AGENDA
Planning Commission Regular Meeting

Wednesday, May 14, 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/87148369881

Zoom Call-In Information: 1 651 372 8299 or 1 301 715 8592 **Webinar ID:** 871 4836 9881

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 Madison Harris, Planner 1, prior to the meeting and will be included as part of the record.

1. **CALL TO ORDER - 5:30 PM**

2. **ROLL CALL AND PLEDGE OF ALLEGIANCE**

3. **APPROVAL OF REGULAR AGENDA**

   Opportunity for amendment or deletions to the agenda.

4. **APPROVAL OF MINUTES**

   A. April 28, 2025

5. **DECLARATION OF CONFLICTS OF INTEREST**

6. **PUBLIC COMMENT**

   Citizens are invited to comment on any item 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 Planner. Those who are speaking are requested to state their name and address for the record.

7. SPECIAL PRESENTATIONS

Presentations are limited to 5 minutes unless prior arrangements are made with the Town Planner.

8. DESIGN REVIEW AND LAND USE PUBLIC HEARINGS

A. 0010 Abby Road - New Single Family Residence

B. 0012 Abby Road - New Single Family Residence

C. 0014 Abby Road - New Single Family Residence

D. 1018 Mountain Drive - Addition to a Single Family Residence

E. 801 Cemetery Road - Meyer's Barn Relocation to Little Beach Park

9. DISCUSSION / DIRECTION ITEMS

10. STAFF REPORTS

A. Planning Director's Report - Hunn

B. Manager's Report - Brunvand

C. Manager's Report - Sickles

D. Planning Department Update

11. PLANNING COMMISSION COMMENTS

12. FUTURE MEETINGS

A. May 28, 2025

B. June 11, 2025

13. ADJOURN

OFFICIAL MINUTES
Planning Commission Regular Meeting

Monday, April 28, 2025

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

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MEETING ACCESS INFORMATION AND PUBLIC PARTICIPATION:

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Zoom Call-In Information: 1 651 372 8299 or 1 301 715 8592 **Webinar ID:** 895 9611 4879

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Public Comments: If you are unable to attend, public comments regarding any items on the agenda can be submitted to Madison Harris, Planner 1, prior to the meeting and will be included as part of the record.

1. **CALL TO ORDER - 5:30 PM**
   Lynn Teach called the meeting to order at 5:30 p.m.

2. **ROLL CALL AND PLEDGE OF ALLEGIANCE**
   Planning Commission Chair Lynn Teach and Planning Commission Members Michael Boyd, Amanda Mire, Jeff Armistead, Eric Rippeth, and Darell Wegert.
   Staff Members Present: Planner II Madison Harris.

3. **APPROVAL OF REGULAR AGENDA**
   Opportunity for amendment or deletions to the agenda.
   Motion by Michael B., second by Eric R., to approve the agenda as presented. Motion passed 5-0.
   Note: Eric R. is attending in his status as an alternate.

4. **APPROVAL OF MINUTES**
   A. April 9, 2025
   Motion by Michael B., second by Darell W., to approve the minutes of April 9, 2025 as presented. Motion passed 5-0.

Note: Eric R. is attending in his status as an alternate.

5. DECLARATION OF CONFLICTS OF INTEREST

No conflicts of interest.

6. PUBLIC COMMENT

Citizens are invited to comment on any item 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 Planner. Those who are speaking are requested to state their name and address for the record.
No public comment.

7. SPECIAL PRESENTATIONS

Presentations are limited to 5 minutes unless prior arrangements are made with the Town Planner.

8. DESIGN REVIEW AND LAND USE PUBLIC HEARINGS

A. 0018 Abby Road - New Single Family Residence

Madison H. introduced the topic. This is a four bedroom, 2,259 (gross) square foot single-family building located at 0018 Abby Road in the South Town Belden Place PUD Zone District. The plans show a three-story with a basement single family residence with a maximum building height - measured via a weighted height calculation approved in the Belden Place PUD Guide – of 27 feet and 3 15/32 inches, under the maximum allowable 28-foot limit within the South Town Belden Place PUD Zone District for single-family units. Parking is adequate, with three off-street spaces, one of which is provided within the garage and two at surface level in front of the garage. This proposal respects all setbacks, lot and impervious coverage limitations, and snow storage requirements. Per the approved PUD Guide, staircases are allowed to encroach into the side setback as long as it is not within 24” of the property line. The staircase encroaches approximately one and three quarters feet (1.74’) and remains 3.25’ away from the property line. Staff is recommending approval of the plans.

Greg Macik, 56 Edwards Village Blvd.
Just here to answer questions.

Public comment opened.
HK Mooney, 1181 Main St.
Wanted to know where in the development this lot is.
Public comment closed.

Darell W. thanked the Applicant for the space surrounding the house for being composed of non-combustible materials.

Jeff A. would like the architect to address A3.1 the weighted average building height calculation.

Motion by Amanda M., second by Michael B., to approve 0018 Abby Road – New Single Family Residence as presented. Motion passed 5-0.
Note: Eric R. is attending in his status as an alternate.

B. 0057 Miles End Lane - New Single Family Residence

Madison H. introduced the agenda item. This is a four-bedroom, 3,728 square foot single family home measured to the midpoint of the roof at 27 feet and 5/8 inches under the 28 foot height limit. Parking is adequate, with four off-street spaces, two of which are provided in the garage which is allowed per the approved PUD Guide. All setbacks are respected and the

proposal is under the allowable lot and impervious coverage limitations. They have more snow storage than is required by the code at 419 square feet. Staff has identified no issues and recommends approval of the plans.

Public comment opened.
No public comment.
Public comment closed.

Darell W. suggests non-combustible material in the four feet radius surrounding the home.

Amanda M. asked if the consideration of landscape was for the whole project or just for the single family.
Taylor Hermes, Representative, said that it's per lot.

Motion by Amanda M., second by Michael B., to approve 0057 Miles End Lane – New Single Family Residence as presented. Motion passed 5-0.
Note: Eric R. is attending in his status as an alternate.

C. 491 Main Street - New Single Family Residence
Madison H. introduced the agenda item. This is a four-bedroom, 2,507 square foot single family home measured to the midpoint of the roof at 25 feet and 8 inches under the 28 foot height limit. Parking is adequate, with three off-street spaces, two of which are provided in the garage. All setbacks are respected and the proposal is under the allowable lot and impervious coverage limitations. They have more snow storage than is required by the code at 250 square feet. The one issue that staff has identified is that as is common on Boulder Street there is a large gap of a little over seven feet that exists between the edge of asphalt for the road and the property line. As this gap will need to be paved by the driveway in order to access the garage, the Applicant will also need to apply for and be granted an encroachment agreement in order to utilize this space as part of the parking stalls. Staff is recommending approval of the plans with the condition that an encroachment agreement be executed.

David Pfeifer, 720 N Franklin St., Applicant
Stated that they can park vehicles in alternate ways, one of which is parking parallel to Boulder across the back of the lot, this was just a way to consolidate.

Public comment opened.
No public comment.
Public comment closed.

Jeff A. likes the project and the way it looks and has no issues with it.

Darell W. asked Madison H. to explain the issue on Boulder.
Madison H. said that there is a large gap of a little over seven feet that exists between the edge of asphalt for the road and the property line. As this gap will need to be paved by the driveway in order to access the garage, the Applicant will also need to apply for and be granted an encroachment agreement in order to utilize this space as part of the parking stalls.

Michael B. made comments about clear vision areas. Doesn't agree with allowing the encroachment.

Amanda M. asked about heating the driveway, maintenance of the area, and snow storage.

Eric R. doesn't think the design is compatible with the area.

Lynn T. has comments on the discrepancies between the application form, the plan set, and the staff report. Concerning the encroachment she would like to eventually see the street straightened out. Would like to see the parking maintained entirely on the property.

Motion by Michael B., second by Darell W., to approve 491 Main Street – New Single Family Residence with conditions. Motion passed 5-0.

1. Correct discrepancies on pages 75, 76, and 81 of the packet.
2. Submit new plan for parking consolidating all onto the property.
3. Ensure that the clear vision on the corners is respected.
4. That these issues be readdressed at the May 28, 2025 meeting.

9. DISCUSSION / DIRECTION ITEMS

10. STAFF REPORTS

A. Manager's Report – Brunvand

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.

B. Manager's Report – Sickles
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
    a. ANB Bank, aka Community Bank – Avon/Eagle
    b. Government Capital – Texas with Colorado experience in funding municipal funding
    c. Northland Securities, Public Finance – Denver
    d. Stifel, Nicolaus & Company, Public Finance – Denver
    e. 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.

11. PLANNING COMMISSION COMMENTS

Lynn T. would like to remind everyone that the community meet and greet for the candidates to be the new Town Manager is on Wednesday at 5:00 p.m.

12. FUTURE MEETINGS

A. May 14, 2025
   a. Jeff A. will be on zoom

B. May 28, 2025

13. ADJOURN

Motion by Eric R., second by Darell W., to adjourn the regular meeting April 28, 2025 at 6:40 p.m. Motion passed 5-0.
Note: Eric R. is attending in his status as an alternate.

_____

Lynn Teach, Commission Chair

ATTEST:

_____

Scot Hunn, Planning Director

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 Single Family Residence

0010 Abby Road

Hearing Date:	May 14, 2025
File Name and Process:	Single Family Residence Final Plan Review
Owner/Applicant:	Alison Perry, Miners Base Camp LLC
Representative:	Greg Macik, TAB Associates, Inc.
Legal Description:	Subdivision: BELDEN PLACE PUD Lot: 18
Address:	0010 Abby Road
Zoning:	South Town Character Area – Belden Place PUD Zone District
Staff Member:	Madison Harris, Planner I
Recommendation:	**Approval**

Staff Report

I. Summary of Request:

The Applicant, Alison Perry, requests Final Plan review of a four bedroom, 2,866 (gross) square foot single-family building located at 0010 Abby Road in the South Town Belden Place PUD Zone District. The Applicant's representative, Greg Macik of TAB Associates Inc., has been proactive in meeting with Town staff prior to submitting plans for the new structure and has provided a relatively complete and thorough set of site, landscaping, and architectural plans.

Proposed Plans
The plans show a three-story with a basement single family residence with a maximum building height - measured via a weighted height calculation approved in the Belden Place PUD Guide – of 25 feet and 11 3/4 inches, under the maximum allowable 28-foot limit within the South Town Belden Place PUD Zone District for single-family units.

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 at surface level in front of the garage. The plans show the three levels plus a basement.

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.

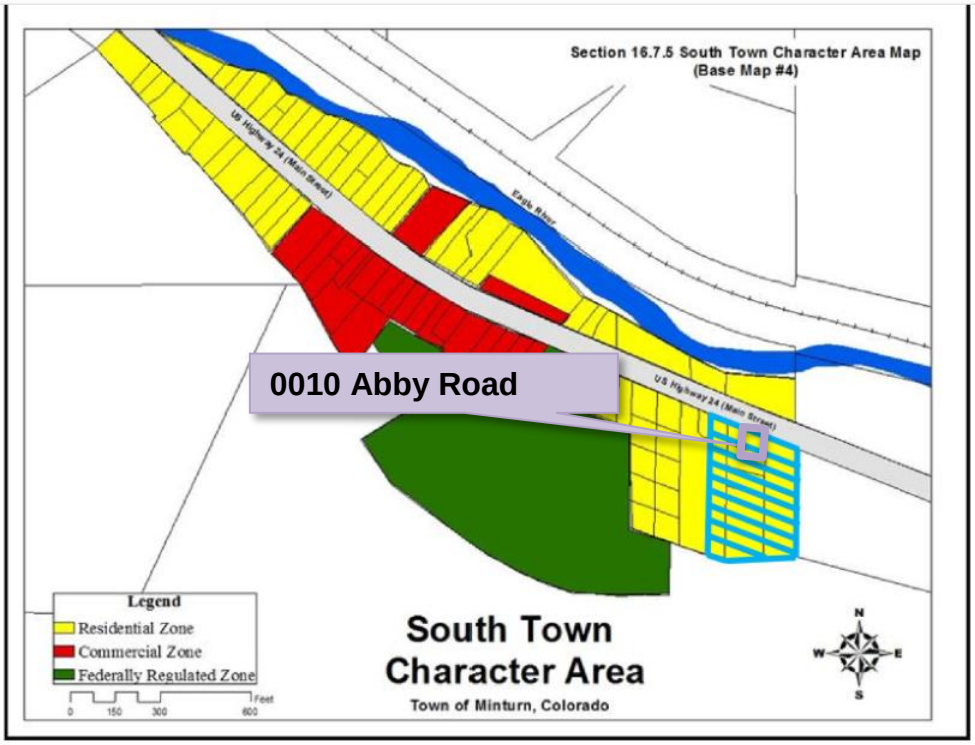
Staff suggests that the final plans for 0010 Abby Road meet the required findings 'a,' 'b,' and 'c' or subparagraph 3 – *Necessary findings*.

III. Zoning Analysis:

Zoning

The subject property is located within the "South Town Character Area" Belden Place PUD Zone District

Figure 1: Game Creek Character Area Zoning Map



- PUD Overlay Zoning

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 Belden Place PUD.

Regulation	Allowed/Required	Proposed/Existing
Minimum Lot Area:	3,283 sq. ft.	3,283 sq. ft. (.075 ac.)
Maximum Building Height:	28 feet	25 feet – 11 3/4 inches
Minimum Front Setback:	5 feet	5+ feet
Minimum Side Setback:	5 feet	5 feet
Minimum Rear Setback:	5 feet	5+ feet
Maximum Lot Coverage:	45% (1,477.35 sq. ft.)	1,161 sq. ft. (35.36%) Proposed
Maximum Impervious Coverage:	45% (1,477.35 sq. ft.)	1,340 sq. ft. (40.82%) Proposed

Minimum Snow Storage Area:	5% of Lot Area (3,283sq. ft. x .05 = 164.15 sq. ft.)	185 sq. ft.
Parking:	3 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

Staff has identified no items of note.

VI. Staff Recommendation:

Staff suggests that the Final Plans for 0010 Abby Road 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

April 22, 2025

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

Re: 0010 Abby Road
Lot 18 Belden Place PUD
DRB Resubmittal Review
Project No. 24-0001

Dear Madison:

We reviewed the plans entitled *"Belden Place; Lot 18 – 0010 Abby Road, Single Family, Minturn Colorado"* *"Design Review Board Revised" 3/12/2025"*, by TAB Associates The current DRB resubmittal for Lot 18 has been updated to include revised Civil Engineering drawings prepared by Timberline Engineering, Inc. dated April 17, 2025. These Plans constitute the April 17,2025 resubmittal.

Our review was for compliance with the engineering requirements of Section 16-21-615: Design Review applications of the Minturn Municipal Code (MMC).

Development Restriction:
Pursuant to the Land Use Covenant dated August 16, 2024 (Reception No. 202409458); Lots 18, 19 and 20 of Belden Place PUD cannot be developed until all approvals for the US 24 Storm Sewer Crossing are granted by CDOT and the Town of Minturn.

MMC Section 16-21-615 Section C:

Section (C) (2) Boundary Survey:
Paragraphs a through e:
~~Sheet 3 of 5 of the *"Final Plat: Belden Place PUD"* has been included as the Boundary Survey. The Plat and associated title commitment were reviewed by the Town and fulfill the requirements as the Boundary Survey for this application.~~

~~a. A note needs to be added to Sheet 3 of 5 incorporating the complete *"Final Plat, Belden Place PUD"* by reference as part of the Application.~~

3/24/2025: Sheet 3 of the *"Final Plat: Belden Place PUD"* has been included in the Plans. The Plat fulfils the requirement for a boundary survey.

Madison Harris
Re: 0010 Abby Road
Lot 18, Belden Place PUD
DRB Resubmittal Review
Project No. 24-0001

Paragraphs f through l:

~~Sheets C.110 and C.111 of the *"Belden Place PUD – Final Plan Submittal"* prepared by Timberline Engineering have been included in the application. These plans are the basis of the design and fulfil the requirements of paragraph f through i.~~

a. ~~A note needs to be added to Sheet C.111 incorporating the complete *"Belden Place PUD – Final Plan Submittal"* by reference.~~
3/24/2025: Sheets C110 and C111 of the *"Belden Place PUD – Final Plan Submittal"* have been included in the Plans. These plans are the basis of the design and fulfil the requirements of paragraph f through i

b. ~~Both Sheets are titled *"Belden Place – 12 Plex (Flats)".* The title should reflect the correct description of this application.~~ 3/24/2025: Resolved.

Section (C) (3) Site Plan:

Sheet C1 of the Plans "*Belden Place – Unit 18 – Single Family Residence"* prepared by Timberline Engineering (dated February 4, 2025) presents the proposed site plan. The following elements from the MMC should be added:

a. The Site Plan generally complies with MMC requirements.

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

~~Sheet C1 of the Plans "*Belden Place – Unit 18 – Single Family Residence* prepared by Timberline Engineering (dated February 14, 2025) presents the proposed site grading. The following elements from the MMC should be added:~~

~~a. The Erosion Control Plan indicates a swale along the rear property line. A swale is not shown on the Grading Plan. Please revise the Grading Plan to include the swale.~~
~~3/24/25: The drainage swale is shown on the Grading Plan; however, the slope noted to be a 1% grade. Section 1804.4 of the IBC requires a minimum grade of 2% in drainage swales.~~
4/22/2025 Resolved.

Review by Inter-Mountain Engineering is for general conformance with Minturn Municipal Code requirements and is not a peer review. The Town and Inter-Mountain Engineering are relying on the design professional's work and 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, 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:
Belden Place - Single Family Unit Lot 18

Project Location
Street Address: 0010 Abby Road

Zoning:	Parcel Number(s):
PUD	2103-351-13-001

Application Request:
Design review for a single family homes. 210335113001

Applicant:
Name: Greg Macik, TAB Associates, Inc.

Mailing Address: 56 Edwards Village Blvd, Suite 210, Edwards, CO 81632

Phone:	Email:
970-766-1470 x107	greg@tabassociates.com

Property Owner:
Name: Alison Perry, Miners Base Camp LLC

Mailing Address: PO Box 1134 Minturn, CO 81645

Phone:	Email:
970-306-2264	perry@vailland.com

Required Information:

Lot Size: 3,283 sf	Type of Residence (Single Family, ADU, Duplex) Single Family	# of Bedrooms 4	# On-site Parking Spaces 4
# of Stories: 3 + Basement	Snow storage sq ft: 185	Building Footprint sq ft: 1,161	Total sq ft Impervious Surface: 1,340

Signature:
Greg Macik

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 substan

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.

BELDEN PLACE

Lot 18 - 0010 Abby Road

Single Family

Minturn, CO 81645

DESIGN REVIEW BOARD REVISED
03/12/2025

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TRUE
BUILDING NORTH

VICINITY MAP

TAB Associates
The Architectural Balance
0056 Edwards Village Blvd.
Suite 210
Edwards, CO 81632
(970) 766-1470
fax: (970) 766-1471
email: tab@vail.net
www.tabassociates.com
Civil Engineer
Timberline Engineering
(970) 963-9869
Structural Engineer
KRM Consultants, Inc
(970) 949-9391
Mechanical Engineer
Electrical Engineer

Seal

Belden Place - Singel Family
Lot 18 - 0010 Abby Road
Minturn, Colorado

Revisions:		
No	Description	Date
1	DRB Rev	3/12/25

Issue Dates:
DRB - 02/14/2025

Sheet Title:
Cover

Project No:
2215

Sheet No:
A0.0

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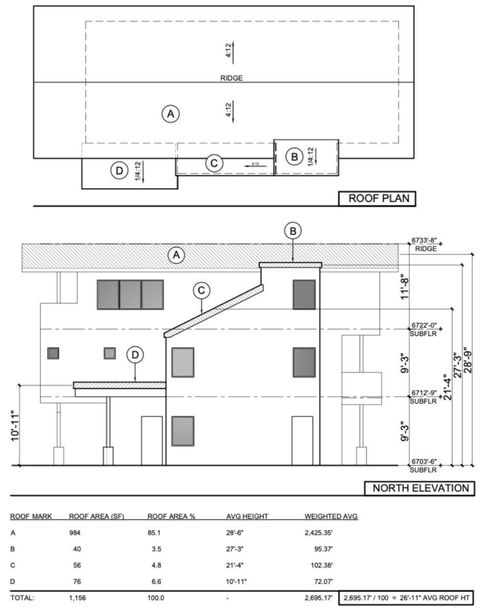
BELDEN PLACE PUD GUIDE INFORMATION
The following is an abrieviated verision of information found in the PUD guide.

