSURFACE UTILITY ENGINEERING (SUE) STUDY OR MAP. THIS DESIGN HAS BEEN PREPARED FOR A PRIVATE DEVELOPMENT USING EXISTING UTILITY INFORMATION PROVIDED BY OTHERS. EXISTING UTILITIES ARE SHOWN AS THEY ARE BELIEVED TO EXIST, BUT MAY NOT REPRESENT ACTUAL FIELD CONDITIONS. BOUNDARIES UNLIMITED INC. DID NOT CONFIRM ANY DATA PROVIDED OR PERFORM ANY ADDITIONAL RESEARCH OR NOTIFICATION TO ELEVATE THESE PLANS TO SENATE BILL 18-167 STANDARDS, AS SUCH, BOUNDARIES UNLIMITED INC. MAKES NO GUARANTY, EXPRESSED OR IMPLIED, FOR THE LOCATION OF SUBSURFACE UTILITIES CONTAINED WITHIN THIS PLAN SET. IF THE CLIENT AND/OR CONTRACTOR REQUIRES A SUBSURFACE UTILITY ENGINEERING STUDY OR MAP FOR FULL COMPLIANCE WITH SENATE BILL 18-167, THEN A MORE EXHAUSTIVE INVESTIGATION SHALL BE OBTAINED BY THE CLIENT AND/OR CONTRACTOR PRIOR TO COMMENCING WITH ANY CONSTRUCTION. OTHERWISE, PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL CONTACT ALL APPROPRIATE UTILITY COMPANIES FOR LINE LOCATIONS. CONTRACTOR SHALL NOTIFY PROJECT ENGINEER OF ANY POTENTIAL CONFLICTS PRIOR TO UTILITY CONSTRUCTION SO THAT LINE OR GRADE CHANGES CAN BE MADE TO AVOID A CONFLICT WITH ANY EXISTING UTILITY. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION AND, AT NO EXPENSE TO THE CLIENT OR PROJECT ENGINEER, REPAIR ANY DAMAGED UTILITIES.
3. ALL EXCAVATIONS FOR UTILITY LINES, RETAINING WALLS, ROADWAYS, BUILDING STRUCTURES, DRAINAGE FACILITIES AND TRENCHES, SHALL MEET THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), COLORADO INDUSTRIAL COMMISSION, OR THE COLORADO DIVISION OF MINES, WHICH EVER APPLIES. SAFETY IS THE CONTRACTOR'S RESPONSIBILITY. NO OTHER PARTIES ARE RESPONSIBLE FOR SAFETY IN, ON OR ABOUT THE SITE, NOR FOR COMPLIANCE BY THE APPROPRIATE PARTY WITH ANY REGULATIONS RELATING HERETO.
4. COMPACTION MUST BE ATTAINED AND COMPACTION RESULTS SUBMITTED TO THE TOWN AND THE PROJECT ENGINEER PRIOR TO ACCEPTANCE. COMPACTION SHALL MEET OR EXCEED TOWN REGULATIONS. 95% STANDARD PROCTOR DENSITY IS REQUIRED FOR ALL ROADWAY AND DRIVEWAY SUBGRADE CONSTRUCTION AND TRENCH BACKFILL UNDER THE SAME, & 90% STANDARD PROCTOR DENSITY IN LANDSCAPE AREAS. UNLESS NOTED OTHERWISE OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER, SEE SOILS REPORT FOR STRUCTURAL FOUNDATION RECOMMENDATIONS.
5. THE CONTRACTOR SHALL CONTAIN HIS CONSTRUCTION ACTIVITIES TO THE AREA WITHIN THE STREET RIGHT OF WAY AND PROPERTY OWNED, OR EASEMENTS PROVIDED TO OWNER. THE CONTRACTOR SHALL NOT OPERATE OUTSIDE THIS AREA WITHOUT THE PRIOR CONSENT OF THE PROPERTY OWNER INVOLVED. ANY DAMAGE TO PRIVATE PROPERTY BY THE CONTRACTOR OUTSIDE THESE LIMITS WITHOUT THE PERMISSION OF THE PRIVATE PROPERTY OWNER WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
6. THE CONTRACTOR SHALL ENSURE DRAINAGE AWAY FROM ALL STRUCTURES IN ALL DIRECTIONS. DO NOT ALLOW WATER TO POND ON-SITE, PROVIDE SWALES TO DRAINAGE STRUCTURES AND RUNOUT. SHALLOW DRAINAGE SWALES HAVE A TENDENCY OVER TIME TO FILL IN & BECOME LESS EFFECTIVE. PERIODIC MAINTENANCE, AT LEAST TWICE A YEAR, IS NECESSARY TO CHECK THE INTEGRITY OF THE SWALE & MAINTAIN DRAINAGE CHARACTERISTICS. BUILDING FOUNDATION WALL HEIGHT TO BE A MINIMUM OF 6" ABOVE FINISH GROUND AT EXTERIOR WALL.
7. THE CONTRACTOR SHALL AT ALL TIMES KEEP TWO FULL SETS OF CONTRACT DRAWINGS MARKED UP TO INDICATE THE AS-BUILT CONDITIONS. THE DRAWINGS SHALL BE PROVIDED TO THE OWNER AND THE ENGINEER UPON COMPLETION OF THE WORK. WHERE PRACTICAL, THE CONTRACTOR IS TO PROVIDE AT LEAST TWO TIES FROM PHYSICAL MONUMENTS TO ALL FITTINGS, VALVES, MANHOLES, AND THE END OF ALL SERVICE LINES.
8. ON-SITE OBSERVATIONS AND REVIEW CONDUCTED BY THE TOWN OR THE PROJECT ENGINEER OF CONSTRUCTION WORK IN PROGRESS ARE NOT TO BE CONSTRUED AS A GUARANTEE OR WARRANTY BY THE TOWN OR THE PROJECT ENGINEER OF THE COMPLETED WORK AND THE CONTRACTOR'S RESPONSIBILITIES.
9. THE CONTRACTOR SHALL TAKE ALL APPROPRIATE PRECAUTIONS TO SIGNIFICANTLY REDUCE ANY POTENTIAL POLLUTION CAUSED BY HIS ACTIVITIES, INCLUDING VEHICLE FUELING, STORAGE OF FERTILIZERS OR CHEMICALS, ETC. THE CONTRACTOR SHALL HAVE IDENTIFIED PROCEDURES FOR HANDLING POTENTIAL POLLUTANTS AND IDENTIFIED SPILL PREVENTION AND RESPONSE PROCEDURES PRIOR TO ANY ACTIVITIES AT THE PROJECT SITE.
10. THE CONTRACTOR SHALL NOT SCALE DRAWINGS FOR CONSTRUCTION PURPOSES. ANY MISSING DIMENSIONS OR DISCREPANCIES IN PLANS, FIELD STAKING, OR PHYSICAL FEATURES SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER. IF THE CONTRACTOR PROCEEDS WITH THE WORK WITHOUT NOTIFYING THE ENGINEER, HE DOES SO AT HIS OWN RISK.
11. DISPOSAL OF TRASH, ASPHALT, CONCRETE AND CONSTRUCTION DEBRIS IS THE CONTRACTORS RESPONSIBILITY AND SHALL BE CONSIDERED PART OF THE WORK.
12. HORIZONTAL & VERTICAL INFORMATION FOR EXISTING PROPERTY LINES, TOPOGRAPHY, ROADWAY, UTILITIES & DRAINAGE STRUCTURES WERE TAKEN FROM THE DESIGN DRAWINGS FOR THE MINTURN NORTH PUD, ALSO SEE LANDSCAPE, ARCHITECTURAL AND STRUCTURAL ENGINEERING PLANS FOR ADDITIONAL BUILDING AND LANDSCAPE INFORMATION.
13. IN NON HARDSCAPE AREAS, GRADE AT A MINIMUM OF 12" IN THE FIRST 5 FEET AWAY FROM THE STRUCTURE, OR AS DIRECTED BY THE GEOTECHNICAL STUDY. EXTERIOR BACKFILL SHOULD BE ADJUSTED TO NEAR OPTIMUM MOISTURE AND COMPACTED TO AT LEAST 95% OF THE MAXIMUM STANDARD PROCTOR DENSITY IN PAVEMENT AREAS AND TO AT LEAST 90% OF THE MAXIMUM STANDARD PROCTOR DENSITY IN LANDSCAPE AREAS. SEE & FOLLOW RECOMMENDATIONS OF THE GEOTECHNICAL SUBSOIL STUDY BY KUMAR & ASSOCIATES, INC. DATED _____, JOB NO. _____.
14. ALL PRODUCT INFORMATION SHOWN IS AS PROVIDED BY THE MANUFACTURER. THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING AND COMPLYING WITH THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS FOR THE INSTALLATION OF ALL MATERIALS WITH SPECIAL ATTENTION TO PROPER SEALING OF MATING SURFACES. THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE DELIVERED PRODUCTS AND THOSE SHOWN ON THIS PLAN.
15. FOUNDATION AND RETAINING WALL DESIGNS TO BE OBTAINED FROM, OR VERIFIED BY THE PROJECT STRUCTURAL OR GEOTECHNICAL ENGINEER.
16. THE FOUNDATION DRAIN SYSTEM SHALL BE INSTALLED PER THE RECOMMENDATION OF THE STRUCTURAL AND GEOTECHNICAL ENGINEERS.
17. THE SURVEYOR RESPONSIBLE FOR STAKING THE FOUNDATION OF THE HOUSE IS RESPONSIBLE TO MAKE SURE HE HAS THE LATEST SITE, FOUNDATION & ARCHITECTURAL PLANS AVAILABLE, ALONG WITH ANY UPDATED LOTLINE, SETBACK & EASEMENT INFORMATION.
18. INSTALL ROOF GUTTERS AND DOWNSPOUTS THAT DISCHARGE WELL BEYOND THE LIMITS OF ALL BACKFILL. CONFIRM DOWNSPOUT DRAINAGE HAS GOOD POSITIVE GRADE RUNNING AWAY FROM THE HOUSE. STORM DRAIN PIPES TO BE INSTALLED WITH 1% MINIMUM SLOPE TO THE OUTFALL POINTS. HEAT TAPE SHALL BE INSTALLED IN ALL EXTERIOR ROOF GUTTERS, DRAIN PIPES, DOWNSPOUTS, AREA DRAINS, TRENCH DRAINS, STORM DRAIN PIPES AND GRATED STRUCTURES.
19. LANDSCAPING WHICH REQUIRES REGULAR HEAVY IRRIGATION SUCH AS SOD, AND LAWN SPRINKLER HEADS SHOULD BE LOCATED AT LEAST 10 FEET FROM FOUNDATION WALLS.
20. ACCUMULATED SNOWFALL SHALL BE REMOVED TO GRASS AREA TO ENSURE THAT PROPER DRAINAGE AWAY FROM THE BUILDING IS MAINTAINED.
21. FINISH GRADE & SPOT ELEVATIONS AT THE EXTERIOR OF THE STRUCTURE ASSUME THAT THE FOUNDATION WALLS EXTEND ABOVE THE BUILDING FINISH FLOOR & HANGER FLOOR JOISTS ARE USED. EXTERIOR GRADE TO BE A MINIMUM OF 6" BELOW TOP OF FOUNDATION WALL. THE FOUNDATION WALL HEIGHT MAY NEED TO BE EXTENDED IN ORDER TO ACHIEVE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE.
22. INSTALL DEEP & SHALLOW UTILITY SERVICES ACCORDING TO RESPECTIVE UTILITY COMPANY OR METRO DISTRICT SPECIFICATIONS AND REGULATIONS. HORIZONTAL LOCATIONS OF SERVICE LINES ARE SUGGESTIONS ONLY, PROPOSED UTILITY SERVICES TO THE RESIDENCE MAY BE VARIED FROM THE LOCATIONS SHOWN. ALL WATER AND SEWER SERVICES SHALL BE INSTALLED PER METRO DISTRICT REGULATIONS.
23. DRAINAGE PIPES CALLED OUT AS ADS SHALL BE ADVANCED DRAINAGE SYSTEMS N-12 WATER RESISTANT PIPE (ADS N-12-WT) OR ENGINEER APPROVED EQUAL. ALL PIPES SHALL BE INSTALLED WITH WATERTIGHT CONNECTIONS.
24. CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITTING FOR CONSTRUCTION FROM THE APPROPRIATE GOVERNMENTAL ENTITIES.
25. ALL UTILITIES, BOTH UNDERGROUND OR OVERHEAD, SHALL BE MAINTAINED IN CONTINUOUS SERVICE THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE AND LIABLE FOR DAMAGES TO, OR INTERRUPTION OF, SERVICES CAUSED BY THE CONSTRUCTION.

GENERAL NOTES

N.T.S.



EROSION CONTROL NOTES:

1. IMPLEMENTATION OF THE EROSION AND SEDIMENT CONTROL MEASURES SHALL PRECEDE STRIPPING OF NATIVE VEGETATIVE COVER AND AS GRADING PROGRESSES.
2. ALL TEMPORARY AND PERMANENT SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE MAINTAINED AND REPAIRED AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION. STRAW BALE DIKES OR SILT FENCING MAY REQUIRE PERIODIC REPLACEMENT. SEDIMENT TRAPS WILL REQUIRE PERIODIC SEDIMENT REMOVAL.
3. INSTALL PERMANENT EROSION FABRIC IN THE FLOW LINES OF DRAINAGE SWALES.

SEDIMENT CONTROL FENCE DETAIL

N.T.S.

Boundaries Unlimited Inc.
Civil Engineering Surveying & Beyond
923 Cooper Ave., Ste. 201
Glenwood Springs, CO 81601
(T) 970.945.5252
www.bu-inc.com

Subsurface Utility Engineering (SUE) Required Project: **TBD**

If "Yes", SUE Certification by:
Firm: **TBD**
Job #: **TBD**
Date: **TBD**

Engineer or Surveyor Seal

NOT FOR Review CONSTRUCTION

Client Information:
MINTURN NORTH LAND COMPANY LLC
PO BOX 2633
EDWARDS, CO 81632
970 926-1720

NORTH
0 10' 20'
Scale: 1" = 10'

811 Know what's below. Call before you dig.

TOWN OF MINTURN, COLORADO

Lot 22, Minturn North P.U.D.

Details and Notes
DRB Submittal 2/5/25

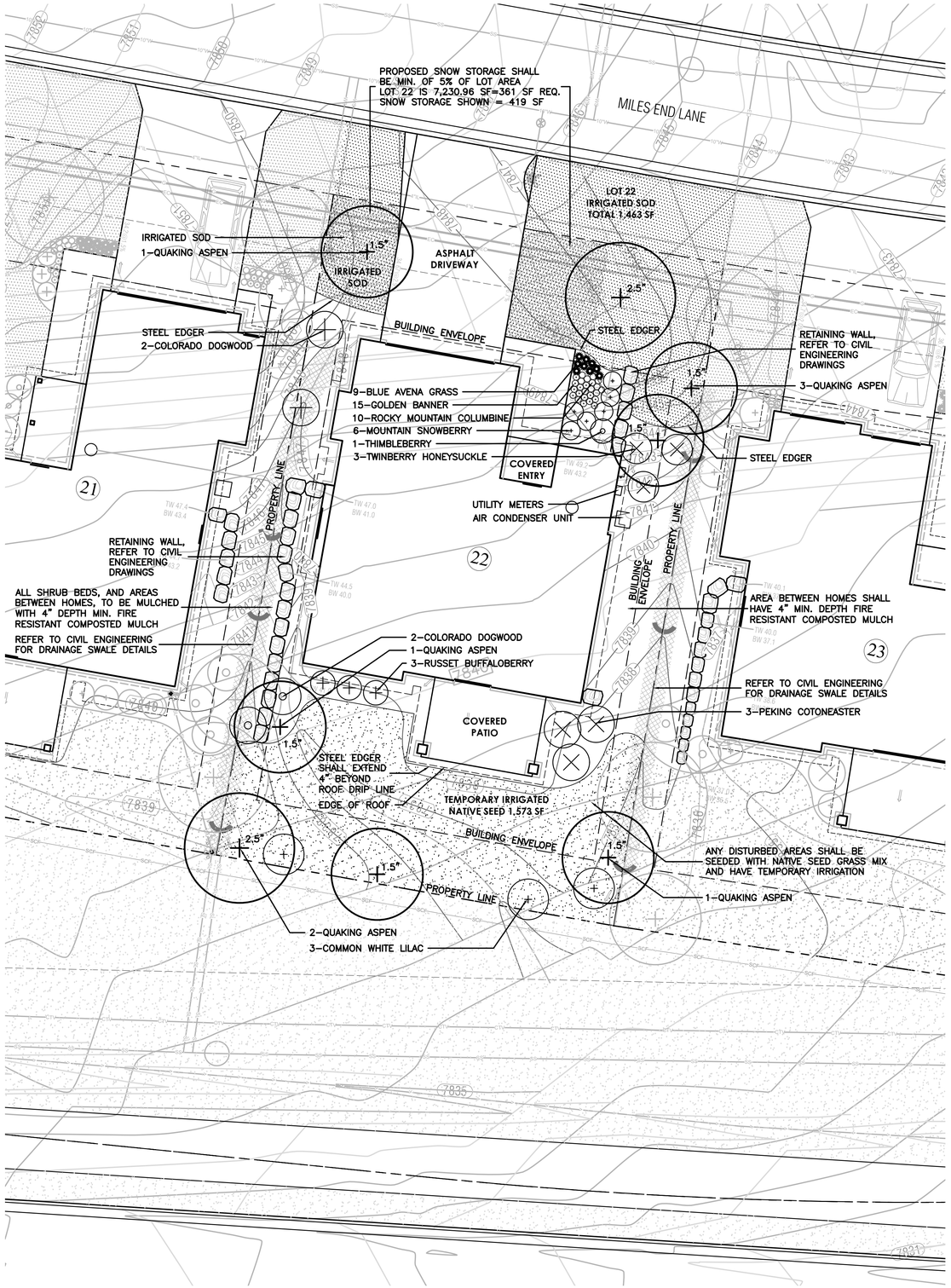
No.	Date	Revision	By
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			

PROJECT NO. ***23035***
Designer: ***PAH***
Drafter: ***BUI***
Date: ***1/24/25***

Sheet ***C2***

File Name: ***mn lot 22 sp-01.dwg***

N:\PROJECTS\2023\23035-Minturn North Individual Lots\dwg\Lot 22 Sp\MN Lot 22 SP-01.dwg 1/31/2025 5:35 PM



LEGEND

- IRRIGATED SOD, REFER TO L2 FOR DETAILS
- NATIVE SEED MIX WITH TEMPORARY IRRIGATION, REFER TO L2 FOR DETAILS
- PROPOSED RETAINING WALL, REFER TO CIVIL ENGINEERING FOR DETAILS
- PROPOSED DECIDUOUS TREE
- PROPOSED EVERGREEN TREE
- PROPOSED DECIDUOUS SHRUBS
- PROPOSED ORNAMENTAL GRASSES
- PROPOSED FLOWERING PERENNIALS
- SNOW STORAGE AREA

0 5 10 20
SCALE: 1"=10'-0"

Know what's below. Call before you dig.

LANDSCAPE ARCHITECT:
TOMINA TOWNSEND, LA
PO BOX 3000, PMB 301
EDWARDS, CO 81632
P. 303.572.7876
TTownsend@ResortConceptsCO.com

MINTURN NORTH P.U.D.
LOT 22-LANDSCAPE PLAN
TOWN OF MINTURN, COLORADO

DESIGNED: TT
DRAWN: TT
CHECKED: RH
DATE: February 5, 2025
REVISIONS:

DRB SUBMITTAL

SHEET TITLE:
PROPOSED LANDSCAPE PLAN

SCALE: 1"=10'-0"
SHEET NUMBER:
L1

General Notes and Specifications:

1. All areas disturbed by construction and not designated a shrub bed or sod, shall be planted with the specified native grass seed.
2. The contractor shall maintain positive drainage away from all walls and walkways. Fine grading shall be approved prior to planting.
3. The Landscape Plan shall be reviewed on site prior to installation to ensure planting meets the intent of the design guidelines and Town of Minturn standards.
4. See Civil Engineering sheets for final grading and drainage.
5. Snow Storage area shall be a min. of 25% of all driveway and parking areas.

Revegetation Notes:

1. Seed shall be broadcast and raked to ¼" depth.
2. Apply Biodegradable Green Dyed-Wood Celluose-Fiber Mulch to all seeded Areas at a rate of 20 lbs. per 1,000 s.f.
3. Prior to seeding, apply min. 6" topsoil, 10 lbs./1,000 s.f. Superphosphate and 40 lbs./1,000 s.f. Biosol Complete Fertilizer.

Fire Mitigation Recommendations:

1. Zone 1 (15' from building and integral planting): no highly flammable plants, such as evergreen trees and shrubs should be planted within 15' of the structure or attachments.
2. Zone 2 (70' from building and Integral planting): a 10' crown separation must be maintained for all evergreen trees and shrubs over 4' height. A 4' crown separation must be maintained for evergreen shrubs under 4' height.
3. Plants listed on forest service publication 6.305 FireWise Plant Material can be used in any zone.
4. Existing junipers within Zone 1 and Zone 2 must be limbed ⅓ of their total height, but no more than 10' height.
5. Dead limbs shall be removed from all existing Serviceberry within Zone 1 or Zone 2.
6. If necessary, final existing vegetation to be limbed or removed for fire mitigation purposes will be subject to the constraints of the final unit site plans and reviewed on site with a representative from the Town of Minturn on a unit by unit basis prior to construction.

LEGEND & IRRIGATION CALCULATIONS:

Permanent Irrigation		Square Footage of Irrigation
	Permanent Pop–Up Spray Irrigation For Bluegrass Sod	1,463 SF
	Permanent micro–spray or drip irrigation for perennial beds	25 PERENNIALS x 1 SF = 25 SF
	Permanent Drip Irrigation For B&B Trees	8 TREES x 4.5 SF = 36 SF
	Permanent Drip Irrigation For 5 gal. Shrubs & Grasses	32 SHRUBS x 3 SF = 96 SF
		TOTAL PERMANENT IRRIGATED AREA: 1,620 SF
	Temporary Spray Irrigation For Native Seed	1,573 SF

IRRIGATION NOTES:

1. DESIGN CRITERIA: DESIGN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO UNIFORMLY IRRIGATE ALL PLANTING AREAS. ZONE IRRIGATED SOD, NATIVE SEED GRASS, AND SHRUB PLANTING AREAS SEPARATELY. PROVIDE DRIP IRRIGATION FOR SHRUB BEDS. PROVIDE MICRO–SPRAY HEADS OR DRIP IRRIGATION, DEPENDING ON PLANT MATERIAL, IN PERENNIAL AND GROUNDCOVER BEDS. DESIGN ROTORS FOR TURF GRASS AREAS MORE THAN 40' WIDE, AND POP–UP SPRAY HEADS FOR AREAS LESS THAN 40' WIDE.
2. ALL TREES AND SHRUBS TO BE DRIP IRRIGATED.

ALL DISTURBED AREAS SHALL BE SEEDED WITH: 'DRY NATIVE MOUNTAIN' SEED MIX

THIS SEED MIX HAS BEEN CHOSEN FOR THE SPECIFIC PROJECT LOCATION AND ELEVATION. LANDSCAPE INSTALLER SHALL NOT DEVIATE FROM THIS REVEGETATION SEED MIX WITHOUT WRITTEN APPROVAL FROM THE RESORT CONCEPTS SITE MANAGER.

COMMON NAME	SEEDING RATE % MIX	BULK LBS PER ACRE
SANDBERG BLUE	10%	5.00
MOUNTAIN BROME	20%	10.00
SLENDER WHEATGRASS	15%	7.50
BLUEBUNCH WHEATGRASS	10%	5.00
ROCKY MOUNTAIN FESCUE	10%	5.00
THICKSPIKE WHEATGRASS	15%	7.50
BOTTLEBRUSH SQUIRRELTAIL	2.5%	1.25
STREAMBANK WHEATGRASS	15%	7.50
PRAIRIE JUNEGRASS	2.5%	1.25
TOTAL LBS./ACRE	100%	50

NOTES:

PERCENTAGES OF MIXES VARY YEAR–TO–YEAR DEPENDING ON HARVEST OF SEEDS. HYDROSEED OR HAND BROADCAST: 1 LB. PER 1,000 SQ. FT. OR 50 LBS. PER ACRE. RAKE IN ¼" DEEP AND IRRIGATE, IF POSSIBLE UNTIL ESTABLISHED. 'DRY NATIVE MOUNTAIN' SEED MIX IS AVAILABLE FROM PAWNEE BUTTES SEED INC., 605 25TH STREET, GREELEY, CO 80632.
PHONE: 1–800–782–5947
WEBSITE: PAWNEEBUTTESSEED.COM

PROPOSED PLANT MATERIALS LIST

Note: All plant material has been chosen from the CSU Extension Office recommended plant lists. These lists have been cross referenced to find suitable plants for the elevation of Minturn (10,000 ft and above), and also to maximize use of plants native to the area, low-water use plants, and plants that enhance habitat and food sources for insects, butterflies, birds and other animals. The cross referenced lists are the following:

- CSU Extension, Fire Wise Plant Materials - 6.305
- CSU Extension, Trees and Shrubs for Mountain Areas - Fact Sheet No. 7.423
- CSU Extension, Low-Water Native Plants for Colorado Gardens, Mountains 7,500' and Above - CO Native Plant Society
- CSU Extension, Native Trees for Colorado Landscapes - Fact Sheet No. 7.421
- CSU Extension, Native Shrubs for Colorado Landscapes - Fact Sheet No. 7.422

QUAN.	COMMON/ BOTANICAL NAME	FIRE MITIGATION ZONE	SIZE	COMMENTS
	DECIDUOUS TREES			
6	Quaking Aspen Populus tremuloides	1 & 2	1.5" cal.	Specimen quality B&B, guyed
2	Quaking Aspen Populus tremuloides	1 & 2	2.5" cal.	Specimen quality B&B, guyed
	ORNAMENTAL GRASSES (planted @ 12" O.C. spacing)			
9	Blue Avena Grass Grass, Helictotrichon sempervirens	1 & 2	1 gal.	Container Full
	PERENNIAL FLOWERS (planted @ 12" O.C. spacing)			
15	Golden Banner Thermopsis divaricarpa	1 & 2	Flats of 15	
10	Rocky Mountain Columbine Aquilegia coerulea	1 & 2	Flats of 15 or 32	
	DECIDUOUS SHRUBS			
4	Colorado Dogwood Cornus sericea coloradense	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.
3	Common White Lilac Syringa vulgaris 'Alba'	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.
6	Mountain Snowberry Symphoricarpos oreophilus	1 & 2	5 gal.	Container, 5 canes minimum 12"–18" ht.
3	Peking Cotoneaster Cotoneaster lucidus	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.
3	Russet Buffaloberry Shepherdia canadensis	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.
1	Thimbleberry Rubus parviflorus	1 & 2	5 gal.	Container, 5 canes minimum 18"–24" ht.
3	Twinberry Honeysuckle Lonicera involucrata	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.

LANDSCAPE ARCHITECT:
TOMINA TOWNSEND, LA
PO BOX 3000, PMB 301
EDWARDS, CO 81632
P. 303.572.7876
TTownsend@ResortConceptsCO.com

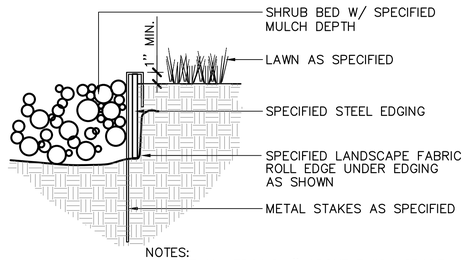
MINTURN NORTH P.U.D.
LOT 22-LANDSCAPE PLAN
TOWN OF MINTURN, COLORADO

DESIGNED: TT
DRAWN: TT
CHECKED: RH
DATE: February 5, 2025
REVISIONS:

DRB SUBMITTAL

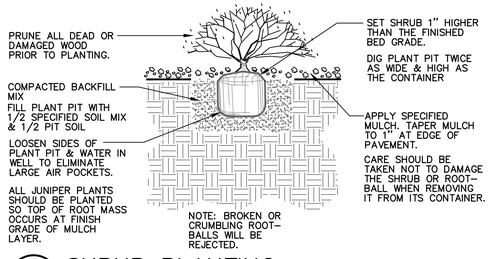
SHEET TITLE:
LANDSCAPE NOTES & DETAILS

SCALE: NOT TO SCALE
SHEET NUMBER:
L2

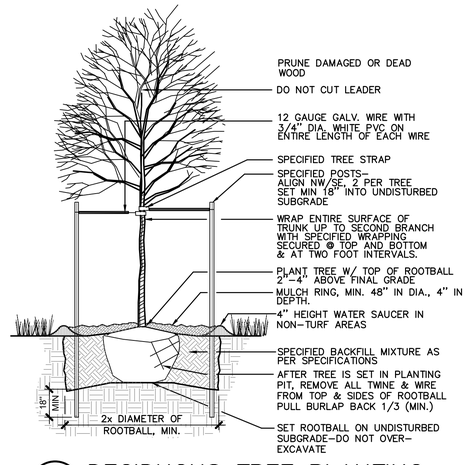


NOTES:
1) SET ALL EDGING 1" ABOVE FINISH GRADE AS SHOWN.
2) EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR, AND FLUSH W/ GRADES OF CONCRETE.
3) ALL JOINTS TO BE SECURELY STAKED.
4) CONTRACTOR SHALL CUT TOP EDGE(S) AS NEEDED TO BE PARALLEL WITH GRADE.

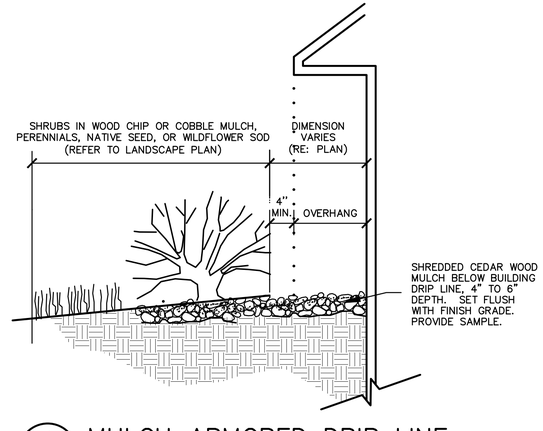
1 L2 STEEL EDGER — NOT TO SCALE



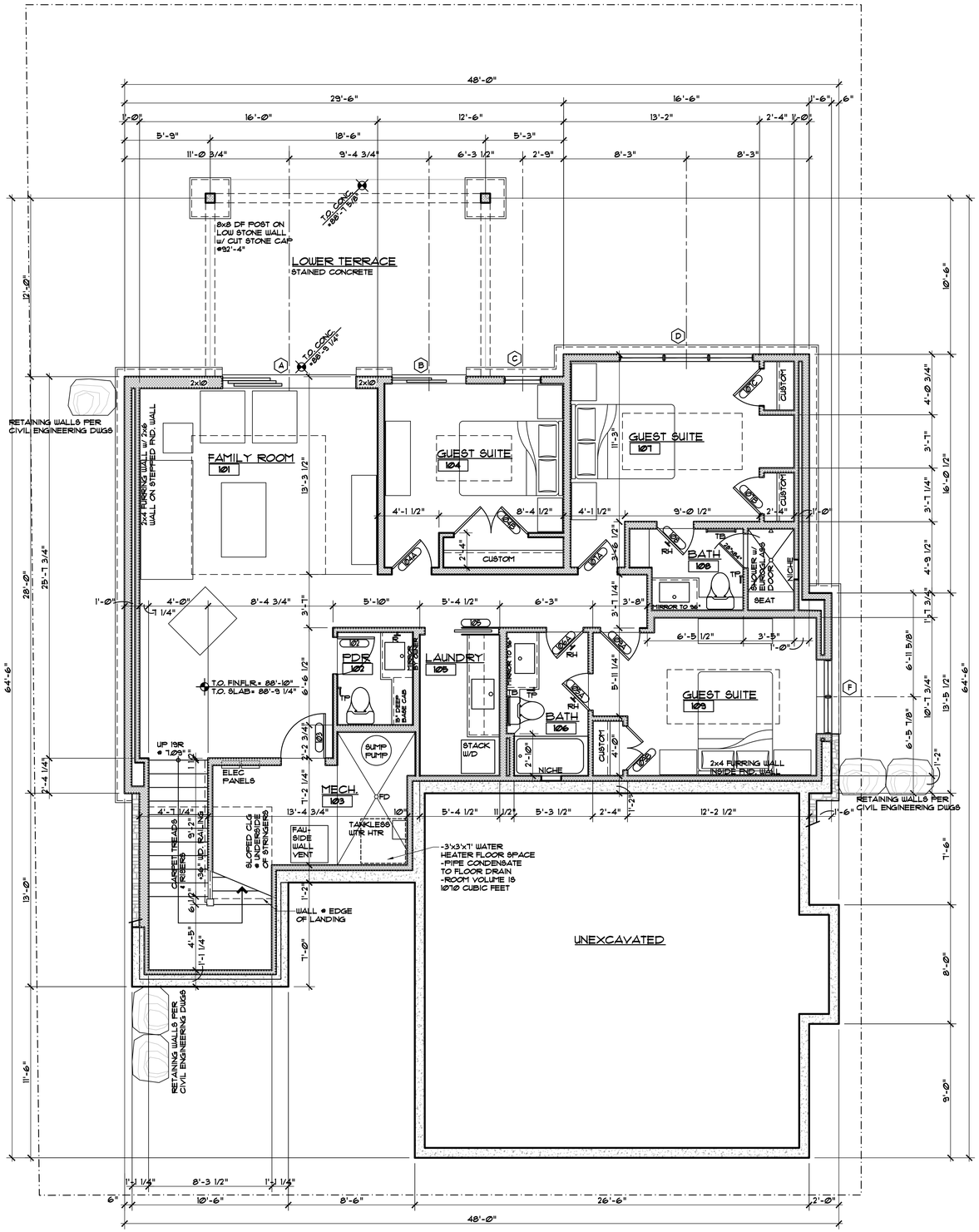
2 L2 SHRUB PLANTING — NOT TO SCALE



3 L2 DECIDUOUS TREE PLANTING — NOT TO SCALE



4 L2 MULCH ARMORED DRIP LINE — NOT TO SCALE



GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE OR CENTER OF POSTS, UNLESS NOTED OTHERWISE.
2. TOP OF WALL HEIGHTS EQUAL TOP OF FLAT PLATE OR LOWER POINT ON BEVELED WALL PLATES.
3. DO NOT SCALE DRAWINGS. NOTIFY ARCHITECT IMMEDIATELY UPON FINDING ANY DISCREPANCIES IN DOCUMENTS.
4. ALL WORK SHALL COMPLY WITH STATE & LOCAL CODES AND ORDINANCES, BE BUILT TO INDUSTRY STANDARDS AND BE PERFORMED TO THE HIGHEST LEVEL OF CRAFTSMANSHIP.
5. VERIFY ALL FINISHED FLOOR THICKNESS FOR DETERMINING MOUNTING HEIGHTS, STAIR CONSTRUCTION, ETC. (3/4" SHOWN ON PLANS MAY VARY).
6. CABINET LAYOUT, APPLIANCE SPECIFICATIONS, AND ELECTRICAL/LOW VOLTAGE REQUIREMENTS & LOCATIONS NEED TO BE VERIFIED BY GENERAL CONTRACTOR PRIOR TO INSTALLATION.
7. FRAMING CONTRACTOR TO PROVIDE BLOCKING FOR ALL SURFACE MOUNTED ACCESSORIES AND SHALL COORDINATE PLACEMENT WITH ON-SITE SUPERVISOR PRIOR TO INSTALLATION.
8. VERIFY ALL VENTING, DUCTWORK, SUPPLY AND RETURN AIR LOCATIONS W/ HVAC CONTRACTOR PRIOR TO COMPLETION OF FRAMING & ELECTRICAL ROUGH-IN. GENERAL CONTRACTOR TO APPROVE ALL LOCATIONS.
9. DROPPED CEILING AND SOFFIT LOCATIONS SHALL BE APPROVED BY ON-SITE SUPERVISOR AND COORDINATED W/ M.E.P. SUB-CONTRACTORS PRIOR TO INSTALLATION.
10. REFER TO WINDOW MANUFACTURER SHOP DRAWINGS FOR EXACT ROUGH OPENINGS FOR ALL DOORS & WINDOWS. NOTIFY ARCHITECT IMMEDIATELY WITH ANY ISSUES REGARDING HEADERS AND/OR POSTING.
11. ALL INTERIOR DRYWALL IS 5/8" GYPSUM BOARD, U.N.O.
12. 5/8" FIBER-REINFORCED GYPSUM PANELS OR FIBER-CEMENT BACKER BOARD SHALL BE INSTALLED IN ALL WET LOCATIONS BEHIND TILE.
13. 5/8" GYPSUM BOARD ON CEILING FRAMING AT 24" O.C. MUST BE INSTALLED PERPENDICULAR TO FRAMING MEMBERS.

LOWER LEVEL PLAN

1/4" = 1'-0"

1,350 SF FINISHED + 115 SF MECHANICAL =1,465 SF TOTAL

DISCLAIMER: ALL PLANS, RENDERINGS, SPECIFICATIONS AND MARKETING MATERIALS ARE SUBJECT TO REVISIONS AND MODIFICATIONS AT DEVELOPERS SOLE DISCRETION DUE TO SITE SPECIFIC GRADING CONDITIONS, AVAILABILITY OF MATERIALS, AVAILABILITY OF LABOR, MANUFACTURER SUPPLY SHORTAGES, AND GOVERNMENTAL AGENCY CHANGES. ALL PLANS AND SPECIFICATIONS ARE SUBJECT TO REVISIONS AND CONDITIONS OF APPROVAL BY THE TOWN OF MINTURN CITY COUNCIL, TOWN OF MINTURN DESIGN REVIEW BOARD, TOWN OF MINTURN BUILDING PERMIT DEPARTMENT AND ALL OTHER APPLICABLE REGULATORY AGENCIES. ARTIST RENDERINGS HAVE BEEN PROVIDED FOR ILLUSTRATIVE AND MARKETING PURPOSES ONLY AND SHOULD NOT BE RELIED UPON AS A BASIS FOR PURCHASING. COLOR, MATERIALS AND DESIGN ELEMENTS ARE SUBJECT TO REFINEMENT AND REVISION WITHOUT NOTICE AT DEVELOPERS SOLE DISCRETION.

EGGERS ARCHITECTURE, INC.
PO BOX 798
KREMMLING, CO 80459
(970) 724-3411
CELL: (970) 409-9790
don.eggers@eggersarchitecture.com

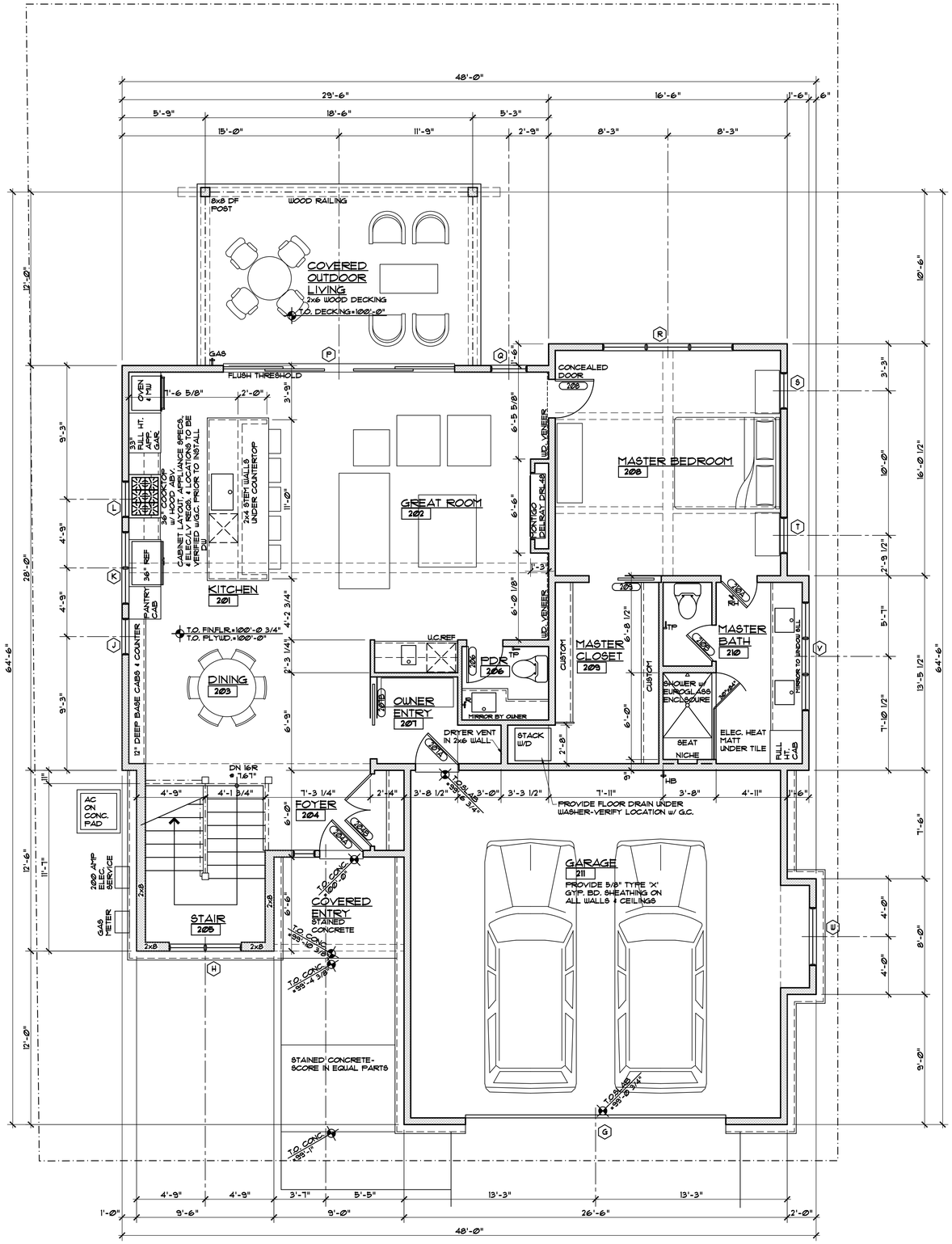
RESORT CONCEPTS
225 MAIN STREET, SUITE C-101
EDWARDS, COLORADO
(970) 926-1720

SORKIN
155 MILES END LANE
LOT 22, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L22

ISSUED #	DATE	BY	COMMENTS
5	2-5-25	DUE	DRB SUBMITTAL SET

A1.1



MAIN LEVEL PLAN

1/4" = 1'-0"

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE OR CENTER OF POSTS, UNLESS NOTED OTHERWISE.
2. TOP OF WALL HEIGHTS EQUAL TOP OF FLAT PLATE OR LOWER POINT ON BEVELED WALL PLATES.
3. DO NOT SCALE DRAWINGS. NOTIFY ARCHITECT IMMEDIATELY UPON FINDING ANY DISCREPANCIES IN DOCUMENTS.
4. ALL WORK SHALL COMPLY WITH STATE & LOCAL CODES AND ORDINANCES, BE BUILT TO INDUSTRY STANDARDS AND BE PERFORMED TO THE HIGHEST LEVEL OF CRAFTSMANSHIP.
5. VERIFY ALL FINISHED FLOOR THICKNESS FOR DETERMINING MOUNTING HEIGHTS, STAIR CONSTRUCTION, ETC. (3/4" SHOWN ON PLANS MAY VARY).
6. CABINET LAYOUT, APPLIANCE SPECIFICATIONS, AND ELECTRICAL/LOW VOLTAGE REQUIREMENTS & LOCATIONS NEED TO BE VERIFIED BY GENERAL CONTRACTOR PRIOR TO INSTALLATION.
7. FRAMING CONTRACTOR TO PROVIDE BLOCKING FOR ALL SURFACE MOUNTED ACCESSORIES AND SHALL COORDINATE PLACEMENT WITH ON-SITE SUPERVISOR PRIOR TO INSTALLATION.
8. VERIFY ALL VENTING, DUCTWORK, SUPPLY AND RETURN AIR LOCATIONS w/ HVAC CONTRACTOR PRIOR TO COMPLETION OF FRAMING & ELECTRICAL ROUGH-IN. GENERAL CONTRACTOR TO APPROVE ALL LOCATIONS.
9. DROPPED CEILING AND SOFFIT LOCATIONS SHALL BE APPROVED BY ON-SITE SUPERVISOR AND COORDINATED W/ M.E.P. SUB-CONTRACTORS PRIOR TO INSTALLATION.
10. REFER TO WINDOW MANUFACTURER SHOP DRAWINGS FOR EXACT ROUGH OPENINGS FOR ALL DOORS & WINDOWS. NOTIFY ARCHITECT IMMEDIATELY WITH ANY ISSUES REGARDING HEADERS AND/OR POSTING.
11. ALL INTERIOR DRYWALL IS 5/8" GYPSUM BOARD, U.N.O.
12. 5/8" FIBER-REINFORCED GYPSUM PANELS OR FIBER-CEMENT BACKER BOARD SHALL BE INSTALLED IN ALL WET LOCATIONS BEHIND TILE.
13. 5/8" GYPSUM BOARD ON CEILING FRAMING AT 24" O.C. MUST BE INSTALLED PERPENDICULAR TO FRAMING MEMBERS.

DISCLAIMER: ALL PLANS, RENDERINGS, SPECIFICATIONS AND MARKETING MATERIALS ARE SUBJECT TO REVISIONS AND MODIFICATIONS AT DEVELOPERS SOLE DISCRETION DUE TO SITE SPECIFIC GRADE REQUIREMENTS, SIZE OF GARAGE DOORS, FINAL MATERIALS, AVAILABILITY OF LABOR, MANUFACTURER SUPPLY SHORTAGES, AND GOVERNMENTAL AGENCY CHANGES. ALL PLANS AND SPECIFICATIONS ARE SUBJECT TO REVISIONS AND CONDITIONS OF APPROVAL BY THE TOWN OF MINTURN CITY COUNCIL, TOWN OF MINTURN DESIGN REVIEW BOARD, TOWN OF MINTURN BUILDING PERMIT DEPARTMENT AND ALL OTHER APPLICABLE REGULATORY AGENCIES. ARTIST RENDERINGS HAVE BEEN PROVIDED FOR ILLUSTRATIVE AND MARKETING PURPOSES ONLY AND SHOULD NOT BE RELIED UPON AS A BASIS FOR PURCHASING. COLOR, MATERIALS AND DESIGN ELEMENTS ARE SUBJECT TO REFINEMENT AND REVISION WITHOUT NOTICE AT DEVELOPERS SOLE DISCRETION.

EGGERS ARCHITECTURE, INC.
PO BOX 798
KREMMLING, CO 80459
(970) 724-3411
CELL: (970) 409-9790
don.eggers@eggersarchitecture.com

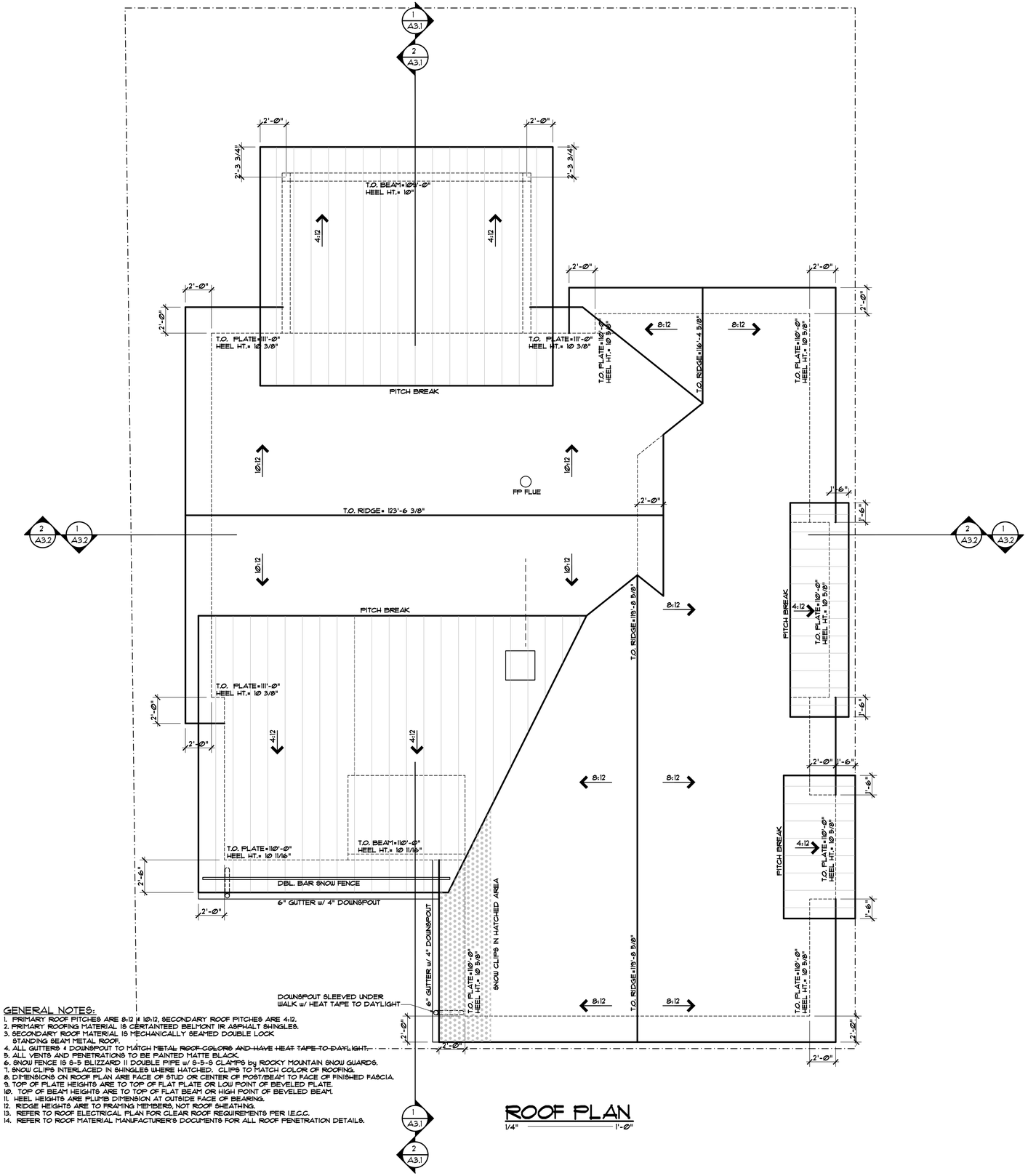
RESORT CONCEPTS
225 MAIN STREET, SUITE C-101
EDWARDS, COLORADO
(970) 926-1720

SORKIN
155 MILES END LANE
LOT 22, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L.22

ISSUED #	DATE	BY	COMMENTS
5	2-5-25		DUE DRB SUBMITTAL SET

A1.2



GENERAL NOTES:

1. PRIMARY ROOF PITCHES ARE 8:12 & 10:12, SECONDARY ROOF PITCHES ARE 4:12.
2. PRIMARY ROOFING MATERIAL IS CERTAINTEED BELMONT IR ASPHALT SHINGLES.
3. SECONDARY ROOF MATERIAL IS MECHANICALLY SEAMED DOUBLE LOCK STANDING SEAM METAL ROOF.
4. ALL GUTTERS & DOWNSPOUT TO MATCH METAL ROOF COLORS AND HAVE HEAT TAPE TO DAYLIGHT.
5. ALL VENTS AND PENETRATIONS TO BE PAINTED MATTE BLACK.
6. SNOW FENCE IS 6-5 BLIZZARD II DOUBLE RAIL w/ 6-5-5 CLAMPS by ROCKY MOUNTAIN SNOW GUARDS.
7. SNOW CLIPS INTERLACED IN SHINGLES WHERE HATCHED. CLIPS TO MATCH COLOR OF ROOFING.
8. DIMENSIONS ON ROOF PLAN ARE FACE OF STUD OR CENTER OF POST/BEAM TO FACE OF FINISHED FASCIA.
9. TOP OF PLATE HEIGHTS ARE TO TOP OF FLAT PLATE OR LOW POINT OF BEVELED PLATE.
10. TOP OF BEAM HEIGHTS ARE TO TOP OF FLAT BEAM OR HIGH POINT OF BEVELED BEAM.
11. HEEL HEIGHTS ARE PLUMB DIMENSION AT OUTSIDE FACE OF BEARING.
12. RIDGE HEIGHTS ARE TO FRAMING MEMBERS, NOT ROOF SHEATHING.
13. REFER TO ROOF ELECTRICAL PLAN FOR CLEAR ROOF REQUIREMENTS PER I.E.C.C.
14. REFER TO ROOF MATERIAL MANUFACTURER'S DOCUMENTS FOR ALL ROOF PENETRATION DETAILS.

ROOF PLAN

1/4" = 1'-Ø"

DISCLAIMER: ALL PLANS, RENDERINGS, SPECIFICATIONS AND MARKETING MATERIALS ARE SUBJECT TO REVISIONS AND MODIFICATIONS AT DEVELOPERS SOLE DISCRETION DUE TO SITE SPECIFIC GRADING CONDITIONS, AVAILABILITY OF MATERIALS, AVAILABILITY OF LABOR, MANUFACTURER SUPPLY SHORTAGES, AND GOVERNMENTAL AGENCY CHANGES. ALL PLANS AND SPECIFICATIONS ARE SUBJECT TO REVISIONS AND CONDITIONS OF APPROVAL BY THE TOWN OF MINTURN CITY COUNCIL, TOWN OF MINTURN DESIGN REVIEW BOARD, TOWN OF MINTURN BUILDING PERMIT DEPARTMENT AND ALL OTHER APPLICABLE REGULATORY AGENCIES. ARTIST RENDERINGS HAVE BEEN PROVIDED FOR ILLUSTRATIVE AND MARKETING PURPOSES ONLY AND SHOULD NOT BE RELIED UPON AS A BASIS FOR PURCHASING. COLOR, MATERIALS AND DESIGN ELEMENTS ARE SUBJECT TO REFINEMENT AND REVISION WITHOUT NOTICE AT DEVELOPERS SOLE DISCRETION.

EGGERS ARCHITECTURE, INC.
PO BOX 798 KREMMLING, CO 80459
(970) 724-3411 CELL: (970) 409-9790
don.eggers@eggersarchitecture.com

RESORT CONCEPTS
225 MAIN STREET, SUITE C-101
EDWARDS, COLORADO
(970) 926-1720

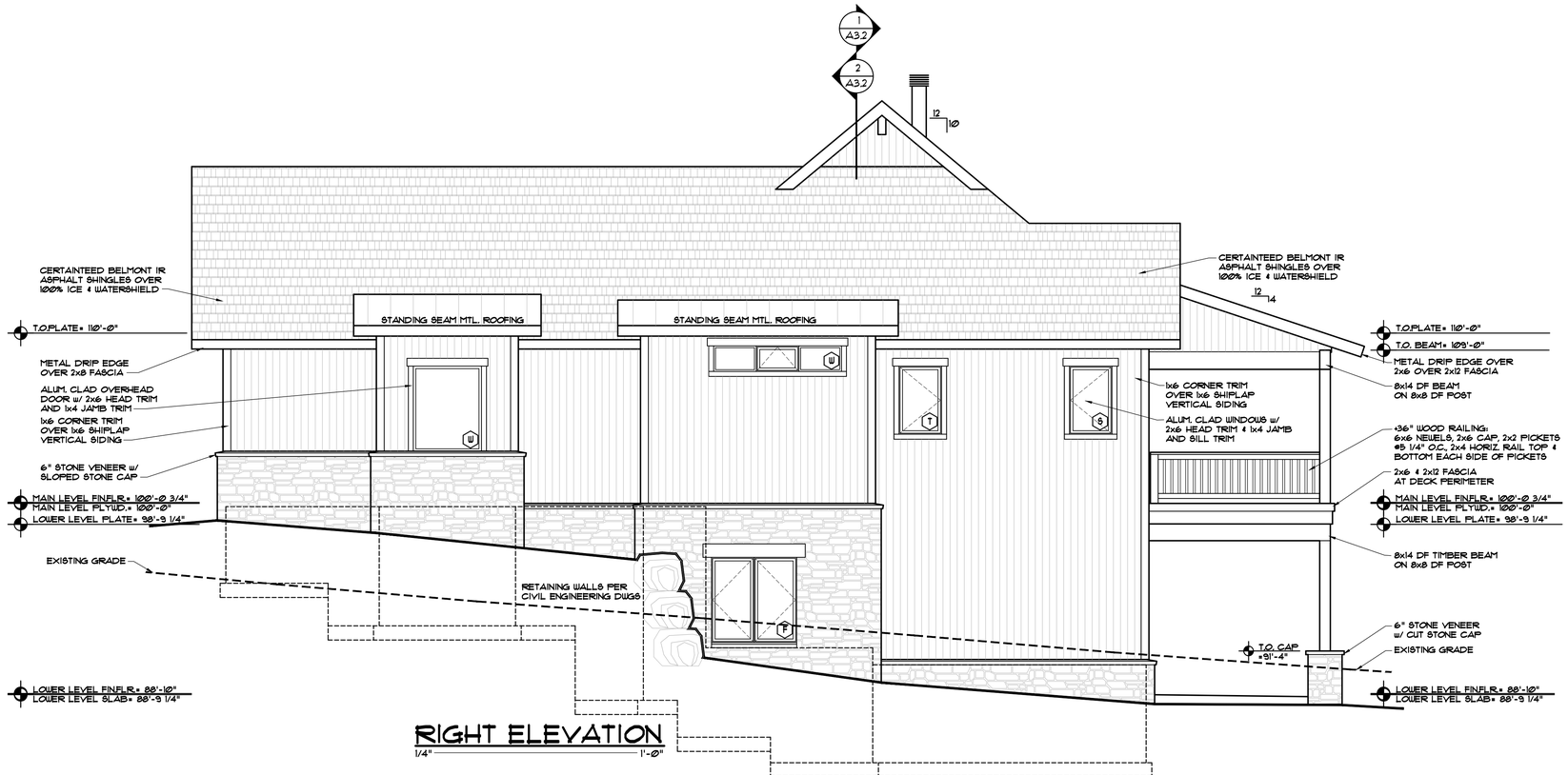
SORKIN
155 MILES END LANE
LOT 22, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L22

ISSUED

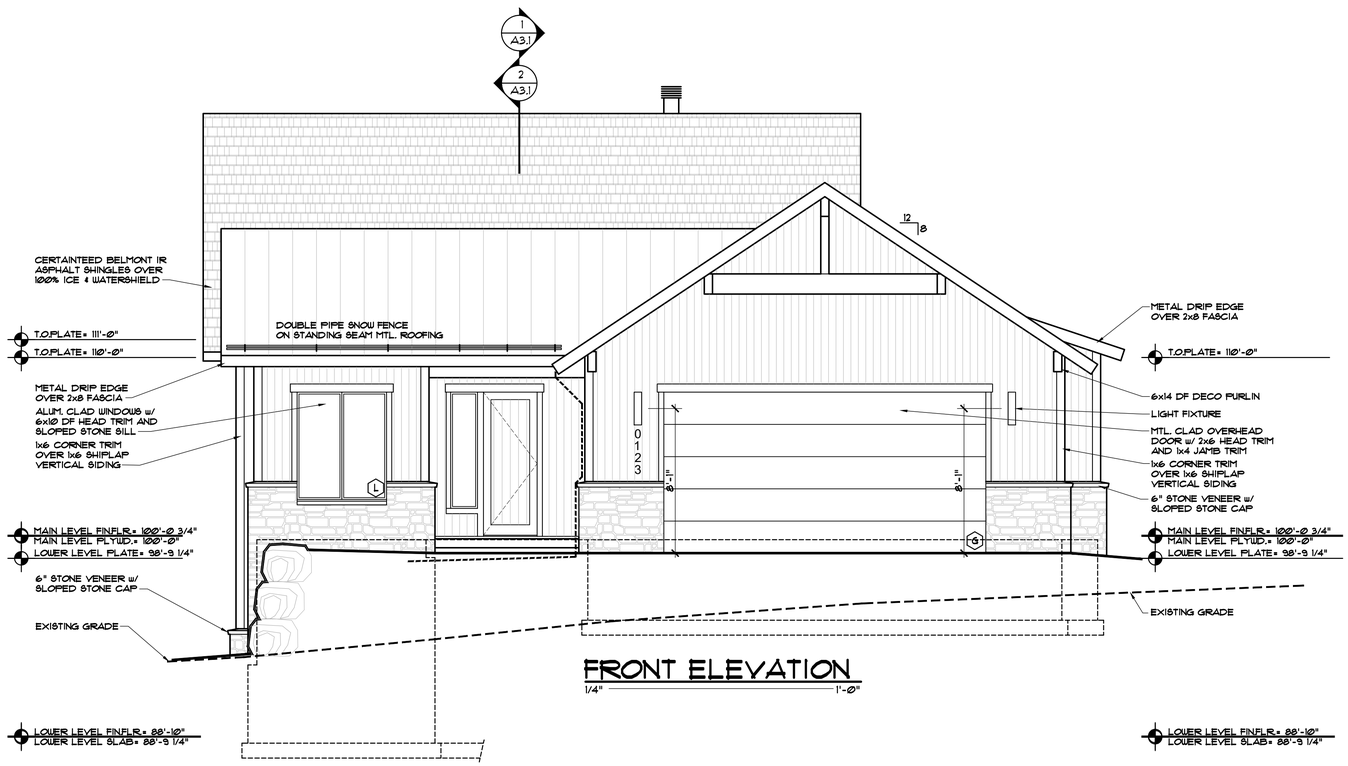
#	DATE	BY	COMMENTS
5	2-5-25	DUE	DRB SUBMITTAL SET

A1.3



RIGHT ELEVATION

1/4" = 1'-0"



FRONT ELEVATION

1/4" = 1'-0"

DISCLAIMER: ALL PLANS, RENDERINGS, SPECIFICATIONS AND MARKETING MATERIALS ARE SUBJECT TO REVISIONS AND MODIFICATIONS AT DEVELOPERS SOLE DISCRETION DUE TO SITE SPECIFIC GRADING CONDITIONS, AVAILABILITY OF MATERIALS, AVAILABILITY OF LABOR, MANUFACTURER SUPPLY SHORTAGES, AND GOVERNMENTAL AGENCY CHANGES. ALL PLANS AND SPECIFICATIONS ARE SUBJECT TO REVISIONS AND CONDITIONS OF APPROVAL BY THE TOWN OF MINTURN CITY COUNCIL, TOWN OF MINTURN DESIGN REVIEW BOARD, TOWN OF MINTURN BUILDING PERMIT DEPARTMENT AND ALL OTHER APPLICABLE REGULATORY AGENCIES. ARTIST RENDERINGS HAVE BEEN PROVIDED FOR ILLUSTRATIVE AND MARKETING PURPOSES ONLY AND SHOULD NOT BE RELIED UPON AS A BASIS FOR PURCHASING. COLOR, MATERIALS AND DESIGN ELEMENTS ARE SUBJECT TO REFINEMENT AND REVISION WITHOUT NOTICE AT DEVELOPERS SOLE DISCRETION.

EGGERS
ARCHITECTURE, INC.
PO BOX 798
KREMMLING, CO 80459
(970) 724-3411
CELL: (970) 409-9790
don.eggers@eggersarchitecture.com

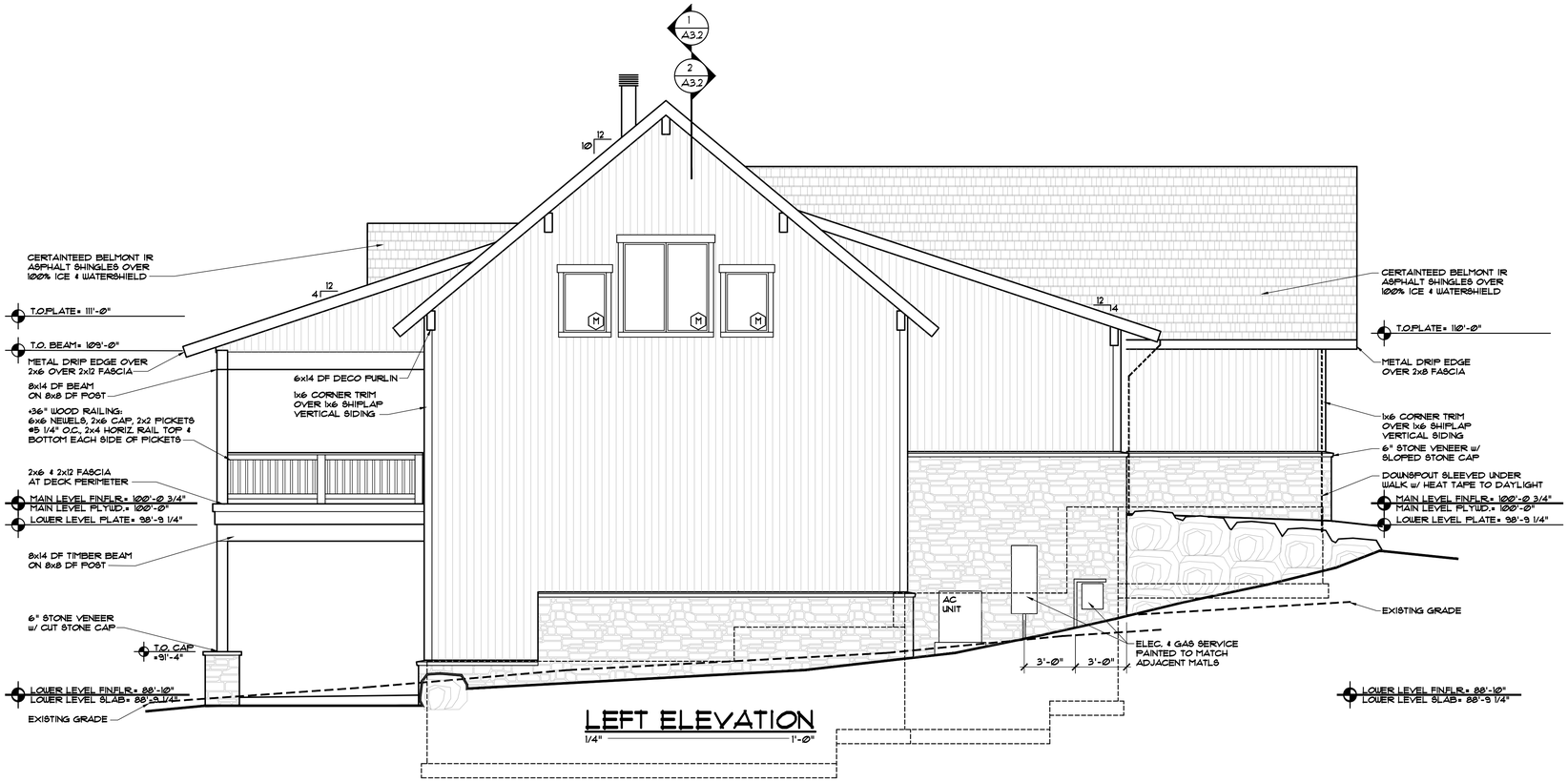
RESORT CONCEPTS
225 MAIN STREET, SUITE C-101
EDWARDS, COLORADO
(970) 926-1720

SORKIN
155 MILES END LANE
LOT 22, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L22

ISSUED				
#	DATE	BY	COMMENTS	
5	2-5-25			DRB SUBMITTAL SET

A2.1



LEFT ELEVATION

1/4" = 1'-0"

REAR ELEVATION

1/4" = 1'-0"

DISCLAIMER: ALL PLANS, RENDERINGS, SPECIFICATIONS AND MARKETING MATERIALS ARE SUBJECT TO REVISIONS AND MODIFICATIONS AT DEVELOPERS SOLE DISCRETION DUE TO SITE SPECIFIC GRADING CONDITIONS, AVAILABILITY OF MATERIALS, AVAILABILITY OF LABOR, MANUFACTURER SUPPLY SHORTAGES, AND GOVERNMENTAL AGENCY CHANGES. ALL PLANS AND SPECIFICATIONS ARE SUBJECT TO REVISIONS AND CONDITIONS OF APPROVAL BY THE TOWN OF MINTURN CITY COUNCIL, TOWN OF MINTURN DESIGN REVIEW BOARD, TOWN OF MINTURN BUILDING PERMIT DEPARTMENT AND ALL OTHER APPLICABLE REGULATORY AGENCIES. ARTIST RENDERINGS HAVE BEEN PROVIDED FOR ILLUSTRATIVE AND MARKETING PURPOSES ONLY AND SHOULD NOT BE RELIED UPON AS A BASIS FOR PURCHASING. COLOR, MATERIALS AND DESIGN ELEMENTS ARE SUBJECT TO REFINEMENT AND REVISION WITHOUT NOTICE AT DEVELOPERS SOLE DISCRETION.

EGGERS ARCHITECTURE, INC.
PO BOX 798
KREMMLING, CO 80459
(970) 724-3411
CELL: (970) 409-9790
don.eggers@eggersarchitecture.com

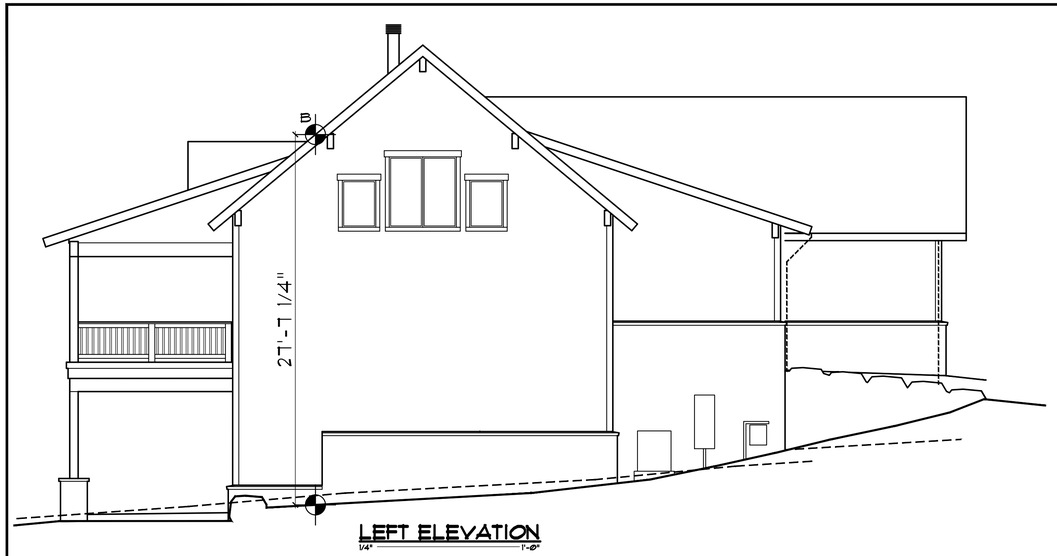
RESORT CONCEPTS
225 MAIN STREET, SUITE C-101
EDWARDS, COLORADO
(970) 926-1720

SORKIN
155 MILES END LANE
LOT 22, MINTURN NORTH
MINTURN, COLORADO

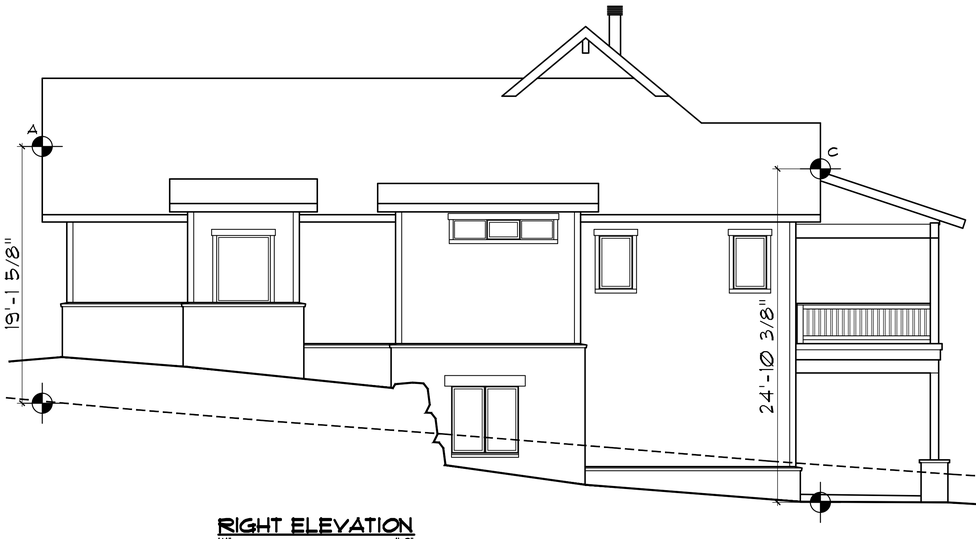
PROJECT NO: 2412-22 L22

ISSUED #	DATE	BY	COMMENTS
5	2-5-25	DUE	DRB SUBMITTAL SET

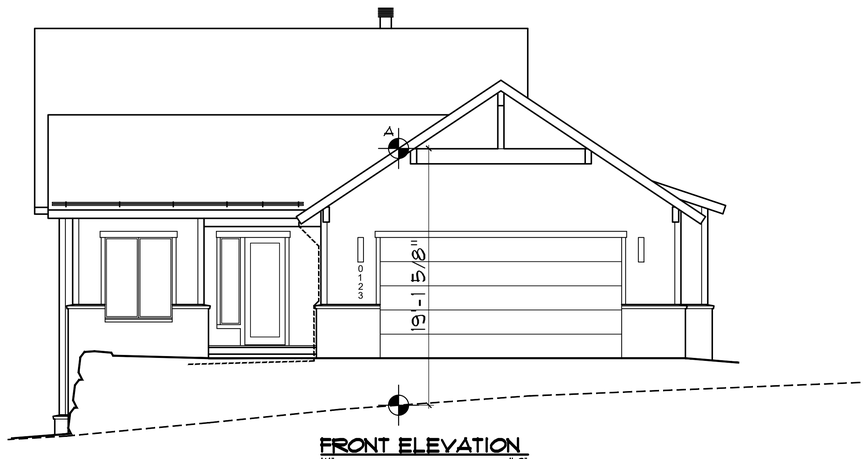
A2.2



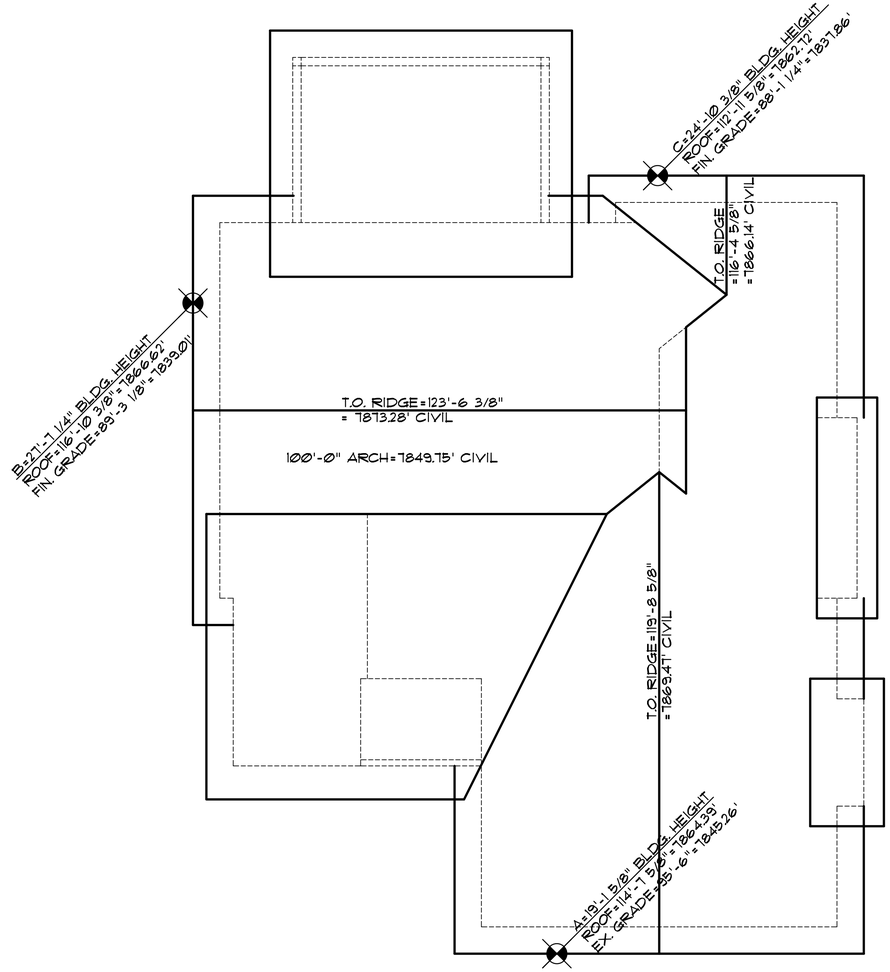
LEFT ELEVATION
1/4" = 1'-0"



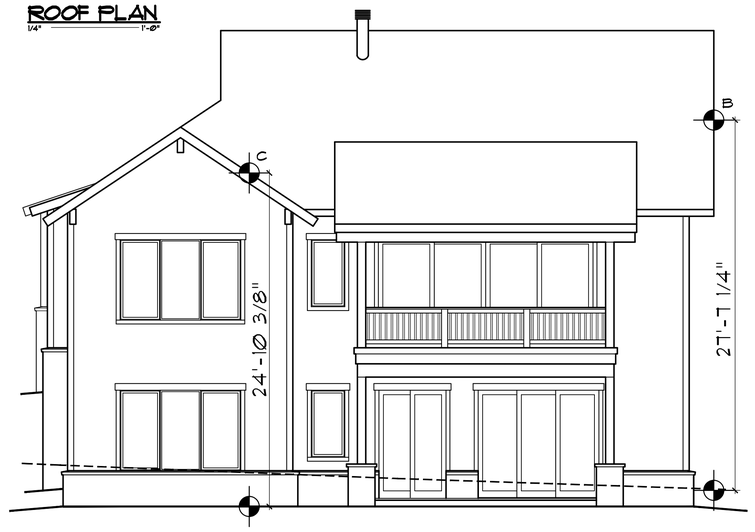
RIGHT ELEVATION
1/4" = 1'-0"



FRONT ELEVATION
1/4" = 1'-0"



ROOF PLAN
1/4" = 1'-0"



REAR ELEVATION
1/4" = 1'-0"

DISCLAIMER: ALL PLANS, RENDERINGS, SPECIFICATIONS AND MARKETING MATERIALS ARE SUBJECT TO REVISIONS AND MODIFICATIONS AT DEVELOPERS SOLE DISCRETION DUE TO SITE SPECIFIC GRADING CONDITIONS, AVAILABILITY OF MATERIALS, AVAILABILITY OF LABOR, MANUFACTURER SUPPLY SHORTAGES, AND GOVERNMENTAL AGENCY CHANGES. ALL PLANS AND SPECIFICATIONS ARE SUBJECT TO REVISIONS AND CONDITIONS OF APPROVAL BY THE TOWN OF MINTURN CITY COUNCIL, TOWN OF MINTURN DESIGN REVIEW BOARD, TOWN OF MINTURN BUILDING PERMIT DEPARTMENT AND ALL OTHER APPLICABLE REGULATORY AGENCIES. ARTIST RENDERINGS HAVE BEEN PROVIDED FOR ILLUSTRATIVE AND MARKETING PURPOSES ONLY AND SHOULD NOT BE RELIED UPON AS A BASIS FOR PURCHASING. COLOR, MATERIALS AND DESIGN ELEMENTS ARE SUBJECT TO REFINEMENT AND REVISION WITHOUT NOTICE AT DEVELOPERS SOLE DISCRETION.

EGGERS
ARCHITECTURE, INC.
PO BOX 798
KREMMLING, CO 80459
(970) 724-3411
CELL: (970) 409-9790
don.eggers@eggersarchitecture.com

RESORT CONCEPTS
225 MAIN STREET, SUITE C-101
EDWARDS, COLORADO
(970) 926-1720

SORKIN
155 MILES END LANE
LOT 22, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L22

ISSUED #	DATE	BY	COMMENTS
5	2-5-25	DUE	DRB SUBMITTAL SET

BH1

Minturn Planning Department
Minturn Town Center
302 Pine Street
Minturn, Colorado 81645

Minturn Planning Commission
Chair – Lynn Teach
Jeff Armistead
Michael Boyd
Amanda Mire
Eric Rippeth
Darell Wegert

Design Review Board Hearing

Final Plan Review for New Home

0083 Miles End Lane

Hearing Date:	March 26, 2025
File Name and Process:	Single-Family Residence Final Plan Review
Owner/Applicant:	Axel & Stacy Wilhelmsen
Representative:	Taylor Hermes & Rick Hermes, Minturn North Construction Company
Legal Description:	Subdivision: MINTURN NORTH PUD Lot: 27
Address:	0083 Miles End Lane
Zoning:	Game Creek Character Area – Minturn North PUD Zone District
Staff Member:	Madison Harris, Planner I
Recommendation:	**Approval**

Staff Report

I. Summary of Request:

The Applicants, Axel and Stacy Wilhelmsen, request Final Plan review of a new, four-bedroom, 4,396 (gross) square foot single-family residence located at 0083 Miles End Lane in the Game Creek Minturn North PUD Zone District. The Applicant's representatives, Taylor Hermes and Rick Hermes of the Minturn North Construction Company, have been proactive in meeting with Town staff prior to submitting plans for a new home and have provided a relatively complete and thorough set of site, landscaping, and architectural plans.

Proposed Plans
The plans show a two-story, four-bedroom structure with a maximum building height - measured to the midpoint of the roof – of 26 feet and 11 and 3/8 inches, under the maximum allowable 28-foot limit within the Game Creek Minturn North PUD Zone District.

Additionally, the massing, forms, and scale of the proposed structure, as well as proposed exterior materials, textures and detailing also appear to achieve the design objectives of Appendix B – *Design Guidelines and Standards,* Minturn Municipal Code.

Parking is adequate, with six off-street spaces, three of which are provided within the garage and three in front of the garage. The plans show the lower level with three bedrooms and family room, and the main level has the master suite, garage, and primary living area.

According to staff's analysis of development standards and dimensional limitations in Section III below the project appears to meet the Town's standards.

Overall, staff believes that the Applicants and their representative have provided a complete, detailed set of plans necessary to complete a thorough final plan review.

As a reminder, the Planning Commission has the option to review the proposal as a "conceptual" plan review if the Commission feels that the plans are *not* sufficient or are in need of revisions and additional review prior to final plan approval; or the Commission may take action to approve, approve with conditions, or deny the Final Plans.

Staff is **recommending approval**.

II. Summary of Process and Code Requirements:

These plans are being presented by the Applicant as "Final Plan" level of review for a new single-family residential structure on a legally created lot within the Town of Minturn. This is a formal hearing providing the Applicant and staff the opportunity to discuss the proposal with the Planning Commission, acting as the Design Review Board, and to address the DRB's concerns or feedback regarding suggested revisions to the project.

If the DRB feels that the plans are complete, appropriate, and meet the intent and purposes of the Minturn Municipal Code, Chapter 16, the DRB has the option to take final action to approve the plans without conditions, or to approve with specific conditions and giving the Applicant and staff clear direction on any recommended revisions, additions or updates to the plans.
No variances are required or requested at this time.

Design Review Process
Appendix 'B' of the Minturn Municipal Code, Section 16-21-615 - *Design Review Applications,* subsection "d" below outlines the criteria and findings necessary for DRB review and approval of all new, major development proposals:

(d) Administrative procedure.

(1) Upon receipt of a completed and proper application, the application for Design Review will be scheduled for a public hearing. The hearing will be conducted in accordance with the procedures set forth in this Chapter.

(2) Criteria and findings. Before acting on a Design Review application, the Planning Commission, acting as the Design Review Board (DRB), shall consider the following factors with respect to the proposal:

a. The proposal's adherence to the Town's zoning regulations.
b. The proposal's adherence to the applicable goals and objectives of the Community Plan.
c. The proposal's adherence to the Design Standards.

(3) Necessary findings. The Design Review Board shall make the following findings before approving a Design Review application:

a. That the proposal is in conformance with the Town zoning regulations.
b. That the proposal helps achieve the goals and objectives of the Community Plan.
c. That the proposal complies with the Design Standards.

Staff suggests that the final plans for 0083 Miles End Lane meet or can be revised to meet the required findings 'a,' 'b,' and 'c' or subparagraph 3 – *Necessary findings*.

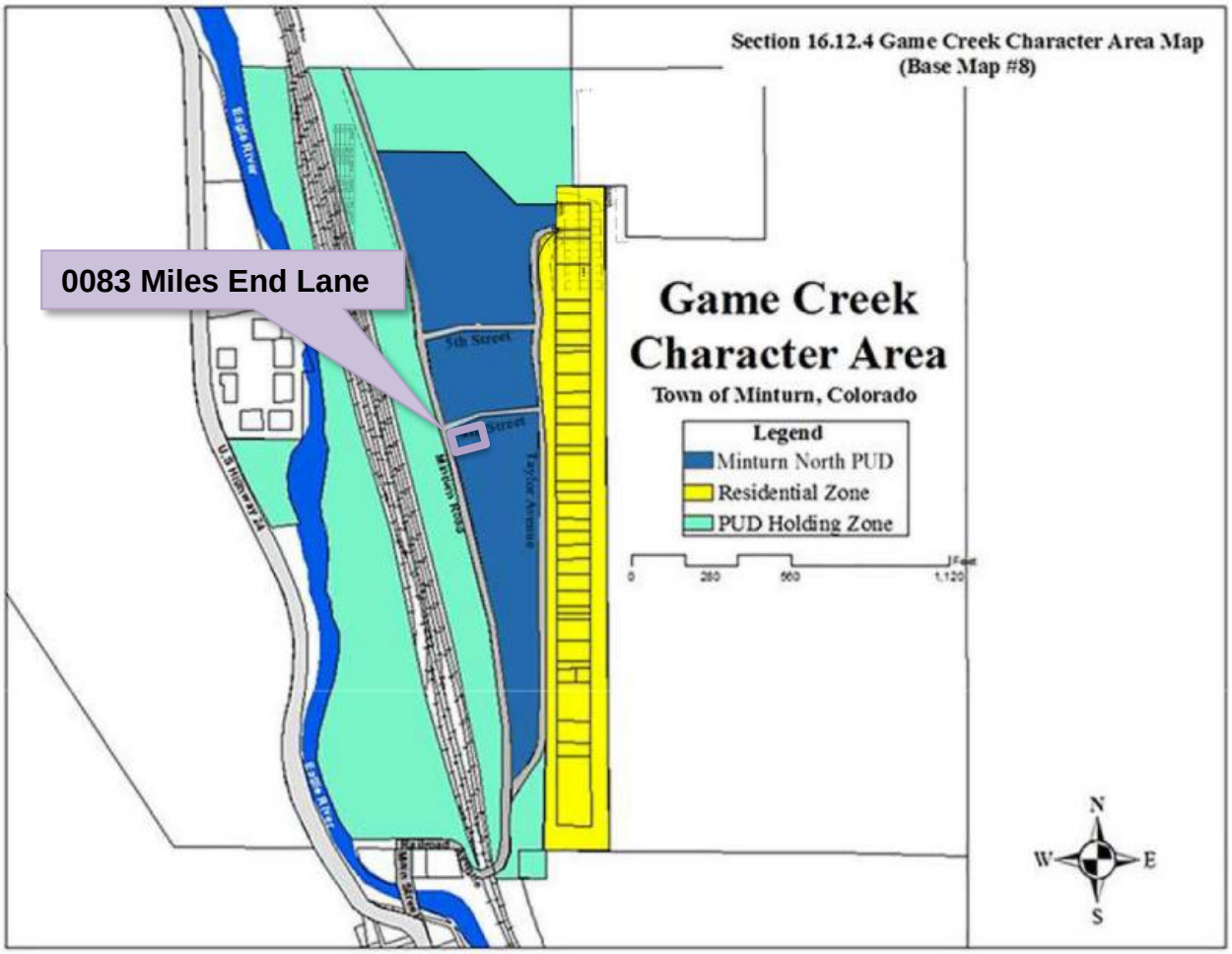
III. Zoning Analysis:

Zoning
The subject property is located within the "Game Creek Character Area" Minturn North PUD Zone District Planning Area 1 (PA-1), described as follows:

> *"The primary intent of this Planning Area is to create a market rate single-family residential use zone surrounded by common area and open space."*
> *- Ordinance No. 15 – Series 2023 Minturn North PUD Guide*

Rest of page left intentionally blank

Figure 1: Game Creek Character Area Zoning Map



Dimensional Limitations and Development Standards

The following table summarizes the lot, development and dimensional standards and limitations applicable to the subject property pursuant the approved Final Development Plan for the Minturn North PUD.

Regulation	Allowed/Required	Proposed/Existing
Minimum Lot Area:	8,668.44 sq. ft.	8,668.44 sq. ft. (.199 ac.)
Maximum Building Height:	28 feet	26 feet –11 3/8 inches
Minimum Front Setback:	20 feet	20 feet
Minimum Side Setback:	5 feet	5+ feet*
Minimum Rear Setback:	10 feet	10+ feet*

Maximum Lot Coverage:	50% (4,334.22 sq. ft.)	3,154 sq. ft. (36.38%) Proposed
Maximum Impervious Coverage:	60% (5,201.06 sq. ft.)	3,969 sq. ft. (45.79%) Proposed
Minimum Snow Storage Area:	5% of Lot Area (8,668.44 sq. ft. x .05 = 433.42 sq. ft.)	602 sq. ft.
Parking:	4 spaces	6 spaces

** Note: Ord. 15 – Series 2023 which codifies the Minturn North PUD Guide requires 15 foot setbacks from Minturn Road ROW and Fourth Street ROW which this application adheres to.*

IV. Applicable Standards and Design Guideline Criteria:

Design
In addition to the development standards listed above, the following general design principles are provided for reference.

Final Site, Grading and Drainage Design
The Minturn Design Guidelines encourage designs that integrate or account for site topography and existing conditions, surrounding conditions, solar orientation, placement on lots relative to streets and natural features, snow storage and snow shed from roof structures.

Mass and Form
The following excerpt from the Design Guidelines is applicable to the proposed home design:

"c. Massing and Scale

> *"**A simple central form with additive features shall be designed. This style creates visual interest and is appropriate for the community due to its compatibility with existing structures. Buildings and improvements should complement, rather than overpower, the adjacent natural and built environment.** Homes are encouraged to be sheltering in nature, with consistent setbacks from the street with prominent porches or overhanging eaves.*
>
> *"Building mass, form, length and height shall be designed to provide variety and visual interest while maintaining a scale that is similar or compatible to adjacent structures."*
> *-Town of Minturn Design Guidelines*

Staff Response:

Staff believes that the design and scale of the proposed structure incorporates a simple central form with additive features and is complementary to adjacent residential structures and character on nearby parcels. Staff further suggests that the scale of the project is appropriate and will not overpower surrounding natural and built environments. Proposed roof forms and pitches, materials and textures are compatible and complementary to the surrounding built and natural environments.

V. Items of Note:

Staff has flagged no issues.

VI. Staff Recommendation:

Staff suggests that the Final Plans for 0083 Miles End Lane generally **comply** with or exceed the applicable provisions and/or minimum standards of Chapter 16 and the Town of Minturn Design Standards (Appendix 'B') of the Minturn Town Code.

Staff is **recommending approval** of the plans.

Inter-Mountain ENGINEERING
Civil Engineers & Surveyors

March 2, 2025

Madison Harris
Town of Minturn Planner
PO Box 309
Minturn, CO 81645

Re: 83 Miles End Lane
Lot 27, Minturn North PUD
DRB submittal Review
Project No. 24-0001

Dear Madison:

We reviewed the plans entitled *"A. Wilhelmsen Residence; 83 Miles End Lane Lot 27, Minturn North, Minturn Colorado"* dated February 18, 2025, by Eggers Architecture Inc. (Plans) included in the DRB application for 83 Miles End Lane. Our review was for compliance with the engineering requirements of Section 16-21-615: Design Review applications of the Minturn Municipal Code (MMC).

MMC Section 16-21-615 Section C:

Section (C) (2) Boundary Survey:
Paragraphs a through e:
"Final Plat: Minturn North PUD" recorded March 4, 2024 (Reception No. 202402234) has been included as the Boundary Survey. This plat and associated title commitment were reviewed by the Town and the Plat is suitable as the Boundary Survey in this application.

Paragraphs f through l:
Sheet C.5 of the *"Minturn North PUD Overall Grading and Drainage Plan; Construction Plan Set 5/1/24"* prepared by Boundaries Unlimited Inc. is included in the application. The Town issued a Grading Permit based on the Construction Plan Set and Sheet C.5 shows the grading and utilities underway at Minturn North. This plan reflects the basis for design, and fulfills the requirements of Paragraphs f through i.

Section (C) (3) Site Plan:

a. Sheet C1 of the Plans *"Lot 27 Minturn North PUD; Site Grading and Drainage Plan"* dated February 10, 2025, by Boundaries Unlimited presents the proposed site plan and fulfills Site Plan requirements.
b. Sheet BH1 provides Building height information necessary for Planning Staff review.

Madison Harris
Re: 83 Miles End Lane
DRB submittal Review
Project No. 24-0001

Section (C) (4) Grading & Drainage Plan:
Sheet C1 of the Plans "*Lot 27 Minturn North PUD; Site Grading and Drainage Plan"* dated February 10, 2025, by Boundaries Unlimited presents the proposed site grading and drainage and fulfills Grading and Drainage Plan requirements.

Review by Inter-Mountain Engineering is for general conformance with Minturn Municipal Code requirements and is not a peer review. Review by Inter-Mountain Engineering in no way relieves any responsibilities of design professionals associated with the project. Please feel free to contact us if you have additional questions.

Respectfully,
Inter-Mountain Engineering (Town Engineer)

Jeffery M. Spanel PE

CC: Michelle Metteer, Scot Hunn

DESIGN REVIEW APPLICATION

TOWN OF MINTURN PLANNING AND ZONING DEPARTMENT
P.O. Box 309 302 Pine Street Minturn, Colorado 81649-0309
Phone: 970-827-5645 Fax: 970-827-5545 Email: planner1@minturn.org

Project Name:

Minturn North – Wilhelmsen Residence

Project Location

Street Address: 83 Miles End Lane

Zoning:	Parcel Number(s):
Residential	2103-262-30-031

Application Request:

Design review of new single-family home

Applicant:

Name: Taylor Hermes & Rick Hermes – Minturn North Construction Company, LLC

Mailing Address: PO Box 2633 Edwards, CO 81632

Phone:	Email:
970-926-1720	THermes@ResortConceptsCO.com

Property Owner:

Name: Axel & Stacy Wilhelmsen

Mailing Address: 201 E GORE CREEK DR. VAIL, CO 81657-4520

Phone:	Email:
970-390-2935 (Axel)	AW@AxelsLtd.com / SLSWilhelmsen@gmail.com

Required Information:

Lot Size:	Type of Residence (Single Family, ADU, Duplex)	# of Bedrooms	# On-site Parking Spaces
0.199 acres	SFH	4	6
# of Stories:	**Snow storage sq ft:**	**Building Footprint sq ft:**	**Total sq ft Impervious Surface:**
2	602	3,154	3,969

Signature:

4/25

Fee Paid:_____ **Date Received:**_____ **Planner:**_____

DESIGN REVIEW APPLICATION

SUBMITTAL CHECKLIST REQUIREMENTS
(TO BE INCLUDED WITH APPLICATION)

Applicant	Staff	
☑	☐	**Application Fee** (Non-Refundable application fee shall be collected)
		• Design Review Board - $200.00
☑	☐	**Letter of Intent**
		-- What is the purpose of the project including;
☑	☐	• Relevant Background
☑	☐	• Current Status of the Site
☑	☐	• All Proposed Uses and Structures
☑	☐	• How the Proposal Differs from what already exists
☑	☐	• Information regarding Easements or Dedicated Tracts, etc.
☑	☐	**Vicinity Map**
		-- Directional Map indicating how to get to the Property involved in the request.
☑	☐	• Zoning of Property
☑	☐	**Site Plan showing Precise Nature of the Proposed Use –**
☑	☐	**To Scale**
☑	☐	• Scaled Drawings of Proposed Design of Structure
☑	☐	○ Plan View and Sections
☑	☐	• Building Heights – all 4 directions N/S/E/W
☑	☐	• topography
☑	☐	• Building Location and impervious coverage
☑	☐	• Setbacks
☑	☐	• Ordinary High Water Mark determined by the Town Engineer and paid for by Applicant
☑	☐	• Parking Plan
☑	☐	• Traffic Circulation
☑	☐	○ Location and Width of Existing and Proposed Access Points
☑	☐	○ Location of Existing Driveways and Intersections
☑	☐	• Landscaped Area – Plan including existing and proposed vegetation.
☑	☐	• Approximate Location of Existing Wooded Areas and Rock Outcrops
☑	☐	• Location and Type of Existing and Proposed Easements
☑	☐	• Utility Easements
☑	☐	• Drainage Features
☑	☐	• Snow Storage areas expressed in square feet as a percentage of the overall site area
☑	☐	**Preliminary Building Plans and Elevations**
☑	☐	• Indicates Dimensions
☑	☐	• General Appearance
☑	☐	• Scale
☑	☐	• Interior Plan for the Buildings

Elements needed on the Site Plan

- Scale
- North Arrow
- Date Prepared
- Lot Dimensions, Area, Entire Site Acreage

Architecture Details – Materials Board

- Windows – Placement and Color
- Doors – Placement and Color
- Siding – Type and Color
- Roof Material – Type and Color
- Paint Color

Boundary Survey with a stamp and signature of a licensed surveyor

- Date of survey (survey date must be within 6 months of the project application date
- Right-of-way and property lines; including bearings, distances and curve information.
- Labeled ties to existing USGS benchmark.
- Property boundaries to the nearest one-hundredth (.01) of a foot accuracy. Distances and bearings and a basis of bearing must be shown. Show existing pins or monuments found and their relationship to the established corner.
- All existing easements recorded with the County Clerk and Recorder. Include bearings and distances.
- Spot elevations at the edge of asphalt along the street frontage of the property at five-foot intervals, and a minimum of two (2) spot elevations on either side of the lot.
- Topographic conditions at two-foot contour intervals.
- Existing trees or groups of trees having trunks with diameters of four (4) inches or more.
- Rock outcroppings and other significant natural features.
- All utility meter locations, including any pedestals on site or in the right-of-way adjacent to the site and the exact location of existing utility sources.
- Environmental hazards where applicable (i.e., rock fall, wetlands and floodplain).
- Watercourse setbacks, if applicable. Show centerline and edge of stream or creek in addition to the required stream setback from the ordinary high water mark.

Grading and Drainage Plan

- Existing contours. Existing two-foot contours must be provided for all disturbed areas. Contours for undisturbed areas must be shown when drainage in those areas impacts the disturbed area.
- Proposed contours. Proposed two-foot contours for all disturbed areas must be shown and must demonstrate positive drainage.
- Spot elevations. Show critical spot elevations, as necessary to demonstrate positive drainage and the direction of flow. Finished grade at all building corners must be provided.
- Top-of-foundation elevations. The top-of-foundation elevation must be shown on the plan and must be consistent with the foundation plan. For buildings on slopes of thirty percent (30%) or greater, elevations for stepped foundation walls must be shown.
- Drainage arrows. Include drainage arrows that show how stormwater will be routed around buildings and where stormwater will exit the property. Stormwater cannot cause damage to any adjacent property. Drainage and erosion control features needed to prevent damage must be included.
- Drainage facilities. Proposed drainage facilities, such as French drains or culverts, must be shown.
- Retaining walls. Retaining wall details are required and must include drainage details. Note top- and bottom-of-wall elevations at each location where the retaining wall steps up or down, and include the tallest point of the retaining wall.

RESORT CONCEPTS
REDEFINING THE RESORT EXPERIENCE

February 17, 2025
Town of Minturn Planning Commission
Attn: Madison Harris

RE: Wilhelmsen Residence
Lot 27 Minturn North – 0083 Miles End Lane, Minturn, CO 81645
Design Review Letter of Intent

Madison:

The attached submittal includes a single-family residence within the Minturn North neighborhood. The home is subject to the Minturn North PUD Guide, Town of Minturn Code and all pertinent documents approved by the Town Council.

Lot 27 is located at 0083 Miles End Lane on a downhill sloping undisturbed vacant lot which drops in elevation approximately 4' through the building envelope. The home has been oriented facing west, parallel to the building envelope lines to maximize the site's primary view facing Meadow Mountain. The home has been designed as a patio residence due to the gently sloping topography. The architectural style is a mix of gable forms and low pitch shed roofs to create a composition of forms rather than a single massive structure. Overall, the structure has been nestled into the topography to balance the entry elevation with the west facing patio elevation of the home.

The home exterior is a balanced mix of stone and stucco with appropriate architectural detailing which enhances the mountain vernacular. The landscaping Is Intentionally minimal In-keeping with the intent of the approved Minturn North PUD.

Should you have any questions or need clarifications, please don't hesitate to contact me.

Sincerely,

Taylor Hermes
512.468.3012

Terraces & Walkways
Stained Concrete

Exterior Stone
Colorado Buff

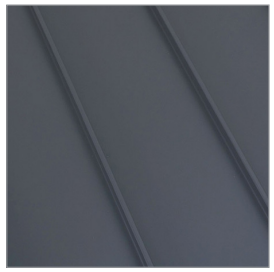
Beams, Fascia & Deck
Color: Custom Stain

Siding & Soffits
Sutcco
Color: Custom Stain

Wood Columns per Plan
Color: Custom Stain

Railing
Glass Panels with Metal Posts

Roofing
Mfg: Davinci Multi-Width Shake
Color: Black Oak



Roofing
Standing Seam Metal
Color: Dark Gray

Garage Door
9'-0" x 18'-0" Insulated Wood
Color: Custom Stain

Windows and Doors
Mfg: Sierra Pacific
Color: Black

Exterior Lighting
Mfg: Hinkley Mist 22" Sconce
Color: Black

Entry Door
Solid Wood
Color: Custom Stain

Entry Door Hardware
Ashley Norton Full Plate with
Helios Interior Lever
Color: Black

All product and design specifications, including, but not limited to, color, finish, model, etc., are for illustrative purposes only and are subject to change without notice.

PERSPECTIVE 1

DISCLAIMER: All plans, renderings, specifications and marketing materials are subject to revisions and modifications at Developers sole discretion due to site specific grading conditions, availability of materials, availability of labor, manufacturer supply shortages, and Governmental Agency changes. All plans and specifications are subject to revisions and conditions of approval by the Minturn North Design Review Board, Town of Minturn City Council, Town of Minturn Design Review Board, Town of Minturn Building Permit Department and all other applicable regulatory agencies. Artist renderings have been provided for illustrative and marketing purposes only and should not be relied upon as a basis for purchasing. Color, materials and design elements are subject to refinement and revision without notice at Developers sole discretion.

MINTURN NORTH - LOT 27

EGGERS ARCHITECTURE, INC

AXIS VU DESIGN

DRB DESIGN REVIEW - 3D VIEWS

FEBRUARY 18, 2025

RESORT CONCEPTS

PERSPECTIVE 2

DISCLAIMER: All plans, renderings, specifications and marketing materials are subject to revisions and modifications at Developers sole discretion due to site specific grading conditions, availability of materials, availability of labor, manufacturer supply shortages, and Governmental Agency changes. All plans and specifications are subject to revisions and conditions of approval by the Minturn North Design Review Board, Town of Minturn City Council, Town of Minturn Design Review Board, Town of Minturn Building Permit Department and all other applicable regulatory agencies. Artist renderings have been provided for illustrative and marketing purposes only and should not be relied upon as a basis for purchasing. Color, materials and design elements are subject to refinement and revision without notice at Developers sole discretion.

MINTURN NORTH - LOT 27

EGGERS ARCHITECTURE, INC

AXIS VU DESIGN

DRB DESIGN REVIEW - 3D VIEWS

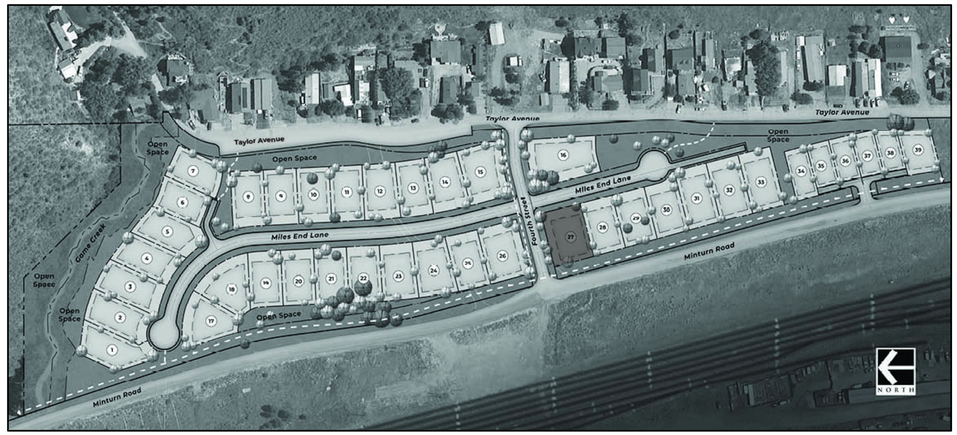
FEBRUARY 18, 2025

RESORT CONCEPTS

A.WILHELMSEN RESIDENCE

83 MILES END LANE
LOT 27, MINTURN NORTH P.U.D.
MINTURN, COLORADO

DRB SUBMITTAL SET FEBRUARY 18, 2025



OWNER'S REPRESENTATIVE
RESORT CONCEPTS
PO BOX 5127
EDWARDS, COLORADO 81632
(970) 926-1720

ARCHITECT
EGGERS ARCHITECTURE, INC
PO BOX 798
KREMMLING, COLORADO 80459
(970) 409-9790

STRUCTURAL ENGINEER
SUNDQUIST DESIGN GROUP
PO BOX 249
TARPON SPRINGS, FLORIDA 34688
(303) 335-6034

LANDSCAPE ARCHITECT
TOMINA TOWNSEND
PO BOX 3000
EDWARDS, COLORADO 81632
(303) 945-5252

CIVIL ENGINEER
BOUNDARIES UNLIMITED, INC.
923 COOPER AVENUE, SUITE 201
GLENWOOD SPRINGS, COLORADO 81601
(970) 945-5252

SURVEYOR
SLAGLE SURVEY SERVICES
PO BOX 751
EAGLE, COLORADO 81631
(970) 471-1499

GEOTECHNICAL ENGINEER
CTL THOMPSON, INC
1790 AIRPORT ROAD, UNIT 2
BRECKENRIDGE, COLORADO 80424
(970) 453-2047

PROJECT INFORMATION:

FLOOR AREA:	FINISHED	MECH	GARAGE	TOTAL
LOWER LEVEL:	1,572 SF	102 SF		1,674 SF
MAIN LEVEL:	1,909 SF		813 SF	2,722 SF
TOTALS:	3,481 SF	102 SF	813 SF	4,396 SF

LOT AREA:	8,668.44 SF		
BUILDING COVERAGE:	3,154 SF	36.38 %	50% ALLOWABLE
IMPERVIOUS COVERAGE:	3,969 SF	45.79%	60% ALLOWABLE

CODE INFORMATION:

JURISDICTION: TOWN OF MINTURN, COLORADO

CODES: 2021 INTERNATIONAL RESIDENTIAL CODE
2021 INTERNATIONAL ENERGY CONSERVATION CODE
+ LOCAL AMENDMENTS

OCCUPANCY: R-3, SINGLE FAMILY RESIDENCE
CONTRUCTION: TYPE V-B, NON RATED
SPRINKLER SYSTEM: NONE

DRAWING SCHEDULE

C COVER
FINAL PLAT MINTURN NORTH P.U.D.
C.4 MINTURN NORTH PUD FINAL GRADING PLAN
C.5 MINTURN NORTH PUD FINAL GRADING PLAN

C1 SITE GRADING, DRAINAGE & EROSION CONTROL PLAN
C2 CIVIL DETAILS
L1 LANDSCAPE PLANTING PLAN
L2 LANDSCAPE SCHEDULES & DETAILS

A1.1 LOWER LEVEL PLAN
A1.2 MAIN LEVEL PLAN
A1.3 ROOF PLAN
A2.1 BUILDING ELEVATIONS
A2.2 BUILDING ELEVATIONS
BH1 BUILDING HEIGHT CALCULATIONS

DISCLAIMER: ALL PLANS, RENDERINGS, SPECIFICATIONS AND MARKETING MATERIALS ARE SUBJECT TO REVISIONS AND MODIFICATIONS AT DEVELOPERS SOLE DISCRETION DUE TO SITE SPECIFIC GRADING CONDITIONS, AVAILABILITY OF MATERIALS, AVAILABILITY OF LABOR, MANUFACTURER SUPPLY SHORTAGES, AND GOVERNMENTAL AGENCY CHANGES. ALL PLANS AND SPECIFICATIONS ARE SUBJECT TO REVISIONS AND CONDITIONS OF APPROVAL BY THE TOWN OF MINTURN CITY COUNCIL, TOWN OF MINTURN DESIGN REVIEW BOARD, TOWN OF MINTURN BUILDING PERMIT DEPARTMENT AND ALL OTHER APPLICABLE REGULATORY AGENCIES. ARTIST RENDERINGS HAVE BEEN PROVIDED FOR ILLUSTRATIVE AND MARKETING PURPOSES ONLY AND SHOULD NOT BE RELIED UPON AS A BASIS FOR PURCHASING. COLOR, MATERIALS AND DESIGN ELEMENTS ARE SUBJECT TO REFINEMENT AND REVISION WITHOUT NOTICE AT DEVELOPERS SOLE DISCRETION.

EGGERS ARCHITECTURE, INC.
PO BOX 798 KREMMLING, CO 80459
(970) 724-3411 CELL: (970) 409-9790
don.eggers@eggersarchitecture.com

RESORT CONCEPTS
225 MAIN STREET, SUITE C-101
EDWARDS, COLORADO
(970) 926-1720

A. WILHELMSEN
0083 MILES END LANE
LOT 27, MINTURN NORTH PUD
MINTURN, COLORADO

PROJECT NO: 2412-22 L.27

ISSUED #	DATE	BY	COMMENTS	DUE
5	2-18-25			DRB SUBMITTAL SET

C

MINTURN TOWN CERTIFICATE

This plat is approved by the town council of the Town of Minturn, County of Eagle, State of Colorado this 1 day of MAR, 2024, for filing with the Clerk and Recorder of the County of Eagle, Colorado, and for conveyance of the dedications shown hereon; subject to the provisions that approval in no way obligates the Town of Minturn for financing or construction of improvements of said lands, streets or easements dedicated to the public, except as specifically agreed to by the Town Council of the Town of Minturn.

WITNESS MY HAND AND THE SEAL OF THE TOWN OF MINTURN
TOWN COUNCIL OF THE TOWN OF MINTURN

BY: ______________ ATTEST: ______________

MAYOR
TOWN OF MINTURN, COLORADO

TOWN CLERK
TOWN OF MINTURN, COLORADO

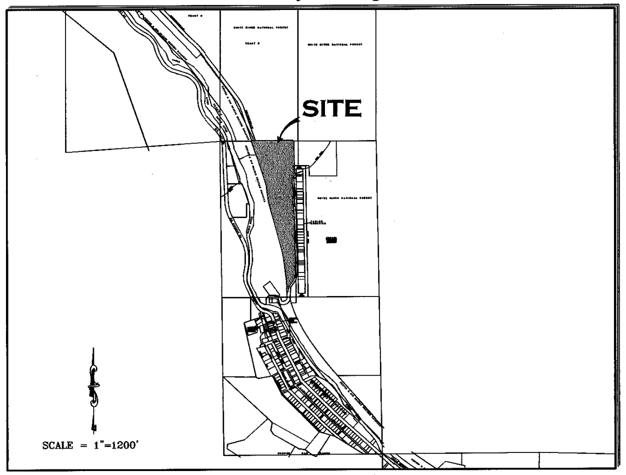
TOWN OF MINTURN, COLORADO SEAL 1904

LAND USE TABLE

LOT	USE	AREA	ADDRESS
1	SINGLE FAMILY	0.196 Acres	0246 Miles End Lane
2	SINGLE FAMILY	0.189 Acres	0236 Miles End Lane
3	SINGLE FAMILY	0.193 Acres	0226 Miles End Lane
4	SINGLE FAMILY	0.181 Acres	0216 Miles End Lane
5	SINGLE FAMILY	0.191 Acres	0206 Miles End Lane
6	SINGLE FAMILY	0.166 Acres	0196 Miles End Lane
7	SINGLE FAMILY	0.158 Acres	0186 Miles End Lane
8	SINGLE FAMILY	0.166 Acres	0176 Miles End Lane
9	SINGLE FAMILY	0.164 Acres	0166 Miles End Lane
10	SINGLE FAMILY	0.164 Acres	0156 Miles End Lane
11	SINGLE FAMILY	0.164 Acres	0146 Miles End Lane
12	SINGLE FAMILY	0.172 Acres	0136 Miles End Lane
13	SINGLE FAMILY	0.157 Acres	0126 Miles End Lane
14	SINGLE FAMILY	0.176 Acres	0112 Miles End Lane
15	SINGLE FAMILY	0.209 Acres	0096 Miles End Lane
16	SINGLE FAMILY	0.263 Acres	0070 Miles End Lane
17	SINGLE FAMILY	0.189 Acres	0243 Miles End Lane
18	SINGLE FAMILY	0.200 Acres	0221 Miles End Lane
19	SINGLE FAMILY	0.165 Acres	0201 Miles End Lane
20	SINGLE FAMILY	0.164 Acres	0185 Miles End Lane
21	SINGLE FAMILY	0.164 Acres	0171 Miles End Lane
22	SINGLE FAMILY	0.166 Acres	0155 Miles End Lane
23	SINGLE FAMILY	0.174 Acres	0141 Miles End Lane
24	SINGLE FAMILY	0.185 Acres	0125 Miles End Lane
25	SINGLE FAMILY	0.166 Acres	0111 Miles End Lane
26	SINGLE FAMILY	0.202 Acres	0095 Miles End Lane
27	SINGLE FAMILY	0.199 Acres	0083 Miles End Lane
28	SINGLE FAMILY	0.160 Acres	0071 Miles End Lane
29	SINGLE FAMILY	0.159 Acres	0057 Miles End Lane
30	SINGLE FAMILY	0.158 Acres	0043 Miles End Lane
31	SINGLE FAMILY	0.178 Acres	0031 Miles End Lane
32	SINGLE FAMILY	0.177 Acres	0017 Miles End Lane
33	SINGLE FAMILY	0.176 Acres	0003 Miles End Lane
34	SINGLE FAMILY	0.103 Acres	0036 Silver Star Trail
35	SINGLE FAMILY	0.103 Acres	0030 Silver Star Trail
36	SINGLE FAMILY	0.103 Acres	0024 Silver Star Trail
37	SINGLE FAMILY	0.103 Acres	0018 Silver Star Trail
38	SINGLE FAMILY	0.099 Acres	0008 Silver Star Trail
39	SINGLE FAMILY	0.129 Acres	0001 Silver Star Trail
Tract B	OPEN SPACE	2.958 Acres	
Tract C	Town Property	0.904 Acres	0052 Minturn Road (Not of PUD)
Tract D	Right of Way	0.966 Acres	Miles End Lane (North)
Tract D1	Right of Way	0.431 Acres	Miles End Lane (South)
Tract E	Open Space	1.220 Acres	
Tract F	Open Space	0.074 Acres	
Tract G	Right of Way	0.030 Acres	Silver Star Trail
Tract H	Right of Way	0.369 Acres	Fourth Street
TOTAL		13.485 ACRES	

ADDRESSES ARE FOR INFORMATIONAL PURPOSES ONLY

FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado



PORTION OF SECTION 26,
TOWNSHIP 5 SOUTH, RANGE 81 WEST, 6th P.M.