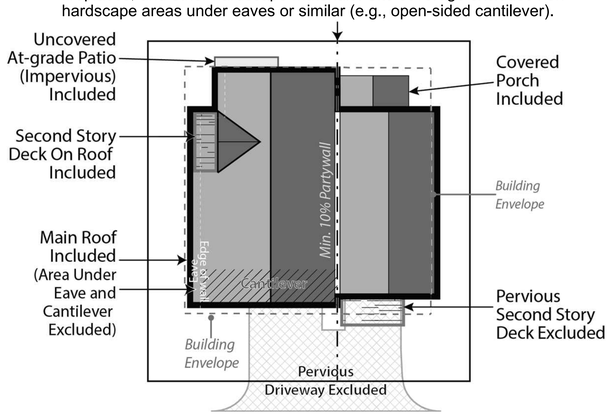
Building Height. Determining building height uses a weighted height calculation as measured from final/finished grade. Max heights - 28' for single famil and duplex, 35' for Row Houses and Flats.



ROOF MARK	ROOF AREA (SF)	ROOF AREA %	AVG HEIGHT	WEIGHTED AVG
A	984	85.1	28'-6"	2,425.35'
B	40	3.5	27'-3"	95.37'
C	56	4.8	21'-4"	102.38'
D	76	6.6	10'-11"	72.07'
TOTAL:	1,156	100.0	-	2,695.17'

2,695.17' / 100 = 26'-11" AVG ROOF HT

Site Coverage. Site coverage means the portion of a lot covered by materials forming any unbroken surface, impervious to water including, but not limited to: buildings, streets, slab on-grade patios, exterior fireplaces, and other hardscape materials. Site coverage excludes non-hardscape areas under eaves or similar (e.g., open-sided cantilever).



BUILDING PLACEMENT AND ENVELOPES
Residential building envelopes are necessary in order to maximize the buildability and economic viability of the lots while offering greenspace and or space between neighbors to the greatest extent possible. All portions of structure- including fireplaces, chimneys, window wells, eaves, overhangs, etc. must be contained within property lines; however, with the platted building envelope acting as building setbacks for each lot, encroachments are available for certain features.

The following encroachments are permitted beyond the platted building envelope:

Unenclosed or uncovered decks; deck supports; eaves up to 18” beyond the envelope; porches, patios and landings less than 30” above the surrounding natural or finished grade; window or light wells; heat or A/C units; residential solar alternative energy installations; fences; counterforts below grade; staircases (enclosed or otherwise); structures of less than 6” in height; landscaping and drainage features. No encroachment may be located within 24” from the property line or directly on top of in-ground utility easements. Underground parking elements and staircases may encroach within 12” of the most southern property line on Lot 7.

1. SINGLE-FAMILY DETACHED

a. Style
(1) Residences with the same architectural elevations and coloring shall not be placed adjacent to each other or directly across the street from one another.
(2) Each residential unit type shall have at least two (2) elevations to provide stylistic diversity. This may include:
i. Roof forms/lines and profiles
ii. Varied window and door styles
iii. Varied entry treatments and locations including porches, columns, etc.
iv. Two or three story homes
v. Second or third story decks or balconies

b. Building Form
(1) The mass of the residence should strongly reflect the architectural style and be scaled to provide visual interest and depth, reduce boxiness and achieve an articulated form on the front and sides of the homes.
(2) Roofs shall be designed and pitched accordingly in consideration of solar technology and/or drainage.
(3) Roof-top decks are permitted only on certain lots as established by developer and cannot be added on buildings not constructed with this initial feature.

2. DUPLEX/TRI-PLEX or MULTIFAMILY STRUCTURES

a. Style
(1) Structures shall have at least two (2) elevations to provide stylistic diversity.
(2) Units may be multi-stories.
(3) Units may be divided horizontally (townhomes) or vertically (flats).
(4) Second story decks or balconies permitted.
(5) Units have no minimum length of connection and may be joined via shared walls of the garage, external staircases, or main living area wall(s) or floors.

b. Building Form
(1) The mass of the residence should strongly reflect the architectural style and be scaled to provide visual interest and depth, reduce boxiness and achieve an articulated form on the front of the homes.
(2) Roofs shall be designed and pitched accordingly in consideration of solar technology and/or drainage.
(3) Roof-top decks are permitted only on certain lots as established by developer and cannot be added on buildings not constructed with this initial feature.

3. MATERIALS

a. Roofing materials are limited to the following:
(1) Artificial wood shingle (to mimic wood shake shingle). Treated wood shake shingles or any other combustible material is prohibited.
(2) Standing seam metal.
(3) Asphalt shingles.
(4) Imitation (composite or similar); or, real slate tiles.
(5) Non-reflective solar tiles that mimic the above-mentioned products
(6) Any other recommended FireWise materials similar to the above-mentioned products.

b. Siding materials are limited to the following:
(1) Metal
(2) Wood
(3) Composite siding
(4) Fiber cement board (commonly known as “Hardie Board”)
(5) Stucco.
(6) Any other recommended FireWise materials similar to the above-mentioned products.
(7) All siding materials to have non-reflective finishes.

c. Doors and Windows:
(1) Structures with multiple garage doors must always have identical, matching doors.
(2) All replacement windows shall be consistent and match the aesthetic of previous windows unless otherwise approved by the design review board. Skylight or solar tubes permitted.
(3) Screen or storm doors, in addition to typical front doors are permitted. Screen or storm doors cannot replace front doors at any time.

d. Design Elements. This development may incorporate mountain appropriate design elements into the buildings, including, but not limited to, exposed heavy timber beams as accent elements or entry features, walls faced with wood, stone, faux stone or cultured stone, metal railings or accents. Stucco may only be utilized in small quantities on building facades and is not to be used as a primary material for home.

e. Building materials for residential exteriors shall include at least two (2) types of materials as part of the building façade.

I. LANDSCAPING – *See also PUD Landscaping Plan*
Shall not interfere with any drainage way, utility, pedestrian access, or entry into any structure. Landscaping shall not obscure windows, be installed under gas fireplace or dryer vents, nor shall any landscaping material overtake any yard, or spread into any common or neighboring yards.

Landscaping minimums:
1. At least one (1) tree per 1,200 sf of lot area and two (2) shrubs for all lots. *See also official Landscaping Plan for Belden Place.*
2. All landscaping proposed on the approved Landscaping Plan shall be installed initially with expectations for maintenance.
3. No exposed soil is permitted. Soil must be covered in groundcover that may consist of seed (includes wildflower seed), cobble, perennials, mulch, or similar.
4. All dead materials must be replaced during the same season death occurs.

TAB Associates
The Architectural Balance
0056 Edwards Village Blvd.
Suite 210
Edwards, CO 81632
(970) 766-1470
fax: (970) 766-1471
email: tab@vail.net
www.tabassociates.com
Civil Engineer
Timberline Engineering
(970) 963-9869
Structural Engineer
KRM Consultants, Inc
(970) 949-9391
Mechanical Engineer
Electrical Engineer

Seal

Belden Place - Singel Family
Lot 18 - 0010 Abby Road
Minturn, Colorado

Revisions:

No	Description	Date

Issue Dates:
DRB - 02/14/2025

Sheet Title:
PUD GUIDE

Project No:
2215

Sheet No:
A0.2

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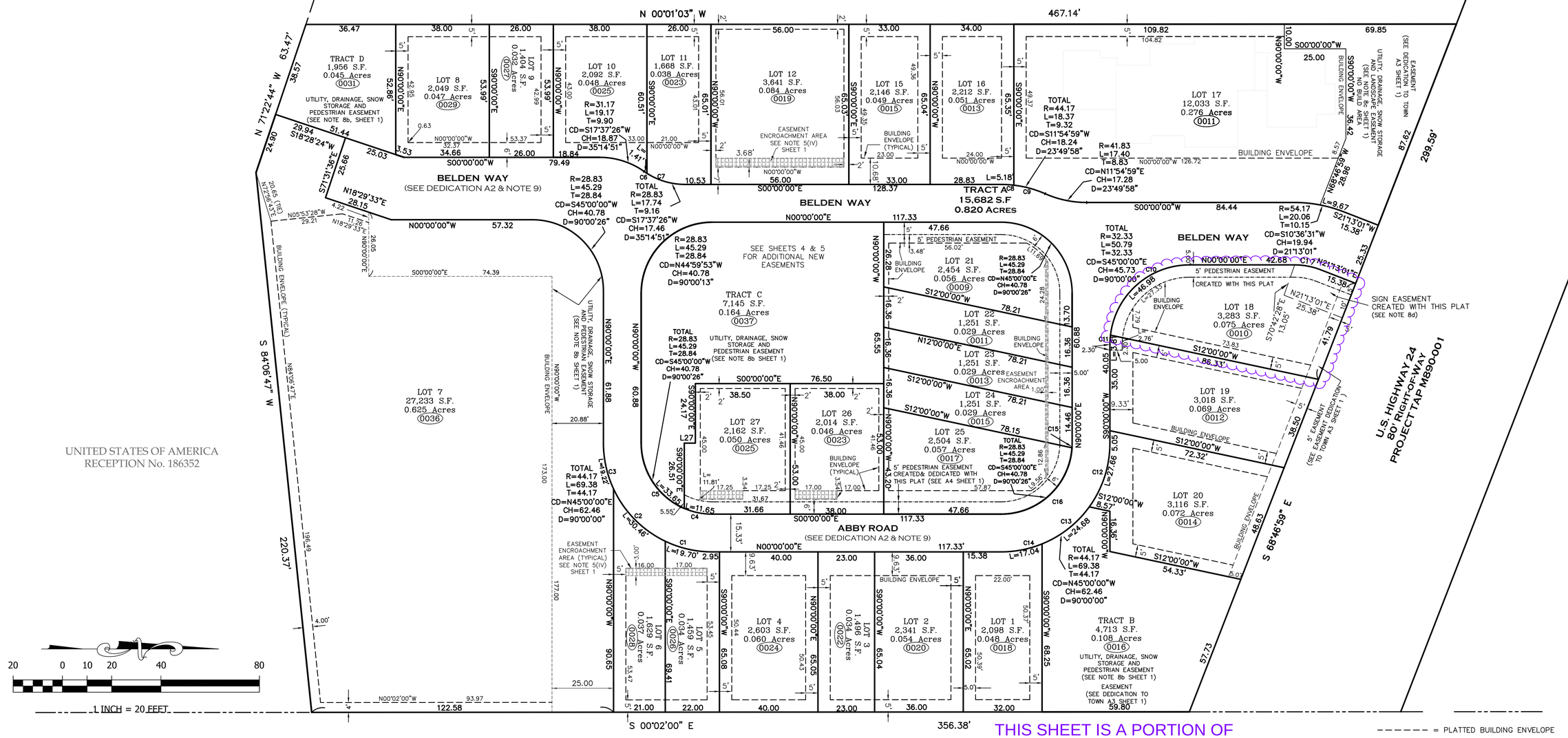
FINAL PLAT
BELDEN PLACE, P.U.D.
Town of Minturn, County of Eagle, State of Colorado



L27 = S00°00'00"W 4.50

CURVE TABLE						
CURVE	LENGTH	RADIUS	Tangent	Chord	Chd Brng	Delta
C1	19.70	44.17	10.01	19.53	N12°46'33"E	25°33'06"
C2	30.46	44.17	15.86	29.86	N45°18'32"E	39°30'53"
C3	19.22	44.17	9.76	19.07	N77°31'59"E	24°56'01"
C4	11.65	28.83	5.91	11.57	N11°34'15"E	23°08'56"
C5	33.65	28.83	19.03	31.77	N56°34'28"E	66°51'30"
C6	1.41	28.83	0.71	1.41	N33°50'32"E	2°48'39"
C7	16.32	28.83	8.39	16.11	N16°13'06"E	32°26'12"
C8	5.18	44.17	2.59	5.18	S03°21'35"W	6°43'11"
C9	13.19	44.17	6.65	13.14	S15°16'34"W	17°06'47"
C10	46.98	32.33	28.73	42.95	S41°37'23"E	83°14'46"
C11	3.81	32.33	1.91	3.81	S86°37'23"E	6°45'14"
C12	27.66	44.17	14.30	27.21	N72°03'40"W	35°52'40"
C13	24.68	44.17	12.67	24.36	N38°06'40"W	32°01'20"
C14	17.04	44.17	8.63	16.93	N11°03'00"W	22°06'00"
C15	1.89	28.83	0.94	1.89	N88°07'42"W	3°45'03"
C16	43.41	28.83	27.01	39.42	N43°07'29"W	86°15'24"
C17	10.68	28.83	5.40	10.62	N10°36'31"E	21°13'28"

THIS SHEET IS A PORTION OF THE FINAL PLAT, REFER TO COMPLETE – FINAL PLAT, BELDEN PLACE PUD

= PLATTED BUILDING ENVELOPE
= PEDESTRIAN EASEMENT
= EASEMENT ENCROACHMENT AREA SEE NOTE 5(IV)

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
MATTHEW S. SLAGLE
34998
07-09-2024

PRELIMINARY

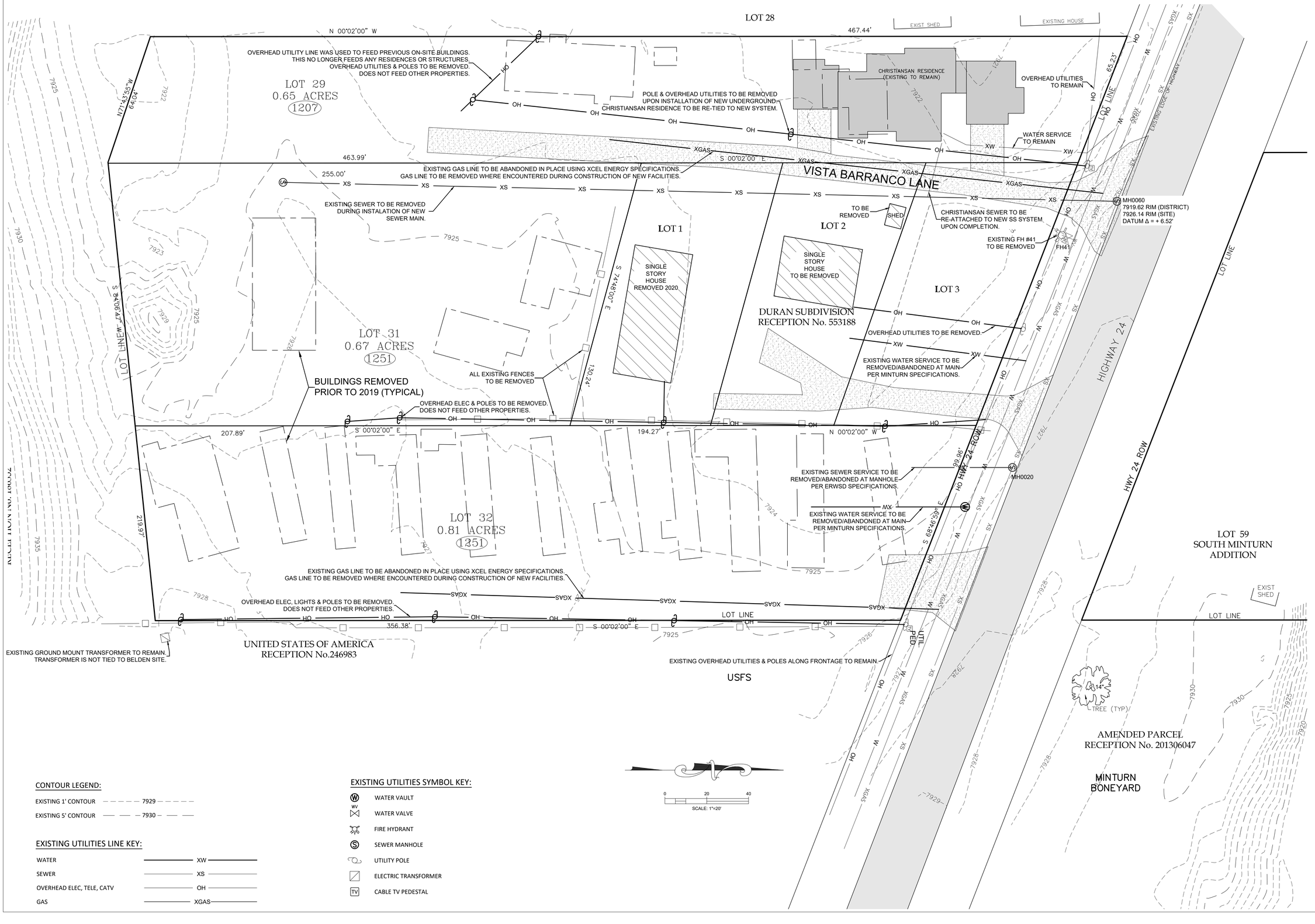
Matthew S. Slagle PLS 34998
Professional Land Surveyor
State of Colorado

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
BELDEN PLACE, P.U.D.
Town of Minturn, County of Eagle, State of Colorado

DRAWN BY:	JOB NUMBER:	DRAWING NAME:
MSS	18029	18029_PUD-23.dwg
SHEET 3 OF 5		DATE: 11-11-2023



CONTOUR LEGEND:

EXISTING 1' CONTOUR ——— 7929 ———

EXISTING 5' CONTOUR —— —— 7930 —— ——

EXISTING UTILITIES LINE KEY:

WATER	XW
SEWER	XS
OVERHEAD ELEC, TELE, CATV	OH
GAS	XGAS

EXISTING UTILITIES SYMBOL KEY:

- WATER VAULT
- WV WATER VALVE
- FIRE HYDRANT
- SEWER MANHOLE
- UTILITY POLE
- ELECTRIC TRANSFORMER
- TV CABLE TV PEDESTAL

0 20 40

SCALE: 1"=20'

TIMBERLINE ENGINEERING llc CIVIL STRUCTURAL
218 E. Valley Rd. p 970.963.9869
SITE 104-PMB 177 81623
Carbondale, Colorado
timberlineengineering@gmail.com

COLORADO REGISTERED DAVID JOHN ANDERSON 39276 PROFESSIONAL ENGINEER

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Belden Place - 12 Plex (Flats)
Lot 7

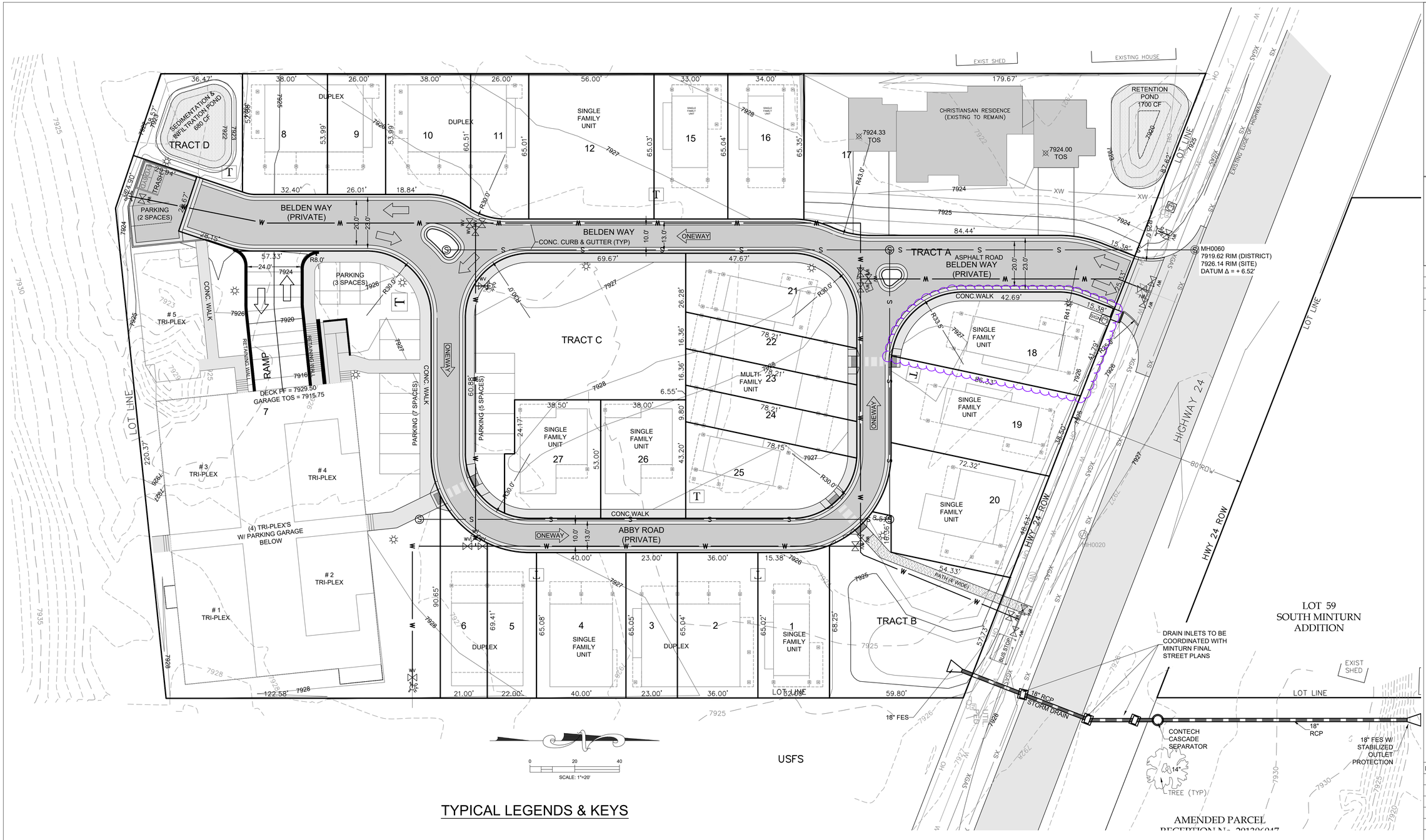
0036 Abby Road, Minturn, Colorado 81645

NOT FOR CONSTRUCTION

DATE	REVISION
2/15/22	Permit Set
7/29/24	Review comments 1

Title: EXISTING SITE & DEMOLITION PLAN

Sheet: C.110



TYPICAL LEGENDS & KEYS

AD	= AREA DRAIN
CFS	= CUBIC FEET PER SECOND
CONC	= CONCRETE
EC	= EDGE OF CONCRETE
EOA	= EDGE OF ASPHALT
EP	= EDGE OF PAVEMENT
EX	= EXISTING
FF	= FINISHED FLOOR
FG	= FINISHED GRADE
FL	= FLOW LINE
GD	= GRADE/GROUND
HP	= HIGH POINT
LP	= LOW POINT
TBC	= TOP BACK OF CURB
TD	= TRENCH DRAIN
TOS	= TOP OF SLAB
TOW	= TOP OF WALL
TYP	= TYPICAL
WH	= WALL HEIGHT
TOW	= TOP BACK OF WALK
EL	= ELEVATION
TOP	= TOP OF PIPE

CONTOUR LEGEND:

EXISTING 1' CONTOUR	7929
EXISTING 5' CONTOUR	7930
PROPOSED 1' CONTOUR	7929
PROPOSED 5' CONTOUR	7930

EXISTING UTILITIES LINE KEY:

WATER	XW
SEWER	XS
OVERHEAD ELEC, TELE, CATV	OH
GAS	XGAS

EXISTING UTILITIES SYMBOL KEY:

- WATER VAULT
- WATER VALVE
- FIRE HYDRANT
- SEWER MANHOLE
- UTILITY POLE
- ELECTRIC TRANSFORMER
- CABLE TV PEDESTAL

PROPOSED UTILITY SYMBOL KEY:

- WATER VAULT
- WATER VALVE
- FIRE HYDRANT
- SEWER MANHOLE
- UTILITY POLE
- ELECTRIC TRANSFORMER
- CABLE TV PEDESTAL
- ELECTRIC SPLICE VAULT
- STREET LIGHT

INDICATES DIRECTION OF TRAFFIC FLOW

LINE KEY:

WATER	W
SEWER	S

PARKING NOTES:
PARKING SPACES 9' X 18' MIN.

REFER TO COMPLETE – FINAL PLAT, BELDEN PLACE PUD

EARTHWORK:
5175 CYD CUT
8130 CYD FILL
2955 CYD NET <FILL>
(DOES NOT INCLUDE ONSITE HAUL-IN ±1000 CYD)

TIMBERLINE ENGINEERING llc CIVIL STRUCTURAL
218 E. Valley Rd. p 970.963.9869
SITE 104-PMB 177 81623
Carbondale, Colorado
timberlineengineering@gmail.com

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Belden Place - 12 Plex (Flats) Lot 7

0036 Abby Road, Minturn, Colorado 81645

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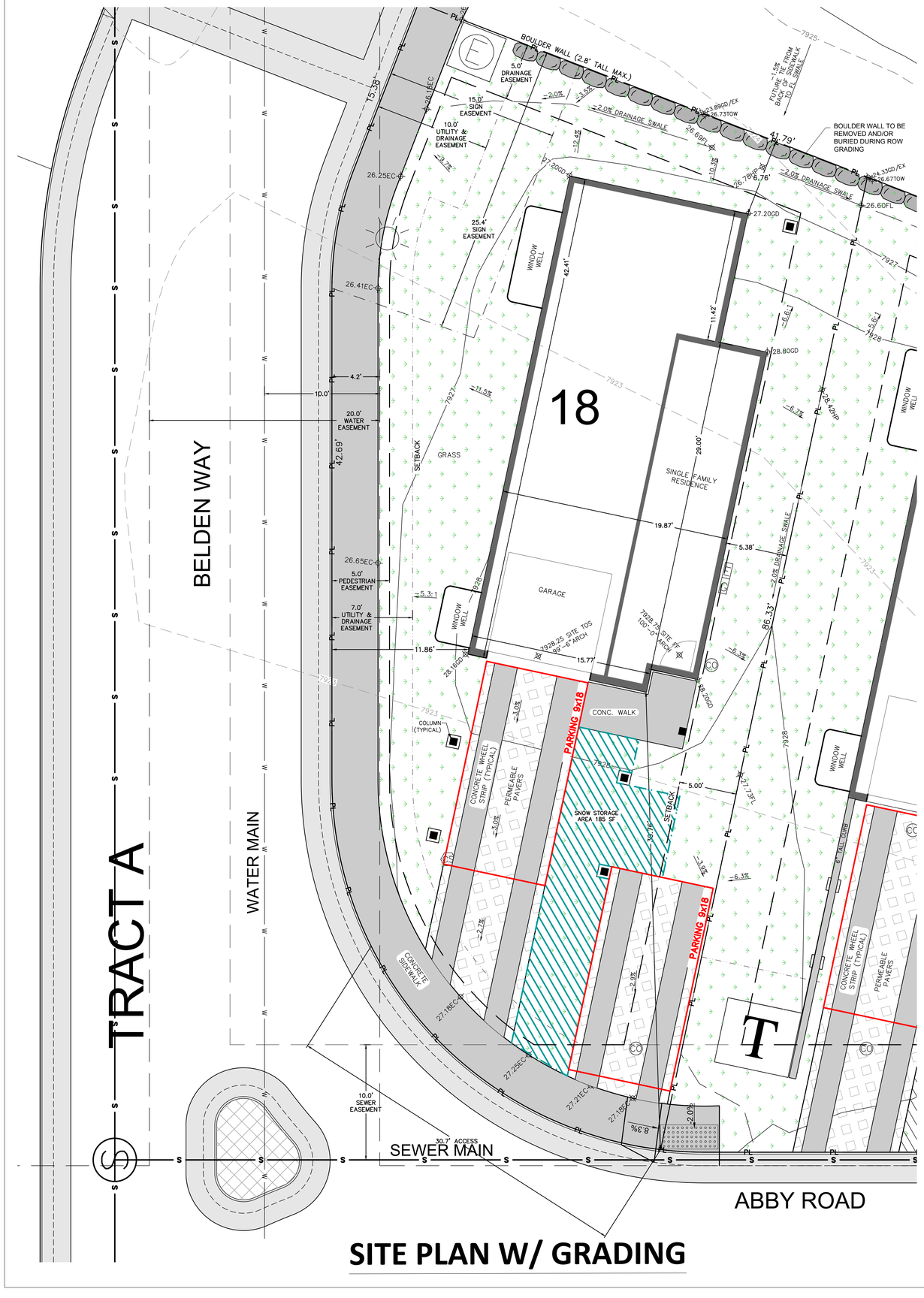
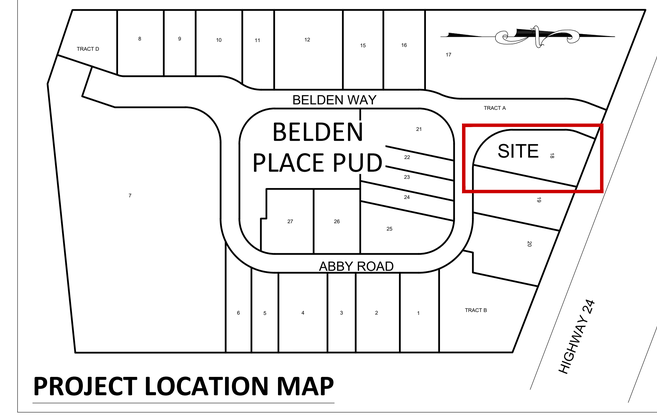
DATE	REVISION
2/15/22	Permit Set
7/29/24	Review comments 1

Title: PROPOSED SITE PLAN

Sheet: C.111



SITE PLAN W/ GRADING



PROJECT LOCATION MAP

UNIT 18

SHEET INDEX:

C.1 SITE PLAN W/ GRADING
C.2 UTILITY PLAN & EROSION CONTROL PLAN
C.3 EROSION CONTROL DETAILS

CONTACTS

Owner/contractor:	Peter Murray Group Brian Claydon 970 390-3489
Architect:	TAB Associates, Inc. 56 Edwards Village Boulevard Edwards, CO 81632 970 766-1470
Structural Engineer:	KRM Consultants, Inc. PO Box 4572 Vail, CO 81658 970 949-9391
Geotechnical Engineer:	Kumar & Associates, Inc. 5020 County Road 154 Glenwood Springs, CO 81601 970 345-7988
Water:	Town of Minturn Public Works Arnold Martinez 970 445-2416
Sewer:	Eagle River Water & Sanitation District 970 477-5451
Electric & Gas:	Excel Energy Electrical Emergency 800 895-1999 Gas Emergency 800 895-2999
Call before you dig:	811

LINE KEY:

WATER	W
SEWER	S
ELECTRIC	UEL
GAS	GAS
TELEPHONE	TEL
CATV	CTV
PROPERTY LINE	PL

CONTOUR LEGEND:

EXISTING 1' CONTOUR	7929
EXISTING 5' CONTOUR	7930
PROPOSED 1' CONTOUR	7929
PROPOSED 5' CONTOUR	7930

PROPOSED UTILITY SYMBOL KEY:

- WATER VAULT
- STREET LIGHT
- WATER VALVE
- FIRE HYDRANT
- SEWER MANHOLE
- UTILITY POLE
- ELECTRIC TRANSFORMER
- CABLE TV PEDESTAL
- ELECTRIC SPLICE VAULT
- WATER SERVICE CURB STOP
- SANITARY SEWER CLEANOUT

ABBREVIATION KEY

AD	= AREA DRAIN
CFS	= CUBIC FEET PER SECOND
CONC	= CONCRETE
EC	= EDGE OF CONCRETE
EOA	= EDGE OF ASPHALT
EP	= EDGE OF PAVEMENT
EX	= EXISTING
FF	= FINISHED FLOOR
FG	= FINISHED GRADE
FL	= FLOW LINE
GD	= GRADE/GROUND
HP	= HIGH POINT
LP	= LOW POINT
TBC	= TOP BACK OF CURB
TD	= TRENCH DRAIN
TOS	= TOP OF SLAB
TOW	= TOP OF WALL
TYP	= TYPICAL
WH	= WALL HEIGHT
TOW	= TOP BACK OF WALK
EL	= ELEVATION
TOP	= TOP OF PIPE
WV	= WATER VALVE
WW	= WINDOW WELL

TIMBERLINE ENGINEERING LLC
CIVIL STRUCTURAL
218 E. Valley Rd. p 970.963.9869
STE 104-PMB 177
Carbondale, Colorado 81623
timberlineengineering@gmail.com

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UNIT 18 - SINGLE FAMILY RESIDENCE
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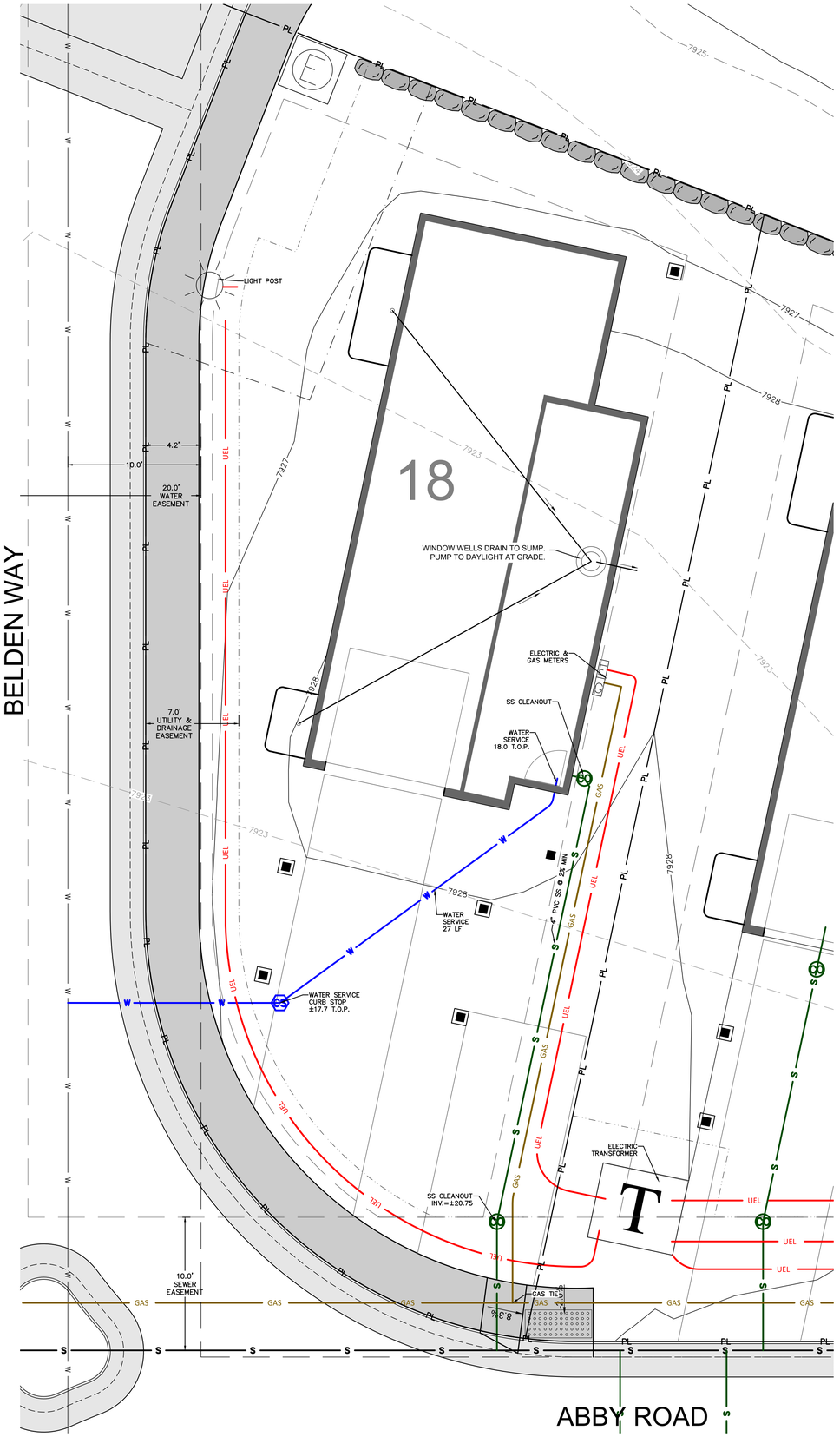
2/4/25	DRB Coordination
3/17/25	DRB Updates
4/17/25	DRB Updates 2

Title: SITE PLAN

Sheet: C.1

EROSION CONTROL PLAN



UTILITY PLAN

NOTES:
1. WATER SERVICE LINES SHALL BE TYPE K COPPER
2. WATER SERVICE CONNECTIONS ARE TO BE COMPRESSION OR SILVER-SOLDERED

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CIVIL STRUCTURAL
218 E. Valley Rd. p 970.963.9869
STE 104-PMB 177
Carbondale, Colorado 81623
timberlineengineering@gmail.com

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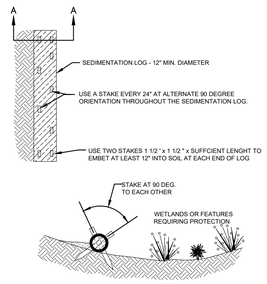
2/4/25	DRB Coordination
3/17/25	DRB Updates
4/17/25	DRB Updates 2

Title: UTILITY PLAN & EROSION CONTROL PLAN

Sheet: C.2



SECTION A - A

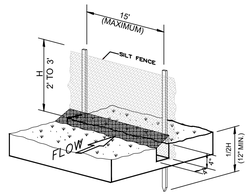
SEDIMENT CONTROL LOG INSTALLATION NOTES

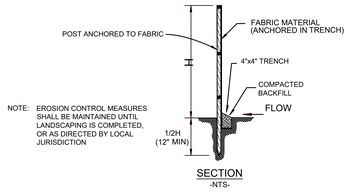
1. SEE PLAN VIEW FOR, - LOCATION AND LENGTH OF SEDIMENT CONTROL LOG.
2. SEDIMENT CONTROL LOGS INDICATED ON INITIAL SWMP PLAN SHALL BE INSTALLED PRIOR TO ANY LAND-DISTURBING ACTIVITIES.
3. SEDIMENT CONTROL LOGS SHALL CONSIST OF STRAW, COMPOST, EXCELSIOR, OR COCONUT FIBER.
4. NOT FOR USE IN CONCENTRATED FLOW AREAS.
5. THE SEDIMENT CONTROL LOG SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF 2".

SEDIMENT CONTROL LOG MAINTENANCE NOTES

1. THE SWMP MANAGER SHALL INSPECT SEDIMENT CONTROL LOGS DAILY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT UPSTREAM SEDIMENT AS NECESSARY.
2. SEDIMENT ACCUMULATED UPSTREAM OF SEDIMENT CONTROL LOGS SHALL BE REMOVED WHEN THE UPSTREAM SEDIMENT DEPTH IS WITHIN ½ THE HEIGHT OF THE CREST OF LOG.
3. SEDIMENT CONTROL LOG SHALL BE REMOVED AT THE END OF CONSTRUCTION. IF ANY DISTURBED AREA EXISTS AFTER REMOVAL, IT SHALL BE COVERED WITH TOP SOIL, DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

EROSION CONTROL LOG DETAIL

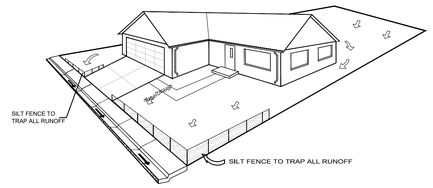




NOTE: EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL LANDSCAPING IS COMPLETED, OR AS DIRECTED BY LOCAL JURISDICTION

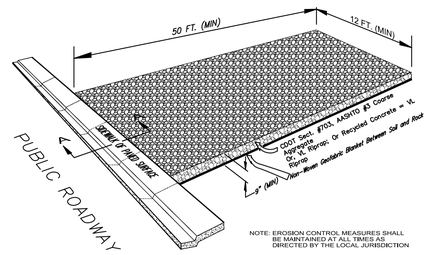
SECTION
-NTS-

SILT FENCE INSTALLATION DETAIL

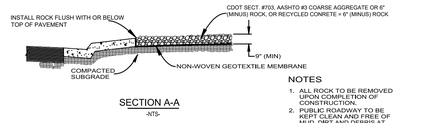


NOTE: EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES AS DIRECTED BY LOCAL JURISDICTION

SILT FENCE PLACEMENT DETAIL



NOTE: EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES AS DIRECTED BY THE LOCAL JURISDICTION



SECTION A-A
-NTS-

NOTES
1. ALL ROCK TO BE REMOVED UPON COMPLETION OF CONSTRUCTION.
2. PUBLIC ROADWAY TO BE KEPT CLEAN AND FREE OF MUD, DIRT AND DEBRIS AT ALL TIMES.