GENERAL NOTES AND NOTES FOR CREATED EASEMENTS:

1) The purpose of this Final Plat is to Create various lots with building envelopes, open space areas and tracts, along with easements and Right of Ways, for the purposes described herein, all pursuant to Town of Minturn Land Use Regulations and Colorado Revised Statutes concerning the subdivision of land.

2) Basis of Bearing: N27°04'04" W between monuments marking the C-W 16th Corner and the Northwest Corner Section 26, Township 5 South, Range 81 West, of the 6th P.M., shown and described herein. This bearing is based on the non-recorded stamped Land Survey Plat performed by Eagle Valley Survey and dated August 7, 2018.

3) Survey Date: December, 2022 through July 2023.

4) Legal description, easements and location of boundary lines are based on Old Republic National Title Insurance Company order number no. ABC50050645-9, dated August 03, 2023, Quitclaim Deed recorded December 02, 2014 as Reception No. 201420764 along with plats and survey monumentation referenced hereon (to include the non-recorded stamped Land Survey Plat performed by Eagle Valley Survey and dated August 7, 2018). In regards to items referenced in schedule B II of this title commitment referenced above: Items 1-8, 10, 21, 24, 27 and 30 were not researched by surveyor or found to not contain easement restrictions or other survey or platting related issues.

Item 9 - Pipe easement does not effect this platted parcel, falls in Northeast Quarter of the Northwest Quarter of Sec 26, T5S, R81W.

Item 11&12- Ordinance and Dedication regarding Taylor Avenue. Depicted hereon by eastern Boundary, recorded in Book 248 at Page 178 and Book 248 at Page 452.

Item 13 - 20 foot Sewer Easement, Does not effect this platted Parcel.

Item 14 - Conveyance to State Department of Highways, Does not Effect these platted lands.

Item 15 - Does not effect these Platted lands but references vacation of portions of Taylor Addition to the Town of Minturn.

Item 16 - effects subject parcel as it is an Annexation of property to Town of Minturn recorded in Book 333 at Page 349.

Item 17 & 18- Do not effect subject Parcel.

Item 19 - Conveyance described in Book 687 at Page 268 does not contain any easements not already defined hereon.

Item 20 - Does not effect these Platted lands. (a.k.a. subject parcel)

Item 22 - Public Service Company of Colorado Easement, Reception No. 897924, falls off subject Parcel.

Item 23 - Boundary Agreement recorded as Reception No. 200824177, called out as adjoiner hereon.

Item 25 & 26 - Parcel is subject to Mapping of Piping and Ditches in area of this subject parcel defined in document recorded as Reception No. 201703240, and 201703454 any rights or restrictions and exact location thereof not clear to surveyor from face of documents.

Item 29 - Parcel is subject to 1904 40 foot wide easement for right of way from Denver Rio Grand Railroad to Eagle County, the location of which is not determinable from face of document. This Agreement has is to have been Terminated prior to the Recording of this Plat.

5) These platted lands are subject to:
- The Minturn North P.U.D. Guide recorded as Reception no. 202402232
- The Declarations of Covenants, Conditions, Restrictions and Easements for Minturn North recorded as Reception No. 202402240.
- The non-exclusive Heritage Utility Easement as shown herein on page five (5) - on, over, under, above, across and through those areas designated hereon as "Heritage Utility Easement" as defined in document recorded in the Eagle County Clerk and Recorder's Office as Reception No. 202316489 .

PERTAINING TO HEREON CREATED EASEMENTS:

6) the owner, hereby reserves for themselves their successors and / or assigns the following non-exclusive easements created herein:

a) a non-exclusive utility and drainage easement as shown herein - on, over, under, above, across and through those areas designated hereon as "Utility and Drainage Easement" AND those areas of each lot outside of Building Envelopes, for the purpose of i) the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, including but not limited to waterlines and hydrants, sanitary sewerlines and manholes, telephone lines, cable television lines, gaslines, electrical lines, fiber optic lines, other communication lines and all related structures, together with right of ingress and egress, ii) storm drainage, drainage of water flow from other lands along with the installation, use, repair, replacement, improvement and maintenance of surface drainage structures including but not limited to swales, gutters, ditches, culverts, together with right of ingress and egress thereto.

b) a non-exclusive Utility Easement as shown herein - on, over, under, above, across and through those areas designated hereon as "Utility Easement" for the purpose of the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, including but not limited to waterlines and hydrants, sanitary sewerlines and manholes, telephone lines, cable television lines, gaslines, electrical lines, fiber optic lines, other communication lines and all related structures, together with right of ingress and egress.

c) non-exclusive Access, Utility, and Drainage, Easement - on, over, under, above, across and through those areas designated hereon as "Access, Utility and Drainage Easement", and "Private Right of Way" to include, but not limited to, areas shown as Fourth Street, Tract D, Tract D1 and Tract G, for the purpose of i) Ingress and Egress, reasonable Pedestrian use including ingress and egress of persons including vehicle, foot, bicycle or small wheel use ii) the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, and all related structures, together with right of ingress and egress, and iii) storm drainage, drainage of water flow from other lands along with the installation, use, repair, replacement, improvement and maintenance of surface drainage structures including but not limited to swales, gutters, ditches, culverts, together with right of ingress and egress thereto.

GENERAL NOTES CONTINUED:

6) Continued...

d) Tract D, Tract D1, and Tract G, shall be open to Public vehicular and non- vehicular access.

e) Any Easement that permits public recreation on Private Property shall benefit from the provision of C.R.S. 33-41-101 et. seq..

FOLLOWING CREATED EASEMENTS DEDICATED TO TOWN OF MINTURN:

7) the owner, hereby dedicates to the Town of Minturn the following non-exclusive easements:

a) non-exclusive Utility, Drainage, Parking, Snow Storage and Landscape Easement on, over, under, above, across and through those areas designated hereon as "Utility, Drainage, Parking, Snow Storage & Landscape Easement" for the purpose of i) the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, and all related structures, together with right of ingress and egress, ii) storm drainage, drainage of water flow from other lands along with the installation, use, repair, replacement, improvement and maintenance of surface drainage structures including but not limited to swales, gutters, ditches, culverts, together with right of ingress and egress thereto, iii) the installation, use, repair, replacement, improvement and maintenance of vehicular parking area, together with right of ingress and egress thereto, reasonable Pedestrian use including ingress and egress of persons to include vehicle, foot, bicycle or non-motorized use, iv) reasonable local snow storage and v) Landscaping use, and maintenance.

b) non-exclusive Utility, Drainage, Snow Storage, Landscape and Trail Easement on, over, under, above, across and through those areas designated hereon as "Utility, Drainage, Snow Storage, Landscape and Trail Easement" for the purpose of i) the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, and all related structures, together with right of ingress and egress, ii) storm drainage, drainage of water flow from other lands along with the installation, use, repair, replacement, improvement and maintenance of surface drainage structures including but not limited to swales, gutters, ditches, culverts, together with right of ingress and egress thereto, iii) reasonable local snow storage, iiii) Landscaping use, and maintenance along with v) Pedestrian and Trail use including reasonable ingress and egress of persons to include foot, bicycle or non-motorized use along with sidewalk or path construction, use and repair.

c) non-exclusive Utility, Drainage, Snow Storage and Landscape Easement on, over, under, above, across and through those areas designated hereon as "Utility, Drainage, Snow Storage & Landscape Easement" for the purpose of i) the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, and all related structures, together with right of ingress and egress, ii) storm drainage, drainage of water. flow from other lands along with the installation, use, repair, replacement, improvement and maintenance of surface drainage structures including but not limited to swales, gutters, ditches, calverts, together with right of ingress and egress thereto, iii) reasonable local snow storage and iv) Landscaping use, and maintenance.

d) non-exclusive Trail Easement on, over, under, above, across and through those areas designated hereon as "Trail Easement" for the purpose of Pedestrian and Trail use including reasonable ingress and egress of persons to include foot, bicycle or non-motorized use along with sidewalk or path construction, use and repair.

e) a non-exclusive trail easement on, over, across, and through those strips of land depicted and designated herein as "4' Trail Easement" on sheet 5 of 5 for Pedestrian and Trail use including reasonable ingress and egress of persons to include foot, bicycle or non-motorized use along with path construction, or use. Maintenance of any path improvements within the "4' Pedestrian Easement" shall be at the sole cost and expense of the Minturn North P.O.A..

f) a non-exclusive utility and drainage easement as shown herein - on, over, under, above, across and through those areas designated hereon as " Public Utility and Drainage Easement" , as shown in Tract C, on sheet 2 of 5, for the purpose of i) the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, including but not limited to waterlines and hydrants, sanitary sewerlines and manholes, telephone lines, cable television lines, gaslines, electrical lines, fiber optic lines, other communication lines and all related structures, together with right of ingress and egress, ii) storm drainage, drainage of water flow from other lands along with the installation, use, repair, replacement, improvement and maintenance of surface drainage structures including but not limited to swales, gutters, ditches, culverts, together with right of ingress and egress thereto.

SURVEYOR'S CERTIFICATE

I, Matthew S. Slagle, do hereby certify that I am a Professional Land Surveyor licensed to practice land surveying under the laws of the State of Colorado, That this Subdivision Plat is a true, correct and complete plat of MINTURN NORTH P.U.D., as laid out, platted, dedicated and shown hereon. that such plat was made from an accurate survey of said property by me and /or under my supervision and accurately shows the location and dimensions of the lots, easements and rights-of-way of said plat as the same are monumented upon the ground in compliance with applicable regulation governing the subdivision of land, that such plat is based upon the professional land surveyor's knowledge, information and belief, that it has been prepared in accordance with applicable standards of practice, and that such plat is not a guaranty or warranty, either expressed or implied.

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR 34998 02-26-24

Matthew S. Slagle PLS 34998
Professional Land Surveyor
State of Colorado

Revised 02-07-24 Edited C.O.D. MSS
Revised 12-02-23 Edited Note 6a MSS
Revised 11-14-23 minor text MSS
Revised 11-07-23 Certain Dimensions MSS
Revised 11-06-23 Tract C Easements MSS
Revised 11-03-23 Town Comments MSS
Revised 10-11-23 Town Comments MSS
Revised 10-06-23 Town Comments MSS
Revised 09-26-23 Added Note regarding Tract C MSS

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

CERTIFICATE OF DEDICATION AND OWNERSHIP

Know all men by these presents that Minturn Crossing LLC and Philip Hadley being sole owner in fee simple, mortgagee or lienholder, of all that real property situated in the Town of Minturn, County of Eagle, State of Colorado described as follows:
Parcel 1, UPRR Subdivision according to the Final Plat thereof recorded on 13th, day of December, 2023 as Reception No. 202316483 in the Office of the Eagle County Clerk and Recorder, Eagle County, Colorado. Containing 13.485 acres more or less; and has caused the same to be laid out, platted and subdivided, and designated as MINTURN NORTH P.U.D. subdivision in the Town of Minturn, County of Eagle, State of Colorado, and does hereby accept responsibility for the completion of the improvements required by this plat, and does hereby accept responsibility for the completion of the improvements required by this plat and does hereby dedicate and set aside the following tracts, parcels and easements as follows:
-To the Town of Minturn Tract H (Fourth Street) and the easements described and depicted hereon in General Note 7, together with associated public improvements.
-To Utility Providers such utility easements as depicted herein in which utility infrastructure is located.

OWNER: MINTURN CROSSING LLC
ADDRESS: 225 Main Street, Suite C-101
Edwards, Colorado 81632

BY: RICK HERMES
TITLE: MANAGER

STATE OF COLORADO)
)SS
COUNTY OF EAGLE)

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS 4 DAY OF MARCH, A.D, 2024 BY RICK HERMES AS MANAGER OF MINTURN CROSSING LLC.

MY COMMISSION EXPIRES: 6 AUG 27

WITNESS MY HAND AND OFFICIAL SEAL ______________
NOTARY PUBLIC

CHRISTINE THURSTON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154031002
MY COMMISSION EXPIRES 08/06/2027

SUBORDINATION BY MORTGAGEE

Philip Hadley, being the holder of a promissory note secured by deed of trust recorded the 13th day of December 2023, at Reception No. 202316490, in the Office of the Clerk and Recorder of Eagle County, Colorado, hereby consents to the Subdivision of the lands set forth in this Final Plat of Minturn North, P.U.D., and subordinates the lien represented by the aforesaid Deed of Trust to the Dedications and restrictions as shown on this final plat and relative covenants, conditions and restrictions.

MORTGAGEE: Philip Hadley
BY: ______________ as Individual

STATE OF Colorado)
) §
COUNTY OF Eagle)

The Foregoing Subordination by Mortgagee was acknowledged before me this 26 day of February, 2024, By Philip Hadley as Individual.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: Aug. 01, 2025 ______________ NOTARY PUBLIC

JESSICA L BECHARD
NOTARY PUBLIC - STATE OF COLORADO
Notary ID #20134048064
My Commission Expires 8/1/2025

CERTIFICATE OF TAXES PAID

I, the undersigned, do hereby certify that the entire amount of taxes and assessments due and payable as of JANUARY 1, 2023, ~~2023~~ upon all parcels of real estate described on this Plat are paid in full.

DATED THIS 1st OF March, A.D., 2024

R068101

______________ deputy
TREASURER OF EAGLE COUNTY

TITLE CERTIFICATE

LAND TITLE does hereby certify that it has examined the title to all lands shown upon this plat and that title to such is vested in MINTURN CROSSING LLC free and clear of all liens, ~~taxes~~, and encumbrances, except DEED OF TRUST RECORDED 12/13/23, 202316490

DATED THIS 28th DAY OF FEBRUARY, A.D., 2024

AGENT: ______________
SARAH DOERMANN

CLERK AND RECORDER'S CERTIFICATE $53.00

This Plat was filed for record in the Office of the Clerk and Recorder at 12:59 o'clock P.M., on this 4th day of March, A.D, 2024

______________ CLERK AND RECORDER BY: ______________ DEPUTY

SEAL OF EAGLE COUNTY COLORADO

SLAGLE SURVEY SERVICES
800 Castle Drive - P.O. Box 751 Eagle, Colorado 81631
970.471.1499 Office matthew@slaglesurvey.com
www.SlagleSurvey.com

FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

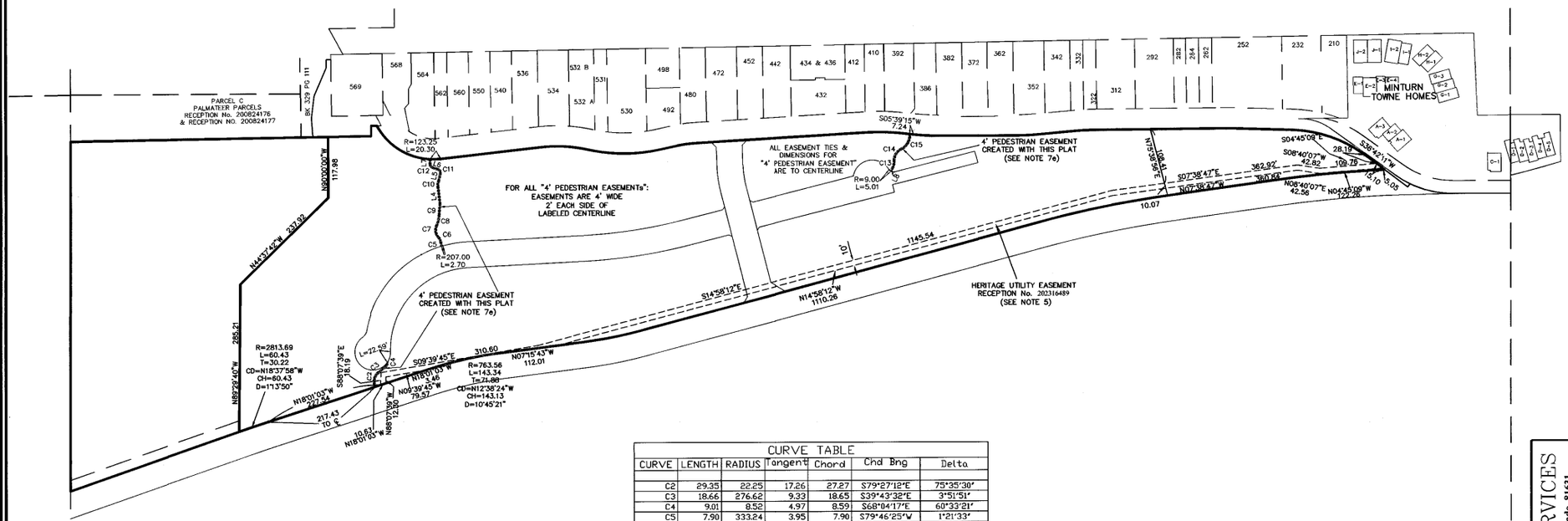
DRAWN BY:	JOB NUMBER:	DRAWING NAME:
MSS	22055	22055 FP2.dwg
SHEET 1 OF 5		DATE: 08-13-2023

Eagle County, CO 202402234
Regina O'Brien 03/04/2024
Pgs: 5 12:59:18 PM
REC: $53.00 DOC: $0.00

FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

SHEET 5 OF 5

ADDITIONAL EASEMENT DETAIL SHEET



LINE TABLE		
LINE	LENGTH	BEARING
L4	32.13	N83°15'49"E
L5	14.91	S77°04'30"E
L6	11.48	N18°26'21"E
L7	9.83	S89°36'46"E
L8	7.28	N62°43'18"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	Tangent	Chord	Chd Brng	Delta
C2	29.35	22.25	17.26	27.27	S79°27'12"E	75°35'30"
C3	18.66	276.62	9.33	18.65	S39°43'32"E	3°51'51"
C4	9.01	8.52	4.97	8.59	S68°04'17"E	60°33'21"
C5	7.90	333.24	3.95	7.90	S79°46'25"W	1°21'33"
C6	11.08	18.95	5.70	10.93	N63°41'55"E	33°30'33"
C7	24.01	20.01	13.69	22.68	S81°19'10"W	68°45'04"
C8	20.65	49.15	10.48	20.50	S76°20'24"E	24°04'13"
C9	22.78	236.37	11.40	22.77	S85°36'54"E	5°31'15"
C10	12.77	20.27	6.60	12.56	S83°06'39"E	36°05'40"
C11	9.29	7.31	5.39	8.68	N57°19'55"E	72°46'53"
C12	8.09	6.45	4.68	7.57	N54°28'07"E	71°50'14"
C13	15.45	30.72	7.89	15.28	S77°07'28"E	28°48'21"
C14	27.14	23.79	15.26	25.69	S58°50'20"E	65°22'36"
C15	35.79	30.20	20.33	33.73	S60°06'18"E	67°54'31"

100 0 50 100 200 400

1 INCH = 100 FEET

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
34998
02-26-24

Matthew S. Slagle PLS 34998
Professional Land Surveyor
State of Colorado

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

SLAGLE SURVEY SERVICES
800 Castle Drive - P.O. Box 751 Eagle, Colorado 81631
970.471.1499 Office matthew@slaglesurvey.com
www.SlagleSurvey.com

FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

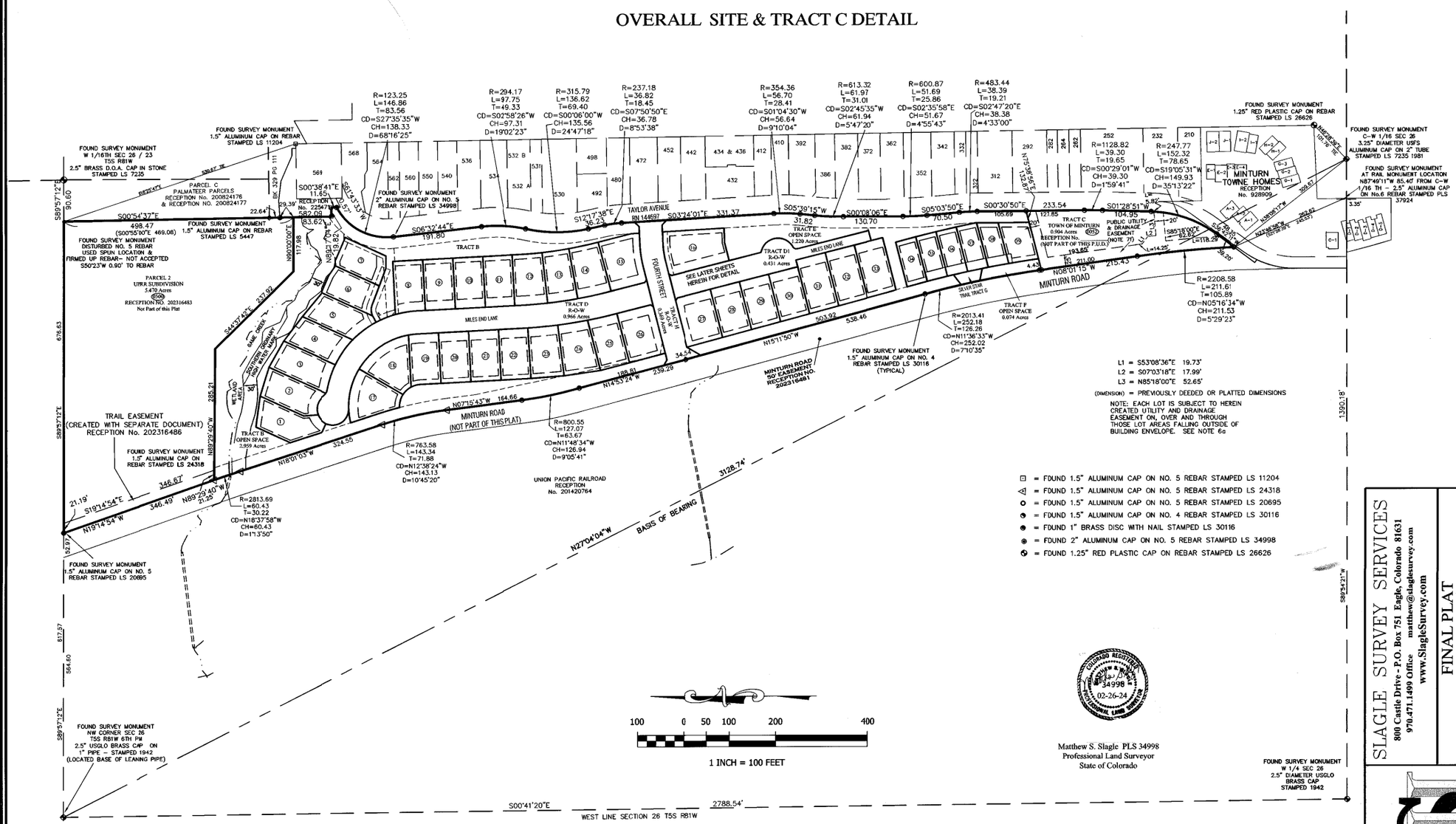
DRAWN BY: MSS | JOB NUMBER: 23055 | DRAWING NAME: 23055 FP2.dwg | DATE: 08-13-2023 | SHEET: 5 OF 5

202402234

FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

SHEET 2 OF 5

OVERALL SITE & TRACT C DETAIL



Matthew S. Slagle PLS 34998
Professional Land Surveyor
State of Colorado

02-26-24

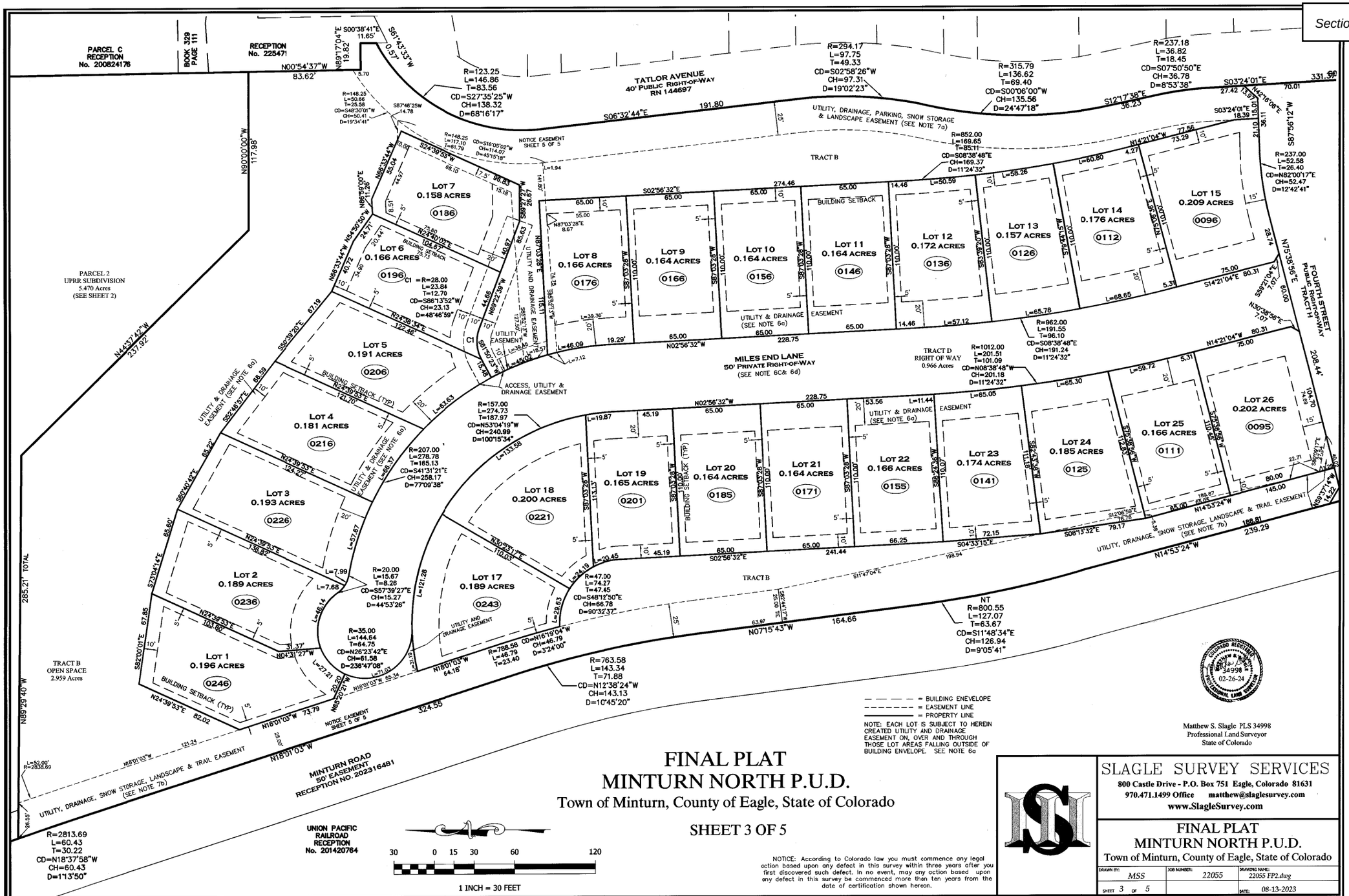
NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

SLAGLE SURVEY SERVICES
800 Castle Drive - P.O. Box 751 Eagle, Colorado 81631
970.471.1499 Office matthew@slaglesurvey.com
www.SlagleSurvey.com

FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

JOB NUMBER: 220555 | DRAWING NAME: 220555 FP2.dwg | DRAWN BY: MSS | SHEET 2 OF 5 | DATE: 08-13-2023

202402234



FINAL PLAT
MINTURN NORTH P.U.D.

Town of Minturn, County of Eagle, State of Colorado

SHEET 3 OF 5

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

Matthew S. Slagle PLS 34998
Professional Land Surveyor
State of Colorado

SLAGLE SURVEY SERVICES
800 Castle Drive - P.O. Box 751 Eagle, Colorado 81631
970.471.1499 Office matthew@slaglesurvey.com
www.SlagleSurvey.com

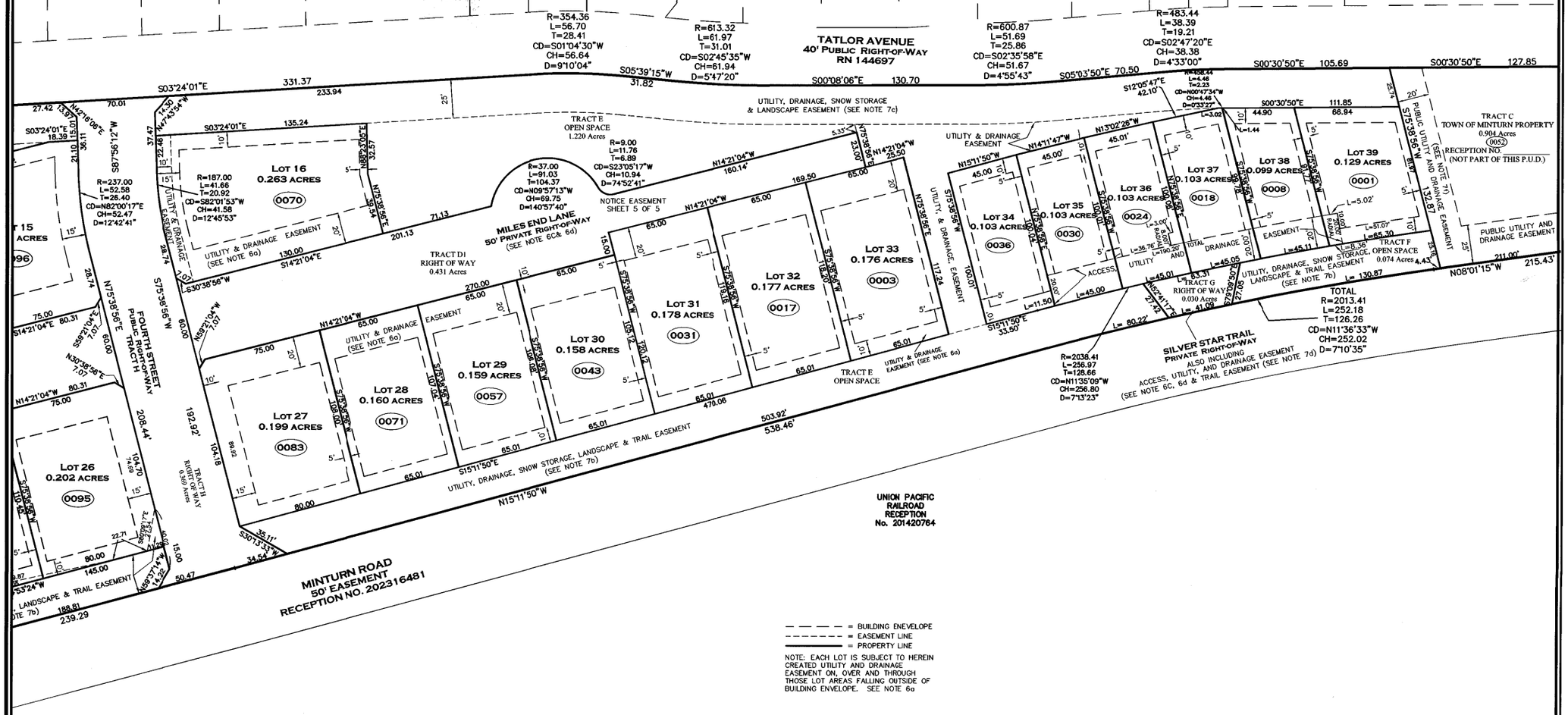
FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

DRAWN BY:	JOB NUMBER:	DRAWING NAME:
MSS	22055	22055 FP2.dwg
SHEET 3 OF 5		DATE: 08-13-2023

202402234

FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

SHEET 4 OF 5



COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
34998
12-26-2024

Matthew S. Slagle PLS 34998
Professional Land Surveyor
State of Colorado

30 0 15 30 60 120

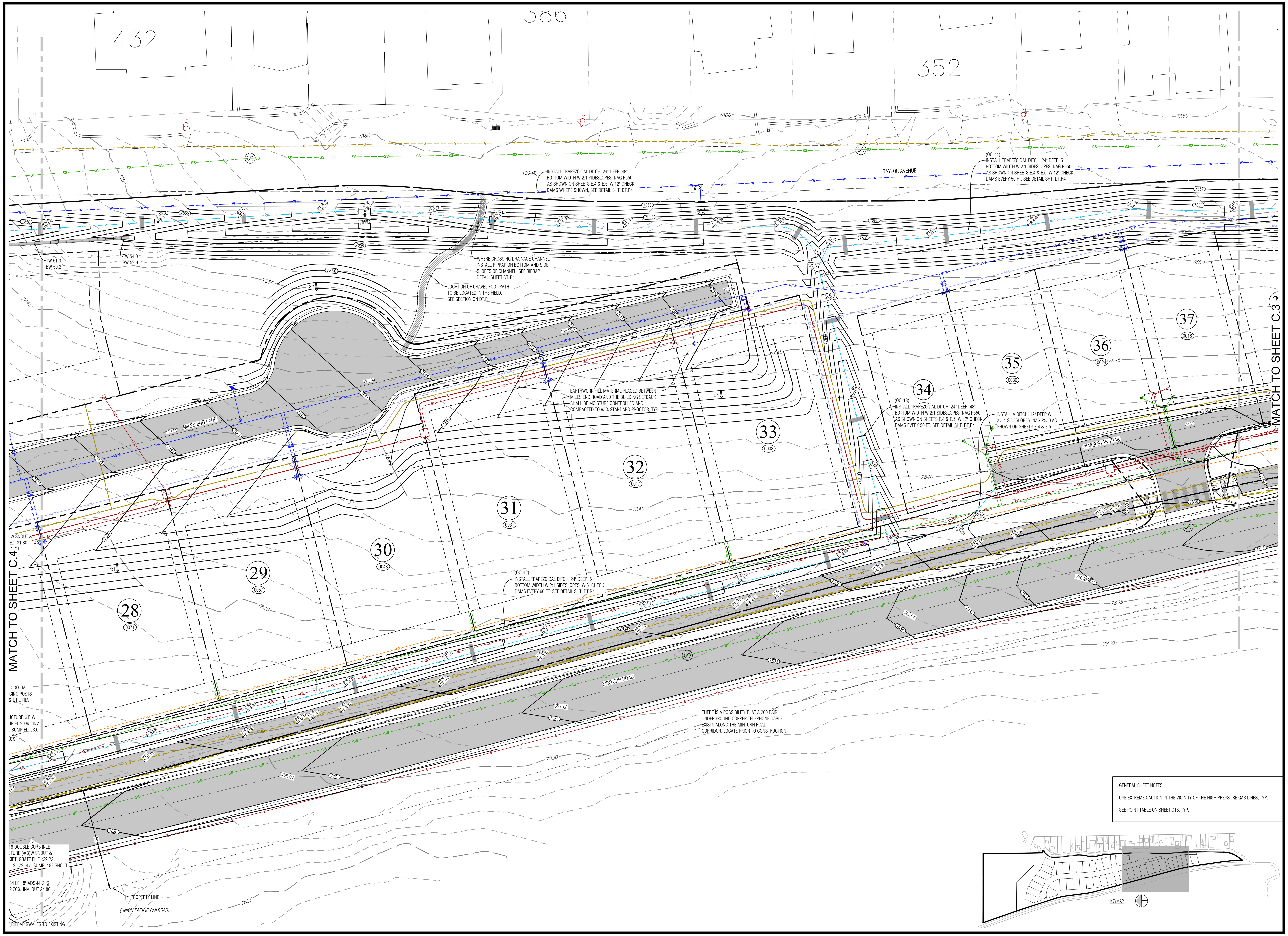
1 INCH = 30 FEET

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

SLAGLE SURVEY SERVICES
800 Castle Drive - P.O. Box 751 Eagle, Colorado 81631
970.471.1499 Office matthew@slaglesurvey.com
www.SlagleSurvey.com

FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

DRAWN BY:	JOB NUMBER:	DRAWING NAME:
MSS	22055	22055 FP2.dwg
SHEET 4 OF 5		DATE: 08-13-2023



N:\PROJECTS\2022\22036-Minturn North\dwg\22036 C-Grading.dwg 5/15/2024 10:51 AM

Boundaries Unlimited Inc.
Civil Engineering
Surveying
& Beyond
923 Cooper Ave., Ste. 201
Glenwood Springs, CO 81601
(T) 970.945.5252
www.bu-inc.com

Subsurface Utility Engineering (SUE)
Required Project: **TBD**
If "Yes", SUE Certification by:
Firm: **TBD**
Job #: **TBD**
Date: **TBD**

Engineer or Surveyor Seal
COLORADO LICENSED PROFESSIONAL ENGINEER
BRUCE D LEWIS
5/1/24
19082

Client Information:
MINTURN NORTH LAND COMPANY LLC
PO BOX 2633
EDWARDS, CO 81632
970 926-1720

NORTH
0 20' 40'
Scale: 1" = 20'

811 Know what's **below.** **Call** before you dig.

TOWN OF MINTURN, COLORADO

Minturn North P.U.D.

Overall Grading and Drainage Plan
Construction Plan Set 5/1/24

No.	Date	Revision	By
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			

PROJECT NO. **22036**
Designer: **PAH**
Drafter: **BUI**
Date: **12/25/22**

Sheet **C.4**

File Name: **22036 c-grading.dwg**

MATCH TO SHEET C.7

MATCH TO SHEET C.6

MATCH TO SHEET C.4

KEYMAP

CONSTRUCT FIFTY FOUR (54) 20x9' PARKING SPACES. REMOVE TOPSOIL. SLOPE AT 4% FROM EDGE OF EXISTING ASPHALT, 6" GRAVEL DEPTH, OR 6" ASPHALT MILLING DEPTH (ALTERNATE).

TAYLOR AVENUE

(OC-25) INSTALL TRAPEZOIDAL DITCH, 24" DEEP, 36" BOTTOM WIDTH W 2:1 SIDESLOPES, NAG P550 AS SHOWN ON SHEETS E.4 & E.5, W 12" CHECK DAMS EVERY 50 FT. SEE DETAIL SHT. DT.R4

LOCATE 3' x 3' MIN. SITE BOULDERS TO BE SPACED AT REAR OF PARKING STALL FOR AUTO SAFETY. BOULDERS TO BE PLACED 18" UNDERGROUND WITH 18" ABOVE GROUND.

APPROXIMATE LIMITS OF CONTAMINATED SOIL REMOVAL. SEE SHEET D.2

44 LF 24" RCP @ 1.3%, INV. IN 39.00, INV. OUT 38.43 SEE DETAIL SHT. DT.R4

TW 43.0 BW 42.0

TW 45.0 BW 43.5

TW 47.0 BW 45.6

INSTALL BOULDER WALL WHERE NEEDED TO ENABLE DITCH DEPTH & BE ABLE TO CATCH GRADE ON THE DOWNHILL SIDE. DETAIL SHT. DT.R3

(OC-28) INSTALL TRAPEZOIDAL DITCH, 24" DEEP, 24" BOTTOM WIDTH W 2:1 SIDESLOPES, NAG P550 AS SHOWN ON SHEETS E.4 & E.5, W 12" CHECK DAMS EVERY 50 FT.

TW 49.0 BW 47.5

TW 51.0 BW 50.2

INSTALL 130 LF GUARDRAIL PER CDOT M 606-1. USE CAUTION WHEN PLACING POSTS NOT TO DAMAGE STORM PIPES & UTILITIES

(OC-10) INSTALL TRAPEZOIDAL DITCH, 24" DEEP, 36" BOTTOM WIDTH W 2:1 SIDESLOPES, NAG P550 AS SHOWN ON SHEETS E.4 & E.5, W 12" CHECK DAMS WHERE SHOWN. SEE DETAIL SHT. DT.R4

TYPE R CURB INLET STRUCTURE #F W SNOUT & BIO-SKIRT, CL LIP EL:36.44, INV. EL: 32.32, 4.5' SUMP, 18F SNOUT

24 LF 18" ADS-N12 @ 2.1%

40 LF 24" RCP @3.5%, INV. IN 32.38, INV. OUT 30.99 SEE DETAIL SHT. DT.R4

TYPE R CURB INLET STRUCTURE #E W SNOUT & BIO-SKIRT, CL LIP EL:36.20, INV. EL: 32.38, 4.5' SUMP, 18F SNOUT

MILES END LANE

24 LF 18" ADS-N12 @ 2.1%

TYPE R CURB INLET STRUCTURE #F W SNOUT & BIO-SKIRT, CL LIP EL:35.60, INV. EL (E.): 31.87, INV. EL (SW.): 31.67, 4.5' SUMP, 18F SNOUT

56 LF 18" ADS-N12 @ 2.1%, INV. OUT 30.49 W FES

TYPE R CURB INLET STRUCTURE #D W SNOUT & BIO-SKIRT, CL LIP EL:36.02, INV. EL (E.): 31.80, INV. EL (W.): 31.60, 4.5' SUMP, 18F SNOUT

37 LF 18" ADS-N12 @ 4.3%, INV. OUT 30.44 W FES

(OC-10) INSTALL TRAPEZOIDAL DITCH, 24" DEEP, 48" BOTTOM WIDTH W 2:1 SIDESLOPES, NAG P550 AS SHOWN ON SHEETS E.4 & E.5, W 12" CHECK DAMS WHERE SHOWN. SEE DETAIL SHT. DT.R4

INSTALL 120 LF GUARDRAIL PER CDOT M 606-1. USE CAUTION WHEN PLACING POSTS NOT TO DAMAGE STORM PIPES & UTILITIES

TYPE R CURB INLET STRUCTURE #B W SNOUT & BIO-SKIRT, CL LIP EL:29.95, INV. IN: 27.03, INV. OUT 26.83, SUMP EL: 23.0

4 LF 18" ADS-N12 @ 2.0%, INV. OUT 26.75 W FES

24 LF 18" ADS-N12 @ 1.0%

TYPE R CURB INLET STRUCTURE #A W SNOUT & BIO-SKIRT, CL LIP EL:29.95, INV. EL: 27.27, SUMP EL: 23.52

FOURTH STREET

MINTURN ROAD

TYPE 16 DOUBLE CURB INLET STRUCTURE (#3)W SNOUT & BIO-SKIRT, GRATE FL EL:29.22 INV. EL: 25.72, 4.5' SUMP, 18F SNOUT

34 LF 18" ADS-N12 @ 2.70%, INV. OUT 24.80

20 LF 18" ADS-N12 @ 10.5%, INV. IN 27.50 W FES

TYPE 16 DOUBLE CURB INLET STRUCTURE (#2)W SNOUT & BIO-SKIRT, GRATE FL EL:28.20 INV. EL (E. W): 25.40, 4.5' SUMP, 18F SNOUT

INSTALL V DITCH, 12" DEEP W 2.5:1 SIDESLOPES

EARTHWORK FILL MATERIAL PLACED BETWEEN MILES END ROAD AND THE BUILDING SETBACK SHALL BE MOISTURE CONTROLLED AND COMPACTED TO 95% STANDARD PROCTOR, TYP.

52 LF DUAL 24" RCP @ 2.58%, INV. IN 26.14, INV. OUT 24.80 SEE DETAIL SHT. DT.R4

RIPRAP SWALES TO EXISTING CHANNEL, 12" NOMINAL SIZE RIPRAP, 24" DEEP. DETAIL SHEET DT.R1

REPLACE EX. 15" HDPE

REGRADE & RIPRAP 15 LF. OF CHANNEL 12" NOMINAL SIZE RIPRAP, 24" DEEP. DETAIL SHEET DT.R1

34 LF 18" ADS-N12 @ 1.2%, INV. OUT 25.00 W FES

THERE IS A POSSIBILITY THAT A 200 PAIR UNDERGROUND COPPER TELEPHONE CABLE EXISTS ALONG THE MINTURN ROAD CORRIDOR. LOCATE PRIOR TO CONSTRUCTION.

EXISTING CHANNEL

GENERAL SHEET NOTES:

USE EXTREME CAUTION IN THE VICINITY OF THE HIGH PRESSURE GAS LINES, TYP.

SEE POINT TABLE ON SHEET C18, TYP.

9 (0166) 10 (0156) 11 (0146) 12 (0136) 13 (0126) 14 (0112) 15 (0096) 16 20 (0185) 21 (0171) 22 (0155) 23 (0141) 24 (0125) 25 (0111) 26 (0095) 27 (0083)

Boundaries Unlimited Inc.
Civil Engineering
Surveying
& Beyond
923 Cooper Ave., Ste. 201
Glenwood Springs, CO 81601
(T) 970.945.5252
www.bu-inc.com

Subsurface Utility Engineering (SUE)
Required Project: *TBD*

If "Yes", SUE Certification by:
Firm: *TBD*
Job #: *TBD*
Date: *TBD*

Engineer or Surveyor Seal

COLORADO LICENSED
BRUCE D'LEMPS
5/1/24
19082
PROFESSIONAL ENGINEER

Client Information:
MINTURN NORTH LAND COMPANY LLC
PO BOX 2633
EDWARDS, CO 81632
970 926-1720

NORTH
0 20' 40'
Scale: 1" = 20'

811 Know what's below. Call before you dig.

TOWN OF MINTURN, COLORADO

Minturn North P.U.D.

Overall Grading and Drainage Plan
Construction Plan Set 5/1/24

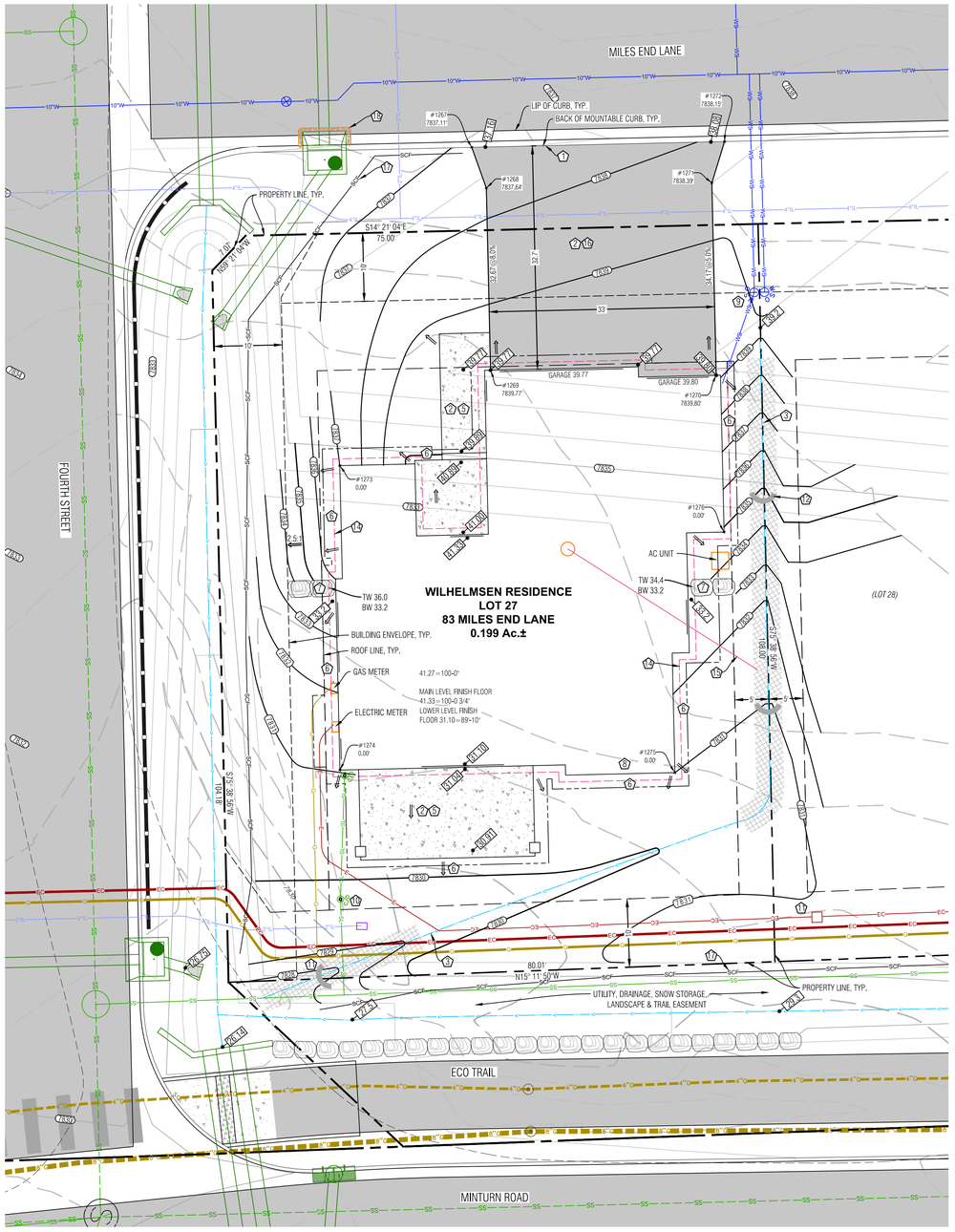
No.	Date	Revision	By
1			
2			
3			
4			
5			
6			
7			
8			
9			

PROJECT NO. *22036*
Designer: *PAH*
Drafter: *BUI*
Date: *12/25/22*

Sheet *C.5*

File Name: *22036 c-grading.dwg*

N:\PROJECTS\2022\22036 Minturn North\dwg\22036 C-Grading.dwg 5/15/2024 11:34 AM



LEGEND

TW	TOP OF WALL
BW	BOTTOM OF WALL
GB	GRADE BREAK
EX	EXISTING
LP	LOW POINT
HP	HIGH POINT
8676.54	PROPOSED SPOT ELEVATION
	DRAINAGE SWALE
	FLOW ARROW
SCF	SEDIMENT CONTROL FENCE
8020 / 8018	PROPOSED MAJOR/MINOR CONTOUR
8020 / 8018	EXISTING MAJOR/MINOR CONTOUR
	EROSION LOGS
	ASPHALT DRIVEWAY & AUTOCOURT
	NORTH AMERICAN GREEN SC-250BN EROSION CONTROL FABRIC, OR RIPRAP ALTERNATIVE
	FLAGNOTE
	EX CURB STOP
PROPOSED / EXISTING E	POSSIBLE ELECTRIC SERVICE
G	POSSIBLE GAS SERVICE
WS	POSSIBLE WATER SERVICE
SL	POSSIBLE SEWER SERVICE
	IRRIGATION LINE
	IRRIGATION LINE WITH DRAIN
8"SD	DOWNSPOUT & STORM DRAIN WITH SIZE
	BOULDER WALL

Point Table				
Point #	Desc.	Elev.	North	East
1267	Driveway	7837.11'	3638.25	5527.36
1268	Driveway	7837.64'	3634.82	5522.04
1269	Driveway	7839.77'	3628.21	5496.20
1270	Driveway	7839.80'	3595.87	5502.93
1271	Driveway	7838.39'	3602.85	5530.22
1272	Driveway	7838.15'	3602.40	5536.53
1273	House Corner	0.00'	3646.55	5477.62
1274	House Corner	0.00'	3636.48	5434.22
1275	House Corner	0.00'	3588.64	5444.91
1276	House Corner	0.00'	3589.57	5480.84

NOTES:

1) BASIS OF ELEVATION: NAVD88 BASED ON THE ORIGINAL TOPOGRAPHIC MAP OF MINTURN NORTH PREPARED BY GORE RANGE SURVEYING, LLC., JOB NO. 19-1203, DATED 4/1/21. NO BENCHMARK WAS NOTED ON THE BASE SURVEY.

2) THE BOUNDARY DIMENSIONS, EASEMENTS AND RIGHTS OF WAY SHOWN HEREON ARE BASED ON THE FINAL PLAT OF MINTURN NORTH PUD, AND SURVEY CONTROL MONUMENTS FOUND AT THE TIME OF THE SURVEY AND SHOWN ON THE SURVEY REFERENCED ABOVE.

3) SEE ADDITIONAL SITE NOTES & DETAILS ON SHEET C2.

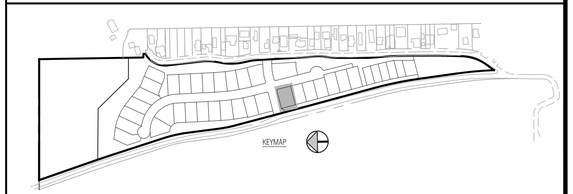
4) EXISTING CONTOUR INTERVAL IS 1 FT., PROPOSED CONTOUR INTERVAL IS 1 FT.

5) LOT AREA: 8,674 SF ±
DISTURBANCE AREA: 8,674 SF ±

6) THIS (CIVIL) PLAN SET IS INTENDED TO BE PLOTTED IN COLOR. FAILURE TO DO SO MAY RESULT IN MISSING DATA & INFORMATION CRITICAL TO THE PROJECT.

FLAGNOTES:

1. MATCH TO BACK OF EXISTING CURB.
2. PROPOSED ASPHALT DRIVEWAY, AUTO-COURT AND CONCRETE WALKWAYS. STRUCTURAL FILL UNDER THE BUILDING TO FOLLOW THE DIRECTION OF THE GEOTECH REPORT. ALL EARTHWORK CONSTRUCTION TO BE APPROVED BY THE GEOTECHNICAL ENGINEER.
3. PROVIDE DRAINAGE SWALE AS SHOWN, WITH NORTH AMERICAN GREEN SC250 EROSION FABRIC OR RIPRAP WHERE SLOPE EXCEEDS 5%, SEE DETAIL.
4. WHERE PROPOSED SWALE DAYLIGHTS WITH NATURAL GROUND, FAN OUT DRAINAGE SWALE TO EVENLY DISSIPATE DRAINAGE, TYP.
5. SLOPE PATIOS, DECKS AND WALKS AT 2% MIN. AWAY FROM THE STRUCTURE.
6. GRADE AROUND THE PERIMETER OF BUILDING AS NECESSARY 10% FOR 5-FEET MIN. (10 FT. WHERE POSSIBLE) IN UNPAVED AREAS TO ENSURE PROPER DRAINAGE AWAY FROM THE FOUNDATION. IT WILL BE IMPORTANT TO CONSTRUCT AND DIRECT SURFACE DRAINAGE AWAY FROM BUILDING, WALKS AND WALLS TO EITHER THE AUTOCOURT, THE OUTLET SWALE, OR DOWNWARD SLOPING NATURAL GRADE. VERIFY DRAINAGE AND SWALE INTEGRITY ON A REGULAR BASIS.
7. INSTALL BOULDER WALL FOR LANDSCAPE AREAS PER THE DETAIL ON SHEET C2. WALL DRAIN LINES NOT SHOWN.
8. EXTEND FOUNDATION WALL AS NECESSARY IN ORDER TO BUILD UP EXTERIOR GRADE TO ACHIEVE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE.
9. LOCATE EXISTING CURB STOP, CONFIRM LOCATION AND CONNECTION WITH THE WATER & SANITATION DISTRICT, CONNECT AND EXTEND NEW WATER SERVICE TO MECHANICAL ROOM. WATER SERVICE TO BE 1-1/2" CONTINUOUS COPPER LINE FROM THE CURB STOP TO THE MECHANICAL ROOM. MAINTAIN COVER OVER NEW SERVICE PER DISTRICT REGULATIONS.
10. APPROXIMATE LOCATION OF SEWER SERVICE STUB. CONFIRM INVERT PRIOR TO CONSTRUCTION FOR ABILITY TO SERVICE HOUSE BY GRAVITY, OR WHETHER A PUMP MAY BE REQUIRED. CONNECT AND EXTEND NEW SEWER SERVICE TO MECHANICAL ROOM. MAINTAIN COVER OVER NEW SERVICE PER DISTRICT REGULATIONS. INSTALL CLEANOUTS AT HOUSE EXTERIOR AND ALL BEND LOCATIONS.
11. LOCATE, CONNECT TO, AND EXTEND GAS, ELECTRIC, AND COMMUNICATION SERVICES TO METER CABINET AND GAS METER LOCATION, MAINTAIN COVER & CLEARANCES BETWEEN/OVER NEW SERVICES PER UTILITY REGULATIONS.
12. EROSION LOGS PER DETAIL ON SHEET C2.
13. FOUNDATION DRAIN, TYP., INSTALL IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. DRAIN @ 0.5% MIN. TO DAYLIGHT, SEE DETAIL ON SHT. C2.
14. EXTEND THE FOUNDATION DRAIN FROM SUMP PUMP IN HOUSE TO DAYLIGHT WITH SOLID PIPE. COVER WITH A RODENT SCREEN AT END.
15. INSTALL VEHICLE TRACKING PAD (DETAIL ON SHEET C2) AT LOCATION OF DRIVEWAY. TRACKING PAD TO BE REMOVED PRIOR TO FINAL DRIVEWAY SUBGRADE PREPARATION AND PAVING.
16. SILT FENCE PER DETAIL ON SHEET C2.
17. INSTALL SILT SOCKS WITHIN CURB LINE, EVERY 30 FT. ± AND AROUND DRAINAGE INLETS.



Boundaries Unlimited Inc.
Civil Engineering
Surveying
& Beyond
923 Cooper Ave., Ste. 201
Glenwood Springs, CO 81601
(T) 970.945.5252
www.bu-inc.com

Subsurface Utility Engineering (SUE)
Required Project: ***TBD***

If "Yes", SUE Certification by:
Firm: ***TBD***
Job #: ***TBD***
Date: ***TBD***

Engineer or Surveyor Seal

Client Information:
MINTURN NORTH LAND COMPANY LLC
PO BOX 2633
EDWARDS, CO 81632
970 926-1720

NORTH
0 10' 20'
Scale: 1" = 10'

811 Know what's below. Call before you dig.

TOWN OF MINTURN, COLORADO

Lot 27, Minturn North P.U.D.

Site, Grading and Drainage Plan

DRB Submittal 2/10/25

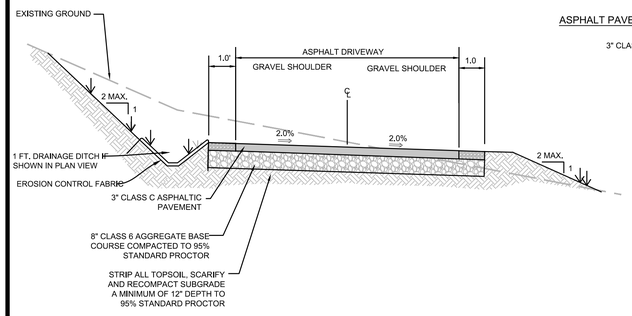
No.	Date	Revision	By
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			

PROJECT NO. ***23035***
Designer: ***PAH***
Drafter: ***BUI***
Date: ***2/3/25***

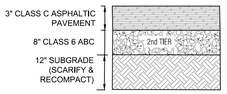
Sheet ***C1***

File Name: ***lot 27 sp-01.dwg***

N:\PROJECTS\2023\23035-Minturn North Individual Lots\dwg\Lot 27 Wilhelmsen\Lot 27 SP-01.dwg 2/6/2025 1:16 PM



ASPHALT PAVEMENT SECTION



PAVEMENT SECTION

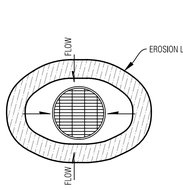
NOTE:
1. ALL AGGREGATE & SUBGRADE MATERIAL SHALL BE COMPACTED TO 95% STANDARD PROCTOR AT A MOISTURE CONTENT WITHIN 2% OF OPTIMUM.
2. IN NEW PAVING LOCATIONS STRIP ALL TOPSOIL, SCARIFY AND RECOMPACT SUBGRADE A MINIMUM OF 12" DEPTH TO 95% STANDARD PROCTOR.
3. EXTEND THE SECOND TIER (12" CLASS 2 ROAD BASE, OR 8" CLASS 6 ROAD BASE) 1 FT. BEYOND EDGE OF PAVEMENT OR GRAVEL SURFACE, BOTH SIDES.

PROPOSED DRIVEWAY TYP. SECTION

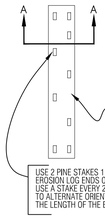
N.T.S. TO BE VERIFIED BY PROJECT GEOTECHNICAL ENGINEER

DRIVEWAY & AUTOCOURT SECTION

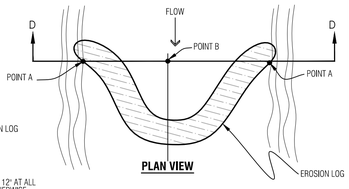
N.T.S. CONTRACTOR TO VERIFY WITH PROJECT GEOTECHNICAL CONSULTANT.



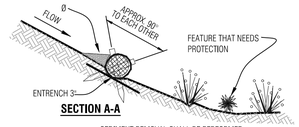
AREA DRAIN



PLAN VIEW

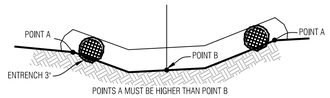


PLAN VIEW



SECTION A-A

Ø SEDIMENT REMOVAL SHALL BE PERFORMED CONTINUOUSLY FOR PROPER FUNCTION.

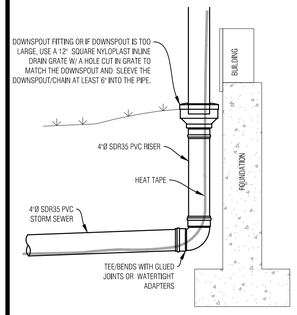


SECTION D-D

Temporary Erosion Control Log

N.T.S.

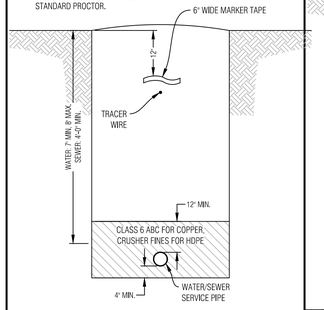
NOTES:
1. ROOF AND AREA DRAINS SHALL NOT BE CONNECTED TO THE FOUNDATION DRAIN SYSTEM.
2. ALL DOWNSPOUTS SHALL BE CONNECTED TO ADS N-12-WT CPP (WATERTIGHT), SCH.40 PVC OR SDR35 PVC. FLEXIBLE CORRUGATED PLASTIC IS NOT ACCEPTABLE.
3. ADDITIONAL FITTINGS AND BENDS MAY BE REQUIRED TO DEFLECT OVER OR AROUND LANDSCAPE WALLS.
4. HEAT TAPE SHALL BE INSTALLED IN ALL DOWNSPOUTS/STORM SEWER PIPES.



TYP. DOWNSPOUT CONNECTION

N.T.S.

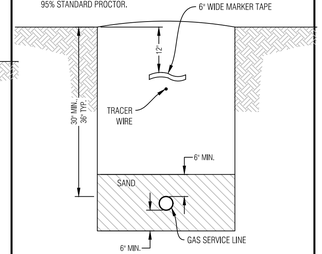
NOTES:
1. WATER SHALL BE INSTALLED WITH AT LEAST 10' OF SEPARATION BETWEEN WATER/SEWER AND 4' OF SEPARATION BETWEEN OTHER UTILITIES.
2. BACKFILL THE TRENCH WITH 4" MINUS ONSITE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR.



WATER/SEWER SERVICE TRENCH

N.T.S.

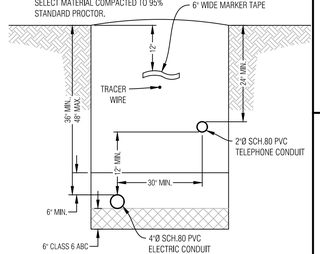
NOTES:
1. GAS SHALL BE INSTALLED WITH AT LEAST 4' OF SEPARATION BETWEEN OTHER UTILITIES.
2. BACKFILL THE TRENCH WITH 4" MINUS ONSITE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR.



GAS SERVICE TRENCH

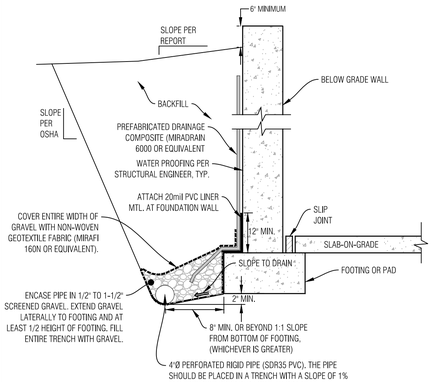
N.T.S.

NOTES:
1. ELECTRIC & TELEPHONE SHALL BE INSTALLED WITH AT LEAST 4' OF SEPARATION BETWEEN OTHER UTILITIES.
2. BACKFILL THE TRENCH WITH 4" MINUS ONSITE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR.



ELECTRIC & COMM. SERVICE TRENCH

N.T.S.



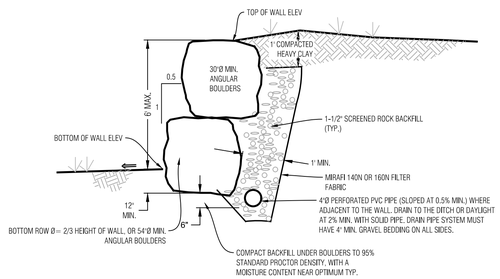
NOTES:
1. THE BOTTOM OF THE DRAIN SHOULD BE AT LEAST 2 INCHES BELOW BOTTOM OF FOOTING AT THE HIGHEST POINT AND SLOPE DOWNWARD TO A POSITIVE GRAVITY OUTLET OR TO A SUMP WHERE WATER CAN BE REMOVED BY PUMPING.
2. CONTRACTOR TO FOLLOW ANY ADDITIONAL RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER

TYPICAL FOUNDATION DRAIN

N.T.S.

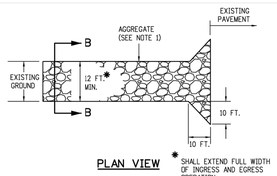
CONTRACTOR TO VERIFY WITH PROJECT GEOTECHNICAL CONSULTANT.

NOTES:
1. THIS DETAIL IS FOR RETAINING LANDSCAPED AREAS ONLY AND SHALL NOT BE USED TO RETAIN STRUCTURE OR VEHICLE LOADED AREAS.
2. FREE DRAINING WALL BACKFILL SHOULD BE CAPPED WITH AT LEAST 12 INCHES OF COMPACTED HEAVY CLAYS TO REDUCE SURFACE WATER INFILTRATION.
3. ROUND RIVER BOULDERS ARE NOT ACCEPTABLE.
4. SET BASE ROWS ON BENCHES WHERE THE TOPSOIL HAS BEEN REMOVED AND THE SUBBASE HAS BEEN SCARIFIED TO P MINIMUM DEPTH & RECOMPACTED TO 95% STANDARD PROCTOR.
5. CARE SHOULD BE TAKEN NOT TO OVER COMPACT THE BACKFILL OR USE LARGE EQUIPMENT NEAR THE WALL.
6. SELECT AND PLACE BOULDERS IN A MANNER WHICH PERMITS AT LEAST 30% CONTACT AREA WITH ADJACENT BOULDERS.
7. PLACE LARGER BOULDERS AT BOTTOM AND TRANSITION TO SMALLER BOULDERS AT TOP OF WALL. UNDER NO CIRCUMSTANCES SHOULD ANY BOULDER BE PLACED ON TOP OF ANOTHER BOULDER WHICH IS SMALLER THAN ITSELF.



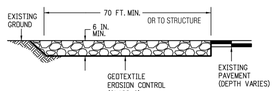
BOULDER WALL DETAIL, LANDSCAPED AREA

N.T.S.

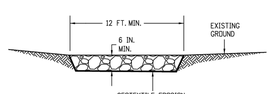


PLAN VIEW

* SHALL EXTEND FULL WIDTH OF INGRESS AND EGRESS OPERATION.



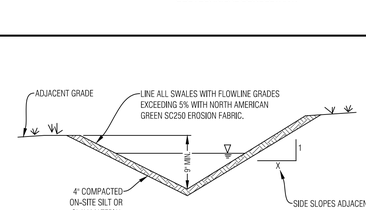
ELEVATION SECTION



SECTION B-B

NOTES:
1. AGGREGATE SHALL CONFORM TO SUBSECTION 208.02 ().
2. THE CONTRACTOR SHALL PROTECT CURB AND GUTTER THAT CROSSES THE ENTRANCE FROM DAMAGE, WHILE NOT BLOCKING FLOW OF WATER THRU STRUCTURE. PROTECTION OF THE CURB AND GUTTER SHALL BE INCLUDED IN THE COST OF WORK AND NOT PAID FOR SEPARATELY.
3. GEOTEXTILE SHALL CONFORM TO SUBSECTION 712.08.
4. ALL MATERIALS AND LABOR TO COMPLETE THE VEHICLE TRACKING PAD SHALL BE INCLUDED IN THE COST OF WORK AND NOT PAID FOR SEPARATELY.
5. THE PAY ITEM NUMBER FOR VEHICLE TRACKING PAD (EACH) IS 208-00070.

VEHICLE TRACKING PAD



INSTALL EROSION CONTROL FABRIC PER MANUFACTURERS RECOMMENDATIONS

TYPICAL SWALE SECTION

N.T.S. SHAPE DITCH ACCORDING TO SITE PLAN

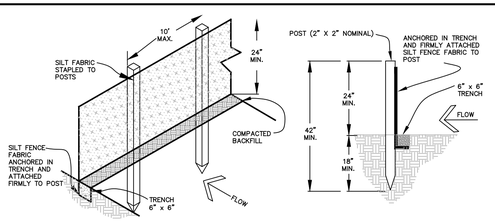
NOTE
SEE THE GRADING, DRAINAGE AND EROSION CONTROL SHEET FOR SWALE LOCATIONS

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL MEET OR EXCEED THE CURRENT CONSTRUCTION AND DESIGN STANDARDS ESTABLISHED BY THE DESIGN GUIDELINES AND TOWN OF MINTURN AND BE SUBJECT TO OBSERVATION BY THE TOWN AND THE PROJECT ENGINEER. IN THE EVENT OF CONFLICT PUD GUIDELINES SUPERCEDE TOWN.
2. THIS DESIGN WAS PREPARED WITHOUT THE BENEFIT OF A SUBSURFACE UTILITY ENGINEERING (SUE) STUDY OR MAP. THIS DESIGN HAS BEEN PREPARED FOR A PRIVATE DEVELOPMENT USING EXISTING UTILITY INFORMATION PROVIDED BY OTHERS. EXISTING UTILITIES ARE SHOWN AS THEY ARE BELIEVED TO EXIST, BUT MAY NOT REPRESENT ACTUAL FIELD CONDITIONS. BOUNDARIES UNLIMITED INC. DID NOT CONFIRM ANY DATA PROVIDED OR PERFORM ANY ADDITIONAL RESEARCH OR NOTIFICATION TO ELEVATE THESE PLANS TO SENATE BILL 18-167 STANDARDS, AS SUCH, BOUNDARIES UNLIMITED INC. MAKES NO GUARANTY, EXPRESSED OR IMPLIED, FOR THE LOCATION OF SUBSURFACE UTILITIES CONTAINED WITHIN THIS PLAN SET. IF THE CLIENT AND/OR CONTRACTOR REQUIRES A SUBSURFACE UTILITY ENGINEERING STUDY OR MAP FOR FULL COMPLIANCE WITH SENATE BILL 18-167, THEN A MORE EXHAUSTIVE INVESTIGATION SHALL BE OBTAINED BY THE CLIENT AND/OR CONTRACTOR PRIOR TO COMMENCING WITH ANY CONSTRUCTION. OTHERWISE, PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL CONTACT ALL APPROPRIATE UTILITY COMPANIES FOR LINE LOCATIONS. CONTRACTOR SHALL NOTIFY PROJECT ENGINEER OF ANY POTENTIAL CONFLICTS PRIOR TO UTILITY CONSTRUCTION SO THAT LINE OR GRADE CHANGES CAN BE MADE TO AVOID A CONFLICT WITH ANY EXISTING UTILITY. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION AND, AT NO EXPENSE TO THE CLIENT OR PROJECT ENGINEER, REPAIR ANY DAMAGED UTILITIES.
3. ALL EXCAVATIONS FOR UTILITY LINES, RETAINING WALLS, ROADWAYS, BUILDING STRUCTURES, DRAINAGE FACILITIES AND TRENCHES, SHALL MEET THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), COLORADO INDUSTRIAL COMMISSION, OR THE COLORADO DIVISION OF MINES, WHICH EVER APPLIES. SAFETY IS THE CONTRACTOR'S RESPONSIBILITY. NO OTHER PARTIES ARE RESPONSIBLE FOR SAFETY IN, ON OR ABOUT THE SITE, NOR FOR COMPLIANCE BY THE APPROPRIATE PARTY WITH ANY REGULATIONS RELATING HERETO.
4. COMPACTION MUST BE ATTAINED AND COMPACTION RESULTS SUBMITTED TO THE TOWN AND THE PROJECT ENGINEER PRIOR TO ACCEPTANCE. COMPACTION SHALL MEET OR EXCEED TOWN REGULATIONS. 95% STANDARD PROCTOR DENSITY IS REQUIRED FOR ALL ROADWAY AND DRIVEWAY SUBGRADE CONSTRUCTION AND TRENCH BACKFILL UNDER THE SAME. & 90% STANDARD PROCTOR DENSITY IN LANDSCAPE AREAS. UNLESS NOTED OTHERWISE OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER. SEE SOILS REPORT FOR STRUCTURAL FOUNDATION RECOMMENDATIONS.
5. THE CONTRACTOR SHALL CONTAIN HIS CONSTRUCTION ACTIVITIES TO THE AREA WITHIN THE STREET RIGHT OF WAY AND PROPERTY OWNED, OR EASEMENTS PROVIDED TO OWNER. THE CONTRACTOR SHALL NOT OPERATE OUTSIDE THIS AREA WITHOUT THE PRIOR CONSENT OF THE PROPERTY OWNER INVOLVED. ANY DAMAGE TO PRIVATE PROPERTY BY THE CONTRACTOR OUTSIDE THESE LIMITS WITHOUT THE PERMISSION OF THE PRIVATE PROPERTY OWNER WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
6. THE CONTRACTOR SHALL ENSURE DRAINAGE AWAY FROM ALL STRUCTURES IN ALL DIRECTIONS. DO NOT ALLOW WATER TO POND ON-SITE, PROVIDE SWALES TO DRAINAGE STRUCTURES AND RUNOUT. SHALLOW DRAINAGE SWALES HAVE A TENDENCY OVER TIME TO FILL IN & BECOME LESS EFFECTIVE. PERIODIC MAINTENANCE, AT LEAST TWICE A YEAR, IS NECESSARY TO CHECK THE INTEGRITY OF THE SWALE & MAINTAIN DRAINAGE CHARACTERISTICS. BUILDING FOUNDATION WALL HEIGHT TO BE A MINIMUM OF 6" ABOVE FINISH GROUND AT EXTERIOR WALL.
7. THE CONTRACTOR SHALL AT ALL TIMES KEEP TWO FULL SETS OF CONTRACT DRAWINGS MARKED UP TO INDICATE THE AS-BUILT CONDITIONS. THE DRAWINGS SHALL BE PROVIDED TO THE OWNER AND THE ENGINEER UPON COMPLETION OF THE WORK. WHERE PRACTICAL, THE CONTRACTOR IS TO PROVIDE AT LEAST TWO TIES FROM PHYSICAL MONUMENTS TO ALL FITTINGS, VALVES, MANHOLES, AND THE END OF ALL SERVICE LINES.
8. ON-SITE OBSERVATIONS AND REVIEW CONDUCTED BY THE TOWN OR THE PROJECT ENGINEER OF CONSTRUCTION WORK IN PROGRESS ARE NOT TO BE CONSTRUED AS A GUARANTEE OR WARRANTY BY THE TOWN OR THE PROJECT ENGINEER OF THE COMPLETED WORK AND THE CONTRACTOR'S RESPONSIBILITIES.
9. THE CONTRACTOR SHALL TAKE ALL APPROPRIATE PRECAUTIONS TO SIGNIFICANTLY REDUCE ANY POTENTIAL POLLUTION CAUSED BY HIS ACTIVITIES, INCLUDING VEHICLE FUELING, STORAGE OF FERTILIZERS OR CHEMICALS, ETC. THE CONTRACTOR SHALL HAVE IDENTIFIED PROCEDURES FOR HANDLING POTENTIAL POLLUTANTS AND IDENTIFIED SPILL PREVENTION AND RESPONSE PROCEDURES PRIOR TO ANY ACTIVITIES AT THE PROJECT SITE.
10. THE CONTRACTOR SHALL NOT SCALE DRAWINGS FOR CONSTRUCTION PURPOSES. ANY MISSING DIMENSIONS OR DISCREPANCIES IN PLANS, FIELD STAKING, OR PHYSICAL FEATURES SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER. IF THE CONTRACTOR PROCEEDS WITH THE WORK WITHOUT NOTIFYING THE ENGINEER, HE DOES SO AT HIS OWN RISK.
11. DISPOSAL OF TRASH, ASPHALT, CONCRETE AND CONSTRUCTION DEBRIS IS THE CONTRACTORS RESPONSIBILITY AND SHALL BE CONSIDERED PART OF THE WORK.
12. HORIZONTAL & VERTICAL INFORMATION FOR EXISTING PROPERTY LINES, TOPOGRAPHY, ROADWAY, UTILITIES & DRAINAGE STRUCTURES WERE TAKEN FROM THE DESIGN DRAWINGS FOR THE MINTURN NORTH PUD, ALSO SEE LANDSCAPE, ARCHITECTURAL AND STRUCTURAL ENGINEERING PLANS FOR ADDITIONAL BUILDING AND LANDSCAPE INFORMATION.
13. IN NON HARDSCAPE AREAS, GRADE AT A MINIMUM OF 12" IN THE FIRST 5 FEET AWAY FROM THE STRUCTURE, OR AS DIRECTED BY THE GEOTECHNICAL STUDY. EXTERIOR BACKFILL SHOULD BE ADJUSTED TO NEAR OPTIMUM MOISTURE AND COMPACTED TO AT LEAST 95% OF THE MAXIMUM STANDARD PROCTOR DENSITY IN PAVEMENT AREAS AND TO AT LEAST 90% OF THE MAXIMUM STANDARD PROCTOR DENSITY IN LANDSCAPE AREAS. SEE & FOLLOW RECOMMENDATIONS OF THE GEOTECHNICAL SUBSOIL STUDY BY KUMAR & ASSOCIATES, INC. DATED _____, JOB NO. _____.
14. ALL PRODUCT INFORMATION SHOWN IS AS PROVIDED BY THE MANUFACTURER. THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING AND COMPLYING WITH THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS FOR THE INSTALLATION OF ALL MATERIALS WITH SPECIAL ATTENTION TO PROPER SEALING OF MATING SURFACES. THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE DELIVERED PRODUCTS AND THOSE SHOWN ON THIS PLAN.
15. FOUNDATION AND RETAINING WALL DESIGNS TO BE OBTAINED FROM, OR VERIFIED BY THE PROJECT STRUCTURAL OR GEOTECHNICAL ENGINEER.
16. THE FOUNDATION DRAIN SYSTEM SHALL BE INSTALLED PER THE RECOMMENDATION OF THE STRUCTURAL AND GEOTECHNICAL ENGINEERS.
17. THE SURVEYOR RESPONSIBLE FOR STAKING THE FOUNDATION OF THE HOUSE IS RESPONSIBLE TO MAKE SURE HE HAS THE LATEST SITE, FOUNDATION & ARCHITECTURAL PLANS AVAILABLE, ALONG WITH ANY UPDATED LOTLINE, SETBACK & EASEMENT INFORMATION.
18. INSTALL ROOF GUTTERS AND DOWNSPOUTS THAT DISCHARGE WELL BEYOND THE LIMITS OF ALL BACKFILL. CONFIRM DOWNSPOUT DRAINAGE HAS GOOD POSITIVE GRADE RUNNING AWAY FROM THE HOUSE. STORM DRAIN PIPES TO BE INSTALLED WITH 1% MINIMUM SLOPE TO THE OUTFALL POINTS. HEAT TAPE SHALL BE INSTALLED IN ALL EXTERIOR ROOF GUTTERS, DRAIN PIPES, DOWNSPOUTS, AREA DRAINS, TRENCH DRAINS, STORM DRAIN PIPES AND GRATED STRUCTURES.
19. LANDSCAPING WHICH REQUIRES REGULAR HEAVY IRRIGATION SUCH AS SOD, AND LAWN SPRINKLER HEADS SHOULD BE LOCATED AT LEAST 10 FEET FROM FOUNDATION WALLS.
20. ACCUMULATED SNOWFALL SHALL BE REMOVED TO GRASS AREA TO ENSURE THAT PROPER DRAINAGE AWAY FROM THE BUILDING IS MAINTAINED.
21. FINISH GRADE & SPOT ELEVATIONS AT THE EXTERIOR OF THE STRUCTURE ASSUME THAT THE FOUNDATION WALLS EXTEND ABOVE THE BUILDING FINISH FLOOR & HANGER FLOOR JOISTS ARE USED. EXTERIOR GRADE TO BE A MINIMUM OF 6" BELOW TOP OF FOUNDATION WALL. THE FOUNDATION WALL HEIGHT MAY NEED TO BE EXTENDED IN ORDER TO ACHIEVE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE.
22. INSTALL DEEP & SHALLOW UTILITY SERVICES ACCORDING TO RESPECTIVE UTILITY COMPANY OR METRO DISTRICT SPECIFICATIONS AND REGULATIONS. HORIZONTAL LOCATIONS OF SERVICE LINES ARE SUGGESTIONS ONLY, PROPOSED UTILITY SERVICES TO THE RESIDENCE MAY BE VARIED FROM THE LOCATIONS SHOWN. ALL WATER AND SEWER SERVICES SHALL BE INSTALLED PER METRO DISTRICT REGULATIONS.
23. DRAINAGE PIPES CALLED OUT AS ADS SHALL BE ADVANCED DRAINAGE SYSTEMS N-12 WATER RESISTANT PIPE (ADS N-12-WT) OR ENGINEER APPROVED EQUAL. ALL PIPES SHALL BE INSTALLED WITH WATERTIGHT CONNECTIONS.
24. CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITTING FOR CONSTRUCTION FROM THE APPROPRIATE GOVERNMENTAL ENTITIES.
25. ALL UTILITIES, BOTH UNDERGROUND OR OVERHEAD, SHALL BE MAINTAINED IN CONTINUOUS SERVICE THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE AND LIABLE FOR DAMAGES TO, OR INTERRUPTION OF, SERVICES CAUSED BY THE CONSTRUCTION.

GENERAL NOTES

N.T.S.



EROSION CONTROL NOTES:

1. IMPLEMENTATION OF THE EROSION AND SEDIMENT CONTROL MEASURES SHALL PRECEDE STRIPPING OF NATIVE VEGETATIVE COVER AND AS GRADING PROGRESSES.
2. ALL TEMPORARY AND PERMANENT SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE MAINTAINED AND REPAIRED AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION. STRAW BALE DIKES OR SILT FENCING MAY REQUIRE PERIODIC REPLACEMENT. SEDIMENT TRAPS WILL REQUIRE PERIODIC SEDIMENT REMOVAL.
3. INSTALL PERMANENT EROSION FABRIC IN THE FLOW LINES OF DRAINAGE SWALES.

SEDIMENT CONTROL FENCE DETAIL

N.T.S.

Boundaries Unlimited Inc.
Civil Engineering Surveying & Beyond
923 Cooper Ave., Ste. 201
Glenwood Springs, CO 81601
(T) 970.945.5252
www.bu-inc.com

Subsurface Utility Engineering (SUE) Required Project: **TBD**

If "Yes", SUE Certification by:
Firm: **TBD**
Job #: **TBD**
Date: **TBD**

Engineer or Surveyor Seal

COLORADO LICENSED
BRUCE D. LEMKE
6/24/24
19082
PROFESSIONAL ENGINEER

Client Information:
MINTURN NORTH LAND COMPANY LLC
PO BOX 2633
EDWARDS, CO 81632
970 926-1720

NORTH
0 10' 20'
Scale: 1" = 10'

811 Know what's below. Call before you dig.

TOWN OF MINTURN, COLORADO

Lot 27, Minturn North P.U.D.

Details and Notes
DRB Submittal 2/10/25

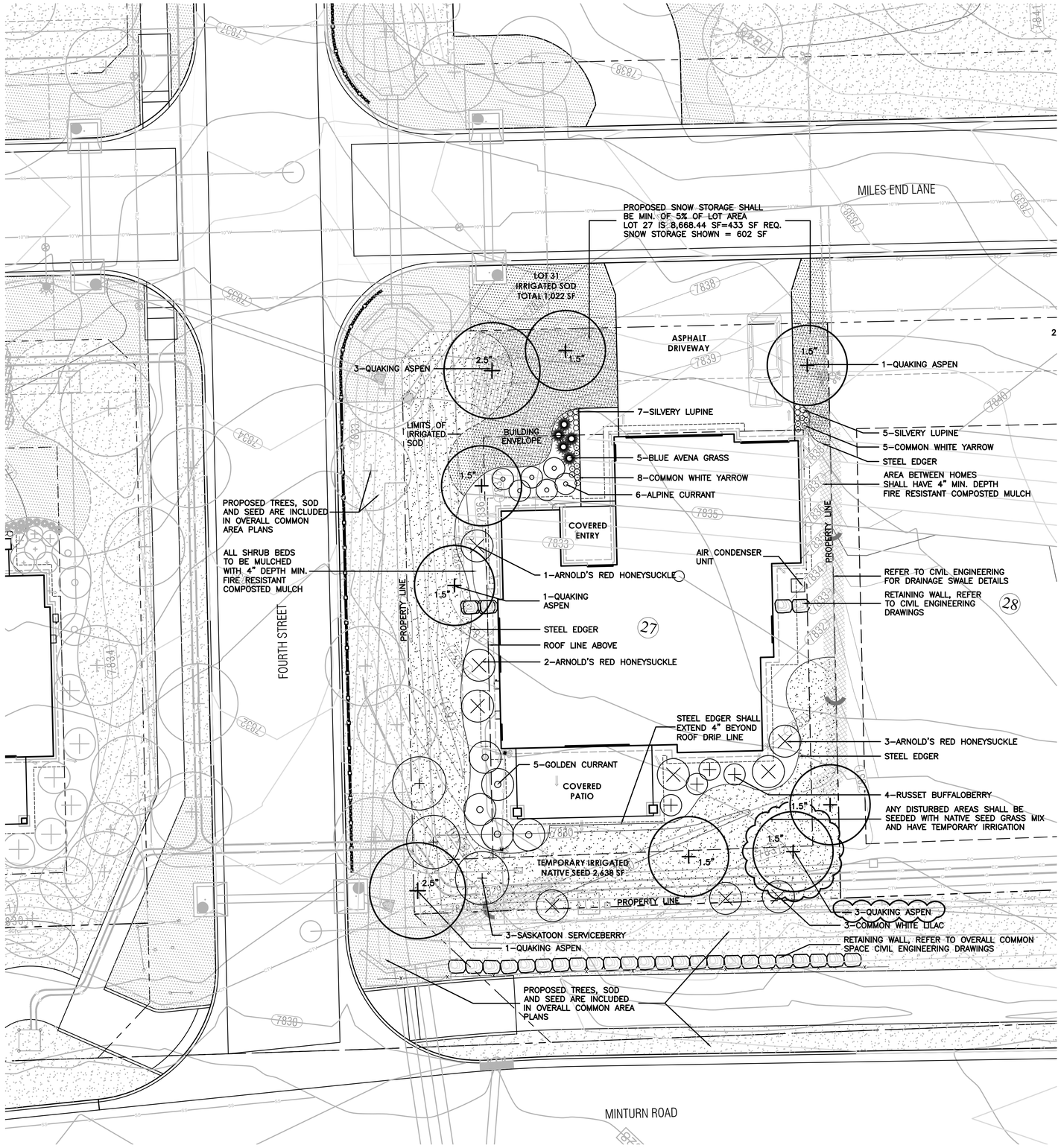
No.	Date	Revision	By
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			

PROJECT NO. **23035**
Designer: **PAH**
Drafter: **BUI**
Date: **2/3/25**

Sheet **C2**

File Name: **lot 27 sp-01.dwg**

N:\PROJECTS\2023\23035-Minturn North Individual Lots\dwg\Lot 27 Wilhelmsen\Lot 27 SP-01.dwg 2/6/2025 1:16 PM



LEGEND

- IRRIGATED SOD, REFER TO L2 FOR DETAILS
- NATIVE SEED MIX WITH TEMPORARY IRRIGATION, REFER TO L2 FOR DETAILS
- PROPOSED RETAINING WALL, REFER TO CIVIL ENGINEERING FOR DETAILS
- PROPOSED DECIDUOUS TREE
- PROPOSED EVERGREEN TREE
- PROPOSED DECIDUOUS SHRUBS
- PROPOSED ORNAMENTAL GRASSES
- PROPOSED FLOWERING PERENNIALS
- SNOW STORAGE AREA

Know what's below. Call before you dig.

LANDSCAPE ARCHITECT:
TOMINA TOWNSEND, LA
PO BOX 3000, PMB 301
EDWARDS, CO 81632
P. 303.572.7876
TTownsend@ResortConceptsCO.com

MINTURN NORTH P.U.D.

LOT 27-LANDSCAPE PLAN

TOWN OF MINTURN, COLORADO

DESIGNED: TT
DRAWN: TT
CHECKED: RH
DATE: February 10, 2025
REVISIONS:

REVISED DRB SUBMITTAL: 3/6/25
ADDED 1 ASPEN TREE PER DRB COMMENTS

0 5 10 20
SCALE: 1"=10'–0"

DRB SUBMITTAL

SHEET TITLE:
PROPOSED LANDSCAPE PLAN

SCALE: 1"=10'-0"
SHEET NUMBER:
L1

General Notes and Specifications:

1. All areas disturbed by construction and not designated a shrub bed or sod, shall be planted with the specified native grass seed.
2. The contractor shall maintain positive drainage away from all walls and walkways. Fine grading shall be approved prior to planting.
3. The Landscape Plan shall be reviewed on site prior to installation to ensure planting meets the intent of the design guidelines and Town of Minturn standards.
4. See Civil Engineering sheets for final grading and drainage.
5. Snow Storage area shall be a min. of 25% of all driveway and parking areas.

Revegetation Notes:

1. Seed shall be broadcast and raked to ¼" depth.
2. Apply Biodegradable Green Dyed-Wood Celluose-Fiber Mulch to all seeded Areas at a rate of 20 lbs. per 1,000 s.f.
3. Prior to seeding, apply min. 6" topsoil, 10 lbs./1,000 s.f. Superphosphate and 40 lbs./1,000 s.f. Biosol Complete Fertilizer.

Fire Mitigation Recommendations:

1. Zone 1 (15' from building and integral planting): no highly flammable plants, such as evergreen trees and shrubs should be planted within 15' of the structure or attachments.
2. Zone 2 (70' from building and Integral planting): a 10' crown separation must be maintained for all evergreen trees and shrubs over 4' height. A 4' crown separation must be maintained for evergreen shrubs under 4' height.
3. Plants listed on forest service publication 6.305 FireWise Plant Material can be used in any zone.
4. Existing junipers within Zone 1 and Zone 2 must be limbed ⅓ of their total height, but no more than 10' height.
5. Dead limbs shall be removed from all existing Serviceberry within Zone 1 or Zone 2.
6. If necessary, final existing vegetation to be limbed or removed for fire mitigation purposes will be subject to the constraints of the final unit site plans and reviewed on site with a representative from the Town of Minturn on a unit by unit basis prior to construction.

LEGEND & IRRIGATION CALCULATIONS:

Permanent Irrigation		Square Footage of Irrigation
	Permanent Pop–Up Spray Irrigation For Bluegrass Sod	1,022 SF
	Permanent micro–spray or drip irrigation for perennial beds	25 PERENNIALS x 1 SF = 25 SF
	Permanent Drip Irrigation For B&B Trees	~~0~~ 9 TREES x 4.5 SF = ~~36~~ 41 SF
	Permanent Drip Irrigation For 5 gal. Shrubs & Grasses	32 SHRUBS x 3 SF = 96 SF
		TOTAL PERMANENT IRRIGATED AREA: ~~1,179~~ 1,184 SF
	Temporary Spray Irrigation For Native Seed	2,638 SF

IRRIGATION NOTES:

1. DESIGN CRITERIA: DESIGN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO UNIFORMLY IRRIGATE ALL PLANTING AREAS. ZONE IRRIGATED SOD, NATIVE SEED GRASS, AND SHRUB PLANTING AREAS SEPARATELY. PROVIDE DRIP IRRIGATION FOR SHRUB BEDS. PROVIDE MICRO–SPRAY HEADS OR DRIP IRRIGATION, DEPENDING ON PLANT MATERIAL, IN PERENNIAL AND GROUNDCOVER BEDS. DESIGN ROTORS FOR TURF GRASS AREAS MORE THAN 40' WIDE, AND POP–UP SPRAY HEADS FOR AREAS LESS THAN 40' WIDE.
2. ALL TREES AND SHRUBS TO BE DRIP IRRIGATED.

ALL DISTURBED AREAS SHALL BE SEEDED WITH: 'DRY NATIVE MOUNTAIN' SEED MIX

THIS SEED MIX HAS BEEN CHOSEN FOR THE SPECIFIC PROJECT LOCATION AND ELEVATION. LANDSCAPE INSTALLER SHALL NOT DEVIATE FROM THIS REVEGETATION SEED MIX WITHOUT WRITTEN APPROVAL FROM THE RESORT CONCEPTS SITE MANAGER.

COMMON NAME	SEEDING RATE % MIX	BULK LBS PER ACRE
SANDBERG BLUE	10%	5.00
MOUNTAIN BROME	20%	10.00
SLENDER WHEATGRASS	15%	7.50
BLUEBUNCH WHEATGRASS	10%	5.00
ROCKY MOUNTAIN FESCUE	10%	5.00
THICKSPIKE WHEATGRASS	15%	7.50
BOTTLEBRUSH SQUIRRELTAIL	2.5%	1.25
STREAMBANK WHEATGRASS	15%	7.50
PRAIRIE JUNEGRASS	2.5%	1.25
TOTAL LBS./ACRE	100%	50

NOTES:

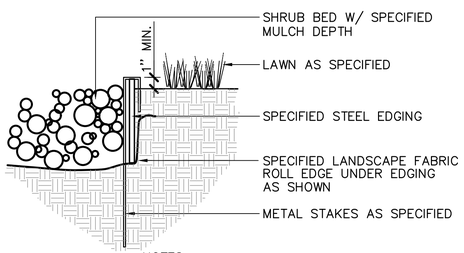
PERCENTAGES OF MIXES VARY YEAR–TO–YEAR DEPENDING ON HARVEST OF SEEDS. HYDROSEED OR HAND BROADCAST: 1 LB. PER 1,000 SQ. FT. OR 50 LBS. PER ACRE. RAKE IN ¼" DEEP AND IRRIGATE, IF POSSIBLE UNTIL ESTABLISHED. 'DRY NATIVE MOUNTAIN' SEED MIX IS AVAILABLE FROM PAWNEE BUTTES SEED INC., 605 25TH STREET, GREELEY, CO 80632.
PHONE: 1–800–782–5947
WEBSITE: PAWNEEBUTTESSEED.COM

PROPOSED PLANT MATERIALS LIST

Note: All plant material has been chosen from the CSU Extension Office recommended plant lists. These lists have been cross referenced to find suitable plants for the elevation of Minturn (10,000 ft and above), and also to maximize use of plants native to the area, low-water use plants, and plants that enhance habitat and food sources for insects, butterflies, birds and other animals. The cross referenced lists are the following:

- CSU Extension, Fire Wise Plant Materials - 6.305
- CSU Extension, Trees and Shrubs for Mountain Areas - Fact Sheet No. 7.423
- CSU Extension, Low-Water Native Plants for Colorado Gardens, Mountains 7,500' and Above - CO Native Plant Society
- CSU Extension, Native Trees for Colorado Landscapes - Fact Sheet No. 7.421
- CSU Extension, Native Shrubs for Colorado Landscapes - Fact Sheet No. 7.422

QUAN.	COMMON/ BOTANICAL NAME	FIRE MITIGATION ZONE	SIZE	COMMENTS
	DECIDUOUS TREES			
~~6~~ 7	Quaking Aspen Populus tremuloides	1 & 2	1.5" cal.	Specimen quality B&B, guyed
2	Quaking Aspen Populus tremuloides	1 & 2	2.5" cal.	Specimen quality B&B, guyed
	ORNAMENTAL GRASSES (planted @ 12" O.C. spacing)			
5	Blue Avena Grass Grass, Helictotrichon sempervirens	1 & 2	1 gal.	Container Full
	PERENNIAL FLOWERS (planted @ 12" O.C. spacing)			
13	Common White Yarrow Achillea millefolium	1 & 2	Flats of 15	
12	Silvery Lupine Lupinus argenteus	1 & 2	Flats of 15	
	DECIDUOUS SHRUBS			
6	Alpine Currant Ribes alpinum	1 & 2	5 gal.	Container, 5 canes minimum 18"–24" ht.
6	Arnold's Red Honeysuckle Lonicera tatarica 'Arnold's Red'	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.
3	Common White Lilac Syringa vulgaris 'Alba'	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.
5	Golden Currant Ribes aureum	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.
4	Russet Buffaloberry Shepherdia canadensis	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.
3	Saskatoon Serviceberry Amelanchier alnifolia	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.



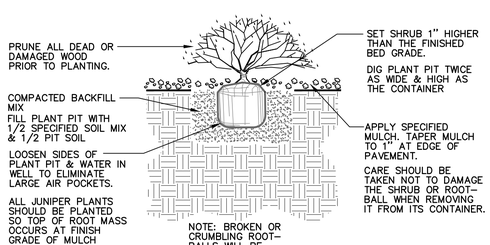
NOTES:
1) SET ALL EDGING 1" ABOVE FINISH GRADE AS SHOWN.

2) EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR, AND FLUSH W/ GRADES OF CONCRETE.

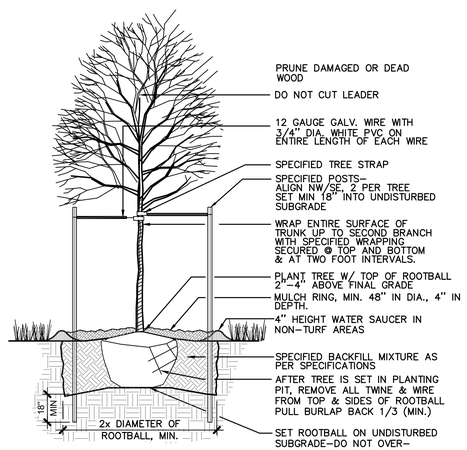
3) ALL JOINTS TO BE SECURELY STAKED.

4) CONTRACTOR SHALL CUT TOP EDGE(S) AS NEEDED TO BE PARALLEL WITH GRADE.

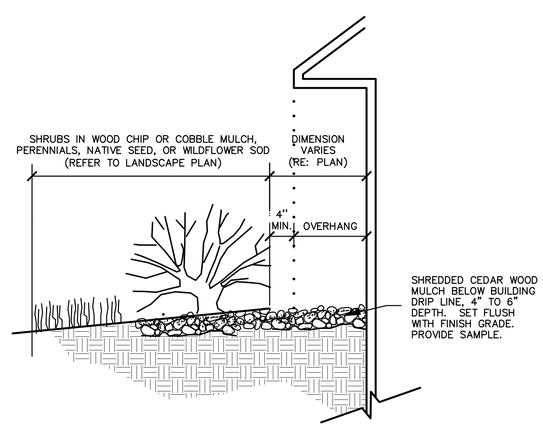
1 L2 STEEL EDGER — NOT TO SCALE



2 L2 SHRUB PLANTING — NOT TO SCALE



3 L2 DECIDUOUS TREE PLANTING — NOT TO SCALE



4 L2 MULCH ARMORED DRIP LINE — NOT TO SCALE

LANDSCAPE ARCHITECT:
TOMINA TOWNSEND, LA
PO BOX 3000, PMB 301
EDWARDS, CO 81632
P. 303.572.7876
TTownsend@ResortConceptsCO.com

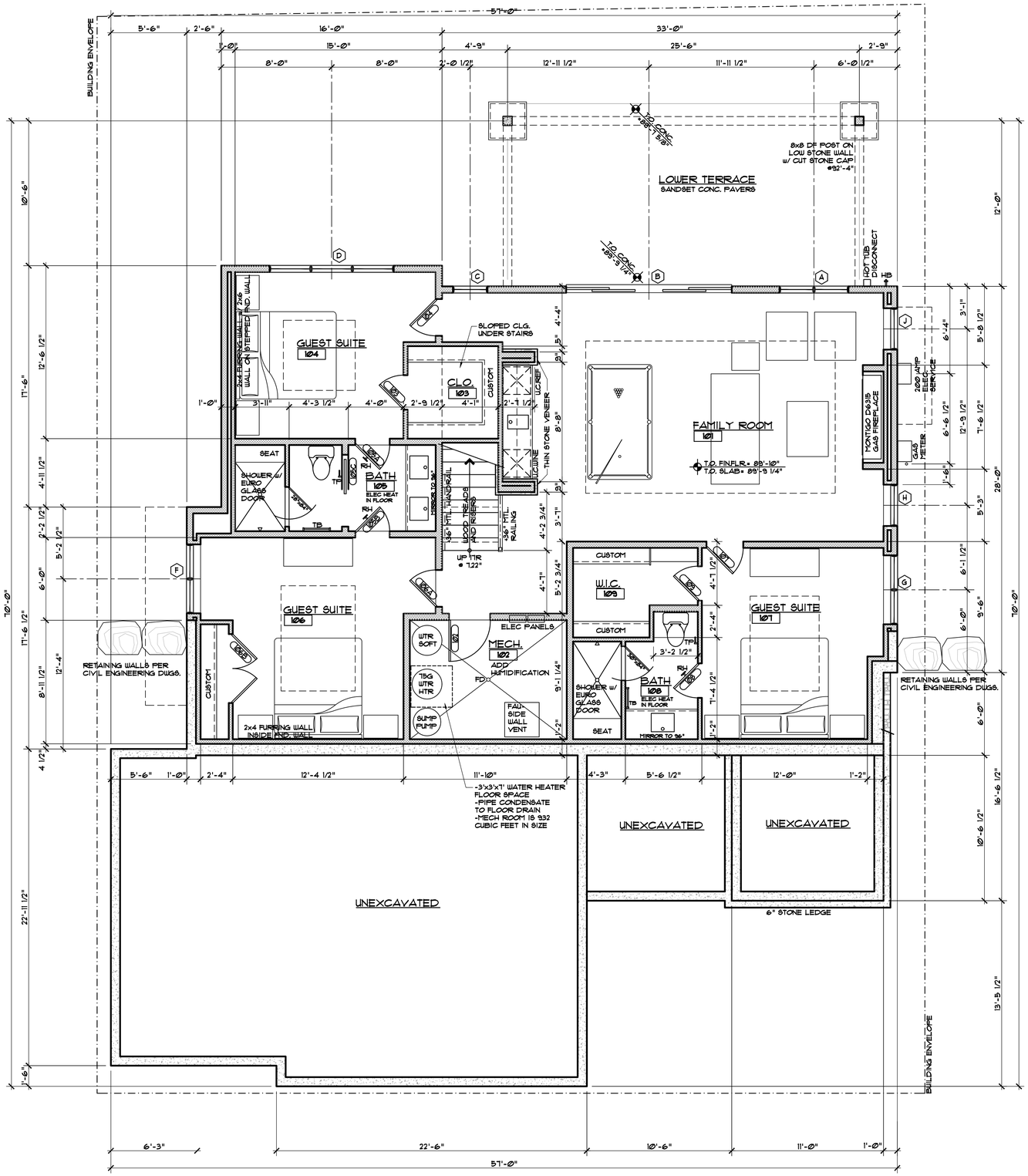
MINTURN NORTH P.U.D.
LOT 27-LANDSCAPE PLAN
TOWN OF MINTURN, COLORADO

DESIGNED: TT
DRAWN: TT
CHECKED: RH
DATE: February 10, 2025
REVISIONS:
REVISED DRB SUBMITTAL: 3/6/25
ADDED 1 ASPEN TREE PER DRB COMMENTS

DRB SUBMITTAL

SHEET TITLE:
LANDSCAPE NOTES & DETAILS

SCALE: NOT TO SCALE
SHEET NUMBER:
L2



LOWER LEVEL PLAN

1/4" = 1'-0"

1,572 SF FINISHED + 102 SF MECHANICAL = 1,674 SF TOTAL

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE OR CENTER OF POSTS, UNLESS NOTED OTHERWISE.
2. TOP OF WALL HEIGHTS EQUAL TOP OF FLAT PLATE OR LOWER POINT ON BEVELED WALL PLATES.
3. DO NOT SCALE DRAWINGS. NOTIFY ARCHITECT IMMEDIATELY UPON FINDING ANY DISCREPANCIES IN DOCUMENTS.
4. ALL WORK SHALL COMPLY WITH STATE & LOCAL CODES AND ORDINANCES, BE BUILT TO INDUSTRY STANDARDS AND BE PERFORMED TO THE HIGHEST LEVEL OF CRAFTSMANSHIP.
5. VERIFY ALL FINISHED FLOOR THICKNESS FOR DETERMINING MOUNTING HEIGHTS, STAIR CONSTRUCTION, ETC. (3/4" SHOWN ON PLANS MAY VARY.)
6. CABINET LAYOUT, APPLIANCE SPECIFICATIONS, AND ELECTRICAL/LOW VOLTAGE REQUIREMENTS & LOCATIONS NEED TO BE VERIFIED BY GENERAL CONTRACTOR PRIOR TO INSTALLATION.
7. FRAMING CONTRACTOR TO PROVIDE BLOCKING FOR ALL SURFACE MOUNTED ACCESSORIES AND SHALL COORDINATE PLACEMENT WITH ON-SITE SUPERVISOR PRIOR TO INSTALLATION.
8. VERIFY ALL VENTING, DUCTWORK, SUPPLY AND RETURN AIR LOCATIONS W/ HVAC CONTRACTOR PRIOR TO COMPLETION OF FRAMING & ELECTRICAL ROUGH-IN. GENERAL CONTRACTOR TO APPROVE ALL LOCATIONS.
9. DROPPED CEILING AND SOFFIT LOCATIONS SHALL BE APPROVED BY ON-SITE SUPERVISOR AND COORDINATED W/ M.E.P. SUB-CONTRACTORS PRIOR TO INSTALLATION.
10. REFER TO WINDOW MANUFACTURER SHOP DRAWINGS FOR EXACT ROUGH OPENINGS FOR ALL DOORS & WINDOWS. NOTIFY ARCHITECT IMMEDIATELY WITH ANY ISSUES REGARDING HEADERS AND/OR POSTING.
11. ALL INTERIOR DRYWALL IS 5/8" GYPSUM BOARD, U.N.O.
12. 5/8" FIBER-REINFORCED GYPSUM PANELS OR FIBER-CEMENT BACKER BOARD SHALL BE INSTALLED IN ALL WET LOCATIONS BEHIND TILE.
13. 5/8" GYPSUM BOARD ON CEILING FRAMING AT 24" O.C. MUST BE INSTALLED PERPENDICULAR TO FRAMING MEMBERS.

DISCLAIMER: ALL PLANS, RENDERINGS, SPECIFICATIONS AND MARKETING MATERIALS ARE SUBJECT TO REVISIONS AND MODIFICATIONS AT DEVELOPERS SOLE DISCRETION DUE TO SITE SPECIFIC GRADING CONDITIONS, AVAILABILITY OF MATERIALS, AVAILABILITY OF LABOR, MANUFACTURER SUPPLY SHORTAGES, AND GOVERNMENTAL AGENCY CHANGES. ALL PLANS AND SPECIFICATIONS ARE SUBJECT TO REVISIONS AND CONDITIONS OF APPROVAL BY THE TOWN OF MINTURN CITY COUNCIL, TOWN OF MINTURN DESIGN REVIEW BOARD, TOWN OF MINTURN BUILDING PERMIT DEPARTMENT AND ALL OTHER APPLICABLE REGULATORY AGENCIES. ARTIST RENDERINGS HAVE BEEN PROVIDED FOR ILLUSTRATIVE AND MARKETING PURPOSES ONLY AND SHOULD NOT BE RELIED UPON AS A BASIS FOR PURCHASING. COLOR, MATERIALS AND DESIGN ELEMENTS ARE SUBJECT TO REFINEMENT AND REVISION WITHOUT NOTICE AT DEVELOPERS SOLE DISCRETION.

EGGERS ARCHITECTURE, INC.
PO BOX 798 KREMMLING, CO 80459
(970) 724-3411 CELL: (970) 409-9790
don.eggers@eggersarchitecture.com

RESORT CONCEPTS
225 MAIN STREET, SUITE C-101
EDWARDS, COLORADO
(970) 926-1720

A. WILHELMSEN
0083 MILES END LANE
LOT 27, MINTURN NORTH PUD
MINTURN, COLORADO

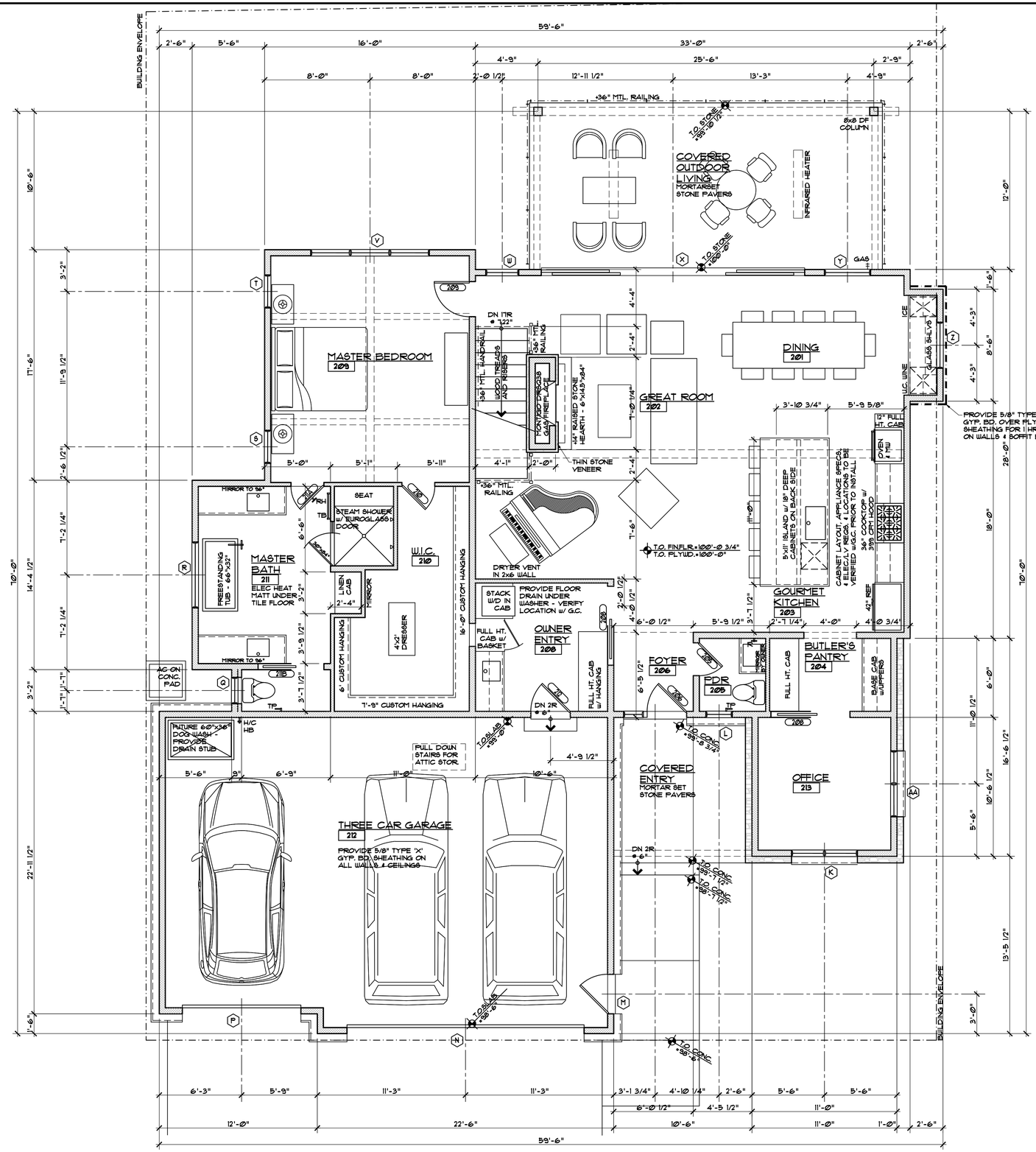
PROJECT NO: 2412-22 L27

ISSUED

#	DATE	BY	COMMENTS
5	2-18-25	DWE	DRB SUBMITTAL SET

A1.1

C:\EGGERSARCH\CURRENT PROJECTS\2412-22 MINTURN NORTH\LOTS\L27 A-WILHELMSEN\2412-22 L27 A1-1 PLANS.dwg, 2/18/2025 8:37:35 AM, _AutoCAD PDF (General Documentation).pc3



MAIN LEVEL PLAN

1/4" = 1'-Ø"

1,909 SF FINISHED + 813 SF GARAGE

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE OR CENTER OF POSTS, UNLESS NOTED OTHERWISE.
2. TOP OF WALL HEIGHTS EQUAL TOP OF FLAT PLATE OR LOWER POINT ON BEVELED WALL PLATES.
3. DO NOT SCALE DRAWINGS. NOTIFY ARCHITECT IMMEDIATELY UPON FINDING ANY DISCREPANCIES IN DOCUMENTS.
4. ALL WORK SHALL COMPLY WITH STATE & LOCAL CODES AND ORDINANCES, BE BUILT TO INDUSTRY STANDARDS AND BE PERFORMED TO THE HIGHEST LEVEL OF CRAFTSMANSHIP.
5. VERIFY ALL FINISHED FLOOR THICKNESS FOR DETERMINING MOUNTING HEIGHTS, STAIR CONSTRUCTION, ETC. (3/4" SHOWN ON PLANS MAY VARY).
6. CABINET LAYOUT, APPLIANCE SPECIFICATIONS, AND ELECTRICAL/LOW VOLTAGE REQUIREMENTS & LOCATIONS NEED TO BE VERIFIED BY GENERAL CONTRACTOR PRIOR TO INSTALLATION.
7. FRAMING CONTRACTOR TO PROVIDE BLOCKING FOR ALL SURFACE MOUNTED ACCESSORIES AND SHALL COORDINATE PLACEMENT WITH ON-SITE SUPERVISOR PRIOR TO INSTALLATION.
8. VERIFY ALL VENTING, DUCTWORK, SUPPLY AND RETURN AIR LOCATIONS W/ HVAC CONTRACTOR PRIOR TO COMPLETION OF FRAMING & ELECTRICAL ROUGH-IN. GENERAL CONTRACTOR TO APPROVE ALL LOCATIONS.
9. DROPPED CEILING AND SOFFIT LOCATIONS SHALL BE APPROVED BY ON-SITE SUPERVISOR AND COORDINATED W/ M.E.P. SUB-CONTRACTORS PRIOR TO INSTALLATION.
10. REFER TO WINDOW MANUFACTURER SHOP DRAWINGS FOR EXACT ROUGH OPENINGS FOR ALL DOORS & WINDOWS. NOTIFY ARCHITECT IMMEDIATELY WITH ANY ISSUES REGARDING HEADERS AND/OR FOOTING.
11. ALL INTERIOR DRYWALL IS 5/8" GYPSUM BOARD, U.N.O.
12. 5/8" FIBER-REINFORCED GYPSUM PANELS OR FIBER-CEMENT BACKER BOARD SHALL BE INSTALLED IN ALL WET LOCATIONS BEHIND TILE.
13. 5/8" GYPSUM BOARD ON CEILING FRAMING AT 24" O.C. MUST BE INSTALLED PERPENDICULAR TO FRAMING MEMBERS.