TEMPORARY VEHICLE TRACKING CONTROL DETAIL

TIMBERLINE ENGINEERING LLC
CIVIL STRUCTURAL
218 E. Valley Rd. p 970.963.9869
STE 104-PMB 177
Carbondale, Colorado 81623
timberlineengineering@gmail.com

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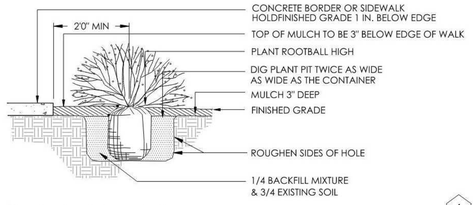
3/17/25	DRB Updates
4/17/25	DRB Updates 2

Title: EROSION CONTROL DETAILS

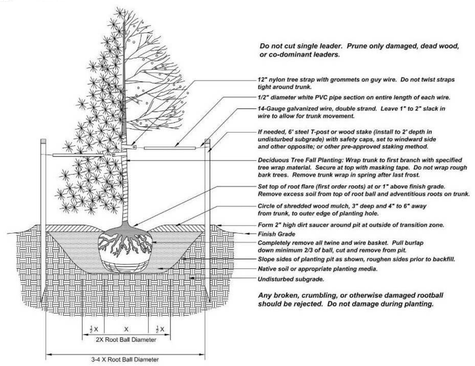
Sheet: C.3

PRUNE ALL DAMAGED OR DEAD WOOD IMMEDIATELY PRIOR TO PLANTING



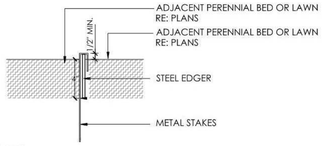
1 SHRUB PLANTING
SCALE: 3/4" = 1'-0"

1



3 TREE PLANTING
SCALE: N.T.S.

3



NOTES:
1. CONTRACTOR TO SUBMIT SAMPLE PRIOR TO ORDERING MATERIAL OR DELIVERING TO SITE.
2. NO EDGER REQUIRED WHEN MULCH IS ADJACENT TO PAVEMENT, BORDER, OR WALLS.
3. SET ALL EDGING 1/2" ABOVE FINISH GRADE AS SHOWN.
4. EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR, AND FLUSH W/ GRADES OF CONCRETE.
5. ALL JOINTS TO BE SECURELY STAKED.
6. CONTRACTOR SHALL CUT TOP EDGE(S) AS NEEDED TO BE PARALLEL WITH GRADE.

8 METAL EDGER
SCALE: 3/4" = 1'-0"

8

ORNAMENTAL TREES

ABB.	BOTANIC	COMMON	SPACING	SIZE	QTY
AMG	*Amelanchier x grandiflora*	Autumn Brilliance Serviceberry	as shown	8' clump	21
CMT	*Crataegus x mordenensis* 'Toba'	Toba Hawthorn	as shown	2" Cal	5
MAS	*Malus x* 'Spring Snow'	Spring Snow Crabapple	as shown	2" Cal	8
MAT	*Malus* 'Thunderchild'	Thunderchild Crabapple	as shown	2" Cal	5
QUG	*Quercus gambelii*	Gambel Oak	as shown	8' clump	11

DECIDUOUS SHRUBS

ABB.	BOTANIC	COMMON	SPACING	SIZE	QTY
SAR	*Salix repens*	Creeping Willow	as shown	5 Gal.	9
SOS	*Sorbaria sorbifolia*	Ash-leaf Spirea	as shown	5 Gal.	6
SPM	*Syringa patula* 'Miss Kim'	Miss Kim Lilac	as shown	5 Gal.	9
SYO	*Symphoricapos occidentalis*	Western Snowberry	as shown	5 Gal.	4

PLAN IS ENLARGED DETAIL AND
UPDATE FROM THE PUD APPROVED PLAN.
REFER TO PUD APPROVED PLAN
FOR ADDITIONAL INFROMATION

NATIVE GRASS

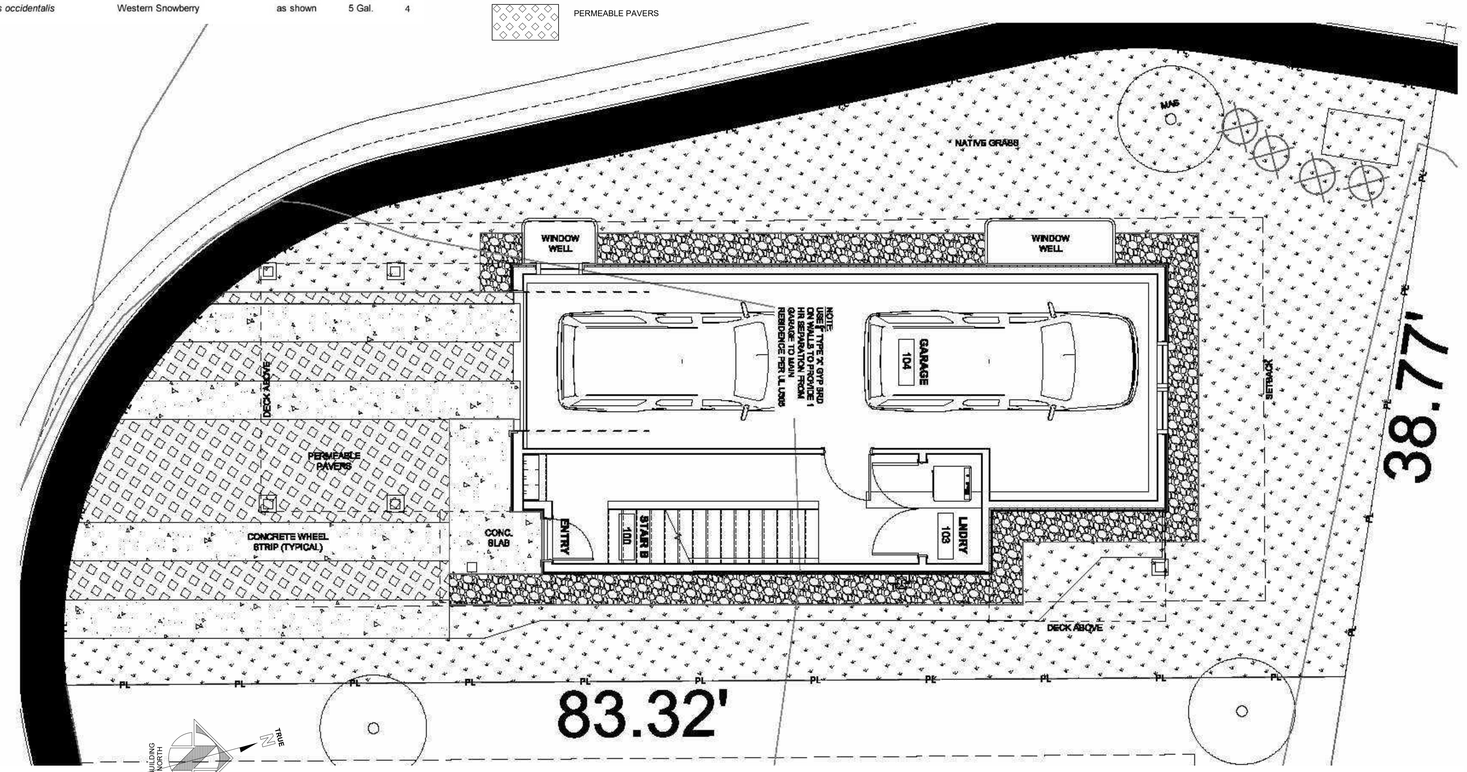
2' GRAVEL DRIP LINE MULCH

CONC. PARKING STRIP

PERMEABLE PAVERS

SITE CALCULATIONS

SITE SQFT	3,283 SQFT
BUILDING COVERAGE	1,161 SQFT
IMPERVIOUS COVERAGE (Includes Building)	1,340 SQFT
SITE COVERAGE ALLOWED	45%
SITE COVERAGE	40.8%



GENERAL NOTES:

1. CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES AND REGULATIONS.
2. CONTRACTOR TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO BEFORE DIGGING, INCLUDING BUT NOT LIMITED TO, TRENCHING, SHRUB AND TREE PLANTING PITS. IF UTILITIES OCCUR WITHIN (3) THREE FEET OF PROPOSED FOOTINGS, THE CONTRACTOR SHALL REPORT SUCH CONDITIONS TO THE OWNER.
3. CONTRACTOR IS RESPONSIBLE FOR FULL ON-SITE INVESTIGATIONS AS NEEDED IN ORDER TO GAIN A FULL UNDERSTANDING OF EXISTING CONDITIONS PRIOR TO CONSTRUCTION. FAILURE TO INSPECT THE SITE PRIOR TO CONSTRUCTION SHALL NOT BE CAUSE FOR REQUESTING ADDITIONAL MONIES BY THE CONTRACTOR.
4. THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
5. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR FOR SAFETY PRECAUTIONS OR PROBLEMS UTILIZED IN CONNECTION WITH THE WORK, AND HE/SHE WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
6. VERIFY ALL CONDITIONS AT THE JOB SITE AND NOTIFY LANDSCAPE ARCHITECT AND THE OWNER'S REP. IMMEDIATELY OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES PRIOR TO ANY DEMOLITION OR CONSTRUCTION.

SIGHT TRIANGLE NOTES:

PEDESTRIAN SIGHT TRIANGLES: NO ITEMS THAT ARE WIDER THAN 18" MAY BE TALLER THAN 30" WITHIN THE PEDESTRIAN SIGHT TRIANGLE.

CORNER SIGHT TRIANGLES: NO ITEMS TALLER THAN 30" MAY BE PLACED WITHIN THE CORNER SIGHT TRIANGLE, EXCEPT FOR TRAFFIC CONTROL DEVICES AND EQUIPMENT. TREES MUST BE LIMBED TO 8 FEET AT ADEQUATE MATURITY. TREES SHALL BE PLANTED A MINIMUM OF 10 FEET FROM LIGHT OR UTILITY POLES.

ROADWAY SIGHT TRIANGLES: NO ITEMS THAT ARE WIDER THAN 18" MAY BE TALLER THAN 30" WITHIN THE ROADWAY SIGHT TRIANGLE EXCEPT FOR STREET TREES AND TRAFFIC CONTROL DEVICES AND EQUIPMENT.

TREE PROTECTION ZONE (TPZ) NOTES:

1. CONTRACTOR SHALL VERIFY FINAL BOUNDARIES OF TPZ PRIOR TO COMMENCEMENT OF CONSTRUCTION/DEMOLITION ACTIVITIES. EXCESSIVE BRANCH PRUNING ON EXISTING TREES FOR CONSTRUCTION CLEARANCE WILL NOT BE PERMITTED. PRUNING FOR BUILDING CLEARANCE SHALL BE MINIMIZED. DUE TO SCOPE OF CONSTRUCTION AND SIZE OF EX. ROW TREES, USE CHAIN LINK FENCING TO ESTABLISH TPZ.
2. THE TREE LAWN WITHIN THE BOUNDARY OF THE TREE DRIPLINE SHALL NOT BE ROTOTILLED AT ANY TIME. ROTOTILLING IS ONLY PERMITTED IN AREAS OUTSIDE OF EXISTING TREE DRIPLINE WHERE CONCRETE & HARDSCAPE ARE REMOVED.

LANDSCAPE NOTES:

1. ALL NEW LANDSCAPE AND IRRIGATION SHALL BE UNDER WARRANTY FOR A PERIOD OF (1) ONE YEAR. THE WARRANTY PERIOD SHALL COMMENCE ONCE ALL PUNCH LIST ITEMS ARE SATISFACTORY COMPLETED AND A LETTER OF FINAL COMPLETION IS PROVIDED FROM THE OWNER'S REPRESENTATIVE. ALL LANDSCAPE AND IRRIGATION MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1 YEAR AFTER THE FINAL COMPLETION IS PROVIDED IN WRITING.
2. PLANT MATERIAL AND BED LOCATIONS TO BE STAKED BY THE LANDSCAPE CONTRACTOR FOR REVIEW BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. ALL ADJUSTMENTS SHALL BE MADE BY THE CONTRACTOR. THE CONTRACTOR SHALL NOT DIG PLANT PITS UNTIL LOCATIONS ARE APPROVED.
3. ROUGH GRADING TO PLUS OR MINUS ONE TENTH OF A FOOT BY GENERAL CONTRACTOR. LANDSCAPE CONTRACTOR TO PROVIDE FINISH GRADING IN ALL LANDSCAPE AREAS. LANDSCAPE CONTRACTOR TO APPROVE ROUGH GRADES PRIOR TO MOBILIZATION. MOBILIZATION ON THE PART OF THE LANDSCAPE CONTRACTOR WILL INDICATE THAT ROUGH GRADING IS ACCEPTABLE TO THE LANDSCAPE CONTRACTOR, AND THEREFORE BE RESPONSIBLE FOR PROVIDING ALL FINISHED GRADES TO MEET THE CIVIL GRADING PLANS.
4. TREES AND SHRUBS WILL BE INSPECTED ON-SITE. LANDSCAPE PLANT MATERIALS MAY BE REJECTED AT ANY TIME DUE TO ISSUES OF QUALITY.
5. ALL NEW LANDSCAPE AREAS SHALL BE IRRIGATED BY A COMMERCIAL GRADE, FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. TREES, SHRUBS, AND DECORATIVE GRASSES SHALL BE IRRIGATED BY A SEPARATE ZONE FROM SOD/GRASS; THIS INCLUDES TREES PLANTED IN SOD/GRASS AREA. THE IRRIGATION SYSTEM IS TO HAVE A RAIN SENSOR SHUTOFF INSTALLED. IRRIGATION TO BE DESIGN/BUILD, CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH ARCHITECT, LANDSCAPE ARCHITECT, AND MECHANICAL AND FOR GENERATION OF AN IRRIGATION PLAN FOR REVIEW WITH AS BUILT PLAN AS REQUIRED.
6. ALL PLANT MATERIAL SHALL MEET OR EXCEED CURRENT AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1 AND THE COLORADO NURSERY ACT AND ACCOMPANYING RULE AND REGULATIONS.
7. TRUNK-WRAP TAPE: TWO LAYERS OF CRINKLED PAPER CEMENTED TOGETHER WITH BITUMINOUS MATERIAL, 4 INCHES (102 MM) WIDE MIN.
8. WRAPPING TREE TRUNKS: WRAP TREES WITH TRUNK-WRAP TAPE. START AT BASE OF TRUNK AND SPIRAL COVER TRUNK TO HEIGHT OF FIRST BRANCHES. OVERLAP WRAP, EXPOSING HALF THE WIDTH, AND SECURELY ATTACH WITHOUT CAUSING GIRDLING. DO NOT USE STAPLES. INSPECT TREE TRUNKS FOR INJURY, IMPROPER PRUNING, AND INSECT INFESTATION AND TAKE CORRECTIVE MEASURES REQUIRED BEFORE WRAPPING. DO NOT WRAP ROUGH BARK, POPULUS OR GLEDITSIA TREES. REMOVE WRAP IN SPRING.
   - 8.1. NO TREE SHALL BE WRAPPED AFTER MAY 21 OR BEFORE NOVEMBER 1.
   - 8.2. ALL DECIDUOUS TREES SHALL BE WRAPPED BY NOV. 15. REMOVE TREE WRAP BY MAY 15.
   - 8.3. CONTRACTOR SHALL BE RESPONSIBLE FOR WRAPPING AND UNWRAPPING TREES DURING THE WARRANTY PERIOD.
9. FIBER MULCH AT PLANTING BEDS: ORGANIC MULCH FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS, CONSISTING OF SHREDDED REDWOOD MULCH NOT LARGER THAN FOUR INCHES (4") IN LENGTH. SUBMIT 1.0 CF SAMPLE FOR APPROVAL.

SOIL PREPARATION:

SOIL SHALL BE AMENDED BASED ON THE SOIL TEST RECOMMENDATIONS (TO ADDRESS SPECIFIC DEFICIENCIES & ISSUES IN EXISTING SOIL). THE FOLLOWING INCLUDES THE SOIL TEST REQUIREMENTS AND RECOMMENDATIONS TO BE USED IN CONJUNCTION WITH THE SOIL TEST RESULTS:

1. SOIL ANALYSIS, BULK DENSITY TESTING AND REMEDIATION REQUIRED. SOIL ANALYSIS FROM A LOCAL ACCREDITED SOIL ANALYSIS LABORATORY WITH EXPERIENCE IN LOCAL URBAN SOILS SHALL BE REQUIRED WHEN PLANTS ARE TO BE INSTALLED IN GREEN SPACE. ALL SOIL REMEDIATION SHALL BE BASED ON THE SOIL ANALYSIS.
   - 1.1. MINIMUM SOIL ANALYSIS MUST DETERMINE SOIL TEXTURE AND STRUCTURE, PH BALANCE, SOIL SALINITY, FREE LIME, ORGANIC MATTER (OM) CONTENT, PLANT AVAILABLE NUTRIENTS AND COMPACTION.
   - 1.2. DEPTH OF LANDSCAPE SOIL ANALYSIS SHALL BE 24IN FOR TREES AND 8IN FOR ALL OTHER AREAS
   - 1.3. SOIL REMEDIATION REQUIRED BASED ON SOIL ANALYSIS.

2. COMPOSTED MATERIAL SHALL CONSIST OF AGED ORGANIC MATTER, FREE OF WEED OR OTHER NOXIOUS PLANT SEEDS, LUMPS, STONES, OR OTHER FOREIGN CONTAMINANTS HARMFUL TO PLANT LIFE, AND HAVING THE FOLLOWING CHARACTERISTICS BASED ON A NUTRIENT TEST PERFORMED NO LONGER THAN 3 MONTHS PRIOR TO ITS INCORPORATION INTO THE PROJECT:
   - 1.1. ORGANIC MATTER: 25% MINIMUM.
   - 1.2. SALT CONTENT: 5.0 MMHOS/CM MAXIMUM.
   - 1.3. PH: 8.5 MAXIMUM.
   - 1.4. CARBON TO NITROGEN RATIO OF 10:1 TO 20:1.
   - 1.5. PARTICLE SIZE NO PARTICLE SMALLER THAN SILT OR CLAY SIZE, OR LARGER THAN ½" DIAMETER
   - 1.6. ACCEPTABLE COMPOST PRODUCT: CLASS I COMPOST, SUCH AS ECOGRO OR BIO-COMP, AS PROVIDED BY A1 ORGANICS, EATON, CO, OR APPROVED EQUAL.

2. FINISH GRADE TO BE BELOW THE EDGE OF PAVEMENT PRIOR TO SODDING OR PLANTING:
   - 1.1. SEEDED/SODDED AREAS: ALLOW 1 INCH FOR SOD.
   - 1.2. PLANTED AREAS: ALLOW 3 INCHES FOR MULCH.

4. AFTER APPLYING SOIL CONDITIONER AND FERTILIZER, THOROUGHLY TILL AREA TO DEPTH OF 6" MINIMUM UNTIL SOIL IS WELL PULVERIZED AND THOROUGHLY MIXED.