DISCLAIMER: ALL PLANS, RENDERINGS, SPECIFICATIONS AND MARKETING MATERIALS ARE SUBJECT TO REVISIONS AND MODIFICATIONS AT DEVELOPERS SOLE DISCRETION DUE TO SITE SPECIFIC GRADING CONDITIONS, AVAILABILITY OF MATERIALS, AVAILABILITY OF LABOR, MANUFACTURER SUPPLY SHORTAGES, AND GOVERNMENTAL AGENCY CHANGES. ALL PLANS AND SPECIFICATIONS ARE SUBJECT TO REVISIONS AND CONDITIONS OF APPROVAL BY THE TOWN OF MINTURN CITY COUNCIL, TOWN OF MINTURN DESIGN REVIEW BOARD, TOWN OF MINTURN BUILDING PERMIT DEPARTMENT AND ALL OTHER APPLICABLE REGULATORY AGENCIES. ARTIST RENDERINGS HAVE BEEN PROVIDED FOR ILLUSTRATIVE AND MARKETING PURPOSES ONLY AND SHOULD NOT BE RELIED UPON AS A BASIS FOR PURCHASING. COLOR, MATERIALS AND DESIGN ELEMENTS ARE SUBJECT TO REFINEMENT AND REVISION WITHOUT NOTICE AT DEVELOPERS SOLE DISCRETION.

EGGERS ARCHITECTURE, INC.
PO BOX 798
KREMMLING, CO 80459
(970) 724-3411
CELL: (970) 409-9790
don.eggers@eggersarchitecture.com

RESORT CONCEPTS
225 MAIN STREET, SUITE C-101
EDWARDS, COLORADO
(970) 926-1720

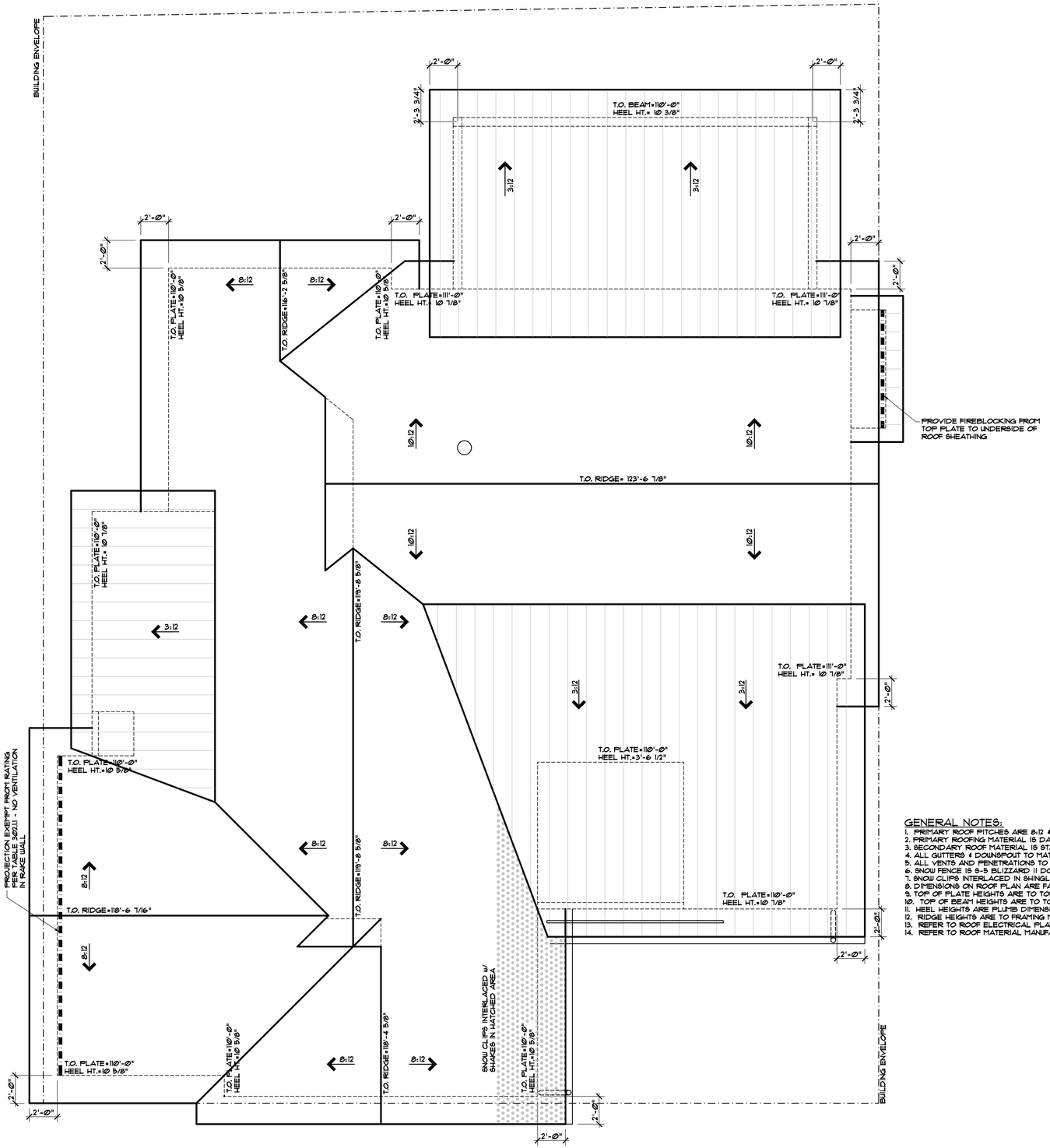
A. WILHELMSEN
0083 MILES END LANE
LOT 27, MINTURN NORTH PUD
MINTURN, COLORADO

PROJECT NO: 2412-22 L27

ISSUED #	DATE	BY	COMMENTS
5	2-18-25	DWE	DRB SUBMITTAL SET

A1.2

C:\EGGERSARCH\CURRENT PROJECTS\2412-22 MINTURN NORTH\LOTS\L27 A-WILHELMSEN\2412-22 L27 A1-1 PLANS.dwg, 2/18/2025 8:37:35 AM, _AutoCAD PDF (General Documentation).pc3



ROOF PLAN
1/4" = 1'-0"

GENERAL NOTES:
1. PRIMARY ROOF PITCHES ARE 8:12 & 10:12, SECONDARY ROOF PITCHES ARE 4:12.
2. PRIMARY ROOFING MATERIAL IS DAVINCI SYNTHETIC SHAKES.
3. SECONDARY ROOF MATERIAL IS STANDING SEAM METAL ROOF.
4. ALL GUTTERS & DOWNSPOUT TO MATCH METAL ROOF COLORS AND HAVE HEAT TAPE TO DAYLIGHT.
5. ALL VENTS AND PENETRATIONS TO BE PAINTED MATTE BLACK.
6. SNOW FENCE IS S-5 BLIZZARD II DOUBLE PIPE w/ S-5-S CLAMPS by ROCKY MOUNTAIN SNOW GUARDS.
7. SNOW CLIPS INTERLACED IN SHINGLES WHERE HATCHED. CLIPS TO MATCH COLOR OF ROOFING.
8. DIMENSIONS ON ROOF PLAN ARE FACE OF STUD OR CENTER OF POST/BEAM TO FACE OF FINISHED FASCIA.
9. TOP OF PLATE HEIGHTS ARE TO TOP OF FLAT PLATE OR LOW POINT OF BEVELED PLATE.
10. TOP OF BEAM HEIGHTS ARE TO TOP OF FLAT BEAM OR HIGH POINT OF BEVELED BEAM.
11. HEEL HEIGHTS ARE PLUMB DIMENSION AT OUTSIDE FACE OF BEARING.
12. RIDGE HEIGHTS ARE TO FRAMING MEMBERS, NOT ROOF SHEATHING.
13. REFER TO ROOF ELECTRICAL PLAN FOR CLEAR ROOF REQUIREMENTS PER I.E.C.C.
14. REFER TO ROOF MATERIAL MANUFACTURER'S DOCUMENTS FOR ALL ROOF PENETRATION DETAILS.

EGGERS ARCHITECTURE, INC.
PO BOX 798 KREMMLING, CO 80459
(970) 724-3411 CELL: (970) 409-9790
don.eggers@eggersarchitecture.com

RESORT CONCEPTS
225 MAIN STREET, SUITE C-101
EDWARDS, COLORADO
(970) 926-1720

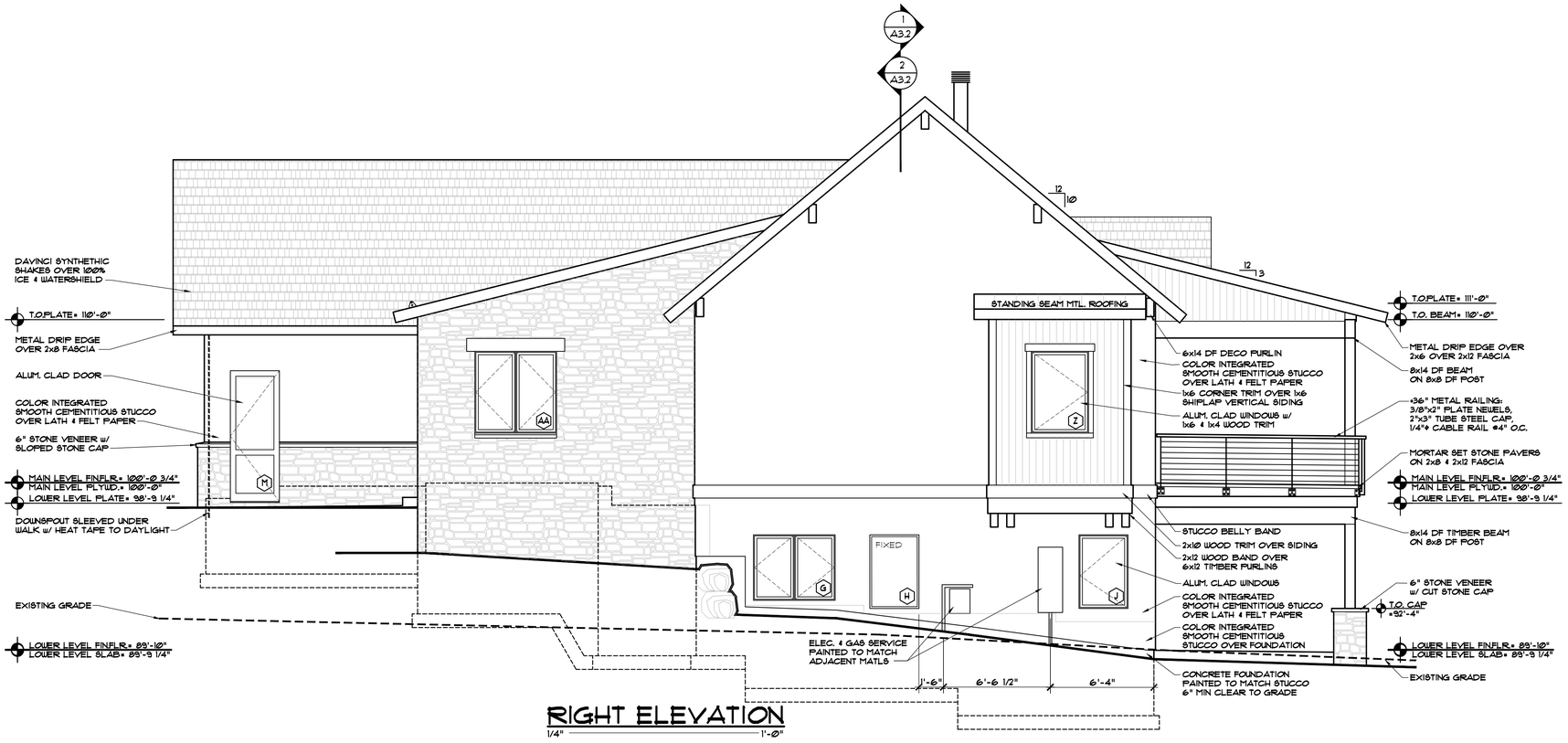
A. WILHELMSEN
0083 MILES END LANE
LOT 27, MINTURN NORTH PUD
MINTURN, COLORADO

PROJECT NO: 2412-22 L27

ISSUED			
#	DATE	BY	COMMENTS
5	2-18-25	DUE	DRB SUBMITTAL SET

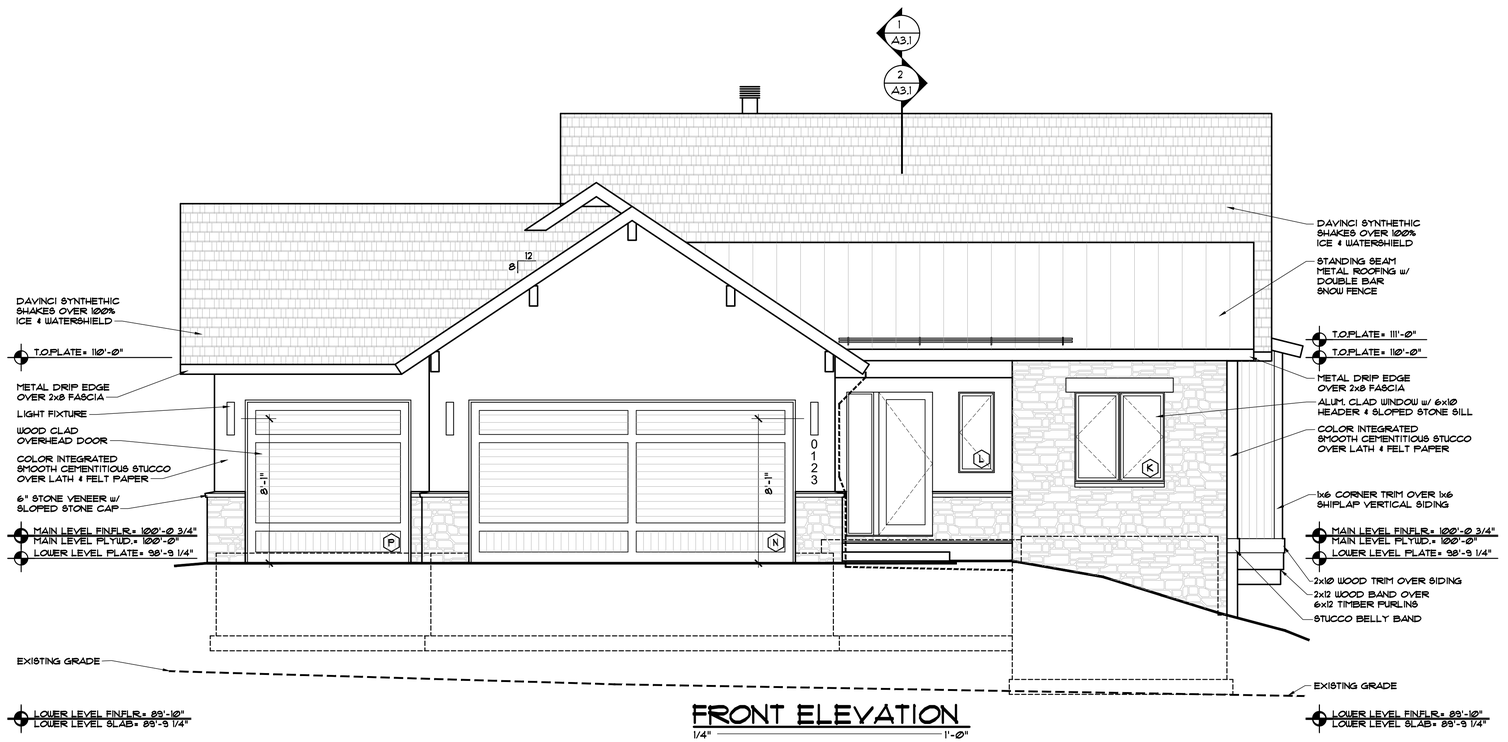
A1.3

DISCLAIMER: ALL PLANS, RENDERINGS, SPECIFICATIONS AND MARKETING MATERIALS ARE SUBJECT TO REVISIONS AND MODIFICATIONS AT DEVELOPERS SOLE DISCRETION DUE TO SITE SPECIFIC GRADING CONDITIONS, AVAILABILITY OF MATERIALS, AVAILABILITY OF LABOR, MANUFACTURER SUPPLY SHORTAGES, AND GOVERNMENTAL AGENCY CHANGES. ALL PLANS AND SPECIFICATIONS ARE SUBJECT TO REVISIONS AND CONDITIONS OF APPROVAL BY THE TOWN OF MINTURN CITY COUNCIL, TOWN OF MINTURN DESIGN REVIEW BOARD, TOWN OF MINTURN BUILDING PERMIT DEPARTMENT AND ALL OTHER APPLICABLE REGULATORY AGENCIES. ARTIST RENDERINGS HAVE BEEN PROVIDED FOR ILLUSTRATIVE AND MARKETING PURPOSES ONLY AND SHOULD NOT BE RELIED UPON AS A BASIS FOR PURCHASING. COLOR, MATERIALS AND DESIGN ELEMENTS ARE SUBJECT TO REFINEMENT AND REVISION WITHOUT NOTICE AT DEVELOPERS SOLE DISCRETION.



RIGHT ELEVATION

1/4" = 1'-0"



FRONT ELEVATION

1/4" = 1'-0"

DISCLAIMER: ALL PLANS, RENDERINGS, SPECIFICATIONS AND MARKETING MATERIALS ARE SUBJECT TO REVISIONS AND MODIFICATIONS AT DEVELOPERS SOLE DISCRETION DUE TO SITE SPECIFIC GRADING CONDITIONS, AVAILABILITY OF MATERIALS, AVAILABILITY OF LABOR, MANUFACTURER SUPPLY SHORTAGES, AND GOVERNMENTAL AGENCY CHANGES. ALL PLANS AND SPECIFICATIONS ARE SUBJECT TO REVISIONS AND CONDITIONS OF APPROVAL BY THE TOWN OF MINTURN CITY COUNCIL, TOWN OF MINTURN DESIGN REVIEW BOARD, TOWN OF MINTURN BUILDING PERMIT DEPARTMENT AND ALL OTHER APPLICABLE REGULATORY AGENCIES. ARTIST RENDERINGS HAVE BEEN PROVIDED FOR ILLUSTRATIVE AND MARKETING PURPOSES ONLY AND SHOULD NOT BE RELIED UPON AS A BASIS FOR PURCHASING. COLOR, MATERIALS AND DESIGN ELEMENTS ARE SUBJECT TO REFINEMENT AND REVISION WITHOUT NOTICE AT DEVELOPERS SOLE DISCRETION.

EGGERS
ARCHITECTURE, INC.
PO BOX 798
KREMMLING, CO 80459
(970) 724-3411
CELL: (970) 409-9790
don.eggers@eggersarchitecture.com

RESORT CONCEPTS
225 MAIN STREET, SUITE C-101
EDWARDS, COLORADO
(970) 926-1720

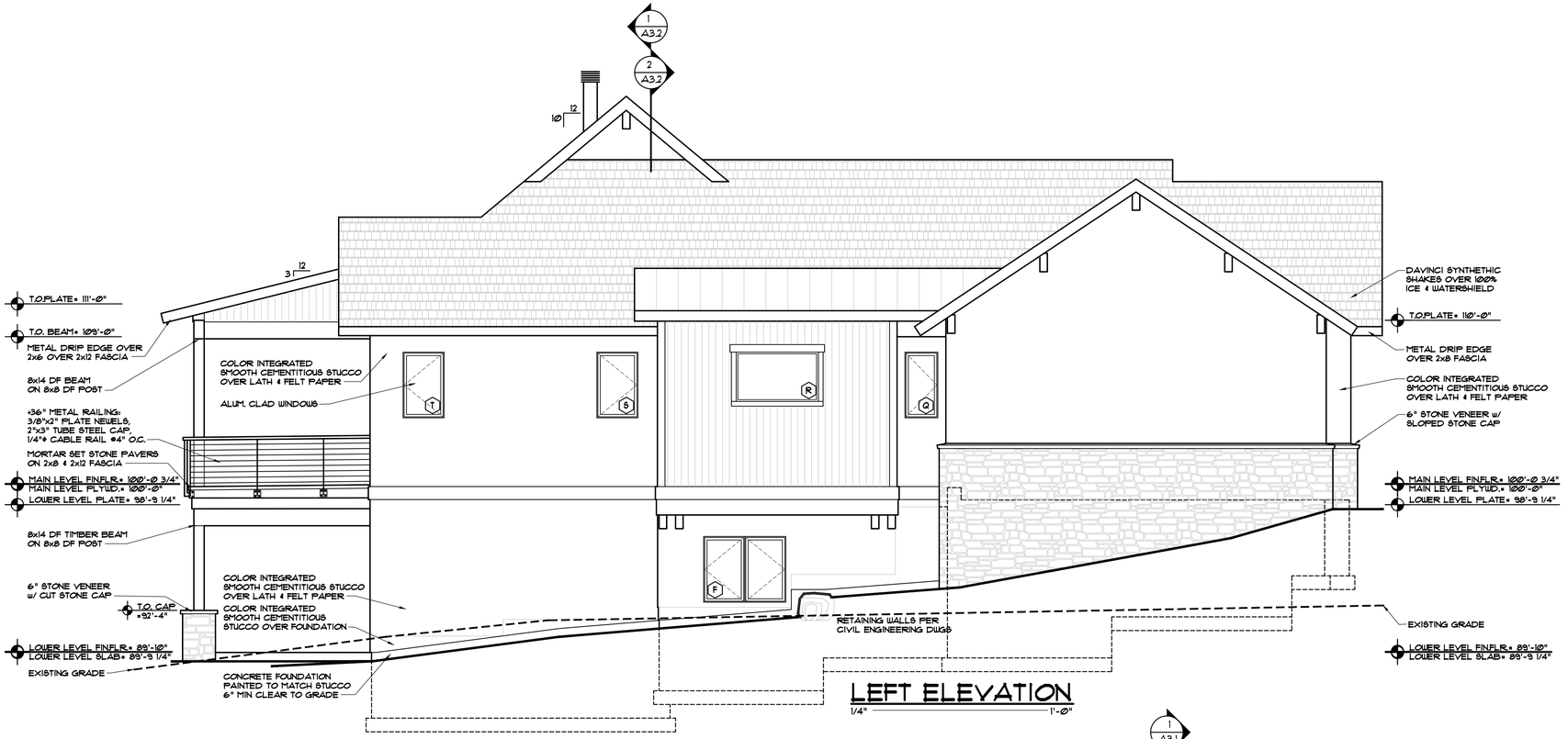
A. WILHELMSEN
0083 MILES END LANE
LOT 27, MINTURN NORTH PUD
MINTURN, COLORADO

PROJECT NO: 2412-22 L27

ISSUED			
#	DATE	BY	COMMENTS
5	2-18-25	DUE	DRB SUBMITTAL SET

A2.1

C:\EGGERSARCH\CURRENT PROJECTS\2412-22 MINTURN NORTH\LOTS\L27 A-WILHELMSEN\2412-22 L27 A2-1 ELEVS.dwg, 2/18/2025 8:38:26 AM, _AutoCAD PDF (General Documentation).pc3



LEFT ELEVATION

1/4" = 1'-0"

REAR ELEVATION

1'-0" = 1/4"

DISCLAIMER: ALL PLANS, RENDERINGS, SPECIFICATIONS AND MARKETING MATERIALS ARE SUBJECT TO REVISIONS AND MODIFICATIONS AT DEVELOPERS SOLE DISCRETION DUE TO SITE SPECIFIC GRADING CONDITIONS, AVAILABILITY OF MATERIALS, AVAILABILITY OF LABOR, MANUFACTURER SUPPLY SHORTAGES, AND GOVERNMENTAL AGENCY CHANGES. ALL PLANS AND SPECIFICATIONS ARE SUBJECT TO REVISIONS AND CONDITIONS OF APPROVAL BY THE TOWN OF MINTURN CITY COUNCIL, TOWN OF MINTURN DESIGN REVIEW BOARD, TOWN OF MINTURN BUILDING PERMIT DEPARTMENT AND ALL OTHER APPLICABLE REGULATORY AGENCIES. ARTIST RENDERINGS HAVE BEEN PROVIDED FOR ILLUSTRATIVE AND MARKETING PURPOSES ONLY AND SHOULD NOT BE RELIED UPON AS A BASIS FOR PURCHASING. COLOR, MATERIALS AND DESIGN ELEMENTS ARE SUBJECT TO REFINEMENT AND REVISION WITHOUT NOTICE AT DEVELOPERS SOLE DISCRETION.

EGGERS ARCHITECTURE, INC.
PO BOX 798
KREMMLING, CO 80459
(970) 724-3411
CELL: (970) 409-9790
don.eggers@eggersarchitecture.com

RESORT CONCEPTS
225 MAIN STREET, SUITE C-101
EDWARDS, COLORADO
(970) 926-1720

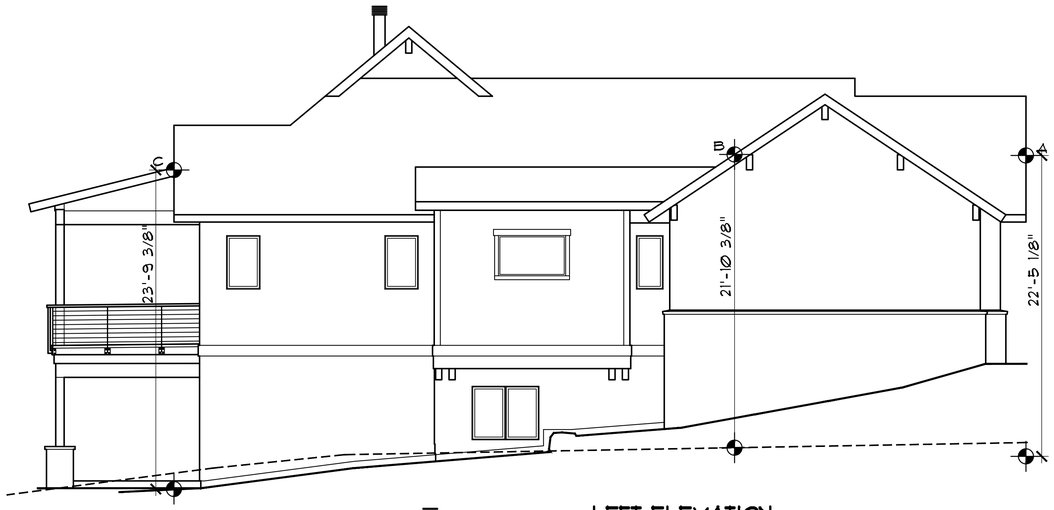
A. WILHELMSEN
0083 MILES END LANE
LOT 27, MINTURN NORTH PUD
MINTURN, COLORADO

PROJECT NO: 2412-22 L27

ISSUED #	DATE	BY	COMMENTS
5	2-18-25	DUE	DRB SUBMITTAL SET

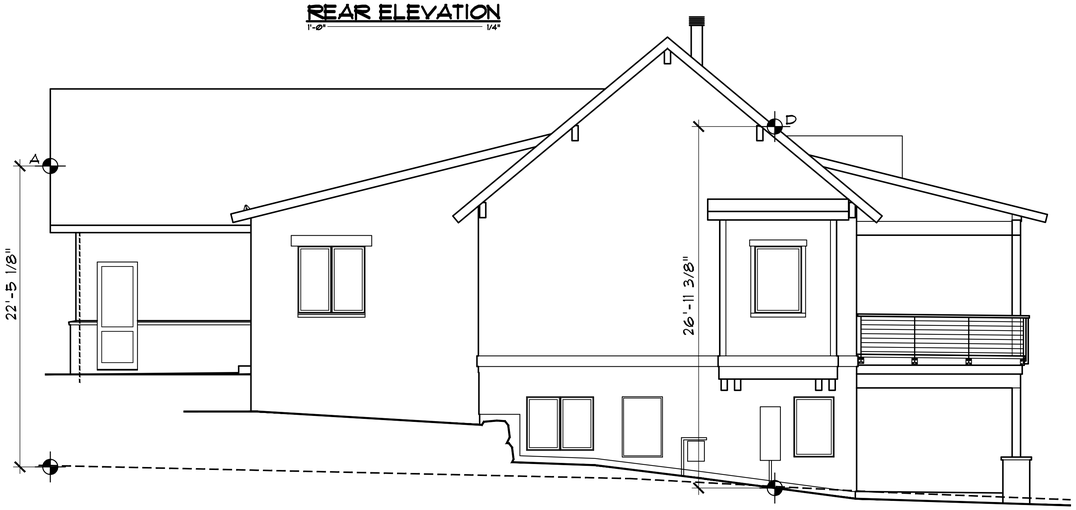
A2.2

C:\EGGERSARCH\CURRENT PROJECTS\2412-22 MINTURN NORTH\LOTS\L27 A-WILHELMSEN\2412-22 L27 A2-1 ELEVS.dwg, 2/18/2025 8:38:26 AM, _AutoCAD PDF (General Documentation).pc3

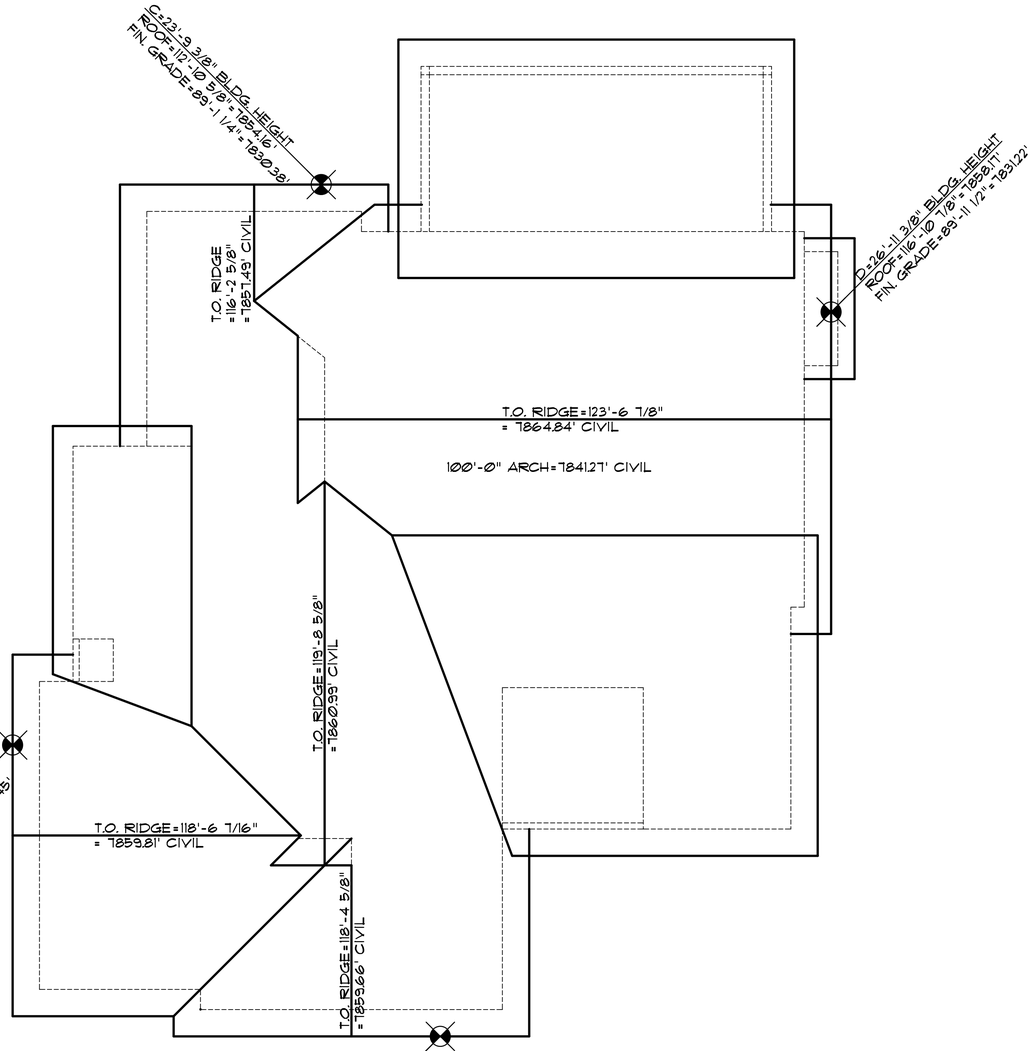


LEFT ELEVATION
1/4" = 1'-0"

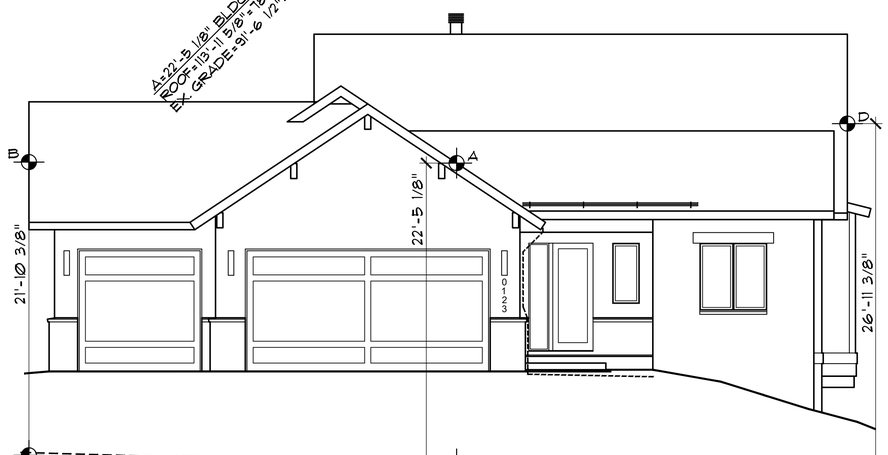
REAR ELEVATION
1'-0" = 1/4"



RIGHT ELEVATION
1/4" = 1'-0"



ROOF PLAN
1/4" = 1'-0"



FRONT ELEVATION
1/4" = 1'-0"

DISCLAIMER: ALL PLANS, RENDERINGS, SPECIFICATIONS AND MARKETING MATERIALS ARE SUBJECT TO REVISIONS AND MODIFICATIONS AT DEVELOPERS SOLE DISCRETION DUE TO SITE SPECIFIC GRADING CONDITIONS, AVAILABILITY OF MATERIALS, AVAILABILITY OF LABOR, MANUFACTURER SUPPLY SHORTAGES, AND GOVERNMENTAL AGENCY CHANGES. ALL PLANS AND SPECIFICATIONS ARE SUBJECT TO REVISIONS AND CONDITIONS OF APPROVAL BY THE TOWN OF MINTURN CITY COUNCIL, TOWN OF MINTURN DESIGN REVIEW BOARD, TOWN OF MINTURN BUILDING PERMIT DEPARTMENT AND ALL OTHER APPLICABLE REGULATORY AGENCIES. ARTIST RENDERINGS HAVE BEEN PROVIDED FOR ILLUSTRATIVE AND MARKETING PURPOSES ONLY AND SHOULD NOT BE RELIED UPON AS A BASIS FOR PURCHASING. COLOR, MATERIALS AND DESIGN ELEMENTS ARE SUBJECT TO REFINEMENT AND REVISION WITHOUT NOTICE AT DEVELOPERS SOLE DISCRETION.

EGGERS
ARCHITECTURE, INC.
PO BOX 798 KREMMLING, CO 80459
(970) 724-3411 CELL: (970) 409-9790
don.eggers@eggersarchitecture.com

RESORT CONCEPTS
225 MAIN STREET, SUITE C-101
EDWARDS, COLORADO
(970) 926-1720

A. WILHELMSEN
0083 MILES END LANE
LOT 27, MINTURN NORTH PUD
MINTURN, COLORADO

PROJECT NO: 2412-22 L27

ISSUED #	DATE	BY	COMMENTS
5	2-18-25	DUE	DRB SUBMITTAL SET

BH1

C:\EGGERSARCH\CURRENT PROJECTS\2412-22 MINTURN NORTH\LOTS\L27 A-WILHELMSEN\2412-22 L27 A2-1 ELEVS.dwg, 2/18/2025 8:38:29 AM, _AutoCAD PDF (General Documentation).pc3

Minturn Planning Department
Minturn Town Center
302 Pine Street
Minturn, Colorado 81645

Minturn Planning Commission
Chair – Lynn Teach
Jeff Armistead
Michael Boyd
Amanda Mire
Eric Rippeth
Darell Wegert

Design Review Board Hearing

Final Plan Review for New Home – Changes to Approved Plans

532 Main Street

Hearing Date:	April 9, 2025
File Name and Process:	Single-Family Residence Changes to Approved Plans Review
Owner/Applicant:	Ken & Patty Halliday
Representative:	Tobin Smith, Tobin Smith Architect
Legal Description:	Section: 26 Township: 5 Range: 81 PCLIN SE1/4SW1/4 Subdivision: BOOCO 2ND Block: 3 Lot: 3
Address:	532 Main Street
Zoning:	Old Town Character Area – Residential Zone District
Staff Member:	Madison Harris, Planner I
Recommendation:	**Approval**

Staff Report

I. Summary of Request:

Staff has underlined within the text of this report those items that changed since approval.

The Applicants, Ken and Patty Halliday, request Final Plan review of changes to approved plans for a new, four-bedroom, 5,508 (gross) square foot (originally 6,597 gross square feet) single-family residence located at 532 Main Street in the Old Town Residential Zone District. The Applicant's representative, Tobin Smith, has been proactive in meeting with Town staff prior to submitting plans for a new home and have provided a relatively complete and thorough set of site, landscaping, and architectural plans.

Proposed Plans
The plans show a two- to three-story, three-bedroom (previously four-bedroom) structure with a maximum building height - measured to the midpoint of the roof – of 27 feet 9 inches, under the maximum allowable 28-foot limit within the Old Town Residential Zone District.

Additionally, the massing, forms, and scale of the proposed structure, as well as proposed exterior materials, textures and detailing also appear to achieve the design objectives of Appendix B – *Design Guidelines and Standards*, Minturn Municipal Code.

The plans show the ground level with the garage, primary living area, and master bedroom, the upper level has a game room which could double as a bedroom, and the lower level has the two remaining bedrooms and a craft studio. Parking is adequate, even with the potential extra bedroom, with four off-street spaces, two of which are provided within the garage and two in front of the garage.

According to staff's analysis of development standards and dimensional limitations in Section III below the project appears to meet the Town's standards.

Overall, staff believes that the Applicants and their representative have provided a complete, detailed set of plans necessary to complete a thorough final plan review.

As a reminder, the Planning Commission has the option to review the proposal as a "conceptual" plan review if the Commission feels that the plans are *not* sufficient or are in need of revisions and additional review prior to final plan approval; or the Commission may take action to approve, approve with conditions, or deny the Final Plans.

Staff is **recommending approval**.

II. Summary of Process and Code Requirements:

These plans are being presented by the Applicant as "Final Plan" level of review for changes to approved plans for a new single-family residential structure on a legally created lot within the Town of Minturn. This is a formal hearing providing the Applicant and staff the opportunity to discuss the proposal with the Planning Commission, acting as the Design Review Board, and to address the DRB's concerns or feedback regarding suggested revisions to the project.

If the DRB feels that the plans are complete, appropriate, and meet the intent and purposes of the Minturn Municipal Code, Chapter 16, the DRB has the option to take final action to approve the plans without conditions, or to approve with specific conditions and giving the Applicant and staff clear direction on any recommended revisions, additions or updates to the plans.
No variances are required or requested at this time.

Design Review Process
Appendix 'B' of the Minturn Municipal Code, Section 16-21-615 - *Design Review Applications*, subsection "d" below outlines the criteria and findings necessary for DRB review and approval of all new, major development proposals:

(d) Administrative procedure.

(1) Upon receipt of a completed and proper application, the application for Design Review will be scheduled for a public hearing. The hearing will be conducted in accordance with the procedures set forth in this Chapter.

(2) Criteria and findings. Before acting on a Design Review application, the Planning Commission, acting as the Design Review Board (DRB), shall consider the following factors with respect to the proposal:

a. The proposal's adherence to the Town's zoning regulations.
b. The proposal's adherence to the applicable goals and objectives of the Community Plan.
c. The proposal's adherence to the Design Standards.

(3) Necessary findings. The Design Review Board shall make the following findings before approving a Design Review application:

a. That the proposal is in conformance with the Town zoning regulations.
b. That the proposal helps achieve the goals and objectives of the Community Plan.
c. That the proposal complies with the Design Standards.

Staff suggests that the final plans for 532 Main Street meet or can be revised to meet the required findings 'a,' 'b,' and 'c' or subparagraph 3 – *Necessary findings*.

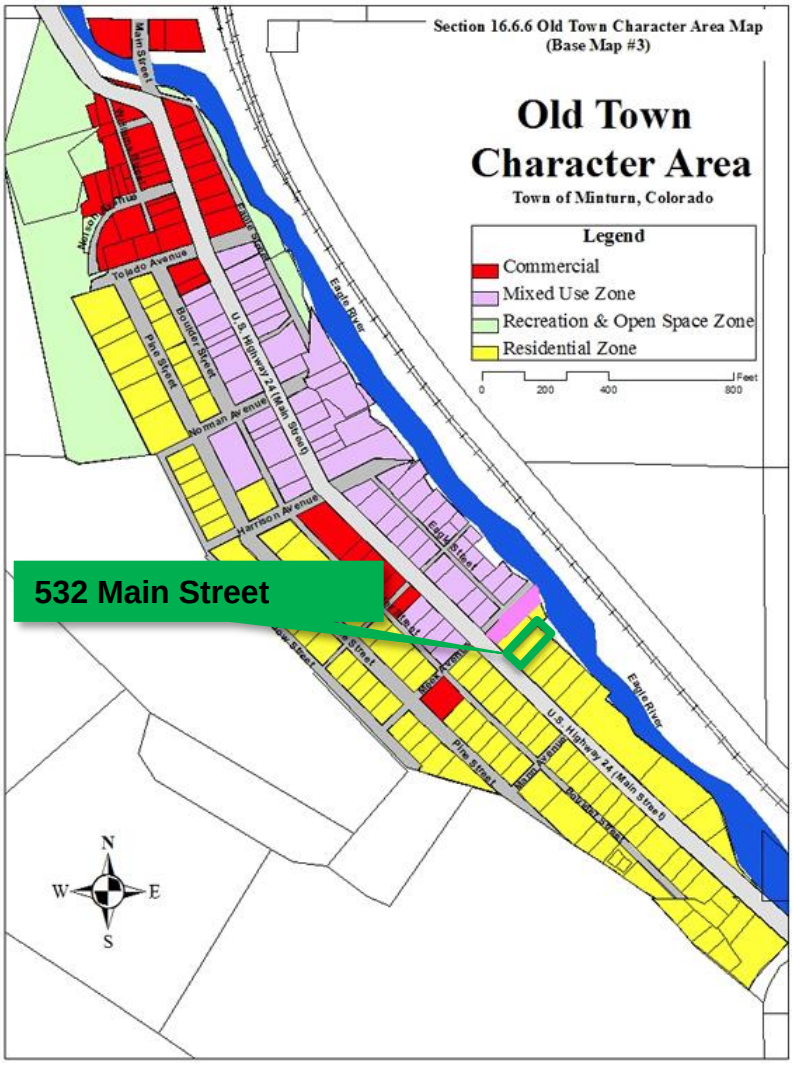
III. Zoning Analysis:

Zoning
The subject property is located within the "Old Town Character Area" Residential Zone District, described as follows:

*(a) The neighborhood is bisected by Highway 24 and is **characterized by single-family residences** with a mix of business and institutional uses. **The residences are typically** one (1) and **two (2) stories**, with outbuildings and minimal setback between structures.*
*(b) **The purpose of this zone is to provide for continued residential use** and redevelopment that preserves the unique character and scale of the neighborhood. **An objective is to retain the historically residential areas as quiet and safe neighborhoods** while allowing for limited home-based occupations and home-based businesses to encourage permanent residency. This area can accommodate reasonable growth where land and services are available.*

Rest of page left intentionally blank

Figure 1: Old Town Character Area Zoning Map



Dimensional Limitations and Development Standards

The following table summarizes the lot, development and dimensional standards and limitations applicable to the subject property pursuant to Sections 16-2-40. - *General lot requirements and dimensional standards* and 16-16-20 – *Parking Required for Residential and Lodging Uses*.

Regulation	Allowed/Required	Proposed/Existing
Minimum Lot Area:	5,000 sq. ft.	8,640.8 sq. ft. (.198 ac.)
Maximum Building Height:	28 feet	27 feet – 9 inches
Minimum Front Setback:	10 feet	44 feet 9 inches (previously approx. 25 feet)

Minimum Side Setback:	5 feet	5 feet
Minimum Rear Setback:	10 feet (to property line) 30 feet (to high water mark)	10+ feet (to property line) 30+ feet (to high water mark)
Maximum Lot Coverage:	45% (3,888.36 sq. ft.)	2,695 sq. ft. (31.2%) Proposed Originally 3,260 sq. ft. (37.73%)
Maximum Impervious Coverage:	55% (4,752.44 sq. ft.)	4,451 sq. ft. (50.8%) Proposed Originally 4,743 sq. ft. (54.89%)
Minimum Snow Storage Area:	5% of Lot Area (8,640.8 sq. ft. x .05 = 432.04 sq. ft.)	478 sq. ft. Originally 507 sq. ft.
Parking:	2 spaces	4 spaces

IV. Applicable Standards and Design Guideline Criteria:

Design
In addition to the development standards listed above, the following general design principles are provided for reference.

Final Site, Grading and Drainage Design
The Minturn Design Guidelines encourage designs that integrate or account for site topography and existing conditions, surrounding conditions, solar orientation, placement on lots relative to streets and natural features, snow storage and snow shed from roof structures.

Mass and Form
The following excerpt from the Design Guidelines is applicable to the proposed home design:

"c. Massing and Scale

> *"**A simple central form with additive features shall be designed. This style creates visual interest and is appropriate for the community due to its compatibility with existing structures. Buildings and improvements should complement, rather than overpower, the***

adjacent natural and built environment. *Homes are encouraged to be sheltering in nature, with consistent setbacks from the street with prominent porches or overhanging eaves.*

"Building mass, form, length and height shall be designed to provide variety and visual interest while maintaining a scale that is similar or compatible to adjacent structures."
-Town of Minturn Design Guidelines

Staff Response:
Staff believes that the design and scale of the proposed structure incorporates a simple central form with additive features and is complementary to adjacent residential structures and character on nearby parcels. Staff further suggests that the scale of the project is appropriate and will not overpower surrounding natural and built environments. Proposed roof forms and pitches, materials and textures are compatible and complementary to the surrounding built and natural environments.

V. Items of Note:

Items of Note
There are no new items of note

VI. Staff Recommendation:

Staff suggests that the Changes to Approved Plans for 532 Main Street generally **comply** with or exceed the applicable provisions and/or minimum standards of Chapter 16 and the Town of Minturn Design Standards (Appendix 'B') of the Minturn Town Code.

Staff is **recommending approval** of the plans.

DESIGN REVIEW APPLICATION

TOWN OF MINTURN PLANNING AND ZONING DEPARTMENT
P.O. Box 309 302 Pine Street Minturn, Colorado 81649-0309
Phone: 970-827-5645 Fax: 970-827-5545 Email: planner@minturn.org

Project Name:
Eagle River Residence

Project Location

Street Address: 532 Main St. Minturn, CO 81645

Zoning:	Parcel Number(s):
single-family residence	201908667 & 201802728

Application Request:
Approval of the architectural design for this proposed single-family residence

Applicant:

Name: Tobin Smith (Tobin Smith Architect)

Mailing Address: 2201 San Pedro Ave. San Antonio, TX 78212

Phone:	Email:
210-817-4744	tobin@tobinsmitharchitect.com

Property Owner:

Name: Patty and Ken Halliday

Mailing Address: 5150 Broadway #615 San Antonio, TX 78209

Phone:	Email:
210-867-1514	khalliday62@gmail.com

Required Information:

Lot Size: 8,640.8 sq ft	Type of Residence (Single Family, ADU, Duplex): Single Family	# of Bedrooms: 4	# On-site Parking Spaces: 4
# of Stories: 3	Snow storage sq ft: 478 sq ft	Building Footprint sq ft: 2,695 sq ft	Total sq ft Impervious Surface: 4,451 sq ft

Signature:
Tobin Smith

Fee Paid:_____ **Date Received:**_____ **Planner:**_____

DESIGN REVIEW APPLICATION

SUBMITTAL CHECKLIST REQUIREMENTS
(TO BE INCLUDED WITH APPLICATION)

Applicant	Staff	
☑	☐	**Application Fee** (Non-Refundable application fee shall be collected) • Design Review Board - $200.00
☑	☐	**Letter of Intent** -- What is the purpose of the project including; • Relevant Background • Current Status of the Site • All Proposed Uses and Structures • How the Proposal Differs from what already exists • Information regarding Easements or Dedicated Tracts, etc.
☑	☐	**Vicinity Map** -- Directional Map indicating how to get to the Property involved in the request. • Zoning of Property
☐	☐	**Improvement Location Certificate of Survey (ILC or ILS)**

☑	☐	**Site Plan showing Precise Nature of the Proposed Use – To Scale**
		•
		• Scaled Drawings of Proposed Design of Structure
		  ○ Plan View and Sections
		• Building Heights – all 4 directions N/S/E/W
		• topography
		• Building Location
		• Setbacks
		• River or Creek Setbacks
		• Parking Plan
		• Traffic Circulation
		  ○ Location and Width of Existing and Proposed Access Points
		  ○ Location of Existing Driveways and Intersections
		• Landscaped Area – Plan
		• Approximate Location of Existing Wooded Areas and Rock Outcrops
		• Location and Type of Existing and Proposed Easements
		• Utility Easements
		• Drainage Features

☑	☐	**Preliminary Building Plans and Elevations** • Indicates Dimensions • General Appearance • Scale • Interior Plan for the Buildings

☑ ☐ **Elements needed on the Site Plan**

- Scale
- North Arrow
- Date Prepared
- Lot Dimensions, Area, Entire Site Acreage

☑ ☐ **Architecture Details – Materials Board**

- Windows – Placement and Color
- Doors – Placement and Color
- Siding – Type and Color
- Roof Material – Type and Color
- Paint Color

PLANNING COMMISSION
DESIGN REVIEW PROCESS

Applicants requesting a Design Review Board, Planning and Zoning Commission, and/or Town Council Review must submit to a pre-submittal conference and complete a formal application. The pre-submittal review process is completed within a period of 14 working days depending on the day of pre-submittal. The pre-submittal review provides valuable information regarding Town requirements for the formal application.

The Town Planner shall have the following powers and duties:

- **Zoning Compliance** – To review, consider, and approve, approve with conditions, or deny applications for building permits, limited use permits, conditional use permits, and temporary use permits based on compliance with this Section.
- **Process Applications** – To receive applications for development permits for processing pursuant to the terms of Section 16 of the Minturn Municipal Code.

Planning Commission as Design Review Board

Powers and Duties
The Planning Commission is hereby established as the Town of Minturn Design Review Board. The Design Review Board shall have the following powers and duties under the provisions of this Code.

1. To prepare, or cause to be prepared or amended, the Design Review Standards and Guidelines or any element or portion thereof, for adoption by the Town Council.

2. To hear, review, consider and approve, approve with conditions, or disapprove applications for Design Review Approval.

3. To hear and decide upon appeals on design review decisions made by the Zoning Administrator.

Board Procedure
The Town staff will forward applications (other than minor design applications), and recommendations, to the DRB.

The DRB shall review the application and supporting material submitted by the applicant, as well as the staff recommendation. After review, the DRB, through a formal motion, seconded and passed by a majority of the members present, shall take one of the following courses of action:

1. **Table the application**. The application may be tabled for a period not to exceed thirty (30) days if the application is incomplete or if the DRB determines that changes are required to bring the application into compliance with design standards and guidelines or other regulations of the Town. The Board may specify additional requirements for the applicant is to bring to the future meeting. These requirements may include additional information necessary to determine whether the application complies with all zoning, building, design codes adopted by the Town, and may include plans, reports, surveys or other documents completed by registered architects, surveyors, engineers or other professionals in order to indicate conformance with such codes. The DRB may also table the application if it determines that changes in the application are required which would bring the proposed project into compliance with zoning, building, design codes, and other regulations of the Town.

2. **Conceptual/Preliminary approval.** The DRB may grant conceptual approval to applicants who in a general fashion appear to meet design and other regulations of the Town but submit applications inadequate to warrant final approval. Conceptual approvals are also appropriate where a complete application has not been submitted, or where an applicant wishes to obtain a preliminary review of a sketch plan. A conceptual approval does not deem final approval of an application, nor does it deem that an application conforms to design or other regulations, nor shall it bind the DRB to grant final approval to a completed or final application.

3. **Disapproval of application.** If an application is found to conflict with the purposes and/or any one (1) or more of the design guidelines, codes or any other regulations of the Town, the DRB shall disapprove the application. Any disapproval shall be in writing and shall specifically describe the reasons upon which the disapproval is based.

4. **Approval of application.** If the application is complete and is found to comply with the design standards codes and other regulations of the Town, the DRB shall approve the project. The DRB shall keep a record of all such approvals, and the applicant should keep a copy of the approval. The DRB may approve an application with conditions or modifications. The DRB shall not approve an application that does not meet the requirements of the Town or any other provision required to ensure compliance with the design standards and guidelines, codes and other regulations of the Town.

If a motion for approval, for conceptual approval, or to table an application results in a tie vote, the motion will fail.

DESIGN REVIEW CRITERIA

1. SITE DESIGN

Site planning involves the design and location of buildings and other improvements on a property. General principles include the maximization of site attributes such as views and solar orientation while minimizing adverse impacts to adjacent properties and natural features. Design of the building(s) shall consider the following criteria:

a. Natural Features

(1) Topography

A building site that is flat or gently sloping at less than 10% shall comply with applicable minimum standards for setbacks as defined in Chapter 16.

A building site that slopes at greater than 10% is urged to consider "stepping" the structure rather than grading the site to allow for traditional building layout. The intent is to avoid large cuts and/or fills as well as retaining walls, and to avoid the need for additional erosion control measures.

Setbacks may be increased for lots that slope greater than 30%.

(2) Water Bodies

Setbacks from water bodies shall include consideration of the Eagle River, tributary creeks, ponds, and wetlands. In addition to the regulatory setbacks, the Town of Minturn encourages conformance with the Eagle River Watershed Plan and sensitive design to protect the riparian areas and to utilize the water bodies for passive recreational purposes. The Town discourages "turning your back" on the Eagle River, one of Minturn's greatest assets.

Site grading and drainage plans shall be submitted with design review applications that are adjacent to or within fifty (50) feet of a water body.

b. Orientation

The orientation of improvements shall consider adjacent properties as well as snow storage, snow shedding, and solar orientation. Another important component of orientation is drainage impact to adjacent properties, water bodies and streets.

Snow Storage, Snow Shedding and Solar Orientation

The atmospheric and weather-related elements common of the Town of Minturn justify the added dimension of sitting improvements to minimize the impact of the environment.

Adequate snow storage area(s) or provisions for removal shall be provided. The total area may be broken up or provided as a whole. Location within the required setbacks shall be permitted provided it does not impede adequate and safe access to the structure(s). Landscape areas may also be used for snow storage purposes.

Snow shedding shall be considered in the use of material and pitch of the roof, as well as the location of windows, door and walkways. In no case shall snow shedding be permitted to occur onto an adjacent property.

Solar orientation shall be considered in the siting of the structures as well as in the landscaping of the lot or parcel. Orientation of the structure, as well as placement of trees, can be utilized to block prevailing winds in the winter and to provide shade in the summer. The structure should be placed on the lot in a manner that will not cast substa

shadows over adjacent properties. Walkway and driveway location shall consider snowmelt in de location. These considerations include locating driveways, walkways, and structures, so that they are sheltered from the wind, and oriented to the east or south, where possible, to aid quicker snow and ice melt.

The front of the structure and its primary entrance shall be oriented to the street.

c. Massing and Scale

A simple central form with additive features shall be designed. This style creates visual interest and is appropriate for the community due to its compatibility with existing structures.
Buildings and improvements should complement, rather than overpower, the adjacent natural and built environment. Homes are encouraged to be sheltering in nature, with consistent setbacks from the street with prominent porches or overhanging eaves.

Building mass, form, length and height shall be designed to provide variety and visual interest while maintaining a scale that is similar or compatible to adjacent structures.

2. ARCHITECTURAL ELEMENTS

a. Roof Pitch and Form

Roofs are a very prominent visual element and can be used to provide strong unifying characteristics between buildings. The use of consistent roof form, materials, slope and direction can create a cohesive appearance to a neighborhood even when the architectural styles vary. Roof pitch and form are an important element of building design in the Town.

The incorporation of dormers into the roof form can be utilized to provide individual identity and to create and delineate upper living areas or lofts. Dormer roofs shall be similar in slope and material with the primary roof form. See Illustration.

Roofs shall be designed with consideration to snow accumulation and shedding. Entryways, garages and pedestrian areas shall be protected from potential snow shedding.

Chimneys may also be utilized as a unifying element. The size, location, and shape of chimney can be mimicked to provide a common feature in adjacent structures that have different architectural styles.

b. Facade

Vast expanses of a blank facade are not considered appropriate in Minturn due the mass and scale of the existing buildings in the Town. Therefore, facades must be interrupted every 15' at minimum. This interruption can occur through the use of projections and recessions for doors and windows, balconies or porches or any other element that creates visual interest. The use of architectural elements such as horizontal and vertical architectural details and floor articulation (delineation of 'floors' in a building) can be utilized to create a vertical human scale to the structure.

Windows and doors offer the opportunity to provide individual character and refinement of scale by introducing openings and patterns on otherwise blank walls. Consideration should be given to locating doors and windows in order to establish symmetry on primary facades, while being responsive to interior functions and views. The location of windows and doors can also be utilized as a unifying element with adjacent structures.

In order to maintain a smaller scale and to avoid the use of vast expanses of large windows, window openings should be composed of multiple panes of glass that are consistent with the scale of the building. Mirrored or reflective glass is prohibited.

Shutters and window boxes are encouraged to create visual interest and to reinforce the Town ambiance.

c. Building Details

The requirement for a simple building form allows for the introduction of building details to create character and interest. These details may include elements such as accents to doors and windows, porches, gates, dormers and chimneys.

3. MATERIALS AND SCREENING

a. Materials

The use of building materials is essential to the design and appearance of a structure, therefore the use of materials is indicative of the adjacent community character. Materials shall be consistent with adjacent properties and the natural environment. The Town of Minturn does not seek to limit or prohibit the use of specific building materials

however the use of non-reflective materials are strongly encouraged. Highly reflective roofing ma
allowed.

The historic character of Minturn is exhibited in the use of wood siding and native stone, therefore the use of these particular materials are encouraged. Many modern equivalents can be found which mimic the natural materials, and the Design Review Board may approve such materials if their appearance is found to be compatible with adjacent material and consistent with the intent of these standards and guidelines.

b. Streetscape and Landscape Design

Small towns evoke many images, but one that appears to be consistent with many residents is the neighborliness of the area. Porches, plaza, parks and simply strolling down the street allow neighbors and visitors to meet and greet each other and to get to know one another. The Town encourages the man-made elements that promote these activities, and in some instances the Design Review Board shall require the provision of streetscape improvements to encourage and reinforce the small town atmosphere.

Porches and awnings are encouraged for all residential design as these elements create and encourage a human scale that is consistent with the small town image. Commercial structures, particularly those that are located in renovated residential units, shall maintain these elements and incorporate the use of pedestrian walkways, street furniture such as benches and trashcans where possible. Commercial developments that exceed 2500 square feet of gross leasable area shall be required to provide a plaza area that incorporates these elements.

Landscape standards are defined in Section 16.17.14, 15 and 16 and shall be reviewed with all applications for design review. Compliance with the minimum standards defined within those sections shall be required. The Design Review Board shall review the list of plant material to be utilized, particularly for determination of irrigation requirements. Exhibit B lists plant materials that are suitable for use in the Town, drought-resistant and therefore their use is encouraged. Other plant materials listed that require substantial water and therefore the Design Review Board may require the provision of an irrigation system and the provision of collateral to assure its completion.

c. Screening

Both residential and commercial areas within the Town shall be required to screen certain visually obtrusive areas, including, but not limited to, refuse storage, general storage, loading areas, mechanical equipment and parking areas.

The screening may occur with landscaping, compliant with Section 16.17.14. 15 and 16, or these uses may be screened with fencing or by containing the uses within a structure or parapet walls. Fences shall not exceed 3-feet in height for opaque fences and 4 feet in height for fences with you can see through. Higher fences may be used to screen the sides and rear of the lot but should not exceed 6 feet in height. In no case shall a fence or screening structure obstruct a driver's view of an intersection.

Additional information regarding the Design Review processes and guidelines including the Character Areas can be found in Chapter 16, Appendix B of the Minturn Town Code.

TOBIN SMITH ARCHITECT

EAGLE RIVER RESIDENCE

Letter of Intent
21 March 2025

Eagle River Residence is a proposed single-family home for Patty and Ken Halliday, current Minturn residents. This structure would replace an existing single-family structure and detached shed currently on the site. A notice of intent to demolish these structures was previously filed and notice posted; the structures were not nominated for historic status.

The design of Eagle River Residence will allow Patty and Ken to live primarily on one level giving them confidence that they can enjoy this home for years to come. A lower level, hidden from the street, contains bedrooms and bathrooms to accommodate their grown children as well as young grandchildren, when they visit. Viewed from the street, a game room above the garage gives the impression of a two-story pitched-roof residence in keeping with the adjacent homes. While the massing and rooflines are different from house to house, the overall scale and building forms are similar.

Located approximately forty-five feet from the front property line, significantly beyond the ten-foot setback line, the home is sited to continue the pattern of development established by the adjacent houses. This larger buffer space accommodates both parking and plantings. A flagstone walkway flanked by five new Aspen trees and native grasses connects the sidewalk and driveway to the welcoming entry porch, a design element that reinforces Minturn's architectural character and neighborliness. The architectural design accommodates four on-site parking spaces with snow storage conveniently located adjacent to the driveway and flagstone entry walkway.

The exterior palette includes vertical wood siding, dry-stacked stone, and standing seam metal roofing – materials utilized throughout town on both historic and contemporary structures. Oxidized steel accents, touches of warm wood tones, and bronze window and door cladding complete the grouping of materials. The varied tones and textures will connect Eagle River Residence with the town's fabric and history.

Last, Patty and Ken will be pursuing an upper-level deck encroachment agreement with Eagle River Water & Sanitation District. As designed, the deck cantilevers four feet over the district's easement approximately eleven feet above natural grade. The support columns are set back from the edge of the deck and are located outside of the easement. Final approval of the proposed design shall be contingent upon approval of the proposed encroachment.

EAGLE RIVER RESIDENCE

532 MAIN STREET
MINTURN, CO 81645

Patty + Ken Halliday

DESIGN REVIEW PACKAGE

21 MARCH 2025

2201 SAN PEDRO AVE
SAN ANTONIO, TX 78212
T 210.817.4744
www.tobinsmitharchitect.com
© 2025 TSA

TOBIN SMITH ARCHITECT

ABBREVIATIONS

ABV	ABOVE
AFF	ABOVE FINISHED FLOOR
ACOUS	ACOUSTICAL
ADJ	ADJUSTABLE
ANOD	ANODIZED
A/C	AIR CONDITIONING
ALT	ALTERNATE
ALUM	ALUMINUM
ADA	AMERICANS WITH DISABILITIES ACT
A.B.	ANCHOR BOLT
ARCH	ARCHITECT (URAL)
AD	AREA DRAIN
ASPH	ASPHALT
BRG	BEARING
BM	BEAM
B.M.	BENCH MARK
BTWN	BETWEEN
BIT	BITUMINOUS
BLK (G)	BLOCK (ING)
BD	BOARD
B.S.	BOTH SIDES
B.W.	BOTH WAYS
BOT	BOTTOM
B.O.B.	BOTTOM OF BEAM
B.O.D.	BOTTOM OF DECK
B.O.S.	BOTTOM OF STEEL
BLDG	BUILDING
BU	BUILT UP
CAB	CABINET
C.I.	CAST IRON
C.B.	CATCH BASIN
CLG	CEILING
CEM	CEMENT
CER TILE	CERAMIC TILE
CIR	CIRCLE
CIRC	CIRCULAR, CIRCUMFERENCE
CLR	CLEAR
COL	COLUMN
COMB	COMBINATION
CONC	CONCRETE
CMU	CONCRETE MASONRY UNIT
CONST	CONSTRUCTION
CONT	CONTINUOUS, CONTINUE
CTR	CONTRACTOR
C.J.	CONTROL JOINT
CNTR	COUNTERTOP
D.	DEEP
DEMO	DEMOLISH, DEMOLITION
DTL	DETAIL
DIAG	DIAGONAL
DIA	DIAMETER
DIM	DIMENSION
DR	DOOR
D.H.	DOUBLE HUNG
DBL	DOUBLE
DS	DOWNSPOUT
DISP	DISPENSER
DWR	DRAWER
DWG	DRAWING
E	EAST
ELEC	ELECTRIC (AL)
ELEV	ELEVATION
ELV	ELEVATOR
EXIST	EXISTING
EPS	EXPANDED (EXTRUDED) POLYSTYRENE BOARD
EQ	EQUAL
EMERG	EMERGENCY
EX	EXHAUST
EXP	EXPOSED
EXP JT	EXPANSION JOINT
EIFS	EXTERIOR INSULATING FINISH SYSTEM
FEC	FIRE EXTINGUISHER CABINET
FIN	FINISH (ED)
FIN FLR	FINISHED FLOOR
FP	FIREPLACE
FLR	FLOOR (ING)
F.D.	FINISHED DIMENSION
FD	FLOOR DRAIN
FLUOR	FLUORESCENT
FRP	FIBERGLASS PEINFORCED PANEL
FRZR	FREEZER
FT	FOOT (FEET)
FTG	FOOTING
FOUND	FOUNDATION
GA	GAGE, GAUGE
GALV	GALVANIZED
G.C.	GENERAL CONTRACTOR
GL	GLASS
GYP BD	GYPSUM WALL BOARD
GYP	GYPSUM
H/C	HANDICAPPED
HDWE	HARDWARE
HDR	HEADER
HVAC	HEATING / VENTILATING / AIR CONDITIONING
H.D.	HEAVY DUTY
HGT	HEIGHT
H.	HIGH
HC	HOLLOW CORE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HB	HOSE BIBB
INCAND	INCANDESCENT
IN	INCHES
INCL	INCLUDE (D), (ING)
ID	INSIDE DIAMETER
INSUL	INSULATION, INSULATING
INT	INTERIOR
LAM	LAMINATE (D)
LAV	LAVATORY
LH	LEFT HAND
L	LENGTH, LONG
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
MSRY	MASONRY
MAX	MAXIMUM
MECH	MECHANICAL
M.C.	MEDICINE CABINET
MED	MEDIUM
MBR	MEMBER
MEMB	MEMBRANE
MTL	METAL
M.	METER (S)
MIN	MINIMUM
MISC	MISCELLANEOUS
NOM	NOMINAL
N	NORTH
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER (S)
O.H.	OPPOSITE HAND
OPG	OPENING
OPP	OPPOSITE
OD	OUTSIDE DIAMETER
PTD	PAINTED

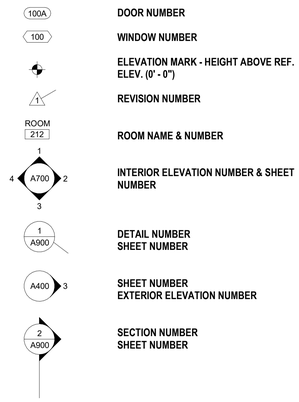
ABBREVIATIONS (CONT.)

PANEL	ELECTRICAL PANELBOARD
PERF	PERFORATED
PLAS	PLASTER
P LAM	PLASTIC LAMINATE
PNL	PANEL
PL	PLATE
PLYWD	PLYWOOD
PVC	POLYVINYL CHLORIDE
POLYISO	POLYISOCYANURATE BOARD
PSI	POUNDS PER SQUARE INCH
PROP	PROPERTY LINE
R.	RADIUS
REF	REFER (ENCE)
REFL	REFLECTED
REFG	REFRIGERATOR
RAG	RETURN AIR GRILLE
REQ'D	REQUIRED
RC	RAIN CHAIN
RD	ROOF DRAIN
RH	RIGHT HAND
RO	ROUGH OPENING
SCHED.	SCHEDULE
SEC	SECTION
SHT	SHEET
SHLV	SHELVING
SIM	SIMILAR
SC	SOLID CORE
S	SOUTH
SP	SPACE (S)
SPEC	SPECIFICATION, SPECIFIED
SQ	SQUARE
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STOR	STORAGE
STR	STAIR, STRINGER
SD	STORM DRAIN
STRUCT	STRUCTURAL
TAS	TEXAS ACCESSIBILITY STANDARDS
TEL	TELEPHONE
TV	TELEVISION
THK	THICK (NESS)
T&G	TONGUE AND GROOVE
T.O.P.	TOP OF PLATE
T.O.S.	TOP OF STEEL
T.O.W.	TOP OF WALL
T	TREAD, TEMPERED
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
WSCT	WAINSCOT
WH	WATER HEATER
W/C	WATER CLOSET
WP	WATERPROOFING
WWF	WELDED WIRE FABRIC
W	WEST
WIN	WINDOW
W/	WITH
W/O	WITHOUT
WD	WOOD

ABBREVIATION SYMBOLS

∠	ANGLE
℄	CENTERLINES
C	CHANNEL
d	PENNY
ℙ	PLATE
ϕ	DIAMETER
W	WIDE FLANGE BEAM

DRAWING SYMBOLS



DRAWING INDEX

G000	INDEX SHEET
G001	BOILER PLATE
G002	SITE PHOTOS - WINTER
G003	SITE PHOTOS - SUMMER
G004	COLORADO COLORS
G005	EXTERIOR MATERIALS
3D-01	3D VIEWS
3D-02	3D VIEWS
3D-03	3D VIEWS
3D-04	3D VIEWS
3D-05	3D VIEWS CURRENT/ PREVIOUS
EX100	SURVEY - EXISTING
EX101	SURVEY - EXISTING

CIVIL

C1.0	GRADING + DRAINAGE PLAN
C2.0	STORM SEWER PLAN
C4.0	DETAILS
C4.1	DETAILS

ARCHITECTURAL

A100	SITE CONTEXT
A101	SITE PLANS
A102	ARCHITECTURAL FOUNDATION PLANS
A200	FLOOR PLAN - GROUND LEVEL
A201	FLOOR PLAN - UPPER LEVEL
A202	FLOOR PLAN - LOWER LEVEL
A240	ROOF PLAN
A262	EXTERIOR DOOR & WINDOW SCHEDULE
A400	EXTERIOR ELEVATIONS
A401	EXTERIOR ELEVATIONS
A500	BUILDING SECTIONS
A501	BUILDING SECTIONS

TOBIN SMITH ARCHITECT

NOTE
ALL DRAWINGS & WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL UNPUBLISHED WORK OF THE ARCHITECT & MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

EAGLE RIVER RESIDENCE

532 MAIN STREET
MINTURN, CO 81645

ARCHITECT
TOBIN SMITH ARCHITECT, LLC.
2201 SAN PEDRO AVE.
SAN ANTONIO, TX 78212
210 326 6646 P

ARCHITECTURAL CONSULTANT
MPP DESIGN SHOP, INC.
P.O. BOX 288
GYPSUM, CO
81637 970.390.4931 T

STRUCTURAL ENGINEER
SAGAN DESIGN
7443 S. CLARKSON CIR.
CENTENNIAL, CO 80122
303.506.0925 T

CIVIL ENGINEER
ALPINE ENGINEERING, INC.
34510 HWY 6, UNIT A9/ P.O. BOX 97
EDWARDS, CO 81632
970.926.3373 T

MECHANICAL ENGINEER
SKYLINE MECHANICAL, INC.
16 ALPINE RANCH RD.
GYPSUM, CO 81637
970.524.6809 T

LIGHTING CONSULTANT
BRYDWATERS DESIGN, LLC.
3939 BLACK GOLD DR.
DALLAS, TX 75247
214.460.2673 T

GEOTECHINICAL ENGINEER
KUMAR & ASSOCIATES, INC.
5020 COUNTRY ROAD 154
GLENWOOD SPRINGS, CO 81601
970.945.7988 T

SURVEYOR
KIPP LAND SURVEYING
P.O. BOX 3154
EAGLE, CO 81631
970.390.9540 T

21 MARCH 2025 PROJ. NO. 2401

PROJ. ARCHITECT: TS DRAWN BY: ES

SET ISSUE DATES

DATE	ISSUE

REVISIONS

NO.	DATE	DESCRIPTION

INDEX SHEET

G000

C:\Users\eshi\Documents\2401 RIVER RESIDENCE_eshiCJ6.rvt
3/21/2025 12:42:38 PM

VICINITY MAP

LOCAL MAP

PROJECT DATA

NAME: EAGLE RIVER RESIDENCE

PROJECT ADDRESS:
532 MAIN STREET
MINTURN, CO 81645

ZONING: OLD TOWN CHARACTER AREA - RESIDENTIAL ZONE

BUILDING USE: SINGLE FAMILY RESIDENCE

SQUARE FOOTAGE

HOUSE - FINISHED:

GROUND LEVEL = 2,105 SQ FT

UPPER LEVEL = 842 SQ FT

LOWER LEVEL = 1,813 SQ FT

TOTAL FINISHED = 4,760 SQ FT

HOUSE - SUPPORT:

GARAGE = 590 SQ FT

LOWER LEVEL MECH = 158 SQ FT

TOTAL SUPPORT = 748 SQ FT

EXTERIOR ELEMENTS

ENTRY PORCH = 113 SQ FT

DECK/ STAIRS = 610 SQ FT

PATIO = 694 SQ FT

BALCONY = 75 SQ FT

WINDOW WELLS = 15 SQ FT

TOTAL EXTERIOR = 1,507 SQ FT

*** SEE SHEET A101 FOR LOT COVERAGE + IMPERVIOUS AREA CALCULATIONS ***

TOBIN SMITH ARCHITECT

NOTE
ALL DRAWINGS & WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL UNPUBLISHED WORK OF THE ARCHITECT & MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

EAGLE RIVER RESIDENCE

532 MAIN STREET
MINTURN, CO 81645

ARCHITECT
TOBIN SMITH ARCHITECT, LLC.
2201 SAN PEDRO AVE.
SAN ANTONIO, TX 78212
210 326 6646 P

ARCHITECTURAL CONSULTANT
MPP DESIGN SHOP, INC.
P.O. BOX 288
GYPSUM, CO
81637 970.390.4931 T

STRUCTURAL ENGINEER
SAGAN DESIGN
7443 S. CLARKSON CIR.
CENTENNIAL, CO 80122
303.506.0925 T

CIVIL ENGINEER
ALPINE ENGINEERING, INC.
34510 HWY 6, UNIT A9/ P.O. BOX 97
EDWARDS, CO 81632
970.926.3373 T

MECHANICAL ENGINEER
SKYLINE MECHANICAL, INC.
16 ALPINE RANCH RD.
GYPSUM, CO 81637
970.524.6809 T

LIGHTING CONSULTANT
BRYDWATERS DESIGN, LLC.
3939 BLACK GOLD DR.
DALLAS, TX 75247
214.460.2673 T

GEOTECHINICAL ENGINEER
KUMAR & ASSOCIATES, INC.
5020 COUNTRY ROAD 154
GLENWOOD SPRINGS, CO 81601
970.945.7988 T

SURVEYOR
KIPP LAND SURVEYING
P.O. BOX 3154
EAGLE, CO 81631
970.390.9540 T

21 MARCH 2025 PROJ. NO. 2401

PROJ. ARCHITECT: TS DRAWN BY: ES

SET ISSUE DATES

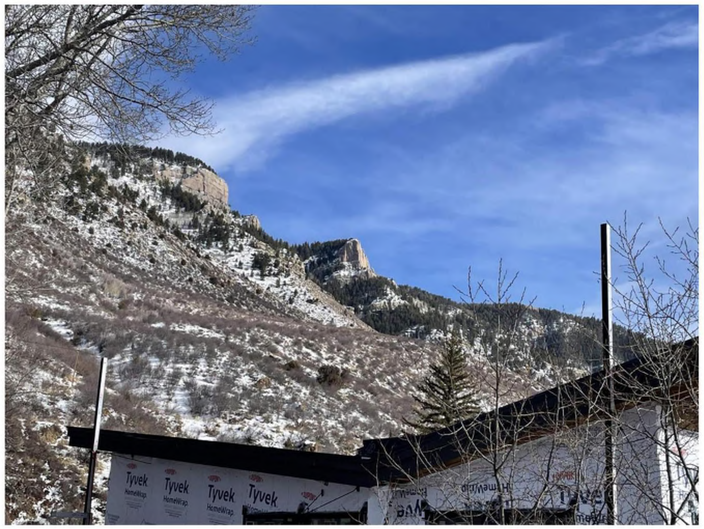
DATE	ISSUE

REVISIONS

NO.	DATE	DESCRIPTION

BOILER PLATE

G001



TOBIN SMITH ARCHITECT

NOTE
ALL DRAWINGS & WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL UNPUBLISHED WORK OF THE ARCHITECT & MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

EAGLE RIVER RESIDENCE

532 MAIN STREET
MINTURN, CO 81645

ARCHITECT
TOBIN SMITH ARCHITECT, LLC.
2201 SAN PEDRO AVE.
SAN ANTONIO, TX 78212
210 326 6646 P

ARCHITECTURAL CONSULTANT
MPP DESIGN SHOP, INC.
P.O. BOX 288
GYPSUM, CO
81637 970.390.4931 T

STRUCTURAL ENGINEER
SAGAN DESIGN
7443 S. CLARKSON CIR.
CENTENNIAL, CO 80122
303.506.0925 T

CIVIL ENGINEER
ALPINE ENGINEERING, INC.
34510 HWY 6, UNIT A9/ P.O. BOX 97
EDWARDS, CO 81632
970.926.3373 T

MECHANICAL ENGINEER
SKYLINE MECHANICAL, INC.
16 ALPINE RANCH RD.
GYPSUM, CO 81637
970.524.6809 T

LIGHTING CONSULTANT
BRYDWATERS DESIGN, LLC.
3939 BLACK GOLD DR.
DALLAS, TX 75247
214.460.2673 T

GEOTECHINICAL ENGINEER
KUMAR & ASSOCIATES, INC.
5020 COUNTRY ROAD 154
GLENWOOD SPRINGS, CO 81601
970.945.7988 T

SURVEYOR
KIPP LAND SURVEYING
P.O. BOX 3154
EAGLE, CO 81631
970.390.9540 T

21 MARCH 2025 PROJ. NO. 2401

PROJ. ARCHITECT: TS DRAWN BY: ES

SET ISSUE DATES

DATE	ISSUE

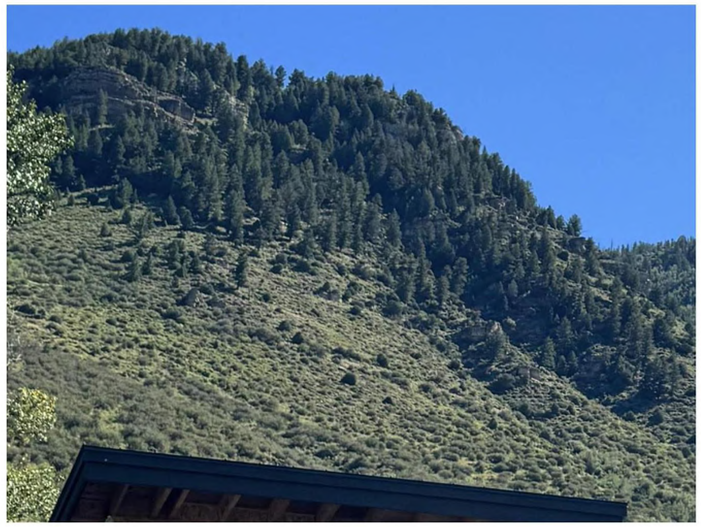
REVISIONS

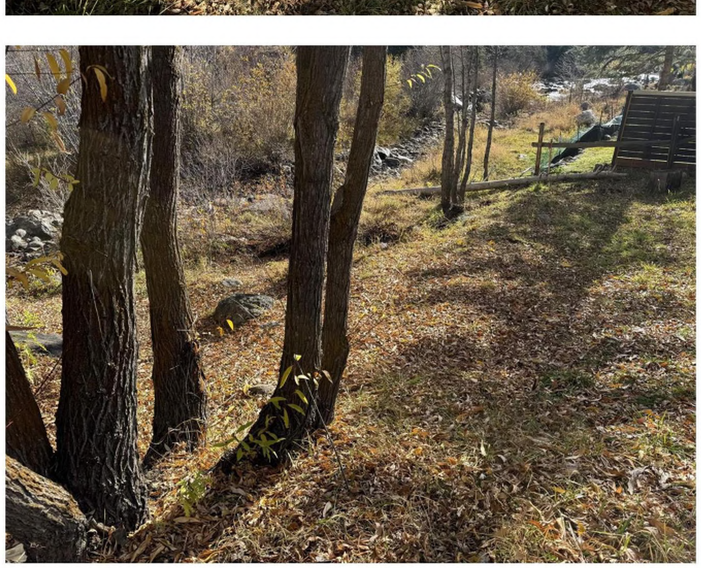
NO.	DATE	DESCRIPTION

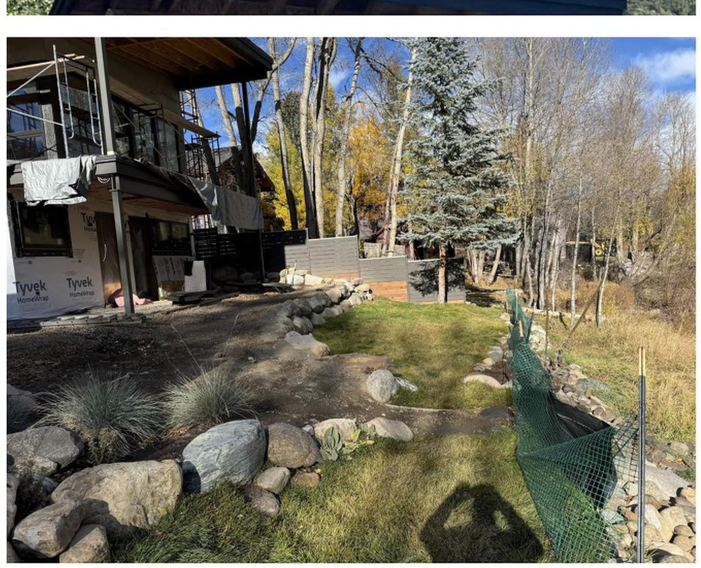
SITE PHOTOS - WINTER

G002

C:\Users\Ava\Documents\EAGLE RIVER RESIDENCE_ava@MPP.rvt
3/21/2025 12:42:58 PM







TOBIN SMITH ARCHITECT

NOTE
ALL DRAWINGS & WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL UNPUBLISHED WORK OF THE ARCHITECT & MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

EAGLE RIVER RESIDENCE

532 MAIN STREET
MINTURN, CO 81645

ARCHITECT
TOBIN SMITH ARCHITECT, LLC.
2201 SAN PEDRO AVE.
SAN ANTONIO, TX 78212
210 326 6646 P

ARCHITECTURAL CONSULTANT
MPP DESIGN SHOP, INC.
P.O. BOX 288
GYPSUM, CO
81637 970.390.4931 T

STRUCTURAL ENGINEER
SAGAN DESIGN
7443 S. CLARKSON CIR.
CENTENNIAL, CO 80122
303.506.0925 T

CIVIL ENGINEER
ALPINE ENGINEERING, INC.
34510 HWY 6, UNIT A9/ P.O. BOX 97
EDWARDS, CO 81632
970.926.3373 T

MECHANICAL ENGINEER
SKYLINE MECHANICAL, INC.
16 ALPINE RANCH RD.
GYPSUM, CO 81637
970.524.6809 T

LIGHTING CONSULTANT
BRYDWATERS DESIGN, LLC.
3939 BLACK GOLD DR.
DALLAS, TX 75247
214.460.2673 T

GEOTECHINICAL ENGINEER
KUMAR & ASSOCIATES, INC.
5020 COUNTRY ROAD 154
GLENWOOD SPRINGS, CO 81601
970.945.7988 T

SURVEYOR
KIPP LAND SURVEYING
P.O. BOX 3154
EAGLE, CO 81631
970.390.9540 T

21 MARCH 2025 PROJ. NO. 2401
PROJ. ARCHITECT: TS DRAWN BY: ES

SET ISSUE DATES

DATE	ISSUE

REVISIONS

NO.	DATE	DESCRIPTION

SITE PHOTOS - SUMMER

G003

C:\Users\ryvd\Documents\EAGLE RIVER RESIDENCE_ryvdMOD.rvt
3/21/2025 12:42:58 PM

TOBIN SMITH ARCHITECT

NOTE
ALL DRAWINGS & WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL UNPUBLISHED WORK OF THE ARCHITECT & MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

EAGLE RIVER RESIDENCE

532 MAIN STREET
MINTURN, CO 81645

ARCHITECT
TOBIN SMITH ARCHITECT, LLC.
2201 SAN PEDRO AVE.
SAN ANTONIO, TX 78212
210 326 6646 P

ARCHITECTURAL CONSULTANT
MPP DESIGN SHOP, INC.
P.O. BOX 288
GYPSUM, CO
81637 970.390.4931 T

STRUCTURAL ENGINEER
SAGAN DESIGN
7443 S. CLARKSON CIR.
CENTENNIAL, CO 80122
303.506.0925 T

CIVIL ENGINEER
ALPINE ENGINEERING, INC.
34510 HWY 6, UNIT A9/ P.O. BOX 97
EDWARDS, CO 81632
970.926.3373 T

MECHANICAL ENGINEER
SKYLINE MECHANICAL, INC.
16 ALPINE RANCH RD.
GYPSUM, CO 81637
970.524.6809 T

LIGHTING CONSULTANT
BRYDWATERS DESIGN, LLC.
3939 BLACK GOLD DR.
DALLAS, TX 75247
214.460.2673 T

GEOTECHINICAL ENGINEER
KUMAR & ASSOCIATES, INC.
5020 COUNTRY ROAD 154
GLENWOOD SPRINGS, CO 81601
970.945.7988 T

SURVEYOR
KIPP LAND SURVEYING
P.O. BOX 3154
EAGLE, CO 81631
970.390.9540 T

21 MARCH 2025 PROJ. NO. 2401

PROJ. ARCHITECT: TS DRAWN BY: ES

SET ISSUE DATES

DATE	ISSUE

REVISIONS

NO.	DATE	DESCRIPTION

COLORADO COLORS

G004

3/21/2025 12:42:59 PM
C:\Users\ses\Documents\EAGLE RIVER RESIDENCE_ses64.rvt

A STANDING SEAM METAL ROOF - GREY

B WOOD EAVES / SOFFIT - BLOND

C WINDOW + DOOR CLADDING - BRONZE

D WOOD SIDING - GREY

E CORRUGATED METAL SIDING - OXIDIZED

F FLAT METAL PANEL CLADDING - OXIDIZED

G FLAT BAR FRAME + WOVEN WIRE MESH INFILL - OXIDIZED

H PAINTED STEEL STRUCTURE - BRONZE

I STONE VENEER - TELLURIDE GOLD

TOBIN SMITH ARCHITECT

NOTE
ALL DRAWINGS & WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL UNPUBLISHED WORK OF THE ARCHITECT & MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

EAGLE RIVER RESIDENCE

532 MAIN STREET
MINTURN, CO 81645

ARCHITECT
TOBIN SMITH ARCHITECT, LLC.
2201 SAN PEDRO AVE.
SAN ANTONIO, TX 78212
210 326 6646 P

ARCHITECTURAL CONSULTANT
MPP DESIGN SHOP, INC.
P.O. BOX 288
GYPSUM, CO
81637 970.390.4931 T

STRUCTURAL ENGINEER
SAGAN DESIGN
7443 S. CLARKSON CIR.
CENTENNIAL, CO 80122
303.506.0925 T

CIVIL ENGINEER
ALPINE ENGINEERING, INC.
34510 HWY 6, UNIT A9/ P.O. BOX 97
EDWARDS, CO 81632
970.926.3373 T

MECHANICAL ENGINEER
SKYLINE MECHANICAL, INC.
16 ALPINE RANCH RD.
GYPSUM, CO 81637
970.524.6809 T

LIGHTING CONSULTANT
BRYDWATERS DESIGN, LLC.
3939 BLACK GOLD DR.
DALLAS, TX 75247
214.460.2673 T

GEOTECHINICAL ENGINEER
KUMAR & ASSOCIATES, INC.
5020 COUNTRY ROAD 154
GLENWOOD SPRINGS, CO 81601
970.945.7988 T

SURVEYOR
KIPP LAND SURVEYING
P.O. BOX 3154
EAGLE, CO 81631
970.390.9540 T

21 MARCH 2025 PROJ. NO. 2401
PROJ. ARCHITECT: TS DRAWN BY: ES

SET ISSUE DATES

DATE	ISSUE

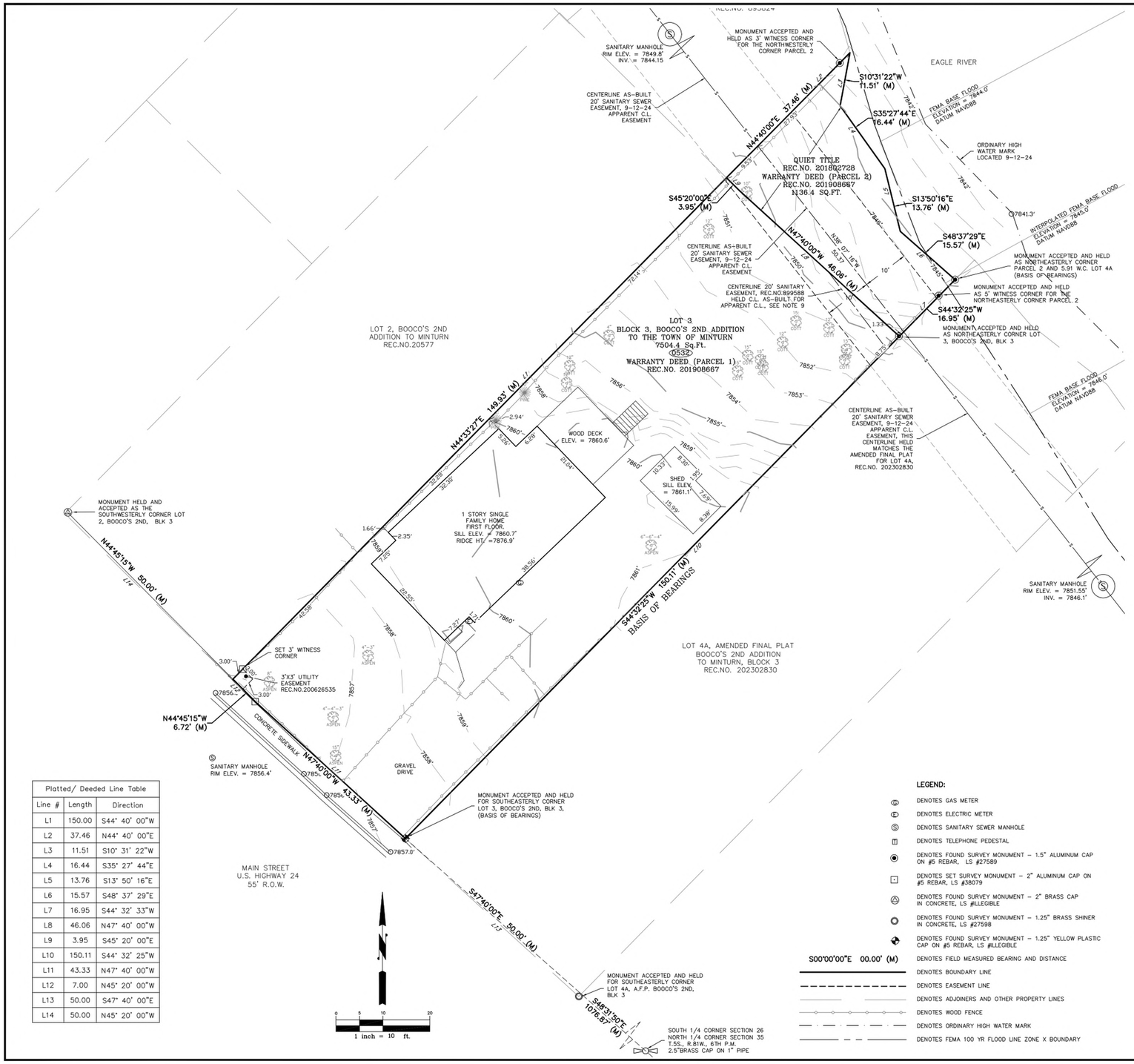
REVISIONS

NO.	DATE	DESCRIPTION

EXTERIOR MATERIALS

G005

C:\Users\ryed\Documents\RACE RIVER RESIDENCE_ryed4CZ5.rvt
3/21/2025 12:42:59 PM



Platted/ Deeded Line Table		
Line #	Length	Direction
L1	150.00	S44° 40' 00"W
L2	37.46	N44° 40' 00"E
L3	11.51	S10° 31' 22"W
L4	16.44	S35° 27' 44"E
L5	13.76	S13° 50' 16"E
L6	15.57	S48° 37' 29"E
L7	16.95	S44° 32' 33"W
L8	46.06	N47° 40' 00"W
L9	3.95	S45° 20' 00"E
L10	150.11	S44° 32' 25"W
L11	43.33	N47° 40' 00"W
L12	7.00	N45° 20' 00"W
L13	50.00	S47° 40' 00"E
L14	50.00	N45° 20' 00"W

LEGEND:

- DENOTES GAS METER
- DENOTES ELECTRIC METER
- DENOTES SANITARY SEWER MANHOLE
- DENOTES TELEPHONE PEDESTAL
- DENOTES FOUND SURVEY MONUMENT – 1.5" ALUMINUM CAP ON #5 REBAR, LS #27589
- DENOTES SET SURVEY MONUMENT – 2" ALUMINUM CAP ON #5 REBAR, LS #38079
- DENOTES FOUND SURVEY MONUMENT – 2" BRASS CAP IN CONCRETE, LS #ILLEGIBLE
- DENOTES FOUND SURVEY MONUMENT – 1.25" BRASS SHINER IN CONCRETE, LS #27598
- DENOTES FOUND SURVEY MONUMENT – 1.25" YELLOW PLASTIC CAP ON #5 REBAR, LS #ILLEGIBLE
- S00°00'00"E 00.00' (M) — DENOTES FIELD MEASURED BEARING AND DISTANCE
- DENOTES BOUNDARY LINE
- DENOTES EASEMENT LINE
- DENOTES ADJOINERS AND OTHER PROPERTY LINES
- DENOTES WOOD FENCE
- DENOTES ORDINARY HIGH WATER MARK
- DENOTES FEMA 100 YR FLOOD LINE ZONE X BOUNDARY

IMPROVEMENT SURVEY PLAT WITH TOPOGRAPHY

Lot 3, Block 3 Booco's 2nd Addition to Minturn & a Parcel of Land Situated in Section 26, Township 5 South, Range 81 West , 6th P.M.

TOWN OF MINTURN, COUNTY OF EAGLE, STATE OF COLORADO

LEGAL DESCRIPTION:

(PARCEL 1) SPECIAL WARRANTY DEED REC.NO. 202400298
LOT 3, BLOCK 3, BOOCO'S 2ND ADDITION TO THE TOWN OF MINTURN, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED 10-10-1901 AT RECEPTION NO. 20577 AND WARRANTY DEED REC.NO. 201908667 IN THE OFFICE OF THE CLERK AND RECORDER, COUNTY OF EAGLE, STATE OF COLORADO.

TOGETHER WITH

(PARCEL 2) SPECIAL WARRANTY DEED REC.NO. 202400298 AND QUIET TITLE DECREE REC.NO. 201802728
A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4, OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 81 WEST, 6TH PRINCIPAL MERIDIAN, TOWN OF MINTURN, EAGLE COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH CORNER OF LOT 3, BLOCK 3, BOOCO'S SECOND ADDITION, ALSO BEING THE EAST CORNER OF LOT 2, SAID BLOCK 3, AND THE SOUTH CORNER OF A TRACT OF LAND DESCRIBED IN RECEPTION NUMBER 893824 TO ELIZABETH & TIMOTHY CAMPBELL

THENCE NORTH 44 DEGREES 40 MINUTES 00 SECONDS EAST, ALONG THE SOUTHEAST LINE OF SAID CAMPBELL TRACT, A DISTANCE OF 37.46 FEET TO THE EAST CORNER OF SAID CAMPBELL TRACT, BEING ON THE SOUTHWESTERLY HIGH WATER LINE OF THE EAGLE RIVER PER RECORDED DEED;

THENCE ALONG SAID SOUTHWESTERLY HIGH WATER LINE OF THE EAGLE RIVER THE FOLLOWING COURSES AND DISTANCES:

SOUTH 10 DEGREES 31 MINUTES 22 SECONDS WEST, A DISTANCE OF 11.51 FEET;
SOUTH 35 DEGREES 27 MINUTES 44 SECONDS EAST, A DISTANCE OF 16.44 FEET;
SOUTH 13 DEGREES 50 MINUTES 16 SECONDS EAST, A DISTANCE OF 13.76 FEET;
SOUTH 48 DEGREES 37 MINUTES 29 SECONDS EAST. A DISTANCE OF 15.57 FEET TO THE NORTH CORNER OF A TRACT OF LAND DESCRIBED IN RECEPTION NUMBER 200605871 TO BENJAMIN RADER, TRUSTEE;

THENCE SOUTH 44 DEGREES 32 MINUTES 25 SECONDS WEST, A DISTANCE OF 16.95, DEPARTING SAID HIGH WATER LINE, ALONG THE NORTHWEST LINE OF SAID RADER TRACT, TO THE WEST CORNER OF SAID RADER TRACT, ALSO BEING THE EAST CORNER OF SAID LOT 3;

THENCE NORTH 47 DEGREES 40 MINUTES 00 SECONDS WEST, LONG THE NORTHEAST LINE OF SAID LOT 3, A DISTANCE OF 46.06 FEET;

THENCE NORTH 45 DEGREES 20 MINUTES 00 SECONDS WEST, CONTINUING ALONG SAID NORTHEAST LINE, A DISTANCE OF 3.95 FEET TO THE POINT OF BEGINNING.

NOTES:

1) DATE OF SURVEY: JANUARY 10, 2024 AND UPDATED SEPTEMBER 12, 2024.
2) STREET ADDRESS: 532 MAIN STREET (POSTED)
3) LOCATION OF IMPROVEMENTS AND LOT LINES ARE BASED UPON THE LEGAL DESCRIPTION ABOVE PROVIDED BY LAND TITLE GUARANTEE COMPANY AND SURVEY MONUMENTS FOUND AT THE TIME OF THIS SURVEY AS SHOWN HEREON.
4) BENCHMARK: S-280 3.25" BRASS CAP SET IN ROCK, ELEVATION = 7894.4'
5) U.S. SURVEY FEET USED FOR THIS SURVEY.
6) BASIS OF BEARINGS: AN ASSUMED BEARING OF S 44° 32' 25" W BETWEEN THE SOUTHERLY PROPERTY CORNER OF LOT 3, BOOCO'S 2ND ADDITION TO THE TOWN OF MINTURN, REC.NO. 20577 (A FOUND 1.25" YELLOW PLASTIC CAP ON #5 REBAR, LS # ILLEGIBLE) AND THE NORTHEASTERLY PROPERTY CORNER OF PARCEL 2, AS DESCRIBED IN REC.NO. 20198667 (A FOUND 1.5" ALUMINUM CAP ON #5 REBAR, LS #27598). ALL BEARINGS HEREON ARE RELATIVE THERETO.
7) TITLE COMMITMENT PROVIDED BY LAND TITLE GUARANTEE COMPANY, ORDER NO. V50071530-3, WITH AN EFFECTIVE DATE OF 9-19-2024.
8) 1' CONTOURS SHOWN HEREON.
9) THE CENTERLINE FOR THE RECORDED SANITARY EASEMENT RECEPTION NO. 899598, DOES NOT COVER THE QUIET TITLE REC.NO. 201802728 PARCEL 2 BECAUSE IT DID NOT EXIST WHEN THE EASEMENT WAS CREATED. IT ALSO DOES NOT MATCH THE AS-BUILT LOCATION FOR CENTERLINE. MANHOLES WERE LOCATED AND POPPED TO MEASURE LOCATION OF THE CENTERLINE BURIED PIPE. THERE IS AN APPARENT 20' EASEMENT WITH THE CENTERLINE RUNNING ALONG THE AS-BUILT LOCATION AS SHOWN HEREON, ACROSS LOT3 (PARCEL 1) AND PARCEL 2.
10) FEMA FLOOD INSURANCE RATE MAP NO. 08037C0658D, DATED 12/4/2007 DESIGNATES THIS PROPERTY AS – ZONE X – AREA OF MINIMAL FLOOD HAZARD. EXCEPT AS SHOWN HEREON.
11) NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT, IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

CERTIFICATION:

I, RANDALL P. KIPP, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LAND SURVEY PLAT WAS PREPARED FOR KEN AND PATTY HALLIDAY REVOCABLE TRUST, AND IS THE RESULT OF A SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, RESPONSIBILITY AND CHECKING. I FURTHER CERTIFY THAT THIS LAND SURVEY PLAT IS IN CONFORMANCE WITH 38-51-106 C.R.S.; MINIMUM STANDARDS FOR LAND PLATS, AND IS BASED ON THE LAND SURVEYORS KNOWLEDGE INFORMATION AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

COLORADO REGISTERED LAND SURVEYOR 38079 10-03-24

RANDALL P. KIPP P.L.S. #38079
COLORADO PROFESSIONAL LAND SURVEYOR

COUNTY SURVEYOR CERTIFICATION:

DEPOSITED THIS _____ DAY OF _____, 20__, AT _____, IN BOOK 1 OF THE EAGLE COUNTY SURVEYOR'S LAND SURVEY PLATS/ RIGHTS-OF-WAY SURVEYS AT PAGE _____. THIS LAND SURVEY PLAT COMPLIES WITH SECTION 38-51-102, OF THE COLORADO REVISED STATUTES.

REV.DATE 11-19-24 – ADDED NOTES
REV.DATE 10-28-24 – ADDED FEMA FIRM FLOODPLAIN INFORMATION

IMPROVEMENT SURVEY PLAT WITH TOPOGRAPHY Lot 3, Block 3, Booco's 2nd Addition to Minturn and a Parcel of Land in S-26, T.5S., R.81W., 6th P.M. TOWN OF MINTURN, COUNTY OF EAGLE, COLORADO	*KIPP LAND SURVEYING* Randy Kipp P.L.S. P.O. Box 3154 Eagle, CO 81631 (970) 390-9540 email: randy@kipplandsurveying.com web: kipplandsurveying.com
JOB NO.: 241001 DATE: 10-03-24	
SHEET 1 OF 1 DWG. NAME 241001-L3Booco's2ndBlk3	
REV. DATE: 9-12-24 – ADDED OHWM	

1 SURVEY - EXISTING

TOBIN SMITH ARCHITECT

NOTE
ALL DRAWINGS & WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL UNPUBLISHED WORK OF THE ARCHITECT & MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

REGISTERED ARCHITECT TOBIN W. SMITH 20261 STATE OF TEXAS

21 MARCH 2025

EAGLE RIVER RESIDENCE

532 MAIN STREET
MINTURN, CO 81645

ARCHITECT
TOBIN SMITH ARCHITECT, LLC.
2201 SAN PEDRO AVE.
SAN ANTONIO, TX 78212
210 326 6646 P

ARCHITECTURAL CONSULTANT
MPP DESIGN SHOP, INC.
P.O. BOX 288
GYPSUM, CO
81637 970.390.4931 T

STRUCTURAL ENGINEER
SAGAN DESIGN
7443 S. CLARKSON CIR.
CENTENNIAL, CO 80122
303.506.0925 T

CIVIL ENGINEER
ALPINE ENGINEERING, INC.
34510 HWY 6, UNIT A9/ P.O. BOX 97
EDWARDS, CO 81632
970.926.3373 T

MECHANICAL ENGINEER
SKYLINE MECHANICAL, INC.
16 ALPINE RANCH RD.
GYPSUM, CO 81637
970.524.6809 T

LIGHTING CONSULTANT
BRYDWATERS DESIGN, LLC.
3939 BLACK GOLD DR.
DALLAS, TX 75247
214.460.2673 T

GEOTECHINICAL ENGINEER
KUMAR & ASSOCIATES, INC.
5020 COUNTRY ROAD 154
GLENWOOD SPRINGS, CO 81601
970.945.7988 T

SURVEYOR
KIPP LAND SURVEYING
P.O. BOX 3154
EAGLE, CO 81631
970.390.9540 T

21 MARCH 2025 PROJ. NO. 2401
PROJ. ARCHITECT: TS DRAWN BY: Author

SET ISSUE DATES

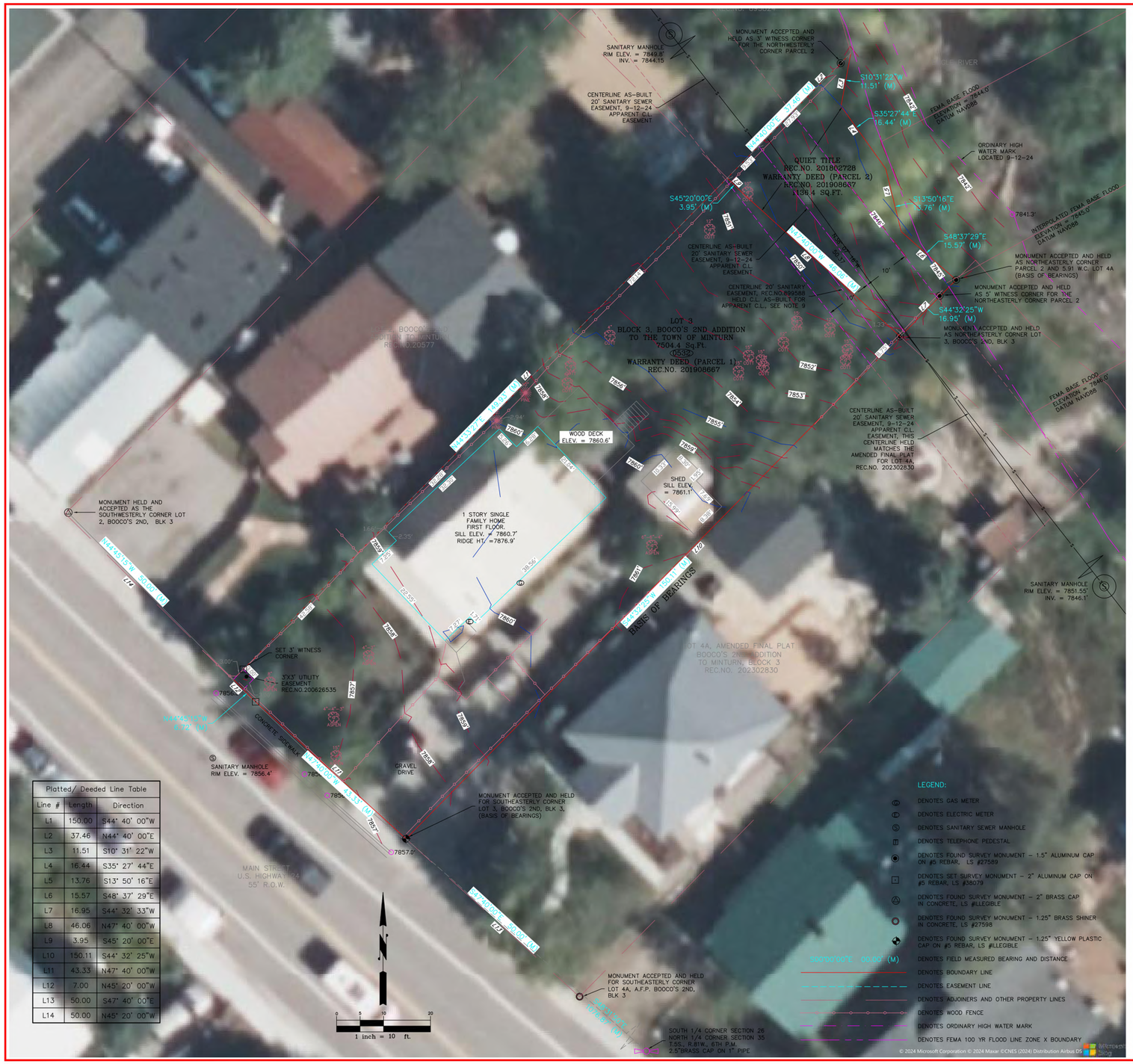
DATE	ISSUE

REVISIONS

NO.	DATE	DESCRIPTION

SURVEY - EXISTING

EX100



Platted / Deeded Line Table		
Line #	Length	Direction
L1	150.00	S44° 40' 00"W
L2	37.46	N44° 40' 00"E
L3	11.51	S10° 31' 22"W
L4	16.44	S35° 27' 44"E
L5	13.76	S13° 50' 16"E
L6	15.57	S48° 37' 29"E
L7	16.95	S44° 32' 33"W
L8	46.06	N47° 40' 00"W
L9	3.95	S45° 20' 00"E
L10	150.11	S44° 32' 25"W
L11	43.33	N47° 40' 00"W
L12	7.00	N45° 20' 00"W
L13	50.00	S47° 40' 00"E
L14	50.00	N45° 20' 00"W

LEGEND:

- DENOTES GAS METER
- DENOTES ELECTRIC METER
- DENOTES SANITARY SEWER MANHOLE
- DENOTES TELEPHONE PEDESTAL
- DENOTES FOUND SURVEY MONUMENT – 1.5" ALUMINUM CAP ON #5 REBAR, LS #27589
- DENOTES SET SURVEY MONUMENT – 2" ALUMINUM CAP ON #5 REBAR, LS #38079
- DENOTES FOUND SURVEY MONUMENT – 2" BRASS CAP IN CONCRETE, LS #ILLEGIBLE
- DENOTES FOUND SURVEY MONUMENT – 1.25" BRASS SHINER IN CONCRETE, LS #27598
- DENOTES FOUND SURVEY MONUMENT – 1.25" YELLOW PLASTIC CAP ON #5 REBAR, LS #ILLEGIBLE
- DENOTES FIELD MEASURED BEARING AND DISTANCE
- DENOTES BOUNDARY LINE
- DENOTES EASEMENT LINE
- DENOTES ADJOINERS AND OTHER PROPERTY LINES
- DENOTES WOOD FENCE
- DENOTES ORDINARY HIGH WATER MARK
- DENOTES FEMA 100 YR FLOOD LINE ZONE X BOUNDARY

IMPROVEMENT SURVEY PLAT WITH TOPOGRAPHY

Lot 3, Block 3 Booco's 2nd Addition to Minturn & a Parcel of Land Situated in Section 26, Township 5 South, Range 81 West , 6th P.M.

TOWN OF MINTURN, COUNTY OF EAGLE, STATE OF COLORADO

LEGAL DESCRIPTION:

(PARCEL 1) SPECIAL WARRANTY DEED REC.NO. 202400298
LOT 3, BLOCK 3, BOOCO'S 2ND ADDITION TO THE TOWN OF MINTURN, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED 10-10-1901 AT RECEPTION NO. 20577 AND WARRANTY DEED REC.NO. 201908667 IN THE OFFICE OF THE CLERK AND RECORDER, COUNTY OF EAGLE, STATE OF COLORADO.