TAB Associates
The Architectural Balance
0056 Edwards Village Blvd.
Suite 210
Edwards, CO 81632
(970) 766-1470
fax: (970) 766-1471
email: tab@vail.net
www.tabassociates.com

Civil Engineer
Timberline Engineering
(970) 963-9869
Structural Engineer
KRM Consultants, Inc
(970) 949-9391
Mechanical Engineer

Electrical Engineer

Seal

Belden Place - Singel Family
Lot 18 - 0010 Abby Road
Minturn, Colorado

Revisions:		
No	Description	Date

Issue Dates:
DRB - 02/14/2025

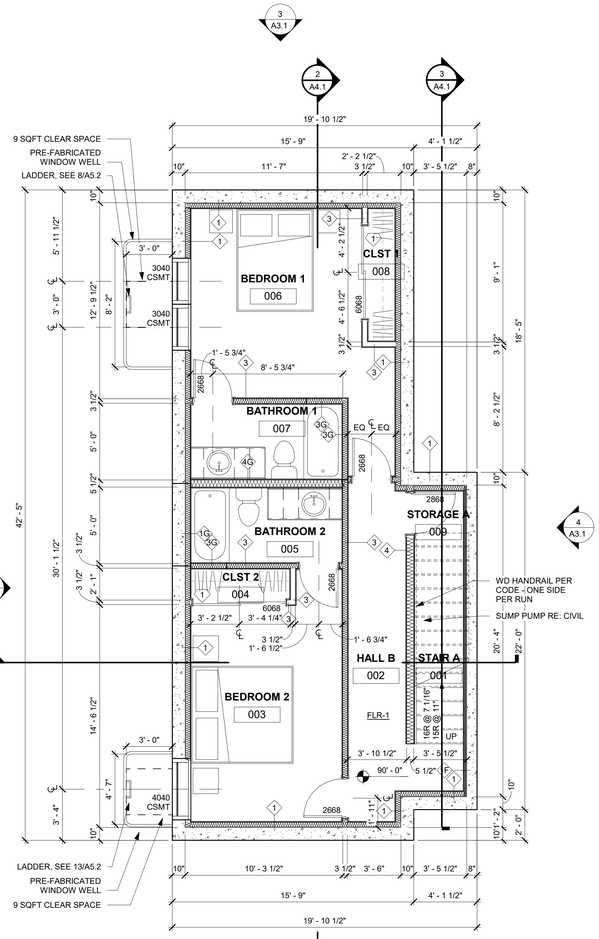
Sheet Title:
Landscape Plan

Project No:
2215

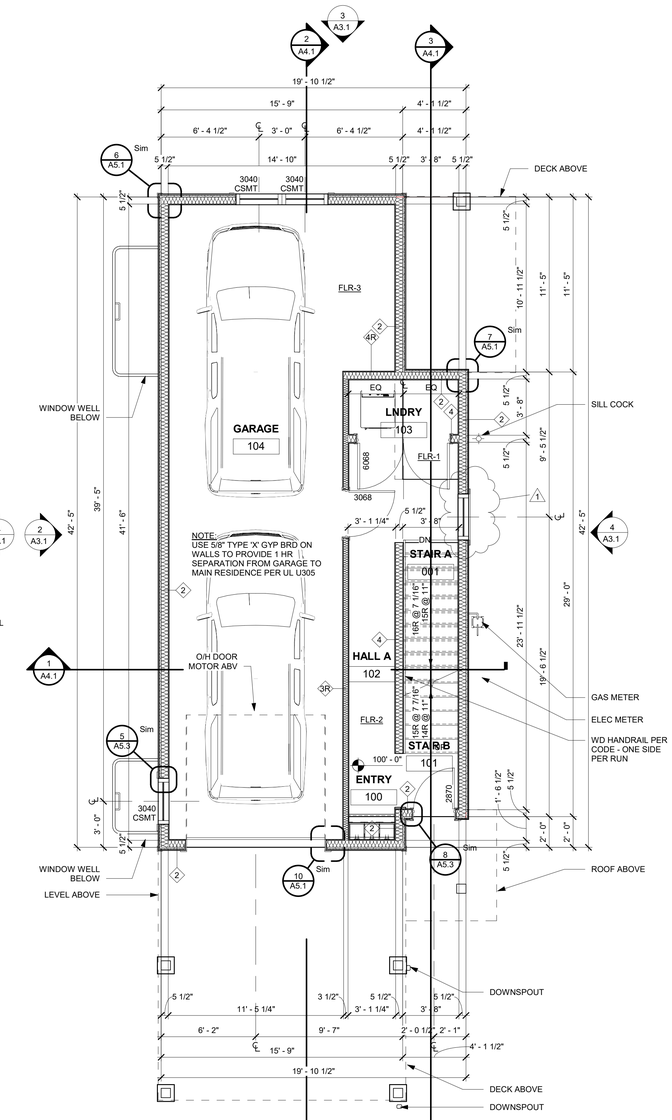
Sheet No:
A1.1

P:\2215 Belden Place Phase 2\01 Planning Files\05 Construction Documents\Lot 18 Revit CD\2025 0210 - 2215 Belden Lot 18 - DRB SET\2025 0210 - 2215 Belden Lot 18 - LDRB Set.rvt
2/13/2025 3:08:12 PM

AREA SUMMARY	
PROPOSED CONDITIONED SQUARE FOOTAGE	
BASEMENT LEVEL	678 SF
GROUND LEVEL	156 SF
MAIN LEVEL	792 SF
UPPER LEVEL	727 SF
TOTAL	2,353 SF
PROPOSED UNCONDITIONED SQUARE FOOTAGE	
BASEMENT LEVEL	0
GROUND LEVEL	513 SF
MAIN LEVEL	0
UPPER LEVEL	0
TOTAL	513 SF
TOTAL COND & UNCOND	**2,866 SF**



1 A2.1 BASEMENT
1/4" = 1'-0"



2 A2.1 GROUND LEVEL
1/4" = 1'-0"

NOTES:

CLOSET NOTES:

1. SINGLE HANGING: DESIGNATED BY SINGLE DASHED LINE IN CLOSETS TO BE: 16" SHELF @ 7'-0" AFF, 16" SHELF & ROD @ 5'-6" AFF.
2. DOUBLE HANGING: DESIGNATED BY DOUBLE DASHED LINE IN CLOSETS TO BE: 16" SHELF & ROD @ 7'-0" AFF, 12" SHELF & ROD @ 3'-6" AFF.
3. SHELVES @ WALK-IN CLOSETS: 6 - 16" SHELVES @ 1'-2" OC, 1st SHELF @ 1'-2" AFF, SHELF WIDTH TO BE CLOSET WIDTH, LESS 4'-0" OR AS OTHERWISE INDICATED.
4. LINEN SHELVES: 6 SHELVES, WIDTH AS NOTED, @ 1'-2" OC, 1st SHELF @ 1'-2" AFF, FULL CLOSET WIDTH.
5. STORAGE SHELVES: 6 - 16" SHELVES @ 1'-2" OC, 1st SHELF @ 1'-2" AFF, FULL CLOSET WIDTH.

GENERAL CLOSET NOTES:

1. ALL SHELVES & VERTICAL DIVIDERS TO BE AC PLYWOOD WITH 1x2 EDGE. SPECIES TO BE SPECIFIED BY DEVELOPER.
2. CLEATS TO BE 1x2 CLEAR PINE.
3. PROVIDE ROD SUPPORTS @ 36" OC MAX.
4. ALL TO BE STAINED TO MATCH CASE & BASE.

FLOOR PLAN GENERAL NOTES:

1. PATCH EXISTING CONSTRUCTION SCHEDULED TO REMAIN. REPAIRED SURFACES TO BE FLUSH WITH ADJACENT FINISH SURFACES. TO SAME QUALITY AS NEW CONSTRUCTION PRIOR TO INSTALLING NEW FINISHES. REFER TO THE FINISH MANUFACTURER'S GUIDELINES FOR INSTALLATION.
2. PATCH EXISTING FIRE-RATED WALLS, FLOOR CEILINGS, ETC. SO AS TO MAINTAIN THE FIRE-RADIATING. ADD FIRE-SMOKE DAMPERS WHERE NEW DUCTS CROSS. ADD FIRE STOP AT ALL
3. PATCH WALLS AT REMOVED RECEPTACLE OPENINGS SO AS TO RECEIVE SUBSEQUENT WORK.
4. PATCH AND LEVEL FLOOR SUBSTRATES TO RECEIVE NEW WORK AS SCHEDULED.
5. COORDINATE ALL FLOOR CORE DRILLING WITH EXISTING.
6. DO NOT SCALE DRAWINGS.
7. IN ROOMS WITH FLOOR DRAINS, SLOPE CONCRETE SURFACE WITHIN 18" RADIUS AT 1/4" PER FOOT TOWARD FLOOR DRAIN, UNLESS OTHERWISE INDICATED.
8. ALL SPOT ELEVATIONS SHOWN ON THE FLOOR PLANS OUTSIDE THE BUILDING RELATE TO USGS ELEVATIONS. ALL SPOT ELEVATIONS INSIDE THE BUILDING REFER TO BUILDING REFERENCE ELEVATIONS. NOTIFY ARCHITECT IMMEDIATELY SHOULD CONDITIONS BE FOUND CONTRADICTORY TO THESE DRAWINGS.
9. ALL ANGLES SHOWN ON THE FLOOR PLANS ARE 90 DEGREES UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS ARE TO GRID LINE, FACE OF CONCRETE OR MASONRY, OR FACE OF GYPSUM BOARD, UNLESS OTHERWISE NOTED.
11. ALL FLOOR PLAN DIMENSIONS TO MASONRY ARE NOMINAL DIMENSIONS, UNLESS NOTED AS ACTUAL.

GENERAL NOTES:

1. DO NOT SCALE DRAWINGS. USE GIVEN DIMENSIONS. IMMEDIATELY NOTIFY ARCHITECT IF ADDITIONAL INFORMATION IS REQUIRED. ALL DIMENSIONS ARE GIVEN TO FACE OF WALL FRAMING. SEE WALL SECTIONS AND WALL TYPES FOR EXACT CONSTRUCTION.
2. SEE SHEET A0.1 FOR WALL TYPES INDICATED ON FLOOR PLANS
3. PROVIDE ALL NECESSARY BLOCKING FOR PROPER ATTACHMENT OF WORK IN WALLS AND CEILINGS. LOCATIONS INCLUDE BUT NOT LIMITED TO, TOILET AND BATH ACCESSORIES, WALL AND CEILING MOUNTED ELECTRICAL EQUIPMENT, WINDOW TREATMENTS, CASEWORK, COUNTERTOPS, ETC.
4. WHERE WALL PARTITIONS ARE A CONTINUATION OF EXISTING ONES. NEW FINISH SURFACES MUST BE FLUSH AND CONTINUOUS WITH EXISTING SURFACES ON BOTH SIDES. INFILL OPENINGS IN EXISTING WALLS WITH MATERIAL TO MATCH EXISTING WALL THICKNESS, TEXTURE, AND FINISH.
5. REFERENCE S-SERIES DRAWINGS FOR STRUCTURAL NOTES AND DETAILS AND COORDINATE.
6. EXISTING BUILDING DIMENSIONS AND ELEVATIONS ARE BASED UPON EXISTING SURVEY INFORMATION. IMMEDIATELY NOTIFY ARCHITECT IF CONDITIONS ARE ENCOUNTERED THAT DO NOT AGREE WITH DIMENSIONS AND/OR ELEVATIONS SHOWN.
7. VERIFY ALL PITCHED FLOOR AREAS SHOWN WITH PITCH LINES WITH THE ARCHITECT. PROVIDE A SLAB DEPRESSION AT ALL FLOOR DRAINS WHERE PITCH LINES ARE NOT SHOWN ON DRAWINGS.
8. PROVIDE 4" RETURN FROM FACE OF ADJACENT WALL FOR ANY DOORS NOT DIMENSIONED.
9. SEE MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ITEMS NOT SHOWN ON ARCHITECTURAL DRAWINGS AND COORDINATE.
10. ALL INTERIOR WALLS SHALL EXTEND TO UNDERSIDE OF ROOF DECK AND STEEL STRUCTURE (BEAM) UNLESS NOTED OTHERWISE. SEE PARTITION WALL TYPES ON SHEET A0.03
11. DATUM 100'-0" INDICATED ON ALL DRAWINGS, OTHER THAN CIVIL SERIES EQUALS XXXX.XX ON CIVIL DRAWINGS
12. ALL STEEL LOCATED BELOW AND EXPOSED TO GRADE TO BE COATED WITH BITUMINOUS DAMPROOFING.
13. CONTRACTOR TO COMPLY WITH ALL REQUIREMENTS FOR SPECIAL INSPECTIONS, 2015 IBC-1704.

TAB Associates
The Architectural Balance
0056 Edwards Village Blvd.
Suite 210
Edwards, CO 81632
(970) 766-1470
fax: (970) 766-1471
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www.tabassociates.com
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Revisions:

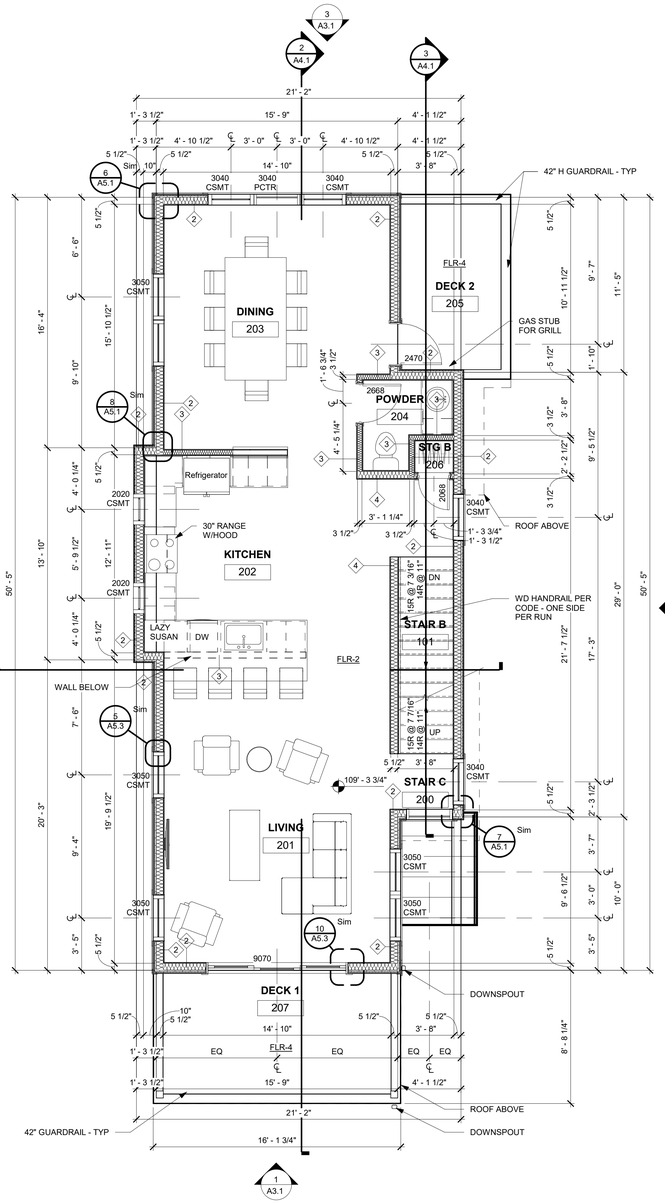
No	Description	Date
1	DRB Rev	3/12/25

Issue Dates:
DRB - 02/14/2025

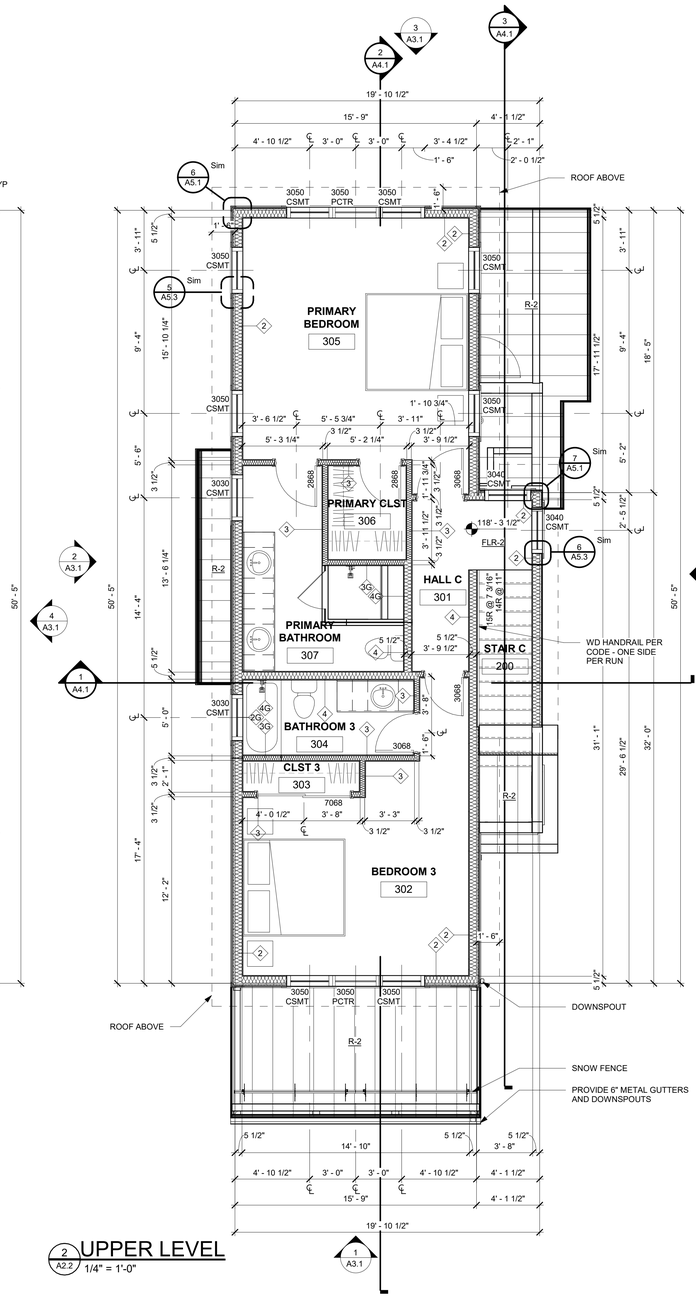
Sheet Title:
Basement & Ground Floor Plans

Project No:
2215

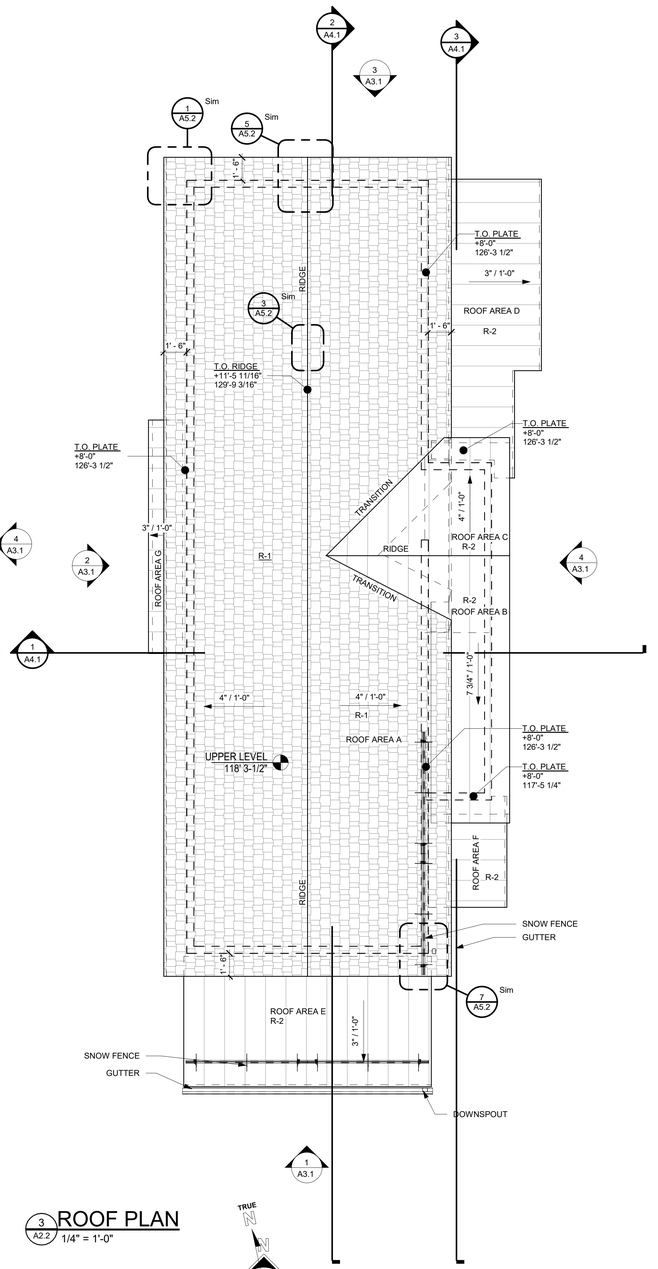
Sheet No:
A2.1



1 A2.2 MAIN LEVEL
1/4" = 1'-0"



2 A2.2 UPPER LEVEL
1/4" = 1'-0"



3 A2.2 ROOF PLAN
1/4" = 1'-0"

STICK RIDGE — B.O. RIDGE +20'-2 5/8" 120'-2 5/8" (8359.22') T.O. RIDGE 8360.68'

T.O. WALL PLATE — T.O. PLATE +10'-0" 110'-0"

FLOOR SPOT ELEV — MAIN LEVEL T.O. PLYWD/CONC/GYP 100'-0" (8466.5')

TRUSS RIDGE — +20'-2 5/8" 120'-2 5/8" T.O. RIDGE 8360.68'

TRUSS BEARING — T.O. PLATE +10'-0" 110'-0" +16" HEEL

NOTES:

ROOF FINISH LEGEND

NOTES:

1. HATCHED AREAS INDICATE OVERBUILT ROOF & CRICKETS, RE: STRUCTURAL
2. ALL GUTTERS & DOWNSPOUTS TO RECEIVE HEAT TAPE FOR ENTIRE LENGTH, RE: DIAGRAM ON ELECTRICAL PLANS
3. T.O. RIDGE ELEVATIONS GIVEN AT TOP OF ROOF SHEATHING
4. CONTRACTOR TO VERIFY CHIMNEY DIMENSIONS WITH FIREPLACE MANUFACTURERS' REQUIREMENTS

R-1 TAMKO ASPHALT SHINGLES, HERITAGE PREMIUM, COLOR: NATURAL TIMBER

R-2 COIL COATED MTL STANDING SEAM ROOF SEE SYSTEM NOTES SHEET A0.1

COIL COATED MTL FLASHING, GUTTERS, AND DOWNSPOUTS

OVERHANGS ARE 2'-0" FROM FACE OF FRAMING TYP. U.N.O.