TOGETHER WITH

(PARCEL 2) SPECIAL WARRANTY DEED REC.NO. 202400298 AND QUIET TITLE DECREE REC.NO. 201802728
A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4, OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 81 WEST, 6TH PRINCIPAL MERIDIAN, TOWN OF MINTURN, EAGLE COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH CORNER OF LOT 3, BLOCK 3, BOOCO'S SECOND ADDITION, ALSO BEING THE EAST CORNER OF LOT 2, SAID BLOCK 3, AND THE SOUTH CORNER OF A TRACT OF LAND DESCRIBED IN RECEPTION NUMBER 893824 TO ELIZABETH & TIMOTHY CAMPBELL

THENCE NORTH 44 DEGREES 40 MINUTES 00 SECONDS EAST, ALONG THE SOUTHEAST LINE OF SAID CAMPBELL TRACT, A DISTANCE OF 37.46 FEET TO THE EAST CORNER OF SAID CAMPBELL TRACT, BEING ON THE SOUTHWESTERLY HIGH WATER LINE OF THE EAGLE RIVER PER RECORDED DEED;

THENCE ALONG SAID SOUTHWESTERLY HIGH WATER LINE OF THE EAGLE RIVER THE FOLLOWING COURSES AND DISTANCES:

SOUTH 10 DEGREES 31 MINUTES 22 SECONDS WEST, A DISTANCE OF 11.51 FEET;
SOUTH 35 DEGREES 27 MINUTES 44 SECONDS EAST, A DISTANCE OF 16.44 FEET;
SOUTH 13 DEGREES 50 MINUTES 16 SECONDS EAST, A DISTANCE OF 13.76 FEET;
SOUTH 48 DEGREES 37 MINUTES 29 SECONDS EAST, A DISTANCE OF 15.57 FEET TO THE NORTH CORNER OF A TRACT OF LAND DESCRIBED IN RECEPTION NUMBER 200605871 TO BENJAMIN RADER, TRUSTEE;

THENCE SOUTH 44 DEGREES 32 MINUTES 25 SECONDS WEST, A DISTANCE OF 16.95, DEPARTING SAID HIGH WATER LINE, ALONG THE NORTHWEST LINE OF SAID RADER TRACT, TO THE WEST CORNER OF SAID RADER TRACT, ALSO BEING THE EAST CORNER OF SAID LOT 3;

THENCE NORTH 47 DEGREES 40 MINUTES 00 SECONDS WEST, LONG THE NORTHEAST LINE OF SAID LOT 3, A DISTANCE OF 46.06 FEET;

THENCE NORTH 45 DEGREES 20 MINUTES 00 SECONDS WEST, CONTINUING ALONG SAID NORTHEAST LINE, A DISTANCE OF 3.95 FEET TO THE POINT OF BEGINNING.

NOTES:

1) DATE OF SURVEY: JANUARY 10, 2024 AND UPDATED SEPTEMBER 12, 2024.
2) STREET ADDRESS: 532 MAIN STREET (POSTED)
3) LOCATION OF IMPROVEMENTS AND LOT LINES ARE BASED UPON THE LEGAL DESCRIPTION ABOVE PROVIDED BY LAND TITLE GUARANTEE COMPANY AND SURVEY MONUMENTS FOUND AT THE TIME OF THIS SURVEY AS SHOWN HEREON.
4) BENCHMARK: S-280 3.25" BRASS CAP SET IN ROCK, ELEVATION = 7894.4'
5) U.S. SURVEY FEET USED FOR THIS SURVEY.
6) BASIS OF BEARINGS: AN ASSUMED BEARING OF S 44° 32' 25" W BETWEEN THE SOUTHERLY PROPERTY CORNER OF LOT 3, BOOCO'S 2ND ADDITION TO THE TOWN OF MINTURN, REC.NO. 20577 (A FOUND 1.25" YELLOW PLASTIC CAP ON #5 REBAR, LS # ILLEGIBLE) AND THE NORTHEASTERLY PROPERTY CORNER OF PARCEL 2, AS DESCRIBED IN REC.NO. 201908667 (A FOUND 1.5" ALUMINUM CAP ON #5 REBAR, LS #27598). ALL BEARINGS HEREON ARE RELATIVE THERETO.
7) TITLE COMMITMENT PROVIDED BY LAND TITLE GUARANTEE COMPANY, ORDER NO. V50071530-3, WITH AN EFFECTIVE DATE OF 9-19-2024.
8) 1' CONTOURS SHOWN HEREON.
9) THE CENTERLINE FOR THE RECORDED SANITARY EASEMENT RECEPTION NO. 899598, DOES NOT COVER THE QUIET TITLE REC.NO. 201802728 PARCEL 2 BECAUSE IT DID NOT EXIST WHEN THE EASEMENT WAS CREATED. IT ALSO DOES NOT MATCH THE AS-BUILT LOCATION FOR CENTERLINE. MANHOLES WERE LOCATED AND POPPED TO MEASURE LOCATION OF THE CENTERLINE BURIED PIPE. THERE IS AN APPARENT 20' EASEMENT WITH THE CENTERLINE RUNNING ALONG THE AS-BUILT LOCATION AS SHOWN HEREON, ACROSS LOT3 (PARCEL 1) AND PARCEL 2.
10) FEMA FLOOD INSURANCE RATE MAP NO. 08037C0658D, DATED 12/4/2007 DESIGNATES THIS PROPERTY AS – ZONE X – AREA OF MINIMAL FLOOD HAZARD. EXCEPT AS SHOWN HEREON.
11) NOTICE; ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT, IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

CERTIFICATION:

I, RANDALL P. KIPP, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LAND SURVEY PLAT WAS PREPARED FOR KEN AND PATTY HALLIDAY REVOCABLE TRUST, AND IS THE RESULT OF A SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, RESPONSIBILITY AND CHECKING. I FURTHER CERTIFY THAT THIS LAND SURVEY PLAT IS IN CONFORMANCE WITH 38-51-106 C.R.S.: MINIMUM STANDARDS FOR LAND PLATS, AND IS BASED ON THE LAND SURVEYORS KNOWLEDGE INFORMATION AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

Randall P. Kipp 38079 10-03-24

RANDALL P. KIPP P.L.S. #38079
COLORADO PROFESSIONAL LAND SURVEYOR

COUNTY SURVEYOR CERTIFICATION:

DEPOSITED THIS _____ DAY OF _____, 20___, AT _____ IN BOOK 1 OF THE EAGLE COUNTY SURVEYOR'S LAND SURVEY PLATS/ RIGHTS-OF-WAY SURVEYS AT PAGE _____. THIS LAND SURVEY PLAT COMPLIES WITH SECTION 38-51-102, OF THE COLORADO REVISED STATUTES.

REV.DATE 11-19-24 – ADDED NOTES
REV.DATE 10-28-24 – ADDED FEMA FIRM FLOODPLAIN INFORMATION

IMPROVEMENT SURVEY PLAT WITH TOPOGRAPHY
Lot 3, Block 3, Booco's 2nd Addition to Minturn and a Parcel of Land in S-26, T.5S., R.81W., 6th P.M.
TOWN OF MINTURN, COUNTY OF EAGLE, COLORADO

JOB NO.: 241001 | DATE: 10-03-24
SHEET 1 OF 1 | DWG. NAME 241001-L3Booco's2ndBlk3
REV. DATE: 9-12-24 – ADDED OHWM

KIPP LAND SURVEYING
Randy Kipp P.L.S.
P.O. Box 3154
Eagle, CO 81631
(970) 390-9540
email: randy@kipplandsurveying.com
web: kipplandsurveying.com

1 SURVEY - EXISTING

TOBIN SMITH ARCHITECT

NOTE
ALL DRAWINGS & WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL UNPUBLISHED WORK OF THE ARCHITECT & MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

REGISTERED ARCHITECT TOBIN W. SMITH 20261 STATE OF TEXAS

21 MARCH 2025

EAGLE RIVER RESIDENCE

532 MAIN STREET
MINTURN, CO 81645

ARCHITECT
TOBIN SMITH ARCHITECT, LLC.
2201 SAN PEDRO AVE.
SAN ANTONIO, TX 78212
210 326 6646 P

ARCHITECTURAL CONSULTANT
MPP DESIGN SHOP, INC.
P.O. BOX 288
GYPSUM, CO
81637 970.390.4931 T

STRUCTURAL ENGINEER
SAGAN DESIGN
7443 S. CLARKSON CIR.
CENTENNIAL, CO 80122
303.506.0925 T

CIVIL ENGINEER
ALPINE ENGINEERING, INC.
3450 HWY 6, UNIT A9/ P.O. BOX 97
EDWARDS, CO 81632
970.926.3373 T

MECHANICAL ENGINEER
SKYLINE MECHANICAL, INC.
16 ALPINE RANCH RD.
GYPSUM, CO 81637
970.524.6809 T

LIGHTING CONSULTANT
BRYDWATERS DESIGN, LLC.
3939 BLACK GOLD DR.
DALLAS, TX 75247
214.460.2673 T

GEOTECHINICAL ENGINEER
KUMAR & ASSOCIATES, INC.
5020 COUNTRY ROAD 154
GLENWOOD SPRINGS, CO 81601
970.945.7988 T

SURVEYOR
KIPP LAND SURVEYING
P.O. BOX 3154
EAGLE, CO 81631
970.390.9540 T

21 MARCH 2025 | PROJ. NO. 2401
PROJ. ARCHITECT: TS | DRAWN BY: Author

SET ISSUE DATES

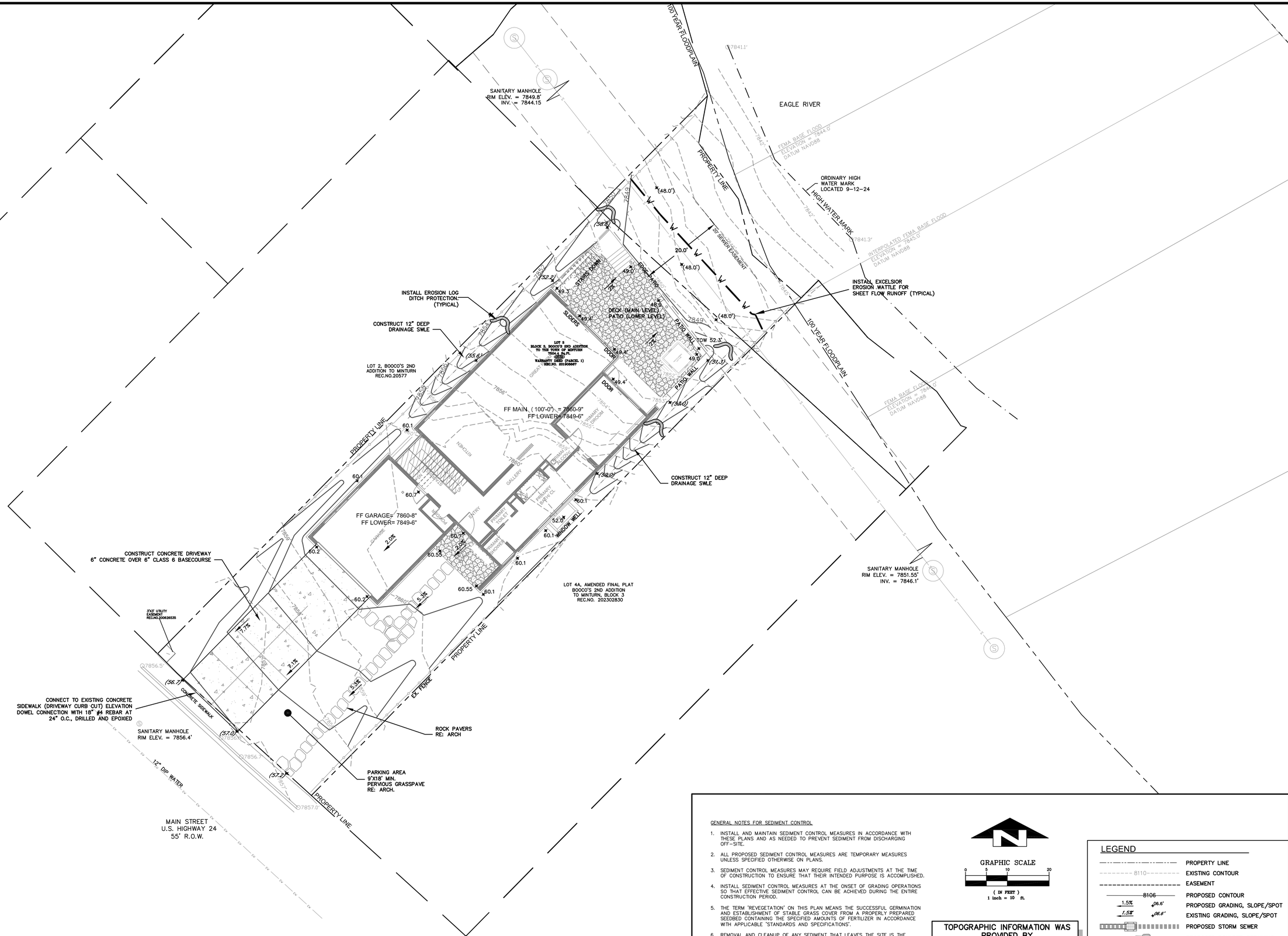
DATE	ISSUE

REVISIONS

NO.	DATE	DESCRIPTION

SURVEY - EXISTING

EX101



GENERAL NOTES FOR SEDIMENT CONTROL

1. INSTALL AND MAINTAIN SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THESE PLANS AND AS NEEDED TO PREVENT SEDIMENT FROM DISCHARGING OFF-SITE.
2. ALL PROPOSED SEDIMENT CONTROL MEASURES ARE TEMPORARY MEASURES UNLESS SPECIFIED OTHERWISE ON PLANS.
3. SEDIMENT CONTROL MEASURES MAY REQUIRE FIELD ADJUSTMENTS AT THE TIME OF CONSTRUCTION TO ENSURE THAT THEIR INTENDED PURPOSE IS ACCOMPLISHED.
4. INSTALL SEDIMENT CONTROL MEASURES AT THE ONSET OF GRADING OPERATIONS SO THAT EFFECTIVE SEDIMENT CONTROL CAN BE ACHIEVED DURING THE ENTIRE CONSTRUCTION PERIOD.
5. THE TERM 'REVEGETATION' ON THIS PLAN MEANS THE SUCCESSFUL GERMINATION AND ESTABLISHMENT OF STABLE GRASS COVER FROM A PROPERLY PREPARED SEEDBED CONTAINING THE SPECIFIED AMOUNTS OF FERTILIZER IN ACCORDANCE WITH APPLICABLE 'STANDARDS AND SPECIFICATIONS'.
6. REMOVAL AND CLEANUP OF ANY SEDIMENT THAT LEAVES THE SITE IS THE RESPONSIBILITY OF THE CONTRACTOR

GRAPHIC SCALE
0 5 10 20
(IN FEET)
1 inch = 10 ft.

TOPOGRAPHIC INFORMATION WAS PROVIDED BY KIP LAND SURVEYING 2024

LEGEND

- PROPERTY LINE
- 8110 EXISTING CONTOUR
- EASEMENT
- 8106 PROPOSED CONTOUR
- 1.5% 06.6' PROPOSED GRADING, SLOPE/SPOT
- 1.5% 06.6' EXISTING GRADING, SLOPE/SPOT
- PROPOSED STORM SEWER
- PROPOSED BOULDER RETAINING
- PROPOSED CONCRETE/ASPHALT

ALPINE ENGINEERING INC.
34510 HWY 6 / UNIT A9 / PO BOX 97
EDWARDS CO 81632 / 970.926.3373
WWW.ALPINECIVIL.COM

532 MAIN STREET
MINTURN, CO

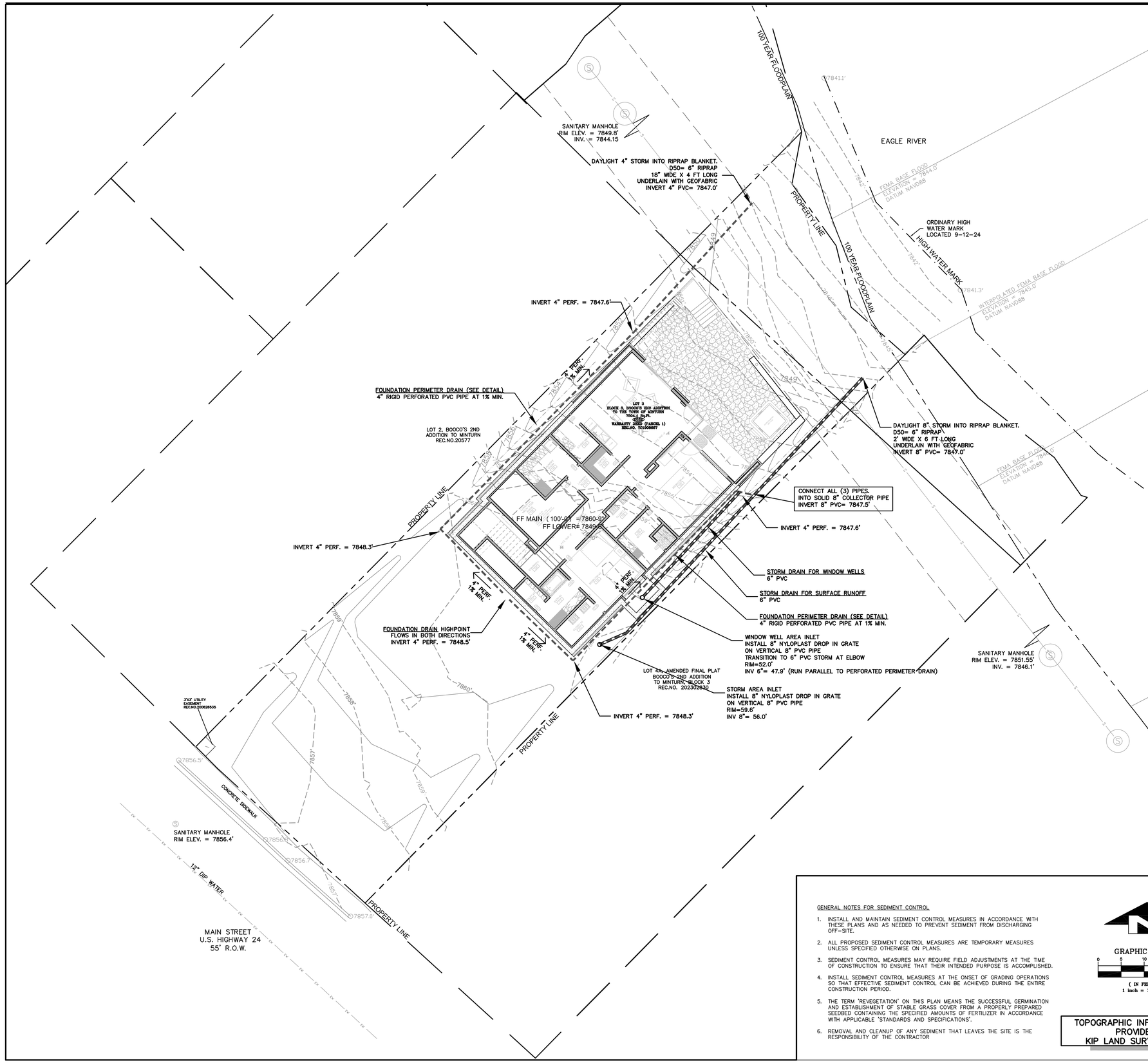
GRADING AND DRAINAGE PLAN

NO.	DATE	REVISIONS	BY
	12/16/2024	DRB SUBMITTAL	MCW

DESIGNED MCW
DRAWN TSL, MCW
CHECKED MCW
JOB NO. --
DATE 11/19/2024

SHEET
C1.0

O:\Minturn\532 Main St- 2024\dwg\Master\Grading_532 Main St.dwg, 3/19/2025 3:46:03 PM, Wadey



GENERAL NOTES FOR SEDIMENT CONTROL

1. INSTALL AND MAINTAIN SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THESE PLANS AND AS NEEDED TO PREVENT SEDIMENT FROM DISCHARGING OFF-SITE.
2. ALL PROPOSED SEDIMENT CONTROL MEASURES ARE TEMPORARY MEASURES UNLESS SPECIFIED OTHERWISE ON PLANS.
3. SEDIMENT CONTROL MEASURES MAY REQUIRE FIELD ADJUSTMENTS AT THE TIME OF CONSTRUCTION TO ENSURE THAT THEIR INTENDED PURPOSE IS ACCOMPLISHED.
4. INSTALL SEDIMENT CONTROL MEASURES AT THE ONSET OF GRADING OPERATIONS SO THAT EFFECTIVE SEDIMENT CONTROL CAN BE ACHIEVED DURING THE ENTIRE CONSTRUCTION PERIOD.
5. THE TERM "REVEGETATION" ON THIS PLAN MEANS THE SUCCESSFUL GERMINATION AND ESTABLISHMENT OF STABLE GRASS COVER FROM A PROPERLY PREPARED SEEDBED CONTAINING THE SPECIFIED AMOUNTS OF FERTILIZER IN ACCORDANCE WITH APPLICABLE "STANDARDS AND SPECIFICATIONS".
6. REMOVAL AND CLEANUP OF ANY SEDIMENT THAT LEAVES THE SITE IS THE RESPONSIBILITY OF THE CONTRACTOR

GRAPHIC SCALE
0 5 10 20
(IN FEET)
1 inch = 10 ft.

TOPOGRAPHIC INFORMATION WAS PROVIDED BY KIP LAND SURVEYING 2024

LEGEND

- PROPERTY LINE
- 8110 EXISTING CONTOUR
- EASEMENT
- 8106 PROPOSED CONTOUR
- 1.5% 7856.6' PROPOSED GRADING, SLOPE/SPOT
- 1.5% 7856.6' EXISTING GRADING, SLOPE/SPOT
- PROPOSED STORM SEWER
- PROPOSED BOULDER RETAINING
- PROPOSED CONCRETE/ASPHALT

ALPINE ENGINEERING INC.
34510 HWY 6 / UNIT A9 / PO BOX 97
EDWARDS CO 81632 / 970.926.3373
WWW.ALPINECIVIL.COM

532 MAIN STREET
MINTURN, CO

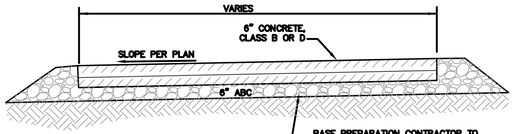
STORM SEWER PLAN

NO.	DATE	REVISIONS	BY
	12/16/2024	DRB SUBMITTAL	MCW
	03/20/2024	DRB SUBMITTAL	

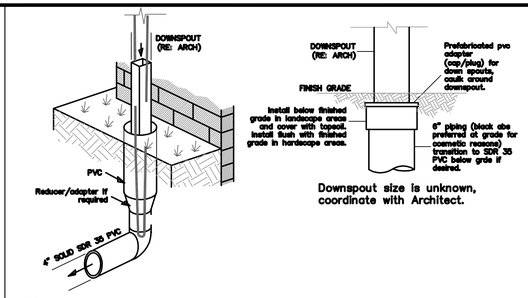
DESIGNED	MCW	CHECKED	MCW
DRAWN	TSL, MCW	JOB NO.	--
		DATE	11/19/2024

SHEET
C2.0

O:\Minturn\532 Main St- 2024\dwg\MasterStorm_532 Main St.dwg, 3/19/2025 3:44:59 PM, Wadey

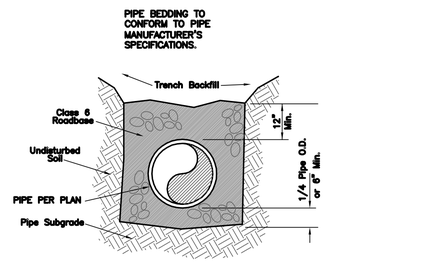


A CONCRETE DRIVEWAY SECTION



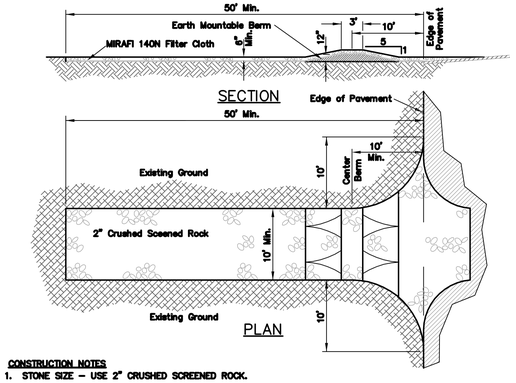
N.T.S.

E DOWNSPOUT (BURIED)



N.T.S.

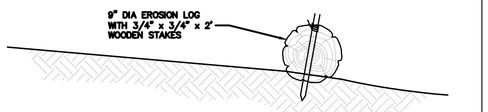
I CULVERT BEDDING



CONSTRUCTION NOTES

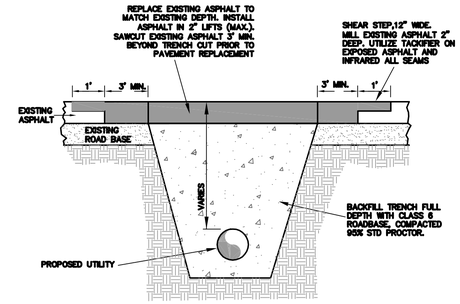
1. STONE SIZE – USE 2" CRUSHED SCREENED ROCK.
2. LENGTH – AS REQUIRED, BUT NOT LESS THAN 50 FEET.
3. THICKNESS – NOT LESS THAN SIX (6) INCHES.
4. WIDTH – TEN (10) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. FILTER CLOTH – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY. SCE SHALL REMAIN IN PLACE UNTIL PAVING OF ENTRANCE COMMENCES.
8. WASHING – WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

K STABILIZED CONSTRUCTION ENTRANCE



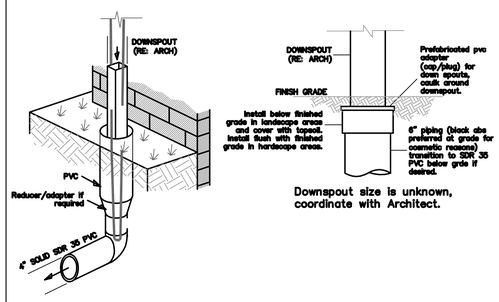
N.T.S.

C EROSION LOG WATTLE DETAIL



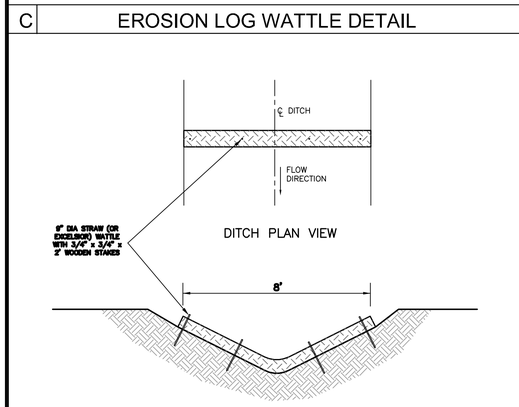
N.T.S.

F ROADCUT DETAIL



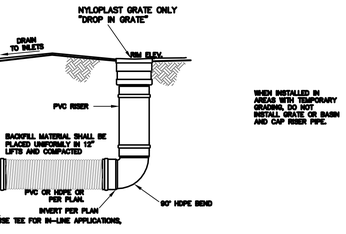
N.T.S.

J DOWNSPOUT (BURIED)



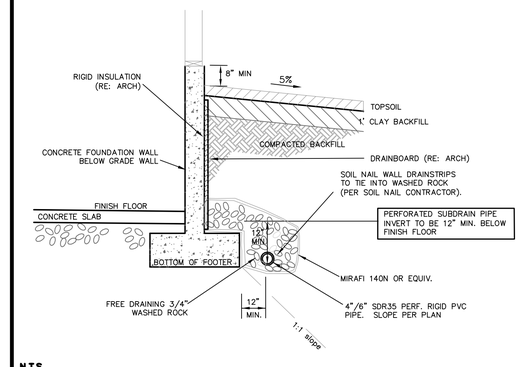
N.T.S.

D DITCH EROSION LOG



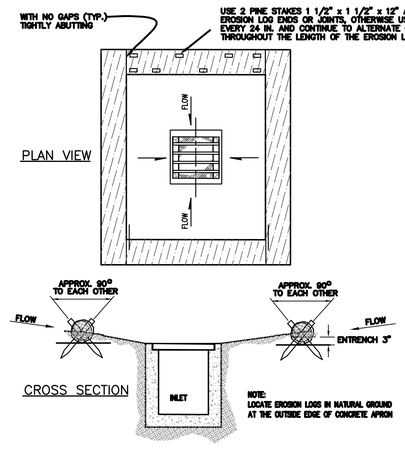
N.T.S.

G NYLOPLAST INLET GRATES



N.T.S.

B EXTERIOR FOUNDATION PERIMETER DRAIN



N.T.S.

H EROSION LOG INLET PROTECTION

ALPINE ENGINEERING INC.
34510 HWY 6 / UNIT A9 / PO BOX 97
EDWARDS CO 81632 / 970.926.3373
WWW.ALPINECIVIL.COM

532 MAIN STREET
MINTURN, CO

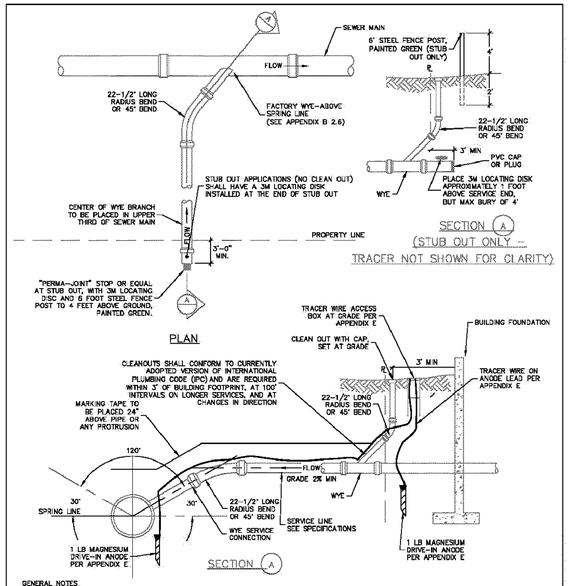
DETAILS

NO.	DATE	REVISIONS	BY
	12/16/2024	DRB SUBMITTAL	MCW
	03/20/2024	DRB SUBMITTAL	

DESIGNED MCW
DRAWN TSL, MCW
CHECKED MCW
JOB NO. --
DATE 11/19/2024

SHEET
C4.0

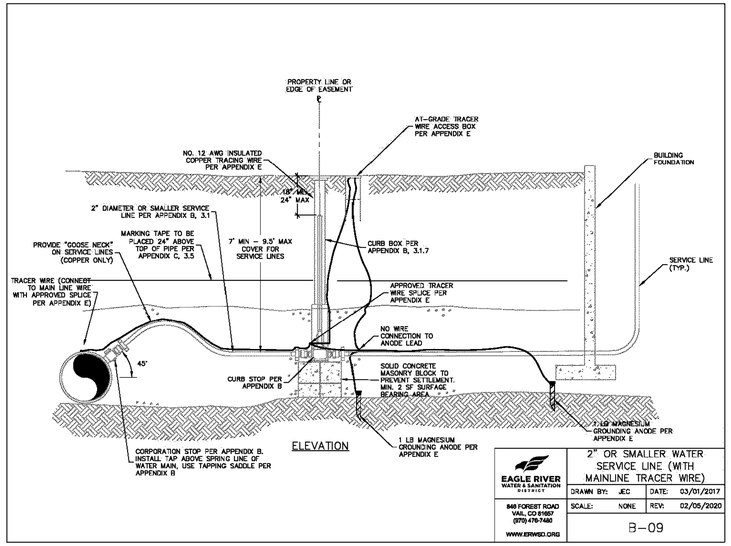
O:\Minturn\532 Main St- 2024\dwg\MasterDetails_532 Main St.dwg, 3/19/2025 3:46:49 PM, Wadey



GENERAL NOTES

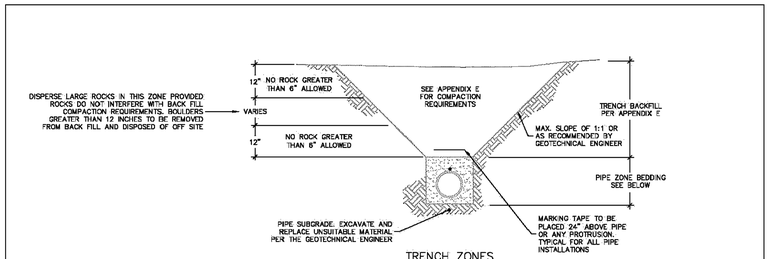
1. MINIMUM SEPARATION BETWEEN TAPS SHALL BE 18 INCHES.
2. SEWER SERVICE LATERAL CONNECTION SHALL BE 30° TO THE CENTER OF THE SEWER MAIN AND ABOVE SPRING LINE OF THE MAIN.
3. FACTORY WYE SHALL BE INSTALLED FOR SERVICES ON NEW MAINLINE INSTALLATIONS. FOR SERVICE CONNECTIONS TO EXISTING MAINS, TAP TO BE PERFORMED BY DISTRICT USING TAPPING SADDLE FOR SERVICES UP TO 6" IN DIAMETER. SERVICES 8" OR GREATER REQUIRE INSTALLATION OF A MANHOLE.
4. ALL SEWER SERVICE LINES SHALL BE ELECTRONICALLY LOCATABLE WITH A TRACER WIRE SYSTEM AS SPECIFIED IN APPENDIX E.
5. CLEANOUTS AND TRACER WIRE ACCESS BOXES MAY NEED TO BE PROTECTED BY CAST IRON ASSEMBLIES IF LOCATE IN TRAFFIC AREA
6. IF MAINLINE TRACER WIRE IS PRESENT, CONNECT SERVICE LINE WITH APPROVED SPLICE CONNECTION PER APPENDIX E 1.12.

EAGLE RIVER WATER & SANITATION DISTRICT	846 FOREST ROAD VAIL, CO 81657 (970) 476-7480 WWW.ERWSD.ORG
SEWER SERVICE CONNECTION	
DRAWN BY: JEC	DATE: 03/01/2017
SCALE: NONE	REV: 2/5/2020
B-08	

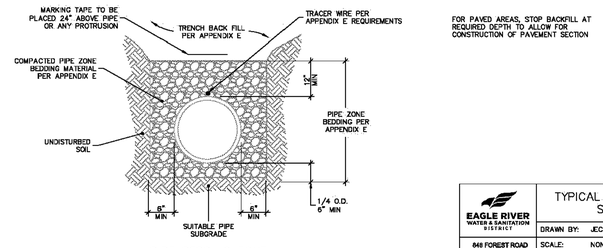


ELEVATION

EAGLE RIVER WATER & SANITATION DISTRICT	2" OR SMALLER WATER SERVICE LINE (WITH MAINLINE TRACER WIRE)
846 FOREST ROAD VAIL, CO 81657 (970) 476-7480 WWW.ERWSD.ORG	DRAWN BY: JEC / DATE: 03/01/2017
	SCALE: NONE / REV: 02/05/2020
	B-09

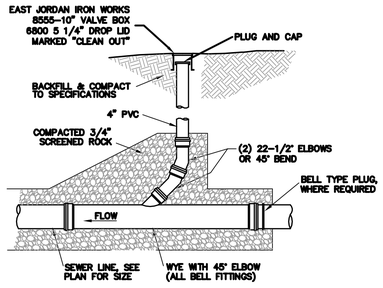


TRENCH ZONES



PIPE BEDDING ZONE

EAGLE RIVER WATER & SANITATION DISTRICT	TYPICAL MAIN TRENCH SECTION
846 FOREST ROAD VAIL, CO 81657 (970) 476-7480 WWW.ERWSD.ORG	DRAWN BY: JEC / DATE: 03/01/2017
	SCALE: NONE / REV: 1/21/2020
	E-01



A SANITARY SEWER CLEANOUT

ALPINE ENGINEERING INC.
34510 HWY 6 / UNIT A9 / PO BOX 97
EDWARDS, CO 81632 / 970.926.3373
WWW.ALPINECIVIL.COM

532 MAIN STREET
MINTURN, CO

DETAILS

NO.	DATE	REVISIONS	BY
	12/16/2024	DRB SUBMITTAL	MCW
	03/20/2024	DRB SUBMITTAL	

DESIGNED MCW
DRAWN TSL, MCW
CHECKED MCW
JOB NO. --
DATE 11/19/2024

SHEET
C4.1

O:\Minturn\532 Main St- 2024\dwg\Master\Details_532 Main St.dwg, 3/19/2025 3:47:05 PM, Wadey

1 AERIAL LOOKING NORTHEAST

2 AERIAL LOOKING NORTHWEST

3 AERIAL LOOKING SOUTHEAST

4 AERIAL LOOKING SOUTHWEST

TOBIN SMITH ARCHITECT

NOTE
ALL DRAWINGS & WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL UNPUBLISHED WORK OF THE ARCHITECT & MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

EAGLE RIVER RESIDENCE

532 MAIN STREET
MINTURN, CO 81645

ARCHITECT
TOBIN SMITH ARCHITECT, LLC.
2201 SAN PEDRO AVE.
SAN ANTONIO, TX 78212
210 326 6646 P

ARCHITECTURAL CONSULTANT
MPP DESIGN SHOP, INC.
P.O. BOX 288
GYPSUM, CO
81637 970.390.4931 T

STRUCTURAL ENGINEER
SAGAN DESIGN
7443 S. CLARKSON CIR.
CENTENNIAL, CO 80122
303.506.0925 T

CIVIL ENGINEER
ALPINE ENGINEERING, INC.
34510 HWY 6, UNIT A9/ P.O. BOX 97
EDWARDS, CO 81632
970.926.3373 T

MECHANICAL ENGINEER
SKYLINE MECHANICAL, INC.
16 ALPINE RANCH RD.
GYPSUM, CO 81637
970.524.6809 T

LIGHTING CONSULTANT
BRYDWATERS DESIGN, LLC.
3939 BLACK GOLD DR.
DALLAS, TX 75247
214.460.2673 T

GEOTECHINICAL ENGINEER
KUMAR & ASSOCIATES, INC.
5020 COUNTRY ROAD 154
GLENWOOD SPRINGS, CO 81601
970.945.7988 T

SURVEYOR
KIPP LAND SURVEYING
P.O. BOX 3154
EAGLE, CO 81631
970.390.9540 T

21 MARCH 2025 PROJ. NO. 2401

PROJ. ARCHITECT: TS DRAWN BY: ES

SET ISSUE DATES

DATE	ISSUE

REVISIONS

NO.	DATE	DESCRIPTION

3D VIEWS

3D-01

3/21/2025 12:41:12 C:\Users\tsmith\Documents\Revit_Work_RESIDENCE_tsmith.rvt

1 FRONT VIEW- NORTHEAST

2 FRONT VIEW - SOUTHEAST

3 FRONT VIEW - GARAGE

4 FRONT VIEW - WALK-UP

TOBIN SMITH ARCHITECT

NOTE
ALL DRAWINGS & WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL UNPUBLISHED WORK OF THE ARCHITECT & MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

EAGLE RIVER RESIDENCE

532 MAIN STREET
MINTURN, CO 81645

ARCHITECT
TOBIN SMITH ARCHITECT, LLC.
2201 SAN PEDRO AVE.
SAN ANTONIO, TX 78212
210 326 6646 P

ARCHITECTURAL CONSULTANT
MPP DESIGN SHOP, INC.
P.O. BOX 288
GYPSUM, CO
81637 970.390.4931 T

STRUCTURAL ENGINEER
SAGAN DESIGN
7443 S. CLARKSON CIR.
CENTENNIAL, CO 80122
303.506.0925 T

CIVIL ENGINEER
ALPINE ENGINEERING, INC.
34510 HWY 6, UNIT A9/ P.O. BOX 97
EDWARDS, CO 81632
970.926.3373 T

MECHANICAL ENGINEER
SKYLINE MECHANICAL, INC.
16 ALPINE RANCH RD.
GYPSUM, CO 81637
970.524.6809 T

LIGHTING CONSULTANT
BRYDWATERS DESIGN, LLC.
3939 BLACK GOLD DR.
DALLAS, TX 75247
214.460.2673 T

GEOTECHINICAL ENGINEER
KUMAR & ASSOCIATES, INC.
5020 COUNTRY ROAD 154
GLENWOOD SPRINGS, CO 81601
970.945.7988 T

SURVEYOR
KIPP LAND SURVEYING
P.O. BOX 3154
EAGLE, CO 81631
970.390.9540 T

21 MARCH 2025 PROJ. NO. 2401

PROJ. ARCHITECT: TS DRAWN BY: ES

SET ISSUE DATES

DATE	ISSUE

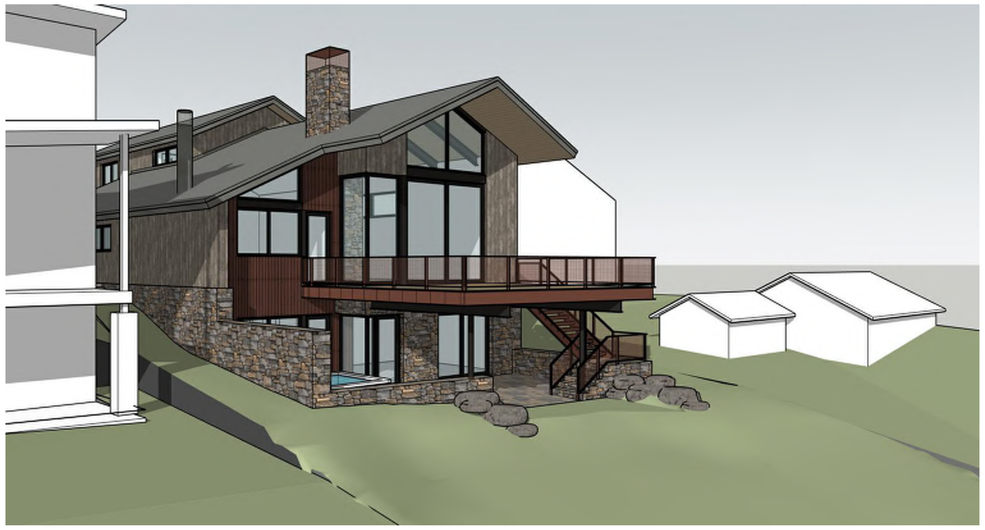
REVISIONS

NO.	DATE	DESCRIPTION

3D VIEWS

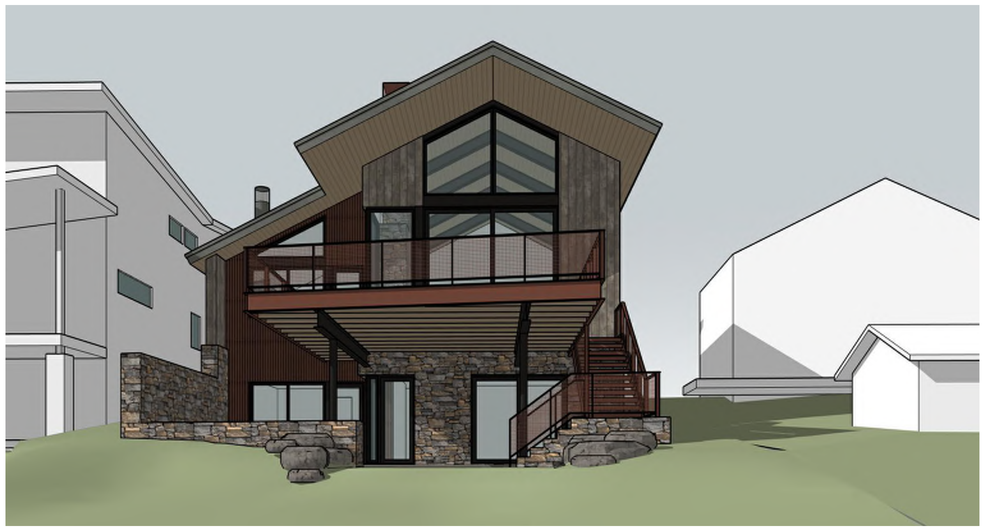
3D-02

3/21/2025 12:43:15 C:\Users\ESanchez\Documents\EAGLE RIVER RESIDENCE_ESanchez.rvt



1 REAR VIEW - NORTHWEST

2 REAR VIEW - SOUTHWEST



3 REAR VIEW - ON AXIS

4 REAR VIEW - LOWER PATIO

TOBIN SMITH ARCHITECT

NOTE
ALL DRAWINGS & WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL UNPUBLISHED WORK OF THE ARCHITECT & MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

EAGLE RIVER RESIDENCE

532 MAIN STREET
MINTURN, CO 81645

ARCHITECT
TOBIN SMITH ARCHITECT, LLC.
2201 SAN PEDRO AVE.
SAN ANTONIO, TX 78212
210 326 6646 P

ARCHITECTURAL CONSULTANT
MPP DESIGN SHOP, INC.
P.O. BOX 288
GYPSUM, CO
81637 970.390.4931 T

STRUCTURAL ENGINEER
SAGAN DESIGN
7443 S. CLARKSON CIR.
CENTENNIAL, CO 80122
303.506.0925 T

CIVIL ENGINEER
ALPINE ENGINEERING, INC.
34510 HWY 6, UNIT A9/ P.O. BOX 97
EDWARDS, CO 81632
970.926.3373 T

MECHANICAL ENGINEER
SKYLINE MECHANICAL, INC.
16 ALPINE RANCH RD.
GYPSUM, CO 81637
970.524.6809 T

LIGHTING CONSULTANT
BRYDWATERS DESIGN, LLC.
3939 BLACK GOLD DR.
DALLAS, TX 75247
214.460.2673 T

GEOTECHINICAL ENGINEER
KUMAR & ASSOCIATES, INC.
5020 COUNTRY ROAD 154
GLENWOOD SPRINGS, CO 81601
970.945.7988 T

SURVEYOR
KIPP LAND SURVEYING
P.O. BOX 3154
EAGLE, CO 81631
970.390.9540 T

21 MARCH 2025 PROJ. NO. 2401

PROJ. ARCHITECT: TS DRAWN BY: ES

SET ISSUE DATES

DATE	ISSUE

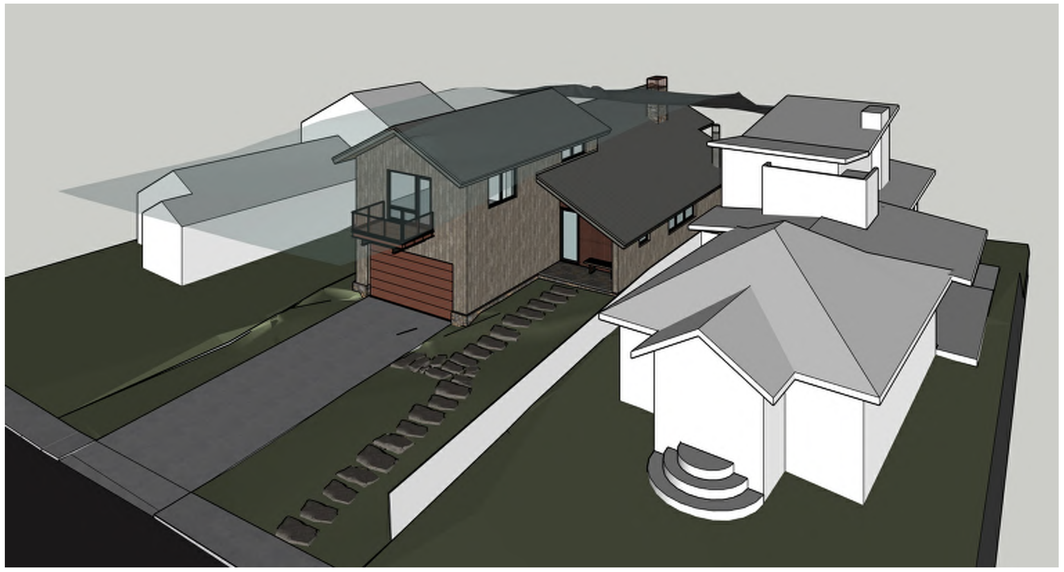
REVISIONS

NO.	DATE	DESCRIPTION

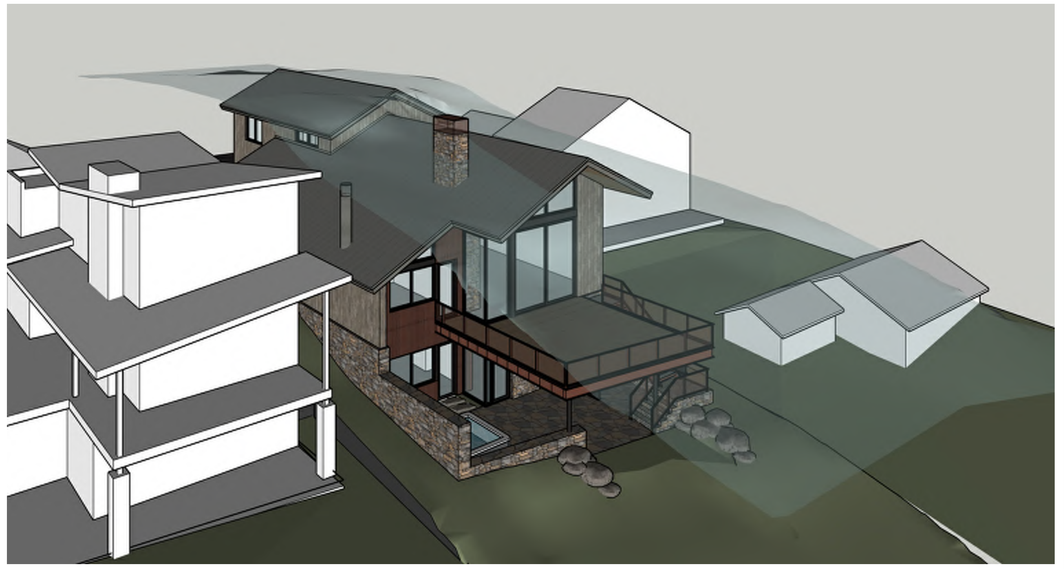
3D VIEWS

3D-03

3/21/2025 12:43:15 C:\Users\tsmit\Documents\Public Work\EAGLE RIVER RESIDENCE_2401_25.rvt



1 AERIAL LOOKING NORTHEAST W/ 28' PLANE
SCALE : 12" = 1'-0"



2 AERIAL LOOKING NORTHWEST W/ 28' PLANE
SCALE : 12" = 1'-0"

3 AERIAL LOOKING SOUTHWEST W/ 28' PLANE
SCALE : 12" = 1'-0"

4 AERIAL LOOKING SOUTHEAST W/ 28' PLANE
SCALE : 12" = 1'-0"

TOBIN SMITH ARCHITECT

NOTE
ALL DRAWINGS & WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL UNPUBLISHED WORK OF THE ARCHITECT & MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

EAGLE RIVER RESIDENCE

532 MAIN STREET
MINTURN, CO 81645

ARCHITECT
TOBIN SMITH ARCHITECT, LLC.
2201 SAN PEDRO AVE.
SAN ANTONIO, TX 78212
210 326 6646 P

ARCHITECTURAL CONSULTANT
MPP DESIGN SHOP, INC.
P.O. BOX 288
GYPSUM, CO
81637 970.390.4931 T

STRUCTURAL ENGINEER
SAGAN DESIGN
7443 S. CLARKSON CIR.
CENTENNIAL, CO 80122
303.506.0925 T

CIVIL ENGINEER
ALPINE ENGINEERING, INC.
34510 HWY 6, UNIT A9/ P.O. BOX 97
EDWARDS, CO 81632
970.926.3373 T

MECHANICAL ENGINEER
SKYLINE MECHANICAL, INC.
16 ALPINE RANCH RD.
GYPSUM, CO 81637
970.524.6809 T

LIGHTING CONSULTANT
BRYDWATERS DESIGN, LLC.
3939 BLACK GOLD DR.
DALLAS, TX 75247
214.460.2673 T

GEOTECHINICAL ENGINEER
KUMAR & ASSOCIATES, INC.
5020 COUNTRY ROAD 154
GLENWOOD SPRINGS, CO 81601
970.945.7988 T

SURVEYOR
KIPP LAND SURVEYING
P.O. BOX 3154
EAGLE, CO 81631
970.390.9540 T

21 MARCH 2025 PROJ. NO. 2401
PROJ. ARCHITECT: TS DRAWN BY: ES

SET ISSUE DATES

DATE	ISSUE

REVISIONS

NO.	DATE	DESCRIPTION

3D VIEWS

3D-04

3/21/2025 12:41:16 C:\Users\tsmith\Documents\Revit_RIVER RESIDENCE_Central_tsmith.rvt

1 NEW - AERIAL LOOKING NORTHEAST

2 NEW - AERIAL LOOKING SOUTHEAST

3 OLD - AERIAL LOOKING NORTHEAST

4 OLD - AERIAL LOOKING SOUTHEAST

TOBIN SMITH ARCHITECT

NOTE
ALL DRAWINGS & WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL UNPUBLISHED WORK OF THE ARCHITECT & MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

EAGLE RIVER RESIDENCE

532 MAIN STREET
MINTURN, CO 81645

ARCHITECT
TOBIN SMITH ARCHITECT, LLC.
2201 SAN PEDRO AVE.
SAN ANTONIO, TX 78212
210 326 6646 P

ARCHITECTURAL CONSULTANT
MPP DESIGN SHOP, INC.
P.O. BOX 288
GYPSUM, CO
81637 970.390.4931 T

STRUCTURAL ENGINEER
SAGAN DESIGN
7443 S. CLARKSON CIR.
CENTENNIAL, CO 80122
303.506.0925 T

CIVIL ENGINEER
ALPINE ENGINEERING, INC.
34510 HWY 6, UNIT A9/ P.O. BOX 97
EDWARDS, CO 81632
970.926.3373 T

MECHANICAL ENGINEER
SKYLINE MECHANICAL, INC.
16 ALPINE RANCH RD.
GYPSUM, CO 81637
970.524.6809 T

LIGHTING CONSULTANT
BRYDWATERS DESIGN, LLC.
3939 BLACK GOLD DR.
DALLAS, TX 75247
214.460.2673 T

GEOTECHINICAL ENGINEER
KUMAR & ASSOCIATES, INC.
5020 COUNTRY ROAD 154
GLENWOOD SPRINGS, CO 81601
970.945.7988 T

SURVEYOR
KIPP LAND SURVEYING
P.O. BOX 3154
EAGLE, CO 81631
970.390.9540 T

21 MARCH 2025 PROJ. NO. 2401

PROJ. ARCHITECT: TS DRAWN BY: ES

SET ISSUE DATES

DATE	ISSUE

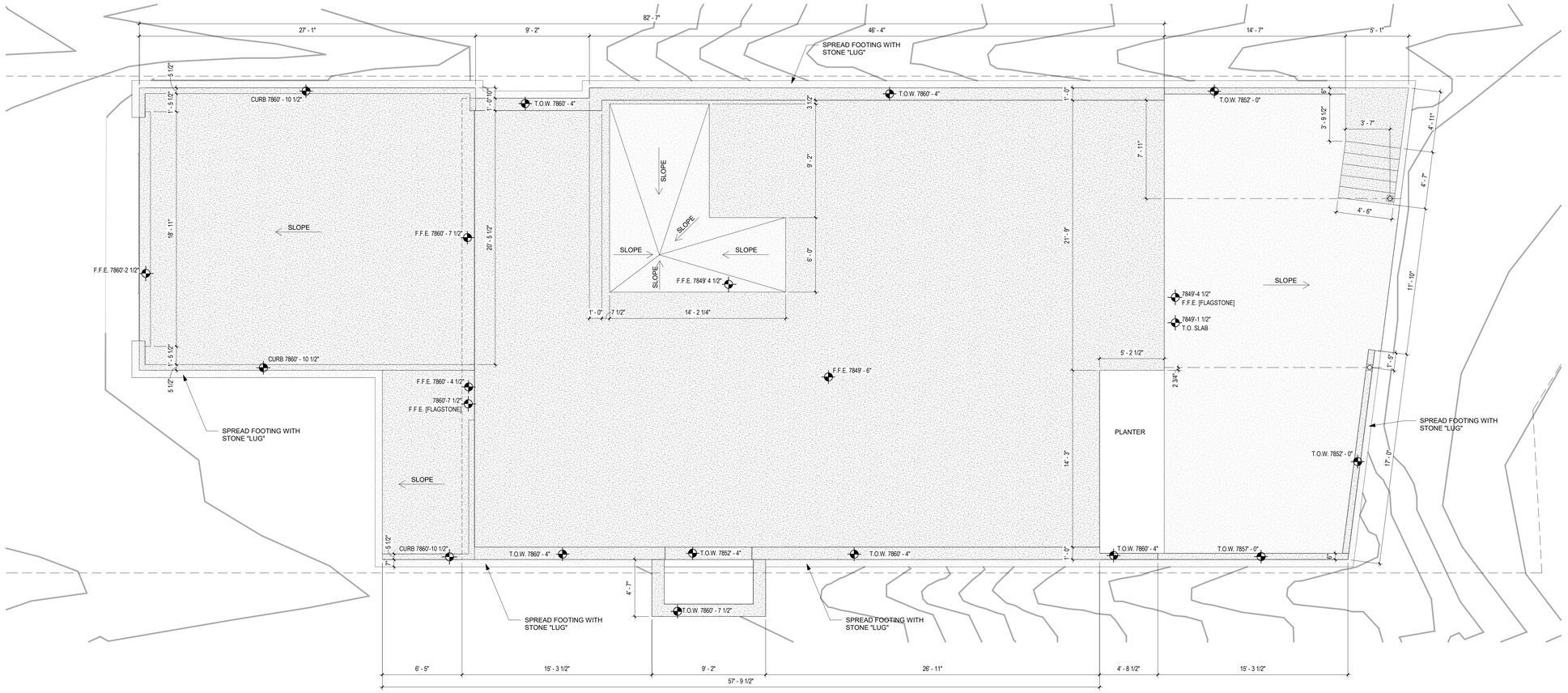
REVISIONS

NO.	DATE	DESCRIPTION

3D VIEWS CURRENT/ PREVIOUS

3D-05

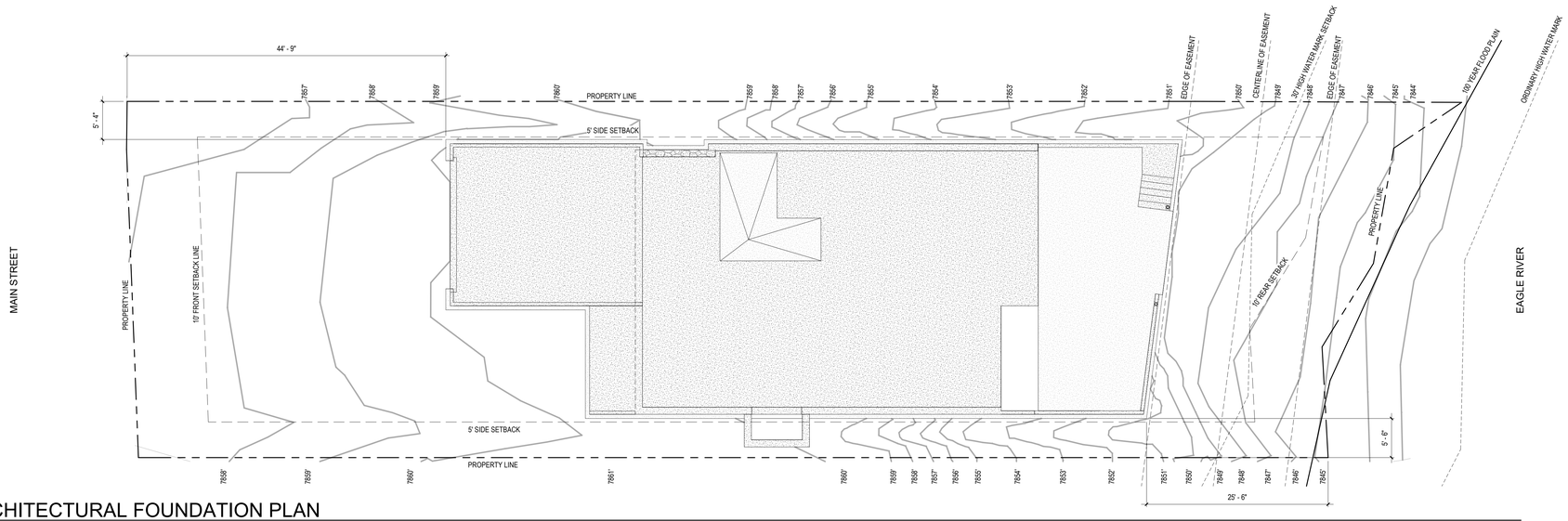
3/21/2025 12:41:16 C:\Users\tsmit\Documents\Revit RIVER RESIDENCE_central_tsmith.rvt



PROJECT TRUE

1 ARCHITECTURAL FOUNDATION PLAN - ENLARGED

SCALE : 1/4" = 1'-0"



PROJECT TRUE

2 ARCHITECTURAL FOUNDATION PLAN

SCALE : 1/8" = 1'-0"

C:\Users\evan\Documents\Local Revit Models\Eagle_Revit_Model_central_evan.rvt
3/21/2025 12:43:09 PM

TOBIN SMITH ARCHITECT

NOTE
ALL DRAWINGS & WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL UNPUBLISHED WORK OF THE ARCHITECT & MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

EAGLE RIVER RESIDENCE

532 MAIN STREET
MINTURN, CO 81645

ARCHITECT
TOBIN SMITH ARCHITECT, LLC.
2201 SAN PEDRO AVE.
SAN ANTONIO, TX 78212
210 326 6646 P

ARCHITECTURAL CONSULTANT
MPP DESIGN SHOP, INC.
P.O. BOX 288
GYPSUM, CO
81637 970.390.4931 T

STRUCTURAL ENGINEER
SAGAN DESIGN
7443 S. CLARKSON CIR.
CENTENNIAL, CO 80122
303.506.0925 T

CIVIL ENGINEER
ALPINE ENGINEERING, INC.
34510 HWY 6, UNIT A9/ P.O. BOX 97
EDWARDS, CO 81632
970.926.3373 T

MECHANICAL ENGINEER
SKYLINE MECHANICAL, INC.
16 ALPINE RANCH RD.
GYPSUM, CO 81637
970.524.6809 T

LIGHTING CONSULTANT
BRYDWATERS DESIGN, LLC.
3939 BLACK GOLD DR.
DALLAS, TX 75247
214.460.2673 T

GEOTECHINICAL ENGINEER
KUMAR & ASSOCIATES, INC.
5020 COUNTRY ROAD 154
GLENWOOD SPRINGS, CO 81601
970.945.7988 T

SURVEYOR
KIPP LAND SURVEYING
P.O. BOX 3154
EAGLE, CO 81631
970.390.9540 T

21 MARCH 2025 PROJ. NO. 2401

PROJ. ARCHITECT: TS DRAWN BY: ES

SET ISSUE DATES

DATE	ISSUE

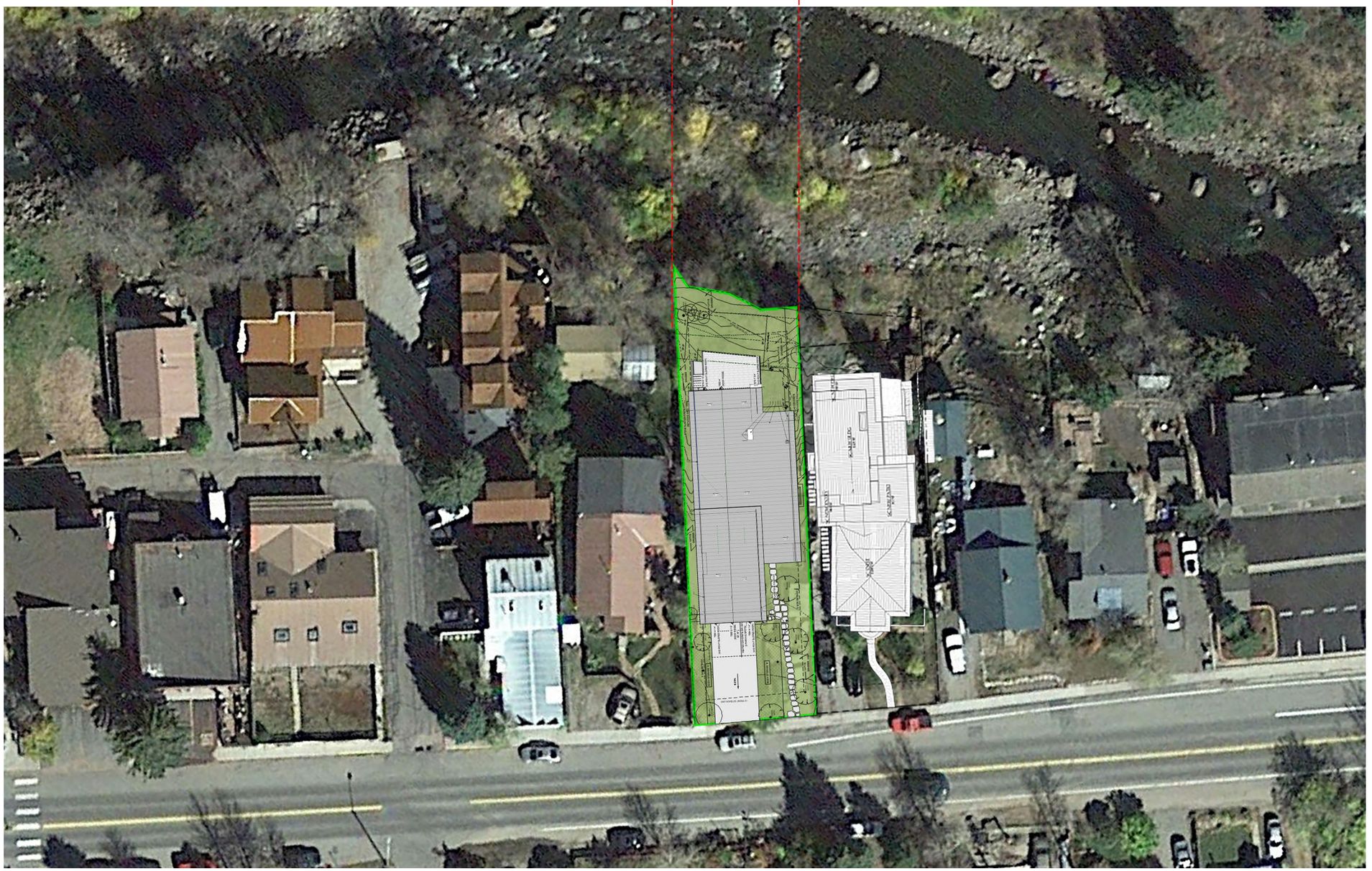
REVISIONS

NO.	DATE	DESCRIPTION

ARCHITECTURAL FOUNDATION PLANS

A102

2 SITE CONTEXT - EYE LEVEL VIEW



1 SITE CONTEXT - AERIAL VIEW

TOBIN SMITH ARCHITECT

NOTE
ALL DRAWINGS & WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL UNPUBLISHED WORK OF THE ARCHITECT & MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

EAGLE RIVER RESIDENCE

532 MAIN STREET
MINTURN, CO 81645

ARCHITECT
TOBIN SMITH ARCHITECT, LLC.
2201 SAN PEDRO AVE.
SAN ANTONIO, TX 78212
210 326 6646 P

ARCHITECTURAL CONSULTANT
MPP DESIGN SHOP, INC.
P.O. BOX 288
GYPSUM, CO
81637 970.390.4931 T

STRUCTURAL ENGINEER
SAGAN DESIGN
7443 S. CLARKSON CIR.
CENTENNIAL, CO 80122
303.506.0925 T

CIVIL ENGINEER
ALPINE ENGINEERING, INC.
34510 HWY 6, UNIT A9/ P.O. BOX 97
EDWARDS, CO 81632
970.926.3373 T

MECHANICAL ENGINEER
SKYLINE MECHANICAL, INC.
16 ALPINE RANCH RD.
GYPSUM, CO 81637
970.524.6809 T

LIGHTING CONSULTANT
BRYDWATERS DESIGN, LLC.
3939 BLACK GOLD DR.
DALLAS, TX 75247
214.460.2073 T

GEOTECHINICAL ENGINEER
KUMAR & ASSOCIATES, INC.
5020 COUNTRY ROAD 154
GLENWOOD SPRINGS, CO 81601
970.945.7988 T

SURVEYOR
KIPP LAND SURVEYING
P.O. BOX 3154
EAGLE, CO 81631
970.390.9540 T

21 MARCH 2025 PROJ. NO. 2401

PROJ. ARCHITECT: TS DRAWN BY: ES

SET ISSUE DATES

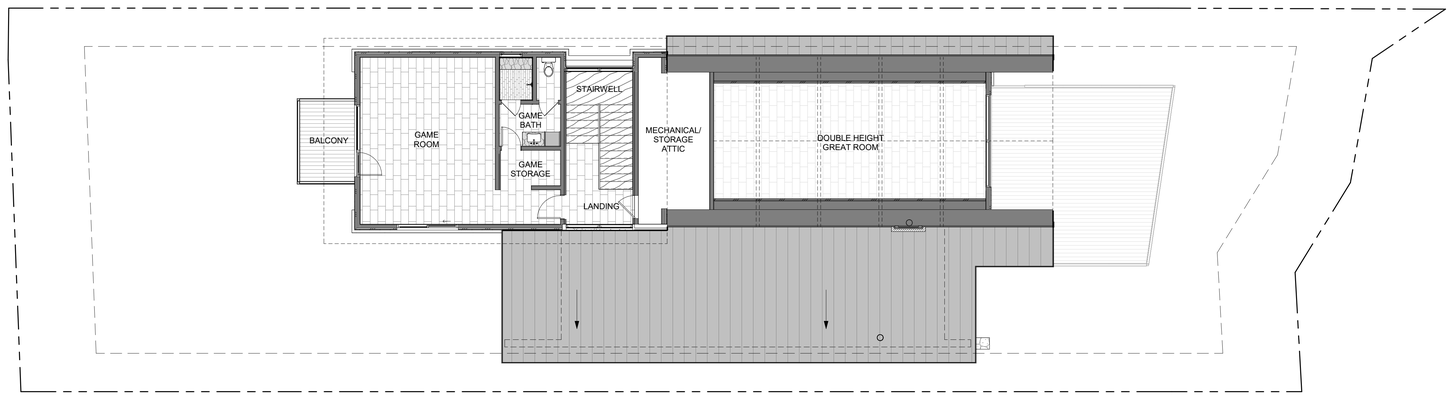
DATE	ISSUE

REVISIONS

NO.	DATE	DESCRIPTION

SITE CONTEXT

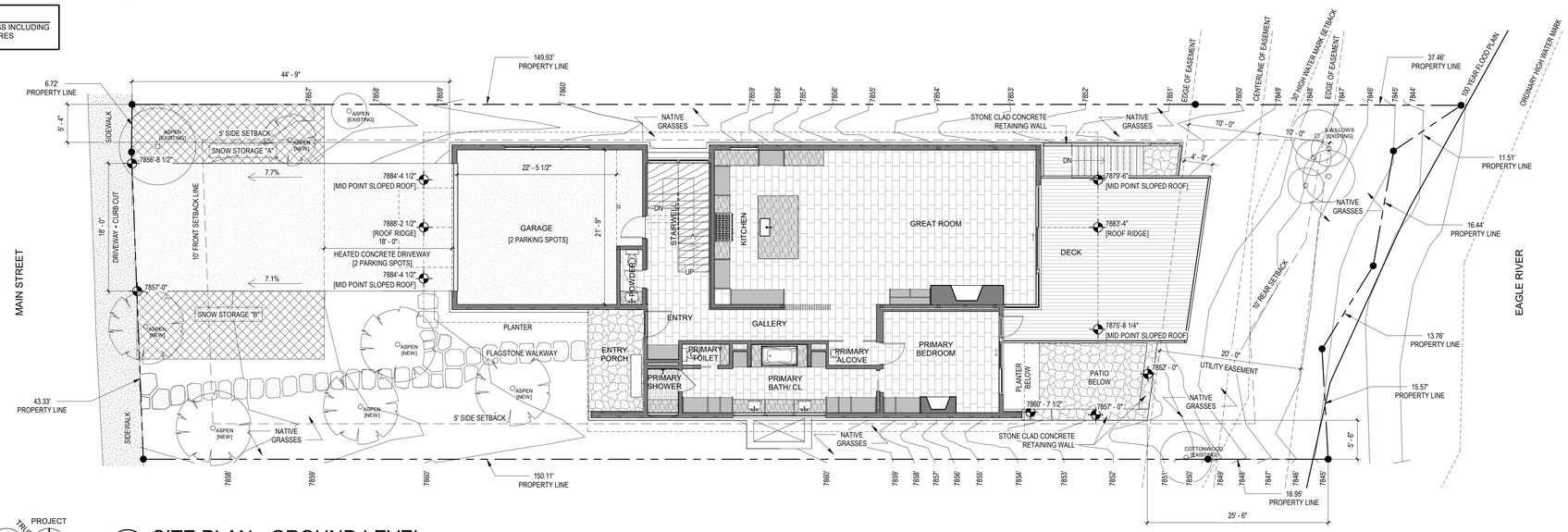
A100



CONDITIONED = 842 SQ FT
BALCONY = 75 SQ FT

3 PLAN - UPPER LEVEL
SCALE : 1/8" = 1'-0"

NOTE:
-SEE EX100 FOR EXISTING BUILDINGS INCLUDING HOUSE, DECK AND SHED STRUCTURES



SNOW STORAGE "A" = 225 SQ FT
SNOW STORAGE "B" = 253 SQ FT
TOTAL = 478 SQ FT [5.5% OF LOT AREA]

EXISTING TREES = 8
NEW TREES = 6
TOTAL TREES = 14

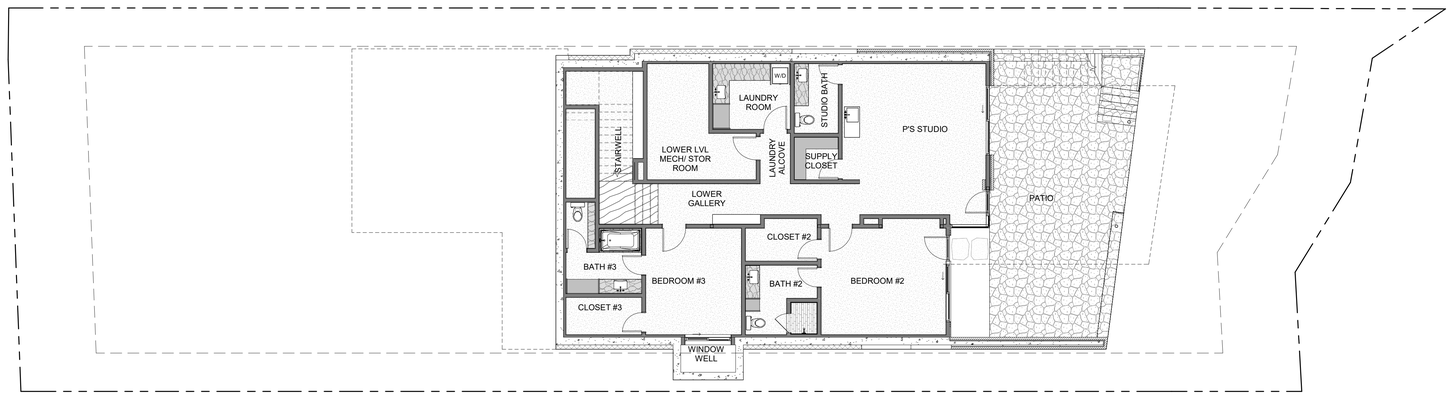
LOT AREA = 8640.8 SQ FT

CONDITIONED = 2,105 SQ FT
GARAGE = 590 SQ FT
TOTAL STRUCTURES = 2,695 SQ FT
LOT COVERAGE = 31.2% [45% MAX]

DRIVEWAY = 812 SQ FT
ENTRY PORCH = 113 SQ FT
DECK*/ STAIRS/PATIO = 753 SQ FT
WINDOW WELL WALLS = 15 SQ FT
TOTAL IMPERV = 4,451 SQ FT [INCL STRUCTS]
IMPERV AREA = 50.8% [55% MAX]

*126 SQ FT OVER PERVIOUS YARD BELOW - CALCULATED AT 50%

1 SITE PLAN - GROUND LEVEL
SCALE : 1/8" = 1'-0"



CONDITIONED = 1,813 SQ FT
MECHANICAL = 158 SQ FT
PATIO = 694 SQ FT
WINDOW WELL WALLS = 15 SQ FT

2 PLAN - LOWER LEVEL
SCALE : 1/8" = 1'-0"

TOBIN SMITH ARCHITECT

NOTE
ALL DRAWINGS & WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL UNPUBLISHED WORK OF THE ARCHITECT & MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

EAGLE RIVER RESIDENCE

532 MAIN STREET
MINTURN, CO 81645

ARCHITECT
TOBIN SMITH ARCHITECT, LLC.
2201 SAN PEDRO AVE.
SAN ANTONIO, TX 78212
210 326 6646 P

ARCHITECTURAL CONSULTANT
MPP DESIGN SHOP, INC.
P.O. BOX 288
GYPSUM, CO
81637 970.390.4931 T

STRUCTURAL ENGINEER
SAGAN DESIGN
7443 S. CLARKSON CIR.
CENTENNIAL, CO 80122
303.506.0925 T

CIVIL ENGINEER
ALPINE ENGINEERING, INC.
34510 HWY 6, UNIT A9/ P.O. BOX 97
EDWARDS, CO 81632
970.926.3373 T

MECHANICAL ENGINEER
SKYLINE MECHANICAL, INC.
16 ALPINE RANCH RD.
GYPSUM, CO 81637
970.524.6809 T

LIGHTING CONSULTANT
BRYDWATERS DESIGN, LLC.
3939 BLACK GOLD DR.
DALLAS, TX 75247
214.460.2673 T

GEOTECHINICAL ENGINEER
KUMAR & ASSOCIATES, INC.
5020 COUNTRY ROAD 154
GLENWOOD SPRINGS, CO 81601
970.945.7988 T

SURVEYOR
KIPP LAND SURVEYING
P.O. BOX 3154
EAGLE, CO 81631
970.390.9540 T

21 MARCH 2025 PROJ. NO. 2401
PROJ. ARCHITECT: TS DRAWN BY: ES

SET ISSUE DATES

DATE	ISSUE

REVISIONS

NO.	DATE	DESCRIPTION

SITE PLANS

A101

3/21/2025 12:43:19 PM C:\Users\es\Documents\2401 EAGLE RIVER RESIDENCE_central_ES.rvt

NOTES:

-ALL DIMENSIONS ARE TO FACE OF STUD, MASONRY OR CONCRETE OR TO CENTERLINE OF STEEL.

-DO NOT SCALE FROM DRAWINGS.

-HOSE BIB AND GAS LOCATIONS SHOWN ON THIS PLAN.

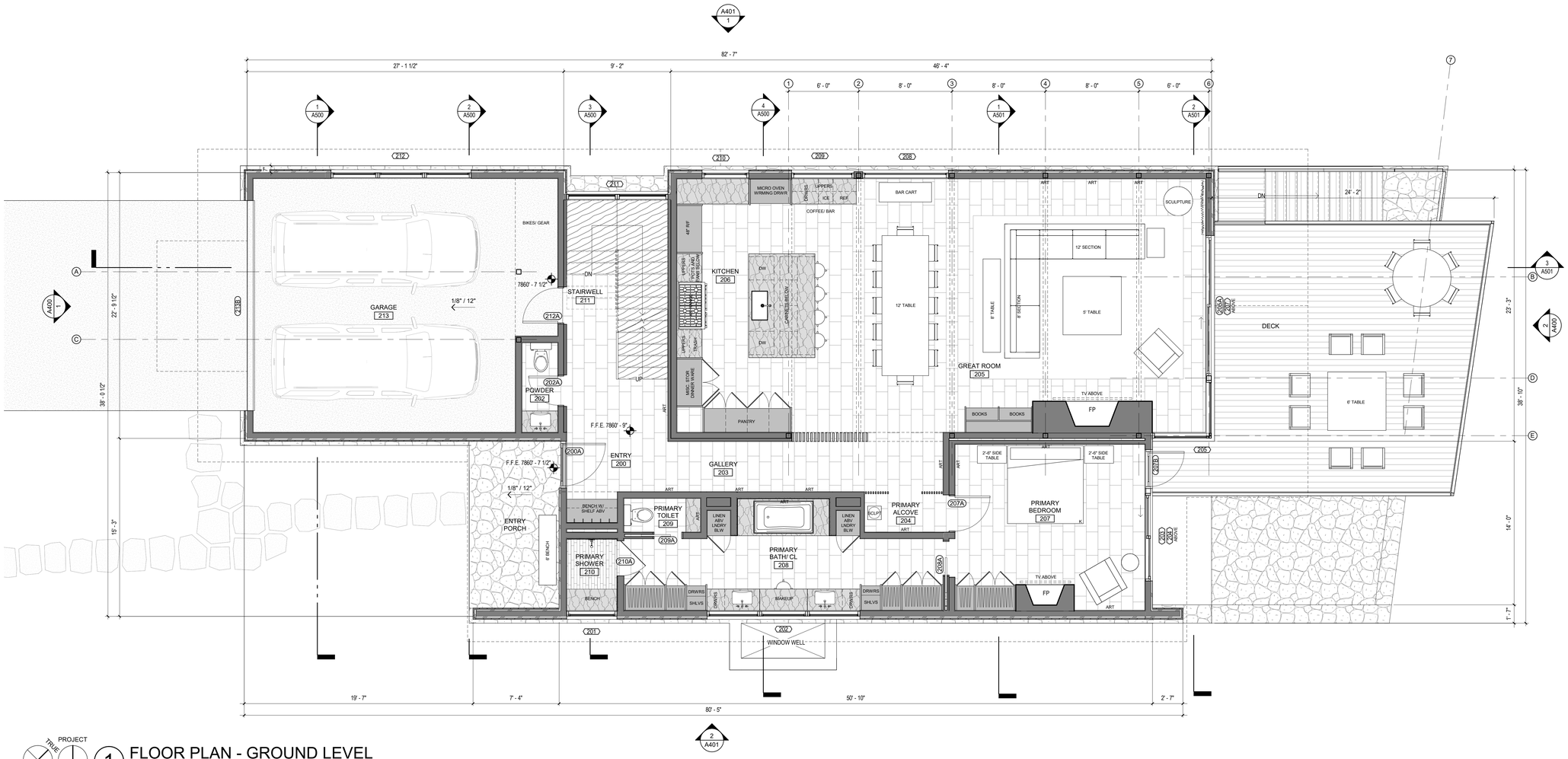
-COORDINATE GAS REQUIREMENTS WITH APPLIANCES.

-ALL EXTERIOR WALLS TO HAVE THERMAL INSULATION, ALL INTERIOR WALLS TO HAVE ACOUSTICAL INSULATION.

- 2x6 WALLS (STUDS AT 16" O.C.)
- 2x4 WALLS (STUDS AT 16" O.C.)
- CMU WALLS
- MASONRY VENEER
- CONCRETE RETAINING WALLS

MATERIAL LEGEND

- TILE - FIELD
- CONCRETE
- WOOD
- TILE - SHOWER
- STONE - SLAB
- COMPOSITE BOARDS
- FLAGSTONE



PROJECT TRUE

1 FLOOR PLAN - GROUND LEVEL

SCALE : 1/4" = 1'-0"

C:\Users\ryvd\Documents\EAGLE RIVER RESIDENCE_central_ryvd.rvt
3/21/2025 12:43:22 PM

TOBIN SMITH ARCHITECT

NOTE
ALL DRAWINGS & WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL UNPUBLISHED WORK OF THE ARCHITECT & MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

EAGLE RIVER RESIDENCE

532 MAIN STREET
MINTURN, CO 81645

ARCHITECT
TOBIN SMITH ARCHITECT, LLC.
2201 SAN PEDRO AVE.
SAN ANTONIO, TX 78212
210 326 6646 P

ARCHITECTURAL CONSULTANT
MPP DESIGN SHOP, INC.
P.O. BOX 288
GYPSUM, CO
81637 970.390.4931 T

STRUCTURAL ENGINEER
SAGAN DESIGN
7443 S. CLARKSON CIR.
CENTENNIAL, CO 80122
303.506.0925 T

CIVIL ENGINEER
ALPINE ENGINEERING, INC.
34510 HWY 6, UNIT A9/ P.O. BOX 97
EDWARDS, CO 81632
970.926.3373 T

MECHANICAL ENGINEER
SKYLINE MECHANICAL, INC.
16 ALPINE RANCH RD.
GYPSUM, CO 81637
970.524.6809 T

LIGHTING CONSULTANT
BRYDWATERS DESIGN, LLC.
3939 BLACK GOLD DR.
DALLAS, TX 75247
214.460.2673 T

GEOTECHINICAL ENGINEER
KUMAR & ASSOCIATES, INC.
5020 COUNTRY ROAD 154
GLENWOOD SPRINGS, CO 81601
970.945.7988 T

SURVEYOR
KIPP LAND SURVEYING
P.O. BOX 3154
EAGLE, CO 81631
970.390.9540 T

21 MARCH 2025 PROJ. NO. 2401
PROJ. ARCHITECT: TS DRAWN BY: ES

SET ISSUE DATES

DATE	ISSUE

REVISIONS

NO.	DATE	DESCRIPTION

FLOOR PLAN - GROUND LEVEL

A200

NOTES:

-ALL DIMENSIONS ARE TO FACE OF STUD, MASONRY OR CONCRETE OR TO CENTERLINE OF STEEL.

-DO NOT SCALE FROM DRAWINGS.

-HOSE BIB AND GAS LOCATIONS SHOWN ON THIS PLAN.

-COORDINATE GAS REQUIREMENTS WITH APPLIANCES.

-ALL EXTERIOR WALLS TO HAVE THERMAL INSULATION, ALL INTERIOR WALLS TO HAVE ACOUSTICAL INSULATION.

- 2x6 WALLS (STUDS AT 16" O.C.)
- 2x4 WALLS (STUDS AT 16" O.C.)
- CMU WALLS
- MASONRY VENEER
- CONCRETE RETAINING WALLS

MATERIAL LEGEND

- TILE - FIELD
- CONCRETE
- WOOD
- TILE - SHOWER
- STONE - SLAB
- COMPOSITE BOARDS
- FLAGSTONE

PROJECT TRUE

1 FLOOR PLAN - UPPER LEVEL

SCALE : 1/4" = 1'-0"

TOBIN SMITH ARCHITECT

NOTE
ALL DRAWINGS & WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL UNPUBLISHED WORK OF THE ARCHITECT & MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

EAGLE RIVER RESIDENCE

532 MAIN STREET
MINTURN, CO 81645

ARCHITECT
TOBIN SMITH ARCHITECT, LLC.
2201 SAN PEDRO AVE.
SAN ANTONIO, TX 78212
210 326 6646 P

ARCHITECTURAL CONSULTANT
MPP DESIGN SHOP, INC.
P.O. BOX 288
GYPSUM, CO
81637 970.390.4931 T

STRUCTURAL ENGINEER
SAGAN DESIGN
7443 S. CLARKSON CIR.
CENTENNIAL, CO 80122
303.506.0925 T

CIVIL ENGINEER
ALPINE ENGINEERING, INC.
34510 HWY 6, UNIT A9/ P.O. BOX 97
EDWARDS, CO 81632
970.926.3373 T

MECHANICAL ENGINEER
SKYLINE MECHANICAL, INC.
16 ALPINE RANCH RD.
GYPSUM, CO 81637
970.524.6899 T

LIGHTING CONSULTANT
BRYDWATERS DESIGN, LLC.
3939 BLACK GOLD DR.
DALLAS, TX 75247
214.460.2673 T

GEOTECHINICAL ENGINEER
KUMAR & ASSOCIATES, INC.
5020 COUNTRY ROAD 154
GLENWOOD SPRINGS, CO 81601
970.945.7988 T

SURVEYOR
KIPP LAND SURVEYING
P.O. BOX 3154
EAGLE, CO 81631
970.390.9540 T

21 MARCH 2025 PROJ. NO. 2401

PROJ. ARCHITECT: TS DRAWN BY: ES

SET ISSUE DATES

DATE	ISSUE

REVISIONS

NO.	DATE	DESCRIPTION

FLOOR PLAN - UPPER LEVEL

A201

C:\Users\evan\Documents\Local Revit Models\Eagle_evan_TS.rvt 3/19/2025 12:43:26 PM

NOTES:

-ALL DIMENSIONS ARE TO FACE OF STUD, MASONRY OR CONCRETE OR TO CENTERLINE OF STEEL.

-DO NOT SCALE FROM DRAWINGS.

-HOSE BIB AND GAS LOCATIONS SHOWN ON THIS PLAN.

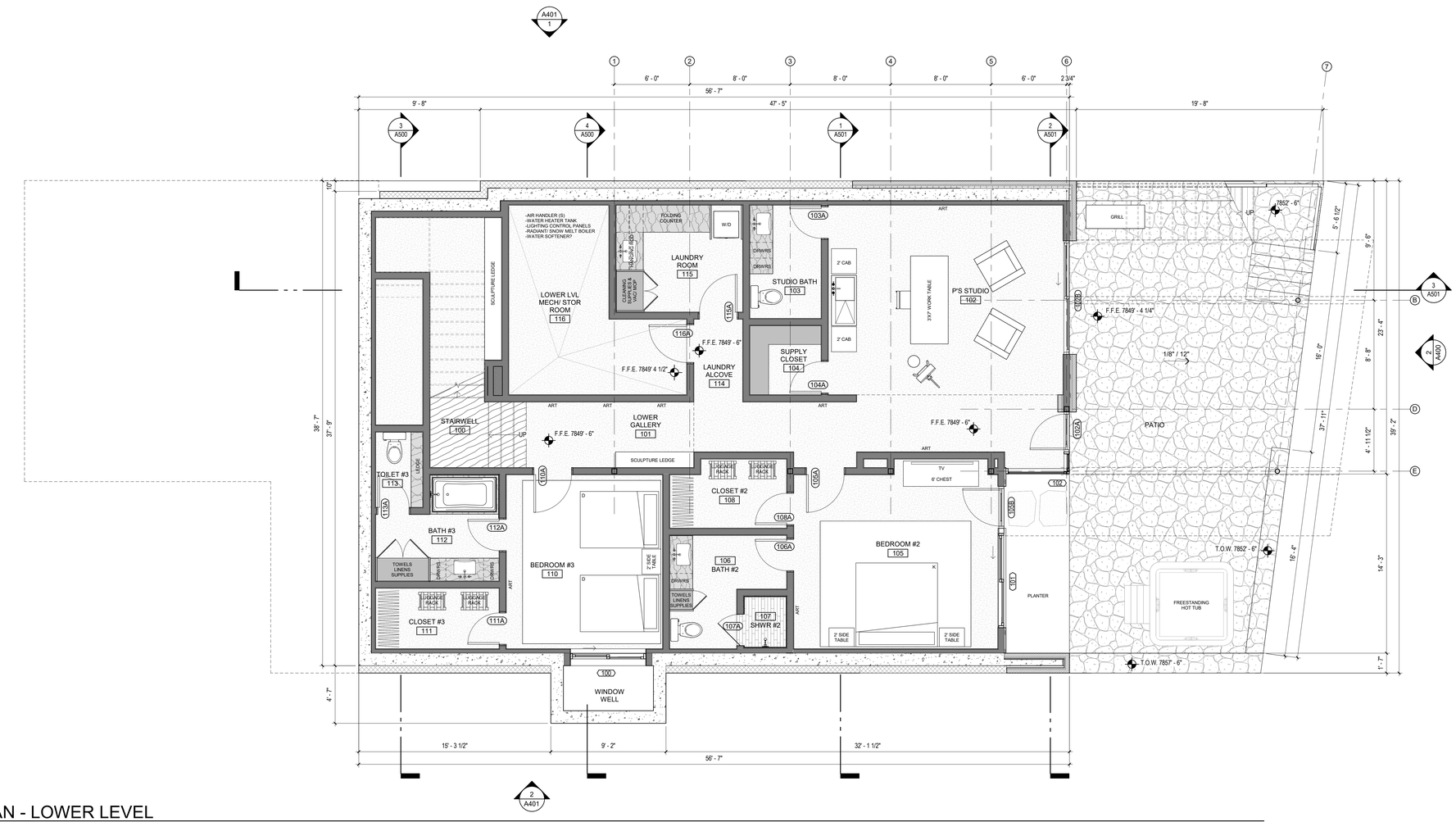
-COORDINATE GAS REQUIREMENTS WITH APPLIANCES.

-ALL EXTERIOR WALLS TO HAVE THERMAL INSULATION. ALL INTERIOR WALLS TO HAVE ACOUSTICAL INSULATION.

- 2x6 WALLS (STUDS AT 16" O.C.)
- 2x4 WALLS (STUDS AT 16" O.C.)
- CMU WALLS
- MASONRY VENEER
- CONCRETE RETAINING WALLS

MATERIAL LEGEND

- TILE - FIELD
- CONCRETE
- WOOD
- TILE - SHOWER
- STONE - SLAB
- COMPOSITE BOARDS
- FLAGSTONE



TRUE PROJECT NORTH

1 FLOOR PLAN - LOWER LEVEL

SCALE : 1/4" = 1'-0"

TOBIN SMITH ARCHITECT

NOTE
ALL DRAWINGS & WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL UNPUBLISHED WORK OF THE ARCHITECT & MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

EAGLE RIVER RESIDENCE

532 MAIN STREET
MINTURN, CO 81645

ARCHITECT
TOBIN SMITH ARCHITECT, LLC.
2201 SAN PEDRO AVE.
SAN ANTONIO, TX 78212
210 326 6646 P

ARCHITECTURAL CONSULTANT
MPP DESIGN SHOP, INC.
P.O. BOX 288
GYPSUM, CO
81637 970.390.4931 T

STRUCTURAL ENGINEER
SAGAN DESIGN
7443 S. CLARKSON CIR.
CENTENNIAL, CO 80122
303.506.0925 T

CIVIL ENGINEER
ALPINE ENGINEERING, INC.
34510 HWY 6, UNIT A9/ P.O. BOX 97
EDWARDS, CO 81632
970.926.3373 T

MECHANICAL ENGINEER
SKYLINE MECHANICAL, INC.
16 ALPINE RANCH RD.
GYPSUM, CO 81637
970.524.6809 T

LIGHTING CONSULTANT
BRYDWATERS DESIGN, LLC.
3939 BLACK GOLD DR.
DALLAS, TX 75247
214.460.2673 T

GEOTECHINICAL ENGINEER
KUMAR & ASSOCIATES, INC.
5020 COUNTRY ROAD 154
GLENWOOD SPRINGS, CO 81601
970.945.7988 T

SURVEYOR
KIPP LAND SURVEYING
P.O. BOX 3154
EAGLE, CO 81631
970.390.9540 T

21 MARCH 2025 PROJ. NO. 2401

PROJ. ARCHITECT: TS DRAWN BY: ES

SET ISSUE DATES

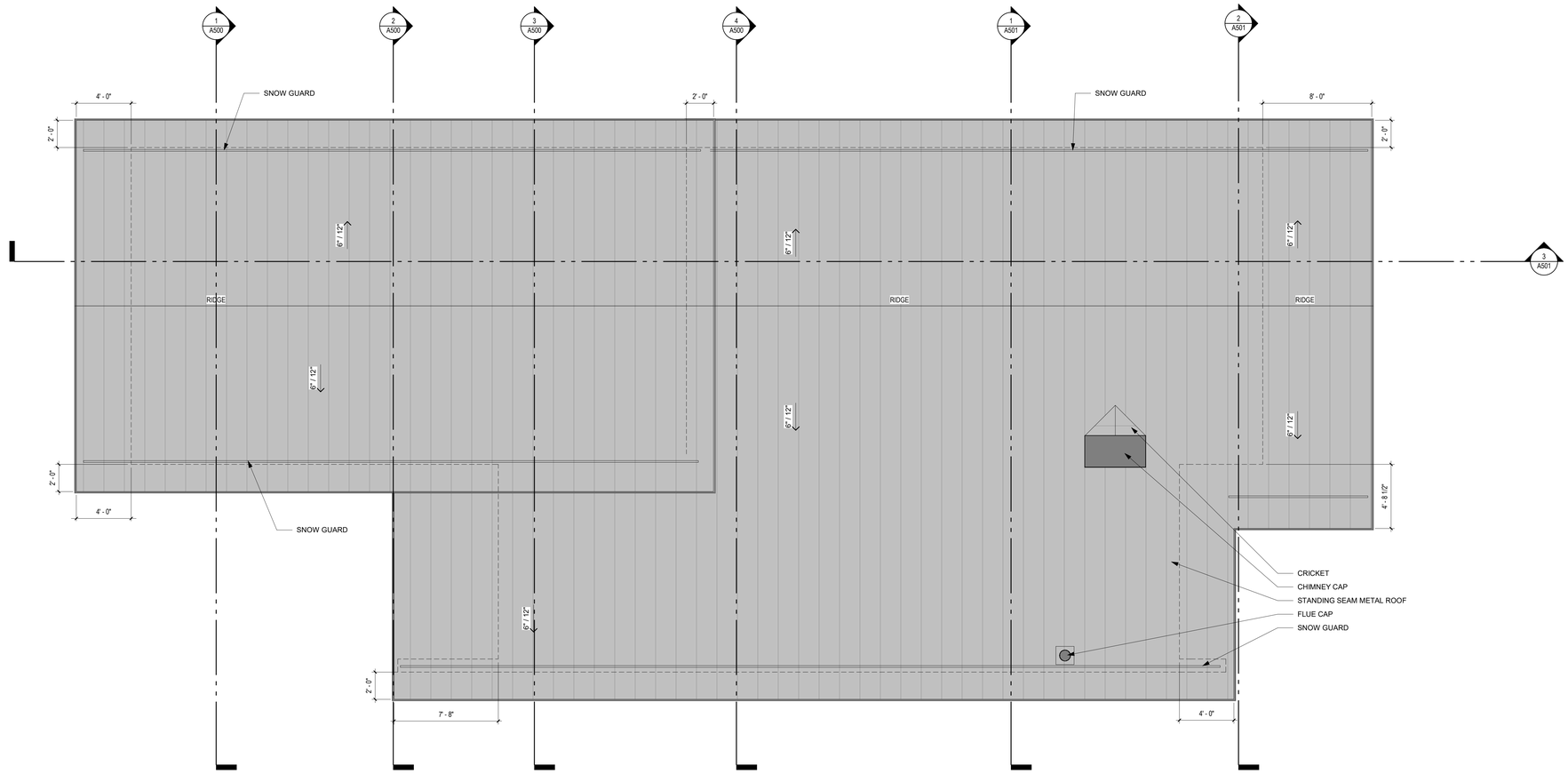
DATE	ISSUE

REVISIONS

NO.	DATE	DESCRIPTION

FLOOR PLAN - LOWER LEVEL

A202



PROJECT TRUE

1 ROOF PLAN
SCALE : 1/4" = 1'-0"

10/7/2025 10:41:36 PM
C:\Users\ts\Documents\EAGLE RIVER RESIDENCE_2401_ES.rvt

TOBIN SMITH ARCHITECT

NOTE
ALL DRAWINGS & WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL UNPUBLISHED WORK OF THE ARCHITECT & MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

EAGLE RIVER RESIDENCE

532 MAIN STREET
MINTURN, CO 81645

ARCHITECT
TOBIN SMITH ARCHITECT, LLC.
2201 SAN PEDRO AVE.
SAN ANTONIO, TX 78212
210 326 6646 P

ARCHITECTURAL CONSULTANT
MPP DESIGN SHOP, INC.
P.O. BOX 288
GYPSUM, CO
81637 970.390.4931 T

STRUCTURAL ENGINEER
SAGAN DESIGN
7443 S. CLARKSON CIR.
CENTENNIAL, CO 80122
303.506.0925 T

CIVIL ENGINEER
ALPINE ENGINEERING, INC.
34510 HWY 6, UNIT A9/ P.O. BOX 97
EDWARDS, CO 81632
970.926.3373 T

MECHANICAL ENGINEER
SKYLINE MECHANICAL, INC.
16 ALPINE RANCH RD.
GYPSUM, CO 81637
970.524.6809 T

LIGHTING CONSULTANT
BRYDWATERS DESIGN, LLC.
3939 BLACK GOLD DR.
DALLAS, TX 75247
214.460.2673 T

GEOTECHINICAL ENGINEER
KUMAR & ASSOCIATES, INC.
5020 COUNTRY ROAD 154
GLENWOOD SPRINGS, CO 81601
970.945.7988 T

SURVEYOR
KIPP LAND SURVEYING
P.O. BOX 3154
EAGLE, CO 81631
970.390.9540 T

21 MARCH 2025 PROJ. NO. 2401
PROJ. ARCHITECT: TS DRAWN BY: ES

SET ISSUE DATES

DATE	ISSUE

REVISIONS

NO.	DATE	DESCRIPTION

ROOF PLAN

A240

WINDOW & DOOR NOTES

-ALL DOOR TYPES ARE DRAWN AS VIEWED FROM THE EXTERIOR. SWING INDICATION IS DIAGRAMMATIC ONLY -SEE PLAN FOR SWING.

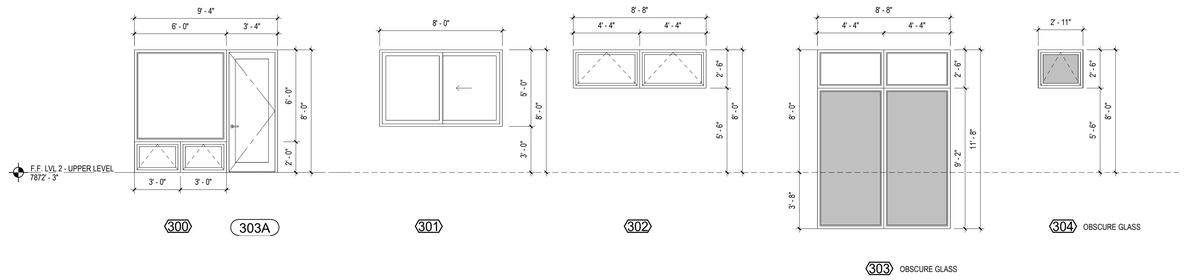
-ALL WINDOW TYPES ARE DRAWN AS VIEWED FROM THE EXTERIOR. SWING INDICATION IS DIAGRAMMATIC ONLY -SEE EXTERIOR ELEVATIONS FOR SWING.

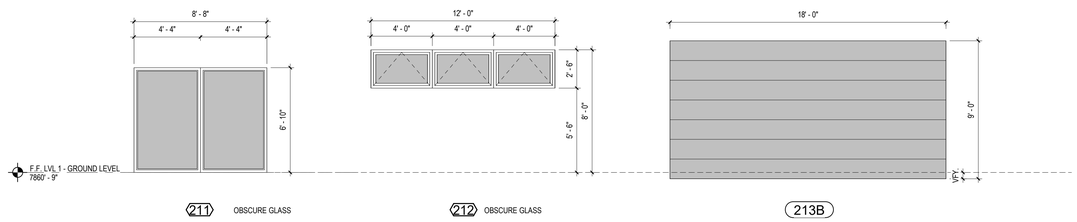
-ALL DOOR GLAZING SHALL BE TEMPERED INSULATED LOW-E GLASS.

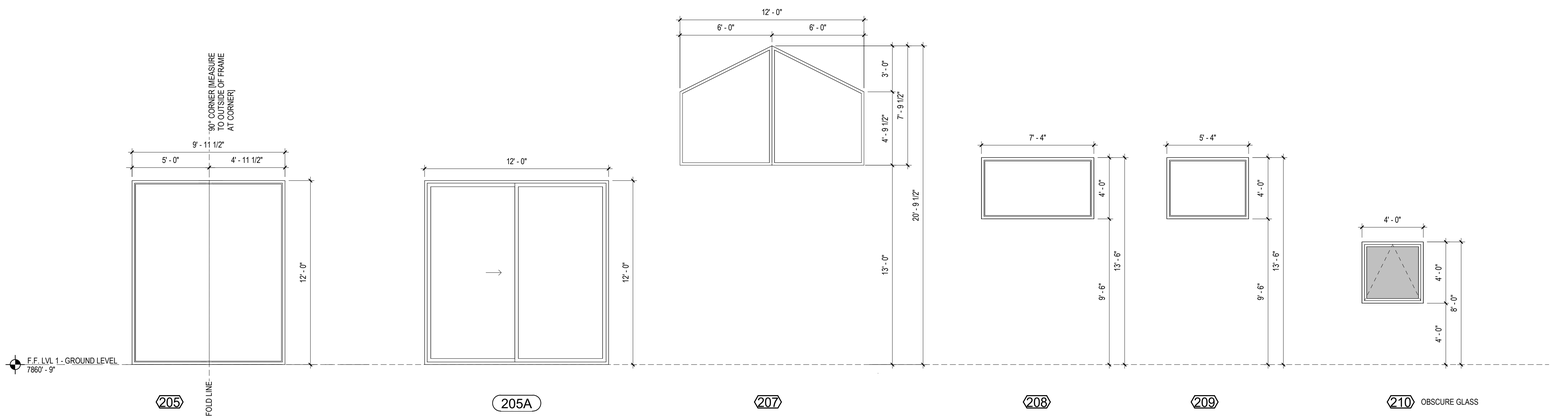
-ALL WINDOW GLAZING SHALL BE INSULATED LOW-E GLASS UNLESS NOTED OTHERWISE. GLAZING SHALL BE TEMPERED AS REQUIRED BY CODE.

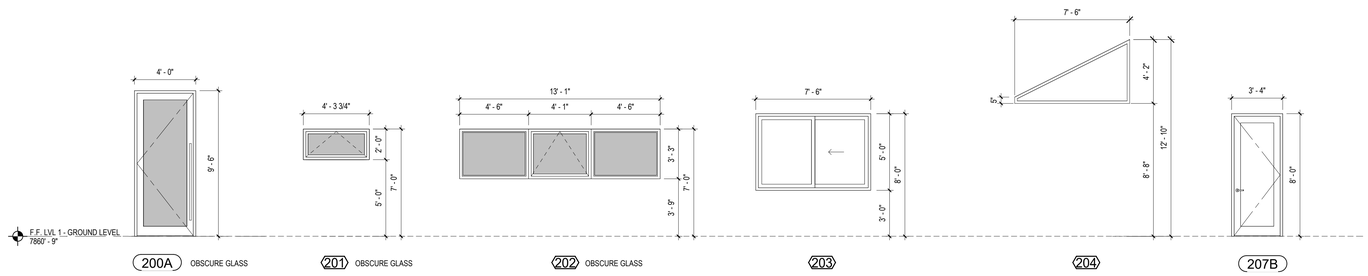
-ALL DOOR AND WINDOW GLAZING SHALL BE PROVIDED BY THE SAME MANUFACTURER.

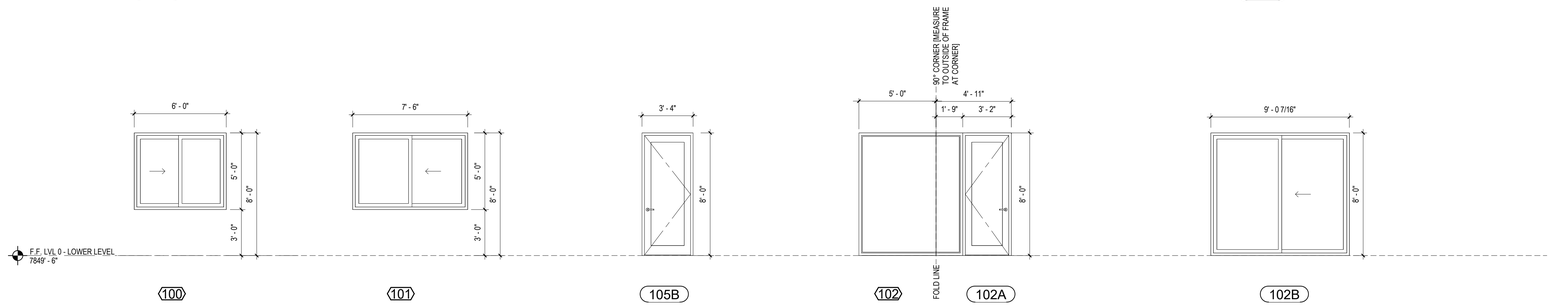
-FIELD VERIFY BEFORE OPENING.











C:\Users\jes\Documents\EAGLE RIVER RESIDENCE_jesse@2.rvt
03/21/2025 12:43:30
PM

TOBIN SMITH ARCHITECT

NOTE
ALL DRAWINGS & WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL UNPUBLISHED WORK OF THE ARCHITECT & MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

EAGLE RIVER RESIDENCE

532 MAIN STREET
MINTURN, CO 81645

ARCHITECT
TOBIN SMITH ARCHITECT, LLC.
2201 SAN PEDRO AVE.
SAN ANTONIO, TX 78212
210 326 6646 P

ARCHITECTURAL CONSULTANT
MPP DESIGN SHOP, INC.
P.O. BOX 288
GYPSUM, CO
81637 970.390.4931 T

STRUCTURAL ENGINEER
SAGAN DESIGN
7443 S. CLARKSON CIR.
CENTENNIAL, CO 80122
303.506.0925 T

CIVIL ENGINEER
ALPINE ENGINEERING, INC.
34510 HWY 6, UNIT A9/ P.O. BOX 97
EDWARDS, CO 81632
970.926.3373 T

MECHANICAL ENGINEER
SKYLINE MECHANICAL, INC.
16 ALPINE RANCH RD.
GYPSUM, CO 81637
970.524.6809 T

LIGHTING CONSULTANT
BRYDWATERS DESIGN, LLC.
3939 BLACK GOLD DR.
DALLAS, TX 75247
214.460.2673 T

GEOTECHINICAL ENGINEER
KUMAR & ASSOCIATES, INC.
5020 COUNTRY ROAD 154
GLENWOOD SPRINGS, CO 81601
970.945.7988 T

SURVEYOR
KIPP LAND SURVEYING
P.O. BOX 3154
EAGLE, CO 81631
970.390.9540 T

21 MARCH 2025 PROJ. NO. 2401
PROJ. ARCHITECT: TS DRAWN BY: ES

SET ISSUE DATES

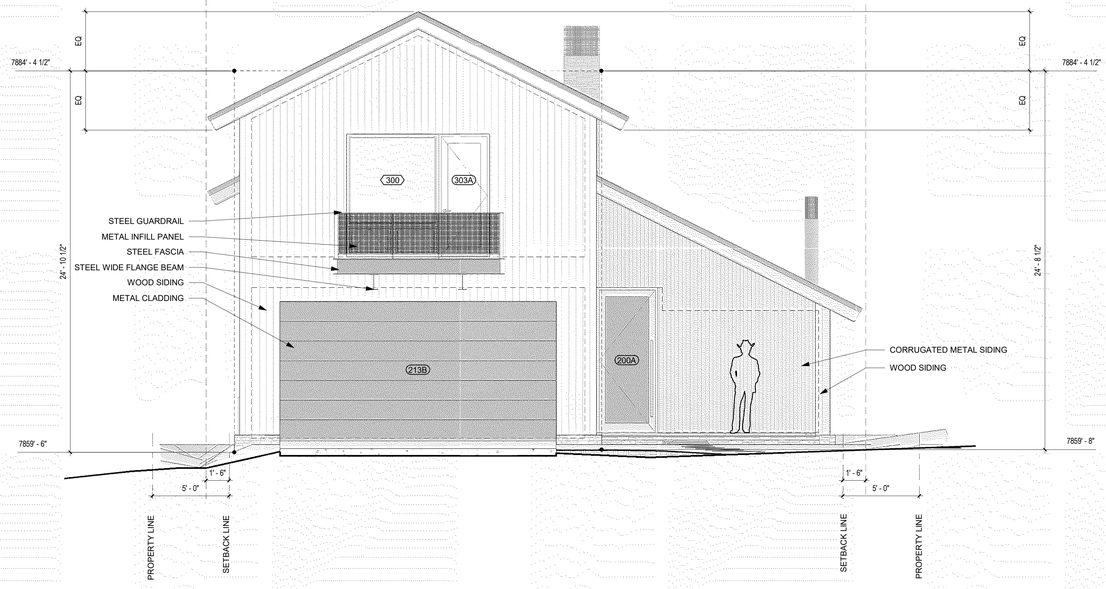
DATE	ISSUE

REVISIONS

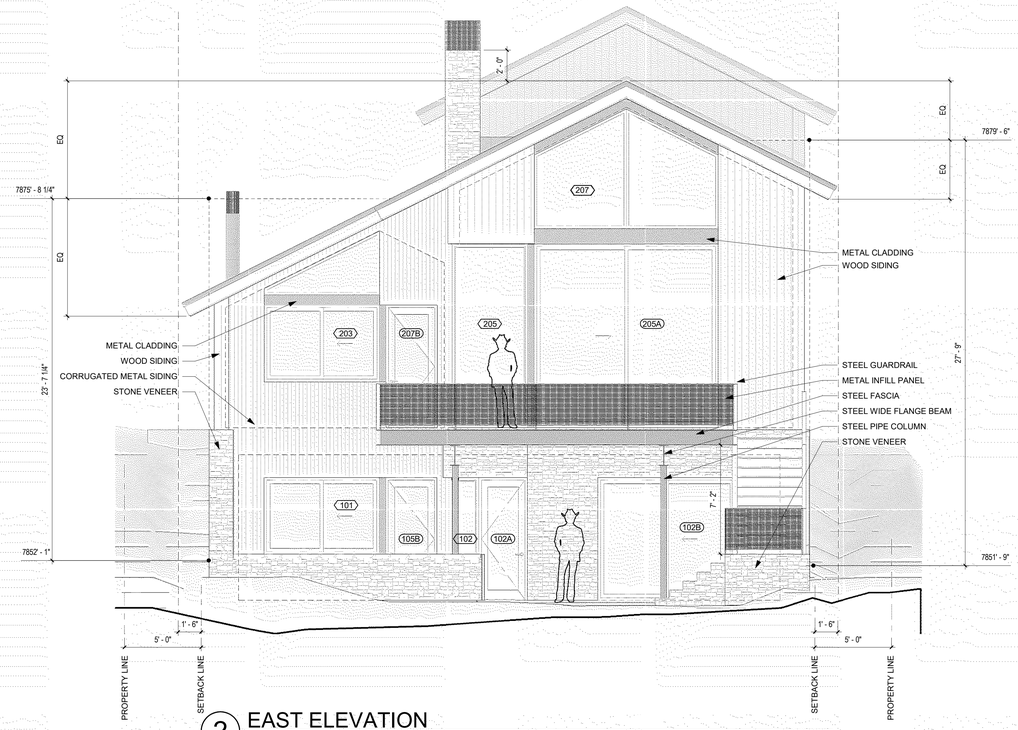
NO.	DATE	DESCRIPTION

EXTERIOR DOOR & WINDOW SCHEDULE

A262



1 WEST ELEVATION
SCALE : 1/4" = 1'-0"



2 EAST ELEVATION
SCALE : 1/4" = 1'-0"

TOBIN SMITH ARCHITECT

NOTE
ALL DRAWINGS & WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL UNPUBLISHED WORK OF THE ARCHITECT & MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

EAGLE RIVER RESIDENCE

532 MAIN STREET
MINTURN, CO 81645

ARCHITECT
TOBIN SMITH ARCHITECT, LLC.
2201 SAN PEDRO AVE.
SAN ANTONIO, TX 78212
210 326 6646 P

ARCHITECTURAL CONSULTANT
MPP DESIGN SHOP, INC.
P.O. BOX 288
GYPSUM, CO
81637 970.390.4931 T

STRUCTURAL ENGINEER
SAGAN DESIGN
7443 S. CLARKSON CIR.
CENTENNIAL, CO 80122
303.506.0925 T

CIVIL ENGINEER
ALPINE ENGINEERING, INC.
34510 HWY 6, UNIT A9/ P.O. BOX 97
EDWARDS, CO 81632
970.926.3373 T

MECHANICAL ENGINEER
SKYLINE MECHANICAL, INC.
16 ALPINE RANCH RD.
GYPSUM, CO 81637
970.524.6809 T

LIGHTING CONSULTANT
BRYDWATERS DESIGN, LLC.
3939 BLACK GOLD DR.
DALLAS, TX 75247
214.460.2673 T

GEOTECHINICAL ENGINEER
KUMAR & ASSOCIATES, INC.
5020 COUNTRY ROAD 154
GLENWOOD SPRINGS, CO 81601
970.945.7988 T

SURVEYOR
KIPP LAND SURVEYING
P.O. BOX 3154
EAGLE, CO 81631
970.390.9540 T

21 MARCH 2025 PROJ. NO. 2401
PROJ. ARCHITECT: TS DRAWN BY: ES

SET ISSUE DATES

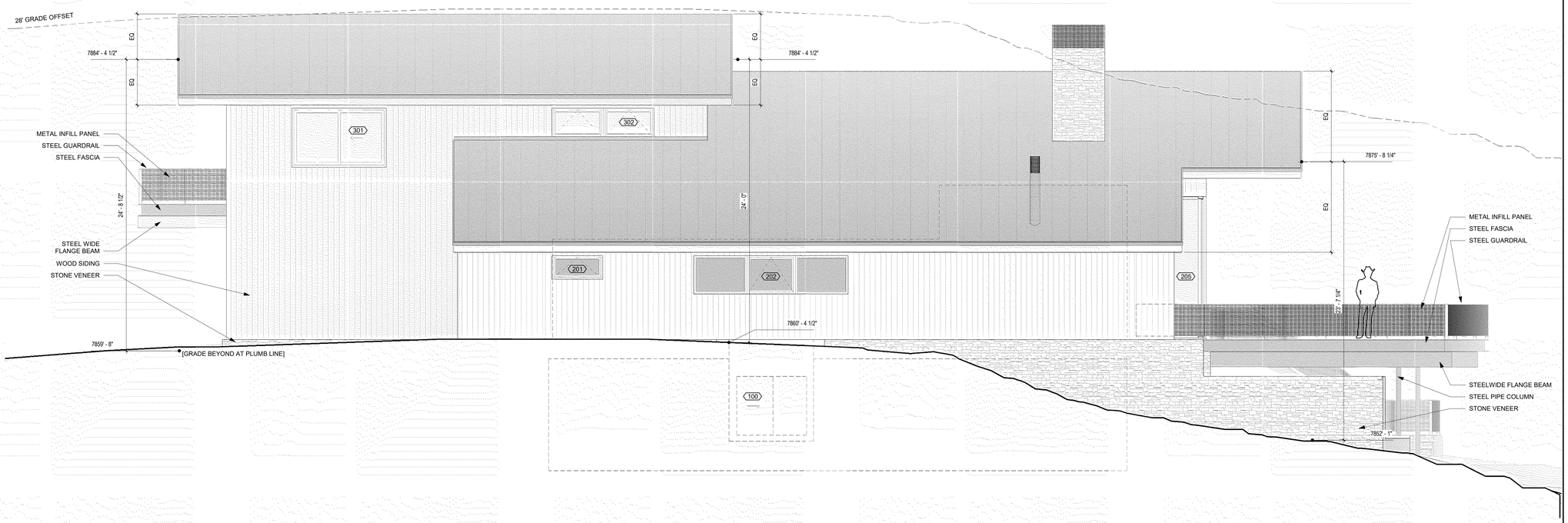
DATE	ISSUE

REVISIONS

NO.	DATE	DESCRIPTION

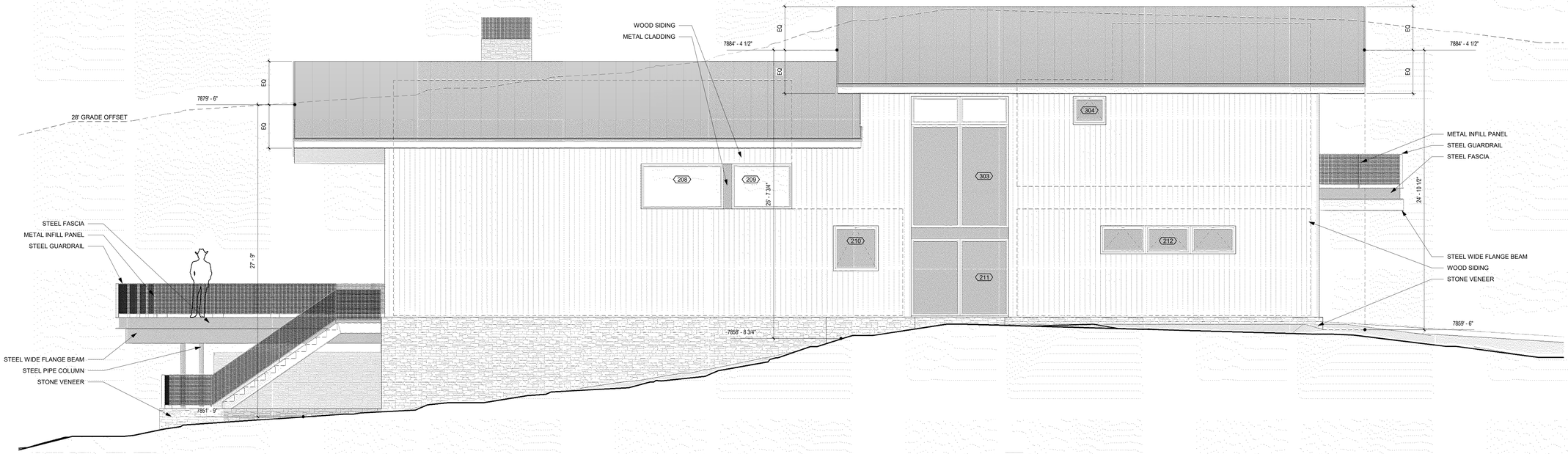
EXTERIOR ELEVATIONS

A400



2 SOUTH ELEVATION

SCALE : 1/4" = 1'-0"



1 NORTH ELEVATION

SCALE : 1/4" = 1'-0"

TOBIN SMITH ARCHITECT

NOTE
ALL DRAWINGS & WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL UNPUBLISHED WORK OF THE ARCHITECT & MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

EAGLE RIVER RESIDENCE

532 MAIN STREET
MINTURN, CO 81645

ARCHITECT
TOBIN SMITH ARCHITECT, LLC.
2201 SAN PEDRO AVE.
SAN ANTONIO, TX 78212
210 326 6646 P

ARCHITECTURAL CONSULTANT
MPP DESIGN SHOP, INC.
P.O. BOX 288
GYPSUM, CO
81637 970.390.4931 T

STRUCTURAL ENGINEER
SAGAN DESIGN
7443 S. CLARKSON CIR.
CENTENNIAL, CO 80122
303.506.0925 T

CIVIL ENGINEER
ALPINE ENGINEERING, INC.
34510 HWY 6, UNIT A9/ P.O. BOX 97
EDWARDS, CO 81632
970.926.3373 T

MECHANICAL ENGINEER
SKYLINE MECHANICAL, INC.
16 ALPINE RANCH RD.
GYPSUM, CO 81637
970.524.6809 T

LIGHTING CONSULTANT
BRYDWATERS DESIGN, LLC.
3939 BLACK GOLD DR.
DALLAS, TX 75247
214.460.2673 T

GEOTECHINICAL ENGINEER
KUMAR & ASSOCIATES, INC.
5020 COUNTRY ROAD 154
GLENWOOD SPRINGS, CO 81601
970.945.7988 T

SURVEYOR
KIPP LAND SURVEYING
P.O. BOX 3154
EAGLE, CO 81631
970.390.9540 T

21 MARCH 2025 PROJ. NO. 2401
PROJ. ARCHITECT: TS DRAWN BY: ES

SET ISSUE DATES

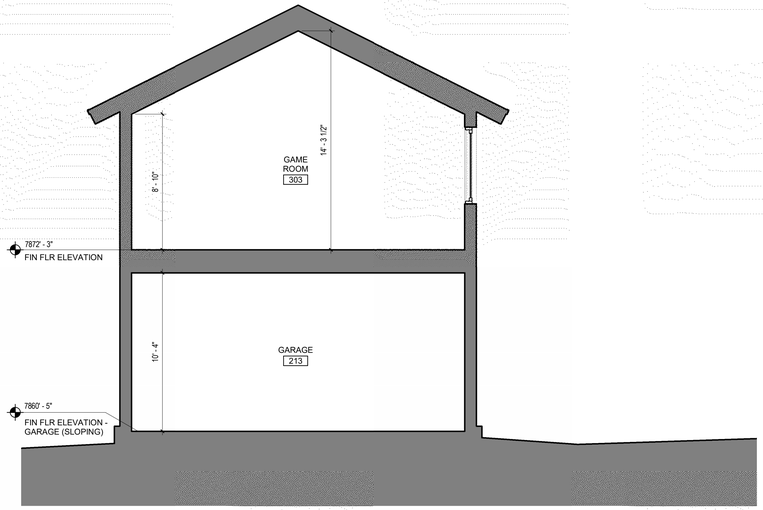
DATE	ISSUE

REVISIONS

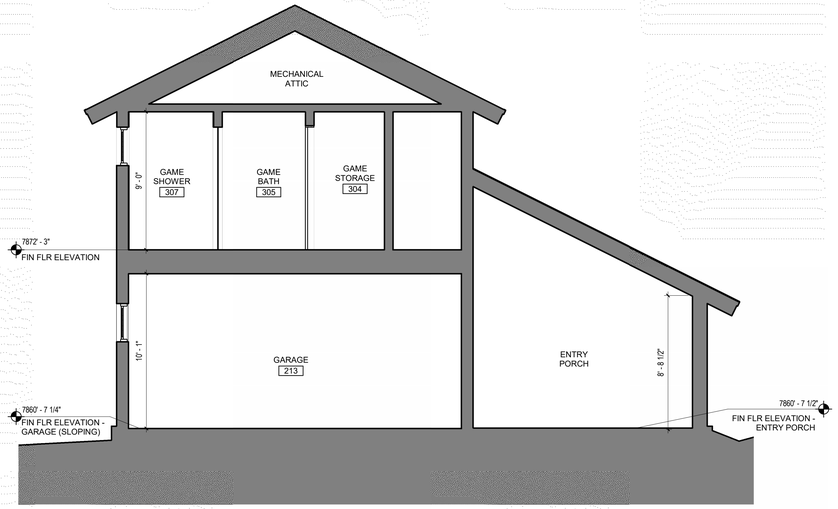
NO.	DATE	DESCRIPTION

EXTERIOR ELEVATIONS

A401



1 BUILDING SECTION
SCALE : 1/4" = 1'-0"



2 BUILDING SECTION
SCALE : 1/4" = 1'-0"

3 BUILDING SECTION
SCALE : 1/4" = 1'-0"

4 BUILDING SECTION
SCALE : 1/4" = 1'-0"

TOBIN SMITH ARCHITECT

NOTE
ALL DRAWINGS & WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL UNPUBLISHED WORK OF THE ARCHITECT & MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

EAGLE RIVER RESIDENCE

532 MAIN STREET
MINTURN, CO 81645

ARCHITECT
TOBIN SMITH ARCHITECT, LLC.
2201 SAN PEDRO AVE.
SAN ANTONIO, TX 78212
210 326 6646 P

ARCHITECTURAL CONSULTANT
MPP DESIGN SHOP, INC.
P.O. BOX 288
GYPSUM, CO
81637 970.390.4931 T

STRUCTURAL ENGINEER
SAGAN DESIGN
7443 S. CLARKSON CIR.
CENTENNIAL, CO 80122
303.506.0925 T

CIVIL ENGINEER
ALPINE ENGINEERING, INC.
34510 HWY 6, UNIT A9/ P.O. BOX 97
EDWARDS, CO 81632
970.926.3373 T

MECHANICAL ENGINEER
SKYLINE MECHANICAL, INC.
16 ALPINE RANCH RD.
GYPSUM, CO 81637
970.524.6809 T

LIGHTING CONSULTANT
BRYDWATERS DESIGN, LLC.
3939 BLACK GOLD DR.
DALLAS, TX 75247
214.460.2673 T

GEOTECHINICAL ENGINEER
KUMAR & ASSOCIATES, INC.
5020 COUNTRY ROAD 154
GLENWOOD SPRINGS, CO 81601
970.945.7988 T

SURVEYOR
KIPP LAND SURVEYING
P.O. BOX 3154
EAGLE, CO 81631
970.390.9540 T

21 MARCH 2025 PROJ. NO. 2401
PROJ. ARCHITECT: TS DRAWN BY: ES

SET ISSUE DATES

DATE	ISSUE

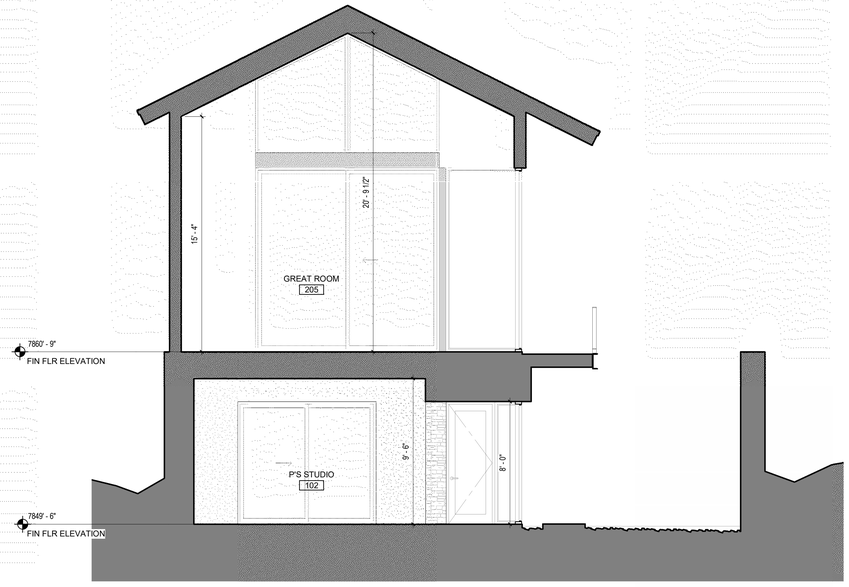
REVISIONS

NO.	DATE	DESCRIPTION

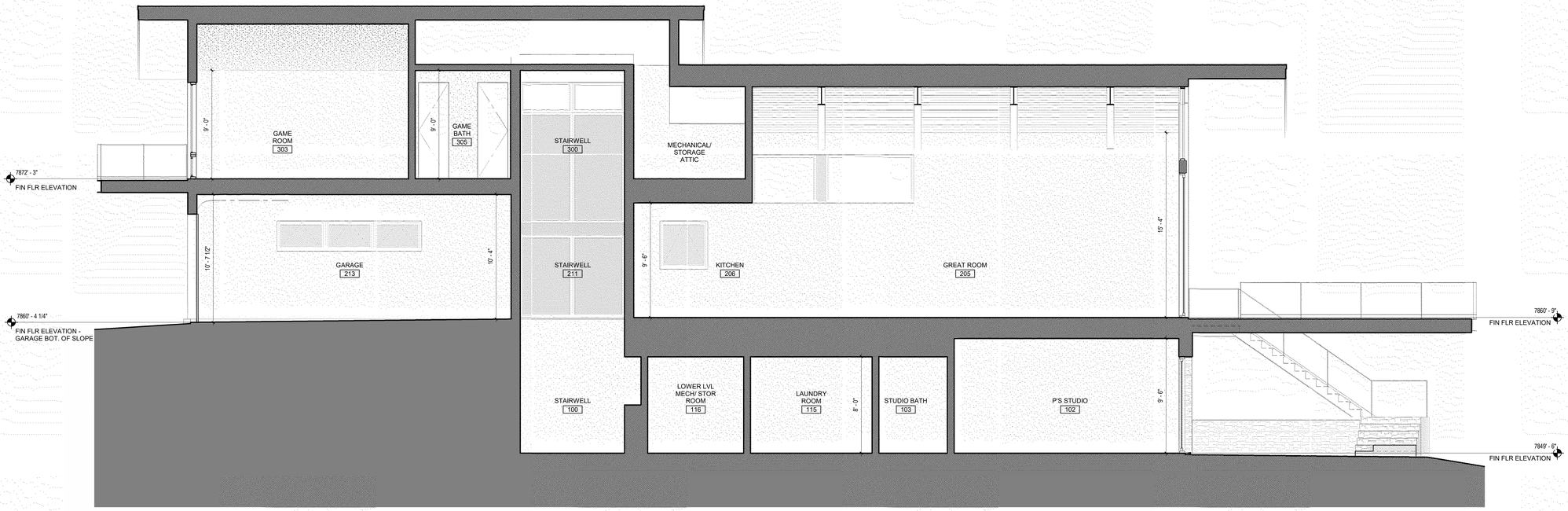
BUILDING SECTIONS

A500

1 BUILDING SECTION
SCALE : 1/4" = 1'-0"



2 BUILDING SECTION
SCALE : 1/4" = 1'-0"



3 BUILDING SECTION
SCALE : 1/4" = 1'-0"

TOBIN SMITH
ARCHITECT

NOTE
ALL DRAWINGS & WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL UNPUBLISHED WORK OF THE ARCHITECT & MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

EAGLE RIVER RESIDENCE

532 MAIN STREET
MINTURN, CO 81645

ARCHITECT
TOBIN SMITH ARCHITECT, LLC.
2201 SAN PEDRO AVE.
SAN ANTONIO, TX 78212
210 326 6646 P

ARCHITECTURAL CONSULTANT
MPP DESIGN SHOP, INC.
P.O. BOX 288
GYPSUM, CO
81637 970.390.4931 T

STRUCTURAL ENGINEER
SAGAN DESIGN
7443 S. CLARKSON CIR.
CENTENNIAL, CO 80122
303.506.0925 T

CIVIL ENGINEER
ALPINE ENGINEERING, INC.
34510 HWY 6, UNIT A9/ P.O. BOX 97
EDWARDS, CO 81632
970.926.3373 T

MECHANICAL ENGINEER
SKYLINE MECHANICAL, INC.
16 ALPINE RANCH RD.
GYPSUM, CO 81637
970.524.6809 T

LIGHTING CONSULTANT
BRYDWATERS DESIGN, LLC.
3939 BLACK GOLD DR.
DALLAS, TX 75247
214.460.2673 T

GEOTECHINICAL ENGINEER
KUMAR & ASSOCIATES, INC.
5020 COUNTRY ROAD 154
GLENWOOD SPRINGS, CO 81601
970.945.7988 T

SURVEYOR
KIPP LAND SURVEYING
P.O. BOX 3154
EAGLE, CO 81631
970.390.9540 T

21 MARCH 2025 PROJ. NO. 2401
PROJ. ARCHITECT: TS DRAWN BY: ES

SET ISSUE DATES

DATE	ISSUE

REVISIONS

NO.	DATE	DESCRIPTION

BUILDING SECTIONS

A501

To: Minturn Town Council
From: Jay Brunvand
Date: April 16, 2025
RE: Town Manager Update

Spring Cleaning

Public Works will begin the annual spring cleaning of the town. This work will include cleaning up the parks, raking the lawns, painting the curbs and parking logos such as handicap spaces with a fresh coat of paint, and general clean up. The intent is to have everything as nice as possible for the Town Manager onsite interviews and public functions.

The Eagle River and Little Beach Parks normally open about mid-May and the irrigation is turned on mid-late May weather dependent. Much of this is due to the effects of mud season and snow melt which makes the landscaping sensitive as the plants begin to wake up.

The Bike Park and trails also open in Mid-May. The reason for the mid-May timing is to ensure that the trails are dry and to respect wildlife. The parks, hiking, bike trail, and bike park are seasonal. Using them prior to opening may result in significant damage to the trails and plants, and stress the elk, deer, and other migrating animals as they calve and transit to summer grounds. The wildlife can get very stressed when people are hiking and hiking with their dogs. The town asks everyone to please respect trail closures for these reasons.

Bear alert

The bears are starting to wake from their winter hibernation. Again, please be on the look out and respect their needs. I saw a video of a bear that wandered out of the woods and on to a run at Keystone Ski area. Yes, the run was open and, as cute as they might be, they are wild, hungry and mean.

As a notice to all, please respect the importance of keeping a large distance from any wild animal during any season. This is important for both your safety and the wildlife's.

Seasonal Street Sweeping

The Town, annually each May, leases a large street sweeper to clean the streets and drainages. I have attached the tentative schedule for this year. This culminates with the annual clean up day. This year cleanup day is Saturday, May 31st.

Town Manager's House

I have offered to the Council to visit the Town Manager's House and several have taken up the offer. I can only take two council members at a time so if you are interested, give me a call and I will make it happen. I encourage this opportunity now as the house is vacant and we had it cleaned making this a rare opportunity.

I have reached out to several local contractors in an effort to get the house spruced up in anticipation of the new Town Manager's arrival. This work will include some roof repair and general R&M.

Town Hall Windows

This project will begin in May after the manager interview process is completed.

Please feel free to contact me if you have any questions or comments.

Town Council
Mayor – Earle Bidez
Mayor Pro Tem – Eric Gotthelf
Council Members:
Tom Priest
Lynn Feiger
Gusty Kanakis
Brian Rodine
Kate Schifani

Interim Town Manager Katie Sickles
April 16, 2025 Meeting Update

Note: Due to family visits and the Annual CCCMA Conference I will monitor emails in limited capacity and attend a couple scheduled virtual meetings April 18 through April 28.

A. Water Treatment Plant (WTP) Design & Engineering: I have had phone conversations and additional email information with the following organizations regarding funding for the Water Treatment Plant including potential for debt retirement from a large revenue source. ***WTP Loan Funding***
    1. *ANB Bank, aka Community Bank – Avon/Eagle*
    2. *Government Capital – Texas with Colorado experience in funding municipal funding*
    3. *Northland Securities, Public Finance – Denver*
    4. *Stifel, Nicolaus & Company, Public Finance – Denver*
    5. *Meeting Scheduled April 15 with DOLA representative Desiree Santerre regarding State Revolving Fund (SRF) Pros & Cons*
B. Bellm Bridge Design & Engineering: The CDOT/IGA is on the agenda via a Resolution. This item is not currently budgeted and may require a 2025 Budget Supplement.
C. North Main Street Pedestrian Improvements (Railroad Ave): From my understanding there will be property exchanges between the project and saloon overhang. The IFB is advertised with bids due April 30.
D. Tank #2 / Steel Bolted Tank repairs: Jarod Limke is reviewing a memo from their tank specialist. If I get the memo before the meeting I will provide it at the meeting.
E. Pressure Reducing Valve (PRV) Master Meter Housing upgrades: Weather dependent and moving forward.
F. Repaving (reconstruction) of Taylor Street: Town Engineer Jeff Spanel has provided a drainage alternative with plans to review on the agenda.
G. Little Beach Park Retaining Wall repair/replacement: Waiting for Town Attorney to verify that Inter-Mountain's current contract can cover design.
H. Little Beach Park Improvements and Playground: Alternative project activity to leverage GOCO Funds is on the agenda.
I. Main St / US HWY 24 Phase II Sidewalk construction: Reject current bid from 360 Civil is on the agenda.
J. Main St / US HWY 24 Phase II Sidewalk construction: Stolfus Contract Amendment to revise the plans to include two options is on the agenda and re-bid with the purpose to stay within the current budget.
K. Prepare to update the Minturn Boneyard conservation easement management plan owned by the Town of Minturn: Waiting for EVLT staff availability.

L. Beldon stormwater installation project crossing the Boneyard: Emailed developer's engineer a reminder regarding the Restoration Plan.
M. Main Street-US Hwy 24/Cemetery Road Pedestrian Crossing: The IFB is advertised with bids due April 30.
N. Nelson Street Improvement plus potential Heat Exchange: A couple contacts; however it appears that available funding is contributing to the delay.
O. Safe Streets For All: Cindy is preparing the Plan for the Agenda. Council member Brian Rodine did comment on the bike route presented by Stolfus after the meeting. I certainly understand the challenges.
P. Norman Street Repaving: The IFB is advertised with bids due April 30.
Q. FYI-Cindy Kreig has been very helpful in coordinating the advertisements with Town Engineer Jeff Spanel.

To: Mayor and Council
From: Katie Sickles
Date: April 16, 2025
Agenda Item: Resolution 14 – Series 2025

REQUEST:
Council is asked to approve Resolution 14 – Series 2025 a Resolution for the Mayor and Town Clerk/Treasurer Jay Brunvand to sign the attached CDOT Intergovernmental Agreement as follows:

Name of Project: Town of Minturn – Bellm Bridge
Project Number: BRO M890-004
Sub-Account #: 26945
This project consists of replacing Bellm Bridge (Structure ID: MINTRN-TAYLORST) over Eagle River on N Main St just north of US Highway 24 in Minturn, Colorado

Kown as the project to design for replacement of the Bellm Bridge as part of the agreement, to receive $297,823 in federal funds via Colorado Department of Transportation (CDOT) and Town match of $74,456 for a total of $372,279 for said project.

INTRODUCTION:
CDOT has committed to this project.

ANALYSIS: A Summary of the 2022 Bridge Inspection Report
The bridge inspection report identifies several structural and maintenance issues with the bridge. The concrete deck has wide transverse cracks and spalls, indicating surface deterioration. The steel girders show rusting and peeling paint, which are signs of corrosion. The reinforced concrete pier walls and abutments exhibit moderate abrasion and honeycombing, suggesting material degradation. The open expansion joints are missing angle armor and filled with debris. The elastomeric bearings have rusting plates. The approach roadway has patched potholes and cracks, and the bridge wingwalls have cracks and spalls. The sidewalks, medians, and curbs show vertical and transverse cracks with scaling. The reinforced concrete bridge railing has medium vertical cracks, and the timber rails are broken.

STRATEGIC PLAN ALIGNMENT:
Town of Minturn Strategic Plan 2025-2027
• Vision: To ensure Minturn's future as a neighborly mountain community.
• Mission: Manage Minturn's growth, including water infrastructure and affordable housing for locals while remaining environmentally & fiscally sustainable.
• Values: Integrity, Transparency, Collaboration & Resourcefulness
• Infrastructure & Services: Bellm Bridge analysis and recommendation

RECOMMENDED ACTION OR PROPOSED MOTION:
Motion to approve Resolution 14 – Series 2025 as presented.

ATTACHMENTS:
Resolution 14 – Series 2025

TOWN OF MINTURN, COLORADO
RESOLUTION 14 – SERIES 2025

A RESOLUTION TO APPROVE AND AUTHORIZE THE MAYOR TO SIGN AN INTERGOVERMENTAL AGREEMENT FOR THE DESIGN WORK TO REPLACE BELLM BRIGE BETWEEN THE COLORADO DEPARTMENT OF TRANSPORTATION AND THE TOWN OF MINTURN, COLORADO

WHEREAS, The Town of Minturn has received deficiency reports indicating the continued decay of Bellm Bridge; and,

WHEREAS, The Town Council recognizes the need and desire to continue need of this vital connector bridge withing the Town of Minturn; and,

WHEREAS, The Town has received a grant from CDOT of $297,823 with a total contribution from the town of $74,456 for a combined total of $327,279; and,

WHEREAS, the Town of Minturn Town Council and Staff have reviewed and support the submitted Intergovernmental Agreement.

NOW, THEREFOE, BE IT RESOLVED by the Minturn Town Council of the Town of Minturn, that:

SECTION 1: The Minturn Town Council supports and directs approval and adopting of this Intergovernmental Agreement as detailed in Exhibit A attached to this Resolution,

SECTION 2: The Minturn Town Council herby authorizes The Town Mayor or his designee to execute any and all necessary documents to implement the proposed Intergovernmental Agreement,

SECTION 3: This resolution to be in full force and effect from and after its passage and approval.

INTRODUCED, READ, APPROVED, ADOPTED AND RESOLVED THIS 16th DAY OF APRIL, 2025

_____
Earle Bidez, Mayor

Attests:

_____
Jay Brunvand, Town Clerk/Treasurer

STATE OF COLORADO INTERGOVERNMENTAL AGREEMENT
Signature and Cover Page

State Agency Department of Transportation			**Agreement Routing Number** 25-HA3-XC-00038
Local Agency TOWN OF MINTURN			**Agreement Effective Date** The later of the effective date or March 25, 2025
Agreement Description Minturn - Bellm Bridge			**Agreement Expiration Date** March 24, 2035
Project # BRO M890-004 (26945)	**Region #** R3	**Contract Writer** BH	**Agreement Maximum Amount** $372,279.00

THE PARTIES HERETO HAVE EXECUTED THIS AGREEMENT

Each person signing this Agreement represents and warrants that he or she is duly authorized to execute this Agreement and to bind the Party authorizing his or her signature.

LOCAL AGENCY
TOWN OF MINTURN

By:_____
*Signature

Name:_____
(Print Name)

Title:_____
(Print Title)

Date:_____

STATE OF COLORADO
Jared S. Polis, Governor
Department of Transportation
Shoshana M. Lew, Executive Director

_____
Keith Stefanik, P.E., Chief Engineer

Date: _____

SECOND LOCAL AGENCY SIGNATURE, IF NEEDED
TOWN OF MINTURN

By:_____
*Signature

Name:_____
(Print Name)

Title:_____
(Print Title)

Date:_____

LEGAL REVIEW
Philip J. Weiser, Attorney General

_____
Assistant Attorney General

_____
By: (Print Name and Title)

Date: _____

In accordance with §24-30-202 C.R.S., this Agreement is not valid until signed and dated below by the State Controller or an authorized delegate.

STATE CONTROLLER
Robert Jaros, CPA, MBA, JD

By: _____
Department of Transportation

Effective Date: _____

EXHIBIT C - FUNDING PROVISIONS

Town of Minturn BRO M890-004 (26945)

A. Cost of Work Estimate

The Town of Minturn has estimated the total cost of the Work to be $372,279.00, which is to be funded as follows:

1. FUNDING

a. Federal Funds (80% of BRO Award)	$297,823.00
b. Local Agency Funds (20% of BRO Award)	$74,456.00
TOTAL FUNDS ALL SOURCES	**$372,279.00**

2. OMB UNIFORM GUIDANCE

a. Federal Award Identification Number (FAIN):	TBD
b. Name of Federal Awarding Agency:	FHWA
c. Local Agency Unique Entity Identifier	R179TJG2WPX4
d. Assistance Listing # Highway Planning and Construction	ALN 20.205
e. Is the Award for R&D?	No
f. Indirect Cost Rate (if applicable)	N/A
g. Amount of Federal Funds Obligated by this Action:	$0.00
h. Amount of Federal Funds Obligated to Date (including this Action):	$0.00

3. ESTIMATED PAYMENT TO LOCAL AGENCY

a. Federal Funds Budgeted		$297,823.00
b. Less Estimated Federal Share of CDOT-Incurred Costs		$0.00
TOTAL ESTIMATED PAYMENT TO LOCAL AGENCY	**80%**	**$297,823.00**
TOTAL ESTIMATED FUNDING BY LOCAL AGENCY	**20%**	**$74,456.00**
TOTAL PROJECT ESTIMATED FUNDING	**100.00%**	**$372,279.00**

4. FOR CDOT ENCUMBRANCE PURPOSES

a. Total Encumbrance Amount (Federal funds + Local Agency funds)	$372,279.00
b. Less ROW Acquisition 3111 and/or ROW Relocation 3109	$0.00
NET TO BE ENCUMBERED BY CDOT IS AS FOLLOWS	**$372,279.00**

Note: No funds are currently available. Additional funds will become available after execution of an Option letter (Exhibit B) or formal Amendment.

Design 3020 WBS Element 26945.10.30	Performance Period Start*/End Date TBD-TBD	$0.00
Const. 3301 WBS Element 26945.20.10	Performance Period Start*/End Date TBD-TBD	$0.00

* The Local Agency should not begin work until all three (3) of the following are in place: 1) Phase Performance Period Start Date; 2) the execution of the document encumbering funds for the respective phase; and 3) Local Agency receipt of the official Notice to Proceed. Any work performed before these three (3) milestones are achieved will not be reimbursable.

B. Funding Ratios

The funding ratio for the federal funds for this Work is 80% federal funds to 20% Local Agency funds, and this ratio applies only to the $372,279.00 that is eligible for federal funding. All other costs are borne by the Local Agency at 100%. If the total cost of performance of the Work exceeds $372,279.00, and additional federal funds are not available, the Local Agency shall pay all such excess costs. If the total cost of performance of the Work is less than $372,279.00, then the amounts of Local Agency and federal funds will be decreased in accordance with the funding ratio described in **A1**. **This applies to the entire scope of Work.**

C. Maximum Amount Payable

The maximum amount payable to the Local Agency under this Agreement shall be $297,823.00. For CDOT accounting purposes, the federal funds of $297,823.00 and the Local Agency funds of $74,456.00 will be encumbered for a total encumbrance of $372,279.00, unless this amount is increased by an executed amendment before any increased cost is incurred. The total budget of this funding source is $372,279.00, unless this amount is increased by an executed amendment before any increased cost is incurred. The total cost of the Work is the best estimate available, based on the design data as approved at the time of execution of this Agreement, and that any cost is subject to revisions agreed to by the parties prior to bid and award. **This applies to the entire scope of Work.**

D. Single Audit Act Amendment

All state and local government and non-profit organizations receiving $750,000 or more from all funding sources defined as federal financial assistance for Single Audit Act Amendment purposes shall comply with the audit requirements of 2 CFR part 200, subpart F (Audit Requirements) see also, 49 CFR 18.20 through 18.26. The Single Audit Act Amendment requirements applicable to the Local Agency receiving federal funds are as follows:

i. **Expenditure less than $750,000**
If the Local Agency expends less than $750,000 in Federal funds (all federal sources, not just Highway funds) in its fiscal year then this requirement does not apply.

ii. **Expenditure of $750,000 or more-Highway Funds Only**
If the Local Agency expends $750,000 or more, in Federal funds, but only received federal Highway funds (Catalog of Federal Domestic Assistance, CFDA 20.205) then a program specific audit shall be performed. This audit will

examine the “financial” procedures and processes for this program area.

iii. Expenditure of $750,000 or more-Multiple Funding Sources

If the Local Agency expends $750,000 or more in Federal funds, and the Federal funds are from multiple sources (FTA, HUD, NPS, etc.) then the Single Audit Act applies, which is an audit on the entire organization/entity.

iv. Independent CPA

Single Audit shall only be conducted by an independent CPA, not by an auditor on staff. An audit is an allowable direct or indirect cost.

To: Mayor and Town Council
From: Cindy Krieg
Date: April 11, 2025
Agenda Item: Resolution Adopting the SS4A Safety Action Plan

REQUEST:
Approve / Adopt Resolution No. 15 – Series 2025, adopting the SS4A Safety Action Plan.

INTRODUCTION / ANALYSIS:

As previously shared, The U.S, Department of Transportation awarded the Town of Minturn an $80,000 Safe Streets for All (SS4A) grant for the development of a Safety Action Plan. This plan used data analysis to identify opportunities to improve roadway, pedestrian, and bike safety for the Town. The Town contracted with Stolfus and Associates to lead this project. The Project Team curated a Stakeholder Working Group (SWG) to advance the plan and incorporate feedback from diverse stakeholders in our community including residents, law enforcement, business owners, first responders, aging populations, and more. Meetings were held over several months, and a public survey was also conducted in Q1 2025. Based on feedback from the SWG and the survey, Stolfus and Associates have drafted a Safety Action Plan for the Town to consider and adopt. The plan includes several recommendations, and later actions of the plan could and should include implementation grant opportunities to be able to execute some of the recommendations.

COMMUNITY INPUT: SWG and public meetings were held over the past year to gather significant stakeholder input, and the Town received numerous responses to the public survey.

BUDGET / STAFF IMPACT:

- The cost of this project was covered by the SS4A planning grant. Additional / future costs will be necessary to implement / execute the plan. These costs are not yet determined, but grant opportunities do exist to help offset these costs.

STRATEGIC PLAN ALIGNMENT:

- This proposed resolution supports all proprieties identified in the 2025-27 Strategic Plan

RECOMMENDED ACTION OR PROPOSED MOTION:

- Approve / Adopt Resolution 15 – Series 2025

ATTACHMENTS:

- Resolution 15 – Series 2025
- SS4A Safety Action Plan

TOWN OF MINTURN, COLORADO
RESOLUTION 15 – SERIES 2025

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MINTURN ADOPTING A SAFE STREETS FOR ALL SAFETY ACTION PLAN

WHEREAS, the life and health of all persons living and traveling within the Town of Minturn are our utmost priority,

WHEREAS, the Town of Minturn has participated in the Safe Streets for All planning grant program over the past year, with the goal of creating a Safety Action Plan;

WHEREAS, making streets safer for all people using all modes of transportation will encourage people to travel on foot, by bicycle, and by public transit, which supports a healthier, more active lifestyle, reduces environmental pollution, and supports the local economy;

WHEREAS, the Town of Minturn and the contracted project management team for this project (Stolfus and Associates), gathered stakeholder and community feedback over the course of several months; and

WHEREAS, based on this community feedback and their expertise as traffic safety subject matter experts, Stolfus and Associates has developed a recommended Safety Action Plan.

NOW, THEREFORE, BE IT RESOLVED, by the Town Council of the Town of Minturn, State of Colorado, as follows:

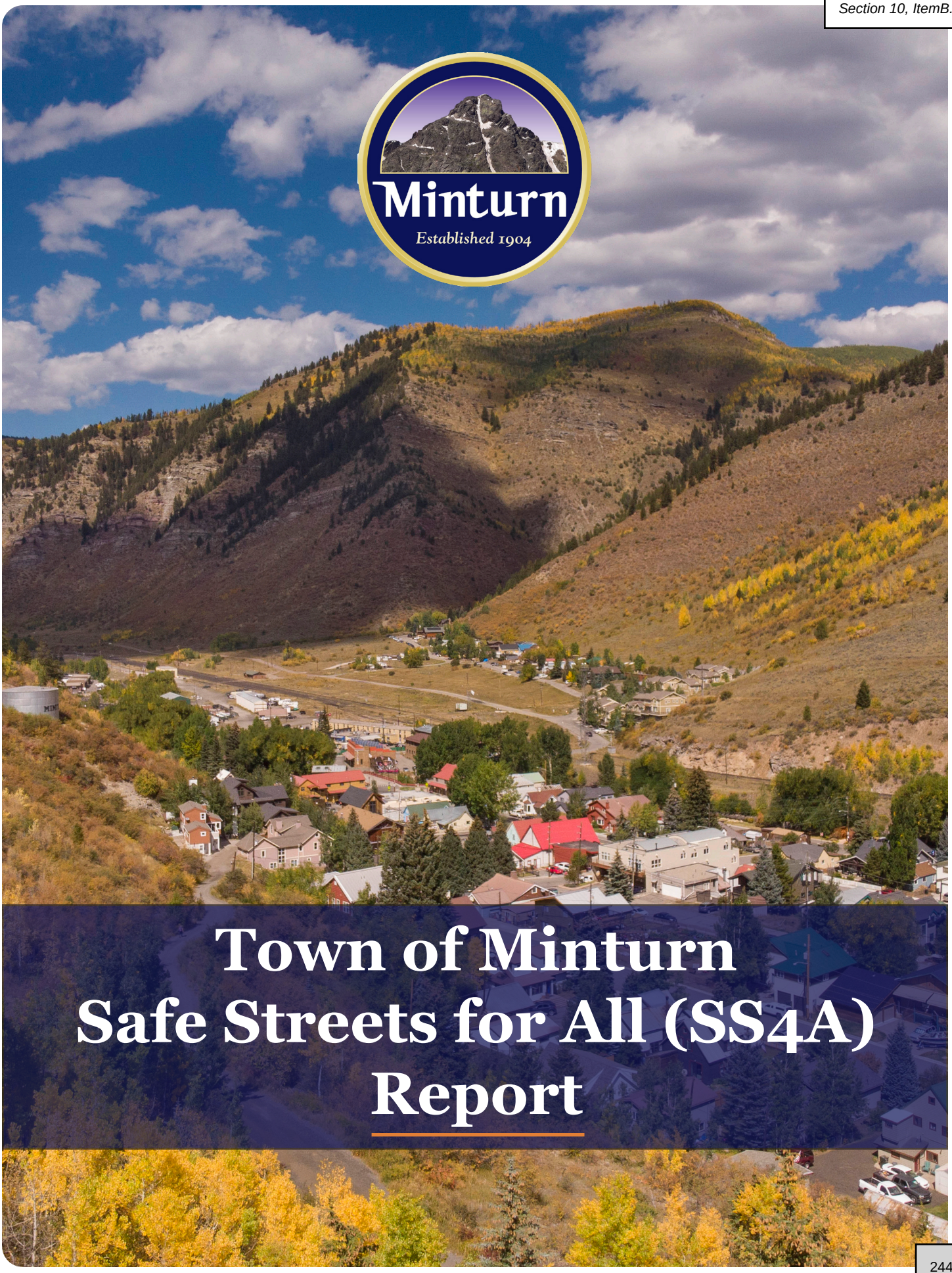
1. The Town of Minturn adopts the Safe Streets for All Safety Action Plan, and makes it part of this Resolution, effective immediately.

INTRODUCED, READ, APPROVED, RESOLVED, AND ADOPTED THIS 2nd DAY OF APRIL 2, 2025.

_____
Earle Bidez, Mayor

Attest:

_____
Jay Brunvand, Town Clerk/Treasurer



Town of Minturn Safe Streets for All (SS4A) Report

Table of Contents

1 Introduction....1

1.1 FHWA Requirements for Safety Action Plan....1

2 Existing Conditions Safety Review....3

2.1 Existing Policy Foundations....3

3 Public Engagement....18

3.1 Stakeholder Working Group....18

4 Policy, Process, and Design Recommendations....23

4.1 Safe Systems Approach....23

5 Next Steps—Progress Tracking and Implementation....33

5.1 Plan Implementation....33

6 Appendix A: Public Engagement....34

6.1.1 Stakeholder Working Group Poll Results....34

7 Appendix B: Crash Data....52

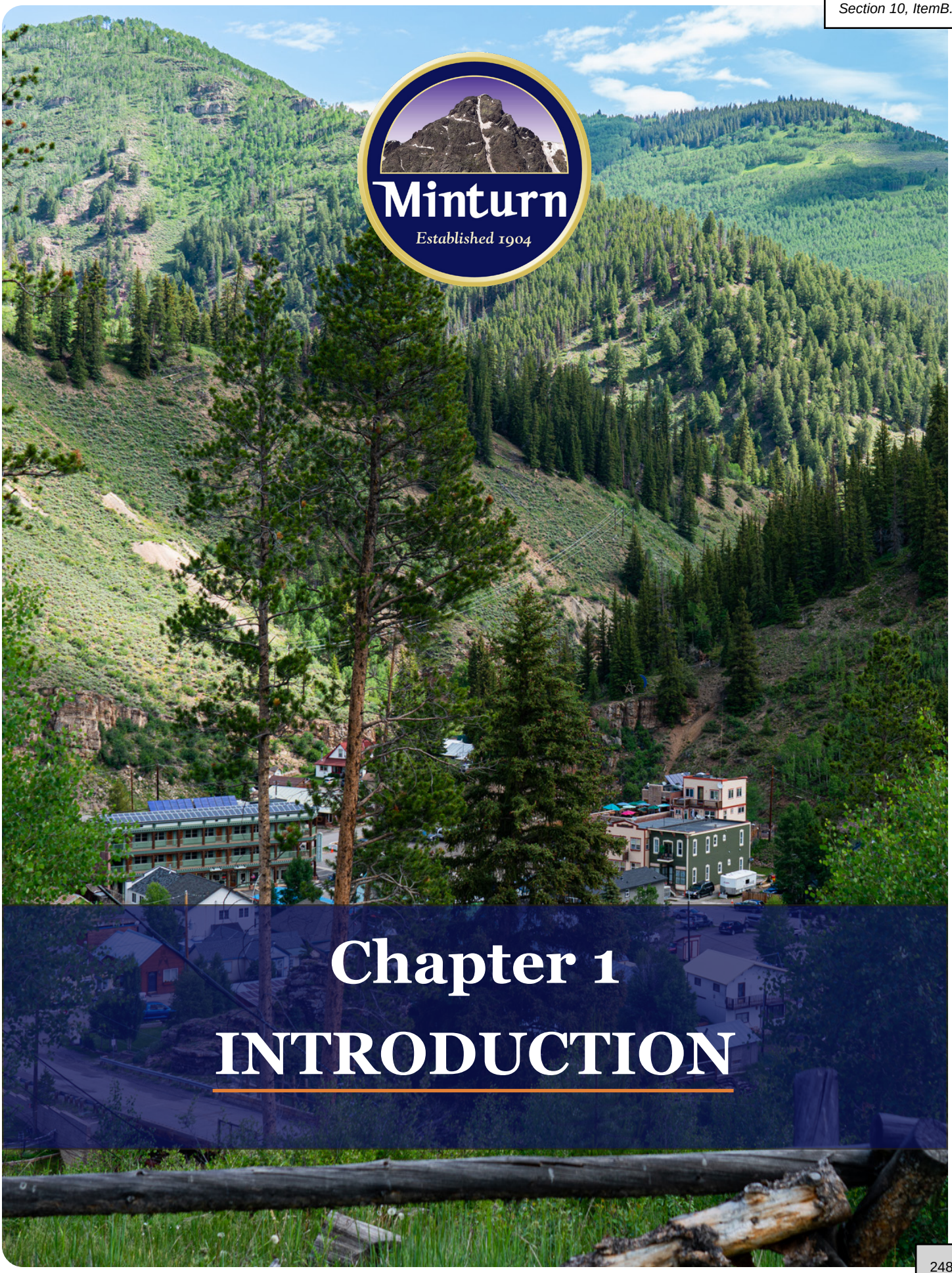
8 Appendix C: Vision Zero Commitment....55

Lists of Figures

Figure 1: Picture of Minturn water tower from Main St....2
Figure 2: A map showing the speed limits along US 24 in Minturn....4
Figure 3: Histogram of the Main St & Cemetery Rd Speed Study showing what speed each vehicle seen was going and where the 50th and 85th percentile speeds come from....5
Figure 4: Graphic depicting impact of vehicle speed on pedestrian survivability of crashes from the FHWA Guide to Small Town and Rural Multimodal Networks....6
Figure 5: A map of the existing multimodal infrastructure in Minturn....6
Figure 6: A Rectangular Rapid Flashing Beacon in downtown Minturn from Google Maps Street View....7
Figure 7: Map of existing crosswalks in Minturn, color differentiation for crosswalks with Rectangular Rapid Flashing Beacons....7
Figure 8: Map of where sidewalks exist in Minturn....8
Figure 9: Narrow shoulder along US 24 in Minturn at Cemetery Rd....9
Figure 10: Map of bike facilities in Minturn....10
Figure 11: A map of trailheads and trails near Minturn....10
Figure 12: A map showing the parks located near Minturn....11
Figure 13: Map of all crashes in Minturn by severity from 2017 to 2023....13
Figure 14: Graphic depicting community roles of Stakeholder Working Group members....18
Figure 15: Website To Support the Minturn SS4A project....20
Figure 16: A map of the comments collected on the ArcGIS StoryMap website color coded by area of concern....21
Figure 17: Website Public Feedback....22
Figure 18: Safe System Approach's Objectives and Principles....23
Figure 19: A map of existing and proposed sidewalks in Minturn....24
Figure 20: Existing and Proposed Crossings in Minturn, with RRFBs....25
Figure 21: A map showing a proposed alternated bike route that goes along Pine St in the downtown area of Minturn..26
Figure 22: Example bike route sign from Provincetown, Massachusetts....27
Figure 23: Example of a bike pavement marking or sharrow painted on a road....27
Figure 24: Speed Zones Proposed....28
Figure 25: Existing Speed Feedback Sign locations....29
Figure 26: Example speed feedback sign....29
Figure 27: Proposed location of new speed feedback sign....30
Figure 28: Existing and Proposed Curb Extensions....31
Figure 29: Compact curb extensions along US 6 in Silt, Colorado....31

List of Tables

Table 1: FHWA Requirements.....1
Table 2: Minturn policies and standards reviewed for this Safety Action Plan.....3
Table 3: Speed Studies Results Performed in Minturn.....4
Table 4: Minturn Crash History from 2017 to 2023.....12
Table 5: Crash Distribution by Type.....14
Table 6: Fixed Object Crash Distribution.....15
Table 7: Intersection LOSS.....16
Table 8: Stakeholder Working Group Meetings Details.....19
Table 9: Project Prioritization.....31
Table 10: Example Grant Funding and Potential Projects.....33



Chapter 1
INTRODUCTION

Introduction

The Town of Minturn received an $80,000 grant from the Federal Highway Administration (FHWA) through the Safe Streets for All program to create a Safety Action Plan to prevent roadway deaths and serious injuries. The Town provided the required match of $20,000 resulting in a $100,000 funding program to create a Safety Action Plan.

This Safety Action Plan is built on the Safe System approach—a holistic and proactive strategy designed to enhance the safety of all road users. Unlike traditional methods that place the burden of safety primarily on individuals, the Safe System approach recognizes the interconnected nature of human behavior, vehicles, infrastructure, and organizational policies.

At its core, the Safe System approach acknowledges that human errors are inevitable and that transportation systems should be designed to accommodate these mistakes without resulting in fatalities or serious injuries. While the Town's efforts alone cannot eliminate all severe crashes, adopting this approach fosters a more forgiving and resilient roadway environment for all users.

By embracing the principles of the Safe System approach, the Town of Minturn is committed to building a safer, more equitable, and efficient transportation network. This plan not only aims to save lives but also to enhance quality of life and improve the transportation experience for all users.

1.1 FHWA Requirements for Safety Action Plan

The table below lists the requirements for a Safe Streets for All Action Plan, a description of those elements, and where in this Safety Action Plan they are addressed.

Table 1: FHWA Requirements

FHWA Requirement	Description	Corresponding Safety Action Plan Section
Leadership Commitment and Goal Setting	An official public commitment by the governing body to reach zero roadway fatalities and serious injuries.	1.2 Vision Zero Commitment
Planning Structure	A committee charged with oversight of the Action Plan	3.1 Stakeholder Working Group
Safety Analysis	Analysis of existing conditions and historical trends of crashes.	2 Existing Conditions Safety Review
Engagement and Collaboration	Robust engagement with the public and relevant stakeholders that allows for community representation and feedback.	3 Public Engagement
Equity Considerations	Inclusive and representative plan development with identification of underserved communities.	1.3.2 Equity Considerations
Policies and Process Changes	Assessment of current policies to identify opportunities to improve prioritizing transportation safety.	2.1 Existing Policy Foundations

Table 1: FHWA Requirements

Strategies and Project Selections	Identification of a comprehensive set of data and stakeholder driven projects and strategies and prioritization of those projects and strategies.	4.2 Project Recommendations
Progress and Transparency	Method to measure progress over time and ensure ongoing transparency with the public.	5 Next Steps—Progress Tracking and Implementation

This plan aims to meet all these requirements and provide a comprehensive Safety Action Plan for the Town of Minturn which can be used to apply for FHWA funding.

1.2 Vision Zero Commitment

An essential element of a Safe Streets for All Action Plan is an official public commitment to an eventual goal of zero roadway fatalities and serious injuries. There has been one fatality and two serious injuries resulting from crashes in the past ten years in Minturn.

The Safety Action Plan provides safety improvement recommendations that aim to reduce the risk of crashes occurring that result in serious injury or death. On April 2nd, 2025, the Town of Minturn adopted a resolution that commits to zero roadway fatalities and serious injuries by 2030. Adopting this resolution demonstrates that Minturn values road safety and pledges to continue to consider how the actions of the town affect the transportation risk.

The text of the ordinance is provided as an appendix to this report.

1.3 Community Description

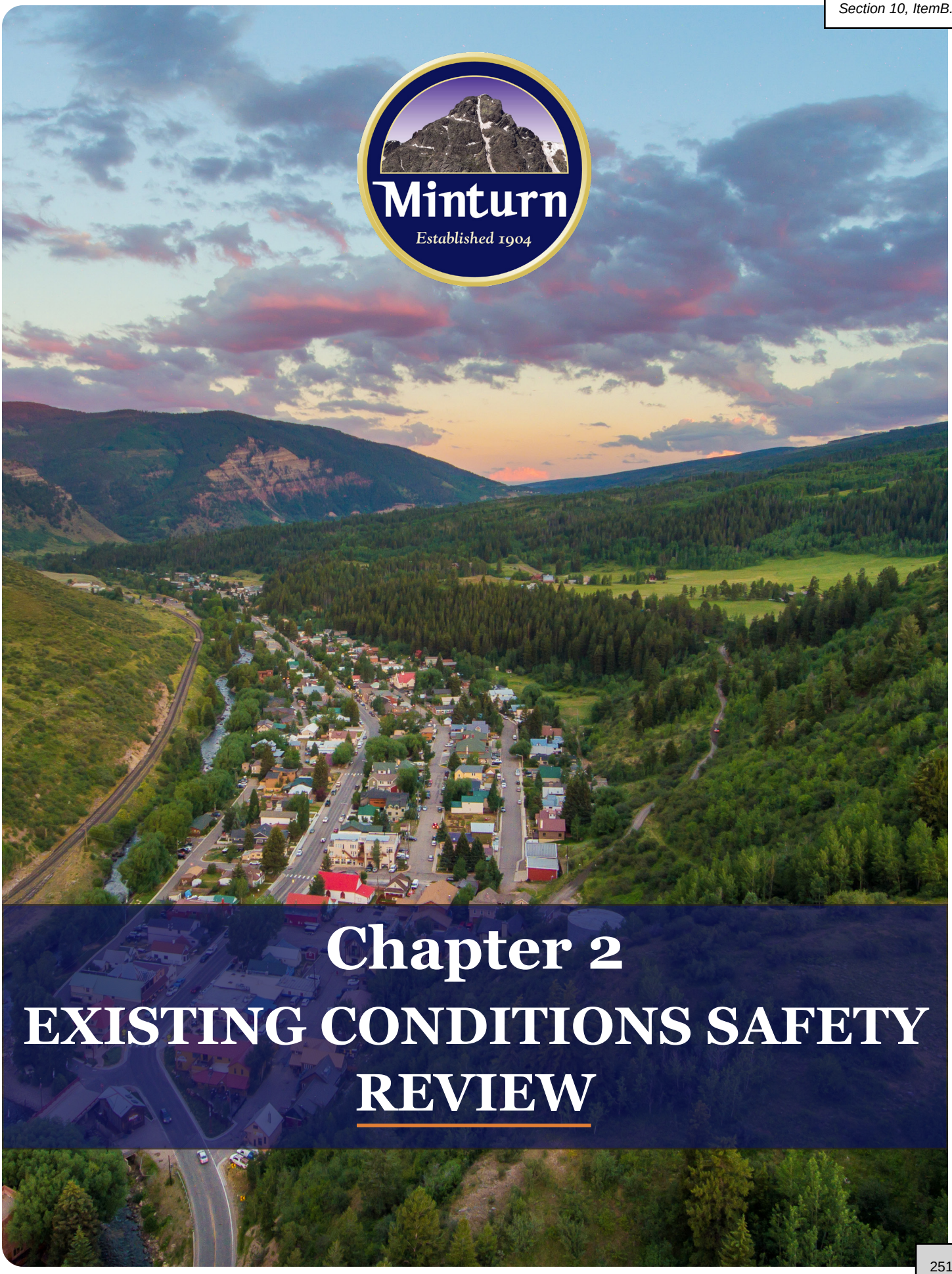
1.3.1 Introduction to Minturn

Minturn is a mountain town with a population of 1,033 people according to the 2020 US Census. Located along US Highway 24 just south of Interstate 70, the town is surrounded by resort towns like Vail to the East and Avon to the West. Nestled in the mountains, Minturn is a hub for outdoor recreation year-round with plenty of opportunities for biking, hiking, and skiing. Tourists and residents enjoy downtown Minturn's restaurants and shops and often snow-mobile, bike, or use golf carts to get around town.

Figure 1: Picture of Minturn water tower from Main St

1.3.2 Equity Considerations

To ensure Safe Streets for All, the FHWA requires that a Safety Action Plan take into consideration equity and whether there are any communities in the area which will require special attention due to historic inequity. The project team used the Town's population characteristics to identify if Minturn is home to any underserved communities, which would have merited more analysis. Underserved communities as defined by the USDOT include any tribal land, US Census Tracts identified in the Equitable Transportation Community Explorer (ETEC) Explorer, and U.S. Census tracts identified in the Climate and Economic Justice Screening (CEJST) Tool. Using these tools, it was determined that in Minturn does not have any underserved communities.



Chapter 2
EXISTING CONDITIONS SAFETY REVIEW

2 Existing Conditions Safety Review

2.1 Existing Policy Foundations

2.1.1 Policies and Standards

The project team reviewed the policies and standards of Minturn in the preparation of this Safety Action Plan to determine where policies needed to be changed or enacted to improve roadway safety. The team analyzed the Municipal Code, the Land Use Code, the Building Permit Process, and others. The team found that Minturn had a robust set of policies governing the town and no enhancements were necessary.

Table 2 lists the policies and standards the project team reviewed.

Table 2: Minturn policies and standards reviewed for this Safety Action Plan

Policy/Standard	Reviewed?	Enhancement Required?
Minturn Town Charter and Municipal Code	Yes	No
Land Use Code	Yes	No
Building Permit Process	Yes	No
Special Events Process	Yes	No
Historic Preservation	Yes	No
Engineering and Planning Standards	Yes	No
2023 Minturn Community Plan	Yes	No

2.1.2 Speed Limits

Speeding is a major concern for Minturn residents based on feedback from the Stakeholder Working Group, Town Council, and the public. Minturn is a small mountain community located on a major US Highway, attracting tourists, semi-trucks, and commuter traffic. Figure 2 displays the current speed limits in Minturn. The speed limit drops from 45 mph to 25 mph when you enter downtown Minturn but increases to 35 mph and then 45 mph while still in residential areas.

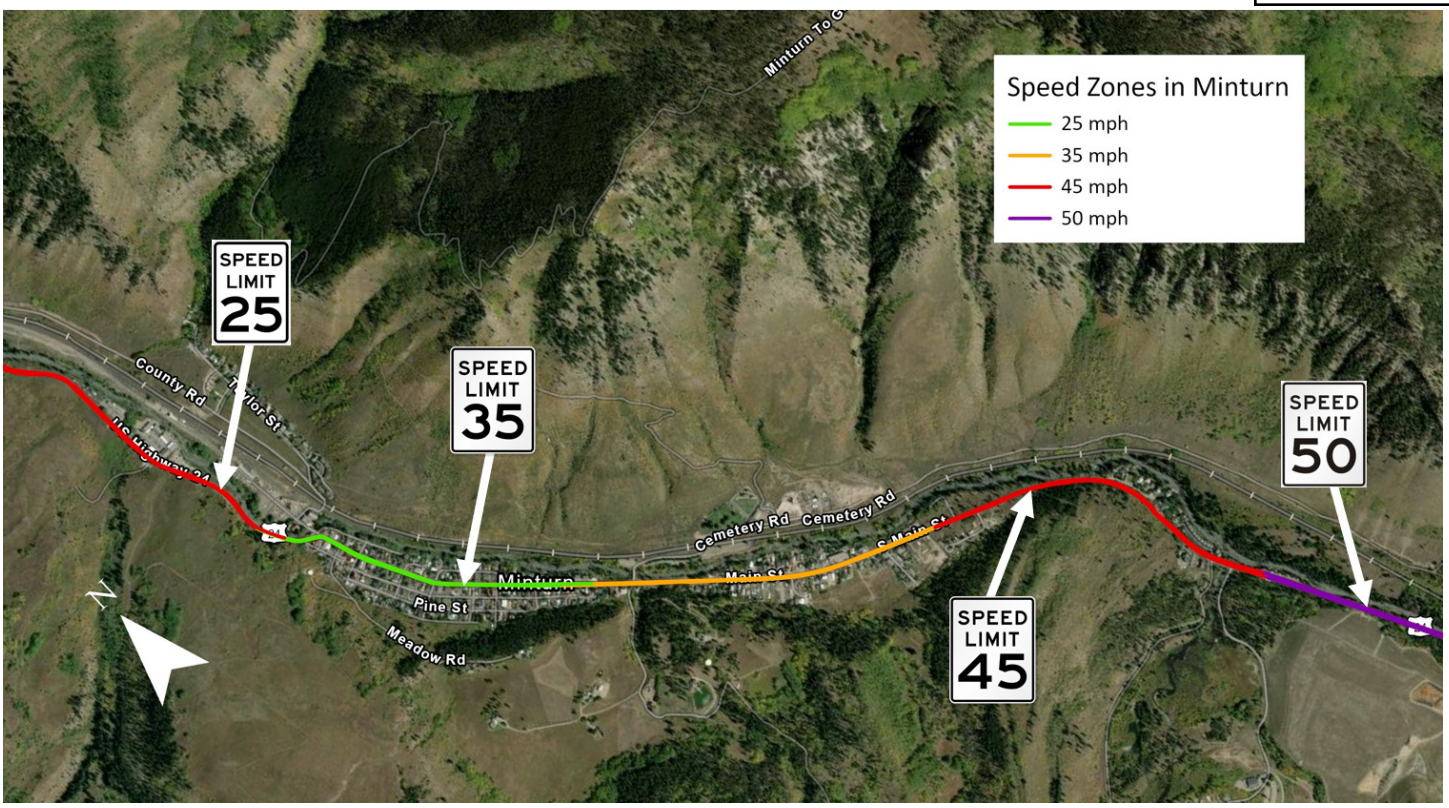


Figure 2: A map showing the speed limits along US 24 in Minturn

The Eagle County Sheriff's Office conducted speed studies in 2022 and 2024 to analyze speed limit compliance. Table 3 shows the results of those studies.

Table 3: Speed Studies Results Performed in Minturn.

Intersection	Main St & Cemetery Rd	Main St & Toledo Rd
Year Study Conducted	2022	2024
Posted Speed Limit (mph)	35	25
85th Percentile Speed (mph)	39	29
50th Percentile Speed (mph)	35	26

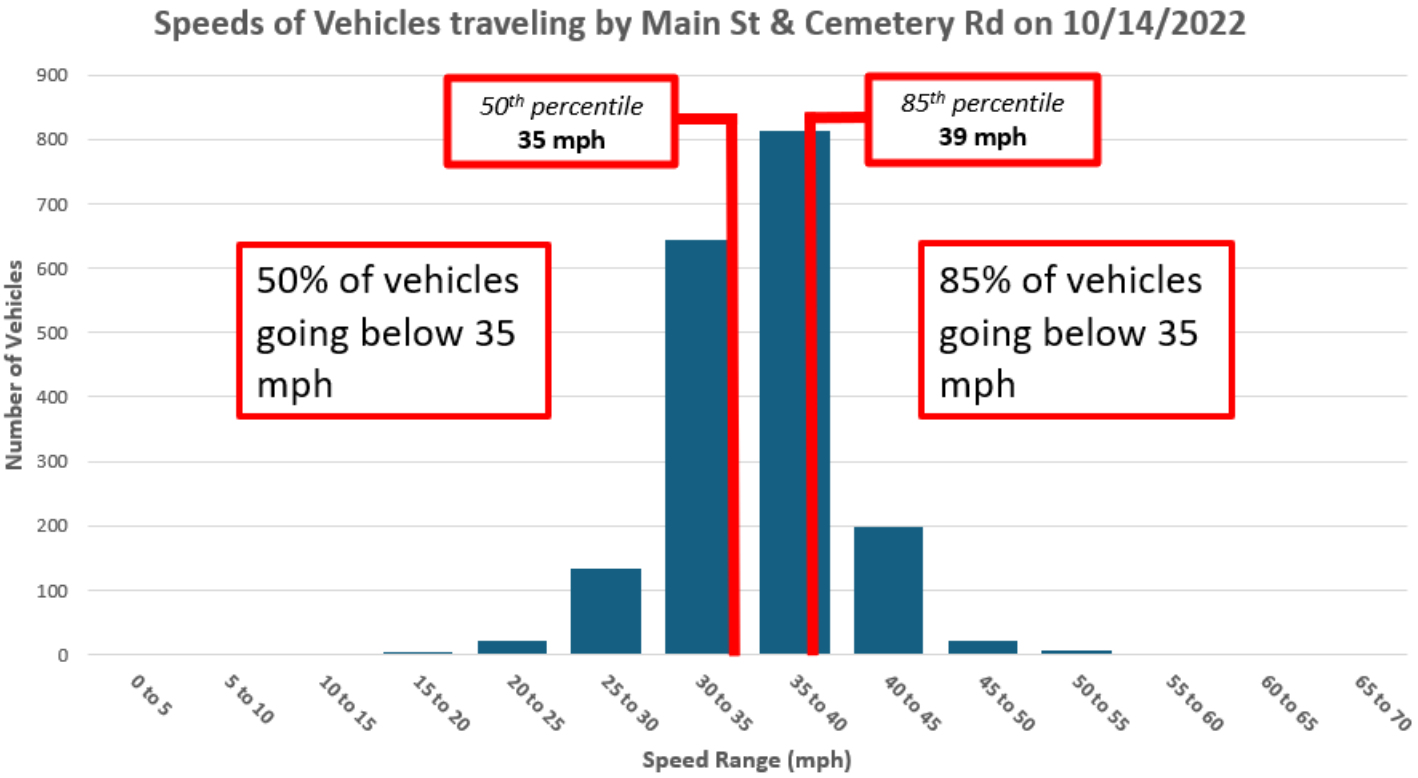


Figure 3: Histogram of the Main St & Cemetery Rd Speed Study showing what speed each vehicle seen was going and where the 50th and 85th percentile speeds come from.

The speed studies identify the 50th and 85th percentile speeds. Figure 3 shows a histogram of vehicle speeds from the Cemetery Rd Speed study and where the 50th and 85th percentile speeds are. The 85th percentile speed is typically considered a reasonable and prudent speed for a speed limit per the Federal Highway Administration, and they recommend setting a speed limit within 5 mph of the 85th percentile speed. Based on the data collected in 2022 and 2024, the 85th percentile speed remains withing 5 mph of the posted speed limit, which indicates vehicles are typically traveling the speed limit. However, there is more context around the road, including the residential community and local business character and presence of vulnerable road users (pedestrians and bicyclists) making many members of the community concerned about vehicle speeds on Main Street.

2.2 Multimodal Network Assessment

Surveys of the public and the Stakeholder Working Group indicated pedestrian and bike safety were of major concern. The project team conducted an analysis of the multimodal network to identify areas where pedestrian or bike safety could be improved. Pedestrians and bicyclists are most vulnerable roadway users since they have no protection from vehicle impacts. Figure 4 shows that a pedestrian's ability to survive a crash drops from 89% to 35% when vehicle speed goes from 25 mph to 45 mph.

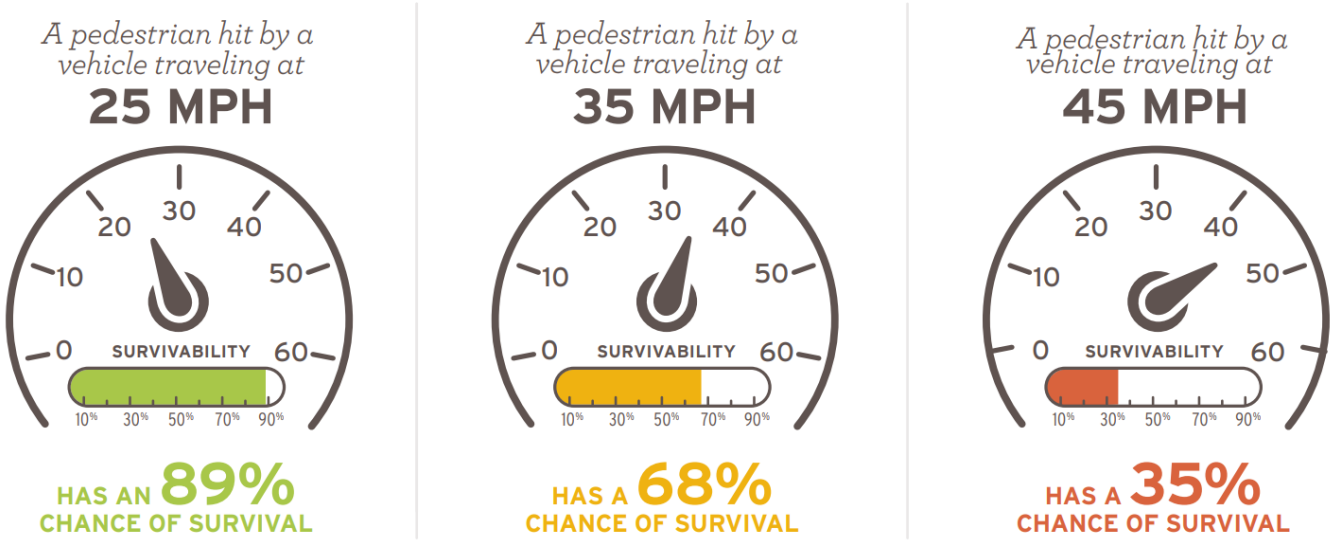


Figure 4: Graphic depicting impact of vehicle speed on pedestrian survivability of crashes from the FHWA Guide to Small Town and Rural Multimodal Networks

Figure 5 shows Minturn's multimodal facilities. Minturn is a historic mountain community with amenities including parks, trails, and businesses. Visitors and residents regularly access these amenities by walking and biking.

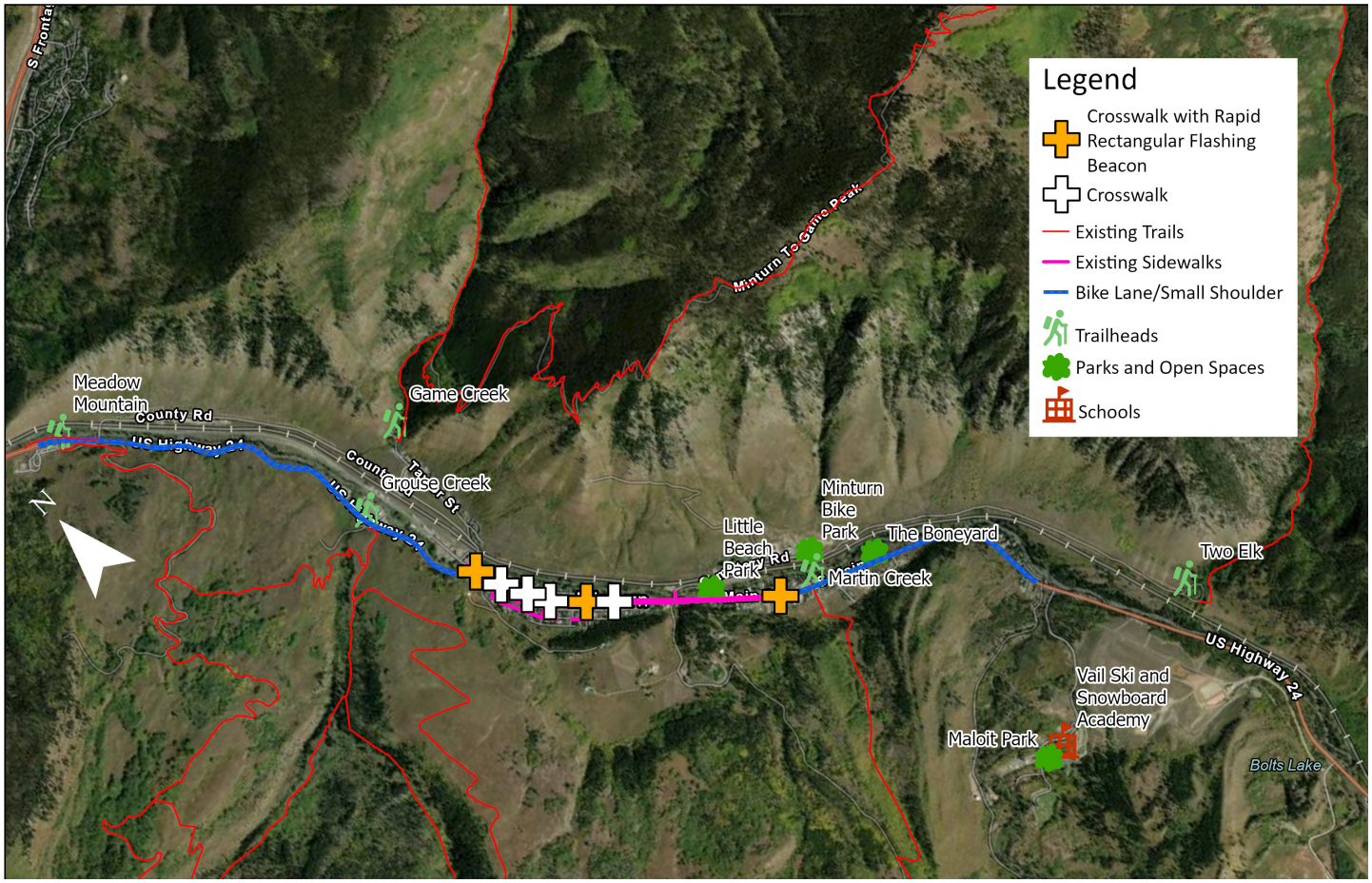


Figure 5: A map of the existing multimodal infrastructure in Minturn.

Crosswalks

Minturn has seven crosswalks throughout the town that cross US Highway 24, the highway which serves as the Main Street through town. Three crosswalks have Rectangular Rapid Flashing Beacons, see Figure 6, that warn drivers of crossing pedestrians.

Figure 6: A Rectangular Rapid Flashing Beacon in downtown Minturn from Google Maps Street View

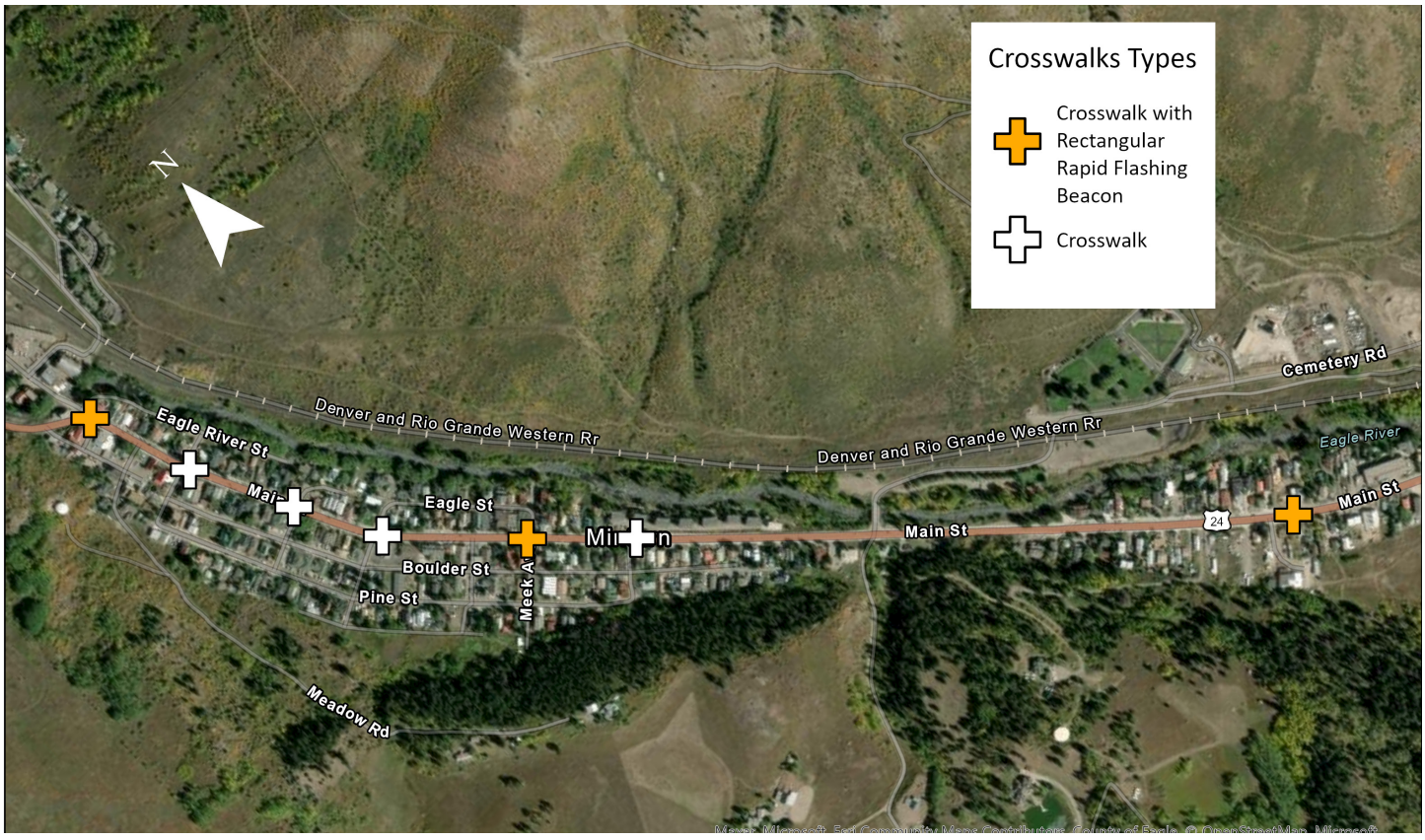


Figure 7: Map of existing crosswalks in Minturn, color differentiation for crosswalks with Rectangular Rapid Flashing Beacons

Sidewalks

Based on a review of existing facilities, the town's sidewalk network, shown in Figure 8, is incomplete. Sidewalks stretch from Railroad Avenue in the north to a little south of Cemetery Rd along US 24. Sidewalks are available in portions of downtown Minturn; however, the network is not connected throughout the side streets causing pedestrians to walk alongside the road to reach downtown in some areas. Since the sidewalk ends in the south part of town, pedestrians must walk along US 24 to reach facilities like the Boneyard, the Martin Creek Trailhead and Maloit Park.

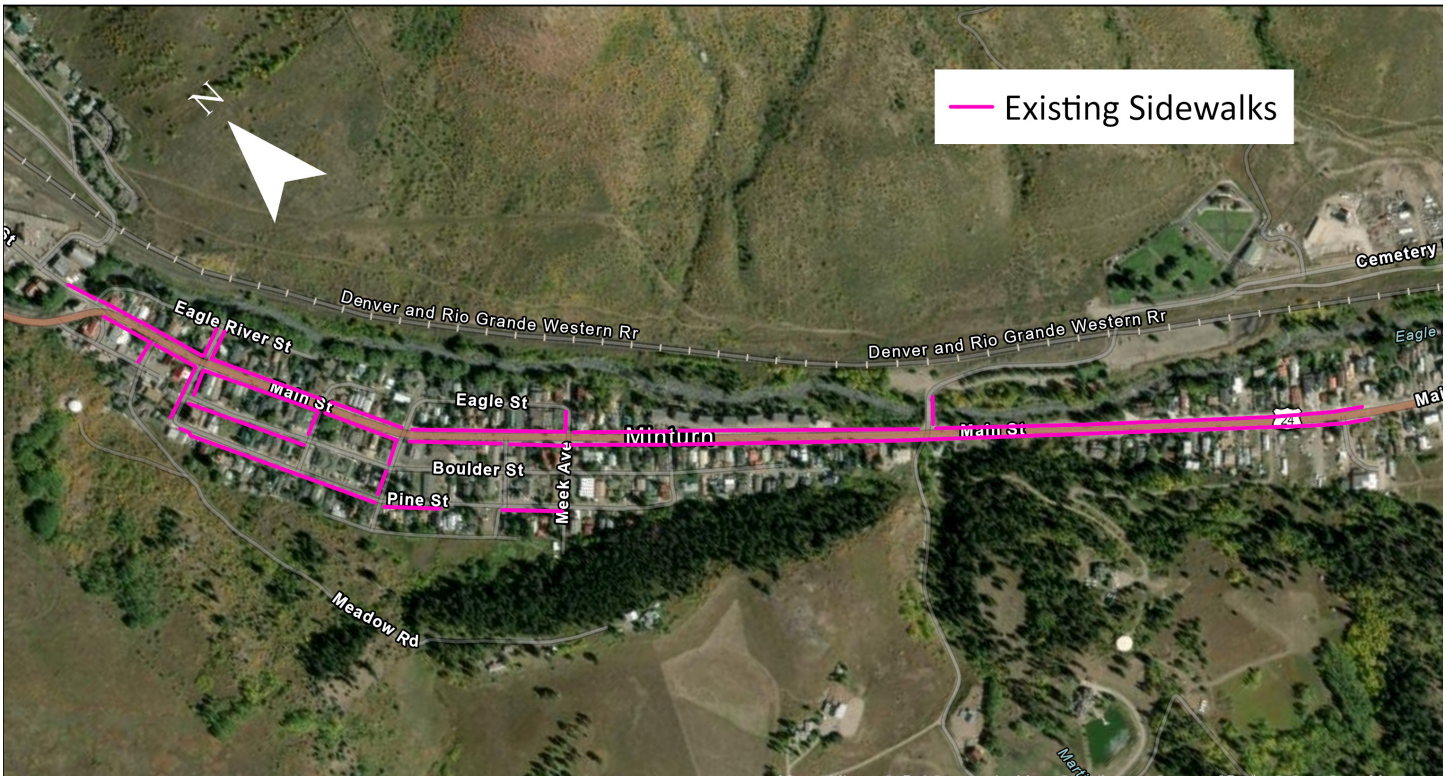


Figure 8: Map of where sidewalks exist in Minturn.

Bike Facilities

Existing bike facilities are sparse throughout the town. Entering Minturn from the south along US 24 there is a narrow, unprotected shoulder along the road which ends when you enter downtown. The narrow shoulder is replaced by street parking lanes on both sides of the street. The street parking stretches from downtown Minturn to Mann Street, where the street narrows again and a small shoulder reappears. A typical example of what the shoulder along US 24 looks like is shown in Figure 9. A map of where the shoulder exists within Minturn is shown in Figure 10.

Figure 9: Narrow shoulder along US 24 in Minturn at Cemetery Rd

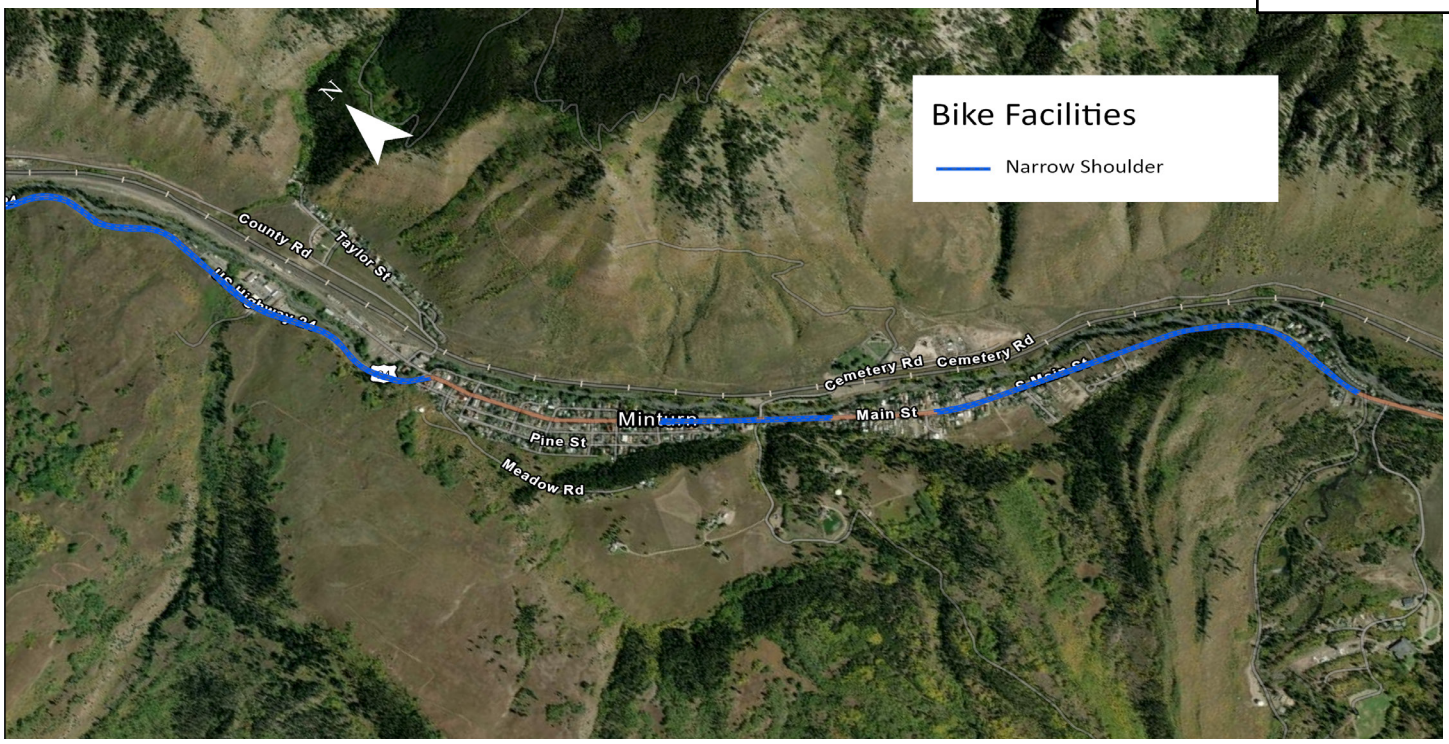


Figure 10: Map of bike facilities in Minturn.

Trails and Open Spaces

Four trails and four parks are accessible from the town of Minturn. The trails traversing the mountains surrounding Minturn are shown in Figure 11. The parks in the area are shown in Figure 12.

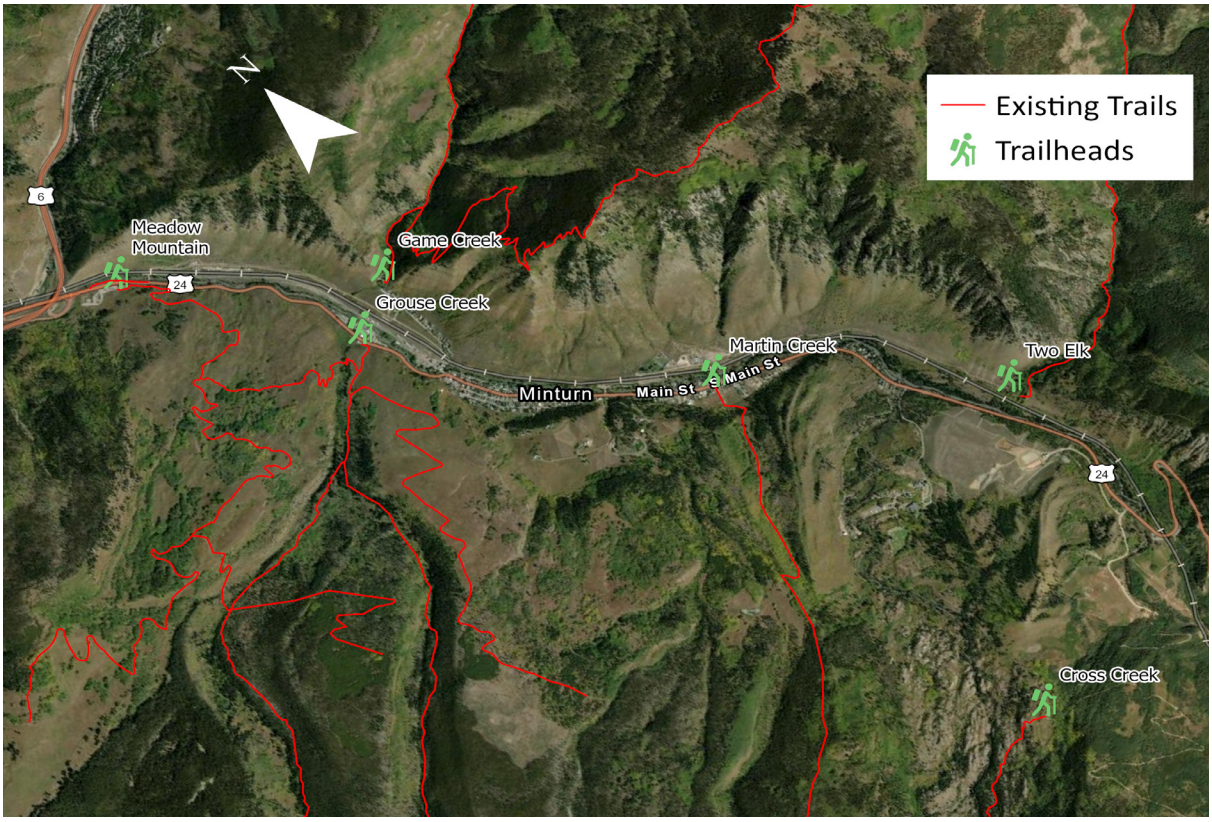


Figure 11: A map of trailheads and trails near Minturn.

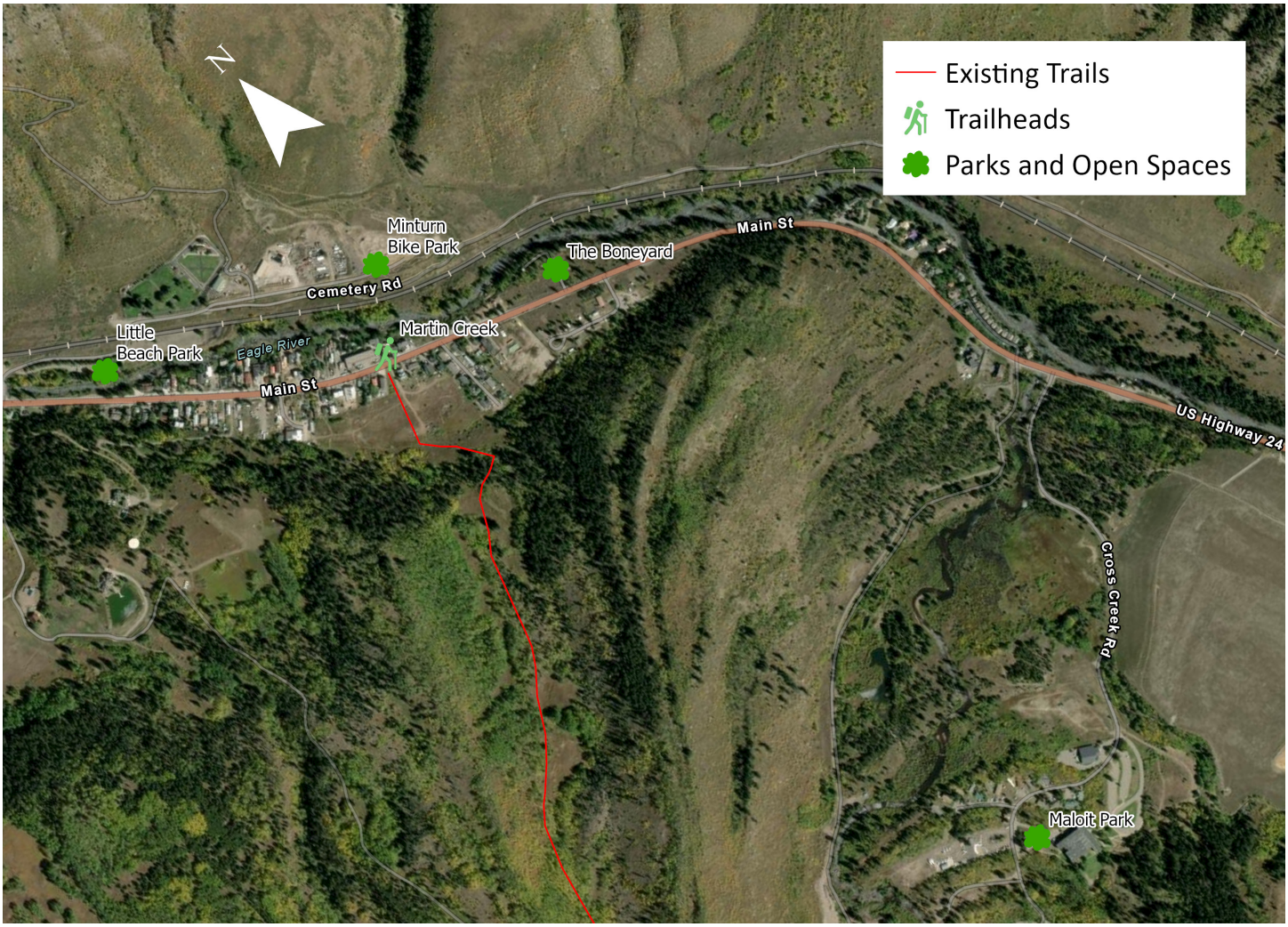


Figure 12: A map showing the parks located near Minturn.

2.3 Crash Analysis

2.3.1 Crash Data Overview

The crash analysis utilized the most recent seven years of data (January 2017 to December 2023). A seven-year period provides a comprehensive dataset to identify statistically significant patterns while minimizing the influence of anomalies or outliers that could skew the analysis if a shorter timeframe were used. On average, approximately 12.3 crashes occur annually in Minturn, including 2.1 injury crashes per year, resulting in an average of 2.7 injuries per year. locations.

Table 4 summarizes the crash totals and Figure 13 shows a map of the crash locations.

Table 4: Minturn Crash History from 2017 to 2023

Year	PDO Crashes	Injury Crashes	Injuries	Fatal Crashes	Fatalities	Total
2017	8	7	11	0	0	15
2018	11	1	1	0	0	12
2019	12	1	1	0	0	13
2020	12	2	2	0	0	14
2021	7	2	2	0	0	9
2022	16	1	1	0	0	17
2023	5	1	1	0	0	6
Total	71	15	19	0	0	86
Average/Yr	10.1	2.1	2.7	0.0	0.0	12.3

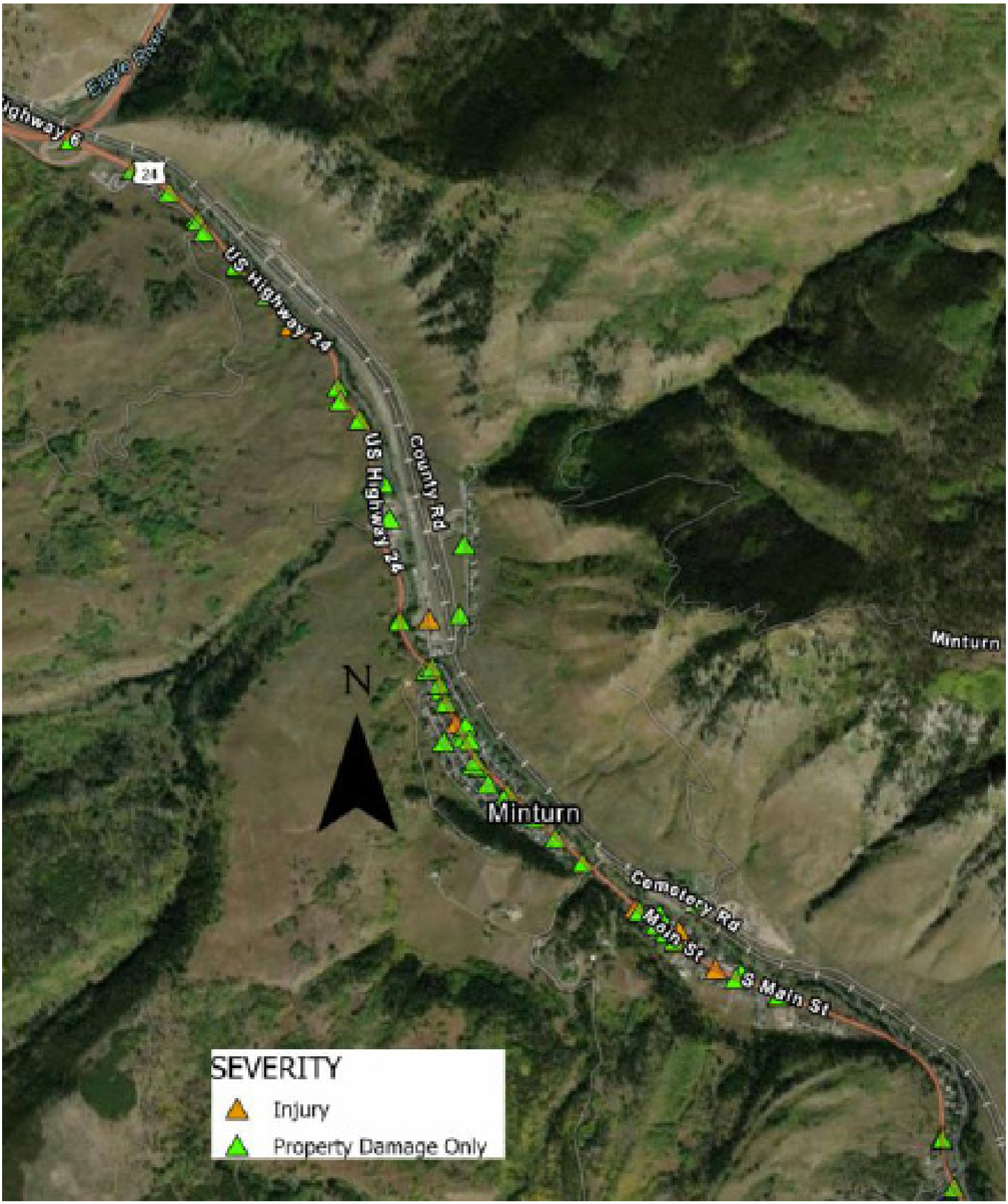


Figure 13: Map of all crashes in Minturn by severity from 2017 to 2023

2.3.1.1 Crash Types

From 2017 to 2023, the most common type of crash involved collisions with fixed objects, making up 23.3% of all crashes. Crashes involving parked cars were also frequent, accounting for 18.6%, followed by rear-end (front-to-rear) crashes at 15.1%.

Table 5 below shows the full breakdown of crash types.

Table 5: Crash Distribution by Type

Crash Type	Total Crashes	Percent of Total
Fixed Object	20	23.3%
Parked Car	16	18.6%
Front to Rear	13	15.1%
Front to Side	13	15.1%
Sideswipe Opposite Direction	5	5.8%
Sideswipe Same Direction	4	4.7%
Wild Animal	3	3.5%
Bicyclist Motorized Bicycle	3	3.5%
Overturning	2	2.3%
Front to Front	2	2.3%
Rear to Side	2	2.3%
Pedestrian	2	2.3%
Other	1	1.2%

Weather was a contributing factor for fixed object crashes and parked car crashes. Eleven of the fixed object and four of the parked car crashes had weather conditions associated with them. A breakdown of fixed crashes are shown in Table 6. Embankments accounted for the highest number of fixed object crashes, representing 40% of total crashes.

Table 6: Fixed Object Crash Distribution

Crash Type	Total Crashes	Percent of Total
Embankment	20	23.3%
Delineator/Milepost	16	18.6%
Curb	13	15.1%
Guardrail (DR2447 Retired)	13	15.1%
Guardrail Face	5	5.8%
Tree	4	4.7%
Large Rocks or Boulder	3	3.5%
Light Pole/Utility Pole	3	3.5%
Concrete Highway Barrier	2	2.3%
Ditch	1	5.0%

2.3.1.2 Vulnerable Road Users

Between 2015 and 2023, a total of 118 crashes were reported in Minturn, five of which involved Vulnerable Road Users (VRUs), representing approximately 2% of all crashes during that period. While Minturn is not experiencing a disproportionate number of VRU-related incidents, enhancing safety for these users remains a priority. Focusing on both driver behavior and infrastructure improvements—such as lowering speed limits, promoting pedestrian safety, and integrating technologies that enhance awareness and communication—can significantly improve outcomes for VRUs. The following sections provide a more detailed analysis of contributing factors and outline potential countermeasures.

2.3.1.3 Intersection Crashes

Intersection-related crashes were analyzed to identify locations with the potential for crash reduction. The magnitude of safety problems at intersections was assessed through the use of Safety Performance Functions (SPF). The SPF reflects the relationship between traffic exposure, measured in Average Annual Daily Traffic (AADT), and crash count, measured in crashes per year. The SPF models provide an estimate of the expected crash frequency and severity for a range of AADT among similar facilities. The concept of LOSS characterizes the safety of a roadway segment in reference to its expected frequency and severity. If the level of safety predicted by the SPF represents a normal or expected number of crashes at a specific level of AADT, then the degree of deviation from the norm can be stratified to represent specific levels of safety.

LOSS I	Indicates low potential for crash reduction
LOSS II	Indicates low to moderate potential for crash reduction
LOSS III	Indicates moderates to high potential for crash reduction
LOSS IV	Indicates high potential for crash

The intersection, intersection-related crashes and the LOSS results are summarized in Table 7. LOSS I and II represent better than average safety conditions. The location experiencing LOSS III conditions was further evaluated to determine whether a crash pattern existed at that location. No crash patterns were identified.

Table 7: Intersection LOSS

Intersection	Property Damage Only (PDO)	Injury	LOSS (ALL)	LOSS (SEVERE)
Minturn Road	1	0	II	II
Railroad Avenue	3	0	III	II
Toledo Avenue	2	0	II	II
Norman Avenue	3	1	II	II
Harrison Avenue	2	0	II	II
Mann Avenue	0	1	II	II
Cross Creek Road	1	0	II	II

2.3.2 Systemic Crash Analysis & High Injury Network

2.3.2.1 Systemic Crash Analysis

Systemic safety crash analysis involves identifying crash causes and determining appropriate countermeasures for mitigation. This process includes identifying the most common crash types, focusing on specific facility types, and evaluating the contributing factors associated with these incidents.

Traditionally, this approach prioritizes fatal and serious injury crashes. However, since Minturn does not exhibit a significant issue with such incidents, this analysis can be applied to all crash types to enhance overall roadway safety. Four crash categories were identified in Minturn as the most common crash types, accounting for the highest total number of crashes. Collectively, these categories represent approximately 93% of all crashes in Minturn from 2017 to 2023.

Systemic Category 1: Roadway Departure Crashes- Fixed Object and Overturning Crashes

Roadway Departure Crashes – Fixed object and overturning crashes account for 28% of all crashes. Common contributing factors include speeding, limited curve visibility, and distracted driving. Potential safety countermeasures include advanced warning signs, object markers, traffic calming measures, and lighting enhancements.

Systemic Category 2: Parked Car and Rear-End Crashes

Rear-End Crashes account for 37% of all crashes. Common contributing factors include speeding, weather conditions, tailgating, and heavy traffic conditions. Potential safety countermeasures include improved pavement friction and traffic calming measures.

Systemic Category 3: Broadside and Side Swipe Crashes

Broadside and Side Swipe Crashes account for 28% of all crashes. Common contributing factors include poor visibility, failure to yield to Right-of-Way (ROW), and distracted driving. Potential safety countermeasures include clear sight triangles, traffic calming measures, and speed management.

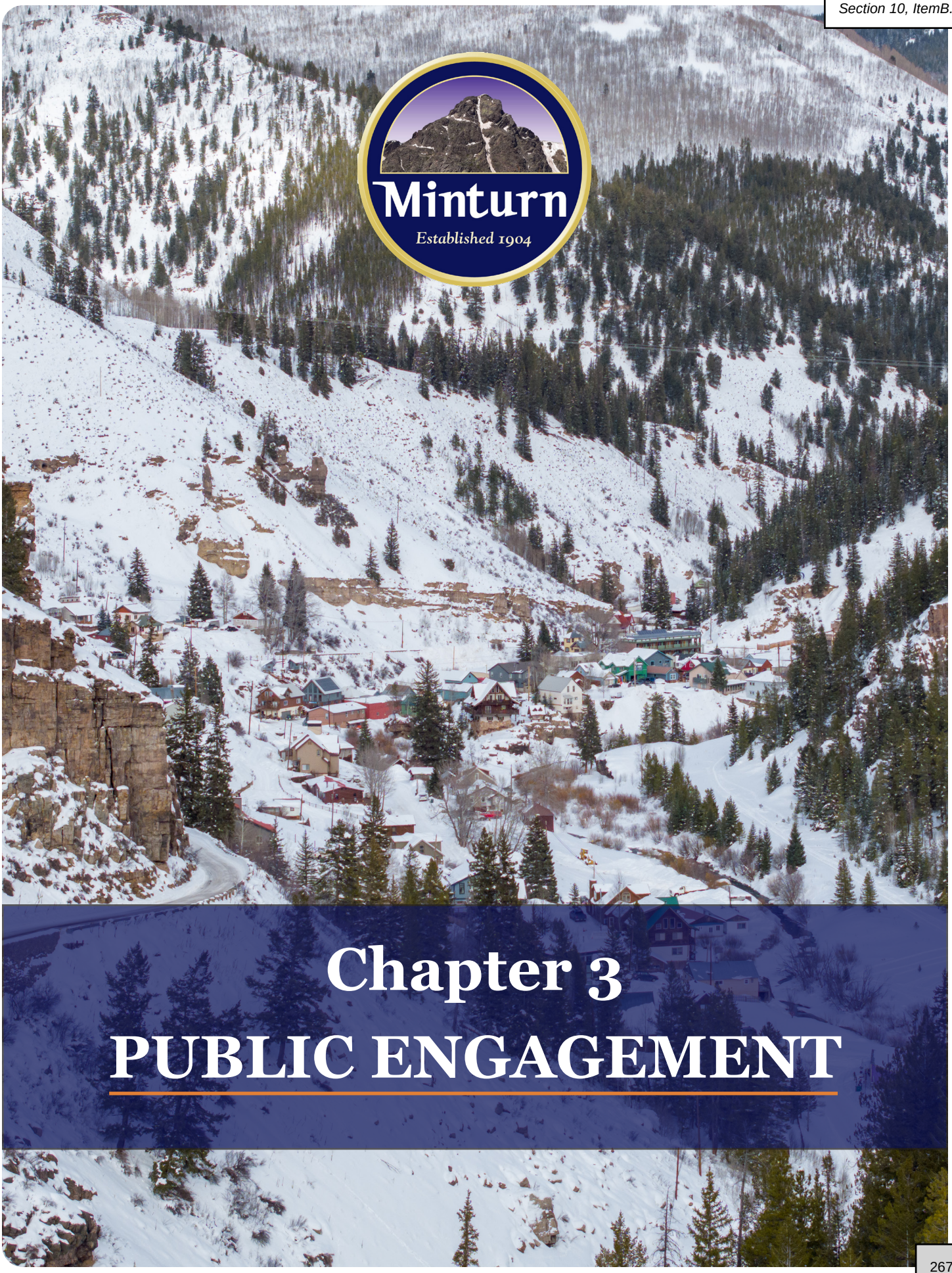
Systemic Category 4: Vulnerable Road Users

Vulnerable Road user crashes account for 7% of all crashes. Common contributing factors include speeding, distracted driving, and failure to yield to ROW. Potential safety counter measures include traffic calming, adequate lighting, roadway designs for all users, speed management, retroreflective active beacons.

2.3.2.2 High Injury Network

High Injury Networks (HINs) are a strategic tool used by local agencies to address traffic fatalities and serious injuries. HINs identify roadway segments with the highest concentrations of severe collisions within a transportation network. Rather than determining whether a specific location is inherently dangerous, a HIN highlights corridors where the risk of injury is higher, helping prioritize safety improvements.

Currently, Minturn does not have a corridor with a high enough injury risk to warrant this analysis. However, implementing the strategies outlined in this safety action plan will support the town's Vision Zero initiative by maintaining and enhancing roadway safety.



Chapter 3
PUBLIC ENGAGEMENT

Public Engagement

3.1 Stakeholder Working Group

In September 2024, a Stakeholder Working Group (SWG) was formed to guide the development of the Safety Action Plan. SWG members supported the development of the plan by providing feedback specific to safety in Minturn and recommendations on areas for safety analysis. The SWG is a diverse compilation of interested and engaged stakeholders including residents, business owners, and representatives from the town, county, and state involved in transportation and law enforcement.

SWG members included:

- Michele Meeter – Town Manager (through February 2025)
- Katie Sickles – Interim Town Manager (February – 2025 to present)
- Cindy Krieg – Town Treasurer
- Brian Rodine – Town Council Member
- Spence and Stephanie Neubauer – Business Owners and Residents
- Brady Schlichting – Business Owner and Resident
- Jim Sebben – Resident
- Hannah Conoley – Resident
- Pat Nolan – Health Aging Program Coordinator for Eagle County
- Scott Peterson / Heath Mosness – Eagle County Sheriff's Office
- Dave Snyder – CORE Transit
- Dave Levy – CORE Transit
- Zebulon White – CDOT Region 3 Traffic and Operations
- Sanjiv Gupta – CDOT Headquarters
- Dahir Egal – Federal Highway Administration

Figure 14: Graphic depicting community roles of Stakeholder Working Group members

The SWG met five times from September 2024 to April 2025. Table 8 shows the details of the five stakeholder working Group meetings convened for this plan.

Table 8: Stakeholder Working Group Meetings Details

Meeting Date	Topics
September 17th, 2024	Introductions to group, SS4A process overview
October 29th, 2024	Crash and Policy Analysis, Launch of ArcGIS site
January 7th, 2025	More Crash Analysis, ArcGIS site feedback, Multimodal Assessment
February 26th, 2025	Preliminary Project Recommendations
April 2, 2025	Presentation of Safety Action Plan Draft

3.2 Community Outreach Activities

During plan development, a series of community outreach activities were scheduled and executed to educate the community on the Safe Streets for All, (SS4A) program and to gather opinions from outside the Stakeholder Working group.

Town Council Presentation Meeting #1 – November 20th, 2024
The project team presented information about the goals and process of the SS4A program to the Minturn Town Council. Members of Council brought up concerns of speeding and the current Minturn speed limit. Additional discussion included project funding and positioning Minturn for implementation funding.

Pop-Up Event - "First Friday" February 7th, 2025
The project team joined one of Minturn's monthly Friday community events at a local restaurant, The Chicken Shack, to collect feedback from town residents on safety and share information about the project.
Over 110 people responded to a survey about transportation safety in Minturn. The surveys showed respondents' top concerns were speeding and pedestrian and bike safety, aligning with the Stakeholder Working Group feedback. Respondents ranked infrastructure and enforcement as the places they see have the most potential for safety improvements. Asked when they felt unsafe traveling around town, 76% of respondents said when they were biking or walking, they felt the most vulnerable.

Virtual Public Meeting – February 25th, 2025
The project team held a public meeting over zoom which community members could attend to learn more about the project and provide feedback on preliminary safety recommendations.
Attendees raised similar concerns to those from the Stakeholder Working Group and the Pop-Up event, mostly about pedestrian and cyclist safety, especially for school-aged children who walk or bike to a bus stop.

Town Council Meeting #2 – April 2nd, 2025
The project team provided the Minturn Town Council with an overview of overall findings and recommendations that will be included in the Safety Action Plan. To support the SS4A Safety Action Plan, a Vision Zero resolution was adopted, creating a concrete goal of accomplishing zero fatalities from traffic by 2030.

Through these events, the project team engaged over two hundred people in the community. This engagement provided valuable feedback for consideration and incorporation into the plan.

3.3 Location-Based Feedback through ArcGIS Storyboard

Figure 15: Website To Support the Minturn SS4A project

In fall of 2024, the project team launched a website with information about the SS4A project using an ArcGIS StoryMap. The StoryMap contained information about the project schedule and purpose, crash data maps and information about Minturn's multimodal network. The main purpose of the website was to educate the community about the project and gain feedback about safety concerns in the area.

The website contained a section dedicated to collecting safety concerns. Users were able to drop a pin at specific locations and share their feedback selecting specific categories of concern.