CHIMNEY CAP - 6" SANDSTONE CAP

ROOF BEAMS - ROUGH SAWN TIMBER

GENERAL NOTES:

1. DO NOT SCALE DRAWINGS. USE GIVEN DIMENSIONS. IMMEDIATELY NOTIFY ARCHITECT IF ADDITIONAL INFORMATION IS REQUIRED. ALL DIMENSIONS ARE GIVEN TO FACE OF WALL FRAMING. SEE WALL SECTIONS AND WALL TYPES FOR EXACT CONSTRUCTION
2. SEE SHEET A0.1 FOR WALL TYPES INDICATED ON FLOOR PLANS
3. PROVIDE ALL NECESSARY BLOCKING FOR PROPER ATTACHMENT OF WORK IN WALLS AND CEILINGS. LOCATIONS INCLUDE BUT NOT LIMITED TO, TOILET AND BATH ACCESSORIES, WALL AND CEILING MOUNTED ELECTRICAL EQUIPMENT, WINDOW TREATMENTS, CASEWORK, COUNTERTOPS, ETC.
4. WHERE WALL PARTITIONS ARE A CONTINUATION OF EXISTING ONES. NEW FINISH SURFACES MUST BE FLUSH AND CONTINUOUS WITH EXISTING SURFACES ON BOTH SIDES. INFILL OPENINGS IN EXISTING WALLS WITH MATERIAL TO MATCH EXISTING WALL THICKNESS, TEXTURE, AND FINISH.
5. REFERENCE S-SERIES DRAWINGS FOR STRUCTURAL NOTES AND DETAILS AND COORDINATE.
6. EXISTING BUILDING DIMENSIONS AND ELEVATIONS ARE BASED UPON EXISTING SURVEY INFORMATION. IMMEDIATELY NOTIFY ARCHITECT IF CONDITIONS ARE ENCOUNTERED THAT DO NOT AGREE WITH DIMENSIONS AND/OR ELEVATIONS SHOWN.
7. VERIFY ALL PITCHED FLOOR AREAS SHOWN WITH PITCH LINES WITH THE ARCHITECT. PROVIDE A SLAB DEPRESSION AT ALL FLOOR DRAINS WHERE PITCH LINES ARE NOT SHOWN ON DRAWINGS.
8. PROVIDE 4" RETURN FROM FACE OF ADJACENT WALL FOR ANY DOORS NOT DIMENSIONED.
9. SEE MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ITEMS NOT SHOWN ON ARCHITECTURAL DRAWINGS AND COORDINATE.
10. ALL INTERIOR WALLS SHALL EXTEND TO UNDERSIDE OF ROOF DECK AND STEEL STRUCTURE (BEAM) UNLESS NOTED OTHERWISE. SEE PARTITION WALL TYPES ON SHEET A0.03
11. DATUM 100'-0" INDICATED ON ALL DRAWINGS, OTHER THAN CIVIL SERIES EQUALS XXXX.XX ON CIVIL DRAWINGS
12. ALL STEEL LOCATED BELOW AND EXPOSED TO GRADE TO BE COATED WITH BITUMINOUS DAMPROOFING.
13. CONTRACTOR TO COMPLY WITH ALL REQUIREMENTS FOR SPECIAL INSPECTIONS, 2015 IBC-1704.

CLOSET NOTES:

1. SINGLE HANGING: DESIGNATED BY SINGLE DASHED LINE IN CLOSETS TO BE: 16" SHELF @ 7'-0" AFF, 16" SHELF & ROD @ 5'-6" AFF.
2. DOUBLE HANGING: DESIGNATED BY DOUBLE DASHED LINE IN CLOSETS TO BE: 16" SHELF & ROD @ 7'-0" AFF, 12" SHELF & ROD @ 3'-6" AFF.
3. SHELVES @ WALK-IN CLOSETS: 6 - 16" SHELVES @ 1'-2" OC, 1st SHELF @ 1'-2" AFF, SHELF WIDTH TO BE CLOSET WIDTH, LESS 4'-0" OR AS OTHERWISE INDICATED.
4. LINEN SHELVES: 6 SHELVES, WIDTH AS NOTED, @ 1'-2" OC, 1st SHELF @ 1'-2" AFF, FULL CLOSET WIDTH.
5. STORAGE SHELVES: 6 - 16" SHELVES @ 1'-2" OC, 1st SHELF @ 1'-2" AFF, FULL CLOSET WIDTH.

GENERAL CLOSET NOTES:

1. ALL SHELVES & VERTICAL DIVIDERS TO BE AC PLYWOOD WITH 1x2 EDGE. SPECIES TO BE SPECIFIED BY DEVELOPER.
2. CLEATS TO BE 1x2 CLEAR PINE.
3. PROVIDE ROD SUPPORTS @ 36" OC MAX.
4. ALL TO BE STAINED TO MATCH CASE & BASE.

FLOOR PLAN GENERAL NOTES:

1. PATCH EXISTING CONSTRUCTION SCHEDULED TO REMAIN. REPAIRED SURFACES TO BE FLUSH WITH ADJACENT FINISH SURFACES. TO SAME QUALITY AS NEW CONSTRUCTION PRIOR TO INSTALLING NEW FINISHES. REFER TO THE FINISH MANUFACTURER'S GUIDELINES FOR INSTALLATION.
2. PATCH EXISTING FIRE-RATED WALLS, FLOOR CEILINGS, ETC. SO AS TO MAINTAIN THE FIRE-RADIATING. ADD FIRE-SMOKE DAMPERS WHERE NEW DUCTS CROSS. ADD FIRE STOP AT ALL
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5. COORDINATE ALL FLOOR CORE DRILLING WITH EXISTING.
6. DO NOT SCALE DRAWINGS.
7. IN ROOMS WITH FLOOR DRAINS, SLOPE CONCRETE SURFACE WITHIN 18" RADIUS AT 1/4" PER FOOT TOWARD FLOOR DRAIN, UNLESS OTHERWISE INDICATED.
8. ALL SPOT ELEVATIONS SHOWN ON THE FLOOR PLANS OUTSIDE THE BUILDING RELATE TO USGS ELEVATIONS. ALL SPOT ELEVATIONS INSIDE THE BUILDING REFER TO BUILDING REFERENCE ELEVATIONS. NOTIFY ARCHITECT IMMEDIATELY SHOULD CONDITIONS BE FOUND CONTRADICTORY TO THESE DRAWINGS.
9. ALL ANGLES SHOWN ON THE FLOOR PLANS ARE 90 DEGREES UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS ARE TO GRID LINE, FACE OF CONCRETE OR MASONRY, OR FACE OF GYPSUM BOARD, UNLESS OTHERWISE NOTED.
11. ALL FLOOR PLAN DIMENSIONS TO MASONRY ARE NOMINAL DIMENSIONS, UNLESS NOTED AS ACTUAL.

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The Architectural Balance
0056 Edwards Village Blvd.
Suite 210
Edwards, CO 81632
(970) 766-1470
fax: (970) 766-1471
email: tab@vail.net
www.tabassociates.com

Civil Engineer
Timberline Engineering
(970) 963-9869

Structural Engineer
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Revisions:

No	Description	Date

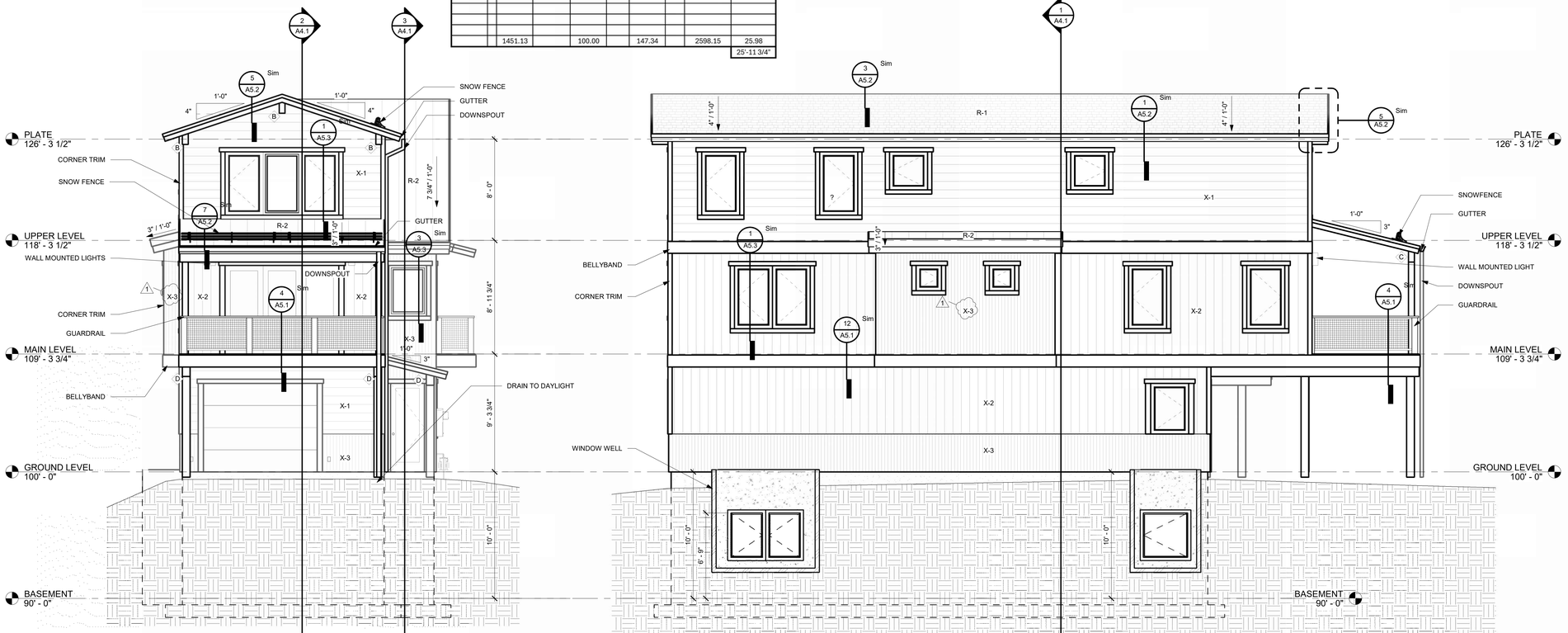
Issue Dates:
DRB - 02/14/2025

Sheet Title:
Main, Upper, & Roof Plans

Project No:
2215

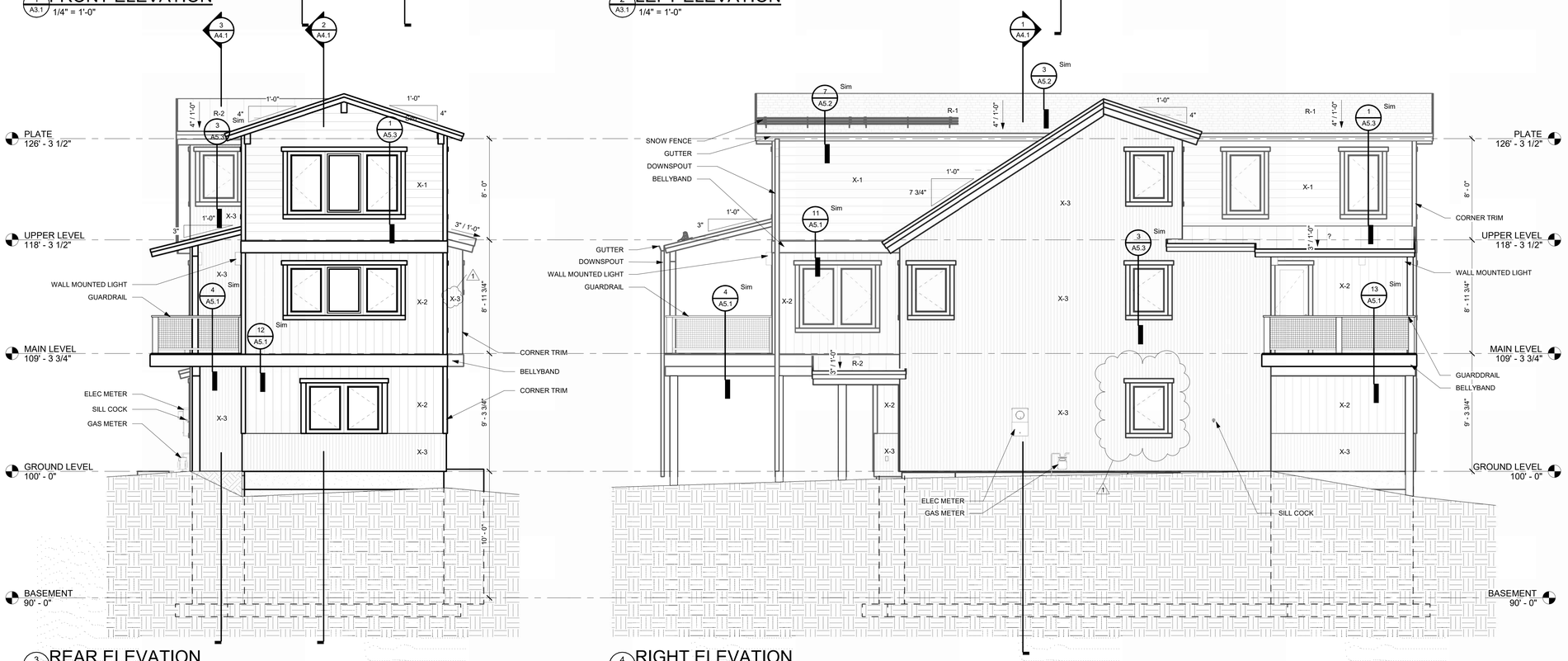
Sheet No:
A2.2

Roof Mark	Roof Area (SF)		Roof Area %		Avg Hgt (Ft)		Weighted Avg (Ft)	
A	962.12	/ by total	66.30	X	28.61	=	1896.88	
B	101.92	/ by total	7.02	X	24.14	=	169.55	
C	63.53	/ by total	4.38	X	28.49	=	124.73	
D	125.31	/ by total	8.64	X	18.80	=	162.34	
E	138.95	/ by total	9.58	X	19.26	=	184.42	
F	25.51	/ by total	1.76	X	8.91	=	15.66	
G	33.79	/ by total	2.33	X	19.13		44.56	
	1451.13		100.00		147.34		2598.15	25.98
								25'-11 3/4"



1 A3.1 FRONT ELEVATION
1/4" = 1'-0"

2 A3.1 LEFT ELEVATION
1/4" = 1'-0"



3 A3.1 REAR ELEVATION
1/4" = 1'-0"

4 A3.1 RIGHT ELEVATION
1/4" = 1'-0"

NOTES:

EXTERIOR MATERIAL LEGEND:

X-1 DIAMOND KOTE LP SMARTSIDE LAP SIDING COLOR - WHITE
X-2 DIAMOND KOTE LP SMARTSIDE VERTICAL SIDING COLOR - WHITE
X-3 VERTICAL CORRUGATED METAL SIDING COLOR - GALVALUME

R-1 ASPHALT SHINGLE ROOF
R-2 STANDING SEAM METAL ROOF

EXTERIOR ELEVATION GENERAL NOTES:

1. EXTERIOR FINISHES INDICATED ON ELEVATIONS SEE "EXTERIOR MATERIAL LEGEND" FOR MATERIALS.
2. RFERENCE ROOF PLAN FOR LOCATIONS OF ROOF COMPONENETS NOT INDICATED ON EXTERIOR ELEVATIONS.
3. REFER TO MEP AND STRUCTURAL DRAWINGS FOR ANY ADDITIONAL WORK.
4. ASSUME ALL PAINTED SURFACES WILL BE REPAINTED. THIS INCLUDES BUT IS NOT LIMITED TO: DOORS, DOOR FRAMES, WINDOW FRAMES, AND HEADERS, CEILINGS, HANDRAILS, EXPOSED MECHANICAL, CMU ACCENTS, SOFFITS, STRUCTURAL BEAMS, AND ETC.
5. PROVIDE ALLOWANCE TO SEAL AND CAULK VARIOUS WALL PENERTRATIONS ANS HOLES AROUND EXTERIOR PERIMETER OF BUIDLING, SIMILAR AREAS SUCH AS HOSE BIBS, PIPES, ETC.
6. PROVIDE ALLOWANCE TO REVIEW ALL EXPOSED ELECTRICAL CONDUIT TO DETERMINE FEASIBILITY TO REMOVE OR RELOCATE. INCLUDE IN ALLOWANCE LABOR AND MATERIALS TO REMOVE OR RELOCATE.
7. SEE CIVIL PLANS FOR NOTE TO RESEAL ALL HORIZONTAL CONCRETE AND ASPHALT JOINTS AT BUILDING.
8. WHEN A PORTION OF A WALL IS PAINTED ASSUME THE ENTIRE WALL IS PAINTED TO INSIDE OR OUTSIDE CORNERS.
9. DO NOT SCALE DRAWINGS.
10. ALL ANGLES SHOWN ON THE FLOOR PLANS ARE 90 DEGREES UNLESS NOTED OTHERWISE.