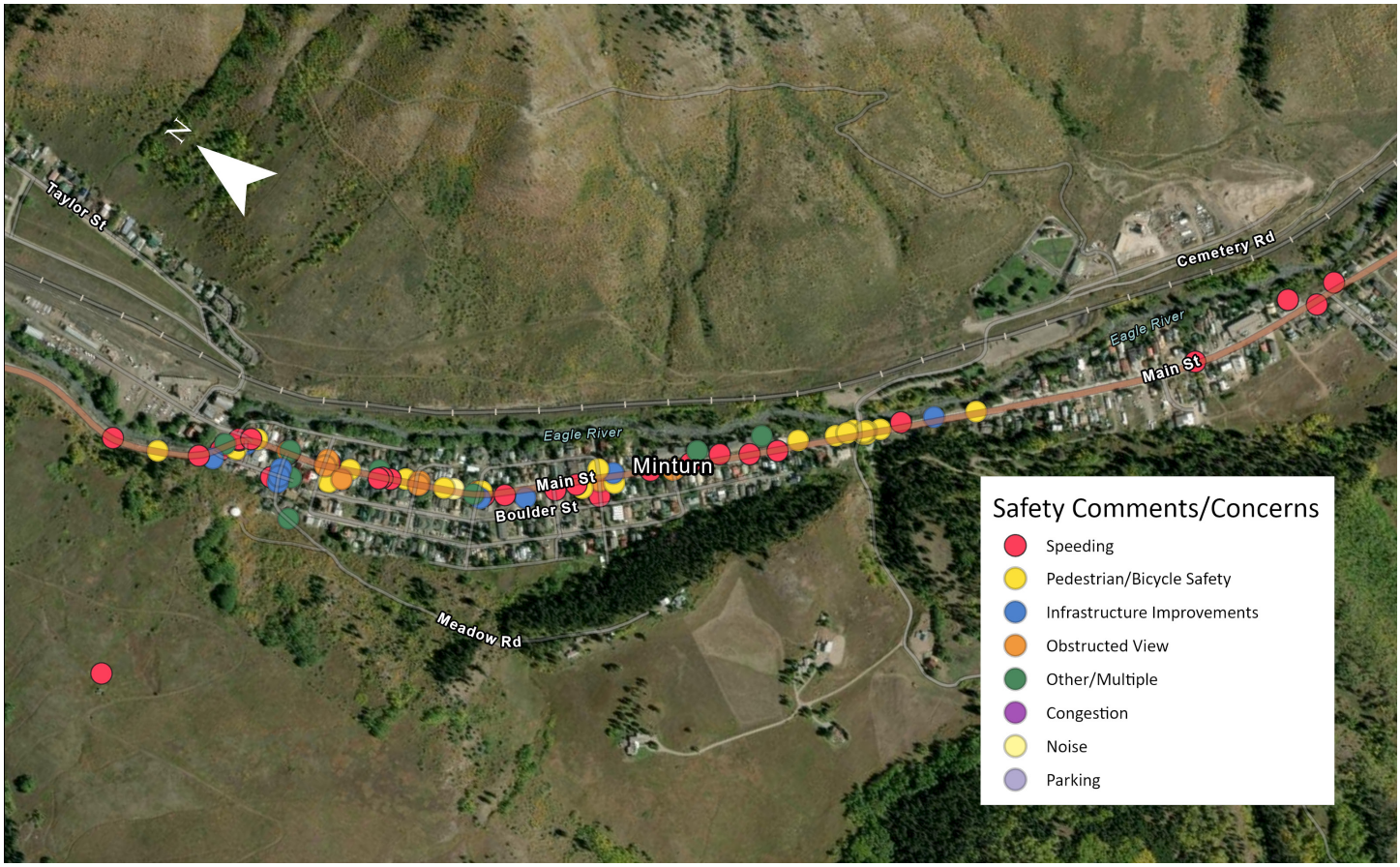


Figure 16: A map of the comments collected on the ArcGIS StoryMap website color coded by area of concern.

From the site's launch in the fall of 2024 to when it closed to responses on 12/31/2024, users added 121 comments to the website. The map above shows where comments were located, color coded by the type of concern which included: Speeding, Pedestrian/Bike Safety, Infrastructure Improvements, Obstructed View, Other/Multiple, Congestion, Noise, and Parking. Figure 17 shows the percentage of comments on the StoryMap belonging to each category.

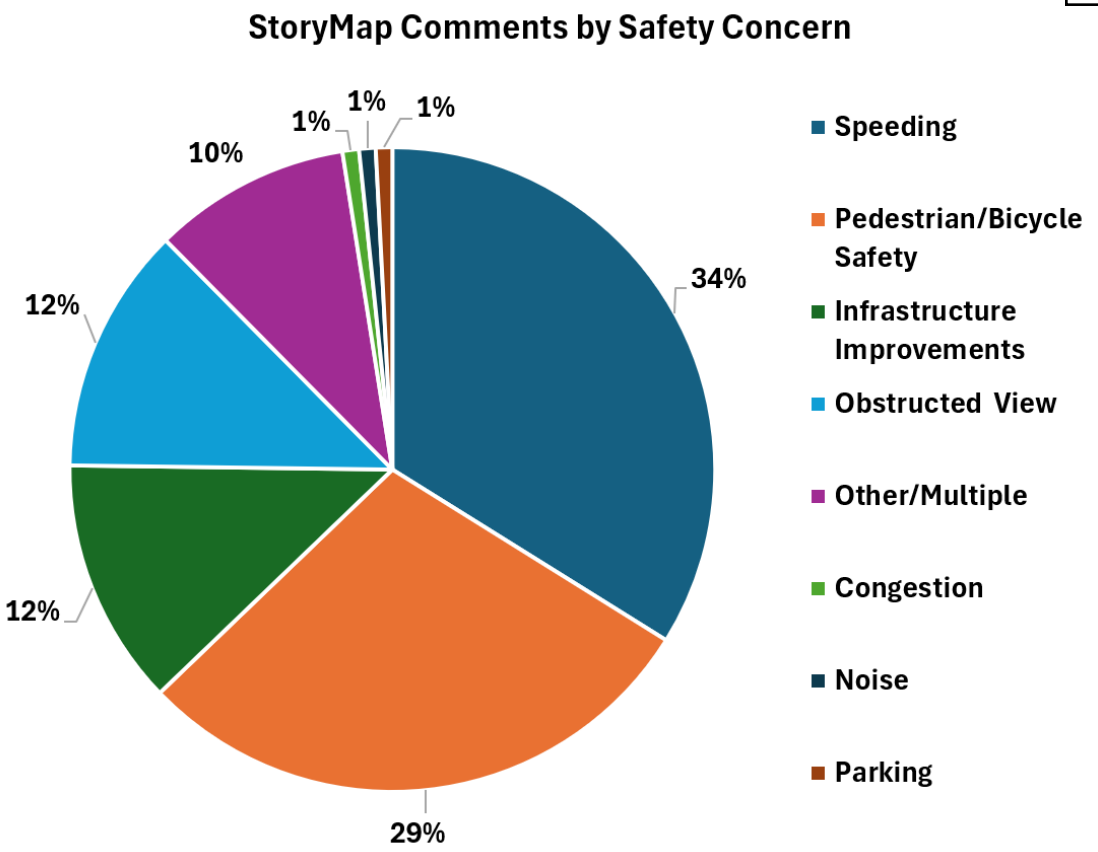
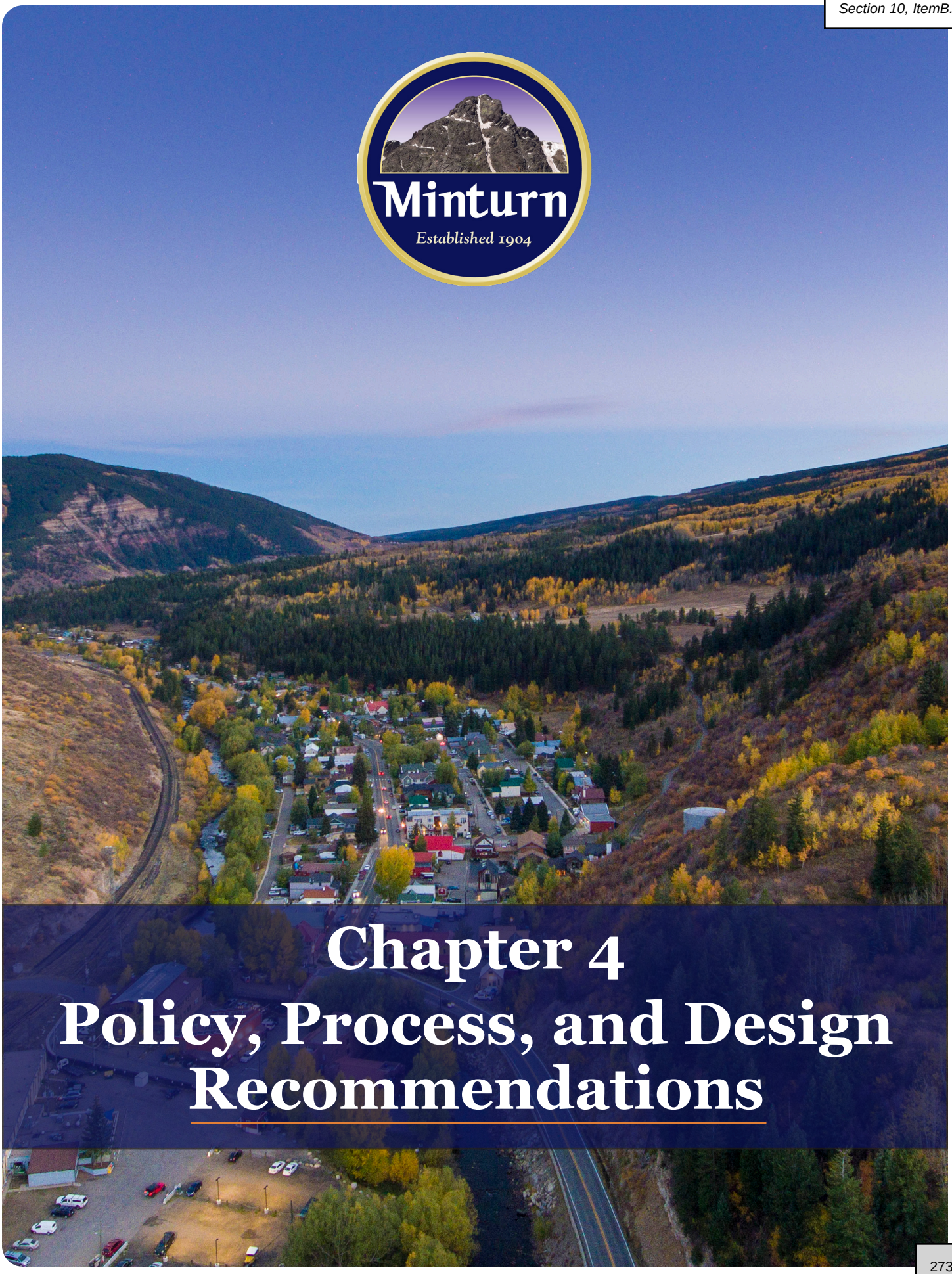


Figure 17: Website Public Feedback

3.4 Key Takeaways

Through community events, a public website, and regular meetings with the Stakeholder Working Group, the project team gathered valuable feedback from a large group of invested and engaged stakeholders. Each group agreed that pedestrian and bicyclist safety and speeding were their top safety concerns, which encouraged the project team to focus on project recommendations related to making multimodal travel in Minturn safer and calming traffic through the town. Specific feedback also included the location of bus stops where narrow sidewalks exist. This feedback influenced further analysis and plan development. Community input and support helped create a comprehensive, feasible, and safe plan for the Town of Minturn and its residents.



Chapter 4
Policy, Process, and Design Recommendations

Policy, Process, and Design Recommendations

4.1 Safe Systems Approach

The Safe Systems Approach is a systemic strategy endorsed by the Federal Highway Administration for eliminating serious injuries and deaths on roadways. The approach identifies that everyone is responsible for preventing serious injuries and fatalities and the system needs to be comprehensive to accommodate human errors and vulnerabilities. The objectives of the Safe System Approach are Safer People, Safer Roads, Safer Vehicles, Safer Speeds, and Post-Crash Care.

Figure 18: Safe System Approach's Objectives and Principles.

4.2 Project Recommendations

The main concerns raised at both the stakeholder meetings and community outreach events were pedestrian and bicyclist safety and vehicles speeding. The project team incorporated this information into the decisions made while formulating the plan recommendations. To analyze the potential safety impacts of the recommendations, relevant crash modifications (CMFs) were selected from the US Department of Transportation's Crash Modification Factors Clearinghouse. CMFs are factors used to estimate how a recommendation will affect crash rates. A CMF less than 1 means the crash rate may be reduced by implementation of the recommendation.

4.2.1 Multimodal Recommendations

The project team, with assistance from the Stakeholder Working Group and the Town Council, developed the following multimodal recommendations:

1. Completing and Enhancing the Sidewalk Network
2. Improving and Adding Crosswalks
3. Creating a Designated Bike Route

Completing and Enhancing the Sidewalk Network

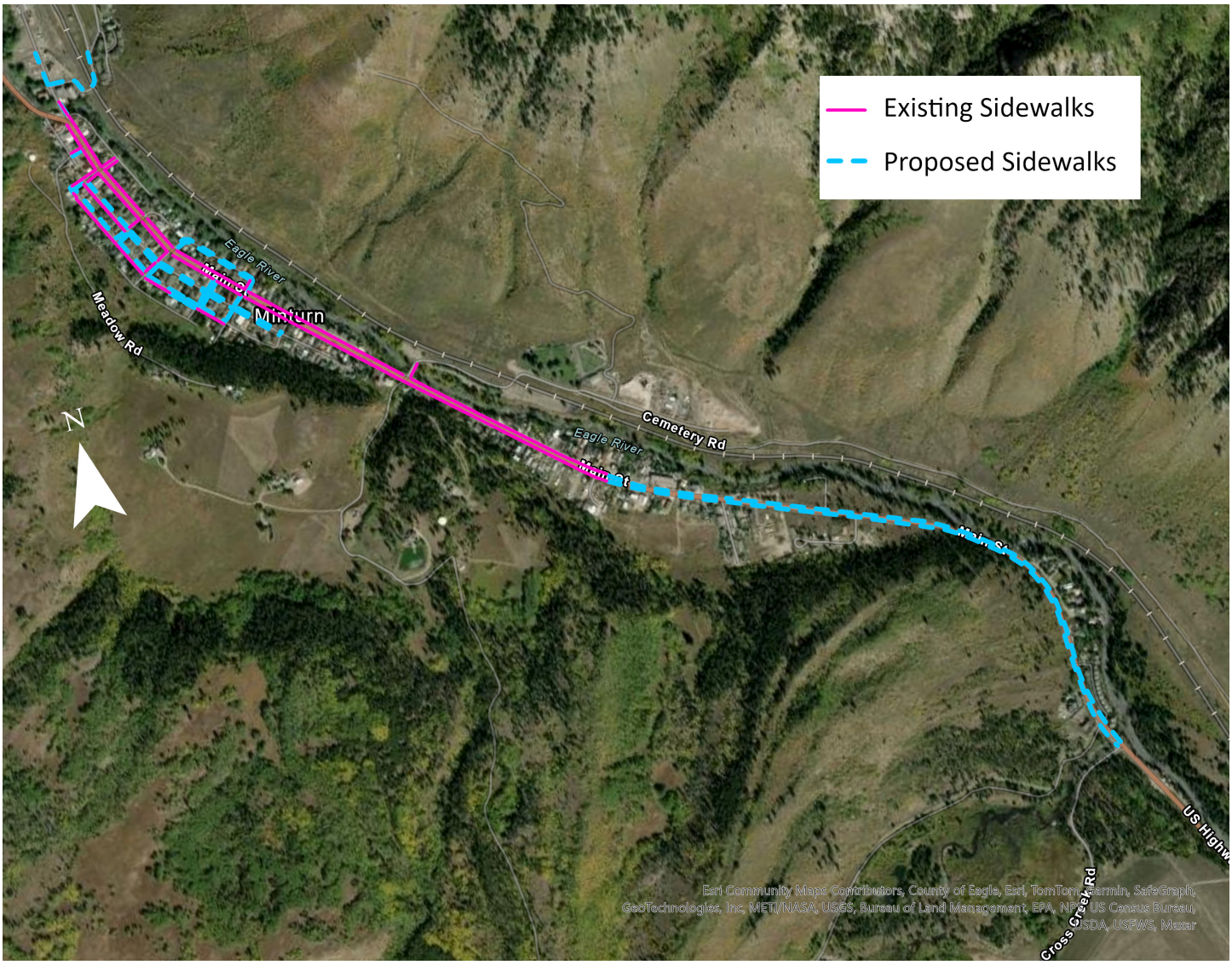


Figure 19: A map of existing and proposed sidewalks in Minturn.

Currently sidewalks mostly exist along Main Street/US Highway 24 in the north and central region of Minturn. Pedestrians in the south of town must walk along the street in the dirt or snow to reach downtown Minturn. The map above shows the areas in blue in Minturn where the project team recommends adding sidewalks. The map illustrates a connected sidewalk system by adding sidewalks along the side streets in downtown Minturn and adding sidewalks to South Minturn up to Cross Creek Road. In addition to adding sidewalks, the team recommends widening the sidewalks in the central region of Minturn from three feet to five feet to accommodate multiple travelers in parallel. Widening the sidewalks has a CMF of 0.31 for crashing involving bicyclists, meaning an estimated crash reduction of 69%. The CMF for installing sidewalks is 0.60 for pedestrian involved crashes, meaning a reduction in crashes by 40%. Both of these countermeasures are estimated to reduce the potential for vulnerable road user crashes and improve safety for bicyclists and pedestrians.

Improving and Adding Crosswalks

Figure 20 is a map depicting existing and proposed crossings in Minturn, with Rectangular Rapid Flashing Beacons (RRFB).

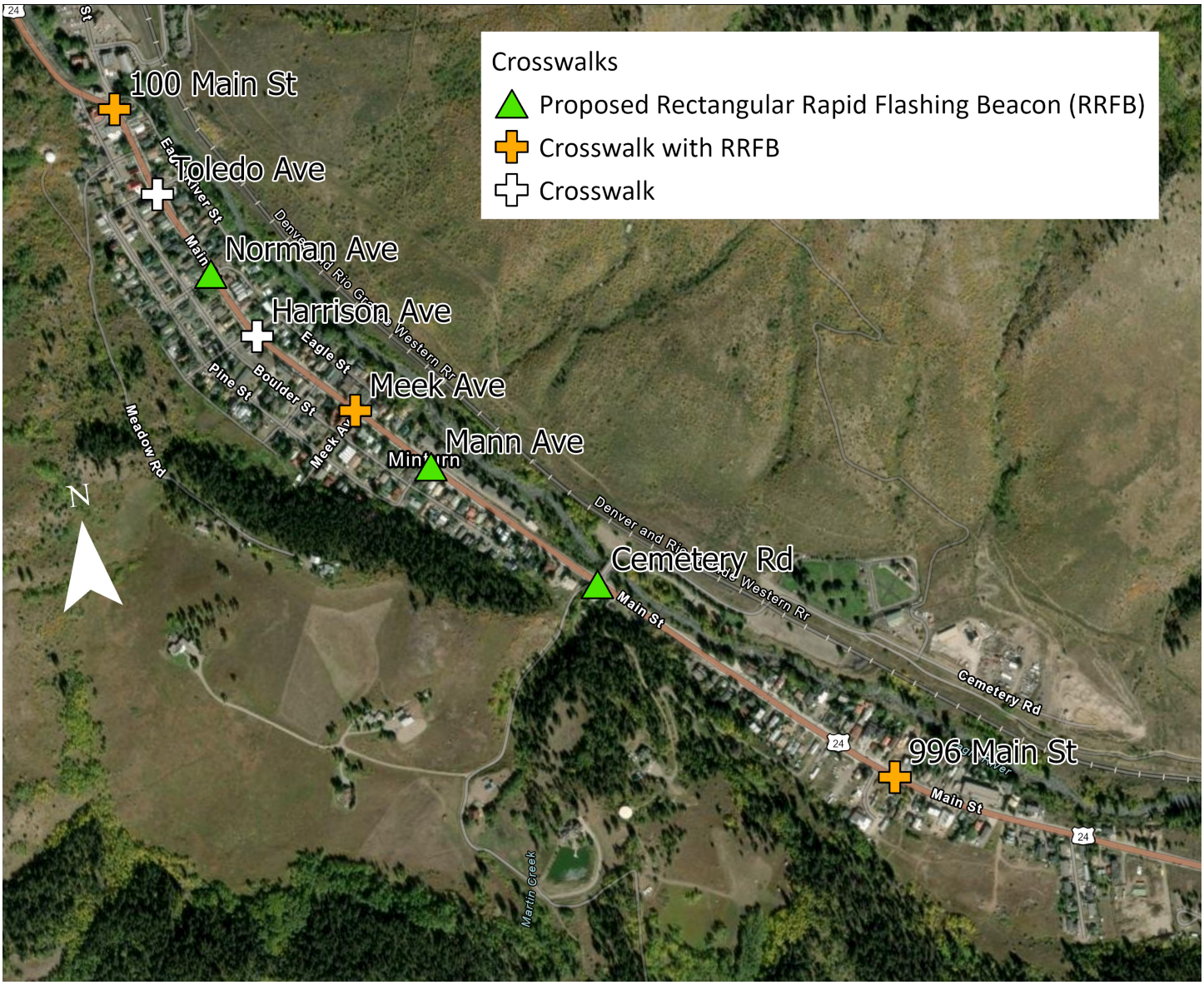


Figure 20: Existing and Proposed Crossings in Minturn, with RRFBs

The Town of Minturn is unique, that it currently does not have any existing stoplights or stop signs. As a result, pedestrians and cyclists rely on drivers to stop at crossings when pedestrians or cyclists are present. Currently there are seven crossings in Minturn along US Highway 24, three of which are equipped with Rectangular Rapid Flashing Beacons (RRFBs). To enhance multimodal safety, the project team recommends adding a crossing at US 24 and Cemetery Road with a RRFB to allow safer, more convenient access to open spaces on Cemetery Road and connection between the east and west sides of the street. The project team also recommends enhancing the existing crossings at Main Street and Norman Avenue and Main Street and Mann Street with RRFBs to alert vehicles of the presence of pedestrians. Installing a Rectangular Rapid Flashing Beacon is associated with a CMF of 0.31, corresponding to an estimated 9% reduction in crashes between vehicles and pedestrians. Based on the CMF, adding RRFBs could be impactful in preserving pedestrian safety in Minturn.

Creating a Designated Bike Route

Figure 21 is a map showing a proposed alternate bike route that goes along Pine Street in the downtown area of Minturn.

Figure 21: A map showing a proposed alternated bike route that goes along Pine St in the downtown area of Minturn.

Figure 21: A map showing a proposed alternated bike route that goes along Pine St in the downtown area of Minturn.
As described in the Existing Conditions section of this plan, there are limited bike specific facilities in Minturn. There is a narrow shoulder along US Highway 24 for bicycle use; however, it is unprotected and is interrupted within town by street parking in the north and central areas of Minturn. Due to high traffic volume on US 24, FHWA bikeway safety guidelines recommend a bike lane rather than have bikes on US Highway 24. However, Minturn's Main Street is too narrow with existing on-street parking to have bike lanes which meet federal standards. Parking is also limited and desirable in Minturn due to its density and size.

Rather than eliminate street parking, this plan recommends designating a bike route through town that deviates from US 24 when possible. Due to traffic flow and side street constraints, the proposed bike route crosses Main Street via Toledo Ave to reach Pine Street. At the end of Pine Street, the route would return to Main Street via Mann Avenue. Pavement markings arrows and signage would be included on the proposed bike route to help guide tourists and residents toward local facilities and back to US Highway 24. There are no CMFs associated with bike routing signage or shared lane marking, but these recommendations should not affect traffic safety negatively. Signage and pavement markings alert drivers to the presence of bicyclists and encourage drivers to exercise more caution.

Figure 22: Example bike route sign from Provincetown, Massachusetts

Figure 23: Example of a bike pavement marking or sharrow painted on a road.

4.2.2 Traffic Calming Recommendations

The following traffic calming measures are being recommended as part of the Safety Action Plan.

1. Extending the 25 miles per hour (mph) Speed Limit Zone
2. Speed Feedback Signs
3. Curb Extensions

Extending the 25 mph Speed Limit Zone

Figure 24 shows a map of the existing speed zones in Minturn shown in green. The yellow box indicates the recommendation of the areas where the speed limit is currently 35 and 45 mph that should be reduced to 25 mph.

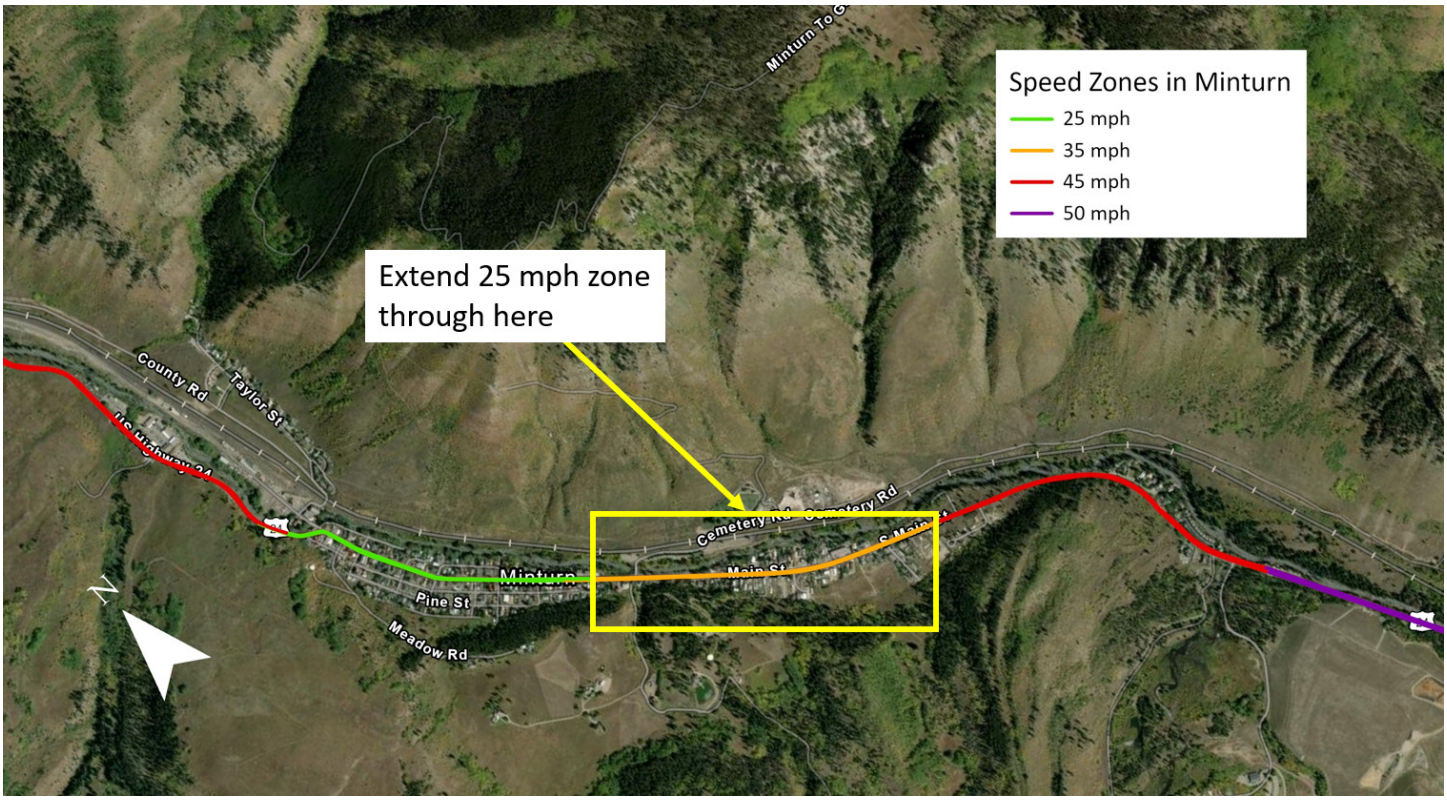


Figure 24: Speed Zones Proposed

The speed limit through Minturn currently drops from 45 mph to 25 mph as you enter town but increases to 35 mph and then 45 mph before you leave town. This increase in speed occurs in residential and recreational areas where t people are traveling by walking or biking. According to the FHWA, the speed at which a vehicle impacts a pedestrian drastically affects the pedestrian's chances of survival, with it being more than twice as likely a pedestrian will survive if speeds are reduced from 45 mph to 25 mph. This plan recommends extending the 25-mph zone through the area where currently the speed limit is 35 mph, as seen on the map above. Based on data analysis, lowering the speed limit in this 1800-foot stretch, will help protect multimodal users while having limited impact on traffic flow through the town. Reducing the speed limit by 10 mph corresponds to a CMF of 0.54, meaning an estimated potential crash reduction factor of 46%.

Speed Feedback Signs

While lowering the speed limit acts as a policy change to make lower speeds more enforceable, this plan also recommends adding an additional speed feedback sign in Minturn. Currently, Minturn has two speed feedback signs, one at the north edge of town for southbound traffic, and the other in the southern part of town for northbound traffic. Figure 25 illustrates the current speed feedback signs' locations.

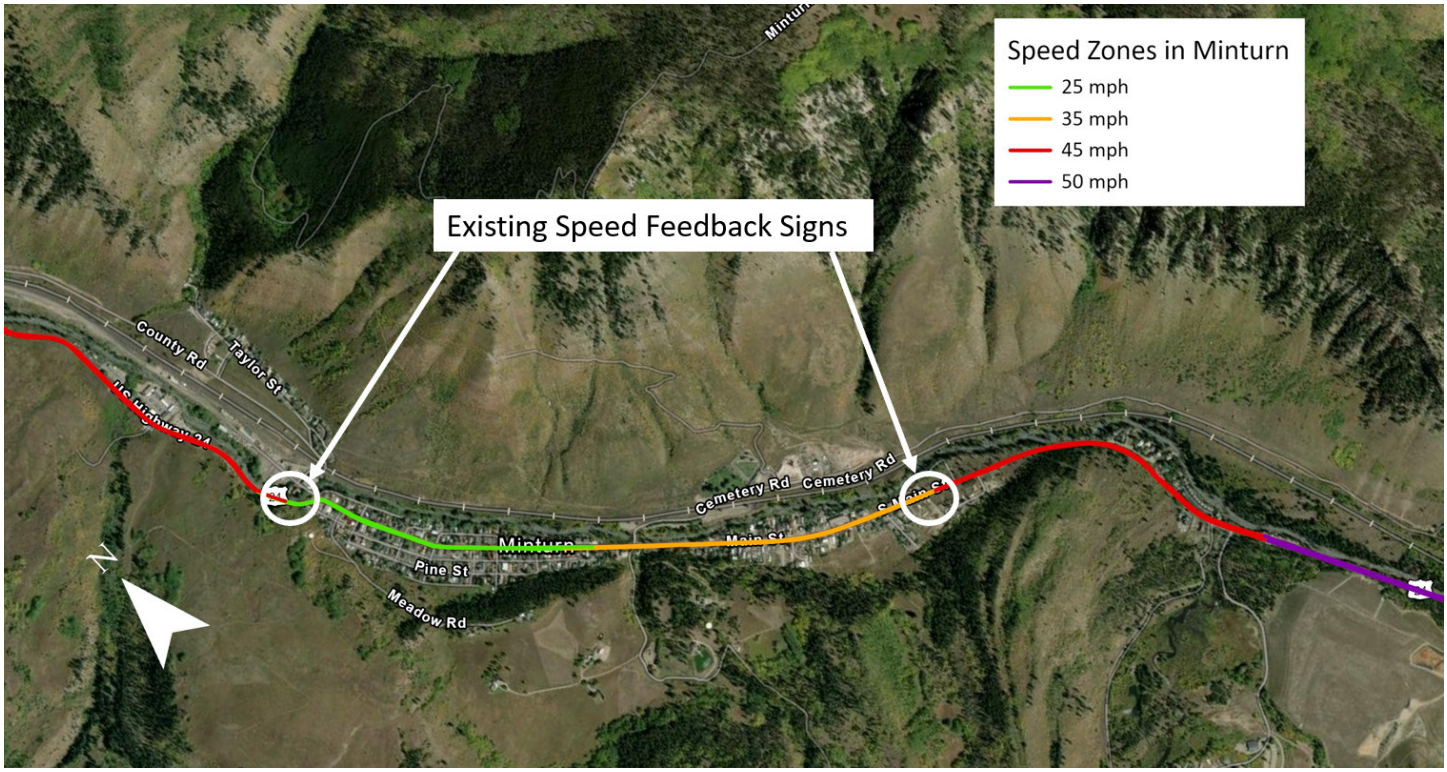


Figure 25: Existing Speed Feedback Sign locations.

Figure 26: Example speed feedback sign.

This plan recommends adding an additional speed feedback sign by the northbound entrance to downtown Minturn, to help drivers notice the speed limit change in that area from 35 mph to 25 mph and be cognizant of their own speed. Figure 27 shows the proposed location for this sign.

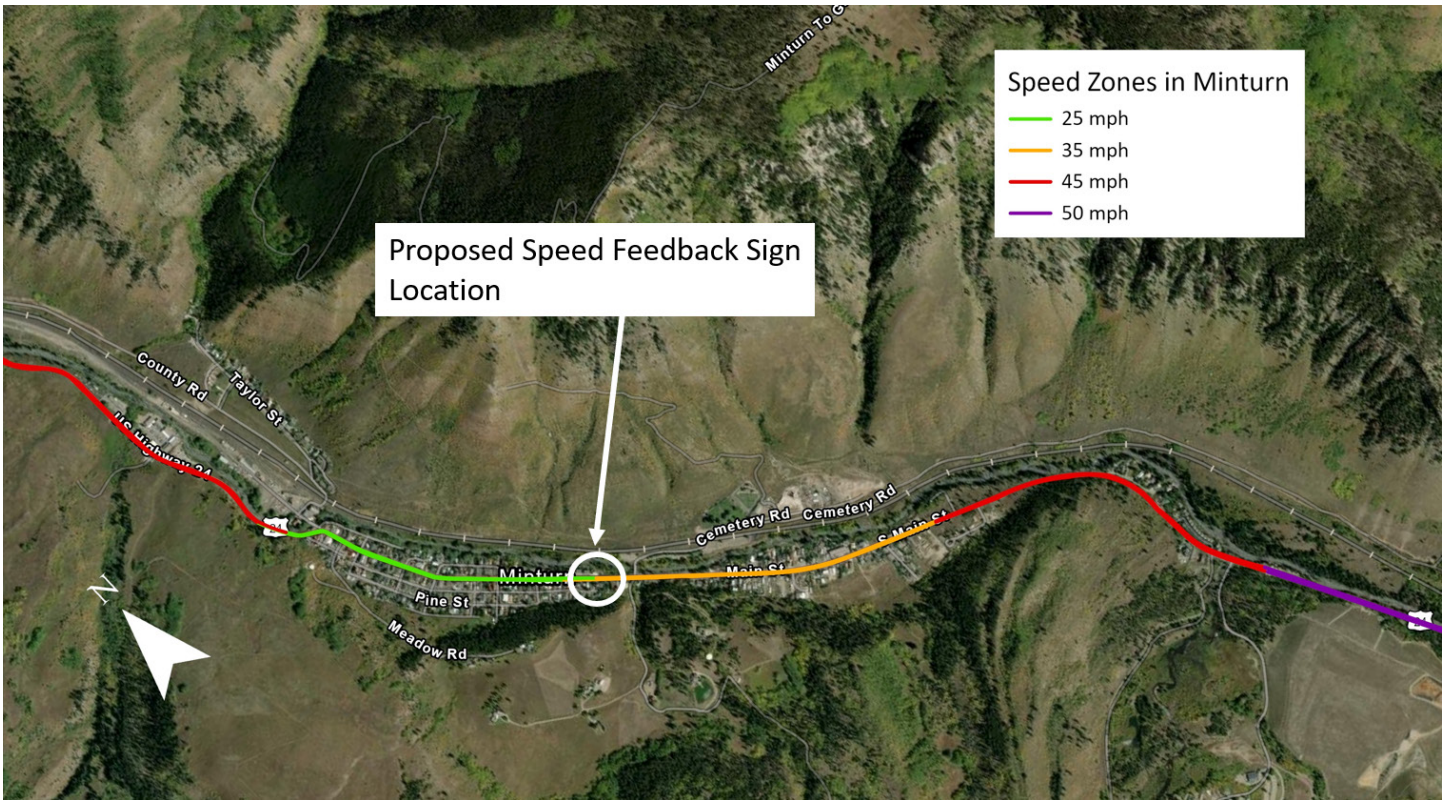


Figure 27: Proposed location of new speed feedback sign

Installing a speed feedback sign is associated with a CMF of 0.95, meaning only a 5% estimated potential reduction in crashes. Nevertheless, according to the FHWA, speed feedback signs have been shown to be an effective and simple way to reduce speeds, and reduced speeds can reduce crash severity.

Curb Extensions

Infrastructure changes can also help with slowing speeding traffic by changing the appearance of the width of the roadway. This plan recommends adding curb extensions at the entrance and exit to the northern area of town. Figure 28 is a map of existing crossings in Minturn with proposed curb extension locations.

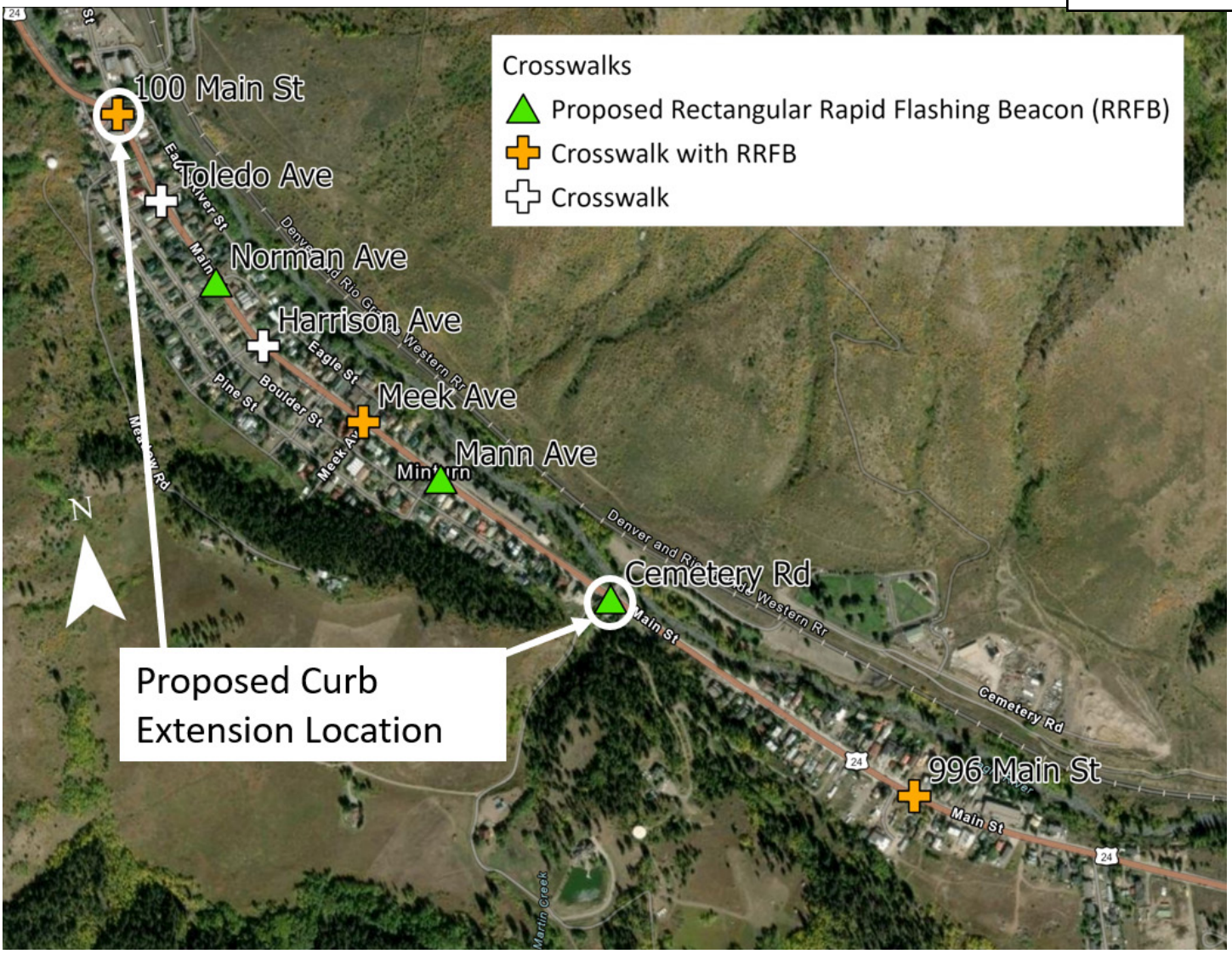


Figure 28: Existing and Proposed Curb Extensions

Figure 29: Compact curb extensions along US 6 in Silt, Colorado

Curb extensions narrow the road at a crossing, alerting drivers to the presence of pedestrians while making crossings shorter for the pedestrians. By narrowing the road, curb extensions also alert drivers they are entering an area that they need to move more slowly though. Another benefit of curb extensions is they prevent cars from parking close to an intersection, providing a clearer line of sight for vehicles attempting to make a turn. Due to the limited nature of Minturn's parking, this plan recommends a more condensed style of curb extension, like the ones shown in Figure 29 along US Highway 6 in Silt, CO. Assuming curb extensions which extend 4 ft out into the street on each side, the CMF for that improvement would be 0.07, or a 93% reduction in crashes.

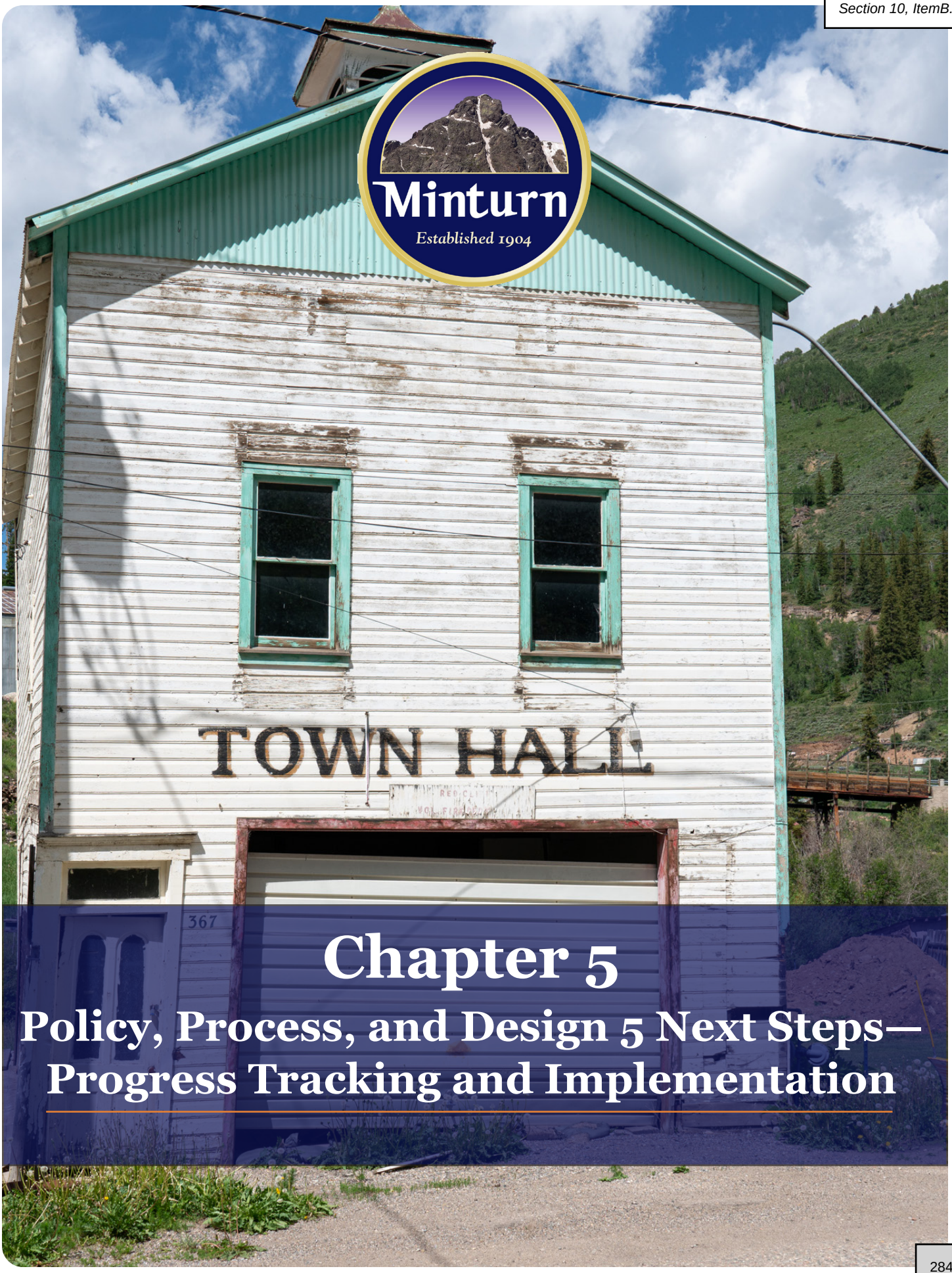
Table 9 summarizes the area of each project and its potential timeline to completion, prioritized by time to completion.

Table 9: Project Prioritization

Project	Multimodal Safety	Traffic Calming	Timeline
Improving and Adding Crosswalks	X		Short-Term
Creating a Designated Bike Route	X		Short-Term
Extending the 25 mph Speed Limit Zone	X	X	Short-Term
Speed Feedback Signs		X	Short-Term
Curb Extensions	X	X	Mid-Term
Completing and Enhancing the Sidewalk Network	X		Long-Term

Time Line Description:

- Short-Term: Less that 2 years to completion
- Mid-Term: 2 to 10 years to completion
- Long-Term: 10+ years to completion



Chapter 5

Policy, Process, and Design 5 Next Steps—Progress Tracking and Implementation

Next Steps—Progress Tracking and Implementation

5.1 Plan Implementation

This plan has suggested a variety of safety recommendations intended to support the Town of Minturn in continuing their journey to a safer transportation system for all users. The Town of Minturn is committed to working in partnership with state and county agencies to reach zero fatalities and serious injuries by 2030.

To implement these recommendations, the Town needs to identify funding for these projects and complete them. Funding opportunities include the SS4A program, which allows communities with a Safety Action Plan to apply for funding to develop this Safety Action Plan further, test the effects of recommendations from this plan, and implement projects recommended in this plan. Potential grant projects are shown below in Table 10.

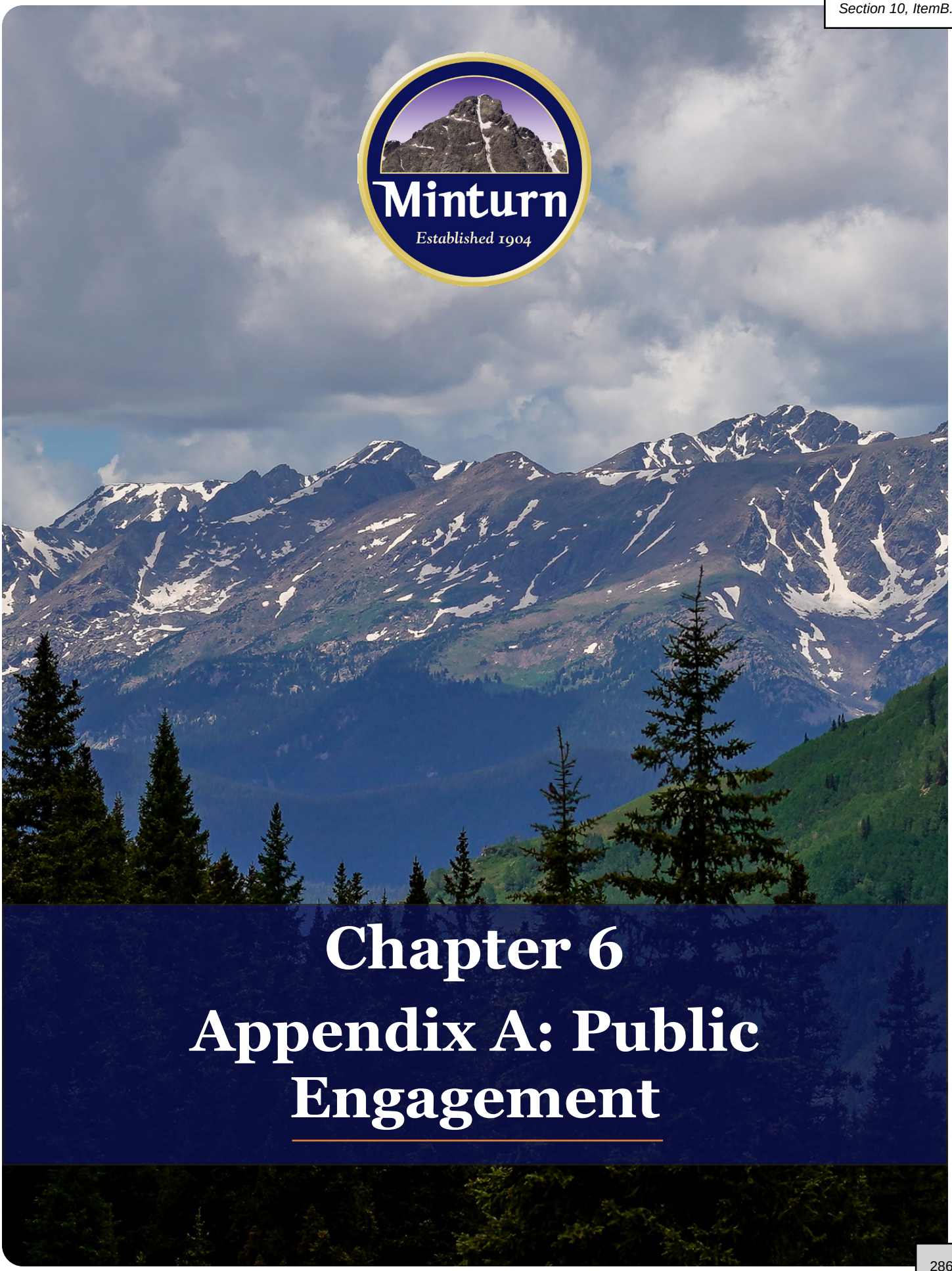
Table 10: Example Grant Funding and Potential Projects

Grant Type	Projects
SS4A Planning & Demonstration Grant	Implement temporary curb extensions and related infrastructure at crossings. Piloting a speed safety camera system. Temporary parking modification to permit bicycle lanes on US 24. Review solutions for improving the intersection of US 24/Main Street & Eagle River Street. Coordination and planning for a Rails to Trails project on railroad.
SS4A Implementation Grant	Capital improvement project (curb extensions, pedestrian crossings, RRFBs, speed feedback signs). Widening US 24 to allow bike lanes. Filling in sidewalk gaps throughout the Town and along the highway.
Other Multimodal Safety Programs	Stand-alone crossing safety improvement. Bicycle route implementation.

5.2 Progress Monitoring

Documentation of steps taken to implement recommendations from this plan should be regular to ensure progress is made.

In order to make the implementation of the Safety Action Plan transparent to the public, the Safety Action Plan will be posted on the Town website once finalized. The same webpage will contain information about the program, updates on projects related to the program, and include a section for crash data updates. Crash data updates should be available annually at a minimum. The Town should work with local agencies to collect and report crash data accurately. Tracking serious injuries and fatalities from crashes yearly will allow those implementing the plan to make sure recommendations are still appropriate and keep the town accountable to the Vision Zero goal of zero serious injuries or fatalities by 2030.



Chapter 6
Appendix A: Public Engagement

Appendix A: Public Engagement

6.1.1 Stakeholder Working Group Poll Results

The results from the first Stakeholder Working Group Meeting poll:

Top transportation safety concern:

1. Speeding
2. Pedestrian Bike Safety
3. Distraction

Most potential safety improvements:

1. Policy
2. Infrastructure
3. Education/Outreach
4. Enforcement
5. Multimodal

When do you feel the least safe?

1. Biking
2. Walking
3. Driving and Parking (tied)

6.1.2 Pop-Up Event Survey Results

The results from the 110 surveys filled out online and in person:

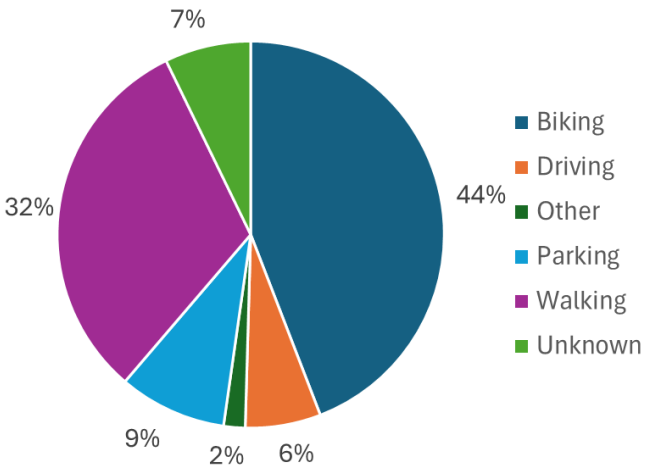
Top transportation safety concern:

1. Speeding
2. Pedestrian/Bike Safety
3. Distraction
4. Maintenance
5. Impairment

Most potential for safety improvements:

1. Infrastructure
2. Enforcement
3. Multimodal
4. Education/Outreach
5. Policy

When do you feel the least safe?



6.1.3 SWG Meeting Notes

Stakeholder Working Group Virtual Meeting Minutes
September 17, 2024
9:00 – 10:30 am

Virtual Attendees:

Name	Organization
Matt Brown	Stolfus
Sheryl Beckman	Stolfus
Tony Bertolini	Stolfus
Niki Hines	Stolfus
Mikayla Britsch	Stolfus
Jim Sebben	Minturn Resident
Karl Bauer	Eagle River Fire
Scott Peterson	Eagle Deputy Sheriff
Sanjiv Gupta	CDOT
Dahir Egal	FHWA
Spence Neubauer	Business Owner
David Levy	Core Transit
Patricia Nolan	Healthy Aging Minturn
Brady Schlichting	Business Owner
Dave Snyder	Core Transit
Michelle Metteer	Town of Minturn
Hannah Conoley	Minturn Resident

Agenda

I. Meeting Kickoff, Michelle Metteer
   a. Matt introduces the goal and overview of the meeting
      i. Introducing what SS4A is and what committee participation looks like
   b. Michelle Metteer welcomes the group and emphasizes the need for the SS4A project.

II. Project Team Introductions
   a. Consultant project team introduces themselves and adds their qualifications

III. SWG Committee Introductions.
   a. Committee members introduce themselves and explain their role in the Town and why they wanted to join the SWG.
   b. Committee member backgrounds include state/city/county leadership positions, community liaisons, local residents, and business owners.

Minturn SS4A Stakeholder Working Group (SWG) Virtual Meeting #2

October 29th, 2024

9:00am -10:30am

Attendees:

Name	Organization
Matt Brown	Stolfus
Sheryl Beckman	Stolfus
Mikayla Britsch	Stolfus
Jim Sebben	Minturn Resident
Sanjiv Gupta	CDOT
Dahir Egal	FHWA
David Levy	Core Transit
Patricia Nolan	Healthy Aging Minturn
Brady Schlichting	Business Owner
Michelle Metteer	Town of Minturn
Hannah Conoley	Minturn Resident
Zebulon White	CDOT

Meeting Notes:

Introduction

- Matt introduces himself and the Stolfus team and invites the group to introduce themselves if they did not attend the last meeting.
- Zeb White, the only person who didn't attend the last meeting, introduces himself as a CDOT Traffic and Safety Office representative.
- Matt introduces the meeting by going over what a Safety Action Plan is and all the required Safety Action Plan elements for the SS4A process and what each of those elements means for Minturn
    - For example, a stakeholder working group is required
- Matt asks if the group has any questions, none respond
- Matt introduces the meeting topics which are required parts of the Action Plan:
    - Safety analysis
    - Engagement and Collaboration

Minturn SS4A Stakeholder Working Group (SWG) Virtual Meeting #3

January 7th, 2025

9:00am -10:30am

Attendees:

Name	Organization
Sanjiv Gupta	CDOT HQ
Zebulon White	CDOT Region 3
Spence Neubauer	Business Owner
Stephanie Neubauer	Business Owner
David Levy	CORE Transit
Cindy Krieg	Town of Minturn
Jim Sebben	Resident
Matt Brown	Stolfus
Sheryl Beckman	Stolfus
Mikayla Britsch	Stolfus

Meeting Notes:

Introduction

- Matt introduces himself and the rest of the group introduces themselves.
- Matt overviews the agenda for the meeting, beginning with a recap of the previous meetings with new information about equity, engagement, and a Multimodal Assessment.

Recap

- Project schedule recap
    - Matt describes that the project team started this process in October and now that it is early January, the team is deeper into analysis and looking toward formatting strategies and plans. He emphasizes that keeping to schedule is important so Minturn can take advantage of opportunities like the FHWA Implementation grants due in late February.

Virtual Open House Summary
&
Minturn SS4A Stakeholder Working Group (SWG)
Virtual Meeting #4

February 26th, 2025

9:00am -10:30am

Attendees:

Name	Organization
Sanjiv Gupta	CDOT HQ
Zebulon White	CDOT Region 3
Katie Sickles	Interim Town Manager
Cindy Krieg	Town Treasurer
Dave Levy	CORE Transit
Dave Snyder	CORE Transit
Heath Mosness	
Jim Sebben	Resident
Patricia	Aging Communities
Spence Neubauer	Business Owner
Hannah Conoley	Resident

Virtual Public Meeting Summary: February 25th

Overview

The project team hosted a virtual public meeting Tuesday, February 25th. The team presented an overview of the SS4A process and goals, shared the engagement and data efforts that have been performed, and shared the preliminary recommendations which were also shared with the Stakeholder Working Group.

Discussion

Matt responded to questions from the group about the plan and the recommendations. Concerns were raised about the feasibility of the recommendations, and available funding for implementation, and how upcoming developments would impact them. Matt explained that funding depended on the SS4A program, sharing that the program has funded trillions of dollars to date. Matt also shared there would be further discussion about feasibility with

CDOT and about how developments might affect recommendations. More broadly, attendees commented on the lack of sidewalks and the increase in developments south of town, resulting in more children on the roads. Ideas were shared about ensuring curb extensions don't affect snow removal and providing a separate bike path in the south of town, instead of sidewalks on both sides of the street.

Meeting Notes:

Introduction

- Matt previewed the agenda
- Matt explained we are reviewing project ideas, which is on track with the project schedule.

Engagement Recap

- Sheryl explained that public engagement is important to make sure that the stakeholder group recommendations and feedback align with the broader public. She described recent engagement events with the communities.
- Pop Up Event, 2/7: Over 110 surveys were submitted. Sheryl shared the results generally aligned with the stakeholder group in terms of multimodal concerns and speeding concerns being top of mind.
- Virtual Public Meeting, 2/25: The team shared they received feedback and concerns specific to upcoming developments and feasibility and effectiveness of recommendations and how they will work with CDOT and eventually get funded.
    - Matt asked if there were any other takeaways from the Virtual Public Meeting
        - Cindy adds that factoring in the Minturn North Development was discussed.

Policies and Standards

- Matt explained that reviewing policies and standards is required per the SS4A program and explained this has been completed by the project team. Document review included the municipal code, land use code, building permit process, and other niche codes like special events and historic perseveration.
- Matt noted he did not see gaps in these policies
- Matt asked if anyone had any additional policies they would recommend for review.
    - Cindy believes all documents have been reviewed
    - Matt shared we did not investigate access onto the highway as this falls under CDOT jurisdiction

Recommendations

- Mikayla goes over the recommendations the project team has formulated based on stakeholder concerns and Minturn's unique characteristics to tackle pedestrian safety and traffic calming.
- Mikayla shared the multimodal recommendations, including completing the Minturn sidewalk network, improving and adding crossings with flashing beacons, and creating an alternate bike route not along US 24. For the bike path, the proposed recommendation included redirecting bikes from US 24 to Boulder Street.
- Mikayla then went over the recommendations relating to traffic calming, which include extending the area that is 25 mph, adding and improving speed feedback signs at the entrances to town, and adding an infrastructure piece to slow traffic like a speed table, speed cushion, or curb extensions. Mikayla mentions that there is currently a speed study which has been completed and CDOT is currently reviewing.
- Matt asks if anyone has questions about recommendations they saw or didn't see.
    - Spence asked about the Rails to Trails project which would create a path along the railroad by Eagle River, as an alternative bike path.
        - Matt mentions that a long-term solution mentioned at the virtual public meeting was turning the railroad into the trail, which is difficult due to ownership of the right of way.
    - In terms of redirecting bike traffic, Matt explained we haven't investigated roadway improvements in the roads off Main Street.
    - Health asked whether riding on a residential street where cars are entering and leaving would increase cyclist crashes along the alternative bike route
        - Matt answered that they anticipate that this would mostly be used recreationally and that this would be a lot fewer vehicles and cyclists so this would be less of a concern.
    - Jim asked if any signage or pavement markings would be put on US 24 with this alternative bike route.
        - Matt responded that this is just an alternative option, and people would not be rerouted, but the pavement marking would not be on US 24.
        - Jim said he is concerned about how to get to the route from living on Main Street.
        - Matt responded there may be signage and mapping if this project is funded.
        - Jim asked if there are any talks about changing and rerouting truck traffic especially during the market.

- Matt responded that this is not being discussed due to US 24 being a state highway, which means the only way to limit truck traffic is if there are weight restrictions. He mentioned that advertising public events is one way to possibly reduce traffic.
- Cindy responded truck radii on side streets is very difficult and trucks get stuck if they try to avoid Main Street.
- Jim mentioned that they could go through Silverthorne or be rerouted.

Closing

- Sheryl reviewed that in the 2023 Minturn Community Survey the feedback aligns with what stakeholders and the public have said so far.
    - Speeding and infrastructure still remain as top of mind.
- Next steps
    - Matt reviewed the next steps of this process leading to the town council meeting, mainly finalizing recommendations and drafting the Safety Action Plan
    - Matt also added the caveat that these recommendations are not final and are open to feedback and further development.

Discussion

- Jim asked how feasible these recommendations are?
    - Matt said that is why we have this group and CDOT participation and asked Zeb to chime in
    - Zeb added that these are all effective options, and most are acceptable except for the speed cushion and speed table idea. About the truck traffic rerouting, Zeb mentioned that a reroute to highway 91 would be a significant and difficult detour.
    - Zeb shared that CDOT HQ denied the speed reduction and CDOT R3 is pushing back against that and looking into it more.
        - Sheryl asked if there is anything the group can do to help this pushback.
        - Zeb said that changes like curb extensions and speed feedback signs will help reinforce the need for these lower speeds.
        - Matt agreed with Zeb and shared that we would like to keep this reduction idea as a recommendation and that changing 1000 ft of

roadway to a lower speed limit should not alter the roadway characteristics significantly.
    - Zeb said that keeping the recommendation in the plan is a good idea based on context dependent ways of changing speed limits beyond the 85th percentile.
- Spence says that the issue with the bulb-outs was the CDOT requirements which made them impede parking and shares that this would need a policy change
    - Matt shares that the bulb-outs in Delta and Silt were scaled much more appropriately and that we can come up with a solution which will reduce parking a little but not much. He shares that since the test used in Minturn was temporary and not physical it did not have a lot of the benefits of a real curb extension with regards to line of sight
- Spence shared that enforcement is an issue. He says it's not helpful when people don't know it's there. Spence shared that the deputy that used to live in Minturn left and now there is less of a presence.
    - Matt shared that it is an effective way to reduce speeds and that from Cindy he heard that speed enforcement is contracted out through 2026.
    - Cindy said that is something to discuss further.
- Spence commented that he used that route when he was biking and enjoyed it but shared that Boulder Street is one way past the post office. He shared he used Pine and crossed at Toledo due to that. He also shared that the driveways were not an issue since it is a very walkable street.
    - Sheryl asked if those streets are paved.
    - Spence responded that they are.
- Spence asked about the idea of adding chicanes
    - Zeb responded that chicanes and curb extensions are something CDOT is open to, but it will require back and forth with CDOT.
    - Matt responded that we have investigated chicanes but are worried about reducing parking.
    - Spence thought that the angled nature of chicanes would help not reduce parking.
- Cindy shared that she likes the condensed bulb out idea if it does not take away parking as much but recognizes that it is a bigger discussion.
- Cindy also brought up that part of Boulder Street is one way and so is Eagle River Street.
    - Matt responded that bicycles are supposed to follow legal traffic flow and that will require more investigation.

  - Zeb mentioned that in Palisade they are converting a Frontage Rd to one way and using the other side of the street as a shared path.
  - Spence shared that for Eagle River the golf carts and snowmobiles use that street the wrong way and that is sort of ignored.
- Hannah shares she agrees with Spence
  - Spence clarified that meant using Pine St since it is two way and crossing at Toledo.
  - Matt shared his idea to access Main Street facilities.
- Cindy shared in the chat March 19th is still the Town Council date.
- Jim asked if the city has any money to spend on any of these projects without grant funding.
  - Cindy shared that they would be looking into grant funding and smaller items could be in the 2026 budget but for large items grant funding would be necessary.

Minturn SS4A Stakeholder Working Group (SWG) Virtual Meeting #5

April 2nd, 2025

9:00am – 10:00am

Attendees:

Name	Organization
Katie Sickles	Town of Minturn
Cindy Krieg	Town of Minturn
Sanjiv Gupta	CDOT
Heath Mosness	Eagle County Sheriff's Office
Kimber Walker	CORE Transit
Matt Brown	Stolfus
Sheryl Beckman	Stolfus
Mikayla Britsch	Stolfus

Meeting Notes:

Introduction

- Matt reviewed the agenda, highlighting the recent Notice of Funding Opportunity from the FHWA.
- Matt explained that the project team is in the final stage of the SS4A plan, mentioning that he and Sheryl will present the project progress and recommendations to the Town Council this evening.

Completion of Safety Action Plan

- Matt reviewed the SS4A requirements and shared at this meeting the group will address Leadership Commitment and Goal Setting and Progress Transparency.
- For Leadership Commitment and Goal Setting, the Town Council is meeting on 4/2 to discuss and provide a Vision Zero Resolution.

- Cindy noted the Town Council will most likely adopt the Vision Zero Resolution, and at a later meeting the Town Council will adopt the Safety Action Plan

- Matt shared that the Progress and Transparency piece has to do with publishing the report on the Minturn website and having crash data available and updated on the Minturn website.

Leadership and Goal Setting/Vision Zero Commitment

- Matt explained that the FHWA requires a community commitment to reducing serious injuries and fatalities on roadways.
- Matt further explained that since Minturn has had one fatality in 2015 reaching zero is very achievable.
- Matt shared an example resolution and explained the resolution is a commitment to maintaining and lowering the number of serious injuries and roadway deaths.
    - Matt asked if anyone had questions.
    - Katie Sickles, interim Town Manager, asked if this Vision Zero Commitment has to do with future infrastructure and developments Minturn may make.
    - Matt replied that it does.
    - Katie asked if since they are redoing the land use code if Vision Zero should be included there.
    - Matt said that Vision Zero is something that can be used in plans in the future.
    - Cindy added that the Vision Zero resolution is a goal whereas the Safety Action Plan is the actual set of recommendations toward reaching zero deaths and injuries.
    - Matt agreed and added a recommendation to set a 5-year timeline to provide time for recommendations to be implemented and to position Minturn to achieve zero fatalities and serious injuries in the near term.

Progress and Transparency

- Matt explained the process after plan adoption.
- Matt explained the plan will be posted on the Town website making project updates and crash data available to the public. He also explained that the team is researching best practices from other communities.

Notice of Funding Opportunity

- Matt introduced that the FHWA announced a Notice of Funding Opportunity for the SS4A program at the end of March.
- Matt explained that applications for the funding opportunity must be submitted by June 26th, 2025, which the timing of this plan should align with, since the plan should be adopted by the Town Council by May.
- Matt described that there are additional steps before that final deadline, including time for technical questions and pre-eligibility review. Additionally, the agency that has ownership, in this case CDOT, needs to agree with the SS4A plan recommendations.
- Only one application can be submitted per cycle, and a 20% match is required.
    - Cindy asked if this opportunity is expected to be repeated annually.
    - Matt responded that there are no guarantees right now about federal funding, but shared the announcement of this funding opportunity is encouraging.
    - Matt asked if Sanjiv Gupta, with CDOT could provide any insight into possible federal funding opportunities.
    - Sanjiv said that he is equally unable to predict future funding and recommended submitting a request for this cycle even if the application isn't perfect.
- Matt explained there are two types of grants, Implementation and Planning, and Demonstration, sharing the difference between the types.
    - Implementation grants are construction projects, and only about 40 to 70 grants are awarded with larger award amounts.
    - Planning and Demonstration grants are much smaller amounts but there are 400-700 of these awards, including the SS4A Grant Minturn received to complete this plan.
    - Implementation grants are used to fund projects and strategies mentioned in a Safety Action Plan whereas the Planning and Demonstration grants can be used to develop an action plan, enhance an existing plan, or perform a demonstration to inform or update an action plan.
        - For example, Matt mentioned that testing out curb extensions could be an example of how demonstration grants are used.
    - Katie mentioned that they are looking for funding to complete sidewalk projects and asked if this is something that this funding can be used for.
        - Matt said that this funding can be used for sidewalks, but the grant writing process is not insignificant.
- Matt shared ideas for projects for these grants:

  - Example projects for an Implementation Grant:
    - Bundling several infrastructure projects into a capital improvement project
    - Highway widening for bike lanes.
    - Sidewalk gap projects throughout the town and along the highway
  - Matt also added other projects could be funded by HSIP or multimodal grants to do crossing safety improvements or bicycle route implementation.
  - Example projects for Planning and Demonstration projects:
    - Implement temporary curb extensions and related infrastructure.
    - Piloting a speed safety camera system
    - Temporary parking modification to allow bike lanes on US 24.
    - Review solutions for the intersection in the north of town.
    - Rails to trails coordination and planning
- Matt asked for feedback about these ideas.
  - Katie asked about how the Town Council will prioritize projects.
    - Matt reiterated that only one of these projects could be pursued in this grant cycle.
  - Katie suggested the idea of putting mirrors up at intersections since a constituent recommended that to her.
    - Matt said that anything in CDOT right of way would have to be approved and those are typically not seen on public streets. He asked if that idea was to address line of sight concerns turning onto US 24
    - Katies replied it is.
    - Matt said other projects like curb extensions with minor limitation of parking would be the suggested way to address line of sight long-term.
  - Katie asked about the suggestion Matt mentioned to “review solutions for the intersection at the north of town” and what that meant.
    - Matt explained that he added that as a possibility since it is an area with lots of potential pedestrian, bike, and trail connections.
    - Katie said to add a Bellm Bridge project to that since that project is a part of that area.
  - Matt asked if any of these ideas should be shared at the Town Council tonight.
    - Cindy said that tonight the presentation can be high-level and at the staff level look into the grants.
    - Katie agreed.

- Matt added that the project team can do a work session and go over these in more depth to produce a priority, and said mentioning the Notice of Funding Opportunity could be a promising idea.

Next Steps

- Matt said the team is going to present the work on the SS4A done so far to the Town Council tonight. Next, the team will work toward publishing the plan and establishing a reporting system which is only required to have information updated annually. The final steps of the project will be deciding whether to prepare a grant application prior to June 26, 2025.
- Matt asked if there were any additional questions.
    - Katie asked if the plan is to have the Town Council adopt the plan by resolution before publishing it to the website and Matt agreed with that as the appropriate steps.
    - The group discussed the timing of when the Town Council could adopt the plan.
        - The group discussed having the plan adopted by April 16th or the first week of May, since that will allow the most time for applying for funding.
            - There was also discussion about having an executive summary if possible.
    - Cindy asked if the document would be evolving or if it would be final.
        - Matt said to get funding from the SS4A program for projects the Town would need to update via the process with supplemental grants.
        - Katie shared that is why she thinks all those ideas from the supplemental grant ideas section of the presentation should be in the plan.
- The group finished by discussing the Town Council meeting details.

6.1.4 Pop-Up Event Summary

Pop-Up Event Summary – Minturn SS4A
Prepared by Stolfus & Associates
February 20,2025

On February 7th, the Stolfus Engagement Lead Sheryl Beckman hosted a Pop-Up Event in Minturn at the First Friday event at the Crazy Chicken. The goal of the Pop-Up was to raise awareness of the SS4A plan in Minturn and get additional feedback from the public on safety traveling around in Minturn.

Event attendees were provided a survey with a series of questions specific to safety in Minturn and areas to prioritize and identify for safety improvements. The event was well attended, with 81 surveys filled out in person and an additional 30 filled out online.

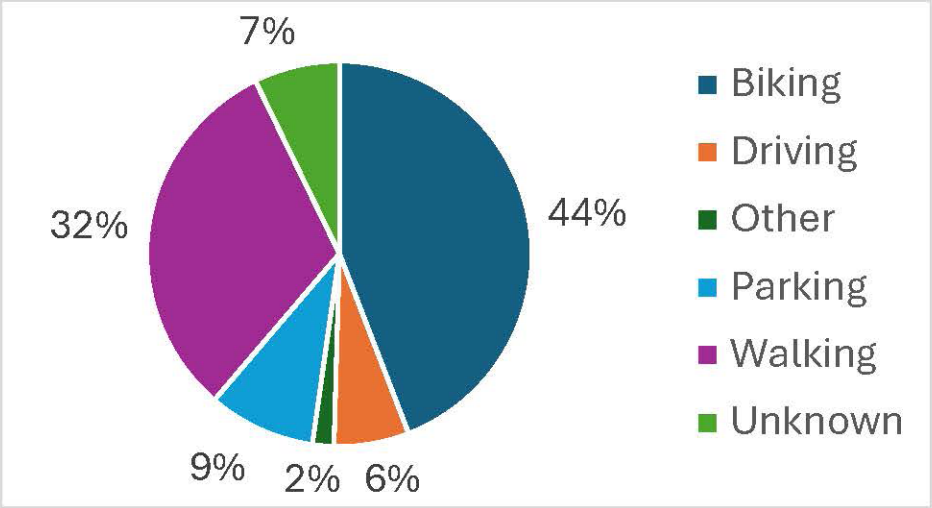
Question # 1:
Survey participants were asked to rank their top transportation safety concern: The results of the survey were as follows with speeding being the top concern and impairment ranking as the least concerning item relating to safety.

1. Speeding
2. Pedestrian/Bike Safety
3. Distraction
4. Maintenance
5. Impairment

Question #2:
Survey participants were asked to rank the items below for potential safety improvements. Infrastructure ranked the highest with policy ranking the lowest.

1. Infrastructure
2. Enforcement
3. Multimodal
4. Education/Outreach
5. Policy

Question #3:
Survey participants were asked when they feel the least safe travelling around town and why. Responses are categorized in the pie chart below. Participants said they felt the least safe when biking in Minturn with 44 % of responses noted, followed by walking at 33%, parking at 9%, and parking at 7%.



Open-Ended Questions

Survey respondents also had the opportunity to explain why they felt the least safe travelling in that way. Respondents who chose biking expressed frustration about the lack of bike infrastructure through town and that needing to use narrow, limited sidewalks or share the narrow road with cars who are not expecting them makes them feel unsafe. They also mentioned concerns about cars and bikes being unable to see onto US 24 when turning. Those who chose parking as their main concern expressed frustration with limited parking options and difficulty seeing when turning onto US 24. Respondents who chose driving mentioned speeding and traffic through town as concerns. Respondents who chose walking shared they felt it was unsafe crossing the street or walking down it due to fast cars and narrow sidewalks. They also mentioned concerns with sidewalk maintenance in the winter when ice and snow pile up. Those who marked "other "expressed similar concerns to the others about crossing the street in Minturn with fast cars.

Survey participants were asked if they had any other ideas or suggestions. The following comments were received:

- Adding parking and maintaining existing parking
- Do more park and sidewalk maintenance
- Adding more bus stops/routes
- Biking
    - Adding a bike path or lane through Minturn
    - Add Bike Sharrows
- Pedestrian
    - More flashing beacons on sidewalk crossings

  - Extending the sidewalk network
  - More crosswalks
  - Raised crosswalks
  - Widening sidewalks
- Speeding
  - Traffic calming (speed bumps)
  - Lowering the speed limit
  - Adding a traffic signal

Conclusion:

Most respondents rated biking or walking as the way they felt the least safe. Pedestrian and Bike Safety were also ranked as the second and third biggest safety concerns. This reiterated themes from the Stakeholder Working group that Minturn values multimodal accessibility. The top ranked concern was Speeding, which also aligns with feedback from the Stakeholder Working Group and concerns expressed in the survey comments about why people feel unsafe walking or biking. Fewer comments mentioned concerns over parking or driving, indicating these topics do not come to mind when thinking of safety.

Chapter 7
Appendix B: Crash Data

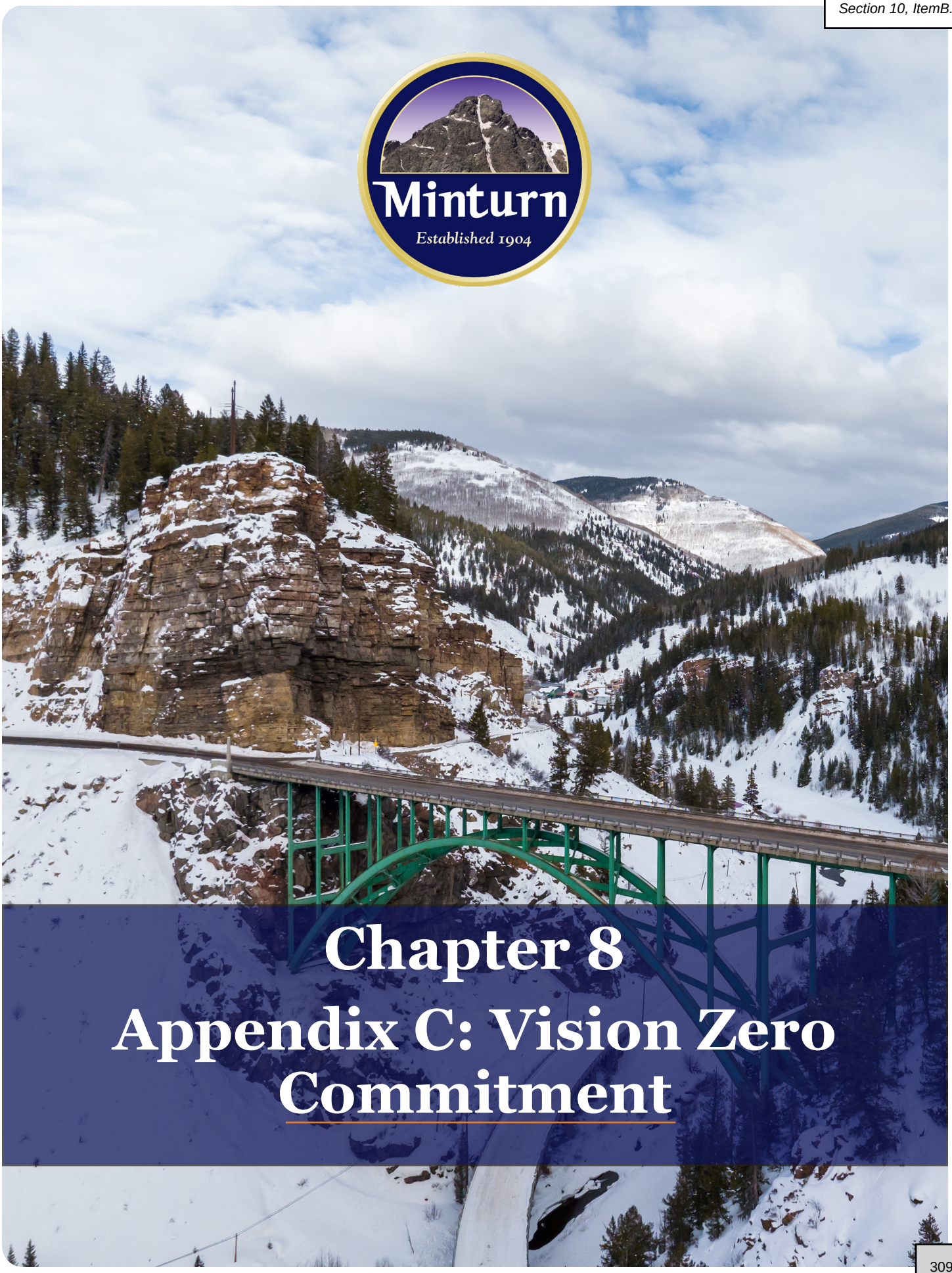
7.1.1 Crash Data

CRASH LISTING

#	Hwy	MP	Date	Time	Sever-ity	Location	Road Description	# of Veh	Road Contour	Road Condition	Lighting	Weather	Ramp	Accident Type	Dir	Vehicle Type	Drugs/Alcohol	Human Factor	Speed	Vehicle Movement
1	24	144.8	1/3/2015	2224	PDO	OFF RIGHT	NON-INTERSECTION	1	STRAIGHT ON-LEVEL	SNOWY	DARK-UNLIGHTED	SNOW/SLEET/HAIL	N	EMBANKMENT CUT/FILL SLOPE	E	SUV	ALCOHOL/DRUGS	UNKNOWN	040	GOING STRAIGHT
2	24	145.1	2/26/2015	0130	PDO	OFF RIGHT	NON-INTERSECTION	1	CURVE ON-LEVEL	SNOWY W/VIS ICY ROAD TREATMENT	DARK-UNLIGHTED	SNOW/SLEET/HAIL	N	SIGN	E	PASSENGER CAR/VAN	NO IMPAIRMENT SUSPECTED	NO APPARENT CONTRIBUTING FACTOR	025	OTHER
3	24	144.5	3/4/2015	0935	INJ	ON	NON-INTERSECTION	2	CURVE ON-GRADE	SNOWY	DAYLIGHT	NONE	N	SIDESWIPE (OPPOSITE DIRECTION)	E	PASSENGER CAR/VAN	NO IMPAIRMENT SUSPECTED	UNKNOWN	035	OTHER
4	24	144.2	3/25/2015	0903	INJ	OFF LEFT	NON-INTERSECTION	1	CURVE ON-LEVEL	SNOWY	DAYLIGHT	SNOW/SLEET/HAIL	N	OVERTURNING	S	SUV	NO IMPAIRMENT SUSPECTED	UNKNOWN	030	GOING STRAIGHT
5	0	0	7/18/2015	1555	FAT	OFF LEFT	NON-INTERSECTION	1	STRAIGHT ON-GRADE	DRY	DAYLIGHT	NONE	N	OVERTURNING	S	SUV	RX/MEDICATION/DRUGS	UNKNOWN	083	GOING STRAIGHT
6	24	144	7/19/2015	0530	PDO	OFF LEFT	NON-INTERSECTION	1	STRAIGHT ON-LEVEL	DRY	DAYLIGHT	NONE	N	SIGN	W	PASSENGER CAR/VAN	NO IMPAIRMENT SUSPECTED	NO APPARENT CONTRIBUTING FACTOR	040	AVOIDING OBJECT/VEHICLE IN ROAD
7	24	145.37	8/5/2015	2144	PDO	ON	NON-INTERSECTION	2	STRAIGHT ON-LEVEL	DRY	DARK-UNLIGHTED	NONE	N	PARKED MOTOR VEHICLE	N	PICKUP TRUCK/UTILITY VAN	NO IMPAIRMENT SUSPECTED	NO APPARENT CONTRIBUTING FACTOR	001	ENTERING/LEAVING PARKED POSITION
8	24	145.61	8/8/2015	1522	PDO	ON	AT INTERSECTION	2	STRAIGHT ON-LEVEL	DRY	DAYLIGHT	NONE	N	BROADSIDE	E	PASSENGER CAR/VAN	NO IMPAIRMENT SUSPECTED	UNKNOWN	005	GOING STRAIGHT
9	0	0	11/16/2015	0839	PDO	ON	AT INTERSECTION	2	CURVE ON-GRADE	SNOWY W/VIS ICY ROAD TREATMENT	DAYLIGHT	SNOW/SLEET/HAIL	N	APPROACH TURN	N	SUV	NO IMPAIRMENT SUSPECTED	UNKNOWN	002	MAKING LEFT TURN
10	0	0	11/17/2015	1953	PDO	OFF LEFT	NON-INTERSECTION	1	CURVE ON-GRADE	ICY	DARK-UNLIGHTED	NONE	N	TREE/SHRUBBERY	NE	SUV	NO IMPAIRMENT SUSPECTED	NO APPARENT CONTRIBUTING FACTOR	020	OTHER
11	24	144.75	12/1/2015	1120	INJ	ON	AT INTERSECTION	2	STRAIGHT ON-LEVEL	SNOWY W/VIS ICY ROAD TREATMENT	DAYLIGHT	NONE	N	REAR-END	E	PICKUP TRUCK/UTILITY VAN	NO IMPAIRMENT SUSPECTED	UNKNOWN	010	GOING STRAIGHT
12	24	144.4	12/12/2015	1010	PDO	OFF RIGHT	NON-INTERSECTION	1	CURVE ON-GRADE	SNOWY	DAYLIGHT	SNOW/SLEET/HAIL	N	EMBANKMENT CUT/FILL SLOPE	W	PASSENGER CAR/VAN	NO IMPAIRMENT SUSPECTED	NO APPARENT CONTRIBUTING FACTOR	035	OTHER
13	0	0	12/13/2015	2332	INJ	OFF LEFT	NON-INTERSECTION	1	CURVE ON-LEVEL	ICY	DARK-LIGHTED	NONE	N	EMBANKMENT CUT/FILL SLOPE	E	SUV	ALCOHOL INVOLVED	UNKNOWN	010	GOING STRAIGHT
14	24	143.8	1/7/2016	1300	INJ	OFF RIGHT	NON-INTERSECTION	1	CURVE ON-GRADE	SNOWY	DAYLIGHT	NONE	N	OVERTURNING	W	PICKUP TRUCK/UTILITY VAN	NO IMPAIRMENT SUSPECTED	NO APPARENT CONTRIBUTING FACTOR	045	OTHER
15	0	0	1/10/2016	1332	INJ	ON	NON-INTERSECTION	2	STRAIGHT ON-GRADE	SLUSHY	DAYLIGHT	NONE	N	OVERTAKING TURN	E	SUV	NO IMPAIRMENT SUSPECTED	UNKNOWN	020	MAKING U-TURN
16	24	144.27	2/19/2016	0901	PDO	OFF RIGHT	NON-INTERSECTION	1	CURVE ON-GRADE	ICY	DAYLIGHT	NONE	N	EMBANKMENT CUT/FILL SLOPE	E	PICKUP TRUCK/UTILITY VAN	NO IMPAIRMENT SUSPECTED	UNKNOWN	030	OTHER
17	0	0	3/7/2016	0914	PDO	ON	NON-INTERSECTION	2	CURVE ON-GRADE	SNOWY W/VIS ICY ROAD TREATMENT	DAYLIGHT	SNOW/SLEET/HAIL	N	HEAD-ON	S	SUV	NO IMPAIRMENT SUSPECTED	NO APPARENT CONTRIBUTING FACTOR	015	GOING STRAIGHT
18	24	145.49	3/31/2016	1326	PDO	ON	NON-INTERSECTION	2	STRAIGHT ON-LEVEL	DRY	DAYLIGHT	UNKNOWN	N	PARKED MOTOR VEHICLE	N	PICKUP TRUCK/UTILITY VAN	NO IMPAIRMENT SUSPECTED	UNKNOWN	005	BACKING
19	24	144.55	5/19/2016	2105	PDO	ON	NON-INTERSECTION	1	STRAIGHT ON-LEVEL	DRY	DARK-UNLIGHTED	NONE	N	WILD ANIMAL	N	SUV	NO IMPAIRMENT SUSPECTED	NO APPARENT CONTRIBUTING FACTOR	040	GOING STRAIGHT
20	24	145.82	6/14/2016	2357	INJ	OFF LEFT	AT INTERSECTION	1	STRAIGHT ON-LEVEL	DRY	DARK-LIGHTED	NONE	N	LARGE BOULDERS OR ROCKS	SE	PASSENGER CAR/VAN	NO IMPAIRMENT SUSPECTED	UNKNOWN	UK	GOING STRAIGHT
21	24	145.5	6/19/2016	1405	INJ	ON	AT DRIVEWAY ACCESS	2	STRAIGHT ON-LEVEL	DRY	DAYLIGHT	NONE	N	REAR-END	S	PASSENGER CAR/VAN	NO IMPAIRMENT SUSPECTED	ASLEEP AT WHEEL	025	GOING STRAIGHT
22	24	144.1	6/24/2016	0923	PDO	OFF LEFT	NON-INTERSECTION	1	CURVE ON-GRADE	DRY	DAYLIGHT	NONE	N	CONCRETE BARRIER	N	PASSENGER CAR/VAN	NO IMPAIRMENT SUSPECTED	UNKNOWN	050	OTHER
23	0	0	8/4/2016	1914	PDO	ON	AT INTERSECTION	2	STRAIGHT ON-LEVEL	WET	DAWN OR DUSK	RAIN	N	PARKED MOTOR VEHICLE	S	OTHER - SEE REPORT	NO IMPAIRMENT SUSPECTED	NO APPARENT CONTRIBUTING FACTOR	010	MAKING LEFT TURN
24	24	145.24	8/30/2016	0756	PDO	ON	AT INTERSECTION	2	STRAIGHT ON-LEVEL	DRY	DAYLIGHT	NONE	N	REAR-END	W	PASSENGER CAR/VAN	NO IMPAIRMENT SUSPECTED	UNKNOWN	UK	OTHER
25	24	146.35	10/11/2016	1734	PDO	OFF RIGHT	AT DRIVEWAY ACCESS	1	STRAIGHT ON-LEVEL	DRY	DAYLIGHT	NONE	N	LIGHT/UTILITY POLE	UK	HIT & RUN - UNKNOWN	NO IMPAIRMENT SUSPECTED	NO APPARENT CONTRIBUTING FACTOR	UK	OTHER
26	24	145.4	10/11/2016	1953	INJ	ON	NON-INTERSECTION	2	STRAIGHT ON-LEVEL	DRY	DAWN OR DUSK	NONE	N	REAR-END	W	PICKUP TRUCK/UTILITY VAN	NO IMPAIRMENT SUSPECTED	UNKNOWN	030	GOING STRAIGHT
27	24	143.8	10/25/2016	1830	PDO	ON	NON-INTERSECTION	1	STRAIGHT ON-LEVEL	DRY	DARK-UNLIGHTED	NONE	N	WILD ANIMAL	W	PASSENGER CAR/VAN	NO IMPAIRMENT SUSPECTED	NO APPARENT CONTRIBUTING FACTOR	040	GOING STRAIGHT
28	24	144	11/17/2016	1100	PDO	OFF RIGHT	NON-INTERSECTION	1	CURVE ON-GRADE	SNOWY	DAYLIGHT	SNOW/SLEET/HAIL	N	GUARD RAIL	W	PICKUP TRUCK/UTILITY VAN	NO IMPAIRMENT SUSPECTED	NO APPARENT CONTRIBUTING FACTOR	020	OTHER
29	24	145.19	11/17/2016	1134	PDO	ON	NON-INTERSECTION	2	CURVE ON-GRADE	SNOWY	DAYLIGHT	SNOW/SLEET/HAIL	N	HEAD-ON	W	SUV	NO IMPAIRMENT SUSPECTED	NO APPARENT CONTRIBUTING FACTOR	025	OTHER
30	24	145.2	11/27/2016	1445	PDO	ON	INTERSECTION RELATED	4	CURVE ON-LEVEL	ICY	DAYLIGHT	SNOW/SLEET/HAIL	N	UNKNOWN	E	OTHER - SEE REPORT	NO IMPAIRMENT SUSPECTED	UNKNOWN	015	OTHER
31	0	0	12/8/2016	1015	PDO	ON	NON-INTERSECTION	3	CURVE ON-GRADE	ICY	DAYLIGHT	SNOW/SLEET/HAIL	N	PARKED MOTOR VEHICLE	W	SUV	NO IMPAIRMENT SUSPECTED	UNKNOWN	010	MAKING RIGHT TURN
32	0	0	12/29/2016	1730	PDO	ON	NON-INTERSECTION	2	STRAIGHT ON-LEVEL	ICY	DARK-LIGHTED	NONE	N	PARKED MOTOR VEHICLE	W	PASSENGER CAR/VAN	NO IMPAIRMENT SUSPECTED	NO APPARENT CONTRIBUTING FACTOR	005	SLOWING
33	24	147.7	4/30/2029	0242	PDO	OFF LEFT	NON-INTERSECTION	1	CURVE ON-LEVEL	SNOWY	DARK-UNLIGHTED	SNOW/SLEET/HAIL	N	DELINEATOR POST	E	PASSENGER CAR/VAN	NO IMPAIRMENT SUSPECTED	DRIVER INEXPERIENCE	045	OTHER
34	0	0	4/28/2025	0300	PDO	OFF RIGHT	NON-INTERSECTION	1	CURVE ON-LEVEL	WET	DARK-UNLIGHTED	NONE	N	EMBANKMENT CUT/FILL SLOPE	W	PASSENGER CAR/VAN	NO IMPAIRMENT SUSPECTED	DRIVER INEXPERIENCE	035	OTHER
35	24	146.15	4/29/1930	0704	INJ	OFF RIGHT	NON-INTERSECTION	5	CURVE ON-LEVEL	DRY	DAYLIGHT	NONE	N	PARKED MOTOR VEHICLE	W	PASSENGER CAR/VAN	ALCOHOL/DRUGS	UNKNOWN	UK	WEAVING
36	0	0	4/29/1938	1100	PDO	ON	NON-INTERSECTION	2	STRAIGHT ON-GRADE	DRY	DAYLIGHT	NONE	N	PARKED MOTOR VEHICLE	E	SUV	NO IMPAIRMENT SUSPECTED	NO APPARENT CONTRIBUTING FACTOR	005	BACKING
37	24	145.33	4/29/1933	1144	PDO	ON	AT INTERSECTION	2	STRAIGHT ON-LEVEL	DRY	DAYLIGHT	NONE	N	REAR-END	W	PASSENGER CAR/VAN	NO IMPAIRMENT SUSPECTED	NO APPARENT CONTRIBUTING FACTOR	010	GOING STRAIGHT
38	0	0	4/30/1970	1155	INJ	ON	AT DRIVEWAY ACCESS	2	STRAIGHT ON-LEVEL	DRY	DAYLIGHT	NONE	N	BROADSIDE	E	SUV	NO IMPAIRMENT SUSPECTED	DRIVER PREOCCUPIED	025	GOING STRAIGHT
39	24	146.25	4/30/2000	1315	INJ	ON	AT DRIVEWAY ACCESS	2	STRAIGHT ON-LEVEL	WET	DAYLIGHT	NONE	N	BICYCLE	S	PICKUP TRUCK/UTILITY VAN	NO IMPAIRMENT SUSPECTED	NO APPARENT CONTRIBUTING FACTOR	UK	MAKING LEFT TURN
40	24	150.5	4/30/1957	1460	PDO	ON	NON-INTERSECTION	2	CURVE ON-GRADE	ICY	DAYLIGHT	NONE	N	SIDESWIPE (OPPOSITE DIRECTION)	N	PASSENGER CAR/VAN	NO IMPAIRMENT SUSPECTED	DRIVER INEXPERIENCE	015	SLOWING
41	24	145.18	4/27/1946	1543	PDO	ON	INTERSECTION RELATED	2	CURVE ON-LEVEL	ICY	DAYLIGHT	SNOW/SLEET/HAIL	N	SIDESWIPE (OPPOSITE DIRECTION)	W	TRUCK GVW > 10K/BUSSES > 15 PEOPLE	NO IMPAIRMENT SUSPECTED	UNKNOWN	015	OTHER
42	24	147	4/28/1958	1635	INJ	ON	AT DRIVEWAY ACCESS	2	CURVE ON-GRADE	DRY	DAYLIGHT	NONE	N	APPROACH TURN	E	PICKUP TRUCK/UTILITY VAN	NO IMPAIRMENT SUSPECTED	UNKNOWN	005	MAKING LEFT TURN
43	24	144.2	4/27/1953	1705	INJ	OFF RIGHT	NON-INTERSECTION	1	CURVE ON-LEVEL	ICY	DAWN OR DUSK	NONE	N	EMBANKMENT CUT/FILL SLOPE	W	SUV	NO IMPAIRMENT SUSPECTED	NO APPARENT CONTRIBUTING FACTOR	050	OTHER
44	24	146	4/30/1952	1715	INJ	ON	NON-INTERSECTION	2	STRAIGHT ON-GRADE	DRY	DARK-UNLIGHTED	NONE	N	BICYCLE	S	PASSENGER CAR/VAN	NO IMPAIRMENT SUSPECTED	UNKNOWN	035	GOING STRAIGHT
45	24	145.33	4/27/1965	1900	INJ	ON	INTERSECTION RELATED	2	STRAIGHT ON-LEVEL	DRY	DARK-UNLIGHTED	NONE	N	PEDESTRIAN	W	HIT & RUN - UNKNOWN	NO IMPAIRMENT SUSPECTED	NO APPARENT CONTRIBUTING FACTOR	UK	OTHER
46	24	146	4/27/1996	1939	PDO	ON	NON-INTERSECTION	2	STRAIGHT ON-LEVEL	DRY	DARK-UNLIGHTED	NONE	N	PEDESTRIAN	E	PASSENGER CAR/VAN	NO IMPAIRMENT SUSPECTED	NO APPARENT CONTRIBUTING FACTOR	030	GOING STRAIGHT
47	24	144.5	4/29/1981	1949	PDO	OFF RIGHT	NON-INTERSECTION	1	CURVE ON-GRADE	DRY	DARK-UNLIGHTED	NONE	N	EMBANKMENT CUT/FILL SLOPE	W	PASSENGER CAR/VAN	NO IMPAIRMENT SUSPECTED	NO APPARENT CONTRIBUTING FACTOR	UK	OTHER
48	24	999.99	5/20/2018	0624	PDO	ON	AT INTERSECTION	1	STRAIGHT ON-GRADE	DRY	DAWN OR DUSK	NONE	N	WILD ANIMAL	W	PASSENGER CAR/VAN	NO IMPAIRMENT SUSPECTED	NO APPARENT CONTRIBUTING FACTOR	040	GOING STRAIGHT
49	24	145.52	3/30/2018	0656	PDO	OFF RIGHT	NON-INTERSECTION	1	STRAIGHT ON-GRADE	ICY	DARK-UNLIGHTED	NONE	N	LIGHT/UTILITY POLE	NW	HIT & RUN - UNKNOWN	NO IMPAIRMENT SUSPECTED	NO APPARENT CONTRIBUTING FACTOR	UK	OTHER
50	24	144	11/22/2018	0732	PDO	OFF LEFT	NON-INTERSECTION	1	STRAIGHT ON-LEVEL	DRY	DAWN OR DUSK	NONE	N	GUARD RAIL	E	PASSENGER CAR/VAN	NO IMPAIRMENT SUSPECTED	NO APPARENT CONTRIBUTING FACTOR	UK	GOING STRAIGHT
51	24	145.41	3/15/2018	0754	PDO	ON	AT INTERSECTION	2	STRAIGHT ON-LEVEL	DRY	DAYLIGHT	NONE	N	BROADSIDE	NE	PASSENGER CAR/VAN	NO IMPAIRMENT SUSPECTED	NO APPARENT CONTRIBUTING FACTOR	010	MAKING LEFT TURN
52	24	144.5	12/18/2018	0801	INJ	ON	NON-INTERSECTION	2	CURVE ON-GRADE	WET	DAYLIGHT	NONE	N	SIDESWIPE (OPPOSITE DIRECTION)	E	PASSENGER CAR/VAN	NO IMPAIRMENT SUSPECTED	DRIVER PREOCCUPIED	040	GOING STRAIGHT
53	24	144	11/29/2018	0859	PDO	OFF RIGHT	NON-INTERSECTION	1	CURVE ON-GRADE	SLUSHY W/VIS ICY ROAD TREATMENT	DAYLIGHT	SNOW/SLEET/HAIL	N	GUARD RAIL	W	PICKUP TRUCK/UTILITY VAN	NO IMPAIRMENT SUSPECTED	NO APPARENT CONTRIBUTING FACTOR	035	OTHER
54	0	0	1/7/2018	0925	PDO	ON	AT INTERSECTION	3	STRAIGHT ON-GRADE	SNOWY W/VIS ICY ROAD TREATMENT	DAYLIGHT	SNOW/SLEET/HAIL	N	UNKNOWN	W	SUV	NO IMPAIRMENT SUSPECTED	UNKNOWN	015	OTHER
55	24	145.41	1/25/2018	1206	PDO	ON	NON-INTERSECTION	3	STRAIGHT ON-GRADE	SNOWY	DAYLIGHT	NONE	N	PARKED MOTOR VEHICLE	E	PICKUP TRUCK/UTILITY VAN	NO IMPAIRMENT SUSPECTED	NO APPARENT CONTRIBUTING FACTOR	UK	BACKING
56	24	146.99	11/26/2018	1400	PDO	ON	NON-INTERSECTION	2	STRAIGHT ON-LEVEL	ICY	DAYLIGHT	NONE	N	SIDESWIPE (SAME DIRECTION)	S	SUV	NO IMPAIRMENT SUSPECTED	NO APPARENT CONTRIBUTING FACTOR	UK	CHANGING LANES
57	0	0	3/29/2018	1552	PDO	ON	NON-INTERSECTION	2	STRAIGHT ON-GRADE	SNOWY	DAYLIGHT	NONE	N	PARKED MOTOR VEHICLE	SE	HIT & RUN - UNKNOWN	NO IMPAIRMENT SUSPECTED	UNKNOWN	025	OTHER

#	Hwy	MP	Date	Time	Sever-ity	Location	Road Description	# of Veh	Road Contour	Road Condition	Lighting	Weather	Ramp	Accident Type	Dir	Vehicle Type	Drugs/Alcohol	Human Factor		
58	24	144.4	2/19/2018	1645	PDO	OFF RIGHT	NON-INTERSECTION	1	CURVE ON-GRADE	ICY	DAYLIGHT	SNOW/SLEET/HAIL	N	DELINEATOR POST	W	SUV	NO IMPAIRMENT SUSPECTED	NO APPARENT CONTRIBUTING FACTOR		
59	24	143.4	5/8/2018	1951	PDO	ON	AT INTERSECTION	2	STRAIGHT ON-LEVEL	DRY	DAWN OR DUSK	NONE	N	REAR-END	SE	SUV	NO IMPAIRMENT SUSPECTED	UNKNOWN		
60	24	144.66	9/28/2019	0011	PDO	ON	NON-INTERSECTION	1	CURVE ON-GRADE	DRY	DARK-UNLIGHTED	NONE	N	WILD ANIMAL	E	SUV	NO IMPAIRMENT SUSPECTED	NO APPARENT CONTRIBUTING FACTOR	030	SLOWING
61	24	144	1/31/2019	0737	INJ	OFF RIGHT	NON-INTERSECTION	1	HILLCREST	DRY W/MIS ICY ROAD TREATMENT	DAYLIGHT	NONE	N	EMBANKMENT CUT/FILL SLOPE	N	PICKUP TRUCK/UTILITY VAN	NO IMPAIRMENT SUSPECTED	DRIVER PREOCCUPIED	040	GOING STRAIGHT
62	24	145	8/22/2019	0824	PDO	OFF IN MEDIAN	NON-INTERSECTION	2	CURVE ON-GRADE	DRY	DAYLIGHT	NONE	N	SIDESWIPE (OPPOSITE DIRECTION)	W	TRUCK GVW > 10K/BUSSES > 15 PEOPLE	NO IMPAIRMENT SUSPECTED	NO APPARENT CONTRIBUTING FACTOR	UK	OTHER
63	24	145.43	3/6/2019	0920	PDO	ON	NON-INTERSECTION	2	STRAIGHT ON-LEVEL	SNOWY	DAYLIGHT	SNOW/SLEET/HAIL	N	REAR-END	S	PICKUP TRUCK/UTILITY VAN	NO IMPAIRMENT SUSPECTED	NO APPARENT CONTRIBUTING FACTOR	010	GOING STRAIGHT
64	24	144	4/1/2019	0930	PDO	OFF RIGHT	NON-INTERSECTION	1	CURVE ON-GRADE	ICY	DAYLIGHT	NONE	N	CURB/RAISED MEDIAN	S	PASSENGER CAR/VAN	NO IMPAIRMENT SUSPECTED	NO APPARENT CONTRIBUTING FACTOR	035	MAKING RIGHT TURN
65	24	143.81	10/21/2019	0946	PDO	ON	NON-INTERSECTION	1	CURVE ON-GRADE	WET	DAYLIGHT	SNOW/SLEET/HAIL	N	DOMESTIC ANIMAL	S	SUV	NO IMPAIRMENT SUSPECTED	NO APPARENT CONTRIBUTING FACTOR	030	GOING STRAIGHT
66	24	143.8	5/14/2019	1045	PDO	ON	AT INTERSECTION	2	STRAIGHT ON-LEVEL	DRY	DAYLIGHT	NONE	N	BROADSIDE	W	SUV	NO IMPAIRMENT SUSPECTED	UNKNOWN	040	MAKING RIGHT TURN
67	24	145.34	10/16/2019	1124	PDO	ON	INTERSECTION RELATED	2	STRAIGHT ON-LEVEL	DRY	DAYLIGHT	NONE	N	REAR-END	W	PASSENGER CAR/VAN	NO IMPAIRMENT SUSPECTED	NO APPARENT CONTRIBUTING FACTOR	005	GOING STRAIGHT
68	0	0	11/22/2019	1217	PDO	OFF LEFT	NON-INTERSECTION	1	CURVE ON-GRADE	ICY	DAYLIGHT	NONE	N	OVERTURNING	E	PASSENGER CAR/VAN	NO IMPAIRMENT SUSPECTED	DRIVER INEXPERIENCE	030	OTHER
69	24	143.59	12/16/2019	1615	PDO	ON	AT DRIVEWAY ACCESS	2	STRAIGHT ON-LEVEL	SNOWY	DAYLIGHT	NONE	N	SIDESWIPE (SAME DIRECTION)	N	PASSENGER CAR/VAN	NO IMPAIRMENT SUSPECTED	UNKNOWN	010	MAKING LEFT TURN
70	24	143.8	10/14/2019	1656	PDO	ON	AT INTERSECTION	2	CURVE ON-GRADE	DRY	DAWN OR DUSK	NONE	N	SIDESWIPE (SAME DIRECTION)	N	SUV	NO IMPAIRMENT SUSPECTED	UNKNOWN	010	MAKING RIGHT TURN
71	24	144	3/21/2019	1751	PDO	ON	NON-INTERSECTION	2	CURVE ON-GRADE	WET	DAWN OR DUSK	NONE	N	REAR-END	W	SUV	NO IMPAIRMENT SUSPECTED	DRIVER PREOCCUPIED	030	GOING STRAIGHT
72	24	145	2/13/2019	1950	PDO	ON	NON-INTERSECTION	2	CURVE ON-GRADE	SNOWY	DARK-UNLIGHTED	SNOW/SLEET/HAIL	N	UNKNOWN	S	SUV	NO IMPAIRMENT SUSPECTED	NO APPARENT CONTRIBUTING FACTOR	045	OTHER
73	0	0	10/5/2020	0827	PDO	ON	NON-INTERSECTION	2	STRAIGHT ON-LEVEL	UNKNOWN	UNKNOWN	UNKNOWN	N	PARKED MOTOR VEHICLE	UK	HIT & RUN - UNKNOWN	NO IMPAIRMENT SUSPECTED	UNKNOWN	UK	GOING STRAIGHT
74	0	0	9/29/2020	0900	PDO	ON	AT INTERSECTION	2	UNKNOWN	UNKNOWN	UNKNOWN	UNKNOWN	N	BROADSIDE	S	PASSENGER CAR/VAN	NO IMPAIRMENT SUSPECTED	UNKNOWN	UK	MAKING U-TURN
75	24	147	2/16/2020	1119	PDO	ON	AT DRIVEWAY ACCESS	2	STRAIGHT ON-GRADE	WET W/AIS ICY ROAD TREATMENT	DAYLIGHT	SNOW/SLEET/HAIL	N	REAR-END	E	PASSENGER CAR/VAN	NO IMPAIRMENT SUSPECTED	NO APPARENT CONTRIBUTING FACTOR	UK	SLOWING
76	6	174	9/8/2020	1400	PDO	OFF LEFT	NON-INTERSECTION	1	STRAIGHT ON-GRADE	WET	DAYLIGHT	SNOW/SLEET/HAIL	N	TREE/SHRUBBERY	W	PICKUP TRUCK/UTILITY VAN	NO IMPAIRMENT SUSPECTED	UNKNOWN	025	GOING STRAIGHT
77	24	145.69	1/14/2020	1406	PDO	ON	AT DRIVEWAY ACCESS	2	STRAIGHT ON-LEVEL	WET	DAYLIGHT	NONE	N	APPROACH TURN	S	PASSENGER CAR/VAN	NO IMPAIRMENT SUSPECTED	NO APPARENT CONTRIBUTING FACTOR	025	GOING STRAIGHT
78	24	145.17	7/13/2020	1424	INJ	ON	NON-INTERSECTION	2	STRAIGHT ON-LEVEL	DRY	DAYLIGHT	NONE	N	PARKED MOTOR VEHICLE	N	SUV	NO IMPAIRMENT SUSPECTED	DRIVER FATIGUE	020	GOING STRAIGHT
79	6	174	2/13/2020	1506	PDO	ON	NON-INTERSECTION	2	HILLCREST	DRY	DAYLIGHT	NONE	N	REAR-END	E	PASSENGER CAR/VAN	NO IMPAIRMENT SUSPECTED	NO APPARENT CONTRIBUTING FACTOR	UK	GOING STRAIGHT
80	24	145	11/25/2020	1559	PDO	ON	NON-INTERSECTION	2	CURVE ON-LEVEL	DRY	DAYLIGHT	NONE	N	APPROACH TURN	E	SUV	NO IMPAIRMENT SUSPECTED	DRIVER UNFAMILIAR WITH AREA	005	MAKING U-TURN
81	0	0	7/30/2020	1707	PDO	ON	AT DRIVEWAY ACCESS	2	STRAIGHT ON-LEVEL	DRY	DAYLIGHT	NONE	N	UNKNOWN	S	TRUCK GVW > 10K/BUSSES > 15 PEOPLE	NO IMPAIRMENT SUSPECTED	UNKNOWN	005	GOING STRAIGHT
82	24	146	12/16/2020	1716	INJ	OFF LEFT	NON-INTERSECTION	1	CURVE ON-LEVEL	ICY	DARK-UNLIGHTED	NONE	N	OVERTURNING	SE	TRUCK GVW > 10K/BUSSES > 15 PEOPLE	NO IMPAIRMENT SUSPECTED	DRIVER UNFAMILIAR WITH AREA	040	UNKNOWN
83	0	0	12/31/2020	1717	PDO	ON	INTERSECTION RELATED	2	STRAIGHT ON-LEVEL	DRY	DARK-UNLIGHTED	NONE	N	REAR-END	SE	TRUCK GVW > 10K/BUSSES > 15 PEOPLE	NO IMPAIRMENT SUSPECTED	DRIVER PREOCCUPIED	040	GOING STRAIGHT
84	0	0	5/9/2020	1732	PDO	ON	NON-INTERSECTION	2	STRAIGHT ON-GRADE	DRY	DAYLIGHT	NONE	N	PARKED MOTOR VEHICLE	W	PASSENGER CAR/VAN	NO IMPAIRMENT SUSPECTED	NO APPARENT CONTRIBUTING FACTOR	005	BACKING
85	24	145.21	1/23/2020	1734	PDO	ON	NON-INTERSECTION	2	STRAIGHT ON-LEVEL	WET	DARK-UNLIGHTED	NONE	N	PARKED MOTOR VEHICLE	N	HIT & RUN - UNKNOWN	NO IMPAIRMENT SUSPECTED	NO APPARENT CONTRIBUTING FACTOR	UK	GOING STRAIGHT
86	24	147	8/18/2020	2149	PDO	ON	NON-INTERSECTION	1	CURVE ON-GRADE	DRY	DARK-UNLIGHTED	NONE	N	WILD ANIMAL	SE	PASSENGER CAR/VAN	NO IMPAIRMENT SUSPECTED	NO APPARENT CONTRIBUTING FACTOR	045	GOING STRAIGHT
87	024A	144.50	2/21/2021	00:09:00	PDO	Ran off right side	Non-Intersection	1		Icy	Dark – Unlighted	Sleet or Hail	N	Embankment	Northwest	SUV	No Apparent Contributing Factor	No Contributing Action	40	No Contributing Action
88	024A	145.30	4/11/2021	02:30:00	Injury	Vehicle crossed center median into opposing lanes	Non-Intersection	2		Dry	Dark – Lighted	Clear	N	Parked Motor Vehicle	North	Pickup Truck/Utility Van	DUI, DWAI, DUID	Reckless Driving	25	Reckless Driving
89	024A	145.20	2/13/2021	08:22:00	PDO	On Roadway	Non-Intersection	2		Icy	Daylight	Clear	N	Parked Motor Vehicle	North	Medium/Heavy Trucks, GVWR/GCWR 10,001 or Over	No Apparent Contributing Factor	No Contributing Action	20	No Contributing Action
90	024A	147.50	6/17/2021	10:15:00	PDO	On Roadway	Non-Intersection	2	Straight	Dry	Daylight	Clear	N	Bicycle/Motorized Bicycle	East	Unknown			0	
91	0890	TAYLO	2/4/2021	13:10:00	PDO	On Roadway	Non-Intersection	2		Wet	Daylight	Clear	N	Rear to Side	East	Passenger Car/Passenger Van			3	
92	024A	146.30	8/31/2021	17:04:00	PDO	On Roadway	Non-Intersection	2	Straight	Dry	Daylight	Clear	N	Side to Side-Same Direction	North	Passenger Car/Passenger Van	Looked/Did Not See	Careless Driving	5	Careless Driving
93	024A	147.11	8/20/2021	18:43:00	PDO	On Roadway	At Intersection	2	Straight	Dry	Dawn or Dusk	Clear	N	Front to Side	East	SUV	No Apparent Contributing Factor	Failed to Yield ROW	0	Failed to Yield ROW
94	024A	144.50	4/23/2021	21:05:00	Injury	On Roadway	Non-Intersection	1		Dry	Dark – Unlighted	Clear	N	Other Non-Collision	West	Passenger Car/Passenger Van	DUI, DWAI, DUID	Careless Driving	50	Careless Driving
95	024A	145.01	10/14/2021	21:41:00	PDO	Ran off right side	Non-Intersection	1	Curve Left	Snowy	Dark – Unlighted	Snow	N	Overturning/Rollover	Southeast	Passenger Car/Passenger Van	Driver Inexperience	Other Contributing Action (Describe in Narrative)	35	Other Contributing Action (Describe in Narrative)
96	024A	145.35	6/21/2022	00:45:00	PDO	On Roadway	Non-Intersection	2	Straight	Dry	Dark – Unlighted	Clear	N	Parked Motor Vehicle	North	Passenger Car/Passenger Van	Driver Inexperience	Other Contributing Action (Describe in Narrative)	25	Other Contributing Action (Describe in Narrative)
97	024A	143.70	9/1/2022	00:57:00	PDO	Ran off right side	Non-Intersection	1	Straight	Dry	Dark – Unlighted	Clear	N	Concrete Highway Barrier	West	Pickup Truck/Utility Van	Other Factor (Describe in Narrative)	Other Contributing Action (Describe in Narrative)	40	Other Contributing Action (Describe in Narrative)
98	024A	146.111	9/4/2022	04:30:00	INJ	On Roadway	Non-Intersection	2	Straight	Dry	Dark – Unlighted		N	Parked Motor Vehicle	West	Passenger Car/Passenger Van	Not Observed	Reckless Driving	45	Reckless Driving
99	024A	145.179	9/3/2022	06:58:00	PDO	Ran off right side	At Intersection	1	Curve Left	Dry	Dark – Unlighted	Clear	N	Curb	North	Passenger Car/Passenger Van	No Apparent Contributing Factor	No Contributing Action	25	No Contributing Action
100	024A	145.00	6/6/2022	08:02:00	PDO	Ran off right side	Non-Intersection	1	Curve Left	Dry	Daylight	Clear	N	Overturning/Rollover	East	Passenger Car/Passenger Van	No Apparent Contributing Factor	Speeding	40	Speeding
101	024A	144.10	2/23/2022	10:15:00	PDO	Vehicle crossed center median into opposing lanes	Non-Intersection	2	Curve Right	Icy	Daylight	Cloudy	N	Side to Side-Opposite Direction	East	Passenger Car/Passenger Van		Too Fast for Conditions	50	Too Fast for Conditions
102	024A	144.43	4/1/2022	10:54:00	PDO	Ran off left side	Non-Intersection	1	Curve Left	Dry	Daylight	Clear	N	Embankment	West	Passenger Car/Passenger Van		Careless Driving	50	Careless Driving
103	024A	146.401	7/15/2022	11:42:00	PDO	On Roadway	Driveway Access Related	2	Straight	Dry	Daylight	Clear	N	Front to Rear	South	Pickup Truck/Utility Van	Other Factor (Describe in Narrative)	Other Contributing Action (Describe in Narrative)	5	Other Contributing Action (Describe in Narrative)
104	024A	144.78	2/2/2022	12:00:00	PDO	Ran off right side	Driveway Access Related	1	Curve Right	Snowy	Daylight	Clear	N	Guardrail Face	West	Passenger Car/Passenger Van	No Apparent Contributing Factor	Too Fast for Conditions	15	Too Fast for Conditions
105	024A	145.313	3/16/2022	14:44:00	PDO	On Roadway	Non-Intersection	2	Straight	Dry	Daylight	Clear	N	Parked Motor Vehicle	North	Passenger Car/Passenger Van	No Apparent Contributing Factor	No Contributing Action	2	No Contributing Action
106	024A	144.10	11/3/2022	14:45:00	PDO	Ran off right side	Non-Intersection	1	Curve Right	Snowy	Daylight	Snow	N	Overturning/Rollover	South	Pickup Truck/Utility Van	No Apparent Contributing Factor	Other Contributing Action (Describe in Narrative)	25	Other Contributing Action (Describe in Narrative)
107	024A	145.830	11/12/2022	15:19:00	PDO	On Roadway	Non-Intersection	2	Straight	Dry	Daylight	Clear	N	Front to Side	North	Passenger Car/Passenger Van		Careless Driving	5	Careless Driving
108	024A	145.407	9/12/2022	16:08:00	PDO	On Roadway	At Intersection	2	Straight	Dry	Daylight	Clear	N	Front to Front	North	Pickup Truck/Utility Van	Looked/Did Not See	Careless Driving	10	Careless Driving
109	024A	144.66	5/12/2022	17:11:00	PDO	On Roadway	Driveway Access Related	2	Straight	Dry	Daylight	Clear	N	Front to Rear	East	Passenger Car/Passenger Van	Distracted/Other Occupant	Careless Driving	45	Careless Driving
110	024A	145.054	8/7/2022	19:54:00	PDO	On Roadway	Non-Intersection	2	Straight	Dry	Daylight	Clear	N	Parked Motor Vehicle	West	SUV	Other Factor (Describe in Narrative)	Over-Correcting/Over-Steering	0	Over-Correcting/Over-Steering
111	0890	RAILR	3/28/2022	05:01:00	PDO	Ran off right side	At Intersection	1	Curve Left	Dry	Dark – Unlighted	Clear	N	Embankment	Southeast	SUV	Not Observed	Careless Driving	10	Careless Driving
112	0890	TOLED	8/25/2022	14:30:00	PDO	On Roadway	Non-Intersection	2	Straight	Dry	Daylight	Cloudy	N	Rear to Side	West	Passenger Car/Passenger Van	Looked/Did Not See	Improper Backing	5	Improper Backing
113	024A	145.125	2/14/2023	01:58:00	PDO	On Roadway	Non-Intersection	2	Straight	Icy	Dark – Unlighted	Snow	N	Parked Motor Vehicle	North	Passenger Car/Passenger Van	Not Observed	Too Fast for Conditions	35	Too Fast for Conditions
114	024A	145.407	8/18/2023	08:05:00	PDO	On Roadway	Intersection Related	2	Straight	Dry	Daylight	Clear	N	Front to Rear	West	Passenger Car/Passenger Van	Distracted - Talking on Phone/Holding	Careless Driving	25	Careless Driving
115	024A	145.615	6/21/2023	08:32:00	INJ	On Roadway	At Intersection	2	Straight	Dry	Daylight	Clear	N	Front to Side	South	SUV	Not Observed	Speeding	35	Speeding

#	Hwy	MP	Date	Time	Sever-ity	Location	Road Description	# of Veh	Road Contour	Road Condition	Lighting	Weather	Ramp	Accident Type	Dir	Vehicle Type	Drugs/Alcohol	Human Factor	Sp	
116	024A	145.241	6/17/2023	12:00:00	PDO	On Roadway	At Intersection	2	Straight	Dry		Clear	N	Front to Rear	South	SUV	Aggressive Driving	Followed Too Closely	20	Followed Too Closely
117	024A	145.800	3/16/2023	13:21:00	PDO	On Roadway	Driveway Access Related	2	Straight	Wet	Daylight	Clear	N	Front to Rear	South	Medium/Heavy Trucks, GVWR/GCWR 16,001 or over	No Apparent Contributing Factor	Improper Backing	0	Improper Backing
118	024A	145.372	6/9/2023	20:00:00	PDO	On Roadway	Non-Intersection	2	Straight	Dry	Daylight	Clear	N	Parked Motor Vehicle	North	Unknown			0	



Chapter 8
Appendix C: Vision Zero Commitment

8.1.1 Vision Zero Commitment

TOWN OF MINTURN, COLORADO
RESOLUTION 13 – SERIES 2025

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MINTURN ADOPTING A VISION ZERO POLICY

WHEREAS, the life and health of all persons living and traveling within the Town of Minturn are our utmost priority, and no one should die or be seriously injured while traveling on our town streets;

WHEREAS, Vision Zero is the concept that traffic deaths and serious injuries on our roadways are unacceptable;

WHEREAS, Vision Zero is a holistic strategy aimed at eliminating all traffic fatalities and severe injuries suffered by all road users while increasing safe, healthy, equitable mobility for all;

WHEREAS, streets and transportation systems have traditionally been designed primarily to move cars efficiently, and Vision Zero supports a paradigm shift by designing streets and transportation systems to move all people safely, including people of all ages and abilities, pedestrians, bicyclists, public transit users, scooter riders, and motorcyclists, as well as drivers and passengers of motor vehicles;

WHEREAS, Vision Zero recognizes that people will sometimes make mistakes, so the road system and related policies should be designed to ensure that those inevitable mistakes do not result in severe injuries or fatalities; therefore, transportation planners and engineers and policymakers are expected to improve the roadway environment, policies, and other related systems to lessen the severity of crashes;

WHEREAS, one person in the Town of Minturn lost their life to traffic death in the last ten years, and traffic crashes are among the leading cause of deaths in the United States;

WHEREAS, the Town of Minturn's transportation infrastructure serves an increasing number of vulnerable road users such as pedestrians and bicyclists;

WHEREAS, according to the Eagle County Sheriff's Office, pedestrians and bicyclists are involved in 6 percent of collisions and account for 23 percent of traffic injuries in the Town of Minturn;

WHEREAS, the injury rate for pedestrians and bicyclists involved in collisions is approximately 60 percent;

WHEREAS, speed is recognized as a major determining factor of survival in a crash;

WHEREAS, the Town of Minturn is working toward reducing vehicle speeds because the likelihood of a pedestrian surviving a crash is 10 percent if hit by a vehicle moving 40 mph;

WHEREAS, children, older adults, people of color, people with disabilities, people who are unhoused, and people with low income face a significantly disproportionate risk of traffic injuries and fatalities;

WHEREAS, people of color are disproportionately affected by racial profiling and inequitable enforcement of traffic violations;

WHEREAS, making streets safer for all people using all modes of transportation will encourage people to travel on foot, by bicycle, and by public transit, which supports a healthier, more active lifestyle and reduces environmental pollution;

WHEREAS, successful Vision Zero programs are a result of both a complete government approach (i.e., interdepartmental, coordinated initiatives) and community support of Vision Zero objectives and action plans;

WHEREAS, Vision Zero resolutions have been adopted by many jurisdictions across the United States; and

WHEREAS, the Town of Minturn is already in the process of developing a Safe Streets for All Action Plan.