BEAMWORK LEGEND:

A 4X10
B 6X10
C 6X12
D 8X12
E 10X14
F 12X16

TAB Associates
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Revisions:		
No	Description	Date
1	DRB Rev	3/12/25

Issue Dates:
DRB - 02/14/2025

Sheet Title:
Exterior Elevations

Project No:
2215

Sheet No:
A3.1

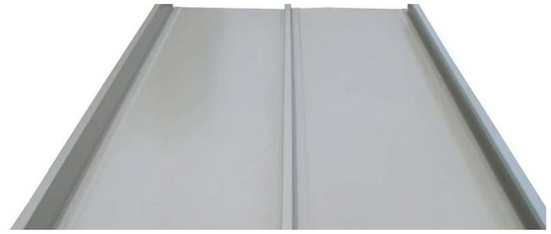
X-1 - LAP SIDING COLOR 1

X-2 - VERTICAL SIDING COLOR 1

EXTERIOR MATERIAL LEGEND:

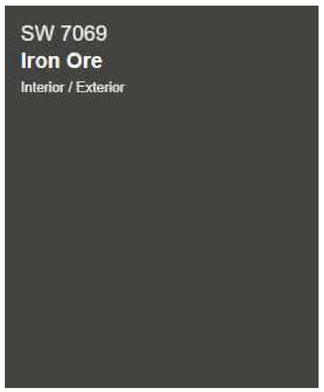
X-1	DIAMOND KOTE LP SMARTSIDE LAP SIDING COLOR - WHITE
X-2	DIAMOND KOTE LP SMARTSIDE VERTICAL SIDING COLOR - WHITE
X-3	VERTICAL CORRUGATED METAL SIDING COLOR - GALVALUME
R-1	ASPHALT SHINGLE ROOF
R-2	STANDING SEAM METAL ROOF

R-1 ROOFING
SIMILAR TO GAF DEISGNER SHINGLES
WOODLAN 'CASTLEWOOD GRAY'



R-2 ROOFING
SIMILAR OT WESTERN STATES
2" STANDING SEAM - 12" WIDTH
COLOR: GALVANIZED TO MATCH
GALVALUME METAL PANELS

X-3 GALVALUME CORRUGATED PANELS



PAINTED ITEMS:
SHERWIN WILLIAMS 7069 IRON ORE
TRIM, CORNER TRIM, WINDOW TRIM,
WOOD BEAMS, GUTTERS AND
OTHER METALS

GARAGE DOORS:
SIMILAR TO RAYNOR - ASPEN SERIES
RECESSED RANCH GROOVED PANELS
COLOR: WALNUT

WINDOWS:
SIMILAR TO SIERRA PACIFIC "BLACK"
WOOD CLAD WINDOWS

GENERATION LIGHTING

8637401-12: Medium One Light Outdoor Wall Lantern

Collection: Barn Light

Featured in the decorative Barn Light collection

1 A19 Medium 75 watt light bulb

Dark sky friendly. Designed to emit no light above the 90° horizontal plane. Photometry unavailable.

Easily converts to LED with optional replacement lamps

Meets Title 24 energy efficiency standards

UPC #:785652069352

Finish: Black (12)

Dimensions:

Diameter:	12"	**Extends:**	17 1/8"
Width:	12"	**Extends Max:**	23 1/8"
Height:	10 5/8"	**Wire:**	6 1/2" (color/Black/White)
Weight:	1.8 lbs.	**Mounting Proc.:**	Cap Nuts
		Connection:	Mounted To Box

Bulbs:
1 - Medium A19 75w Max. 120v - Not included

Features:
- Dark sky friendly. Designed to emit no light above the 90° horizontal plane. Photometry unavailable.
- Easily converts to LED with optional replacement lamps
- Meets Title 24 energy efficiency standards
- Title 24 compliant if used with Joint Appendix (JA8) approved light bulbs listed in the California Energy Commission Appliance database.

Material List:
1 Body - Aluminum - Black

Safety Listing:
Safety Listed for Wet Locations

Instruction Sheets:
Trilingual (English, Spanish, and French) (990WB_37401-BRL)

Backplate / Canopy Details:

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Back Plate			1 1/4	5	4 1/8	6 1/2

Shipping Information:

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Frt. Class	UPS Ship
Individual	8637401EN3-12	1	785652069352	16.75	14.58	13.25	1.873	4.1	250	Yes
NJ Pallet		45		48	40	77	85.556	184		No
NV Pallet		40		48	40	77	85.556	160		No

Generation Lighting reserves the right to revise the design of components of any product due to parts availability or change in safety listing standards without assuming any obligation or liability to modify any products previously manufactured and without notice. This literature depicts a product design that is the sole and exclusive property of Generation Lighting. In compliance with U.S. copyright and patent requirements, notification is hereby presented in this form that this literature, or the product it depicts, is not to be copied, altered or used in any manner without the express written consent of, or contrary to the best interests of Generation Lighting, a Visual Comfort & Co brand.

TAB Associates
The Architectural Balance
0056 Edwards Village Blvd.
Suite 210
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Issue Dates:
DRB - 02/14/2025

Sheet Title:
Materials

Project No:
2215

Sheet No:
A3.2

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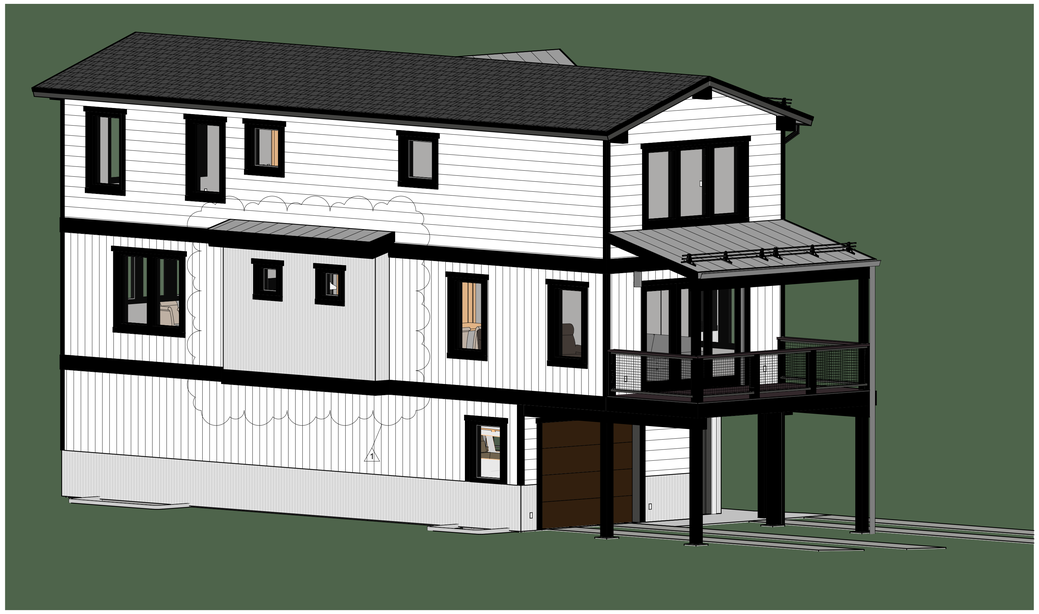
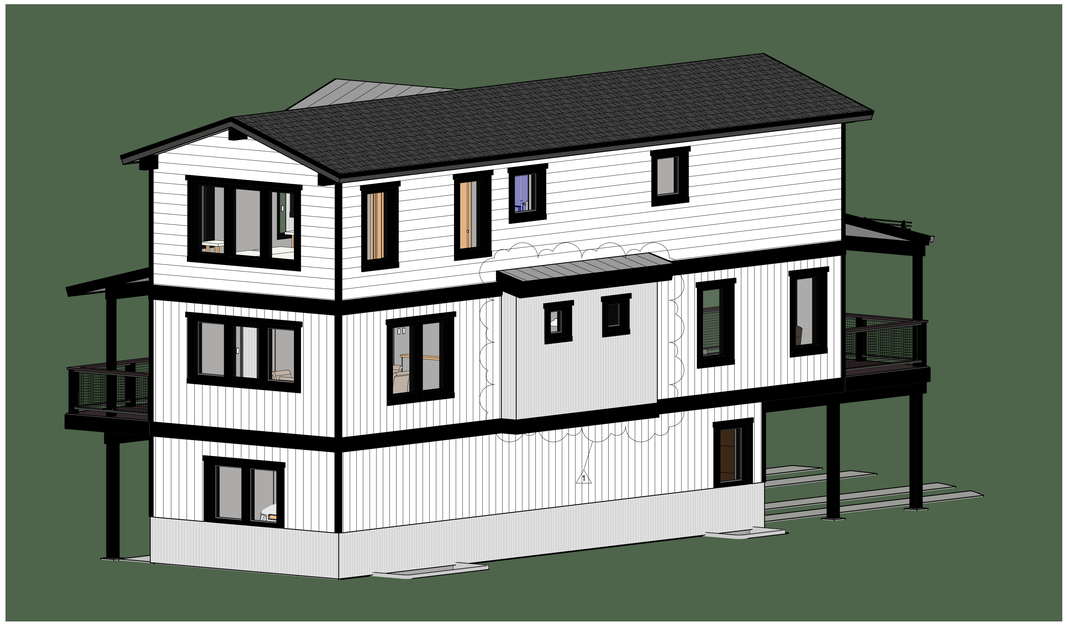


1 A3.3 SOUTHWEST ELEVATION

2 A3.3 SOUTHEAST ELEVATION



3 A3.3 NORTHWEST ELEVATION

4 A3.3 NORTHEAST ELEVATION

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The Architectural Balance
0056 Edwards Village Blvd.
Suite 210
Edwards, CO 81632
(970) 766-1470
fax: (970) 766-1471
email: tab@vail.net
www.tabassociates.com
Civil Engineer
Timberline Engineering
(970) 963-9869
Structural Engineer
KRM Consultants, Inc
(970) 949-9391
Mechanical Engineer
Electrical Engineer

Seal

Belden Place - Singel Family
Lot 18 - 0010 Abby Road
Minturn, Colorado

Revisions:		
No	Description	Date
1	DRB Rev	3/12/25

Issue Dates:
DRB - 02/14/2025

Sheet Title:
Exterior Color Elevations & 3D

Project No:
2215

Sheet No:
A3.3

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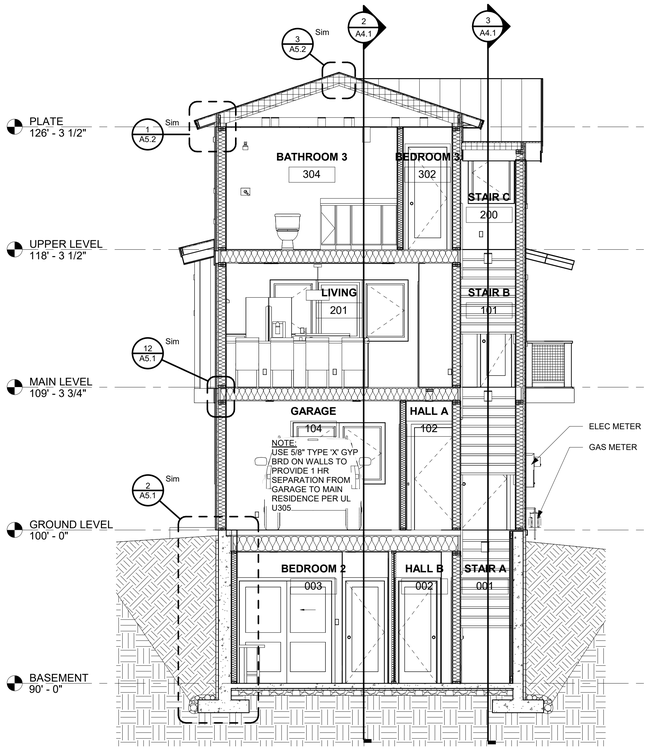
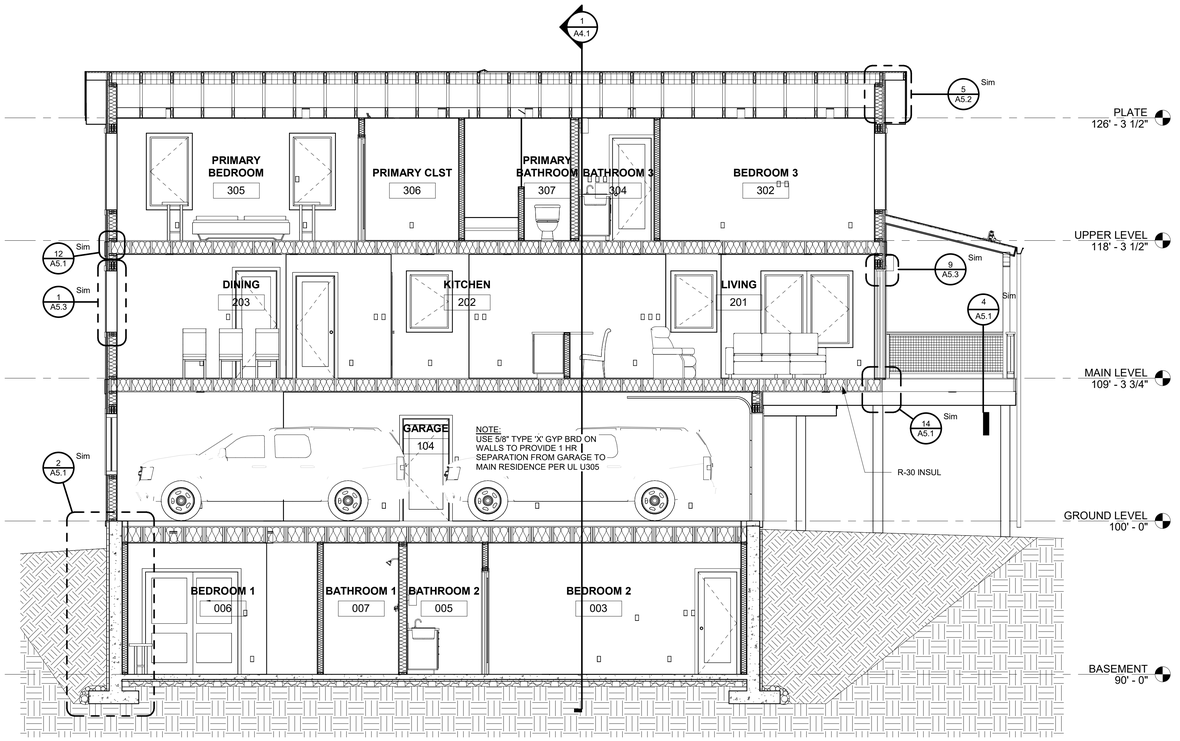


1 A4.1 SHORT SECTION
1/4" = 1'-0"



2 A4.1 LONG SECTION
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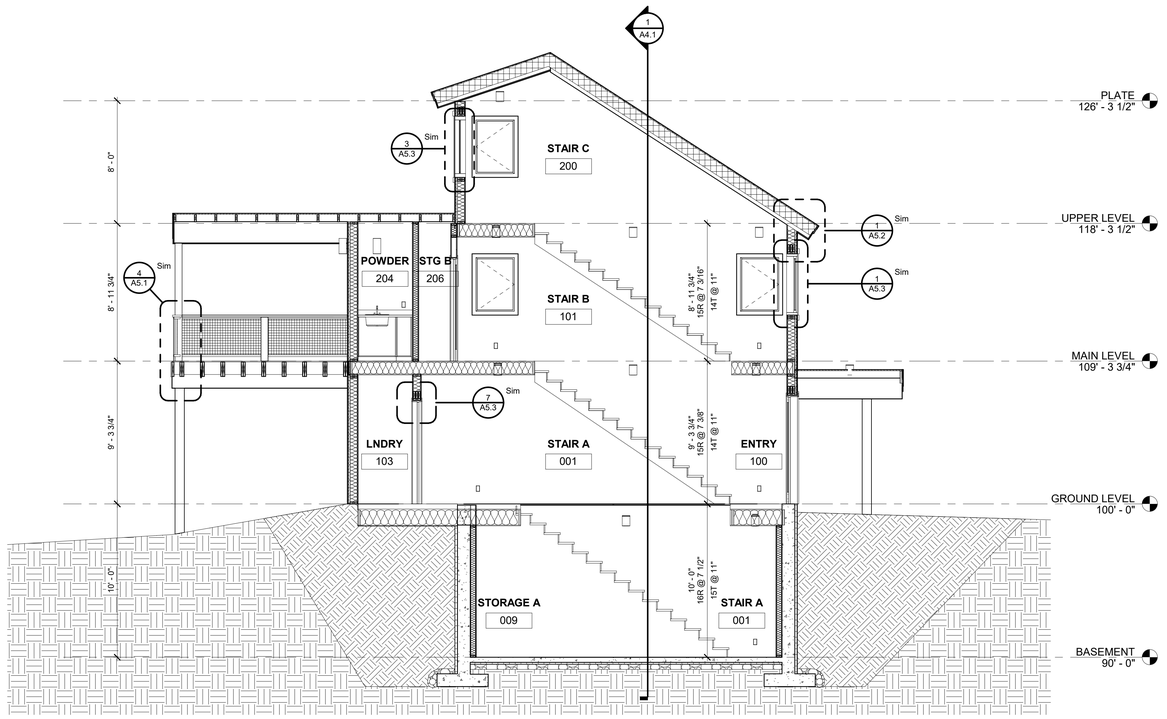

3 A4.1 STAIR SECTION
1/4" = 1'-0"

NOTES:

EXTERIOR MATERIAL LEGEND:

X-1	DIAMOND KOTE LP SMARTSIDE LAP SIDING COLOR - WHITE
X-2	DIAMOND KOTE LP SMARTSIDE VERTICAL SIDING COLOR - WHITE
X-3	VERTICAL CORRUGATED METAL SIDING COLOR - GALVALUME
R-1	ASPHALT SHINGLE ROOF
R-2	STANDING SEAM METAL ROOF

TAB Associates
The Architectural Balance
0056 Edwards Village Blvd.
Suite 210
Edwards, CO 81632
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fax: (970) 766-1471
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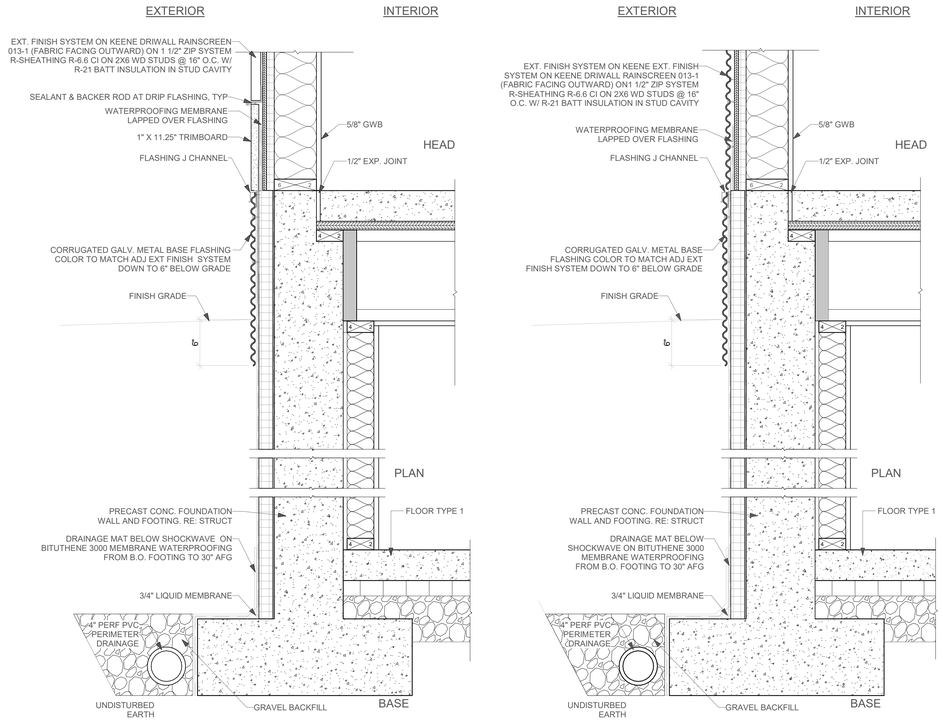
No	Description	Date