NOW, THEREFORE, BE IT RESOLVED, by the Town Council of the Town of Minturn, State of Colorado, as follows:

1. The Town of Minturn adopts the goal of zero traffic deaths and serious injuries, stating that no loss of life or serious injury is acceptable on our streets.

2. The Town of Minturn adopts the goal of eliminating traffic deaths and serious injuries by 2030 and endorses Vision Zero as a comprehensive and holistic approach to achieving this goal.

3. The Town of Minturn adopts the goal of eliminating racial profiling and inequitable enforcement of traffic violations.

4. The Town of Minturn adopts the Vision Zero policy attached hereto as Exhibit A and makes it part of this Resolution, effective immediately.

5. The Town Clerk shall certify the adoption of this Resolution, effective immediately, by the Town Council.

INTRODUCED, READ, APPROVED, RESOLVED, AND ADOPTED THIS 2nd DAY OF APRIL 2, 2025.

_____
Earle Bidez, Mayor

Attest:

_____
Jay Brunvand, Town Clerk/Treasurer

TOWN OF MINTURN, COLORADO SEAL 1904

What is the **Vision Zero Network?**

Stay Updated

The Vision Zero Network is a collaborative campaign to help communities reach their goals of Vision Zero — eliminating all traffic fatalities and severe injuries — while increasing safe, healthy, equitable mobility for all.

As a nonprofit project, the Vision Zero Network is committed to build momentum and advance Vision Zero in communities across the U.S. Our goal is safe mobility for all.

We recognize that everyone has the right to safe mobility, whether walking, bicycling, driving, riding a scooter, using a wheelchair, or riding transit. Yet, each year in the U.S., tens of thousands of people are killed, and millions more injured, in preventable traffic crashes. These are our friends, family members, colleagues, and neighbors. We *can* prevent these tragedies.

What does the Vision Zero Network do?

The Vision Zero Network helps communities across the nation recognize this public health crisis and mobilize for positive change. Our work includes the following:

- Providing a strong advocacy voice for Vision Zero and the Safe System approach at the national level;
- Supporting efforts of public sector staff and community-based leaders to set and advance Vision Zero goals;

- Providing learning opportunities, including peer exchanges, informational calls and webinars, and other forums to facilitate sharing of promising safety strategies, as well as guidance on challenges for policymakers, practitioners, community advocates and others;
- Establishing and promoting high standards for Vision Zero recognition and progress (more here);

We mobilize stakeholders to recognize that "Enough is Enough" and work to make changes to prioritize safe mobility for all. For our communities to succeed in keeping people safe on our streets, sidewalks, and bikeways, it will take real change, a shift to the status quo. Read more about Vision Zero.

How the Network Makes a Difference

The Network convenes leaders in the realms of transportation planning & engineering, policymaking, public health, community advocacy, research, and the private sector to develop and share promising strategies and to support strong, distributed leadership to make Vision Zero a reality on the ground. Leaders in these diverse fields are critical to build understanding and buy-in for Vision Zero and to implement meaningful policies and practices that ensure safe mobility for all.

Communities of all sizes and types across the nation face similar challenges — and opportunities — in advancing safe mobility. A few noteworthy examples include disproportionately negative impacts in certain areas and communities, including people of color and low-income people, and people walking and biking.

The Vision Zero Network offers support and resources for all communities committing to Vision Zero. (Note that the Vision Zero Network does not represent or speak for individual community-led Vision Zero efforts. If you're interested in activities in a specific community, please contact them directly.)

Our available, online resources include Best Practices in developing Vision Zero Action Plans, High-Injury Networks, community engagement strategies, and racial equity priorities, as well as supportive resources from organizations around the world. Anyone interested in following Vision Zero efforts can subscribe to our monthly e-Newsletter.

To: Mayor and Town Council
From: Cindy Krieg
Date: March 27, 2025
Agenda Item: Resolution Adopting a Vision Zero Policy

REQUEST:
Approve / Adopt Resolution No. 13 – Series 2025, adopting a Vision Zero Policy.

INTRODUCTION / ANALYSIS:

As part of the Safe Streets for All Action Plan efforts, the Town of Minturn has been introduced to the Vision Zero Network. The Vision Zero Network is a collaborative, nonprofit campaign helping communities across the Country set and reach the goal of Vision Zero — eliminating traffic fatalities and severe injuries among all road users — while increasing safe, healthy, equitable mobility.

What are the key elements of a strong Vision Zero community?

1. A clear goal of eliminating traffic fatalities and severe injuries has been set.
2. The Mayor has publicly, officially committed to Vision Zero.
3. Leadership and collaboration across all key departments and community partners.
4. A Vision Zero Action Plan that is data-driven, equitable, and grounded in the Safe System Approach, with:
5. Identification of a High Injury Network (HIN)
6. Prioritization of infrastructure improvements and safe speed management
7. Clear actions to address disparities in roadway safety risk
8. Clear systems of accountability, transparency, and evaluation

Some of the above key elements are happening now, while others are long-term goals that align with our Safe Streets for All ongoing efforts. The Vision Zero Network (www.visionzeronetwork.org) offers support and resources for all communities committed to Vision Zero.

COMMUNITY INPUT: Ongoing

BUDGET / STAFF IMPACT:

- No impact to Town of Minturn budget or staff requirements with regard to this request

STRATEGIC PLAN ALIGNMENT:

- This proposed resolution supports all proprieties identified in the 2025-27 Strategic Plan

RECOMMENDED ACTION OR PROPOSED MOTION:

- Approve / Adopt Resolution 13 – Series 2025

ATTACHMENTS:

- Resolution 13 – Series 2025
- Supporting background information about the Vision Zero Network

To: Mayor and Council
From: Katie Sickles
Date: April 16, 2025
Agenda Item: US24/Main Street Phase II Sidewalks Bid Rejection

Reject 360 Civil, Inc. Bid US24/Main Street Phase II Sidewalks

Stolfus Engineering estimated the project $1,294,060. 360 Civil, Inc. the sole bidder submitted a bid amount of $1,619,753. The difference equated to $325,693 in addition to the budgeted amount.

With respect to the bidding process, Town Council should motion to reject the 360 Civil Inc. bid. A motion, second with official polling is requested.

Attachments:

- Pages 2-3: Acknowledgement
- Pages 4-5: Submitted Bid Tab
- Page 6: Engineer Bid Tabulation Comparison

TOWN OF MINTURN – ACKNOWLEDGEMENT FORM

Terms, Conditions and Specifications are included in the IFB for Project No. RMS M890-002.

PRINT THE WORDS "NO EXCEPTIONS" HERE:

No Exceptions

IF THERE ARE NO EXCEPTIONS TAKEN TO ANY OF THE TERMS, CONDITIONS, OR SPECIFICATIONS OF THESE PROPOSAL DOCUMENTS. IF THERE ARE EXCEPTIONS TAKEN TO ANY OF THESE TERMS, CONDITIONS, OR SPECIFICATIONS OF THESE PROPOSAL DOCUMENTS, THEY MUST BE CLEARLY STATED ON A SEPARATE SHEET OF PAPER, ATTACHED TO THIS PROPOSAL SHEET AND RETURNED WITH YOUR PROPOSAL PACKAGE.

COMPANY

360 CIVIL, Inc.

CONTACT

JEREMY SHEAFFER

TELEPHONE (970) 471 - 1052

PRINT NAME AND TITLE

JEREMY SHEAFFER

VICE PRESIDENT

AUTHORIZED SIGNATURE

DATE

MARCH 11TH, 2025

REFERENCES

Provide a list (which includes contacts and phone numbers) of three local firms for which you provide similar type of services described herein.

1. Name: Nick Nordquist Phone Number: (970) 683 - 6280
2. Name: Jerry Law Phone Number: (970) 914 - 0035
3. Name: Nikola Nemcanin Phone Number: (970) 471 - 1084

TOWN OF MINTURN - BID FORM - Project No. RMS M890-002

A. BIDDER INFORMATION:

Company Name:	360 CIVIL, Inc.
Mailing Address:	BOX 2247
City, State, Zip Code	GYPSUM, COLORADO 81637
Phone Number:	(970) 328 - 4900

B. INSURANCE CERTIFICATES: **YES** X **NO** ☐

C. INSURANCE REQUIREMENTS

1. Workers' Compensation insurance to cover obligations imposed by the Workers' Compensation Act of Colorado and any other applicable laws for any employee engaged in the performance of Work under this contract, and Employers' Liability insurance with minimum limits of FIVE HUNDRED THOUSAND DOLLARS ($500,000) each accident, FIVE HUNDRED THOUSAND DOLLARS ($500,000) disease - policy limit, and FIVE HUNDRED THOUSAND DOLLARS ($500,000) disease - each employee.

2. Comprehensive General Liability insurance with minimum combined single limits of ONE MILLION DOLLARS ($1,000,000) each occurrence and THREE MILLION DOLLARS ($3,000,000) aggregate. The policy shall be applicable to all premises and operations. The policy shall include coverage for bodily injury, broad form property damage (including completed operations), personal injury (including coverage for contractual and employee acts), blanket contractual, independent contractors, products, and completed operations. The policy shall include coverage for explosion, collapse, and underground hazards. The policy shall contain a severability of interests provision.

3. Comprehensive Automobile Liability insurance with minimum combined single limits for bodily injury and property damage of not less than ONE MILLION DOLLARS ($1,000,000) each occurrence and THREE MILLION DOLLARS ($3,000,000) aggregate with respect to each of Contractor's owned, hired and/or non-owned vehicles assigned to or used in performance of the services. The policy shall contain a severability of interests provision.

D. SPECIAL CONDITIONS:

Acknowledgement of all Addendum issued: Addenda #1 & #2 **YES** X **NO** ☐

MARCH 11TH, 2025

Authorized Signature **Date**

JEREMY SHEAFFER / VICE PRESIDENT

Please Print Signature and Title

TOWN OF MINTURN
BID TABULATION ~ Revision #1
PROJECT TITLE: 25362 Minturn Phase II - Pedestrian and Drainage
Town of Minturn

ITEM	DESCRIPTION	QUANITY	UNIT	UNIT PRICE	TOTAL PRICE
BID SCHEDULE					
201-00000	CLEARING AND GRUBBING	LS	1	10,000.00	$ 10,000.00
202-00000	REMOVAL OF STRUCTURES AND OBSTRUCTIONS	LS	1	5,000.00	$ 5,000.00
202-00010	REMOVAL OF TREE	EACH	3	1,500.00	$ 4,500.00
202-00200	REMOVAL OF SIDEWALK	SY	39	50.00	$ 1,950.00
202-00203	REMOVAL OF CURB AND GUTTER	LF	62	40.00	$ 2,480.00
202-00206	REMOVAL OF CONCRETE CURB RAMP	SY	20	50.00	$ 1,000.00
202-00210	REMOVAL OF CONCRETE PAVEMENT	SY	25	50.00	$ 1,250.00
202-00220	REMOVAL OF ASPHALT MAT	SY	788	27.00	$ 21,276.00
203-00000	UNCLASSIFIED EXCAVATION (COMPLETE IN PLACE)	CY	746	90.00	$ 67,140.00
203-00400	ROCK EXCAVATION	CY	231	90.00	$ 20,790.00
203-01594	COMBINATION LOADER	HOUR	8	250.00	$ 2,000.00
203-01597	POTHOLING	HOUR	100	500.00	$ 50,000.00
206-00065	STRUCTURE BACKFILL (FLOW-FILL)	CY	293	350.00	$ 102,550.00
207-00702	TOPSOIL (OFFSITE)	CY	135	100.00	$ 13,500.00
208-00002	EROSION LOG TYPE 1 (12 INCH)	LF	400	5.00	$ 2,000.00
208-00035	AGGREGATE BAG	LF	7	20.00	$ 140.00
208-00046	PRE-FABRICATED CONCRETE WASHOUT STRUCTURE (TYPE 1)	EACH	1	2,000.00	$ 2,000.00
208-00054	STORM DRAIN INLET PROTECTION (TYPE II)	EACH	4	200.00	$ 800.00
208-00103	REMOVAL AND DISPOSAL OF SEDIMENT (LABOR)	HOUR	8	100.00	$ 800.00
208-00106	SWEEPING (SEDIMENT REMOVAL)	HOUR	8	200.00	$ 1,600.00
208-00107	REMOVAL OF TRASH	HOUR	8	100.00	$ 800.00
210-00810	RESET GROUND SIGN	EACH	1	1,000.00	$ 1,000.00
212-00700	ORGANIC FERTILIZER	LB	48	4.00	$ 192.00
212-00702	BIOTIC SOIL AMENDMENTS (HYDRAULICALLY APPLIED	LB	560	5.00	$ 2,800.00
212-00703	HUMATE	LB	12	35.00	$ 420.00
212-00704	MYCORRHIZAE	LB	3	70.00	$ 210.00
212-00707	SEEDING (NATIVE) HYDRAULIC	ACRE	0.16	5,500.00	$ 880.00
213-00012	SPRAY-ON MULCH BLANKET	ACRE	0.16	8,000.00	$ 1,280.00
240-00000	WILDLIFE BIOLOGIST	HOUR	20	250.00	$ 5,000.00
240-00010	REMOVAL OF NESTS	HOUR	20	250.00	$ 5,000.00
304-01000	AGGREGATE BASE COURSE (CLASS 1)	TON	415	100.00	$ 41,500.00
304-06000	AGGREGATE BASE COURSE (CLASS 6)	TON	535	100.00	$ 53,500.00
403-00721	HOT MIX ASPHALT (PATCHING) (ASPHALT)	SY	13	450.00	$ 5,850.00
403-34701	HOT MIX ASPHALT (GRADING SX) (75)	TON	304	300.00	$ 91,200.00
411-03355	ASPHALT CEMENT PERFORMANCE GRADE (PG 58-34)	TON	18	1,250.00	$ 22,500.00
411-10255	EMULSIFIED ASPHALT (SLOW-SETTING)	GAL	69	45.00	$ 3,105.00
412-00600	CONCRETE PAVEMENT (6 INCH)	SY	80	250.00	$ 20,000.00
412-00605	CONCRETE PAVEMENT FAST TRACK	SY	239	200.00	$ 47,800.00
508-00520	INSULATION MATERIAL (2 INCH)	SF	512	15.00	$ 7,680.00
603-01185	18 INCH REINFORCED CONCRETE PIPE (COMPLETE IN PLACE)	LF	663	350.00	$ 232,050.00
604-13006	INLET TYPE 13 (5 FOOT) (SPECIAL)	EACH	3	10,000.00	$ 30,000.00
607-11525	FENCE (PLASTIC)	LF	150	15.00	$ 2,250.00
608-00000	CONCRETE SIDEWALK	SY	398	185.00	$ 73,630.00
608-00010	CONCRETE CURB RAMP	SY	20	825.00	$ 16,500.00
609-20010	CURB TYPE 2 (SECTION B)	LF	129	80.00	$ 10,320.00

609-21020	CURB AND GUTTER TYPE 2 (SECTION II-B)	LF	861	80.00	$	68,880.00
620-00020	SANITARY FACILITY	EACH	1	2,500.00	$	2,500.00
623-01712	1" BACKFLOW PREVENTER	EACH	1	5,500.00	$	5,500.00
623-06900	VALVE BOX	EACH	1	1,500.00	$	1,500.00
625-00001	CONSTRUCTION SURVEYING (HOURLY)	HOUR	50	275.00	$	13,750.00
626-00000	MOBILIZATION	LS	1	150,000.00	$	150,000.00
626-01103	PUBLIC INFORMATION SERVICES (TIER III)	LS	1	6,500.00	$	6,500.00
627-00008	MODIFIED EPOXY PAVEMENT MARKING	GAL	5	550.00	$	2,750.00
627-30411	PREFORMED THERMOPLASTIC PAVEMENT MARKING (XWALK-STOP LINE)	SF	18	35.00	$	630.00
630-00000	FLAGGING	HOUR	1,200	75.00	$	90,000.00
630-00007	TRAFFIC CONTROL INSPECTION	DAY	28	750.00	$	21,000.00
630-00012	TRAFFIC CONTROL MANAGEMENT	DAY	60	2,500.00	$	150,000.00
630-80335	BARRICADE (TYPE 3 M-A) (TEMPORARY)	EACH	6	200.00	$	1,200.00
630-80341	CONSTRUCTION TRAFFIC SIGN (PANEL SIZE A)	EACH	61	50.00	$	3,050.00
630-80357	ADVANCE WARNING FLASHING OR SEQUENCING ARROW PANEL (B TYPE)	EACH	2	3,500.00	$	7,000.00
630-80355	PORTABLE MESSAGE SIGN PANEL	EACH	2	8,500.00	$	17,000.00
630-80360	DRUM CHANNELIZING DEVICE	EACH	75	65.00	$	4,875.00
630-80363	DRUM CHANNELIZING DEVICE (WITH LIGHT) (FLASHING)	EACH	25	75.00	$	1,875.00
630-80380	TRAFFIC CONE	EACH	150	10.00	$	1,500.00
				TOTAL BASE BID AMOUNT	**$**	**1,535,753.00**
700-70010	F/A MINOR CONTRACT REVISIONS	F A	1	70,000.00	$	70,000.00
700-70016	F/A FUEL COST ADJUSTMENT	F A	1	5,000.00	$	5,000.00
700-70019	F/A ASPHALT CEMENT COST ADJUSTMENT	F A	1	4,000.00	$	4,000.00
700-70111	F/A PROJECT FIRST PROGRAM	F A	1	5,000.00	$	5,000.00
				TOTAL BASE BID AMOUNT WITH FORCE ACCOUNT ITEMS	**$**	**1,619,753.00**

TOWN OF MINTURN
BID TABULATION ~ Revision #1
PROJECT TITLE: 25362 Minturn Phase II - Pedestrian and Drainage
Town of Minturn

Over

ITEM	DESCRIPTIO			Unit Price	Cost	AD Unit Price OPC	Percentage
BID SCHEDULE							
201-00000	CLEARING AND GRUBBING	LS	1	10,000.00	$ 10,000.00	$15,000.00	-33.3%
202-00000	REMOVAL OF STRUCTURES AND OBSTRUCTIONS	LS	1	5,000.00	$ 5,000.00	$15,000.00	-66.7%
202-00010	REMOVAL OF TREE	EACH	3	1,500.00	$ 4,500.00	$600.00	150.0%
202-00200	REMOVAL OF SIDEWALK	SY	39	50.00	$ 1,950.00	$30.00	66.7%
202-00203	REMOVAL OF CURB AND GUTTER	LF	62	40.00	$ 2,480.00	$20.00	100.0%
202-00206	REMOVAL OF CONCRETE CURB RAMP	SY	20	50.00	$ 1,000.00	$40.00	25.0%
202-00210	REMOVAL OF CONCRETE PAVEMENT	SY	25	50.00	$ 1,250.00	$40.00	25.0%
202-00220	REMOVAL OF ASPHALT MAT	SY	788	27.00	$ 21,276.00	$20.00	35.0%
203-00000	UNCLASSIFIED EXCAVATION (COMPLETE IN PLACE)	CY	746	90.00	$ 67,140.00	$30.00	200.0%
203-00400	ROCK EXCAVATION	CY	231	90.00	$ 20,790.00	$330.00	-72.7%
203-01594	COMBINATION LOADER	HOUR	8	250.00	$ 2,000.00	$210.00	19.0%
203-01597	POTHOLING	HOUR	100	500.00	$ 50,000.00	$175.00	185.7%
206-00065	STRUCTURE BACKFILL (FLOW-FILL)	CY	293	350.00	$ 102,550.00	$280.00	25.0%
207-00702	TOPSOIL (OFFSITE)	CY	135	100.00	$ 13,500.00	$120.00	-16.7%
208-00002	EROSION LOG TYPE 1 (12 INCH)	LF	400	5.00	$ 2,000.00	$8.00	-37.5%
208-00035	AGGREGATE BAG	LF	7	20.00	$ 140.00	$15.00	33.3%
208-00046	PRE-FABRICATED CONCRETE WASHOUT STRUCTURE (TYPE 1)	EACH	1	2,000.00	$ 2,000.00	$4,500.00	-55.6%
208-00054	STORM DRAIN INLET PROTECTION (TYPE II)	EACH	4	200.00	$ 800.00	$500.00	-60.0%
208-00103	REMOVAL AND DISPOSAL OF SEDIMENT (LABOR)	HOUR	8	100.00	$ 800.00	$75.00	33.3%
208-00106	SWEEPING (SEDIMENT REMOVAL)	HOUR	8	200.00	$ 1,600.00	$225.00	-11.1%
208-00107	REMOVAL OF TRASH	HOUR	8	100.00	$ 800.00	$150.00	-33.3%
210-00810	RESET GROUND SIGN	EACH	1	1,000.00	$ 1,000.00	$470.00	112.8%
212-00700	ORGANIC FERTILIZER	LB	48	4.00	$ 192.00	$5.00	-20.0%
212-00702	BIOTIC SOIL AMENDMENTS (HYDRAULICALLY APPLIED	LB	560	5.00	$ 2,800.00	$3.00	66.7%
212-00703	HUMATE	LB	12	35.00	$ 420.00	$5.00	600.0%
212-00704	MYCORRHIZAE	LB	3	70.00	$ 210.00	$20.00	250.0%
212-00707	SEEDING (NATIVE) HYDRAULIC	ACRE	0.16	5,500.00	$ 880.00	$3,800.00	44.7%
213-00012	SPRAY-ON MULCH BLANKET	ACRE	0.16	8,000.00	$ 1,280.00	$8,000.00	0.0%
240-00000	WILDLIFE BIOLOGIST	HOUR	20	250.00	$ 5,000.00	$150.00	66.7%
240-00010	REMOVAL OF NESTS	HOUR	20	250.00	$ 5,000.00	$150.00	66.7%
304-01000	AGGREGATE BASE COURSE (CLASS 1)	TON	415	100.00	$ 41,500.00	$55.00	81.8%
304-06000	AGGREGATE BASE COURSE (CLASS 6)	TON	535	100.00	$ 53,500.00	$75.00	33.3%
403-00721	HOT MIX ASPHALT (PATCHING) (ASPHALT)	SY	13	450.00	$ 5,850.00	$130.00	246.2%
403-34701	HOT MIX ASPHALT (GRADING SX) (75)	TON	304	300.00	$ 91,200.00	$110.00	172.7%
411-03355	ASPHALT CEMENT PERFORMANCE GRADE (PG 58-34)	TON	18	1,250.00	$ 22,500.00	$850.00	47.1%
411-10255	EMULSIFIED ASPHALT (SLOW-SETTING)	GAL	69	45.00	$ 3,105.00	$5.00	800.0%
412-00600	CONCRETE PAVEMENT (6 INCH)	SY	80	250.00	$ 20,000.00	$145.00	72.4%
412-00605	CONCRETE PAVEMENT FAST TRACK	SY	239	200.00	$ 47,800.00	$250.00	-20.0%
508-00520	INSULATION MATERIAL (2 INCH)	SF	512	15.00	$ 7,680.00	$20.00	-25.0%
603-01185	18 INCH REINFORCED CONCRETE PIPE (COMPLETE IN PLACE)	LF	663	350.00	$ 232,050.00	$225.00	55.6%
604-13006	INLET TYPE 13 (5 FOOT) (SPECIAL)	EACH	3	10,000.00	$ 30,000.00	$10,000.00	0.0%
607-11525	FENCE (PLASTIC)	LF	150	15.00	$ 2,250.00	$10.00	50.0%
608-00000	CONCRETE SIDEWALK	SY	398	185.00	$ 73,630.00	$130.00	42.3%
608-00010	CONCRETE CURB RAMP	SY	20	825.00	$ 16,500.00	$250.00	230.0%
609-20010	CURB TYPE 2 (SECTION B)	LF	129	80.00	$ 10,320.00	$50.00	60.0%
609-21020	CURB AND GUTTER TYPE 2 (SECTION II-B)	LF	861	80.00	$ 68,880.00	$50.00	60.0%
620-00020	SANITARY FACILITY	EACH	1	2,500.00	$ 2,500.00	$4,500.00	-44.4%
623-01712	1" BACKFLOW PREVENTER	EACH	1	5,500.00	$ 5,500.00	$2,000.00	175.0%
623-06900	VALVE BOX	EACH	1	1,500.00	$ 1,500.00	$500.00	200.0%
625-00001	CONSTRUCTION SURVEYING (HOURLY)	HOUR	50	275.00	$ 13,750.00	$250.00	10.0%
626-00000	MOBILIZATION	LS	1	150,000.00	$ 150,000.00	$150,000.00	0.0%
626-01103	PUBLIC INFORMATION SERVICES (TIER III)	LS	1	6,500.00	$ 6,500.00	$25,000.00	-74.0%
627-00008	MODIFIED EPOXY PAVEMENT MARKING	GAL	5	550.00	$ 2,750.00	$200.00	175.0%
627-30411	PREFORMED THERMOPLASTIC PAVEMENT MARKING (XWALK-STOP LINE) (SPECIAL)	SF	18	35.00	$ 630.00	$16.00	118.8%
630-00000	FLAGGING	HOUR	1,200	75.00	$ 90,000.00	$40.00	87.5%
630-00007	TRAFFIC CONTROL INSPECTION	DAY	28	750.00	$ 21,000.00	$450.00	66.7%
630-00012	TRAFFIC CONTROL MANAGEMENT	DAY	60	2,500.00	$ 150,000.00	$1,700.00	47.1%
630-80335	BARRICADE (TYPE 3 M-A) (TEMPORARY)	EACH	6	200.00	$ 1,200.00	$200.00	0.0%
630-80341	CONSTRUCTION TRAFFIC SIGN (PANEL SIZE A)	EACH	61	50.00	$ 3,050.00	$62.00	-19.4%
630-80357	ADVANCE WARNING FLASHING OR SEQUENCING ARROW PANEL (B TYPE)	EACH	2	3,500.00	$ 7,000.00	$1,450.00	141.4%
630-80355	PORTABLE MESSAGE SIGN PANEL	EACH	2	8,500.00	$ 17,000.00	$10,000.00	-15.0%
630-80360	DRUM CHANNELIZING DEVICE	EACH	75	65.00	$ 4,875.00	$45.00	44.4%
630-80363	DRUM CHANNELIZING DEVICE (WITH LIGHT) (FLASHING)	EACH	25	75.00	$ 1,875.00	$65.00	15.4%
630-80380	TRAFFIC CONE	EACH	150	10.00	$ 1,500.00	$12.00	-16.7%
				TOTAL BASE BID AMOUNT	**$ 1,535,753.00**		
700-70010	F/A MINOR CONTRACT REVISIONS	F A	1	70,000.00	$ 70,000.00	$70,000.00	0.0%
700-70016	F/A FUEL COST ADJUSTMENT	F A	1	5,000.00	$ 5,000.00	$5,000.00	0.0%
700-70019	F/A ASPHALT CEMENT COST ADJUSTMENT	F A	1	4,000.00	$ 4,000.00	$4,000.00	0.0%
700-70111	F/A PROJECT FIRST PROGRAM	F A	1	5,000.00	$ 5,000.00	$5,000.00	0.0%
				TOTAL BASE BID AMOUNT WITH FORCE ACCOUNT ITEMS	**$ 1,619,753.00**		
				Engineer's Estimate	$ 1,294,060.00		
				DIFFERENCE	**$ 325,693.00**		

To: Mayor and Council
From: Katie Sickles
Date: April 16, 2025
Agenda Item: US24/Main Street Phase II Sidewalks Stolfus Contract Amendment

US24/Main Street Phase II Sidewalks Stolfus Contract Amendment

CDOT Local Agency Manager Jason Huddle provided several options. Town Council considered an option to re-advertise with a Bid Alternative.

1. Grant project estimate $1,752,500, Revitalizing Main Street $1,402,000 (#M890-002 25362), DOLA EIAF $220,000 (#9500) and town match $130,500.
2. Project funds budgeted in 2025.

Stolfus Engineering has drafted a contract amendment to re-advertise with a Bid Alternative. The contract amendment proposed is $27,000. I am recommending approval of this amendment with the goal to maintain the current plan with modifications to a new bid schedule and a bid alternative reducing the project scope. The goal is to proceed with the options that keep the US24/Main Street Phase II Sidewalk project within the 2025 budget. Due to a sole bidder the first time, more effort will be enlisted to reach other potential bidders.

A previous Resolution was approved. This contract would be considered part of the original Resolution approval.

Drafted Motion: "…motion to approve Stolfus Minturn Phase II – Bid Alternatives Contract Amendment in the amount not to exceed $27,000."

Attachment:

- Pages 2-3: Stolfus Proposal for Minturn Phase II – Bid Alternatives

Stolfus

5690 DTC Boulevard,
Greenwood Village, CO 80111
phone:303-221-2330 • fax: 303-221-2331
www.stolfusandassociates.com

April 9, 2025

Katie Sickles
Interim Town Manager
Town of Minturn
interim@minturn.org

Re: Proposal for Minturn Phase II – Bid Alternatives

Dear Ms. Sickles:

The Town of Minturn obtained Revitalizing Main Streets Grant funding for the design and construction of the proposed pedestrian and drainage facilities along Main Street (US Highway 24). This project will expand the local multimodal network and provide an accessible route for people with disabilities. Through a previous contract with Stolfus & Associates, Inc. (Stolfus), final design for a portion of roadway widening, sidewalk, and drainage improvements were completed (MP 146.19 to MP 146.37).

Stolfus is pleased to update the construction plans and specifications for two bid alternatives.

The following describes the proposed scope of services necessary to accomplish the above task:

SCOPE OF SERVICES

Project Administration/Management
Stolfus, with support from Inter-Mountain Engineering (IME), will review and process invoices monthly and provide other project administration/management services (coordination and product review) throughout the duration of the project. Stolfus will be responsible for day-to-day management and coordination of the work elements. The Stolfus project manager will be the primary point of contact throughout construction.

Roadway Design Services
Updating Construction Plans with Bid Alternatives
Stolfus will update the construction plans to include two bid alternatives
It is assumed that bid alternatives will require updates and additional plan sheets and additional CDOT review for:

- Roadway Geometry
- Roadway Profile
- Roadway Plans
- Surfacing and Removal Tabulation
- Earthwork Tabulation
- Signing and Striping Plans
- Singing and Striping Tabulation
- Cross Sections
- Construction Traffic Control Tabulation
- Construction Timing & Schedule
- Form 859

Updating Construction Specifications to include Bid Alternatives
Stolfus will provide specifications for the bid alternatives.

Review Meeting
Stolfus will attend one virtual review meeting with the Town of Minturn and CDOT to review the updated plans and make final revisions before advertisement.

Advertisement and Bid Assistance
Pre-Bid Meeting and Advertisement Assistance
Stolfus will attend a pre-bid meeting and provide advertisement assistance. This includes updating bid tabulations, invitation for bid (IFB).

EXCLUSIONS
The following items are excluded from this scope of work and are expected to be completed by others.

- Changes to the design (not anticipated):
  - Sidewalk location
  - Pavement width
  - Other items that require design that differs from the previous submittal
- Public Involvement
- Public Involvement materials – boards, displays, or graphics

SCHEDULE AND ESTIMATED FEE

We are available to begin work on this project immediately upon Notice to Proceed. We will provide the services describe above on a Time and Materials basis at our Standard Hourly Rates with a "Not to Exceed" limit which we will not charge beyond without prior written approval. Stolfus has estimated that the above scope of services could be completed for a "Not to Exceed" budget of **$27,000**

Invoices for professional services rendered and expenses incurred will be prepared monthly. Invoices will include a detailed description of meetings attended, work in progress, and tasks completed. Payment is expected within 30 days. After 30 days, unpaid invoices are subject to a 1.5% service charge, compounded monthly.

Limitation of Liability
In recognition of the relative risks and benefits of the project to the Town of Minturn and Stolfus & Associates, Inc, the risks have been allocated such that Town of Minturn agrees, to the fullest extent permitted by law, to limit the liability of Stolfus & Associates, Inc. to Town of Minturn for any and all claims, losses, costs, damages of any nature whatsoever or claims expenses from any cause or causes, including attorneys' fees and costs and expert-witness fees and costs, so that the total aggregate liability of Stolfus & Associates, Inc. to Town of Minturn shall not exceed the total compensation received by Stolfus & Associates, Inc. under this Agreement. It is intended that this limitation apply to any and all liability or cause of action however alleged or arising, unless otherwise prohibited by law.

Thank you again for the opportunity to work together on this project. Please call me if you have any questions.

Best Regards,

STOLFUS & ASSOCIATES, INC.

Jenna Siegel, PE
Principal
Senior Project Manager

Accepted by:

_____
Date

TOWN OF MINTURN, COLORADO
RESOLUTION NO. 21 – SERIES 2023

A RESOLUTION TO APPROVE A PROFESSIONAL ENGINEERING SERVICES AGREEMENT BETWEEN STOLFUS AND ASSOCIATES, INC AND THE TOWN OF MINTURN FOR PHASE II OF THE EXPANSION OF THE SIDEWALK NETWORK IN SOUTH MINTURN AND AUTHORIZING THE MAYOR OF THE TOWN OF MINTURN TO SIGN THE AGREEMENT.

WHEREAS, The Minturn Town Council has reviewed the Engineering Services Proposal with Stolfus and Associates and deems it acceptable; and,

WHEREAS, The Town Council desires to engage Stolfus and Associates as presented in the attached agreement.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF MINTURN, COLORADO:

SECTION 1: The Minturn Town Council hereby approves the Professional Services Agreement between Stolfus and Associates and the Town of Minturn, Colorado and authorizes the Mayor or designee to execute said agreement.

SECTION 2: This resolution to be in full force and effect from and after its passage and approval.

INTRODUCED, READ, APPROVED, ADOPTED AND RESOLVED this 2ND day of August, 2023.

TOWN OF MINTURN

By:_____
Earle Bidez, Mayor

ATTEST:

_____
Jay Brunvand, Town Clerk

TOWN OF MINTURN, COLORADO SEAL 1904

TOWN OF MINTURN, COLORADO
Design and Engineering Services

CDOT RMS Grant – US Highway 24 Pedestrian + Drainage Improvements
CDOT Sub Account Number: 25362
Project Number: M890-002

July 27, 2023

INTRODUCTION

The Town of Minturn has identified a need to improve pedestrian facilities along Main Street (US Highway 24) between the mid-block pedestrian crossing (end of Phase I project) and Boneyard Open Space. The project will expand the local multimodal network and provide an accessible route for people with disabilities. Design of this project has been completed to the FOR level.

The Town of Minturn has obtained Revitalizing Main Streets Grant funding for the design and construction of the proposed improvements. This scope of work identifies the work elements necessary to complete final design and advertisement/bid assistance of the improvements described above including the necessary clearances required for the CDOT Local Agency review process.

The project will be constructing the continuation of sidewalk and drainage improvements on both sides of the project limits along Main Street. This task order identifies the scope of work necessary to provide one final round of design review and complete plan, specification, and estimate construction documents through advertisement.

WORK SCOPE

Work Element 1: Project Administration/Management

Stolfus & Associates, Inc. (Stolfus) with support from Inter-Mountain Engineering (IME), Farnsworth Group, Inc. (Farnsworth), Pinyon Environmental (Pinyon), HDR, and T2 Utilities (T2) will review and process invoices monthly and provide other project administration/management services (coordination and product review) throughout the duration of the project. Stolfus will be responsible for day-to-day management and coordination of the work elements. Stolfus will coordinate with the Town on project progress.

Work Element 2: Initial Project Meeting

Immediately after receipt of notice to proceed, Stolfus, Farnsworth, IME, T2, Pinyon, and HDR will hold a kickoff (scoping) meeting with Town staff and CDOT as identified by the Town. This Work Element will confirm the scope of work, project schedule, work elements to be provided by CDOT and provide an opportunity to confirm design-related issues and requirements. Stolfus will be responsible for scheduling the meeting, preparing meeting exhibits, and participating in the meeting.

Meeting notes will be generated and distributed to the meeting attendees by Stolfus. It is assumed that the project kick-off meeting will be held virtually.

Work Element 3: Sidewalk/Roadway Design

The team completed FOR design for Main Street as part of a previous task order. Final design of the sidewalk will include finalizing horizontal and vertical geometry and project impacts including roadway patching and/or widening. Curb ramp layouts will be finalized. It is assumed that curb ramps can be constructed utilizing CDOT standard details, so no curb ramp details will be provided at final design.

Work Element 4: Driveway Design
Driveway Design will include the development of horizontal and vertical geometry and project impacts. It is assumed that 32 driveway exhibits will be created to be included in the plan set and access documentation. The driveway exhibits will include a plan and profile view with all impacts identified for the CDOT 138 access permitting process, as well as for construction of the driveways. Stolfus will assist with CDOT Forms 138's including a matrix of properties with access modification. It is assumed that CDOT will prepare and distribute the Form 138's.

Work Element 5: Traffic Design
Signing and striping plans will be finalized according to 2009 MUTCD guidance and CDOT Standard Plans. Construction traffic control will be determined and quantities for traffic control devices during construction will be tabulated. Suggested construction phasing and device plans are included. CDOT Form 859 will be prepared at final design and submitted with a construction schedule.

Work Element 6: Specialty Unit and Subconsultant Design Coordination
Stolfus will coordinate with subconsultants on design and work elements. These include survey, drainage and utility design, SUE, and environmental coordination. Stolfus will coordinate with CDOT Specialty Units and facilitate communication with subconsultants as needed. A field visit is also included and will be coordinated with subconsultants as-needed.

Work Element 7: Right-of-Way Coordination
Stolfus will work with the team and Town to support the right-of-way acquisition process. It is assumed that all coordination will be among the team, CDOT Right-of-Way staff, and region representatives. These services will be provided on an as-needed basis. Stolfus will confirm easement shapes once final design updates are completed. It is estimated that there are approximately 18 properties with easements along the corridor. For the purposes of this scope, Stolfus will assume up to two (2) properties will need revisions from the design team based on feedback from the property owner. This scope of work also includes up to 32 hours for Stolfus to respond to questions from the right-of-way acquisition team. Stolfus will provide plan revisions and question responses when requested by the property owners. Stolfus will revise up to two driveway plan/profile exhibits. Stolfus will attend the Right-of-Way Plan Review (ROWPR) meeting and provide comments. Stolfus will inventory existing fences and recommend proposed fence type, material, and location, and determine which fences should be reset vs. placed as new material.

Work Element 8: Plan Production and QA/QC
Plans depicting the project designs will be prepared at the Design Office Review (DOR) and Plans, Specifications, and Estimates (PS&E) stages following CDOT plan submittal processes. Stolfus will provide PDF versions of plans for Town and CDOT circulation and review.

Stolfus will provide QA/QC reviews for the project. We will also provide technical support throughout the project in an advisory capacity. Our review efforts will confirm appropriateness of methodologies used, accuracy of documents, reasonableness of conclusions, document completeness, and overall clarity.

Design Office Review Plans
DOR plans shall include the following sheets (as appropriate):

- Title Sheet
- Standard Plans List
- General Notes
- Typical Sections

- Geometric Control Plan
- Tabulations
- Removal Plans
- Roadway Plan & Profile
- Roadway Details
  - Driveway Plan & Profile (included in Work Element 4)
- Drainage Plans, Profiles, and Details
- Utility Plans and Matrix
- SWMP Erosion Control Plans and Template
- Signing & Striping Plans
- Suggested Construction Phasing
- Cross Sections (for information only)

Specifications will be prepared.

Plans, Specifications, and Estimate (PS&E) Plans

PS&E plans will finalize the project documents in preparation for advertisement and address all comments from DOR.

Work Element 9: Advertisement and Bid Assistance

The team will be available to provide support during advertisement and assist with revisions while the project is under advertisement. Stolfus will attend the pre-bid meeting. It is assumed that the pre-bid meeting will be held virtually.

Work by Others/Exclusions

As a result of our review of the requirements for this project and discussions with the Town, various items will be provided and/or completed by CDOT or are excluded from this scope of services. If additional services are needed, the Stolfus team can provide those services in addition to the original approved scope and fee on a time and materials basis at the Standard Hourly Rates, with prior written approval from the Town. These items include:

- Major changes to the design (not anticipated):
  - Sidewalk location
  - Pavement width
  - Other items that require design that differs from the FOR submittal
- Public Involvement
- Public Involvement materials – boards, displays, or graphics
- Town Council Involvement
- Environmental, clearances and permits
- Structural Design (not anticipated)
- Lighting Design
- Landscaping Design
- Phasing and Traffic Control Device Plan
- Irrigation System Design and Plan
- Printing and reproduction of all plans and specifications for bid and/or construction purposes
- Construction observation, contract management and inspection
- Website
- Construction Project Management
- Pavement or materials investigation/design
- Utility relocation design
- Alternatives analysis, including alternate sidewalk alignments

- Funding and phasing scenarios
- Curb ramp details

Refer to the subconsultants' scopes of work for a list of their exclusions in addition to the items listed here.

SCHEDULE AND FEE

Based on our current workload, Stolfus can begin work on this project immediately upon notice to proceed. Anticipated completion of work items is approximately fifteen (15) months from notice to proceed. We will complete this work at our 2023 Standard Hourly Rates. A breakdown of the scope of services and fee for our entire team is shown below.

Firm	**Scope of Services**	**Total Fee**
Stolfus and Associates, Inc.	Project Management, Roadway, and Traffic Design	$99,180
HDR, Inc.	Right-of-Way Acquisition Services	$79,701
T2 Utility Engineering	Subsurface Utility Engineering	$49,115
Inter-Mountain	Drainage, Stormwater Management, Utilities, and Survey	$31,475
Pinyon Environmental	Historic and Hazardous Materials Clearance Support	$12,167
Farnsworth	Right-of-Way Plans	$27,962
	TOTAL	***$299,770***

End of Scope

Stolfus

Client:	Michelle Metteer		Client PM:	Jenna Siegel		Date:	7/21/2023
Project:	US 24 Pedestrian & Drainage Improvements		Project #:			By:	CCS
Location:	Minturn, CO		Base Budget?				
Date Requested:			Add'l Service?			5	Subconsultants
Requested by:	Michelle Metteer		Anticipated Duration			15	months

Scope Summary

	Principal	PE-5	PE-3	PE-2	PE-1	EI3	EI2	EI1	Student Intern	Accountant	Admin Asst. 1	TASK	PHASE
	$245.00	$215.00	$195.00	$170.00	$155.00	$140.00	$135.00	$130.00	$75.00	$105.00	$80.00	HRS	TOTAL
Work Element													
Work Element 1 - Proj. Admin/Mgmt/Meetings		$2,580.00	$4,485.00							$1,680.00			**$8,745.00**
Coordination			15									15	$2,925
Contract Admin/Billing		8								16		24	$3,400
Progress Meetings w/ Town		4	8									12	$2,420
Subtotal Hours		12	23							16		51	
Work Element 2 - Initial Project Meeting		$645.00	$1,365.00										**$2,010.00**
Kickoff Meeting Prep		1	3									4	$800
Kickoff Meeting		2	2									4	$820
Meeting documentation			2									2	$390
Subtotal Hours		3	7									10	
Work Element 3 - Sidewalk/Roadway Design		$430.00	$2,535.00				$8,640.00						**$11,605.00**
Panline Alignments -- profile tweeks based on updated survey (2 algs)			4				16					20	$2,940
Connecting road profile - refresh			1				8					9	$1,275
Modeling		2	8				40					50	$7,390
Subtotal Hours		2	13				64					79	
Work Element 4 - Driveway Design & Exhibits		$860.00	$7,020.00		$12,400.00		$540.00	$8,840.00			$1,920.00		**$31,580.00**
Driveway Horizontal Alignments (32 driveways)			4		16							20	$3,260
Driveway Vertical Alignments		1	8		48							57	$9,215
Driveway sheet layouts		1	16		16			64				97	$14,135
Form 138 spreadsheet		2	8				4	4			24	42	$4,970
Subtotal Hours		4	36		80		4	68			24	216	
Work Element 5 - Traffic Design		$645.00	$1,950.00					$2,860.00					**$5,455.00**
Signing and Striping Refresh								6				6	$780
Construction Phasing		2	4					16				22	$3,290
CDOT Form 859 and Construction Schedule		1	6									7	$1,385
Subtotal Hours		3	10					22				35	
Work Element 6 - Specialty Unit and Subconsultant Design Coordination		$860.00	$7,605.00		$1,705.00								**$10,170.00**
Monthly meetings (assume 5)		2	5		5							12	$2,180
Survey Coordination			4									4	$780
Drainage/Utility Coordination			8									8	$1,560
SUE Coordination			8									8	$1,560
Environmental Coordination		2	8									10	$1,990
Field Meeting			6		6							12	$2,100
Subtotal Hours		4	39		11							54	
Work Element 7 - ROW Coordination		$860.00	$2,340.00		$620.00		$1,080.00	$2,080.00					**$6,980.00**
ROW Shapes			1		4							5	$815
ROWPR			3									3	$585
ROW Assistance, Plan updates, Driveway updates		4	8				8	16				36	$5,580
Subtotal Hours		4	12		4		8	16				44	
Work Element 8 - Plan Production and QA/QC		$1,505.00	$6,240.00				$3,240.00	$8,840.00					**$19,825.00**
Front end sheet updates + Typical Sections			2					8				10	$1,430
Geometric Control		1	2					4				7	$1,125
Rmvl/Rdwy (4 sheets each)		1	4					16				21	$3,075
Cross Sections			4				12					16	$2,400
Tabulation updates		1	4				4	16				25	$3,615
Specification updates		2	8									10	$1,990
Address DOR comments		2	8				8	24				42	$6,190
Subtotal Hours		7	32				24	68				131	
Work Element 9 - Advertisement and BID assistance		$860.00	$1,950.00										**$2,810.00**
Pre-Bid Meeting (virtual)			2									2	$390
Advertisement Assistance		4	8										$2,420
Subtotal Hours		4	10									14	
Total Hours		43	182		95		100	174		16	24	634	
Total Raw Labor $		$9,245.00	$35,490.00		$14,725.00		$13,500.00	$22,620.00		$1,680.00	$1,920.00		**$99,180.00**

SUBCONSULTANTS/VENDORS

	Type Service Provided	Budget
HDR	ROW Acquisition	**$79,701**
T2	SUE	**$49,115**
Inter-Mountain	Drainage, SWMP, Utilities, Survey	**$31,475**
Pinyon	Environmental	**$12,167**
Farnsworth	ROW Plans	**$27,962**
	Total Subconsultants	**$200,420**

EXPENSES:

expense	cost	units	qnty	
Mileage	0.655	mi	260	$170.30
Hotel	96.00	night		
Per Diem	59.00	day		
Outside Reproduction	200.00	at cost		
Other	200.00	at cost		
				$170.30

TOTAL SERVICES	**$299,770**

July 27, 2023

Jenna Siegel, PE, PMP
Transportation Engineer
Stolfus & Associates, Inc.
5690 DTC Boulevard, Suite 330W
Greenwood Village, CO 80111

RE: ***Scope of Work and Fee for HDR to Provide Right of Way Services as a Subconsultant to Stolfus & Associates, Inc. for the Town of Minturn's US Highway 24 Phase 2 Project***

Dear Jenna,

The attached scope of work and fee are HDR's proposal to provide right of way services as a subconsultant to Stolfus & Associates, Inc. for the Town of Minturn's US Highway 24 Phase 2 Project. The attached scope outlines our project approach along with proposed deliverables that we plan to complete. Our fee proposal is $79,700.75.

Let me know if you have any questions.

Sincerely,

Greg Jamieson
Senior Right of Way Project Manager

Attachments:
Scope of Work and Fee Proposal

SECTION 1: PROJECT SPECIFIC INFORMATION

PROJECT BACKGROUND

The Town of Minturn is designing a project (hereinafter referred to as the "Project") to improve the pedestrian, bicycle and drainage improvements on U.S. Highway 24 from South Minturn to the Boneyard Open Space Park (MP 146.13 to MP 146.5). The Project will construct an attached 6' sidewalk that is ADA compliant with curb ramps, parallel parking lanes, curb and gutter, and drainage infrastructure to connect the pedestrian network between downtown Minturn and South Minturn. The Project will formalize parking and drainage. The Project will create a visual corridor approaching south Minturn that will provide traffic calming benefits. It will connect residential and commercial properties with the park and open space within the town and it will also provide connections to transit stops and school bus stops along the highway. The Project be designed and constructed in compliance with federal-aid requirements, with the Colorado Department of Transportation (CDOT) as the oversight entity for the federal funds. Stolfus & Associates (Stolfus) is the consultant engineering firm designing the project.

The Town of Minturn and Stolfus have asked HDR to prepare a proposal for right of way (ROW) services for the Project. This scope of work, and its related fee proposal, is submitted in response to this request.

ROW acquisition is anticipated to be needed from the sixteen (16) ownerships in Table 1 below.

Table 1

Impacted Owners						
Parcel No.	**APN**	**Owner Name**	**Address**	**Location**	**Appraisal or WV**	**Area of Parcel**
TE-45	2103-263-16-008	Mary Pat Armistead	1003 HWY 24 Minturn, CO 81645	South Side of US HWY 24	WV	1,249 SQ. FT. (0.029 AC)
TE-46	2103-351-01-022	Mary Pat Armistead	1011 Main Street Minturn, CO 81645	South Side of US HWY 24		225 SQ. FT. (0.005 AC)
TE-47	2103-351-01-023	William Reis	HWY 24 Minturn, CO 81645	South Side of US HWY 24	WV	906 SQ. FT. (0.021 AC)
TE-48	2103-351-01-024	Rosenfeld Family Holdings, LLC.	1021 Main Street Minturn, CO 81645	South Side of US HWY 24	WV	1,152 SQ. FT. (0.027 AC)
TE-49	2103-351-01-026	William Gary Koehler	Main Street Minturn, CO 81645	South Side of US HWY 24	WV	243 SQ. FT. (0.006 AC)
TE-50	2103-351-01-028	Frances R. Quintana	1071 Main Street Minturn, CO 81645	South Side of US HWY 24	WV	373 SQ. FT. (0.009 AC)

Parcel No.	APN	Owner Name	Address	Location	Appraisal or WV	Comments
TE-51	2103-351-01-029	Frank & Tunde C. Lorenti	1081 Main Street Minturn, CO 81645	South Side of US HWY 24	WV	1,487 SQ. FT. (0.034 AC)
TE-52	2103-351-00-002	US Forest Service	N/A	South Side of US HWY 24	WV	1,684 SQ. FT. (0.039 AC)
TE-53	2103-351-01-082	Carmen Esparsen	1117 Main Street Minturn, CO 81645	South Side of US HWY 24	WV	401 SQ. FT. (0.009 AC)
TE-54	2103-351-01-081	1131 Main Street, LLC.	1131 Main Street Minturn, CO 81645	South Side of US HWY 24	WV	325 SQ. FT. (0.008 AC)
TE-55	2103-351-01-095	John & Cherish Rosenfeld	1141 Main Street Minturn, CO 81645	South Side of US HWY 24	WV	374 SQ. FT. (0.009 AC)
TE-56	2103-351-01-066	Mary Lou Ann Valdez	1011 Mountain Drive #1B Minturn, CO 81645	South Side of US HWY 24	WV	1,099 SQ. FT. (0.025 AC)
PE-57	2103-351-00-006	Vail Corporation	N/A	North Side of US HWY 24	A	3,000 SQ. FT. (0.069 AC)
TE-58	2103-351-01-089	1191 Main Street, LLC.	1191 Main Street #28 Minturn, CO 81645	South Side of US HWY 24	WV	712 SQ. FT. (0.016 AC)
TE-59	2103-351-01-028	Elmer L. Christiansan	1207 Main Street Minturn, CO 81645	South Side of US HWY 24	WV	325 SQ. FT. (0.008 AC)
TE-60	2103-351-06-003	Jean L. & Gordon P. Flaherty	30 Vista Barranco Minturn, CO 81645	South Side of US HWY 24	WV	837 SQ. FT. (0.019 AC)
TE-60A	2103-351-06-003	Jean L. & Gordon P. Flaherty	30 Vista Barranco Minturn, CO 81645	South Side of US HWY 24		670 SQ. FT. (0.019 AC)
TE-61	2103-351-01-041	IVM Investments, LLC. c/o SBR Investments, LLC.	1251 Main Street Minturn, CO 81645	South Side of US HWY 24	WV	613 SQ. FT. (0.019 AC)

- One appraisal will be needed for the ROW parcels from Vail Corporation.

All aspects of the ROW process for Project will be conducted consistent with the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act (Uniform Act) and the CDOT ROW Manual.

The ROW services HDR will provide pursuant to this scope of work include: (i) assisting Stolfus and its professional land surveying (PLS) subconsultant in developing right of way plans and legal descriptions for the acquisition parcels needed, and obtaining CDOT approval of such ROW plans and legal descriptions for Project, (ii) determining the just compensation for the ROW parcels needed from each ownership, (iii) negotiating the ROW parcels from each ownership, and (iv) closing on the sale of such parcels. Note that Stolfus's professional land surveying (PLS) subconsultant is responsible for preparing and stamping all required ROW plans and legal descriptions.

HDR's ROW team will provide the work described in this document.

ROW TEAM RESPONSIBILITIES AND DUTIES

- Assistance with Development and CDOT Approval of ROW Plans
- Valuation of ROW Parcels.
- Acquisition Negotiation for ROW Parcels.
- Closing on Purchase of ROW Parcels.

WORK PRODUCT

- ROW Schedule
- ROW Budget
- ROW Project Coordination
- Meeting Minutes
- Appraisals and Waiver Valuations
- Acquisition Files, including Offer Packets, Agreements, Conveyance Deeds, Easement Agreements, Negotiation Logs

Requirements are further described in the sections that follow.

TABLE OF CONTENTS

This scope of work will consist of the following four tasks:

1. ROW Project Management, Meetings and Coordination.
2. Valuation - appraisals and waiver valuations will be prepared for ROW parcels.
3. Acquisition Negotiation for ROW Parcels.
4. Coordinate Closings.

HDR seeks to avoid the need for the use of eminent domain on all its projects, however it is sometimes needed to resolve an outlier. Eminent domain support is not a specific task, however if eminent domain were to be needed and approved by the Town of Minturn, HDR can provide support for eminent domain, but additional fee for such support will need to be negotiated.

TASK 1: ROW PROJECT MANAGEMENT, MEETINGS AND COORDINATION

Task 1.1 Project Records Set Up and Invoicing
Set up parcel files and tracking sheets. Prepare and provide monthly invoices.

Assumption:

- Twelve (12) monthly invoices will be needed.

Task 1.2 ROW Kickoff Meeting
The ROW Team will conduct a ROW kickoff meeting with Stolfus and the Town of Minturn. The meeting will include coordination with Stolfus and the Town of Minturn Project Team on the ROW process and Town procedures to be followed. The ROW Project schedule and budget will be discussed at the meeting. An initial ROW Project schedule and budget will be prepared following the meeting. Forms to be used will be identified at this meeting. The Town's approvals and approvers for the ROW process will be identified at this meeting.

Following the kickoff meeting, HDR will compile and send out minutes from the meeting.

Deliverables:

- One (1) meeting agenda
- Minutes from meeting

Task 1.3 External Project Coordination Meetings
HDR and the Town will meet as required to monitor progress on the ROW process, discuss issues and obtain required Town decisions. Discussion items may include assisting Stolfus and its PLS subconsultant in developing right of way plans and legal descriptions for the acquisition parcels needed, and assisting with obtaining CDOT approval of such ROW plans and legal descriptions, modifications to the schedule and budget, progress on the ROW phases (review & comments on draft ROW Plans, valuation, acquisition negotiation and closings), review of acquisition tracking sheets, responses to counteroffers, strategies for challenging negotiations and other issues, and problem solving.

Following the coordination meetings, HDR will compile and send out minutes of the meeting.

Deliverables:

- Four (4) meeting agendas
- Minutes from four (4) meetings
- One (1) ROW project schedule, updated, as needed
- One (1) ROW project budget, updated as needed
- Acquisition tracking sheets

Task 1.4 Internal Coordination
This task is for HDR's tasks associated with managing the project. This task includes the ROW Team's internal coordination, internal ROW Team meetings, updating acquisition tracking sheets, updating the ROW Project schedule and budget, as needed.

TASK 2: PARCEL VALUATIONS

Task 2.1 Waiver Valuation

Review market sales data to determine land values to be used in the waiver valuations (used to be known as value findings). Prepare waiver valuations in compliance with Town requirements. Submit waiver valuations to the Town for review and approval. Waiver valuations will be the basis for the offers made to the landowner.

Deliverables:

- Fifteen (15) waiver valuations.

Assumptions:

- Fifteen (15) waiver valuations will be needed. This number may change as the design advances and ROW impacts are better defined. If more than fifteen (15) waiver valuations are needed, additional fee will need to be negotiated.

Task 2.2 Appraisal

HDR's in-house appraiser will prepare an appraisal consistent with the appraisal requirements of the CDOT ROW Manual. HDR will deliver the draft of such appraisal to the Town. HDR will coordinate with the Town on the Town's review of the appraisal and the with CDOT Region 3 on the appraisal review required by the CDOT ROW Manual. It is assumed that CDOT Region 3 will conduct the CDOT ROW Manual required appraisal review. The appraisal will be modified and completed after the appraiser considers comments from the reviews.

Deliverables:

- One (1) eminent domain appraisal

Assumptions:

- This task assumes one (1) eminent domain appraisal. If additional appraisals are needed, additional fee for such appraisal(s) will need to be negotiated

- This task assumes that CDOT Region 3 will conduct the CDOT ROW Manual required appraisal review.

Task 2.3 Landowner Appraisal Review

Section 38-1-121, C.R.S. requires, for acquisitions with estimated values greater than $5K, that landowners to be advised of their right to get an appraisal and have the governmental entity reimburse them for the reasonable value of the appraisal if certain conditions are met. If the landowners notified of this right take advantage of it and submit appraisals to the Town, HDR will submit such drafts to CDOT for the appraisal review required by the CDOT ROW Manual. HDR will monitor the CDOT appraisal review process determine if a new FMV should be issued. The results of the CDOT appraisal review will be considered by HDR in its recommendations to the Town, as to whether the landowner appraiser's fee should be paid.

Deliverables:

- CDOT appraisal review memorandums and FMVs, if applicable.

Assumptions:

- Section 38-1-121, C.R.S. requires landowners to be advised of their right to get an appraisal and have the Town pay for it if certain conditions are met, for acquisitions with estimated values greater than $5K. Landowners may or may not take advantage of this right. This task assumes that four (4) landowners advised of this right will take advantage of it.

  The cost of landowner appraisals is not included in this HDR SOW and fee estimate and will be paid separately by the Town.

TASK 3: ACQUISTION NEGOTIATION

Task 3.1 Preparation and Delivery of Acquisition Documents
Prepare and send notice of intent to acquires, offer letters, final offer letters and additional correspondence as agreed to by the Town and HDR.

Deliverables:

- Notice of intent to acquires.
- Offer packets.
- Additional correspondence and documents, as needed.
- Final offers, if required.

Assumptions:

- For consistency, all notice of intent to acquires and offer packets will be prepared on templates acceptable to CDOT for federal-aid acquisitions.

- Acquisition negotiations from sixteen (16) landowners will be needed. This number may change as the design advances and ROW impacts are better defined. If acquisitions from more than sixteen (16) landowners are needed, additional fee will need to be negotiated.

Task 3.2 Conduct Acquisition Negotiations
Negotiate consensual agreements for the acquisition of property rights based on waiver valuations and appraisals, as applicable.

Deliverables:

- Signed settlement agreements.
- Justification for administrative settlements and other Town required settlement forms.
- Negotiation logs.

Task 3.3 File Maintenance, QA/QC Review and Submittal
One hard copy file will be maintained by HDR for each acquisition. At a minimum, the file will contain: the notice of intent to acquire, appraisal or value finding; offer letter; closing documents; typed and signed negotiation logs of contacts with owners; and the related correspondence regarding the parcel acquisition. Upon completion of each acquisition, files will be finalized, QC'd and delivered to the Town.

Deliverables:

- Final files – hard copy and digital

Assumptions:

- Sixteen (16) final files will be needed.

TASK 4: CLOSINGS

Task 4.1 Coordinate Closings
It is anticipated that HDR will conduct the closings for the acquisition of temporary easements only. The closing of the acquisition of the permanent easement needed from Vail Corporation will be through a title company. This task covers HDR preparing documents for and conducting the closing of the acquisitions of temporary easements only and it covers HDR's coordination of the closing of the permanent easement needed from Vail Corporation with a title company. The title company to be used for such closing will be a subconsultant to Stolfus's PLS subconsultant.

Deliverables:

- Closing packets and final signed and recorded agreements from closings. Fifteen HDR closings and one (1) title company closing are anticipated.

- Title insurance policy from the one (1) title company closing.

Assumptions:

- Closings of acquisitions from sixteen (16) landowners will be needed. HDR will conduct fifteen (15) of these closings and one (1) of these closings will be handled by a title company. The title company to be used for such closing will be a subconsultant to Stolfus's PLS subconsultant.

For closings conducted by the Title Company, the Town will pay all Subconsultant Title Company's closing fees, including recording fees, costs associated with lien releases, if any, and the cost of title insurance policies.

ROW PROJECT SCHEDULE

The specific ROW Project Schedule will be developed between HDR, Stolfus and the Town after the notice to proceed. It is currently anticipated that ROW plans for the project will be completed and approved by CDOT in the Spring of 2024. Most of the ROW services described above will not start until such ROW plans are approved.

Stolfus & Associates (The Town of Minturn) ROW for U.S. Highway 24 Pedestrian & Drainage Improvements Project

Fee Estimate

7/27/2023

HDR Labor

							Job Classification															
							Project Role															
							Staff Name		Jamieson	Pietri	Bartell	Lockett	Shimberg	Pollack	Daley	Gray						
							Billing Category		Sr. Project Manager II	Project Professional II	Project Professional I	ROW Agent I	ROW Agent I	Sr. Project Manager II	Project Controller II	Administrative						
							2023 Billing Rate	Tot. Weeks	$263.00	$169.00	$154.00	$107.00	$107.00	$263.00	$120.00	$77.00	*Hours by Task*	*Labor $s by Task*	*Mileage*		*Printing, Publication, FedEx, & Misc.*	*Total ODCs by Task*	*Subtotal Fee by Task*
																			Units	*$0.655*			
001	**ROW PROJECT MANAGEMENT, MEETINGS AND COORDINATION**	**Start Date**	**8/1/2023**	**End Date**	**12/31/2024**		**74.00**	**6**	**36**	**4**	**12**	**12**	**2**	**28**	**2**	**102.00**	**$ 14,886.00**	**-**	**$ -**	**$ -**	**$ -**	**$ 14,886.00**
001.1	Project Records Set Up and Invoicing	Start Date	8/1/2023	End Date	12/31/2024				8		2	2		28	2	42.00	$ 5,294.00		$ -		$ -	**$ 5,294.00**
001.2	ROW Kickoff Meeting	Start Date	8/1/2023	End Date	12/31/2024			2	2							4.00	$ 864.00		$ -		$ -	**$ 864.00**
001.3	External Project Coordination Meetings	Start Date	8/1/2023	End Date	12/31/2024			2	14	2	2	2	2			24.00	$ 4,154.00		$ -		$ -	**$ 4,154.00**
001.4	Internal Coordination	Start Date	8/1/2023	End Date	12/31/2024			2	12	2	8	8				32.00	$ 4,574.00		$ -		$ -	**$ 4,574.00**
002	**PARCEL VALUATIONS**	**Start Date**	**3/1/2024**	**End Date**	**12/31/2024**				**4**	**56**	**20**	**22**				**102.00**	**$ 13,794.00**	**-**	**$ -**	**$ -**	**$ -**	**$ 13,794.00**
002.1	Waiver Valuation	Start Date	3/1/2024	End Date	12/31/2024				4	12	18	20				54.00	$ 6,590.00		$ -		$ -	**$ 6,590.00**
002.2	Appraisal	Start Date	3/1/2024	End Date	12/31/2024					38						38.00	$ 5,852.00		$ -		$ -	**$ 5,852.00**
002.3	Landowner Appraisal Review	Start Date	3/1/2024	End Date	12/31/2024					6	2	2				10.00	$ 1,352.00		$ -		$ -	**$ 1,352.00**
003	**ACQUISTION NEGOTIATION**	**Start Date**	**3/1/2024**	**End Date**	**12/31/2024**		**43.58**	**2**	**36**	**2**	**184**	**170**				**394.00**	**$ 44,796.00**	**-**	**$ -**	**$ -**	**$ -**	**$ 44,796.00**
003.1	Preparation and Delivery of Acquisition Documents	Start Date	3/1/2024	End Date	12/31/2024				10		38	34				82.00	$ 9,394.00		$ -		$ -	**$ 9,394.00**
003.2	Conduct Acquisition Negotiations	Start Date	3/1/2024	End Date	12/31/2024			2	20	2	128	120				272.00	$ 30,750.00		$ -		$ -	**$ 30,750.00**
003.3	File Maintenance, QA/QC Review & Submittal	Start Date	3/1/2024	End Date	12/31/2024				6		18	16				40.00	$ 4,652.00		$ -		$ -	**$ 4,652.00**
004	**CLOSINGS**	**Start Date**	**9/1/2023**	**End Date**	**12/31/2024**		**69.58**		**4**		**22**	**18**				**44.00**	**$ 4,956.00**	**-**	**$ -**	**$ -**	**$ -**	**$ 4,956.00**
004.1	Coordinate Closings	Start Date	3/1/2024	End Date	12/31/2024				4		22	18				44.00	$ 4,956.00		$ -		$ -	**$ 4,956.00**
099	**Direct Expenses**	**Start Date**	**10/1/2023**	**End Date**	**12/31/2024**		**65.29**									**-**	**$ -**	**1,250.00**	**$ 818.75**	**$ 450.00**	**$ 1,268.75**	**$ 1,268.75**
099.1		Start Date	10/1/2023	End Date	12/31/2024											-	$ -	1,250.00	$ 818.75	$ 450.00	$ 1,268.75	**$ 1,268.75**
Total HDR Labor Hours								**8.00**	**80.00**	**62.00**	**238.00**	**222.00**	**2.00**	**28.00**	**2.00**	**642.00**	**$ 78,432.00**	**1,250**	**$ 818.75**	**$ 450.00**	**$ 1,268.75**	**$ 79,700.75**

TOTAL PROJECT FEE **$79,700.75**

July 27, 2023

Stolfus & Associates, Inc.

ATTN: Jenna Siegel, PE, PMP

Email: jenna@StolfusandAssociates.com

Phone: 303.540.3262

RE: Minturn Ped + Bike Phase 2

Ms. Siegel,

Thank you for the opportunity to propose on this project. Our experience providing subsurface utility engineering for State DOTs, counties, municipalities, and various public works departments will enable us to successfully complete this utility investigation and meet the program and project goals. T2 UES, Inc.'s active involvement in the development of 2018 Colorado Revised Statute, Title 9, Article 1.5 underscores our commitment to the State of Colorado and the delivery of successful projects. The combination of our resources and experience will provide you and your Client with the confidence that T2 UES, Inc. is the right choice to complete the project on time and on budget. For more information, please visit www.T2ue.com.

Our Scope of Services is further detailed in the project understanding section of the proposal. The proposal has been prepared based upon information received from Stolfus and Associates, Inc. on July 10, 2023, and a phone call on July 13, 2023. We have provided you with a Not to Exceed Time and Material Fee to complete the specific items described within the Scope of Services. We respectfully request any comments or questions you may have.

Thank you again for this opportunity. We are committed to giving you the quality and service that you expect from T2 UES, Inc.

Sincerely

T2 UES, Inc.

Kristen Miller, P.E.
Project Manager
150 Capital Drive, Suite 190
Golden, CO 80401
kristen.miller@t2ue.com
303.549.1424

Scope of Work

Town of Minturn – US24

PROJECT UNDERSTANDING

The Town of Minturn is looking to complete Subsurface Utility Engineering (SUE) services in the support of the Minturn Pedestrian and Drainage Improvements Project. The limits of the Subsurface Utility Engineering (SUE) Investigation can be seen below in Figure 1 depicted in purple. The SUE Investigation limits span approximately 0.45 miles of US 24 and includes the area from ROW to ROW of US 24.

T2 UES, Inc. estimates from preliminary research and observations that approximately 11,300 linear feet of subsurface utilities are present within the project limits. T2 UES, Inc. identified five utility owners within the project limits during preliminary research.

It is understood that the Town of Minturn desires to comply with the requirements outlined in Colorado Revised Statutes, Title 9, Article 1.5 (CRS 9-1.5) and perform an ASCE/UESI/CI 38-22: Standard Guideline for Investigating and Documenting Existing Utilities compliant SUE investigation that is signed and sealed by a Professional Engineer. The T2 UES, Inc. team will utilize the ASCE/ UESI/CI 38-22 standard for collecting and depicting the existing utilities and build a high-quality representation of the existing utilities. This process will include an iterative field investigation and drawings that are signed and sealed by a Professional Engineer licensed in the state of Colorado in accordance with all of the requirements outlined in the State Law.

Figure 1: SUE Investigation Limits

PROJECT APPROACH

T2 UES, Inc.'s general workflow to our approach is outlined below and includes weekly updates for the entire project team:

1. Perform records research.
2. Perform a geophysical investigation (field designating).
3. Perform a survey of utility appurtenances and markings placed by our designators.
4. Complete utility depictions as outlined in the ASCE/UESI/CI 38-22 standard.
5. QA/QC of our investigation's findings based on existing records and our fieldwork.
6. Review the investigation's findings with the design team and project stakeholders.
7. Coordinate and perform QLA test holes.
8. Provide documentation of the completed utility investigation findings – signed and sealed by a licensed engineer.

ASCE/UESI/CI 38-22 provides a nationally recognized, standard guideline for the collection and depiction of existing subsurface utility data. The quality level provides a professional opinion of the quality and reliability of the utility information. The four quality levels are as follows:

- **Quality Level D (QLD):** Utility Quality Level D (QLD) information is determined primarily from the review and documentation of existing second-party information, such as utility records, historical project records, permits, verbal accounts, the existence of service, visual indicators, and/or One-Call markings, put into context with any other information the SUE Professional has in their possession during a Utility Investigation.
- **Quality Level C (QLC):** Utility Quality Level C (QLC) information is determined by correlating underground Utility Segments from existing second-party information to observable and measurable visible Utility Features. QLC does not refer to the Utility Feature or portion of the Utility Segment that is visible. It refers to the unobservable portion of the Utility Feature or Utility Segment that connects to visible, typically aboveground or within an accessible vault, surveyed Utility Features.
- **Quality Level B (QLB):** A Utility Quality Level B (QLB) may be assigned to a Utility Segment after the application of appropriate surface geophysical methods to identify the existence and approximate horizontal position of utilities (a Utility's "Designation"), followed by survey and documentation, review of available field and office data, and a final determination of the position for the Utility Segment or Utility Feature on the Deliverables. All aforementioned tasks are performed under the direct responsible charge of the SUE Professional. The largest source of potential error is usually the interpretation of the geophysical findings and results.
- **Quality Level A (QLA):** Quality Level A (QLA) builds on QLB information by confirming the existence, exact locations, and other attributes of subsurface utility through the exposure of the utility using safe excavating practices. QLA data are determined by physically exposing an unobservable utility feature or utility segment (essentially making it observable) and documenting its spatial extent and characteristics with a high degree of accuracy. Conventional accuracies shall be 0.1ft (30mm) vertical and 0.2ft (60 mm) horizontal for the measurements of the outside limits of the utility features or utility segment that is exposed.

SCOPE OF WORK

The scope of services identified below provides for a QLA, QLB, QLC, and QLD investigation.

T2 UES, Inc. shall conduct, document, stamp, and seal a Subsurface Utility Engineering (SUE) investigation of the project area to document existing utilities within the project limits. As part of the SUE investigation for this project, T2 UES, Inc. will work on the following tasks:

Utility Records Research

- Submit a Subsurface Utility Engineering ticket to Colorado 811 to aid in the identification of Utility Owners that may have facilities on, or be affected by, the project.
- Request, collect and review applicable utility facility records available through Utility Owner(s), such as one-call notification, service maps, as-built drawings, standard drawings, service plats, construction plans from prior projects, local government or Agency permit exhibit drawings, and oral histories gained through interviews with Utility Owner officials and authorities.
- Compile a list of all utility companies contacted for information. Note information received with contact information for each response and note non-response if applicable.

Field Utility Investigation (Utility Designation)

- Utilize appropriate surface geophysical techniques to determine the approximate horizontal position of utilities within the project area. Once designated (horizontally positioned), verified utilities are marked using appropriate pink paint and flagging which is the standard industry color for temporary survey markings. Utilities type or ownership that cannot be confirmed by the field investigation will be termed “unknown”. T2 UES, Inc. will utilize a suite of equipment including pipe and cable locators (PCL), Ground Penetrating Radar (GPR), magnetometers, and detectable sondes.
- If accessible, structures connected to gravity-fed systems will be opened, and inverts will be measured. Invert information and, where accessible, pipe size/material for the sewers will be collected at manholes/catch-basins from the surface and shown on the drawings accordingly. The alignment of the sewer pipes will be shown on the drawing based on a combination of record information received, results of the invert investigation, surveyed manholes/catch-basins, and professional judgment. If chambers are full of water or confined space entry is required, extra costs will be incurred and will be discussed with the Client in advance.
- T2 UES, Inc. will survey the utility designation marks and utility appurtenances referenced to the project survey controls. The results of this utility investigation and any survey work performed in conjunction with the investigation will be tied to the project datum as specified by the client and existing survey grade control points provided to T2 UES, Inc. for their use if available. In the absence of direction from the client or a control diagram, T2 UES, Inc. will choose a Local Coordinate System based on either local or NAVD88 vertical datum.

QA/QC and Professional Services

- Generate and review permits and Maintenance of Traffic plans.
- Review the field investigation documents and records collected as a part of records research. Use professional judgment to assign quality levels and horizontal positions to subsurface utilities.
- Consolidate and draft the collected field information into ORD and PDF deliverables compliant with CDOT formatting.

QLB/C/D Utility Investigation Assumptions, Exclusions, and Stipulations

- T2 UES, Inc. cannot guarantee we will find all unknown, abandoned, retired, or inactive utilities.
- Individual utility services to homes and buildings will include water, electricity, and natural gas. Telephone and CATV services are excluded.
- Underground storage tanks (USTs), septic fields, traffic loop systems, thrust blocks, cathodic protection systems, drain tiles, irrigation channels, irrigation gates, irrigation valves, irrigation piping, irrigation headwalls, and landscape irrigation two inches in diameter or less (both public & private) are excluded.
- Overhead utility lines will be shown as a singular line running pole to pole. We will attempt to identify both ownership & connections on the poles and incorporate this information into the plans using pole diagrams, images, and/or spreadsheets (or some combination thereof) as best suits this project and existing site conditions.
- No butterfly diagrams or 3D modeling (with pipe networks) will be included as part of this scope.
- The removal of Colorado 811 paint marks or designation marks is not included.
- The degree of success of a ground-penetrating radar (GPR) investigation is based entirely on the composition of the soils and the depth and scale of subsurface targets. Electrically less-conductive soils, such as quartz sands, typically allow for the detection of some utilities and/or their trenches at depths greater than 10 feet. Electrically conductive soils, such as clay, moist silt, or saline soils, typically preclude the investigation of targets deeper than three to six feet. Due to the unknown receptiveness of specific site soils to the passage of radar energy, conclusive results cannot be guaranteed from GPR.
- Diagrams of the conduits within vaults are excluded.
- No utility coordination, utility relocation design, or conflict analysis will be performed as part of this scope.

QLA Investigation

T2 UES, Inc. will perform 5 Quality Level A test holes to determine the location and depth of the existing utility lines. T2 UES, Inc. shall use minimally-intrusive excavation techniques, which ensure the safety of the excavation and the integrity of the utility line to be documented. Other lines which may be encountered during the excavation will be noted. The excavation shall be conducted by means of air–assisted vacuum excavation equipment manufactured specifically for this purpose. To help minimize the number of test holes required, T2 UES, Inc. will lay out the holes and re-designate the associated utility prior to excavation. Test Hole Data Reports will be signed and sealed by a professional engineer and shall include project-specific coordinates, depth of the utility from the existing ground, material, and size of the utility found.

QLA Investigation Assumptions

- It is assumed that each hole will be excavated with the intent of finding one utility per hole. If additional utilities are discovered within a hole, data for each additional utility will be collected and a separate test hole report will be provided. Each test hole report for an unintended utility will be billed as a reimbursable expense at $250/test hole report.
- The Client will have test hole locations determined and right-of-entry secured prior to the commencement of T2 UES, Inc.'s services. If the parameters of the QLA investigation change after T2 UES, Inc. has initiated QLA services, T2 UES, Inc. will discuss the implications for workflow, traffic control, and other activities with the Client and determine if a change order or additional funds are needed to account for the changes.
- The vacuum excavation truck utilized by T2 UES, Inc. for test holes (potholes) employs an air-lance system and is not hydro-based. As a cost-saving measure on this project, native backfill compacted in six-inch lifts and cold patch is recommended to restore test holes, if permissible. It is assumed that all holes will follow this restoration method and that slurry and hot patch are not included as part of this proposal.
- If concrete or asphalt coring is required, it will be completed under the reimbursable section for $200 per hole
- If the dimensions of a utility necessitate a test hole diameter exceeding 18 inches, an additional test hole will be billed as a reimbursable expense.
- The standard price for test holes includes excavation to a depth of six feet. For every foot of depth over six feet, an additional $95/foot will be billed as a reimbursable expense. If a test hole is on a QLC or QLD utility line, T2 UES, Inc. will excavate to a maximum depth of six feet unless directed otherwise by the Client.
- T2 UES, Inc. will do everything within our control to access the test hole locations; however, some areas may be inaccessible due to unsuitable terrain, limited access, weather conditions, truck limitations, safety concerns, etc., and may not be able to be excavated. If any of these instances occur, they will be discussed with the Client and noted accordingly.
- T2 UES, Inc. will provide traffic protection in accordance with local municipality specifications and permit requirements. This item will be subcontracted to a local traffic control company. The fee provided for this service is estimated based on quoted daily rates from the provider.
- Removal of One-Call marks and designation paint, concrete panel replacement or restoration, landscape restoration, and shoring are not included.
- Traffic Control Flag men have not been included in the estimate for QLA test holes.

SUE Investigation Deliverables

Deliverables produced from this Subsurface Utility Engineering (SUE) investigation will be:

- A drawing showing the location of the utilities within the investigation area at the achieved ASCE 38-22 Quality Level. Utility line work will be depicted according to the standard APWA utility colors. This drawing will be a digital 11" x 17" PDF plan set that is signed and sealed by a licensed PE. See Figure 2 for an example SUE drawing deliverable.
- Invert elevations that reference the Client's specified project datum (if provided).
- An electronic file containing utility line work in a CDOT compliant ORD format.
- Test hole Summary Reports presented in electronic format signed and sealed by a licensed PE. Test Hole Data Reports shall include project-specific coordinates, depth of the utility from the existing ground, material, and size of the utility found. The data collected as a part of the QLA investigation will then be incorporated into the existing utility drawing. An example of the test hole data sheet that will be provided can be seen in Figure 3.
- A utility contact list to include the utility provider, contact name, email address, and phone numbers shown in the utility general notes and specifications.

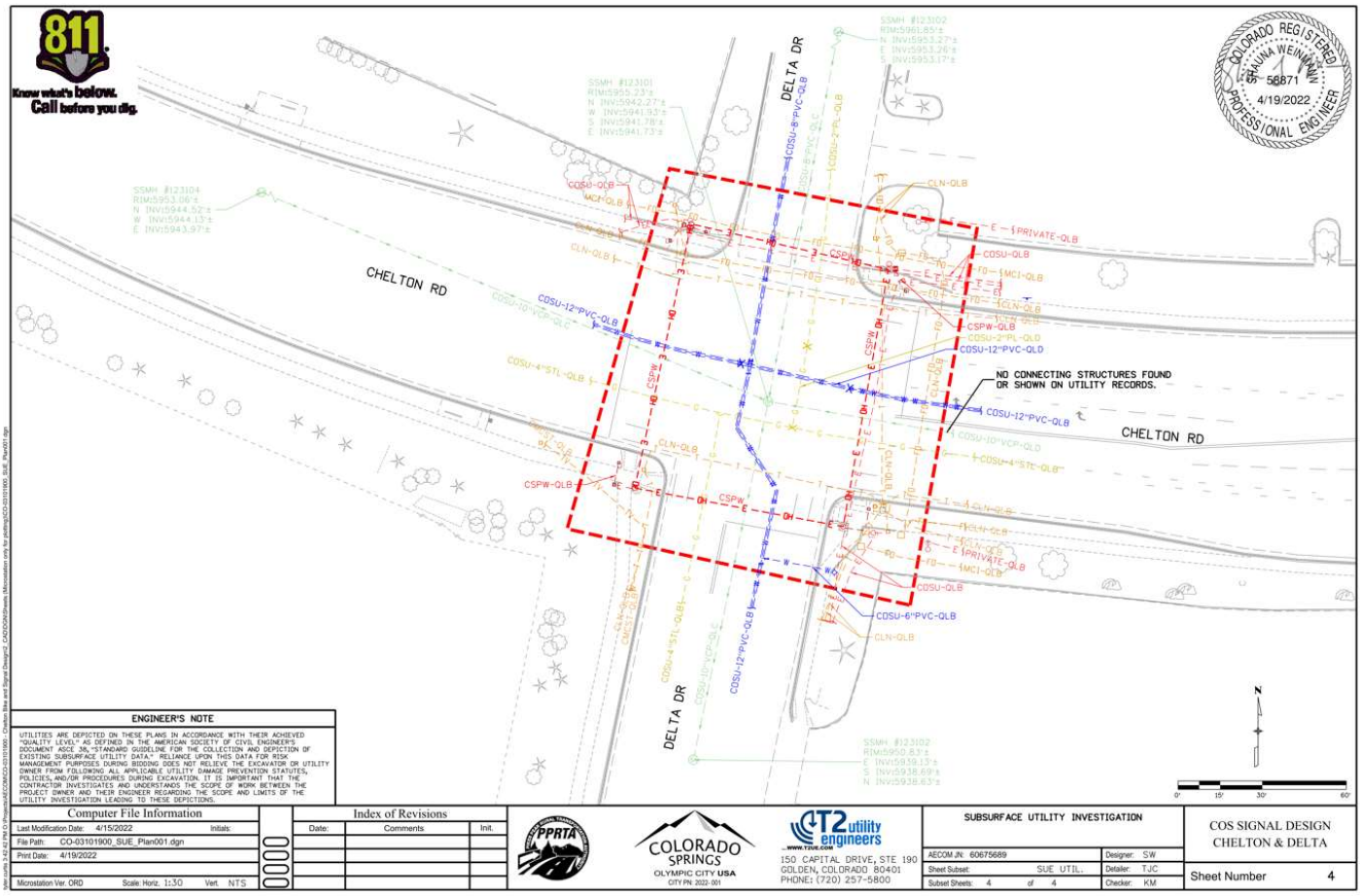


Figure 2 SUE Investigation Deliverable Example

TEST HOLE DATA REPORT

TEST HOLE NO: TH16B
TEST HOLE DATE: 6/29/2022

PROJECT NO: CO03101800
CLIENT: AECOM
PROJECT: BRIARGATE 16 WATERLINE

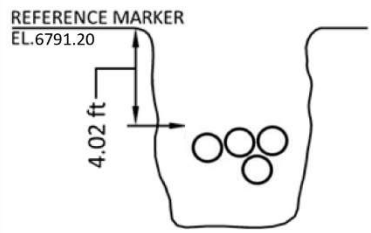
T2 utility engineers
150 Capital Drive Suite 190
Golden, Colorado 80401
TEL:720.452.1090
www.T2ue.com

CLIENT TEST HOLE NO: TH16
SUE CREW/TRUCK NO: DUI & DH
CITY,COUNTY: COLORADO SPRINGS, EL PASO COUNTY
LOCATION/INTERSECTION: INTERQUEST PKWY & WINDSWEPT VW

VICINITY MAP

SITE PHOTO - FACING NORTHWEST

CROSS SECTION - NOT TO SCALE



TEST HOLE - UTILITY - FACING SOUTHWEST

DISCLAIMER: ADDITIONAL MATERIAL AND/OR UTILITIES MAY EXIST BELOW APPARENT BOTTOM

UTILITY DESCRIPTION		REFERENCE MARKER	
UTILITY TYPE	FIBER OPTIC	NORTHING	22875.64'
UTILITY MATERIAL	PLASTIC (PVC, PE, HDPE)	EASTING	104171.17'
UTILITY DIRECTION	NORTHEAST - SOUTHWEST	ELEVATION	6791.20'
UTILITY WIDTH (FIELD)	4.5"	LOCATION	CENTER OF UTILITY
UTILITY WIDTH (RECORD)	-	MARKED BY	NAIL & DISK
APPARENT UTILITY OWNER	COLORADO SPRINGS UTILITIES		

DEPTH FROM REFERENCE MARKER

TOP OF UTILITY	4.02'
BOTTOM OF UTILITY	4.52'

ELEVATION OF UTILITY

TOP OF UTILITY	6787.18'
APPARENT BOTTOM OF UTILITY	6786.68'

SURFACE

TYPE	ASPHALT
THICKNESS	5"

REMARKS:
FOUND FOUR (4) 1.75" CONDUITS IN A BUNDLE WITH A TOTAL WIDTH OF 4.5".

REVISION NOTES:

COLORADO LICENSED
SHAUNA WEINMANN
0058871
PROFESSIONAL ENGINEER
7/27/2022

REVIEWED DATE:	7/11/2022	CHECKED DATE:	7/20/2022	REVISION DATE:
REVIEWED BY:	KM	CHECKED BY:	SW	

Figure 3 QLA Investigation Deliverable Example

CLIENT RESPONSIBILITIES

The Client and/or their representative will provide the following services:

- The Client will have right-of-entry secured prior to the commencement of T2 UES, Inc.'s services.
- If changes occur to the project limits after T2 UES, Inc. has reviewed the plans, any recognized changes to workflow, traffic control, or other miscellaneous activities will be discussed with the Client to see if a change order or additional funds are needed to account for the changes.
- In situations beyond the control of the SUE Consultant, the Client will provide assistance in obtaining required data/information from other local, regional, State, and federal agencies.
- The Client will provide a timely review, comment, or direction as required to aid T2 UES, Inc. in completing an assigned task or maintaining the established project schedule.
- The Client will provide applicable general notes, special specifications, and special provisions.
- If not readily available online, the Client may provide graphic file data, standards, font libraries, and AutoCAD cell/block libraries, etc. as required.
- The Client will provide any and all CAD and/or PDF files of the design provided by others and those files will be accurate and suitable for use by T2 UES, Inc. T2 UES, Inc. assumes that these files are approved and that they are the most current and up-to-date files available, including any and all approved addendums.
- Client to provide topo and survey control and other relevant files for incorporation of the SUE work completed by T2 UES, Inc.

GENERAL ASSUMPTIONS

- ROW and/or boundary work will not be completed by T2 UES, Inc. as part of this scope and fee. Any ROW or boundary line work that T2 UES, Inc. is asked to incorporate into our plans will need to be provided to T2 UES, Inc. for its use. If this information is unable to be provided, it will not be included or shown on the SUE utility plans prepared and submitted by T2 UES, Inc.
- This Scope of Services has been detailed to ensure we are providing the services desired and agreed to by the Client and T2 UES, Inc. Services not specifically listed are assumed to be excluded from T2 UES, Inc.'s scope.
- Possible delays to the schedule will be discussed with the Client as soon as they are identified.

SCHEDULE

The project will commence upon written notice to proceed provided by the Client. Upon award, T2 UES, Inc. will work with the Client to develop a schedule that works for the Client based on T2 UES Inc.'s current workload and the Client specified project deadlines.

ESTIMATED FEE

Please see the attached sheet for a full cost breakdown. T2 UES, Inc. will not exceed the estimated fee without prior authorization from the Client. An invoice will be prepared monthly with one final invoice upon completion for the actual work performed, up to the estimated budget amount. T2 UES, Inc. appreciates this opportunity to provide professional Subsurface Utility Engineering services for this project. Should you have any questions or require additional information, please do not hesitate to call.

7/27/2023

Subsurface Utility Engineering
T2 UES, Inc. Proposal

PROJECT ESTIMATE					
SUE QUALITY LEVEL B, C, & D					
Geophysical Investigation "Designation"					
Designating (1-man crew)	0	hours @	$195	per hour	$0.00
Designating (2-man crew)	55	hours @	$260	per hour	$14,300.00
				Subtotal:	**$14,300.00**
Survey					
*Survey Subconsultant	Reimbursable @ Cost + 10%				$6,500.00
				Subtotal:	**$6,500.00**
Professional Services					
Professional Engineer	10	hours @	$180	per hour	$1,800.00
Project Manager	25	hours @	$150	per hour	$3,750.00
SUE Manager	14	hours @	$140	per hour	$1,960.00
CADD Technician	40	hours @	$115	per hour	$4,600.00
Administration	5	hours @	$85	per hour	$425.00
				Subtotal:	**$12,535.00**
Permits, Maintenance of Traffic, & Miscellaneous Expenses					
*Permits: (Local permits)	Reimbursable @ Cost + 10%				$250.00
*Permits: (CDOT permits assumed to be $0)	Reimbursable @ Cost + 10%				$0.00
*MOT Plan for Permit Application	Reimbursable @ Cost + 10%				$200.00
*Traffic Control + 2 Flaggers (Contigency)	Reimbursable @ Cost + 10%				$1,200.00
				Subtotal:	**$1,650.00**
Miscellaneous Expenses					
*Hotels (assumes 2 people for 4 nights)	8	nights @	$120	per night	$960.00
*Per Diem (assumes 2 people for 4.5 days)	9	days @	$55	per day	$495.00
				Subtotal:	**$1,455.00**
				SUE Quality Level B, C, & D Total	**$36,440.00**
SUE QUALITY LEVEL A					
Test Hole Excavation					
[A]Quality Level A Test Hole	5	holes @	$1,500	per hole	$7,500.00
Excessive Depth over 6 feet - (Contingency)	6	feet @	$95	per foot	$570.00
Concrete Coring	2	cores @	$200	per core	$400.00
*[B]Restoration and Backfill (Flowable Fill)	Reimbursable @ Cost + 10%				$1,250.00
				Subtotal:	**$9,720.00**
Permits & Maintenance of Traffic					
*Permits: (Local permits)	Reimbursable @ Cost + 10%				$300.00
*Permits: (CDOT permits assumed to be $0)	Reimbursable @ Cost + 10%				$0.00
*Traffic Control + MOT Plan (assumes 3 days)	Reimbursable @ Cost + 10%				$2,250.00
				Subtotal:	**$2,550.00**
Miscellaneous Expenses					
*Hotels (assumes 2 people for 1 night)	2	nights @	$120	per night	$240.00
*Per Diem (assumes 2 people for 1.5 days)	3	days @	$55	per day	$165.00
				Subtotal:	**$405.00**
				SUE Quality Level A Total	**$12,675.00**
				GRAND TOTAL	**$49,115.00**

*** Proposal estimate only, the cost may vary plus or minus due to unknown field conditions & municipalities requirements. Proposal assumes a minimum working time of 8 hours/day. Proposal estimate is valid for a full 60 days from date listed above.**

[A] QLA Test Holes include One Call Management, Project Management, 2-Man Excavation Crew and Equipment, Mileage, Survey of Test Hole Markers, QLA Test Hole Reports signed and sealed by a CO PE.

[B] The vacuum excavation truck utilized by T2 UES, Inc. for Test Holes (potholes) employs an air-lance system and is not hydro-based. As a cost saving measure on this project, native backfill compacted in 6" lifts and cold patch are recommended to restore test holes where permissible. Where a different backfill material is required (flowable fill), the cost for the new material and dumping of the native material will be completed as an additional expense.

Note: In the event the estimated hours for mapping of utilities for this project is over the estimated amount, a change order will be completed prior to the completion of the project to account of the project overage. If less utilities are found, only the utilities hours used will be invoiced.

SUPPLEMENTAL TASKS

To achieve the Client's project goals, the following tasks can be included as supplemental tasks for an additional fee if requested:

PERFORM ADVANCED GEOPHYSICS INVESTIGATION

T2 UES, Inc. uses Stream EM and Stream C which are Multi-Channel Ground Penetrating Radar (MCGPR) solutions dedicated to utility locating and mapping. These units employ 40 separate channels with double polarized antennas enabling the system to simultaneously gather data both longitudinal and transversal. The high number of antennas increases the quality of the data and allows us to detect utilities even in sub-optimal soil conditions. The Stream EM and Stream C are both equipped with a GPS unit that enables the data set to easily be georeferenced to the project survey datum. The system is generally towed behind a vehicle at speeds up to 12 MPH which permits the gathering of GPR data with minimal traffic control thereby reducing the impact on local traffic.

CCTV

T2 UES, Inc. can perform video inspection within drainage facilities, as directed by the Client. Specifically, the consultant ensures the interior of the inspected pipe is visible by means of appropriate illumination and camera equipment; and records all video and images captured during the inspection.

SUE REPORT

A Subsurface Utility Engineering (SUE) report can be completed in accordance with the ASCE/UESI/CI 38-22 standard. The SUE report complements the utility drawings, assists the end user in better understanding the utility landscape and risks, and provides any metadata collected by T2 UES, Inc. during the course of the SUE investigation. The SUE report is signed and sealed by a Professional Engineer.

UNMANNED AERIAL VEHICLE

T2 UES, Inc.'s UAS division operates a Harris Carrier H6 Hybrid UAV with a payload capacity of 15 pounds and a maximum flight time of five hours. Our UAV is equipped with a survey-grade RIEGL 1UAV-22 LiDAR Sensor capable of obtaining registered point clouds with 10mm accuracy and a Sony Alpha 6000 camera for providing rectified aerial imagery. Our UAV is utilized for numerous applications to include: Archeology and cultural heritage documentation, Corridor Mapping of power lines, railways, and pipelines, Topography surveys for open-cast mining, Construction site monitoring, Resource Management, Surveys of Urban environments, and Transportation design surveys. Our deliverables are typically in an AutoCAD or Micro station format, but can be tailored to the individual needs of our Clients.

UTILITY COORDINATION

T2 UES, Inc.'s utility coordination team can coordinate with the Client, Owner, and all other affected municipalities throughout the design process. Utility coordination and project management tasks include working with the design team as well as coordination with all utilities within the project limits. By attending all project milestone meetings, our utility coordination team is able to establish a utility base map, test hole log, and Utility Conflict Matrix. T2 UES, Inc.'s utility coordination team uses data collected from the Utility Records Research and Utility Drawing Scope of work to collect utility information (including existing permits) contact each utility owner and hold early utility coordination meetings, if necessary.

Inter-Mountain ENGINEERING
Civil Engineers & Surveyors

July 24, 2023

Stolfus and Associates, Inc.
Attn: Jenna Siegel, PE
5690 DTC Boulevard, Suite 560E
Greenwood Village, CO 80111

Via E-mail: jenna@stolfusandassociates.com

Re: Professional Land Surveying and Engineering Services for U.S. Highway 24 Pedestrian and Drainage Improvements (CDOT Project SA#25362)

Inter-Mountain Engineering (IME) is pleased to present this proposal for professional services in connection with the next phase of US Highway 24 Pedestrian and Drainage Improvements, for the Town of Minturn, Colorado. The project received FOR approval in 2017 and the current scope includes completing engineering design, survey, and preparation of construction documents (PS & E Plans) for approximately 1,796 feet of paved multi-use roadway and pedestrian/ bicycle use improvements beginning at Milepost 146.13 and extending to approximately Milepost 146.47. Inter-Mountain is prepared to assist with the finalization of drainage & utility plans for this segment of the project.

Our scope of services is based on information provided by Stolfus and Associates, Inc., and our general understanding of the project. Our Scope of Services includes the line items described below and attached fee summary:

Basic Scope of Services:

1. Project Management, Meetings, & Coordination:
Inter-Mountain Engineering (IME) will attend (1) project kick-off meeting with the Town, CDOT, Stolfus & Associates, and other Consultants located at the Minturn Town Hall. This will allow for the design team to coordinate the scope of work, scheduling, and any other design issues.

We have included three (3) progress meetings at Town Hall and (3) conference call meetings for general project coordination. The intent of the meetings is to ensure project design and submittal milestones are met and design issues are coordinated and/or resolved. We have also included participation in one (1) meeting with CDOT at the Eagle Residency or Town Hall. General project phone calls and emails are anticipated and included.

This will also include project coordination, emails, and phone calls with appropriate utility companies for existing utility information/drawings and overall coordination for utility relocations and/or conflicts (as required). IME will also coordinate utility clearance letters associated with the Utility/Special Use Permit Application and provide utility specification special provisions as required to perform the work required. Assumes (4) (seems low) coordination meetings with the Town and appropriate utility companies onsite or at the Town Hall.

Stolfus and Associates, Inc.
Attn: Jenna Siegel, PE
Re: Professional Land Surveying and Engineering Services for U.S. Highway 24 Pedestrian and Drainage Improvements (CDOT Project SA#25362)

2. **Information Gathering & Permitting:**
Inter-Mountain Engineering will review FOR Plans and perform a site visit to review and verify project requirements. This will allow us to confirm our understanding of required drainage improvements and coordinate potential future drainage improvements that can be incorporated into this project's budget.

**We do not anticipate involvement in project permitting. All permitting will be handled by the Town and other Consultants.*

3. **Surveying:**
Project control diagrams and survey right-of-way information for the Pedestrian and Drainage Improvements Project will be provided by other consultants. Stolfus and Associates will provide an electronic copy of the base survey in AutoCAD format and Inter-Mountain will rely on the accuracy of this information. Our services will include pick-up survey (TMOSS), where required to supplement the topographic information provided. (Such items may include building/house finished floor doorways, sidewalks, asphalt, curb, and gutter, fencing, storm sewer, and above ground visible utilities). We will coordinate with Stolfus and Associates where additional pick-up survey information is required. All pick-up surveys will conform to CDOT specifications and standards.

**IME anticipates Easement Exhibits for drainage will be provided by other consultants.*

4. **PS&E Plan Package Submittals:**
IME will coordinate with the design team to incorporate comments from the FOR and produce CDOT standardized bidding and construction plans for the project. IME assumes there will be (2) submittals included in this phase, which consist of:

a. ***Address FOR Comments/Prepare Bidding Plans***– IME will coordinate with the design team to address Town and CDOT comments and prepare a bidding plan package. We will provide the following described deliverable documents:

a. Hydraulic Analysis – IME will coordinate and perform final hydraulic analysis (if design changes occur) for the roadway and inlets at locations as indicated in the Town's Master Drainage Plan. (MDP) to ensure the storm sewer improvements are properly sized and in compliance with the Town's MDP and/or CDOT requirements. Storm sewer culvert sizing will follow the Town's MDP, and no further hydraulic analysis is included at this time.
b. Storm Sewer Plan & Profile Sheets (Assumes 4) – IME will update and finalize the storm sewer plan and profiles per the design changes due to Town and CDOT comment.
c. Utility Plans –IME will update and finalize the previous utility plans per the design changes due to Town, Utility, and CDOT comment. We understand electrical design for power pole and overhead lines will be by utility company and street lighting will be performed by other consultants. Plans will be distributed to the Town and appropriate utility companies for coordination.
d. Storm Water Management Plan – IME will prepare required storm water management site plans, documents, and information required by CDOT for this type and magnitude of

Stolfus and Associates, Inc.
Attn: Jenna Siegel, PE
Re: Professional Land Surveying and Engineering Services for U.S. Highway 24 Pedestrian and Drainage Improvements (CDOT Project SA#25362)

project. We anticipate the original SWMP plans included in the US 24 Resurfacing Project can be supplemented and we will coordinate with CDOT and the design team for the required updated information (Stolfus and Associates to provide the SWMP for US 24 Resurfacing Project). The SWMP information will be incorporated into the complete set assembled by Stolfus for both projects and IME does not intend to create a "stand alone" SWMP for this project. The following documents follow the typical CDOT SWMP formatting.

i. SWMP Plans – IME will prepare a set of updated storm water management plans (i.e., erosion control) for the U.S. 24 project for water quality purposes that include a cover sheet, general CDOT information and notation, site map plans, and typical BMP details.
ii. SWMP Notebook – IME will prepare (1) full copy of the CDOT SWMP Notebook that will be used for construction purposes.

e. Engineer's Opinion of Probable Cost (EOPC) – IME will update the PEOPC to reflect design changes. We will provide a digital excel spreadsheet that includes approximate quantities, unit cost and totals, using CDOT reference categories and numbers.

b. Construction Plans– Once the Bidding Phase has been completed, IME will coordinate with the design team to prepare a "For Construction" Plan Package. This will include up to (5) sets of stamped and signed documents by a Professional Engineer registered in the State of Colorado.

Proposed Fees:
We propose to provide these services for the following described fees as outlined in our fee summary:

Basic Scope of Services:

1.	Project Management, Meetings, & Coordination:	$5,040
2.	Information Gathering & Permitting:	$1,415
3.	Surveying:	$8,600
4.	PS&E Plan Package Submittals:	$16,420
	Total Fee	***$31,475***

Note: The breakdown of fees presented above is provided to facilitate the review and approval of progress billings. The total fees for services provided by Inter-Mountain Engineering will not exceed $31,475 without prior approval.

Exclusions & Clarifications:
The following items are specifically excluded from this proposal. Should any of these items be required, we would be happy to provide them on a time and materials basis according to our Professional Fee Schedule.

1. Geotechnical Engineering
2. Structural Engineering
3. Wetland/Environmental Mitigation
4. Construction Administration
5. Construction Period Services

Stolfus and Associates, Inc.
Attn: Jenna Siegel, PE
Re: Professional Land Surveying and Engineering Services for U.S. Highway 24 Pedestrian and Drainage Improvements (CDOT Project SA#25362)

6. Bidding Period Assistance
7. Public and Town Council Meetings
8. Additional CDOT Meetings (other than those mentioned above)
9. Additional Coordination Meetings (other than those mentioned above)
10. Additional Phase Submittals (other than those mentioned above)
11. "Major" Scope of Work Changes
12. Floodplain and Drainage Assessment
13. Permitting
14. CDOT Project Control Diagrams
15. Right-of-Way Plans
16. Ownership Map Exhibits
17. Drainage Easement Exhibits
18. Subsurface Utility Exploration (SUE)
19. Utility Relocation Design (other than those mentioned above)
20. Hydrology/Drainage Studies
21. Hydraulic Reports (other than those mentioned above)
22. Specifications/Special Provisions (other than those mentioned above)
23. Prints, delivery services and other reimbursable expenses will be billed at cost plus 20% and are not part of the agreement.

While we have tried to include all the items requested, our proposal includes only the specific Basic Services noted above. Exclusions simply clarify items that may be required for completion of the scope of work but are not identified in the scope of services. These items, once identified as applicable, may be added to the contract for professional services by change order.

Insurance: IME is fully insured for General Liability, Workman's Compensation, Automobile and Professional Liability; certificates evidencing coverage will be provided on request.
The enclosed General Conditions are incorporated into all IME agreements for professional services. Please note that you will be billed monthly for services to date. Invoices submitted are due upon receipt. If invoices remain unpaid after 30 days, you will be charged a service charge of 1.75% per month. If it should become necessary to enforce collection, IME will be entitled to recover its costs of collection, including attorney's fees.

I want to thank you for considering IME and look forward to working with you on this project. If you have questions or need additional information, please give me a call at (970) 949-5072.

Sincerely,
Inter-Mountain Engineering

Jeffery M. Spanel, PE
Vice President

Stolfus and Associates, Inc.
Attn: Jenna Siegel, PE
Re: Professional Land Surveying and Engineering Services for U.S. Highway 24 Pedestrian and Drainage Improvements (CDOT Project SA#25362)

Please acknowledge your consent to this proposal/agreement by signing below and returning one copy to us. If the client and/or contact individual are different than above, please indicate any changes above, including telephone and fax numbers.

08/02/2023

By: Date:

Enclosures: Fee Summary
IME Professional Fee Schedule and General Conditions

Inter-Mountain ENGINEERING
Civil Engineers & Surveyors

PROFESSIONAL FEE SCHEDULE

January 1, 2023

Personnel:	**Rate Per Hour:**
Principal Engineer	$175.00
Senior Engineer - Professional Land Surveyor	$155.00
Expert Witness	$300.00
Senior Engineer - Project Manager	$140.00
Project Engineer	$120.00
Design or Field Engineer	$110.00
Land Survey Technician	$125.00
2-Person Field Survey Crew with GPS or Robotic	$175.00
1-Person Field Survey Crew with GPS or Robotic	$150.00
Party Chief	$110.00
Senior CAD Technician	$110.00
CAD Technician	$85.00

Reimbursable Expenses:	Cost
Reprographics	$0.56/mile
Mileage	Cost +10%
Outside Services	

Schedule overtime (after 6:00 p.m. and weekends) 1.5 x base rate. Overtime must be scheduled 24 hours in advance on weekdays and on Thursday for weekends.

VAIL VALLEY OFFICE
30 Benchmark Road, Suite 216 I PO Box 978 I Avon, CO 81620
970.949.5072 I info@inter-mtn.net

Inter-Mountain ENGINEERING
Civil Engineers & Surveyors
SRE#<:;#DvrqFR#4953#H<:3(<7<(83:5#HHlqirC lqwhu©p wqlqhw#

GENERAL CONDITIONS

These General Conditions are incorporated into and made a part of Inter-Mountain Engineering's Proposal and Agreement for Services.

I. Responsibilities of Inter-Mountain Engineering:

A. IME will perform professional engineering and/or professional surveying Services as specified under "Basic Services" and when authorized, "Additional Services".
B. IME's Services will be performed in a manner consistent with that level of care and skill ordinarily exercised by reputable members of the profession currently practicing under similar conditions in the locality of the project.

II. Responsibilities of Client:

Client shall:
A. Provide all criteria and full information as to the requirements of the project. Furnish all appropriate tests, geotechnical reports, and site surveys. A title Insurance policy shall be provided when a survey is included in Basic Services. IME shall be entitled to rely upon the accuracy and completeness of such information.
B. Render approvals and decisions as expeditiously as necessary for the orderly progress of IME Services.
C. Give prompt notice to IME of any development that affects the scope or timing of its Services.
D. Coordinate the Services of IME with those of others.
E. Give complete and careful consideration to Services and recommendations provided by IME.
F. Provide site access for IME and all necessary equipment. IME will take reasonable care to reduce damage to property, however, it is understood that in the normal course of work, some damage will occur, the repair of which is Client's responsibility. .
G. Identify and mark the location of all utility lines and subsurface features, including structures and utilities within the property.
H. Client understands that subsurface conditions may vary from those encountered at the locations where explorations are made, and that data, interpretations and recommendations made by IME are based solely on the information available to it.
I. Client shall make reasonable efforts to evaluate whether hazardous materials are on or near the project site and inform IME of any information or findings relative to the possible presence of such materials. Should unanticipated hazardous material be discovered in the course of the performance of Services under the Agreement, such discovery shall constitute a changed condition mandating a renegotiation of the scope of work or termination of Services. Should the discovery of unanticipated hazardous materials require IME to take measures to protect health and safety, Client agrees to compensate IME for costs incident to taking such measures and for costs of any decontamination required. IME agrees to notify Client promptly when suspected hazardous materials are encountered. Client agrees to make any disclosure of hazardous materials required by law. Furthermore, Client agrees to defend, indemnify and hold IME harmless from any and all liability arising from discovery, exposure to, or release of hazardous materials on site.

III. Compensation:

A. IME shall submit invoices to client monthly and a final bill upon completion of Services. The Client shall review the invoices promptly. The Client shall, within 10 days, either approve the invoice for payment or notify IME of any disputed invoices. The Client and IME shall confer and attempt to resolve such disputed invoices. Undisputed invoices are due upon presentation, and past due 30 days after the invoice date. Disputed invoices are due upon resolution and past due 45 days after the invoice date. Client agrees to pay a service charge of 1 3/4 percent per month on past due accounts.
B. If it becomes necessary to enforce collection of payments due IME, Client agrees to pay all costs of collection, including attorney's fees.
C. It is understood that estimates of professional fees are based upon the preparation of designs, reports, or surveys for a single design concept or site plan, and that changes to that concept or additional engineering required by governing agencies (except as required by customary "Redlines") shall constitute an increase in the scope of Services and entitled IME to Additional Services. Additional Services ("Additional Services") shall be billed at the normal billing rates for the individuals assigned to the work. No Additional Services will be provided without prior authorization.

IV. Dispute Resolution:

A. In an effort to resolve any conflicts that arise during the design and construction of the Project or following the completion of the Project, the Client and IME agree that all disputes between them arising out of or relating to this Agreement or the Project shall be submitted to nonbinding mediation with a neutral mediator as a condition precedent to commencement of any other dispute resolution processes.
B. The Client and IME further agree to include a similar mediation provision in all agreements with independent contractors and consultants retained for the Project and to require all independent contractors and consultants also to include a similar mediation provision in all agreements with their subcontractors, subconsultants, suppliers and fabricators, thereby providing for mediation as the primary method for dispute resolution between the parties to all those agreements.
C. Any disputes not resolved by the Parties' direct negotiations, or by mediation, shall be subject to mandatory arbitration with the American Arbitration Association under its Construction Industry Rules.

V. Indemnification:

A. IME agrees, to the fullest extent permitted by law, to indemnify and hold harmless the Client, its officers, directors and employees (collectively, Client) against all damages to the extent caused by the negligent performance of professional Services under this Agreement by IME, its subconsultants, or by anyone for whom IME is legally liable.
B. The Client agrees, to the fullest extent permitted by law, to indemnify and hold harmless IME, its officers, directors, employees and subconsultants (collectively, IME) against all damages, liabilities or costs, including reasonable attorneys' fees and defense costs, to the extent caused by acts or omissions of Client or its contractors, subcontractors, or consultants, or anyone for whom the Client is legally liable.
C. Neither the Client nor IME shall be obligated to indemnify the other Party in any manner whatsoever for the other Party's own negligence.

Inter-Mountain ENGINEERING
Civil Engineers & Surveyors
SRE#<:;#DvrqfFR#4953#H#<:3(<7<(83:5#H#lqirC lqwhuCp wqlqhw#

GENERAL CONDITIONS

VI. Corporate Protection

IME's Services in connection with the Project shall not subject IME's individual employees, officers or directors to any personal legal exposure for the risks associated with this Project. Therefore, and notwithstanding anything to the contrary contained herein, the Client agrees that as the Client's sole and exclusive remedy, any claim, demand or suit shall be directed and/or asserted only against IME, a Colorado corporation, and not against any of IME's individual employees, officers or directors.

VII. Risk Allocation:

A. Based on the relative risks and rewards to the Parties, IME's liability for damages to Client arising from negligent acts, errors or omissions, breach of contract, or any other legal theory, shall not exceed $50,000 or the total fee under this agreement, whichever is greater. This limitation shall apply to IME and its past and present officers and employees collectively.

B. Notwithstanding any other provision of this Agreement, and to the fullest extent permitted by law, neither the Client nor IME, their respective officers, directors, partners, employees, contractors or subconsultants shall be liable to the other or shall make any claim for any incidental, indirect or consequential damages arising out of or connected in any way to the Project or to this Agreement. This mutual waiver of consequential damages shall include, but is not limited to, loss of use, loss of profit, loss of business, loss of income, loss of reputation or any other consequential damages that either Party may have incurred from any cause of action including negligence, strict liability, breach of contract and breach of strict or implied warranty. Both the Client and IME shall require similar waivers of consequential damages protecting all the entities or persons named herein in all contracts and subcontracts with others involved in this project.

VIII. Ownership of Documents:

All reports, drawings, specifications, notes and other documents prepared by IME in the course of providing Services are instruments of service and shall remain the property of IME. These documents are not intended to be suitable for reuse on extensions of this project or for use on any other project. Documents shall not be altered in any manner without the permission of IME.

IX. Construction:

A. Client agrees to require the construction contractor to assume sole and complete responsibility for the construction of the project including the safety of persons and property and the means, methods, techniques, and sequences of construction.

B. Services Client hereby agrees to notify IME if Client or its construction contractor conclude that IME's Construction Documents are unclear, or if errors or discrepancies are discovered therein. Client assumes all responsibility for interpretation of the Construction Documents in the event IME is not notified and asked for clarification of Construction Documents. In addition, Client agrees, to the fullest extent permitted by law, to indemnify and hold IME, its officers, employees and subconsultants (collectively, IME), harmless against all damages, liabilities, or costs, including reasonable attorneys' fees and defense costs, arising out of or in any way connected with deviations from the intent and requirements of IME's Construction Documents. Services

C. Services IME shall not have control over, charge of, or responsibility for the construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the Work, nor shall IME be responsible for the Construction Contractor's failure to perform the Work in accordance with the requirements of IME's Construction Documents. IME shall not have control over or charge of, and shall not be responsible for, acts or omissions of the Construction Contractor or of any other persons or entities performing portions of the Work. No claim by the Construction Contractor or its subcontractors that IME approved of or acquiesced in a deviation from the requirements of the Construction Documents shall be valid unless the deviation has been expressly and specifically approved in writing by IME. D. Any opinions of project cost rendered by IME represent an opinion only based on its experience and judgment. Client recognizes that IME has no control over market conditions, labor or material costs, and agrees that IME shall not be responsible for reliance on such estimates or opinions, nor for any variance of cost estimates and opinions from bids or actual costs.

X. Insurance:

IME carries insurance which meets or exceeds statutory requirements for Workman's Compensation, as well as Commercial General Liability, Automobile, and Professional Liability insurance. Certificates evidencing coverage will be provided upon request. IME and its officers and employees shall in no event be responsible for any loss or damage beyond the available limits of applicable insurance coverage.

XI. Miscellaneous:

A. Excluding choice of law principles, this agreement shall be governed in accordance with Colorado law.

B. IME's Services are for the exclusive use of the Client for this specific project. These Services are not to be relied on by others without the specific authorization of IME.

C. Neither Party shall assign or transfer any interest in this agreement without the written authorization of the other.

D. This agreement may be terminated by either Party upon 7 days written notice to the other, in which case IME shall be paid for all Services provided up to termination, plus all additional costs incurred by IME due to said termination.

E. Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the Client or the Consultant. The Consultant's Services under this Agreement are being performed solely for the Client's benefit, and no other party or entity shall have any claim against the Consultant because of this Agreement or the performance or nonperformance of Services hereunder. The Client and Consultant agree to require a similar provision in all contracts with contractors, subcontractors, subconsultants, vendors and other entities involved in this Project to carry out the intent of this provision.

Pinyon Environmental, Inc.

Corporate Headquarters
3222 South Vance Street, Suite 200, Lakewood, CO 80227
T: 303.980.5200 F: 303.980.0089
www.pinyon-env.com

July 27, 2023

Jenna Siegel
Stolfus & Associates, Inc.
5690 DTC Boulevard, Suite 330W
Greenwood Village, CO 80111

Via email: jenna@stolfusandassociates.com

Subject: Proposal to Provide Environmental Support, US Highway 24 Pedestrian & Drainage Improvements, Town of Minturn, Colorado

Dear Jenna:

Pinyon Environmental, Inc. (Pinyon), is pleased to present this proposal for environmental services for the completion of Segment 2 of the Main Street Pedestrian Improvements for US Highway 24 through Minturn (project). Details regarding Pinyon's estimated scope of work, assumptions, and deliverables are presented in Attachment A. The estimated cost to complete this project, in accordance with the outlined services, will be approximately **$12,167** (Table 1; Attachment A). Pinyon will invoice on a time and materials basis, in accordance with our 2023 Standard Rate Schedule. The authorized amount will not be exceeded without prior approval.

The project duration is assumed to be 12 months or less; if the project duration is extended, a change order may be required. Should the project be delayed for six months or more, this scope will need to be reexamined in light of changing practices and the fee will need to be revised if Pinyon's rates have changed in that time period.

To authorize the outlined scope of services, please issue a subconsultant agreement for review and execution. Should you have any questions or require additional information, please do not hesitate to call. Thank you for considering Pinyon for your environmental consulting needs.

Sincerely,

PINYON ENVIRONMENTAL, INC.

Pamela Wegener

Pam Wegener
Project Manager
wegener@pinyon-env.com

ATTACHMENT A – SCOPE AND FEE

The following tasks and assumptions were developed using Pinyon's professional judgement and knowledge of the environmental context. Additional revision and/or refinement may be necessary as design advancement and design decisions are made, particularly if design changes result in required revisions of deliverables or additional field studies.

Task	Scope of Work Summary	Deliverables
General Project Management	General project management, contract administration, invoicing, etc. The meetings will be held virtually. The following meetings are included in this scope and associated fee: • Kick-off meeting (1) • FIR Meeting (1) • FOR Meeting (1)	Monthly invoices Progress reports
Historic Resources	Pinyon will develop an Area of Potential Effects (APE), in coordination with CDOT. It is assumed that the APE will surround the estimated limits of disturbance, as well as all properties that will be impacted by the project (i.e., new right of way acquisitions or easements). Once the APE is established, Pinyon will research the Office of Archeology and Historic Preservation (OAHP) COMPASS database, the CDOT Historic Bridge Inventory and Historic Sites Viewer, as well as the Online Transportation Information System (OTIS), topographic maps, and local assessor data for the presence of potential historic resources within the APE. Based on preliminary research and early scoping with CDOT, Pinyon will provide documentation for compliance with Section 106 including one OAHP 1405 form for revisitation; eligibility and effects letter; APE map. Assumptions: • This scope assumes a Section 106 determination of no adverse effect; should the project result in a determination of adverse effect, this scope will need to be revisited and additional fee will be required. • Should more than one resources for historic survey be identified, this scope will need to be revisited	APE Map Up to 1 OAHP 1405 Form Eligibility and Effects Letter
Hazardous Materials	Pinyon will complete an Initial Site Assessment (ISA) Technical Report, which will include an agency database (i.e., ERIS) review. The database will be secured by Pinyon. The study area will be the project's limits of disturbance. Ideally, the design team will have identified the horizontal and vertical limits of disturbance, including all right of way (ROW) and easement requirements. Pinyon will collect paint samples for lead analysis for project components anticipated to be disturbed (if any). Depending on the substrate, Pinyon will evaluate the lead content for total lead, or by the Toxicity Characteristic Leachate Procedure. No soil or water testing is anticipated at this time (if determined necessary, a change order would be required).	ISA Report Lead Based Paint Samples and Results documented in ISA

Table 1. Summary of Estimated Costs

Task 1. General Project Management				
Description	**Quantity**	**Unit**	**Rate**	**Extension**
Labor Rates				
Project Controller	1.0	hour	$116.00	$116.00
Field Specialist / Project Assistant	6.0	hours	$102.00	$612.00
Project Manager	18.0	hours	$177.00	$3,186.00
			Task Subtotal	***$3,914.00***
Task 2. Historic Resources				
Description	**Quantity**	**Unit**	**Rate**	**Extension**
Labor Rates				
Cultural Resource Specialist II	2.0	hours	$139.00	$278.00
Cultural Resource Specialist	16.0	hours	$110.00	$1,760.00
Assistant Historian	4.0	hours	$65.00	$260.00
CAD/GIS Specialist I	2.0	hours	$133.00	$266.00
Equipment/Material Unit Rates				
Truck/Van Mileage	210.0	miles	$0.66	$137.55
General Field Visit - Day	1.0	day	$50.00	$50.00
GPS/Tablet (non-sub meter)	1.0	each	$50.00	$50.00
COMPASS Database	1.0	each	$150.00	$150.00
			Task Subtotal	***$2,951.55***
Task 3. Hazardous Materials				
Description	**Quantity**	**Unit**	**Rate**	**Extension**
Labor Rates				
Scientist III	2.0	hours	$222.00	$444.00
Engineer II	2.0	hours	$177.00	$354.00
Scientist	28.0	hours	$138.00	$3,864.00
CAD/GIS Specialist I	2.0	hours	$133.00	$266.00
Equipment/Material Unit Rates				
Database Report	1.0	each	$150.00	$150.00
Truck/Van Mileage	210.0	miles	$0.66	$137.55
General Field Visit - Day	1.0	day	$50.00	$50.00
Laboratory Rates				
LBP FAA 72 Hour TAT (EMSL)	3.0	samples	$11.94	$35.81
			Task Subtotal	***$5,301.36***
			Project Total	**$12,166.91**

Farnsworth GROUP

5775 Mark Dabling, Suite 190
Colorado Springs, CO 80919
p 719.590.9194 f 719.590.9111

www.f-w.com | www.greennavigation.com

July 19, 2023

Jenna Siegel, PE PMP
Transportation Engineer
Stolfus & Associates
5690 DTC boulevard, Suite 330W
Greenwood Village, CO 80111

Subject: **SCOPE AND FEE FOR TOWN OF MINTURN AT US 24 – PED AND BIKE LANE – PHASE 2**

Hello Jenna,

I am happy to offer Farnsworth's professional services Stolfus & Associates and CDOT for the subject project. As I understand the project, we will need to provide an updated set of ROW plans for the Minturn Ped and Bike Lane -Phase 2 project in Eagle County, Colorado. The scope of services is an outline of my understanding of this project's needs from and our call on July 12th and your emails on June 30th. Please review and contact me if any adjustments are required to the attached scope and fee estimate.

SCOPE OF SERVICES

1. Update existing Right-of-way plans. This project was started in 2016. Only half of the project parcels were bought. The existing right-of-way plans need to be updated with design and owner changes from parcel 43 to parcel 61.
    a. Review existing CDOT right-of-way plans for changes.
    b. Review Title commitment for PE-57 and ownership changes for the other 17 parcels.
    c. Update the ROW plan Title sheet, Owner Tabulation sheets, Monumentation sheets, Plan sheets, and Ownership sheets.
    d. Revise up to eighteen (18) easements for this project and ROW plan set. A legal description will be provided for each proposed easement.
2. Attend a ROWPR meeting to discuss preliminary ROW plans and revise the plans per comments from the meeting.
3. Provide a final, stamped ROW plan set and up to eighteen (18) legal descriptions for the easements for CDOT records.

DELIVERABLES

- Updated ROW plan set with up to eighteen stamped and signed easement documents.

ASSUMPTIONS

- If additional work beyond what is listed in the scope is needed or more design changes are made, the work will be billed at our current rates.
- This scope of work does not include any boundary resolution in case any substantial discrepancy, ambiguity, gap, overlap or conflict with lines of possession is discovered during the survey.
- No field survey or appraisal staking was included in this proposal. If needed, we can provide it in a revised scope of services.

- No easement monuments or property pins will be set unless requested in a revised scope of services.
- It is assumed that the Town of Minturn will file the plans with Eagle County when the project is completed.

PROFESSIONAL FEES

Based on the anticipated work effort, Farnsworth Group proposes to complete the work as outlined above on a time and materials basis, not to exceed **$27,962**, to be billed in accordance with the Farnsworth Group 2023 published rates. Please see attached fee schedule for hour details.

Thank you again for this opportunity to be of service to you. Should you have any questions regarding this proposal, please do not hesitate to call me at (719) 581-7940.

Sincerely,
Farnsworth Group, Inc.

Lorelei Ward, PLS
Land Surveying Manager

Robert J. McIntosh, PLS
Principal

Attachments (1):
Fee schedule

Farnsworth Group

PROJECT BUDGET WORKSHEET

Cost Estimate

Name Number:	**'Minturn at US24 - Ped and Bike lane - Phase 2**											
Description:	**Update Existing Right of Way plans and parcels**											
Project Manager:	**Lorelei Ward, PLS**											
Date	**July 19, 2023**											
WORK TASK			**Senior Land Survey Manager**	**Land Survey Manager**	**Senior Project Land Surveyor**	**Project Designer**	**Senior Designer**	**Admin. / Support**		**Total Hours**	**TOTAL COST SUMMARY**	**TASK GROUP SUMMARY TOTALS**
	2023 HOURLY RATES		**$233.00**	**$218.00**	**$193.00**	**$173.00**	**$158.00**	**$88.00**				
Project Management and Coordination												
Progress reports				4						4	$872	
ROWPR				3						3	$654	
Project Management				8						8	$1,744	
Subtotal			0	15	0	0	0	0		15		$3,270
ROW plans and Exhibits												
ROW/Boundary/Easement Survey												
Research						4				4	$692	
Title Commitment review (18 owners)				1	16					17	$3,306	
Update ROW Plans				6	48					54	$10,572	
Descriptions (18)				8		26				34	$6,242	
Revisions per ROWPR				2	4					6	$1,208	
Subtotal			0	17	68	30	0	0		115		$22,020
Submittals												
ROW plan set				2						2	$436	
18 easements documents				2						2	$436	
										0	$0	
										0	$0	
Subtotal			0	4	0	0	0	0		4		$872
SUB TOTAL HOURS & FEES			0	36	68	30	0	0		134	134	$26,162
Reimbursable Expenses, Outside Svcs, etc.	*units/hours/miles*											
Title Work	Cost	-->								0	$1,800	
Subtotal										0		$1,800
SUB TOTAL REIMBURSABLE EXPS.											$1,800	
TOTAL PROJECT FEES												**$27,962**

Notice:

1. This survey does not include: title commitments or geo-tech testing,
2. It is the understanding of Farnsworth Group that the survey area will be made open and safe to approach.
3. The deliverable will be a AutoCAD Civil 3D DWG including processed surface information.

H.C. Peck & Associates, Inc.
A National Land Service Company

July 12, 2023

Lorelei Ward, PLS
Land Survey Manager
Farnsworth Group, Inc.

Re: Town of Minturn

Dear Lorelei:

Pursuant to your request, what follows is our cost estimate to provide 1 Title Commitment and 20 ownership updates in Eagle County.

Title Commitment	1 @ $1,100.00	$1,100.00
Ownesrhip updates	5 hours @ $140.00	$700.00
Total Estimate		**$1,800.00**

Sincerely,

Russell F. Gager,
H.C. Peck & Associates

3401 Quebec Street, Suite 8100, Denver, CO 80207
(303) 623-6112 • Fax (303) 623-6301
www.hcpeck.com

To: Mayor and Council
From: Jay Brunvand
Date: August 2, 2023
Agenda Item: Resolution 21 – Series 2023

REQUEST:
Staff is recommending Council to approve Resolution 21 – Series 2023 as presented.

INTRODUCTION:
The Town of Minturn is prepared to begin Phase II of the South Minturn sidewalk installation. This Resolution approves engineering services for Phase II of that project. The project will include improvements to the pedestrian, bicycle and drainage improvements that will extend the sidewalk approximately 4/10's of a mile from its current terminus at approximately 1003 Main St south to approximately 1350 Main St (The Boneyard).

ANALYSIS:
The project will construct an attached 6' sidewalk that is ADA compliant with curb ramps, parallel parking lanes, curb and gutter, and drainage infrastructure to connect the pedestrian network between downtown Minturn and South Minturn.

The project will be designed and constructed in compliance with federal-aid requirements, with the Colorado Department of Transportation (CDOT), as the oversight entity for the federal funds.

COMMUNITY INPUT:
N/A

BUDGET / STAFF IMPACT:
The General Fund costs for Minturn will include required matching funds for the grants, however, grants are being applied for that would lessen this impact if awarded.

STRATEGIC PLAN ALIGNMENT:
In accordance with Strategy #4 the Town will advance decisions/projects/initiatives that expand future opportunity and viability for Minturn.

RECOMMENDED ACTION OR PROPOSED MOTION:
Motion to approve Resolution 21 – Series 2023

Attachments:

- Resolution 21 – Series 2023 and referenced agreement

To: Mayor and Council
From: Katie Sickles
Date: April 16, 2025
Agenda Item: Little Beach Park Alternative Funding Plan B Regarding GOCO

Consideration Request

Town Council approved Resolution 11 Series 2025 to apply for a $50,000 T-Mobile Grant. Grant writers identified that a design was required for grant funding request. We can submit June or September if we have a design.

After review with grant writers, a meeting with GOCO was set up to discuss a previous grant request and potential for a future grant request. Pages 2 & 3 include GOCO's recommendation feedback and the grant application budget. The amounts in the grant were provided by Inter-Mountain Engineering prepared January 4, 2023, Pages 4 & 5. (I have the entire document for both items Pages 2 through 5.)

Dan Omasta from GOCO thought the Town's previous grant application was very competitive, however the park improvements were not shovel ready. He suggested that a shovel ready Phase would be preferred. He also suggested that the Town proceed with a design and use the design expense as a match.

Debra Figueroa and I have had several discussions. Debra directed me to Inter-Mountain Engineering regarding the Little Beach Park Improvement Cost. Jeff sent me the August 29, 2023, document and suggested that I inflate the amounts to 2025. Debra and I agreed on a 10% increase.

I drafted Plan B with a similar Town expense to Plan A, incorporating a plan to design the Athletic Court, Seating Areas, Amphitheater, ADA Ramp, Expand Lawn Seating, New Concession Facility and Restrooms. Use the design amount including the playground design to leverage Phase 1 of the Little Beach Park Improvements. Except for Restrooms, GOCO will not fund construction of structures, but design may be eligible. I provided Page 6 with Plan B. Debra and I would like Town Council to consider Plan B, and we will take your consideration back to Dan Omasta at GOCO prior to Town Council committing funds.

GREAT OUTDOORS COLORADO

APPLICATION
RECOMMENDATION

Recommended: ☐ Not Recommended: ☒

Project Title:	Minturn's Little Beach Park Enhancement Project		
Applicant Organization:	Town of Minturn		
Amount Requested:	$475,291	Total Project Cost:	$790,488
Brief Project Description			

The Town of Minturn, a small mountain community in Eagle County, will revitalize Little Beach Park to improve safety, accessibility, and recreation opportunities. Located within walking distance from the center of town, the park hosts numerous community activities and events and contains the only playground in the area. Nearing 20 years old, an aging playground structure and retaining wall spurred a community effort to renovate and reimagine how the park can better serve its users.

Building on a 2023 visioning process, the town will hire a design firm and the local Eagle Valley Outdoor Movement (EVOM), a GOCO-funded Generation Wild community, to conduct bilingual community outreach and engagement and build an inclusive vision for the park. Park improvements may include an ADA-accessible river trail, stream restoration, a new playground, multi-use court, and updated park access points.

Community engagement and planning will take place in 2025, with construction of the additional park amenities in 2026. GOCO funding will complement a community assistance grant from the Department of Local Affairs that is helping the town rebuild the park's failing retaining wall in 2025. The project will also leverage funding from the Town of Minturn and technical support from the Eagle River Coalition and Vail Valley Mountain Trails Alliance.

Recommendation Feedback

The need to address immediate safety issues and enhance access to Minturn's only park space is clear. The modest funding request and focus on inclusive access through strategic community partnerships is compelling.

Most park upgrades were not yet determined and scheduled for construction in 2026, making this project less shovel-ready compared to other applications in this cycle.

Given that the proposed community engagement process will update a recent 2023 site master plan, the project may be more competitive in future rounds by completing final designs and coming to GOCO for construction funding – especially with the unknown costs associated with an ADA-accessible river trail.

While partnerships with the Eagle River Coalition and Vail Valley Mountain Trails Alliance are compelling, the applicant could do a better job of highlighting local partnerships and community support. Canned letters of support with incorrect reference to Eagle Valley Outdoor Movement made the demonstration of local support less compelling compared to other applications in this cycle.

PROJECT BUDGET & DETAILS

APPLICATION SCOPE OF WORK

Source of Funds (CASH)	Date Secured	GOCO Funds	Matching Funds
	12/6/24	$475,291.00	
Town of Minturn, Colorado	9/3/24		$131,197.00
Business and Community Donations for Additional Recreational Amenities	6/1/25		$5,000.00
Eagle River Fund	2/1/25		$12,000.00
DOLA EIAF Grant	12/1/24		$147,000.00
Source of Funds (IN-KIND)			
Town of Minturn, Colorado	9/3/24		$20,000.00
	subtotal	$475,291.00	$315,197.00
TOTAL SOURCE OF FUNDS			**$790,488.00**

Use of Funds (CASH)	Description	GOCO Funds	Matching Funds	Total Funding
Design				
TBD	Final Design/Drawings	$30,000.00	$0.00	$30,000.00
EVOM	Bi-Lingual Outreach	$5,000.00	$5,000.00	$10,000.00
Special Event	River Remidiation and Bank Stablization		$4,000.00	$4,000.00
Construction				
TBD	Playground equipment	$210,924.00	$0.00	$210,924.00
TBD	Multiuse Court	$33,270.00	$0.00	$33,270.00
TBD	Demolish Existing Bathrooms	$10,000.00	$9,500.00	$19,500.00
TBD	Repair Retaining Wall	$0.00	$147,000.00	$147,000.00
TBD	TBD Park Improvements	$112,025	$59,597.00	$171,622.00
TBD	Reconstruct Interior Road Access	$74,072.00	$0.00	$74,072.00
TBD	Seating Area	$0.00	$62,100.00	$62,100.00
TBD	Bi-Lingual Signage	$0	$8,000.00	$8,000.00
	subtotal	***$475,291.00***	***$295,197.00***	***$770,488.00***

Use of Funds (IN-KIND)	Description	Matching Funds
In-Kind	Staff Project Management Oversight of Design and Construction	$20,000.00
	subtotal	*$20,000.00*

	GOCO Funds	Matching Funds
subtotal	*$475,291.00*	*$315,197.00*
TOTAL USE OF FUNDS*		**$790,488.00**

** The Total Use of Funds must equal the Total Source of Funds in the section above.*

OTHER LEVERAGED RESOURCES (OPTIONAL)

CASH OR IN-KIND	Description	Total Funding
Cash	Fall Community Picnic	$1,000
In-Kind	Volunteer Support for the River Educational Restoration Volunteer Event	$720.00
	Eagle River Coalition	$525.00
	subtotal	*$2,245.00*

TOTAL PROJECT VALUE	**$792,733.00**
GOCO % of project cost	*60%*
GOCO % of project value	*60%*

Inter-Mountain ENGINEERING
Civil Engineers & Surveyors

August 29, 2023

Michelle Metteer
Manager, Town of Minturn
PO Box 309
Minturn CO 81645
Via email: manager@minturn.org

RE: Little Beach Park
PEOPC – Park Improvements:
Project No. 230001

Dear Michelle:

Inter-Mountain Engineering reviewed the ***"Town of Minturn Little Beach Recreation Area Plan"*** Prepared January 4, 2023 by Zehren & Associates. The purpose of our review was to provide a Preliminary Engineer's Opinion of Probable Costs (PEOPC) for the proposed improvements identified in the plan. Our understanding of the proposed improvements includes:

1. **Reconstruct the existing access from Cemetery Road**. The existing road will be milled in place with the millings reused as roadbase material. The estimated cost for this construction is $64,000.

2. **The existing timber retaining wall is showing signs of failure.** The budget estimate includes constructing a new concrete block gravity wall in front of the existing timber wall. The existing asphalt walk in front of the wall will be replaced as a part of the work. The estimated cost for this work is $147,000.

3. **Demolish Existing bathroom facility**. The existing restroom facilities will be demolished and removed from the site. This work would be done in conjunction with the construction of new restrooms. The estimated cost to demolish the restrooms is $18,000.

4. **Replace existing basketball court with a larger multi-use court.** The existing basketball court will be removed, and a new larger muti-use sport court constructed in its place. The estimated replacement cost is $29,000.

VAIL VALLEY OFFICE
30 Benchmark Road, Suite 216 I PO Box 978 I Avon, CO 81620

970.949.5072 I info@inter-mtn.net

Michelle Metteer
RE: Little Beach Park
PEOPC – Park Improvements:
Project No. 230001

5. **Construct three seating areas.** Two seating areas with a weather shelter (gazebo) are proposed on the north side of the amphitheater and a third seating area is proposed along a new path from the parking lot to the stage. The budget includes an allowance for seating, picnic tables and a park grill. The estimated cost for the three seating areas is $137,000.

6. **Update & replace the playground area.** The existing playground equipment is proposed to be removed and replaced. Construction would include a rubber safety surface. The estimated cost to replace the playground is $178,000.

7. **Amphitheater improvements:** Improvements proposed for the amphitheater include adding a green room and widening the stage approximately 30 feet. The budget does not include furnishings or plumbing. The estimated cost for this work is $434,000.

8. **Construct new ADA compliant ramp from parking area to stage.** The plan proposes replacing the existing access from the parking lot to the stage with an ADA compliant trail. The estimated cost for the new trail is $37,000.

9. **Expand lawn seating;** A 1500 square foot addition to the lawn seating is proposed. The expanded seating area is expected to cost $54,000.

10. **New concession facility**: A new concession facility including public restrooms is proposed. The construction of the concession facility will require connection to the public water & sanitary sewer located in US Highway 24. The cost for this connection is not included in the estimate. The Historic Society will move and place the Meyer Barn on a new foundation at no cost to the Town. Improvements to the barn will be phased. Initial construction will include a concrete floor with underslab plumbing to support a future concession stand. Lighting & electrical would be included in the initial phase. The initial phase of improvements is expected to cost $96,000. The second phase of improvements would include completing a concession stand with plumbing & equipment to reheat food. The equipment would include refrigeration, oven & microwave, but no cooktop. Interior finish is proposed to be rustic, and no furnishings are included in the budget. The completion of the concession stand is expected to cost $42,000.

    The barn is approximately 460 square feet, and a second historic structure would be moved to the site and remodeled as a restroom facility. The budget assumes the Historic Society will secure and relocate the structure at no cost to the Town. The facility would include separate men's and women's restrooms. The new restrooms are expected to cost $93,000.

Please refer to the attached spreadsheet for a delineation of the estimated costs.

Plan A

Description	Design	Demo	Construction	Installation	Contingency	Total
Reconstruct Road Access	$11,710		$61,148		$12,230	**$85,088**
Repair Retaining Wall	$18,500		$130,000		$26,000	**$174,500**
Demo Bathrooms/Multi Use Ct		$18,000	$29,000			**$47,000**
As part of Little Beach Park DOLA		($18,000)	($29,000)			**($47,000)**
Playground	$30,509			$178,000		**$208,509**
Signs				$10,000		**$10,000**
	$60,719		**$191,148**	**$188,000**	**$38,230**	**$478,097**

DOLA	$147,000
Town Match (DOLA)	$153,097
T-Mobile Proposed	$50,000
Remaining Town $ Needed	$128,000
Total Town Funds	**$281,097**

$45,625 for one new seating area is not included in this project.

Plan B

Description	Design	Demo	Construction	Installation	Contingency	Total
Reconstruct Road Access	$11,710		$61,148		$12,230	**$85,088**
Repair Retaining Wall	$18,500		$130,000		$26,000	**$174,500**
Demo Bathrooms/Multi Use Ct		$18,000	$29,000			**$47,000**
Signs				$10,000		**$10,000**
Playground	$30,509					**$30,509**
*Little Beach Park Improvements	$100,000					**$100,000**
Multi-Use Court			$31,900			**$31,900**
Construct three seating areas			$150,700		$26,000	**$176,700**
Playground				$195,800		**$195,800**
Construct new ADA Compliant Ramp			$40,700			**$40,700**
Expand Lawn Seating			$59,400			**$59,400**
						$0
	$160,719		**$502,848**	**$205,800**	**$64,230**	**$951,597**

DOLA	$147,000
Town Match (DOLA)	$153,097
T-Mobile Estimated	$50,000
GOCO Grant Estimated	$470,000
Local Funding Estimated	$5,000
Remaining Town $ Needed	$126,500
Total Town Funds	**$279,597**

*Design Little Beach Park Improvements include: Athletic Court, Seating Areas, Amphitheater, ADA Ramp, Expand Lawn Seating, New Concession Facility and Restrooms

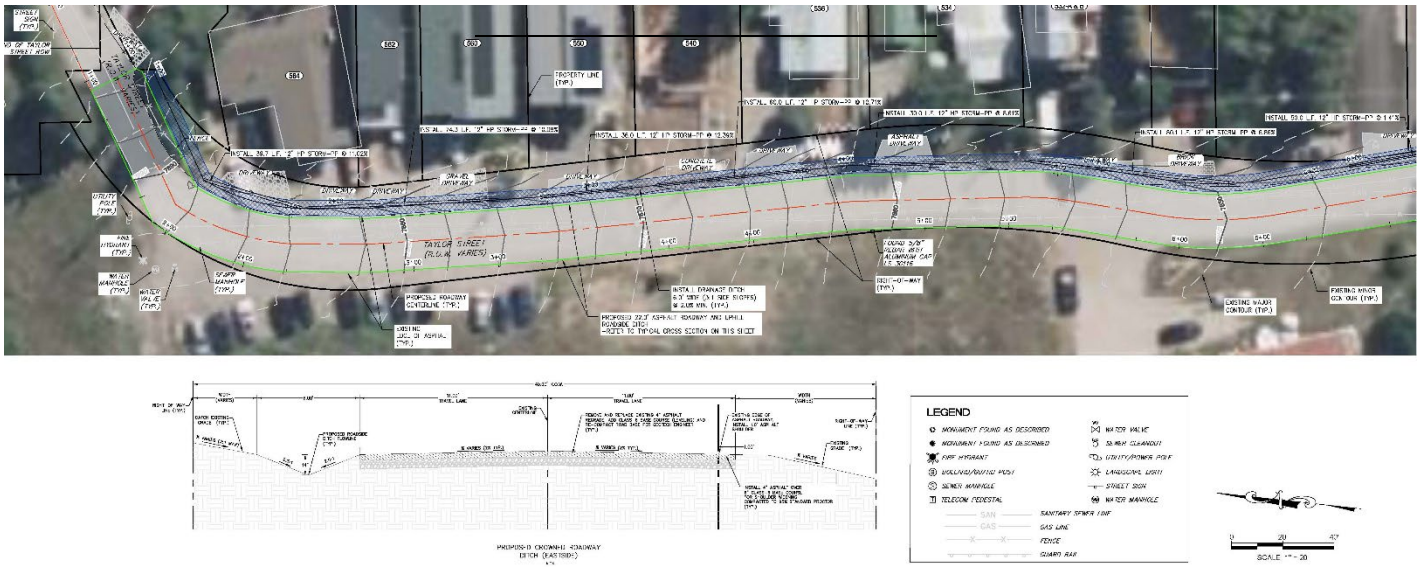
	Local Match	GOCO	Phase 1
Highlighted Amounts =	$312,009	$470,000	$782,009
	39.90%	60.10%	100.00%

To: Mayor and Council
From: Katie Sickles
Date: April 16, 2025
Agenda Item: Taylor Street Reconstruction/Paving Drainage Alternative

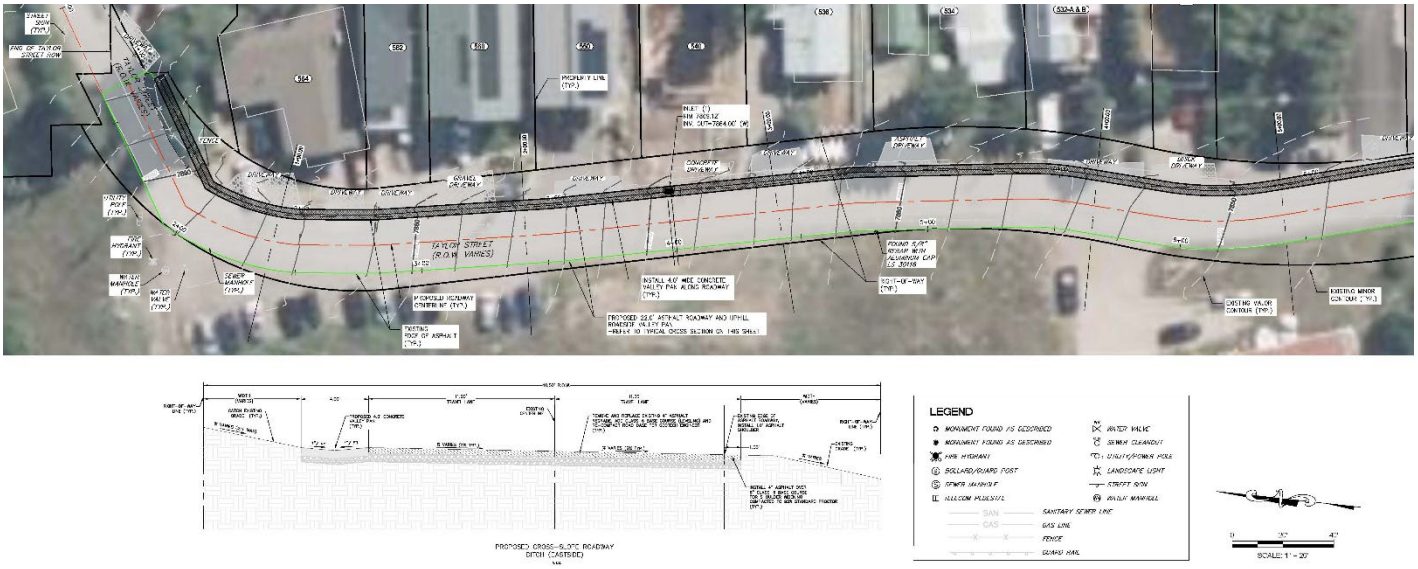
Taylor Street Reconstruction/Paving Drainage Alternative Discussion and Direction

A drainage alternate has been proposed from swale/culverts on the east side to a 4' concrete pan. Inter-Mountain Engineering's letter provided an explanation. Inter-Mountain Engineering is seeking direction regarding the drainage alternative. Following the letter / report are resident emails / comments related to this discussion.

The plans for both alternatives are available. I thought I would extract an image from each for this memo.



4' Concrete Pan April Drainage Option



Inter-Mountain ENGINEERING
Civil Engineers & Surveyors

April 10, 2025

Minturn Town Council
PO Box 309
Minturn, CO 81645

Re: Taylor Avenue Reconstruction -
Design Criteria Recommendations
Project No. 24-0060

This letter is an update to the Town Council for the Taylor Avenue capital improvement project. At the March 5 Council meeting, we presented neighborhood input, and the Council provided direction to advance the design. During conceptual design, we encountered drainage questions that merit further discussion.

Drainage Considerations:
The Town Council directed minimizing drainage flow across Taylor Avenue by the construction of a drainage ditch on the east side and the use of a crowned roadway section. The proposed roadway will be 22 feet of asphalt with 10 foot travel lanes and 2 foot asphalt shoulders similar to what is proposed for Minturn Road.

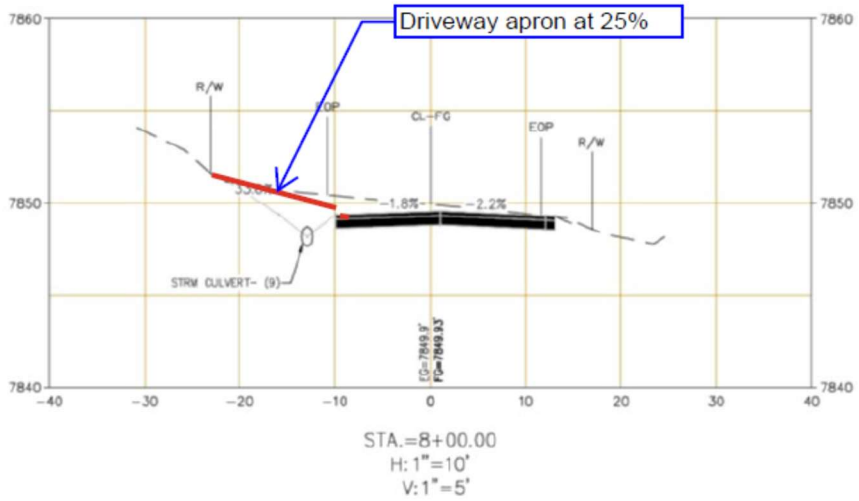
The existing Taylor Avenue roadway is in poor condition. The asphalt varies from about 22 to 25 feet in width and is located to the west side of a 40 foot right-of-way. The road slopes from east to west and the slope varies from less than 1 to over 4 percent. The ground surface on the east side of the roadway slopes to the street (some areas very steeply) and drainage flows over the street to the west. Existing culverts are located under the street at points of concentrated flow.

Chapter 7 – Storm Water Planning & Design Requirements of the Minturn Municipal Code (MMC) requires a residential development to study both the minor and major storm events. The minor storm drainage system is intended to prevent damage from regularly occurring storms and the major system to prevent damage or loss of life from infrequent large magnitude storms. Wright Water Engineers, Inc. prepared the Minturn North PUD Drainage Report, which includes a detailed study of drainage from the mountainside above Taylor Avenue. Minturn North is constructing a large ditch on the west side of Taylor to collect drainage and protect properties below Taylor Avenue from the major storm event. The Minturn North ditch is 24 inches deep, with a 5 foot wide bottom and a 2:1 side slope. The width at the top of the ditch would be at least 13’ on level ground.

Ditch on East side of Taylor Avenue:
Controlling a major storm to address Council direction would require an identical ditch to that provided by Minturn North. A ditch that large will not fit within the Taylor Avenue right-of-way. The first set of drawings attached to this report is a conceptual design that includes a 6 foot wide, 14 inch deep ditch along the east side of Taylor. This ditch will contain the minor storm event,

Minturn Town Council
Re: Taylor Avenue Reconstruction -
Design Criteria Recommendations
Project No. 24-0060

allowing only a major storm event to flow across the roadway. Even with the roadway pushed to the west, this ditch will require steep driveway aprons, nearly 1,000 feet of driveway culverts and grading extending into private property. Existing natural gas, sanitary sewer, communication, and overhead electric distribution lines are located within the easterly side of the right-of-way and will require relocation. There are also private improvements including retaining walls and parking areas located within the right of way that will need to be removed or reconstructed.

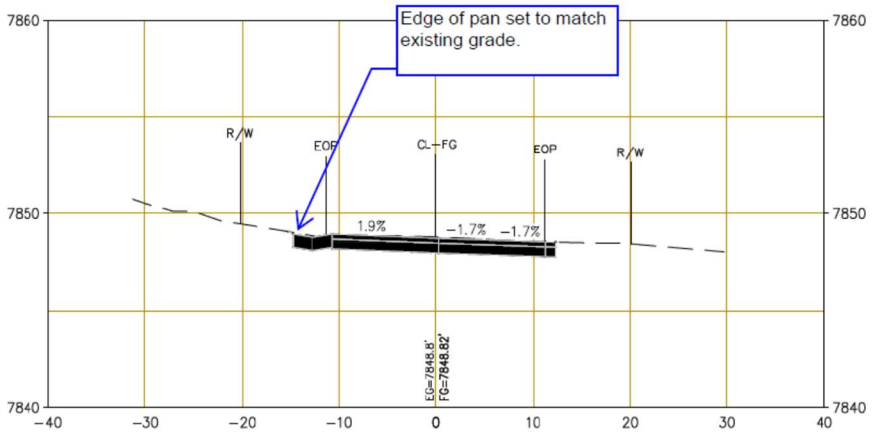


Drainage ditch in Grant Avenue:
We were asked if it would be feasible to intercept drainage above the homes on Taylor Avenue by constructing a ditch within the Grant Avenue right-of-way. The following GIS photograph shows improvements that have been constructed within the Grant Avenue right-of-way. The Eagle County website identifies the photograph as approximately 20 years old, so it is likely additional obstructions exist. There is no direct access to Grant Avenue and physical access would be difficult. Access and drainage easements through the existing property between Taylor Avenue and Grant Avenue will need to be acquired. We could study further, but locating drainage facilities in Grant Avenue does not appear feasible.

Concrete pan on east side of the Taylor Avenue pavement:

Minturn Town Council
Re: Taylor Avenue Reconstruction -
Design Criteria Recommendations
Project No. 24-0060

The least impactful alternative would be to replace Taylor Avenue with a properly constructed roadway. Sloping the road to the west provides the best way to match existing grades on the east side of the roadway. A 4 foot wide concrete pan on the east side of the roadway would capture nuisance flows from snowmelt and minor storm events. Catch basins located in the pan would intercept and direct drainage across the road to the Minturn North Drainage system, Speed dips can be incorporated to provide both traffic calming and additional drainage collection points. Large culverts would be installed at identified points of concentrated flow. A conceptual plan has been developed and attached for this alternative.



STA.=5+00.00
H: 1"=10'
V: 1"=5'

We recommend the Council consider the alternative including a 4 foot wide concrete pan with the roadway sloped to the west for the Taylor Avenue reconstruction.

Thank you,
Inter-Mountain Engineering

Jeffery M. Spanel PE

CC: Katie Sickle, Cindy Krieg, Madison Harris, Brad Stempihar

From: Trent Schaffler
To: Madison Harris; Cindy Krieg
Cc: Trent Schaffler
Subject: Fw: Taylor Street Repaving Concerns
Date: Sunday, April 6, 2025 2:38:32 PM

You don't often get email from tb_schaffler@yahoo.com. Learn why this is important

Hello Town of Minturn Council,

After reading Rob's comments, I mirror his points list below. Lets fix the know issues and make the road right!

The element I will add is that the intersection of Taylor and Minturn road could be removed and have the residents on Taylor and in the Town Homes go down to 4th street and drive back south to their homes. This would allow for the entrance to the Town Homes to be raised and create a dead end for entrance into the Town Homes Bldg A. This would also allow for the drainage between Town Homes, Bldg A and B to be remediated and flow east versus south.

Thank you,

Trent Schaffler
105 Lions Lane

---------- Forwarded message ---------
From: **Rob Gosiewski** <robert.goski@gmail.com>
Date: Mon, Mar 31, 2025 at 6:13 PM
Subject: Taylor Street Repaving Concerns
To: Madison Harris <planner1@minturn.org>, Cindy Krieg <events@minturn.org>

Hello Madison & Cindy,

I was unable to attend the March 5 meeting but the minutes were circulated by neighbors and I came to the March 19 meeting to comment on the direction items found in those minutes. Earl suggested I watch the broadcast on HighFive Media - which I did yesterday - but there was very little discussion around the action items. I think the "directions given" must've happened ahead of time in the executive session?

Since I didn't learn anything new from watching the March 5 meeting I will clarify my concerns here. Can you please forward this to staff and council?

The turnout to the open-house on January 9th was well attended and there were many good contributions. Unfortunately, it seems that our participation was wasted because none of the feedback from residents was adopted.

It seems like this a great opportunity for Minturn to fix clear issues with the road.... but I was unable to hear why staff & council decided to override residents' concerns and shy away from doing more than just the bare minimum.

There is also a gap in understanding because I have not seen any drawings from Intermountain Engineering, and I could not find the packet for the March 5 meeting.

A) Northern Extent of Taylor Avenue Reconstruction

There is 141 feet of road on private land between Minturn Right-of-Ways, photos attached. Residents suggested the road should be paved at least to the Game Creek Trail (if not the final 25 feet to the bridge over Game Creek) because:

1) The landowners have allowed public access to our most popular trails
2) The landowners are Minturn/Taylor Street residents, the majority pay Minturn taxes, and they are impacted by the Minturn North construction (where the repaving money is being sourced, as we understand)
3) Public Works drives onto the private land to clear snow
4) Rescue operations for hikers/bikers/skiers use the end of the road

... and it's just the right thing to do. The 141 feet would be 6.8% added onto the public right-of way length of 2,063 feet

B) Paving Private Driveways

It's not just a nice gesture to pave a 5-foot apron at each driveway entrance; it would be necessary to restore the areas following the major disturbances resulting from installing a swale along the east side of the road. More on this in Section E

C) Taylor/Minturn Road Intersection

Everyone who followed the Minturn North process knows the limitations of this intersection but there were good ideas at the open house to lower the first 175 feet of Taylor and move it northwest, ~5 feet farther away from the Towne Homes' driveways and allow for space to lowering "the hump" if possible. It is generally accepted that the skew angle cannot be changed. We residents do not know how deep the utilities are but it would be nice to know why this option is not being pursued. There is a fire hydrant that would need relocation, but it looks old, and Public Works has been replacing old hydrants on Taylor Street... so perhaps this one could get a relocation along with it's replacement?

D) Realign Taylor Avenue away From Towne Homes Building C

This section ties-into Section C, and residents are aware that it would "require extensive fill material and regrading", but *the road is being torn-up so, if possible, let's correct the issues!* Plus, the Town now owns that land to the north. I think Council should request a price to move the road a few feet northwest and shave "the hump" before making a final decision. Residents would be curious to know the acceptable cost threshold of making things better/safer... vs. doing nothing new. Residents also suggested that the low-spot in front of 232 Taylor also be raised as an effort to level the whole section.

E) Drainage Considerations

The minutes for this section contain a generalities, so a rough drawing/photos are needed to understand what Jeff's recommendations are. It is true that the hillside produces spring runoff that is occasionally like a creek - and residents know where those locations are. With the warm 2025 spring we may not see those "creeks" this season. Most areas experience minimal runoff, even in thunderstorms.

Myself and others were unclear how far Jeff's swale would extend, but in most areas a concrete pan at the edge of the asphalt would handle the drainage just fine, especially with periodic grates in the pan for water to drop into culverts that cross below the street.

Much of downtown Minturn is concrete pans/curbs/gutters. Attached is a photo of a pan with a drain grate in the low spot (on Eagle River St. near Toledo Ave.) Minturn North went with a mini-curb/pan design for Mile's End Lane. Everyone's lot slopes toward the edge of the asphalt and a pan would catch the water nicely. Yes, water should not just be allowed to sheet across the road; the new road should have a crown, and pan(s) where needed.

I cannot imagine that tearing-up everyone's driveway and installing (30) culverts would be less expensive than a concrete pan with grates & vaults. If they tried to install a culvert at my driveway they would encounter my neighbor's electric, coaxial, and maybe even gas (surprise... it's not exactly to-code up here). Also; who will keep these culverts clear? It would just go to waste if residents decide to go rogue and fill-in the swale between culverts

I've included some photos at the below link to illustrate our spring runoff, taken on a 65-degree day last week. Also a few photos from August storms in 2021 & 2022

https://photos.app.goo.gl/3pmfdXvcTeUXVhF89

F) Width of the Roadway

Narrowing Taylor Street was likely an easy decision from a budget standpoint (22 feet is 12% narrower than 25 feet). Once again it would be nice to see a drawing, even if rough; I am curious about alignment. Residents would likely prefer the new road aligned with the existing western edge - where possible - to allow for more right-of way parking in front of each lot. However, I could understand drainage and underground utility considerations may require it aligned down the center of the existing road, or even further east if necessary.

G) Traffic Calming

Resident's liked the idea of "speed dips" because they could help with drainage water crossing the road and also because they fill-in with snow in the winter when traffic calming is much less of an issue. Our existing dips do well for us. It also seems like dips would be easier for Public Works to plow? Maybe worthwhile if it saves on the cost of a couple drainage grates/vaults/culverts?

H) Parking for the Minturn Mile

This one is my specialty as I've got the best view of the action on slippery days. The parking spots in front of my house (560 Taylor) are a touch flatter than those downhill (from 550 Taylor to 534 Taylor). Public Works makes their trailhead snow-storage pile just downhill from my driveway because if they went any lower (where it gets steeper) they wouldn't be able to back-up from the snowpile on slick days.

About a dozen people get tow-strapped out of the flatter spots in front of my house each winter, and I keep a piece of plywood handy to protect the innocent cars parked downhill of the cars that are getting dragged-out. Rarely will someone park parallel in the steep section during the winter, and it is steep enough that people naturally park parallel from 550 through 534 during summer.

Perpendicular parking is a *bad idea* from 550 Taylor through 536 Taylor. The most cars we've ever counted at the trailhead is 35, so 54 parking spots seems like overkill. The typical "big weekend day" has been 20-25 cars since 2016, when we moved-in.

I strongly advise that the design be altered to include a green space/snow storage area in front of 550 Taylor (sacrifice ~4 spots), and parallel parking from 540 through 536. It would also be nice to have another green space/snow storage area, equally spaced at ~532 Taylor; even if just 2 spots wide, to break-up the asphalt.

I) Drainage and Grade at Minturn Towne Homes

Back to issue of "the hump" and I hope that Jeff can take a serious look at moving the road northwest ~5 feet, which could actually allow for Lion's Lane to be flattened a bit if the elevation of the top of "the hump" was maintained.

J) Minturn Towne Homes Drainage

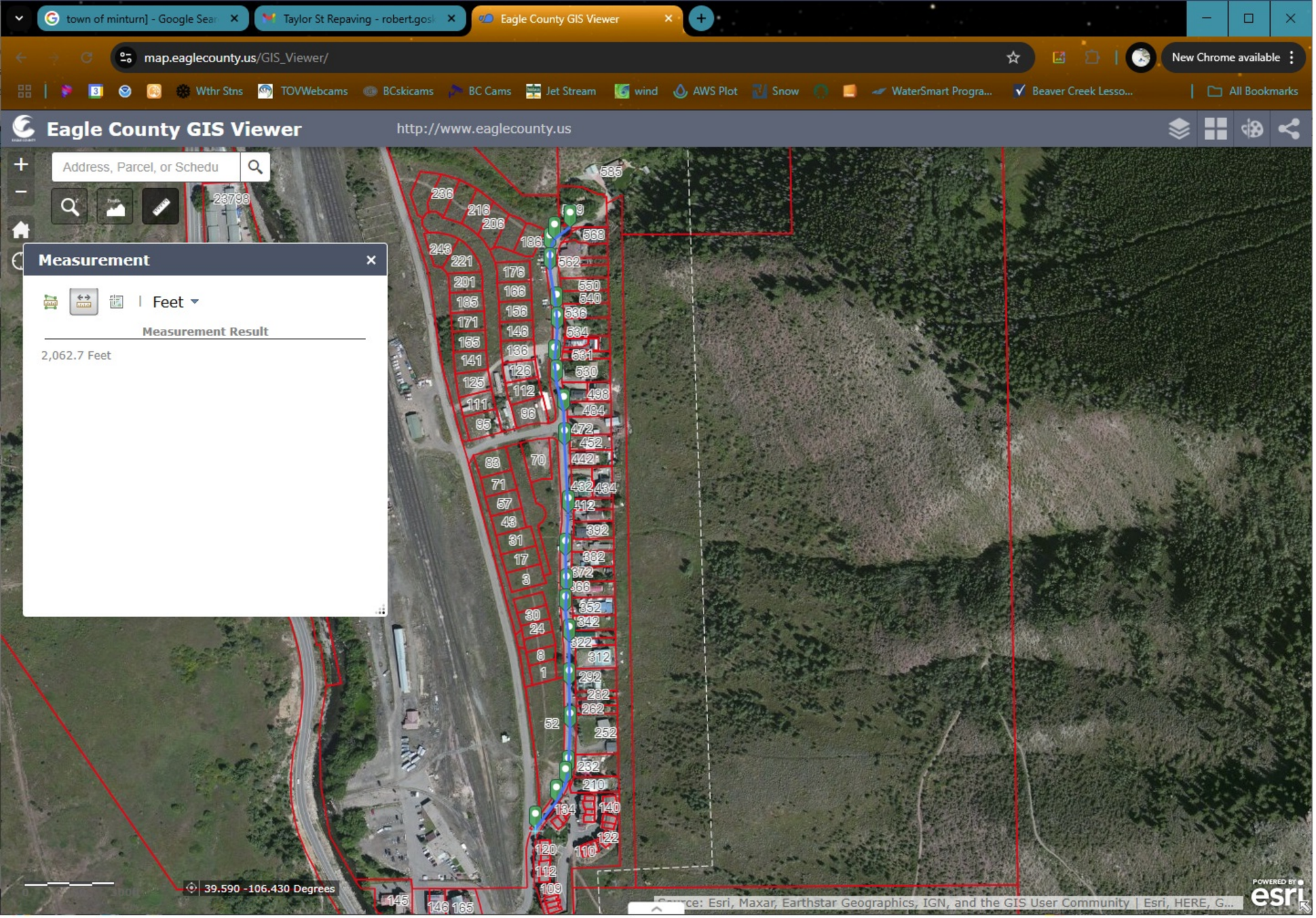
I understand this one the least but I thank the hardworking & involved folks on the Towne Homes HOA for trying to improve this section for the rest of Taylor Street. Perhaps lowering Minturn Road a couple inches, giving it a proper crown, and adding a concrete pan between the driveways and road would tie everything together and prevent the existing depressions from becoming potholes

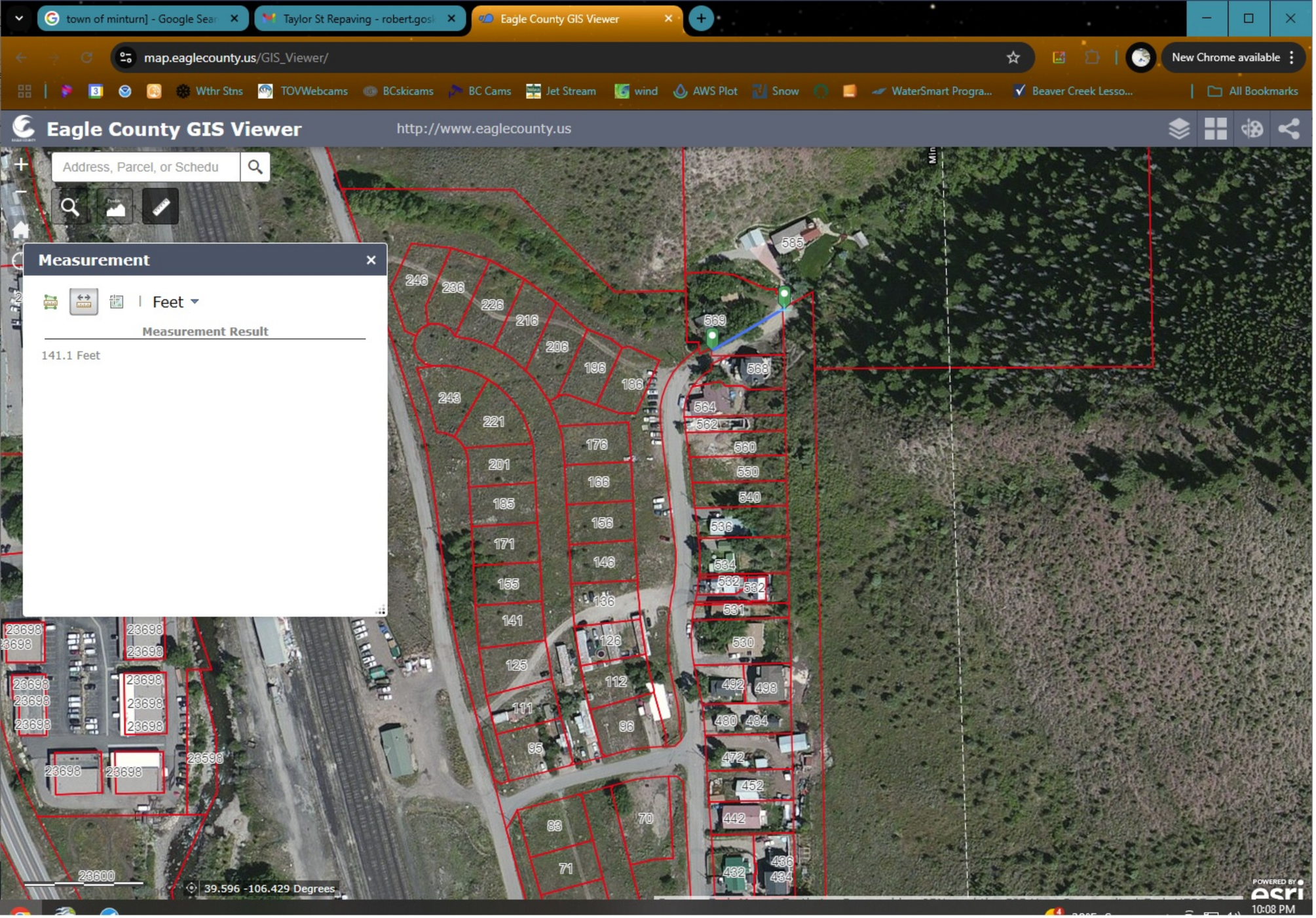
This is going to be yet another large and disruptive project for Taylor Street. I believe that it should be done sensibly, in the best interest of the residents, while keeping costs reasonable. Please do not rush this through without additional study; please price some options & try again for more resident

involvement.

Thank you,

Rob Gosiewski
560 Taylor Street


town of minturn] - Google Sear
Taylor St Repaving - robert.gosk
Eagle County GIS Viewer
map.eaglecounty.us/GIS_Viewer/
New Chrome available
Wthr Stns
TOVWebcams
BCskicams
BC Cams
Jet Stream
wind
AWS Plot
Snow
WaterSmart Progra...
Beaver Creek Lesso...
All Bookmarks
Eagle County GIS Viewer
http://www.eaglecounty.us
Address, Parcel, or Schedu
Measurement
Feet
Measurement Result
2,062.7 Feet
39.590 -106.430 Degrees
Source: Esri, Maxar, Earthstar Geographics, IGN, and the GIS User Community | Esri, HERE, G...
POWERED BY esri


town of minturn] - Google Sear
Taylor St Repaving - robert.gosk
Eagle County GIS Viewer
map.eaglecounty.us/GIS_Viewer/
New Chrome available
Wthr Stns
TOVWebcams
BCskicams
BC Cams
Jet Stream
wind
AWS Plot
Snow
WaterSmart Progra...
Beaver Creek Lesso...
All Bookmarks
Eagle County GIS Viewer
http://www.eaglecounty.us
Address, Parcel, or Schedu
Measurement
Feet
Measurement Result
141.1 Feet
246
236
226
216
206
196
186
243
221
201
185
171
155
141
125
176
166
156
146
136
126
112
111
96
95
88
71
70
585
569
568
564
562
560
550
540
536
534
532
532
531
530
492
498
480
484
472
452
442
436
434
482
23698
23596
23600
39.596 -106.429 Degrees
POWERED BY esri
10:08 PM

CONSTRUCTION AREA
• AUTHORIZED PERSONNEL ONLY
• HARD HATS REQUIRED
• WATCH FOR FALLING MATERIAL
• WATCH FOR MOVING EQUIPMENT
• WATCH FOR UNEVEN SURFACES
AMERICAN
JCB

210

To: Mayor and Council
From: Jay Brunvand
Date: April 16, 2025
Agenda Item: Employee Handbook

REQUEST:
Review proposed Employee Handbook changes.

INTRODUCTION:
Town Staff have been working for some time to address necessary changes to our existing Employee Handbook. The current handbook was created in 1998 and in the ensuing years has seen no material change. As a result, and with the consultation and recommendations of Employers Council of Colorado, the book was essentially completely reorganized and rewritten. I have attached a brief memo and the proposed manual for your review and discussion during the April 16 council meeting.

ANALYSIS:
The proposed manual is a new and rewritten adaptation of our Employee Manual. Although I will explain the changes and the effects of those changes, all of them have been approved by Employers Council legal and brings us into current compliance with employment law and best practices.

This rewrite is much more than an update. The proposed manual streamlines the manual to cover practices and benefits and removes procedural items such as how we advertise jobs, review salary ranges, employment orientation, performance reviews, and other policy items that are better kept in a separate Policy Manual, not an Employee Manual.

COMMUNITY INPUT:
n/A

BUDGET / STAFF IMPACT:
N/A

STRATEGIC PLAN ALIGNMENT:
In accordance with Strategy #1 to practice fair, transparent, and communicative local government.

RECOMMENDED ACTION OR PROPOSED MOTION:
There is no approval requested at this meeting. Staff is looking to answer questions and concerns the council may have related to the rewrite.

ATTACHMENTS:
- Rewritten Employee Manual

When I arrived in 1998 the town did not have an employee handbook. The Interim Town Manager (ITM) at that time, Dallas Everhart, had a few examples, these examples were evaluated and I was tasked to develop a comprehensive manual. This manual was approved by the ITM, legal, and adopted by the town council in winter of 1998.
As a result during the ensuing years, the manual has become outdated, contains items and departments that no longer exist, and, in at least one case, conflicts with employment law. Since 1994 the document has been used and, other than the following, has remained virtually unchanged.

- Between 2008 and 2012 the employee retirement contribution schedule was changed. The original town contribution was 8%, it was reduced to 6%, it was then modified to match the employee contribution up to 6%, it was then modified to match up to 4% where it currently sits.
- Over the years, as requested by our liability insurance carrier CIRSA, we have added:
    - A supplemental Police Statement
    - A drug and alcohol policy
    - A supplemental ICMA Code of Ethics
    - An internet and e-mail usage policy
    - A supplement on workplace threats and violence

On and off over the last couple of years or so, staff has taken on the task of a comprehensive review. In early 2024 we utilized Employer's Council to review the manual and recommend changes. Employers Council is a statewide organization that specializes in human resources consulting and outsourcing for employers, provides legal servicers on employment law, and provides employer and employee training and development. Our manual was reviewed by Employers Council and found to be significantly deficient on current legal standards and they recommended essentially starting over, which we did. The resulting attached document is the result of that work. Items of note that have been included in this proposed document include:

- The entire document was streamlined to create an Employee Manual that no longer includes employee policies and procedures.
- The noted supplements that were added over the years have been incorporated within the document rather than as an appendix.
- Departments like police and fire have been removed.

The Leave Policy was the most crucial and all-encompassing requested change in the Handbook. The original policy prior to 1998 had vacation and sick separate but used the same accrual process. Our current policy combines vacation and sick into one Paid Time Off definition which in 1998 was legal and has now been found by Employers Council to be illegal due to employment law changes in the late 2000s. The reasoning was that upon termination (for any reason) of employment the employee was compensated at 30%, 40%, and 50% based on years of service at the then current hourly wage of the employee. This payout was deemed to be taking accrued time from

the employee. The leave policy was originally derived from the then existing leave allocation of:

Sick leave = 1 day accrued each month
Vacation Leave =
0-5yrs = 10days annual accrual
5-10yrs = 15days annual accrual
Over 10yrs = 20days annual accrual
One personal day

This leave policy gave an annual total of 23days (180hrs), 28days (224hrs), or 33days (264hrs) respectively. This annual accrual was capped at 2yrs accrual based on your current accrual rate. Further, this accrual has never changed since well before 1998 as far back as I could find.

The revised policy presented will revert back to separate sick and vacation categories. Under the new policy of accrual, the employee will accrue as follows (no change in total value):

0-5yrs = 10days vacation plus 1day personal, 11 days sick annual accrual
5-10yrs = 15days vacation plus 1day personal, 11 days sick annual accrual
Over 10yrs = 20days vacation plus 1day personal, 11 days sick annual accrual

The important note is that sick time can be taken for sick, but vacation can be taken for both sick and vacation. This is important because the combined balance may be enough to carry an injured or sick employee from the date of leave through the date of Long-Term Disability. The same 2yr accrual for both sick and vacation will remain in place. Upon termination (for any reason) the employee will be compensated at the employee's then current rate for the vacation balance ONLY, they will receive nothing for the sick leave balance (essentially no change in total value).

The intent is to bring our manual into compliance not to reward or burden the employee or the town. It is important to note that our liability for the previous leave policy and the proposed policy should not change.

TOWN OF MINTURN

P.O. Box 309 (303 Boulder Street)
Minturn, Colorado 81645-0309
970-827-5645

TOWN OF MINTURN

EMPLOYEE HANDBOOK

TABLE OF CONTENTS

INTRODUCTION

SECTION 1 – Employment ……...……6

SECTION 2 – Employee Status ….……9

SECTION 3 – Benefits …….. ……..11

SECTION 4 – Leaves of Absence ...…….14

SECTION 5 – Pay ……..……..18

SECTION 6 – Performance Reviews ...……21

SECTION 7 – Work Environment ……...…...…21

SECTION 8 – Communication Systems ……..……..27

SECTION 9 – Acknowledgement of Receipt .……..31

TOWN OF MINTURN PERSONNEL POLICIES

FULL STAFF DISTRIBUTION

Manager	1
Town Treasurer	1
Town Clerk	1
Town Planner	1
Fire Department	2
Police Department	4
Public Works and Water plant	3
Total	13

THIS HANDBOOK IS DESIGNED TO ACQUAINT EMPLOYEES WITH THE ORGANIZATION AND SOME INFORMATION ABOUT WORKING HERE. THE HANDBOOK IS NOT ALL INCLUSIVE BUT IS INTENDED TO PROVIDE EMPLOYEES WITH A SUMMARY OF SOME OF THE ORGANIZATION'S GUIDELINES. THIS EDITION REPLACES ANY PREVIOUSLY ISSUED EDITIONS.

NEITHER THE EMPLOYEE NOR THE ORGANIZATION IS COMMITTED TO AN EMPLOYMENT RELATIONSHIP FOR A FIXED PERIOD OF TIME. EMPLOYMENT WITH the Town of Minturn IS AT-WILL.vi EITHER THE EMPLOYEE OR MANAGEMENT HAS THE RIGHT TO TERMINATE THE EMPLOYMENT RELATIONSHIP AT ANY TIME, FOR ANY REASON. THE LANGUAGE USED IN THIS HANDBOOK AND ANY VERBAL STATEMENTS BY MANAGEMENT ARE NOT INTENDED TO CONSTITUTE A CONTRACT OF EMPLOYMENT, EITHER EXPRESS OR IMPLIED, NOR IS THERE A GUARANTEE OF EMPLOYMENT FOR ANY SPECIFIC DURATION.

NO REPRESENTATIVE OF the Town of Minturn, OTHER THAN THE ELECTED OFFICIAL OR AGENCY HEAD, HAS AUTHORITY TO ENTER INTO AN AGREEMENT OF EMPLOYMENT FOR ANY SPECIFIED PERIOD AND SUCH AGREEMENT MUST BE IN WRITING, SIGNED BY THE ELECTED OFFICIAL OR AGENCY HEAD AND THE EMPLOYEE.

THE CONTENTS OF THIS HANDBOOK ARE SUMMARY GUIDELINES FOR EMPLOYEES AND THEREFORE ARE NOT ALL INCLUSIVE. EXCEPT FOR THE AT-WILL NATURE OF THE EMPLOYMENT, THE ORGANIZATION RESERVES THE RIGHT TO SUSPEND, TERMINATE, INTERPRET, OR CHANGE ANY OR ALL OF THE GUIDELINES MENTIONED, ALONG WITH ANY OTHER PROCEDURES, PRACTICES, BENEFITS, OR OTHER PROGRAMS OF the Town of Minturn. THESE CHANGES MAY OCCUR AT ANY TIME, WITH OR WITHOUT NOTICE. NO EMPLOYEE HANDBOOK CAN ANTICIPATE EVERY CIRCUMSTANCE OR QUESTION. AFTER READING THE HANDBOOK, EMPLOYEES THAT HAVE QUESTIONS SHOULD TALK WITH THEIR IMMEDIATE SUPERVISOR OR THE HUMAN RESOURCES DEPARTMENT.

<u>IMPORTANT NOTICE (DUE PROCESS)</u>

THIS HANDBOOK IS DESIGNED TO ACQUAINT EMPLOYEES WITH THE ORGANIZATION AND SOME INFORMATION ABOUT WORKING HERE. THE HANDBOOK IS NOT ALL INCLUSIVE BUT IS INTENDED TO PROVIDE EMPLOYEES WITH A SUMMARY OF SOME OF THE ORGANIZATION'S GUIDELINES. THIS EDITION REPLACES ALL PREVIOUSLY ISSUED EDITIONS.

THE LANGUAGE USED IN THIS HANDBOOK AND ANY VERBAL STATEMENTS MADE BY MANAGEMENT ARE NOT INTENDED TO CONSTITUTE A CONTRACT OF EMPLOYMENT, EITHER EXPRESS OR IMPLIED, NOR ARE THEY A GUARANTEE OF EMPLOYMENT FOR A SPECIFIC DURATION. NO

REPRESENTATIVE OF THE ORGANIZATION OTHER THAN THE ELECTED OFFICIAL OR AGENCY HEAD HAS THE AUTHORITY TO ENTER INTO AN AGREEMENT OF EMPLOYMENT FOR ANY SPECIFIED PERIOD AND SUCH AGREEMENT MUST BE IN WRITING, SIGNED BY ELECTED OFFICIAL OR AGENCY HEAD AND THE EMPLOYEE.

NO EMPLOYEE HANDBOOK CAN ANTICIPATE EVERY CIRCUMSTANCE OR QUESTION. AFTER READING THE HANDBOOK, EMPLOYEES THAT HAVE QUESTIONS SHOULD TALK WITH THEIR IMMEDIATE SUPERVISOR OR THE HUMAN RESOURCES DEPARTMENT. IN ADDITION, THE NEED MAY ARISE TO CHANGE THE GUIDELINES DESCRIBED IN THE HANDBOOK. THE ORGANIZATION THEREFORE RESERVES THE RIGHT TO INTERPRET THEM OR TO CHANGE THEM WITHOUT PRIOR NOTICE.

Equal Employment Opportunity and Unlawful Harassment

The Organization is dedicated to the principles of equal employment opportunity. We prohibit unlawful discrimination against applicants or employees on the basis of age 40 and over, race (including traits historically associated with race, such as hair texture and length and protective hairstyles), sex, sexual orientation, gender identity, gender expression, color, religion, creed, national origin, ancestry, disability, military status, genetic information, marital status, or any other status protected by applicable state or local law.

ADA and Religious Accommodation

The Organization will make reasonable accommodation for qualified individuals with known disabilities unless doing so would result in an undue hardship to the Organization or cause a direct threat to health or safety. The Organization will make reasonable accommodation for employees whose work requirements interfere with a religious belief, unless doing so poses an undue hardship on the Organization.

Pregnancy Accommodation

Employees have the right to be free from discriminatory or unfair employment practices because of pregnancy, a health condition related to pregnancy, or the physical recovery from childbirth.

Employees who are otherwise qualified for a position may request a reasonable accommodation related to pregnancy, a health condition related to pregnancy, or the physical recovery from childbirth. If an employee requests an accommodation, the Organization will engage in a timely, good-faith, and interactive process with the employee to determine whether there is an effective, reasonable accommodation that will enable the employee to perform the essential functions of their position. A reasonable accommodation will be provided unless it imposes an undue hardship on the Organization's business operations.

The Organization may require that an employee provide a note from their health care provider detailing the medical advisability of the reasonable accommodation. Employees who have questions about this policy or who wish to request a reasonable accommodation under this policy should contact their department head or the Town Manager.

The Organization will not deny employment opportunities or retaliate against an employee because of an employee's request for a reasonable accommodation related to pregnancy, a health condition related to pregnancy, or the physical recovery from childbirth. An employee will not be required to take leave or accept an accommodation that is unnecessary for the employee to perform the essential functions of the job.

EEO Harassment

The Organization strives to maintain a work environment free of unlawful harassment. Unlawful harassment includes any unwelcome physical or verbal conduct or any written, pictorial, or visual communication directed at an individual (or group) because of that individual's (or group's) membership in, or perceived membership in, a protected class, that is subjectively offensive to the individual alleging harassment, and is objectively offensive to a reasonable individual who is a member of the same protected class. Harassment does not need to be in-person and can occur over electronic media, such as Zoom or other electronic platforms. Prohibited behavior may include but is not limited to the following:

- Written form, such as cartoons, emails, posters, drawings, or photographs.
- Verbal conduct, such as epithets, derogatory comments, slurs, or jokes.
- Physical conduct, such as assault or blocking an individual’s movements.

This policy applies to all employees, including managers, supervisors, coworkers, and non-employees, such as customers, clients, vendors, consultants, etc.

Sexual Harassment

Because sexual harassment raises issues that are, to some extent, unique in comparison to other types of harassment, the Organization believes it warrants separate emphasis.

The Organization strongly opposes sexual harassment and inappropriate sexual conduct. Sexual harassment is defined as unwelcome sexual advances, requests for sexual favors, and other verbal or physical conduct of a sexual nature when:

- Submission to such conduct or communication is made explicitly or implicitly a term or condition of employment.
- Submission to, objection to, or rejection of, such conduct or communication is used as a basis for employment decisions affecting an individual.
- Such conduct or communication has the purpose or effect of unreasonably interfering with an individual’s work performance or creating an intimidating, hostile, or offensive work environment.

All employees are expected to conduct themselves in a professional and business-like manner at all times. Conduct that may violate this policy includes, but is not limited to, sexually implicit or explicit communications whether in:

- Written form, such as cartoons, posters, calendars, notes, letters, and emails.

- Verbal form, such as comments, jokes, foul or obscene language of a sexual nature, gossiping or questions about another's sex life, or repeated unwanted requests for dates.
- Physical gestures and other nonverbal behavior, such as unwelcome touching, grabbing, fondling, kissing, massaging, and brushing up against another's body.

Complaint Procedure

If you believe there has been a violation of the EEO policy or harassment based on a protected class, including sexual harassment, please use the following complaint procedure. The Organization has established a program designed to prevent harassment, deter future harassers, and protect employees from harassment. The Organization takes prompt action to investigate and/or address alleged discriminatory or unfair employment practices. The Organization also takes prompt remedial actions, when warranted, in response to complaints of discriminatory or unfair employment practices. The Organization, therefore, expects employees to make a timely complaint to enable the Organization to investigate and correct any behavior that may be in violation of this policy.

Report the incident to the Town Manager who will investigate the matter and take corrective action. Your complaint will be kept as confidential as practicable.

The Organization prohibits retaliation against an employee for filing a complaint under this policy or assisting in a complaint investigation. If you perceive retaliation for making a complaint or participating in the investigation, please follow the complaint procedure outlined above. The situation will be investigated.

If the Organization determines that an employee's behavior violates this policy, disciplinary action will be taken, up to and including termination of employment.

SECTION 2 EMPLOYEE STATUS

Employee Classifications

Employees of the Organization are classified as either exempt or nonexempt under federal and state wage and hour laws, and are further classified for administrative purposes, such as the administration of fringe benefits like paid vacation or holidays. These classifications do not determine eligibility for participation in the Organization's group health plan. Eligibility for participation in the Organization's group health plan is governed by the terms of the plan documents as well as applicable law. To obtain a copy of the Summary Plan Description or to discuss whether you are eligible to participate in the Organization's group health plan, please contact the Town Clerk. The following classifications are used throughout this Handbook.

Exempt Employees:
Employees whose positions meet specific tests established by the Federal Fair Labor Standards Act (FLSA), and state law. Exempt employees are exempt from minimum wage and are not eligible for overtime pay.

Exempt Employee – Partial-Day Absence
As a public entity, the Organization has a duty to taxpayers for public accountability in its actions. If an exempt employee who accrues sick and vacation pay is absent for less than one workday when accrued leave is not used by an employee because accrued leave has been exhausted or the employee chooses to use leave without pay, the pay will be docked from the employee's salary.

Non-exempt Employees:
Employees whose positions do not meet FLSA and state exemption tests and who are not exempt from minimum wage and/or overtime pay requirements. Nonexempt employees shall be paid time and one-half of their regular rate of pay for any work in excess of 40 hours per workweek (excluding duty-free meal periods).

Overtime/Compensatory Time
All nonexempt employees must record all time worked and all compensatory time taken on departmental timesheets. All overtime must be approved in advance by the supervisor. Overtime at the rate of time and one-half the employee's base rate will be paid to nonexempt employees when work is performed in excess of 40 hours in one week. For purposes of calculating overtime, the workweek begins at 12:00 a.m. midnight Sunday and ends at 11:59 p.m. Saturday. The 40-hours threshold is based on actual hours worked in the week.

Therefore, sick time, vacation, holiday, or other paid or unpaid leave time is not included in calculating the 40-hours threshold.

Full-time:

Employees regularly scheduled to work 32 hours or more in a workweek.

Part-time:
Employees scheduled to work less than 32 hours in a workweek. Those employees working fewer than 32 hours per week are not eligible for some Town benefits. These employees may be assigned a work schedule in advance or may work on an as-needed basis.

Temporary:
Employees who are hired for a pre-established period not to exceed six (6) months, usually during peak workloads, for a specific project or for vacation relief. They may work a full or part-time schedule. They are ineligible for Town benefits.

Volunteers:
The Town of Minturn recognizes volunteers as a vital and necessary part of Town operations. Even though volunteers are not paid staff members, because they act in a quasi-official capacity representing the Town government, all volunteers are expected to adhere to and follow all principles and rules as established and set forth in the employee manual. Furthermore, all volunteers are required to adhere to the same moral, ethical, and character standards required of regular Town employees. Volunteers are required to adhere to the same code of conduct required of Town employees and to follow and adhere to the established chain of command as any other Town employee. Deviation from established Town rules and codes of conduct will subject the volunteer to appropriate disciplinary procedures as outlined in the employee manual.

SECTION 3 BENEFITS

Benefits Overview

As part of its compensation strategy, the Organization offers a number of different insurance plans for eligible employees. Employment benefits vary according to the position and status of the employee. To receive certain benefits, eligible employees may be required to meet participation requirements and pay required premiums and other contributions. The Organization complies with all applicable federal and state laws regarding the provision of benefits to same-sex spouses, domestic partners, and couples in a civil union.

Benefit plans offered by the Organization are defined in legal documents, such as insurance contracts and summary plan descriptions. In the event information in this Handbook or other employee communication conflicts with the actual terms and conditions of coverage, the plan documents will control. Benefits described in this Handbook, including the types of benefits offered and/or the requirements for eligibility of coverage, may be modified or discontinued from time to time at the Organization's discretion as permitted by law. The Organization and its designated benefit plan administrators reserve the right to determine eligibility, interpretation, and administration of issues related to benefits offered by the Organization.

Employees will have an opportunity to make changes to their benefit selections during the Organization's annual open enrollment period. Employees who experience a qualifying life event such as marriage, divorce or the birth of a child will also be allowed to make a change

Medical Benefits Coverage:
All employees and family members are eligible for the Town's group insurance plan and will be given enrollment forms for completion upon their date of hire.

Dental Insurance Plan - provides you and your eligible dependents with dental coverage at group rates.

Vision Insurance Plan – provides you and your eligible dependents with vision coverage at group rates.

Life Insurance Plan - provides certain insurance coverage at group rates.

Long-term Disability Benefits:
It is the policy of the Town to provide group insurance for the purpose of partial income replacement in the case of disability for employees.

Retirement Plan – 401K Feature:
(Non-police/firefighter employees)

The Town maintains an excellent program for your retirement. To participate, non-police/firefighters must have worked a minimum of six (6) months with at least 1,000 hours of service. You must also be at least 21 years of age. Once these requirements are met and enrollment forms are completed, you will be fully vested and enrolled in the 401(k) Plan.

The Town offers an optional 457(k) for non-Police/fire employees. Contributions to this program are not matched by the Town but your contribution is tax exempt.

HOLIDAYS:

The Town of Minturn acknowledges for each employee, ten (10) holidays per calendar year. These days are New Year's Day, Martin Luther King Day, President's Day, Memorial Day, Independence Day, Labor Day, Veterans Day, Thanksgiving Day, the after Thanksgiving Day, and Christmas Day.

When a holiday falls on a Saturday, it is observed on the preceding Friday. When the holiday falls on a Sunday, the following Monday is observed. Should any one of the observed holidays occur during an employee's vacation period, an additional day of vacation may be granted.

Holiday time is counted as hours worked in the computation of overtime. Full-time employees receive eight hours of holiday pay at their regular rate of pay. Holiday pay for part-time employees is prorated based on their regularly scheduled work hours.

Vacation

Full time employees are currently granted paid vacation after completing continuous service as described below:

Vacation Granted Per Year	Length of Service
11 Days (accrued at 3.66hrs per pay period)	0 through 5 year of continuous employment
16 Days (accrued at 5.33hrs per pay period)	Beginning year 5 through 10 full years of continuous employment
21 Days Weeks (accrued at 7hrs per pay period)	10 or more full years of continuous employment

Leave is granted and it is expected to be taken in the year earned. It is realized that this cannot always happen because of other commitments of the employee and family; therefore, the Town will allow the carryover of up to TWO years at the then current accrual rate; however, after reaching this limit, leave not taken will be lost. No vacation leave may be taken during the first six (6) months of employment unless approved to by the Department Head and the Town Manager.

Educational Benefits (Tuition Reimbursement)

The Town supports continuing education of employees. To be eligible for reimbursement, course(s) selected must be directly related/benefit to the job/Town; and the time required for attendance and study must be approved by the Department Head so as not to interfere with the work schedule. All requests for education benefits must be submitted prior to the beginning of the course(s) to the employee's Department Head and the Town Manager; the amount/duration of this benefit is determined at the reasonable -discretion of the Town Manager. The employee must continue to be actively employed at the conclusion of the approved courses for an agreed upon period of time or the prorated cost of training will be reimbursed to the Town.

Domestic Abuse and Crime Victim Leave

Employees subjected to domestic abuse or a victim of a crime may be eligible for a leave of absence. Please see the Human Resources Department for more information.

Funeral Leave

A **maximum** of five (5) days will be granted an employee to attend the funeral of a member of his immediate family (spouse, father, mother, child, brother, sister, grandparent) with prior approval of the Town Manager per year. Part-Time employees may also be eligible. Funeral Leave will be paid at the employee's normal rate of pay.

Jury Duty

The Organization recognizes jury duty as a civic responsibility of everyone. When summoned for jury duty, an employee will be granted leave to perform their duty as a juror. If the employee is excused from jury duty during their regular work hours, they are expected to report to work promptly.

Employees receive regular pay for the first three days of jury duty if they were scheduled to work and they provide confirmation of juror service.

Beginning the fourth day and thereafter, employees, as jurors, are paid $50.00 per day by the State of Colorado for state, district, or county court jury duty. For jury duty in excess of three days, employees receive the difference between jury duty pay and their regular pay up to a maximum of 10 days (80 hours). Jury duty leave beyond this time is without pay from the Organization.

Paid Sick and Exigency Leave

Sick leave is earned at an accrual rate of 4 hrs per pay period and caps at 2years accrual.

Paid sick leave may be used if an employee:

1) has a mental or physical illness, injury, or health condition that prevents them from working;
2) needs to get preventive medical care or to get a medical diagnosis, care, or treatment of any mental or physical illness, injury, or health condition;
3) needs to care for a family member who has a mental or physical illness, injury, or health condition or who needs to get preventive medical care or to get a medical diagnosis, care, or treatment of any mental or physical illness, injury, or health condition;

4) the employee or the employee's family member having been a victim of domestic abuse, sexual assault, or criminal harassment and needing leave for related medical attention, mental health care, or other counseling, victim services (including legal services), or relocation;
5) due to a public health emergency, a public official having closed either (A) the employee's place of business, or (B) the school or place of care of the employee's child, requiring the employee needing to be absent from work to care for the child;
6) needs to care for a family member whose school or place of care has been closed due to inclement weather, loss of power, loss of heating, loss of water, or other unexpected occurrence or event that results in the closure of the family member's school or place of care;
7) needs to grieve, attend funeral services or a memorial, or deal with financial and legal matters that arise after the death of a family member; or
8) needs to evacuate the employee's place of residence due to inclement weather, loss of power, loss of heating, loss of water, or other unexpected occurrence or event that results in the need to evacuate the employee's residence.

Paid sick leave may be used in one-hour increments. Employees begin accruing sick time upon hire.

It is your responsibility to notify your manager each day at the beginning of your shift when you cannot come to work because of an illness, injury, medical care, domestic violence, care for family whose school has been closed, evacuation of residence, or bereavement. Also, let your manager know when you expect to return to work. In the event you are absent for four or more workdays, medical or legal certification is required.

If you have an extended illness, accumulated sick time currently provides pay while you are away from work. Unused sick hours currently are carried over from year to year up to 48 hours so they can be accumulated and used when needed. Employees, however, may not use more than 48 hours of sick leave in a year.

Because paid sick time can be accumulated to be used if you are personally sick or injured, you will not receive extra pay or extra time off for your unused sick time. Paid sick time will not be used in the calculation of overtime. Also, you are not paid for unused sick time when you leave.

Employers shall not retaliate against an employee for requesting or using paid sick leave.

Additional rules will apply in the case of a public health emergency.

<u>FAMLI Participation</u>

The Organization has voted to opt-out of participating in the FAMLI state-run family leave program. All employees of the Organization have the ability to participate in FAMLI on an individual basis. FAMLI provides benefits and protections, including partial income protection for eligible employees who are temporarily unable to work due to their or a family member's qualifying medical or legal reason, specifically, for the care of a newborn, adopted child, or fostered child; to care for a family member with a serious health condition; for the employee's own serious health condition; for qualifying military exigency leave; or to address safety needs or the impact of domestic violence and/or sexual assault. Partially paid leave is available for up to 12 weeks in a calendar year or up to 16 weeks under certain circumstances related to pregnancy and childbirth. Please see Human Resources to obtain additional copies of the required notices to employees of local government employers who have opted out of FAMLI that are distributed upon hiring.

Medical Leave

A medical leave of absence of not more than three months may currently be granted to fulltime employees. This unpaid leave is for absences arising from illness, injury, or pregnancy.

For a medical leave to be granted, the following conditions must be met:

- The employee has completed ninety (90) days of employment with our organization.
- The Town Manager is notified by the employee as soon as possible of the need for medical leave.
- The employee submits to the supervisor a written statement from the attending physician outlining the reason for leave and the estimated time needed. (The Organization may require the employee to obtain an opinion from a medical provider selected by the Organization).
- Approvals are obtained from the Town Manager prior to the leave.
- All available sick leave and earned vacation are used at the beginning of the leave of absence.
- When the estimated period of leave is less than three months, and an employee needs to extend the leave, another medical provider's statement is required indicating the new estimated length of leave.

An employee ready to return to work from leave must present a doctor's statement indicating ability to return to work. The Organization may reinstate an employee ready to return from a medical leave of absence when, in the opinion of the Organization, it is practical to do so. The Organization does not guarantee reinstatement of an employee to the former job. When the employee is available to return to work, the employee is free to apply for any vacancy available and may be considered along with other applicants.

The Organization currently continues all employee insurance benefits for an employee on leave for a maximum of three months as long as the employee continues to pay the employee's portion of the premium.

Vacation and sick leave will not accrue during a medical leave of absence. Holidays, funeral pay, or employer's jury duty pay will not be granted during the leave.

Employees who fail to return at the expiration of their authorized leave may be terminated. If the employee's failure to return is due to a disability under the Americans with Disabilities Act (ADA) or other law, additional accommodations may be provided. Employees must supply sufficient information from their medical provider indicating that they have a covered disability and when they can return to work with or without reasonable accommodation. Accommodations must not cause undue hardship to the employer. Potential accommodations will be determined in an interactive process between the employee and the Organization.

Part-time employees are not eligible for medical leave except as required for a disability.

Military Family Leave Entitlements

Eligible employees with a spouse, son, daughter, or parent on active duty or called to active duty status in the Armed Forces, National Guard, or Reserves may use their 12-week leave entitlement to address certain qualifying exigencies. Qualifying exigencies may include attending certain military events, arranging for alternative childcare, addressing certain financial and legal arrangements, attending certain counseling sessions, and attending post deployment reintegration briefings.

Administrative Leave

The Town Manager may, in cooperation with the affected Department Head, grant unpaid administrative leave. The granting of administrative leave shall be of an agreed upon term and is contingent upon agreement of the affected employee, department head, and the Town Manager. All PTO shall be used prior to the granting of administrative leave. Medical and dental benefits shall be treated as a normal employment separation.

The granting of administrative leave is intended tot address peculiar situations and will be dealt with on an individual basis only. Administrative leave is not an employee benefit and therefore, not guaranteed.

SECTION 5 PAY

Overtime

From time to time, your supervisor may require you to work overtime. In these instances, you are given as much advance notice as practical.

For nonexempt employees, hours worked in excess of 40 hours per workweek are paid at one and one-half (1 1/2) times the employee's regular rate. The established workweek begins at 12:00 a.m. midnight on Sunday and ends at 11:59 p.m. on Saturday.

For purposes of calculating overtime payments, only hours actually worked are counted. Consequently, hours paid but not worked, e.g., vacation, are not counted.

Exempt employees will be given compensatory time off in lieu of cash payment or overtime. These hours are required to be used within two weeks of earned unless alternative approval is granted. The Organization may pay out any compensatory time due as it sees fit.

Paydays

Employees may expect paychecks on the 15th and the last day of the month following the regular pay periods. Time sheets are to be handed in two days in advance of each payday. Should the 15th or the last day of the month fall on a weekend or holiday, checks will be distributed on the Friday or last working day prior to the 15th and the last day of the month.

Hourly employees will be paid a minimum of two hours worked if they report for work as scheduled and their Department Heads send them home through no fault of their own. Any time worked beyond two hours will be paid for on the basis of time actually worked.

On each payday, employees receive a statement showing gross pay, deductions, and net pay.

Automatic deductions such as additional tax withholding, contributions to voluntary benefit plans, and individual savings plans may be arranged through the Town Treasurer.

We deposit paychecks automatically into employees' bank accounts. Upon hire, we gather this information from each employee.

Pay for Exempt Employees

Exempt employees must be paid on a salary basis. This means exempt employees will regularly receive a predetermined amount of compensation for each pay period on a bi-weekly basis. The Organization is committed to complying with salary basis requirements, which allow properly authorized deductions.

If you believe an improper deduction has been made to your salary, you should immediately report this information to the Town Treasurer. Reports of improper deductions will be promptly investigated. If it is determined that an improper deduction has occurred, you will be promptly reimbursed.

Time Reporting

Nonexempt employees are required to complete a timecard daily. At the conclusion of each pay period, employees must sign the timecard and submit it to their immediate supervisor for signature and approval. It is necessary for employees to indicate whether the recorded hours are for time worked or time off.

Notify your supervisor immediately if your lunch is shorter than 30 minutes or if it is interrupted by work.

Exempt employees are required to report to their department manager if they have taken time off from their regular work schedule.

These records are the only ones used by the Organization to calculate employee pay and paid time off balances. It is very important that they are accurate and complete. Nonexempt employees are expected to submit accurate and complete time records reflecting all hours worked. Employees who also choose to keep their own personal time records must provide them to the Organization if they find a discrepancy between the Organization's records and their records. Employees should contact the Town Treasurer with any questions about how their pay is calculated. Employees must promptly notify the Town Treasurer of any mistakes in their time records or pay. Employees also must notify their department director if they perceive that anyone is interfering with their ability to record their time accurately and completely. All reports will be investigated and appropriate corrective action will be taken. The Organization will not tolerate retaliation against employees for making a report or participating in an investigation.

Hours of Operation

Town hours for the Town Clerk's office are from 8:00 a.m. until 5:00 p.m., Monday through Friday. Public Works hours vary depending on seasonal needs, but need to be available during normal business hours.

Although typically not open on holidays, employees may be asked or it may be necessary to work holidays (either part or full day) as needed to remain timely in their work or to meet necessary deadlines and provision of services.

Meal Periods

Non-exempt employees who work 8 or more consecutive hours will be provided at least one unpaid 30-minute meal break. During the break, employees will be relieved of all duties and permitted to pursue personal activities. If the nature of the business activity or other circumstances exist that makes an uninterrupted meal break impracticable, the employee will be allowed to consume an on-duty meal without any loss of time or compensation.

SECTION 6 Performance Reviews

Performance Appraisals:

The Company endeavors to conduct employee reviews. Please contact and advise your supervisor or Human Resources if more than one year has passed since receiving formal feedback.

SECTION 7 WORK ENVIRONMENT

Accommodations for Nursing

Employees A private space will be provided, and reasonable time will be permitted for nursing employees to express milk during the workday for up to two years following the birth of a child. The time permitted typically will run concurrently with the time already provided for meal and rest breaks. If the breaks cannot run concurrently and/or additional time is needed, human resources and the employee will agree upon a schedule that might include the employee using unpaid leave (if non-exempt), annual leave/vacation time, arriving at work earlier, or leaving later. In the event unpaid leave is used, the employee will be relieved of all work-related duties during any unpaid break.

Employees will be provided with the use of a room, office, or other private area, other than a bathroom or toilet stall, that is shielded from view and free from intrusion from coworkers and the public. The Organization will make a reasonable effort to identify a location within close proximity to the work area for the employee to express milk.

Nursing employees are responsible for using anti-microbial wipes to clean milk expression areas, and for keeping the general lactation space clean for the next user. This responsibility extends to other areas where expressing milk is permitted, equipment is cleaned, and milk is stored.

The Organization reserves the right to not provide additional break time or a private location for expressing breast milk if doing so would substantially disrupt the Organization's operations.

The Organization will not demote, terminate, or otherwise take adverse action against an employee who requests or makes use of the accommodations and break time described in this policy.

Alcohol and Drugs

The Town is committed to a safe, healthy, and productive work environment for all employees, free from the effects of illegal or non-prescribed drugs and alcoholic beverages. The use of drugs and alcohol alters employee judgment, resulting in increased safety risks, employee injuries, and faulty decision-making. Therefore, the possession, use, or sale of controlled substances or alcohol on Organization premises or during Organization time is prohibited. Furthermore, working after the use of alcohol or a controlled substance or the abuse of any other substance is prohibited.

Testing is an important element in the Organization’s efforts to ensure a safe and productive work environment for safety-sensitive positions. The Organization has issued a separate statement for this testing program to employees for which it applies. Please refer

to this separate statement, the Human Resources Department, or your supervisor if you have specific questions.]

Anti-Violence

Any action that in management's opinion is inappropriate to the workplace will not be tolerated. Such behaviors may include, but are not limited to, physical and/or verbal intimidating, threatening, or violent conduct, vandalism, sabotage, arson, use of weapons, and bullying. Also prohibited is the carrying of weapons onto Organization property, regardless of whether the employee possesses a concealed carry permit.

Employees should immediately report any such occurrences to their supervisor or to the Human Resources Department. We will investigate complaints. When employees are found to have engaged in the above conduct, management will take action that it believes is appropriate.

Employees should directly contact law enforcement, security, and/or emergency services if they believe there is an imminent threat to the safety and health of themselves or coworkers.

If you are a victim of domestic violence, please contact Human Resources for assistance.

Workplace bullying is repeated mistreatment through verbal abuse, offensive conduct/behaviors, and work interference. If you feel you are subjected to workplace bullying, please contact Human Resources

Conflict of Interest

The Town of Minturn requires that employees protect Organization information and avoid outside activities or relationships that do or could improperly influence their decisions or actions on the job.

Conflict of interest situations that could arise while moonlighting for a contractor of ours should also be avoided.

Other examples of conflict of interest could be: Serving as a board member or director of a firm, holding financial interest in a business, or being self-employed in an occupation that provides goods or services to the Organization, or ownership, partnership, or personal involvement in supplier companies or distribution outlets related to Organization business.

If employees have any question whether a situation is a conflict of interest, they should discuss the matter with their supervisor. If it remains unresolved, refer the matter to [specify name/title] for a final determination.

Outside Employment

[1]It is the policy of the Town to allow its employees to hold second jobs, as long as they satisfactorily perform their responsibilities. Employees involved in or contemplating outside work should discuss the issue with their supervisor. The second job should not be in conflict, or perceived to be in conflict, with Town of Minturn business.

Confidentiality

All work done at the Town, including our constituents' names, must be kept confidential. Every employee is required to strictly adhere to this policy. Breach of confidentiality will not be tolerated.

Confidential information includes, but is not limited to, information concerning all financial information, employee information, details, files manuals, policies, procedures, systems, formats, programs, spreadsheets and/or software currently used by the Town, or to be developed in the future by the employee or other Town staff in performance of their duties, are the sole and exclusive property of the Town.

This non-disclosure prohibition applies both during and after an employee's employment. Any copying, reproducing, or distributing of confidential information in any manner must be authorized by management. Confidential information remains the property of the employer and must be returned to the Company upon separation or at any time upon demand.

Attendance and Punctuality

Punctuality and regular attendance are essential to the efficient operation of any business. Punctuality and attendance also help employees establish a good working reputation and add to the opportunity of advancement.

If you are unable to report for work for any reason, if you will arrive late or must leave early, notify the Department Head or designee immediately and leave a message before starting time.

Failure to call in when absent for two (2) - consecutive days will result in termination.

It may become necessary to formally correct the performance of individuals, and in some cases, to terminate the employment relationship. The Company may impose counseling or disciplinary action, including termination, which, in its judgment, most effectively takes care of the problem. Any action taken by management in an individual case should not be assumed to establish a precedent in other circumstances.

Data Disposal Policy

During the course of your employment, the Organization will collect certain information that is classified as "personal identifying information," or PII, under applicable laws. Such information may include, but is not limited to:

- Your first and last name or initials
- Username(s) and password(s)
- Social Security number
- Driver license or other identification card number
- Medical documentation
- Biometric data
- And more

The Organization may keep these records in paper and/or electronic format.

When such documentation is no longer needed, pursuant to records retention requirements and best practices, the Organization will either (a) destroy the records or (b) arrange for their destruction, e.g., by shredding, erasing, or otherwise modifying the personal identifying information in such a manner as to render it unreadable or indecipherable through any means.

Inspections

We may conduct searches of employees' personal effects after notice is given and with the employee's consent. This may include, but is not limited to, lunch bags, boxes, purses, personal computers, packages, or vehicles. We may conduct searches of the above items without employee consent if we have a reasonable suspicion to believe that illegal activity is taking place and after obtaining a

Safety/Reporting of Injury

The Organization is committed to a safe work environment for employees. Employees should report any unsafe practices or conditions to their supervisor.

If employees are injured on the job, no matter how minor, they must report this fact in writing as soon as they are able within 10 days after the injury to the Town Clerk
If medical treatment for an on-the-job injury is needed, it must be obtained from one of the Organization's designated physicians. If not, the employee may be responsible for the cost of medical treatment.

Smoking

It is our objective to provide a smoke-free environment within our organization. Smoking is prohibited within all areas of the building and within 25 feet of the main entrance into the building. Employees may smoke in designated outdoor areas. This restriction applies to all employees and visitors, at all times, including non-business hours.

Separation of Employment

If you desire to end your employment relationship with the Organization, we ask that you notify us as soon as possible of the intended separation. Notice generally allows sufficient time to transfer work, cover shifts, return Organization property, review eligibility for continuation of insurance, and make arrangements for your final pay. Employees who plan to retire are asked to provide sufficient advance notice to the Organization so we can timely process any pension forms or other retirement benefits to which an employee may be entitled.

SECTION 8 COMMUNICATION SYSTEMS

The Organization's computer network, access to Internet, email and voicemail systems are business tools intended for employees to use in performing their job duties. Therefore, all documents and files are the property of the Organization. All information regarding access to the Organization's computer resources, such as user identifications, modem phone numbers, access codes, and passwords are confidential Organization information and may not be disclosed to non-Organization personnel.

All computer files, documents, and software created or stored on the Organization's computer systems are subject to review and inspection at any time. This includes web-based email employees may access through Organization systems, whether password protected or not. Employees should not assume that any such information is confidential, including email either sent or received.

Computer equipment should not be removed from the Organization premises without written approval from a department head. Upon separation of employment, all communication tools should be returned to the Organization.

Personal Use of the Internet

Some employees need to access information through the Internet to do their jobs. Use of the Internet is for business purposes during the time employees are working. Personal use of the Internet should not be on business time, but rather before or after work or during breaks or lunch period. Regardless, the Organization prohibits the display, transmittal, or downloading of material that is in violation of Organization guidelines or otherwise is offensive, pornographic, obscene, profane, discriminatory, harassing, insulting, derogatory, or otherwise unlawful at any time.

Personal Use of Social Media Guidelines

Personal use of social media is never permitted on working time by means of the Organization's computers, Organization-issued mobile devices, networks, and other IT resources and communications systems. Use of personal mobile devices during work time should be kept to a minimum. Postings by an employee on a blog, wiki, chat room, or social networking site are considered personal communications and are not Organization communications. All social media postings on behalf of the Organization must be preapproved and sent by authorized employees. Personal postings by an employee concerning the Organization are not prohibited, provided they comply with guidelines set forth below or in this handbook.

If you post any comments that promote or endorse Organization products or services in any way, the law requires that you disclose that you are employed by the Organization.

You must comply with all applicable laws, including copyright and fair use laws. You may not disclose any sensitive, proprietary, confidential, or financial information about

the Organization. Confidential information includes trade secrets or anything related to the Organization's inventions, strategy, financials, or products that have not been made public, internal reports, procedures, or other internal business-related confidential communications. Further detail is provided in the "Confidentiality" section of your employee handbook.

We encourage you to make complaints to the Organization using the complaint process. Complaints to the Organization regarding these issues should be made consistent with the complaint process in this handbook so that the Organization can address them.

Nothing in this guideline is meant to interfere with employees' right under state law to engage in protected and concerted activity, including employees' ability to discuss terms and conditions of their employment.

Political Participation

The Organization encourages employees to participate in matters of responsible citizenship. The Organization will not interfere with the conduct of organization employees engaged in political activity, if the activities are confined to hours when the employees are not on duty, are not campaigning in their official organization uniforms, and that the activities do not impair the employees' job efficiency or that of others.

Employees whose principal employment is in connection with federally financed activities are subject to the following federal requirements as a condition of such employment:

Covered employees may not use their official authority or influence for the purposes of interfering with or affecting the results of elections or nominations for office.

In addition, they may not coerce, attempt to coerce, command, or advise other covered employees to pay, lend, or contribute anything of value to a party, committee, organization, agency, or person for political purposes.

Political beliefs, activities, and affiliations are the private concern of the employee. An employee's work status is not affected by participating or not participating in lawful civic and political activities. No employee of the Organization can directly or indirectly coerce or command any other employee to pay, lend, or contribute salary, compensation, service, or anything else of value to any political party, group, organization, or candidate.

Any Organization employee may be a candidate for a partisan political office provided that the involvement does not interfere or present a conflict of interest with their job. If involvement is necessary during normal working hours, the individual must take vacation leave or leave without pay. Employees whose salary comes in part or in whole from federal government sources are subject to the Federal Hatch Act and its revisions.

No employee will be forced to pay any contributions to any political organization whatsoever.

Employees will not be required to work for or participate in the support of any political candidate during their off-duty hours.

Software and Copyright

The Organization fully supports copyright laws. Employees may not copy or use any software, images, music, or other intellectual property (such as books or videos) unless the employee has the legal right to do so. Employees must comply with all licenses regulating the use of any software and may not disseminate or copy any such software without authorization. Employees may not use unauthorized copies of software on personal computers housed in Organization facilities.

Unauthorized Use

Employees may not attempt to gain access to another employee's personal file of email messages or send a message under someone else's name without the latter's express permission. Employees are strictly prohibited from using the Organization communication systems in ways that management deems to be inappropriate. If you have any question whether your behavior would constitute unauthorized use, contact your immediate supervisor before engaging in such conduct.

Email

Email is to be used for business purposes. While personal email is permitted, it is to be kept to a minimum. Personal email should be brief and sent or received as seldom as possible. The Organization prohibits the display, transmittal, or downloading of material that is offensive, pornographic, obscene, profane, discriminatory, harassing, insulting, derogatory, or otherwise unlawful at any time. No one may solicit, promote, or advertise any outside organization, product, or service through the use of email or anywhere else on Organization premises at any time. Management may monitor email from time to time. Employees should be aware that emails might be public records and subject to public disclosure.

Employees are prohibited from unauthorized use of encryption keys or the passwords of other employees to gain access to another employee's email messages.

Voicemail

The Organization's voicemail system is intended for transmitting business-related information. Although the Organization does not monitor voice messages as a routine matter, the Organization reserves the right to access and disclose all messages sent over the voicemail system for any purpose. Employees must use judgment and discretion in their personal use of voice mail and must keep such use to a minimum.

Telephones/Cell Phones/Mobile Devices

Employee work hours are valuable and should be used for business. Excessive personal phone calls can significantly disrupt business operations. Employees should use their break or lunch period for personal phone calls.

Confidential information should not be discussed on a cell phone or via any mobile device. Phones and mobile devices with cameras should not be used in a way that violates other Organization guidelines such as, but not limited to, EEO/Sexual Harassment and Confidential Information. Employees' use of a cell phone or mobile device to access

Organization systems is restricted/prohibited without prior authorization. Such access, once authorized, may subject the employee's personal device to discovery requests or Organization action. Employees authorized to access Organization systems and information using a personal device must immediately inform the Organization if the device is lost or stolen.

For safety reasons, employees should avoid the use of cell phones and mobile devices to make calls while driving. Employees must park whenever they need to use a cell phone. Generally, stopping on the shoulder of the road is not acceptable. Employees are prohibited from using a cell phone or other device to text while operating a motor vehicle. Texting is permitted only where the vehicle is at rest and lawfully parked.

SECTION 9 ACKNOWLEDGEMENT OF RECEIPT

ACKNOWLEDGEMENT OF RECEIPT
TOWN OF MINTURN
EMPLOYEE HANDBOOK

I HAVE RECEIVED A COPY OF THE EMPLOYEE HANDBOOK DATED_____. I UNDERSTAND THAT I AM TO BECOME FAMILIAR WITH ITS CONTENTS. FURTHER, I UNDERSTAND:

EMPLOYMENT WITH THE TOWN OF MINTURN IS AT-WILL. I HAVE THE RIGHT TO END MY WORK RELATIONSHIP WITH THE ORGANIZATION, WITH OR WITHOUT ADVANCE NOTICE FOR ANY REASON. THE ORGANIZATION HAS THE SAME RIGHT.

THE LANGUAGE USED IN THIS HANDBOOK AND ANY VERBAL STATEMENTS OF MANAGEMENT ARE NOT INTENDED TO CONSTITUTE A CONTRACT OF EMPLOYMENT, EITHER EXPRESS OR IMPLIED, NOR ARE THEY A GUARANTEE OF EMPLOYMENT FOR A SPECIFIC DURATION.

THE HANDBOOK IS NOT ALL INCLUSIVE BUT IS INTENDED TO PROVIDE ME WITH A SUMMARY OF SOME OF THE ORGANIZATION'S GUIDELINES.

THIS EDITION REPLACES ALL PREVIOUSLY ISSUED HANDBOOKS. THE NEED MAY ARISE TO CHANGE THE GUIDELINES DESCRIBED IN THE HANDBOOK, EXCEPT FOR THE AT-WILL NATURE OF EMPLOYMENT. THE ORGANIZATION, THEREFORE, RESERVES THE RIGHT TO INTERPRET THEM OR TO CHANGE THEM WITHOUT PRIOR NOTICE.

NO REPRESENTATIVE OF THE TOWN OF MINTURN, OTHER THAN THE ELECTED OFFICAL OR AGENCY HEAD OF THE ORGANIZATION, HAS THE AUTHORITY TO ENTER INTO AN AGREEMENT OF EMPLOYMENT FOR ANY SPECIFIED PERIOD AND SUCH AGREEMENT MUST BE IN WRITING, SIGNED BY THE ELECTED OFFICAL OR AGENCY HEAD AND MYSELF. WE HAVE NOT ENTERED INTO SUCH AN AGREEMENT.

_____
Signature

_____ _____
Employee Date

Town of Minturn
301 Boulder St #309
Minturn, CO 81645
970-827-5645
council@minturn.org
www.minturn.org

FUTURE MEETING AGENDA ITEMS

Below reflects proposed topics to be scheduled at future Town Council meetings and is informational only. Dates and topics are subject to change.

April 30 and May 1, 2025

- Special Sessions – Town Manager Interviews

May 7, 2025

- Eagle County Housing Update & Minturn Local's Housing Policy Discussion - Hunn
- Resolution __ - A Resolution Approving the Updated Town of Minturn Employee Handbook – Brunvand
- Resolution __ - A Resolution approving an RFP for the Water Treatment Plant Membrane Design Specification Work
- Ordinance __ - Series 2025 (First Reading) An Ordinance Renewing the Xcel Energy Franchise Agreement – Brunvand
- Discussion / Direction - LBP Playground Design & Replacement – Survey / Public Input Discussion and Next Steps – Sickles
- Nelson St/Williams Ave Traffic flow, heat exchange project & paving discussion

May 21, 2025

- Ordinance __ - Series 2025 (Second Reading) An Ordinance Renewing the Xcel Energy Franchise Agreement – Brunvand

June 4, 2025

- Review of 2024 Audit
- Special Presentation – Speak Up, Reach Out

Dates to be Determined / Long Term Scheduling:

- Town Manager Contract
- June 18, 2025 - Resolution to Appoint / Reappoint DDA Board Members for Initial Staggered Terms – Krieg
- Holy Cross Energy Transmission Line – Discussion and Next Steps (Late Summer 2025)
- Ordinance __ - An Ordinance Adoption of the 2024 Model Traffic Code – Legal/Krieg
- Ordinance __ - An Ordinance to add new Colorado Traffic Violation (Prohibits drivers from holding or handling their phones while driving, including at stoplights). – Legal/Krieg