Issue Dates:
DRB - 02/14/2025

Sheet Title:
Building Sections

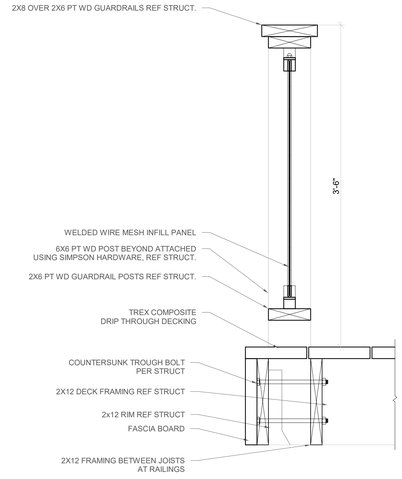
Project No:
2215

Sheet No:
A4.1

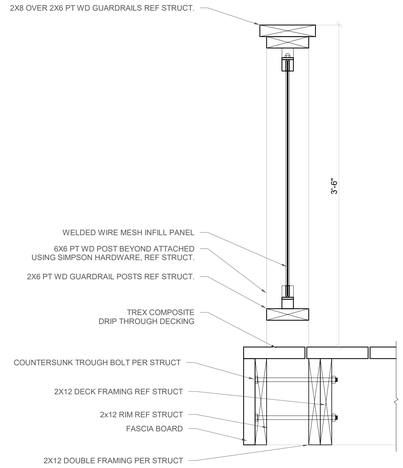


1 A5.1 FOUNDATION DETAIL - CORRUGATED SIDING
1 1/2" = 1'-0"

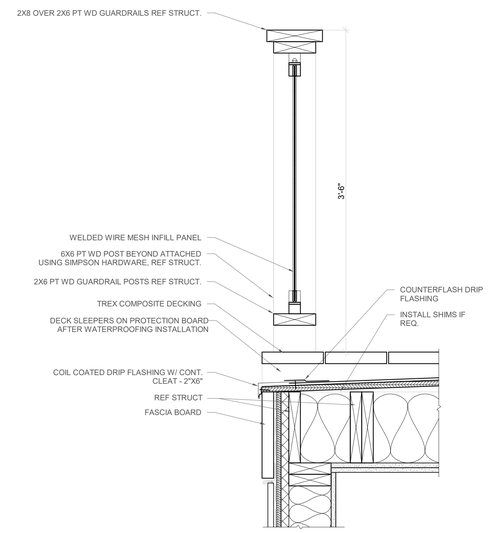
2 A5.1 FOUNDATION DETAIL - WOOD SIDING
1 1/2" = 1'-0"



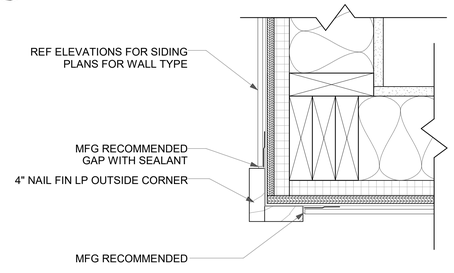
3 A5.1 DRIP THROUGH DECK - PERP STRUC
1 1/2" = 1'-0"



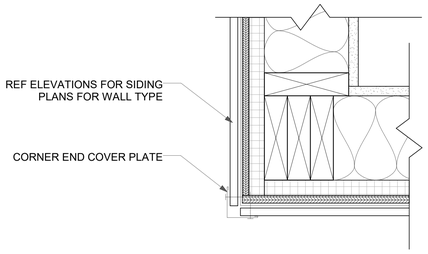
4 A5.1 DRIP THROUGH DECK - PARA STRUC
1 1/2" = 1'-0"



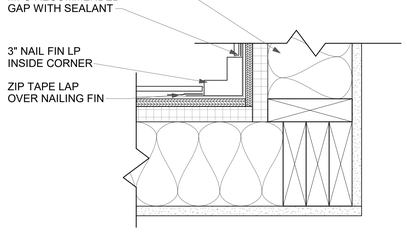
5 A5.1 WATERPROOF DECK
1 1/2" = 1'-0"



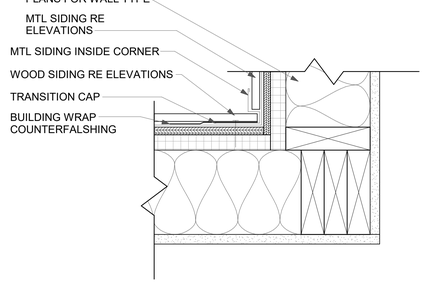
6 A5.1 PLAN DETAIL - CORNER TRIM
3" = 1'-0"



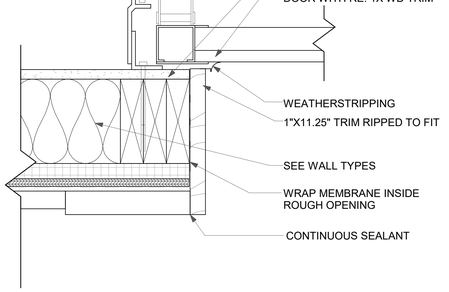
7 A5.1 PLAN DETAIL - CORNER TRIM MTL
3" = 1'-0"



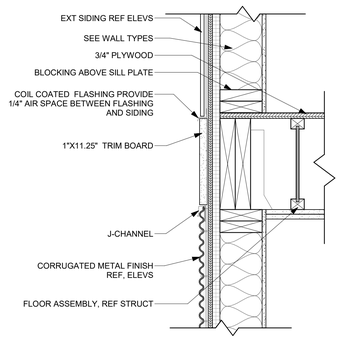
8 A5.1 PLAN DETAIL - INSIDE TRIM
3" = 1'-0"



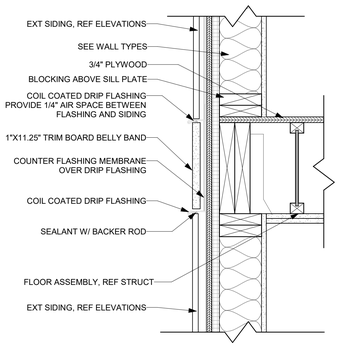
9 A5.1 PLAN DETAIL - INSIDE TRIM MTL
3" = 1'-0"



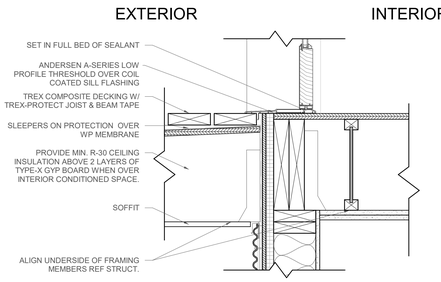
10 A5.1 GARAGE DOOR JAMB
3" = 1'-0"



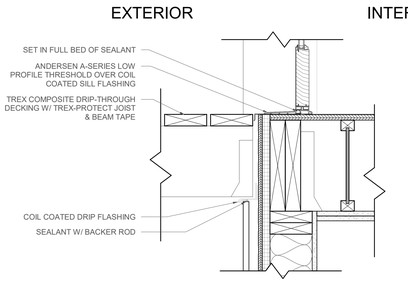
11 A5.1 FLOOR TRANSITION MTL
1 1/2" = 1'-0"



12 A5.1 FLOOR TRANSITION
1 1/2" = 1'-0"



13 A5.1 DOOR THRESHOLD @ WP DECK
1 1/2" = 1'-0"



14 A5.1 DOOR THRESHOLD @ DECK
1 1/2" = 1'-0"

TAB Associates
The Architectural Balance
0056 Edwards Village Blvd.
Suite 210
Edwards, CO 81632
(970) 766-1470
fax: (970) 766-1471
email: tab@vail.net
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Revisions:		
No	Description	Date

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DRB - 02/14/2025

Sheet Title:
Details

Project No:
2215

Sheet No:
A5.1

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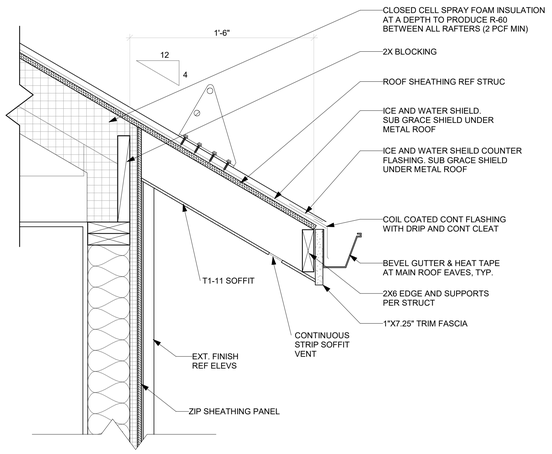
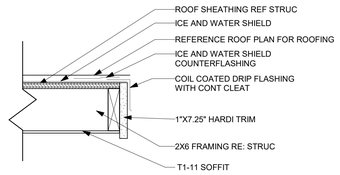
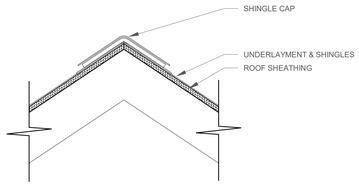


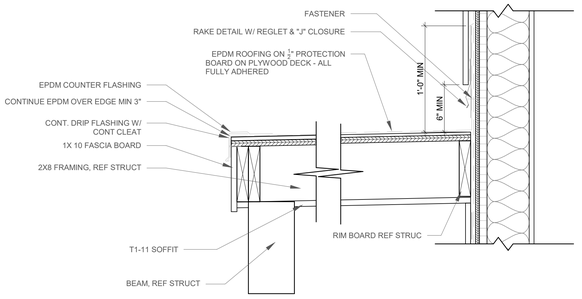
1 A5.2 FASCIA AT TRUSS
1 1/2" = 1'-0"



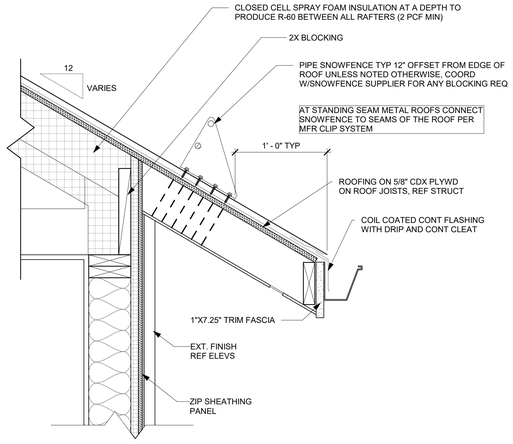
2 A5.2 TYPICAL EAVE
1 1/2" = 1'-0"



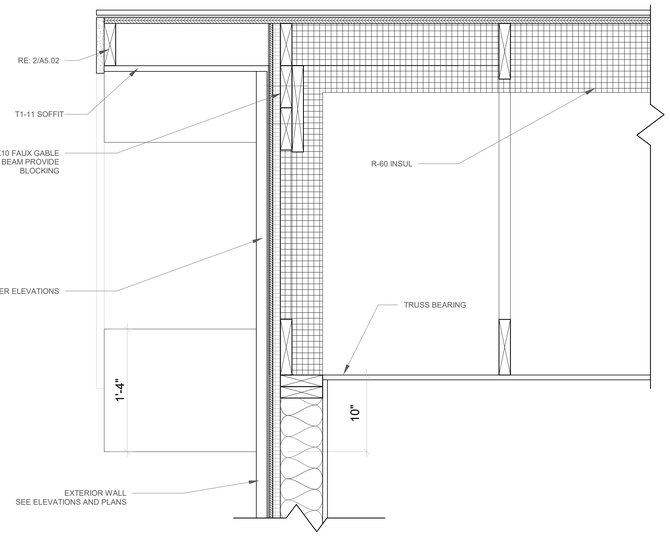
3 A5.2 TYPICAL RIDGE
1 1/2" = 1'-0"



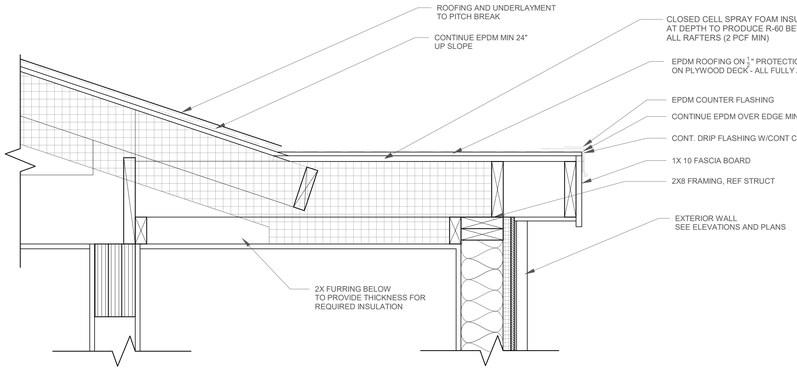
4 A5.2 COVERED WALKWAY
1 1/2" = 1'-0"



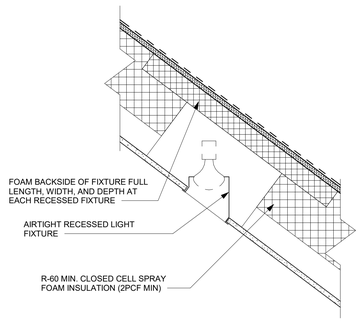
7 A5.2 ROOF SNOWFENCE
1 1/2" = 1'-0"



5 A5.2 GABLE END DETAIL
1 1/2" = 1'-0"



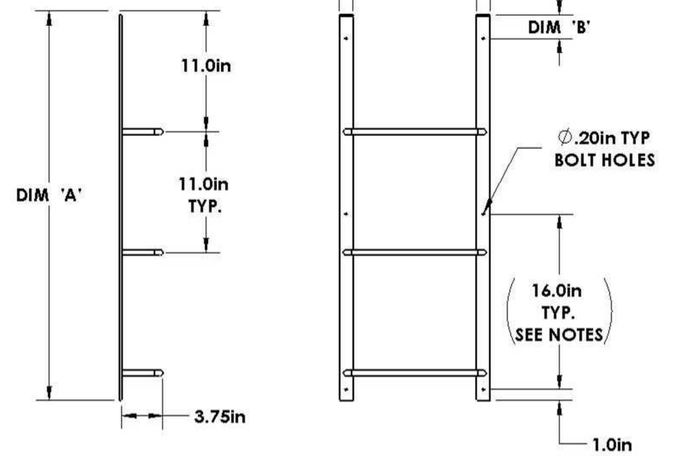
6 A5.2 STAIR ROOF - LOW SLOPE TRANSITION
1 1/2" = 1'-0"



9 A5.2 RECESSED LIGHT FIXTURE
1 1/2" = 1'-0"

WINDOW WELL SUPPLY™

STEEL EGRESS LADDER
BOLT MOUNT



Ladder Size	Dim 'A' [in]	Dim 'B' [in]
3 Rung	35.0	2.0
4 Rung	46.0	1.0
5 Rung	57.0	8.0
6 Rung	68.0	3.0
7 Rung	79.0	1.0

TYPICAL LADDER LENGTH

Material:	Powder-coated Steel
Rung Spacing:	11.0in
Hole Spacing:	16.0in, hole spacing may vary
Hole Diameter:	0.20in
Screw Size*:	#10 (3/16in)

PERMANENTLY FIXED LADDER

REV A

8 A5.2 EGRESS LADDER
1/4" = 1'-0"

TAB Associates
The Architectural Balance
0056 Edwards Village Blvd.
Suite 210
Edwards, CO 81632
(970) 766-1470
fax: (970) 766-1471
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Revisions:

No	Description	Date

Issue Dates:
DRB - 02/14/2025

Sheet Title:
Details

Project No:
2215

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A5.2

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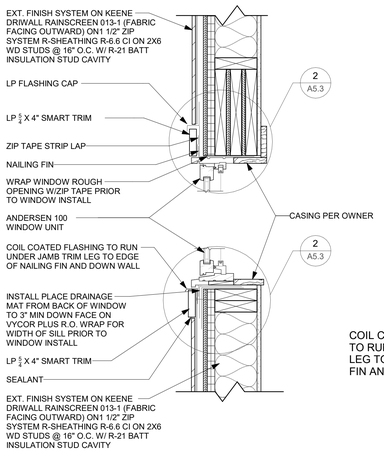
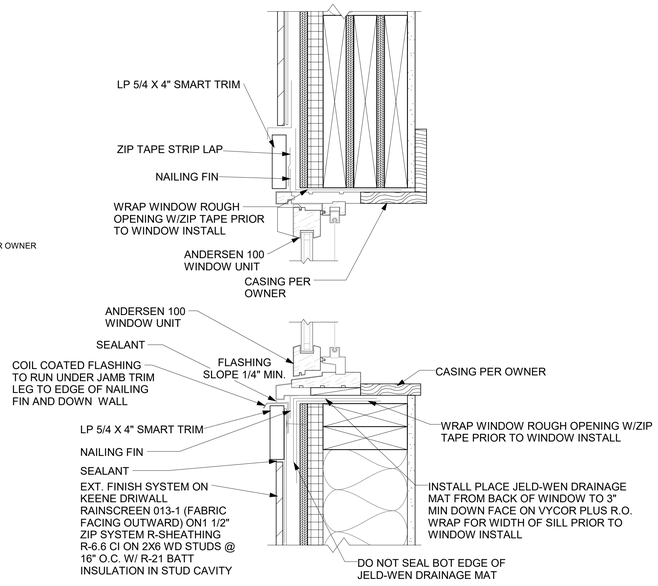
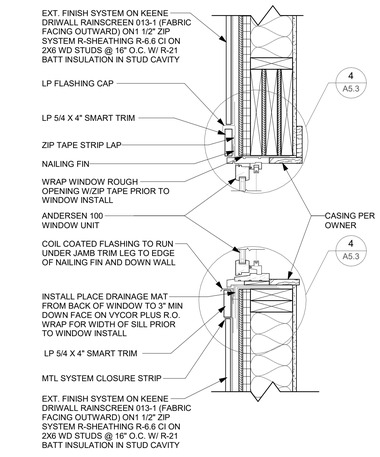


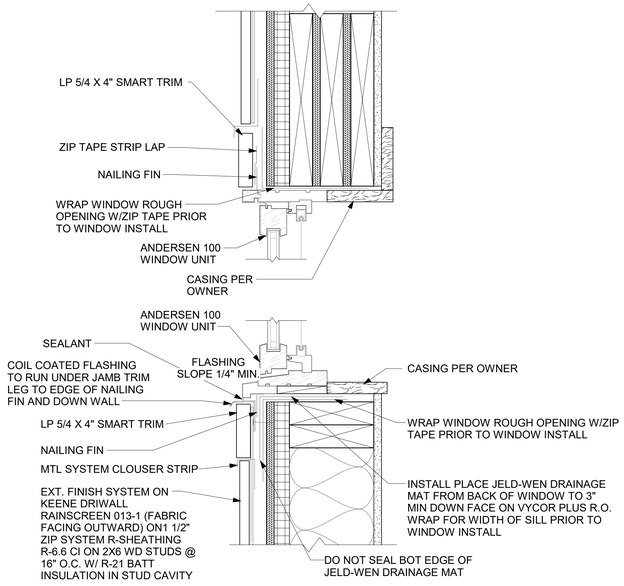
1 A5.3 WINDOW HEAD SILL
1 1/2" = 1'-0"



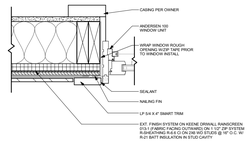
2 A5.3 WINDOW HEAD SILL - ENLARGED
3" = 1'-0"



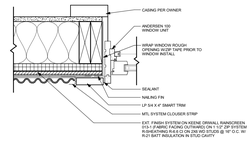
3 A5.3 WINDOW HEAD SILL MTL
1 1/2" = 1'-0"



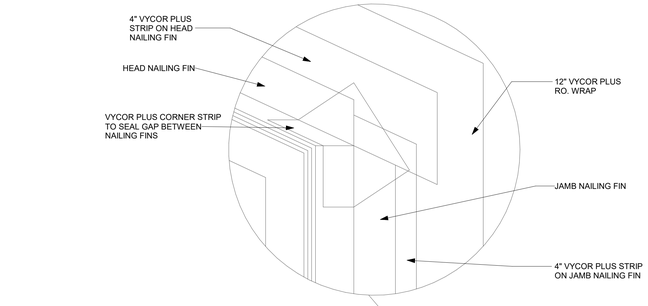
4 A5.3 WINDOW HEAD SILL MTL - ENLARGED
3" = 1'-0"

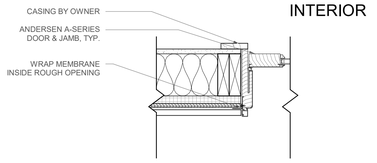


5 A5.3 WINDOW JAMB
1 1/2" = 1'-0"

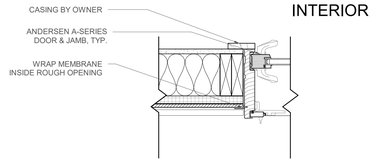


6 A5.3 WINDOW JAMB MTL
1 1/2" = 1'-0"

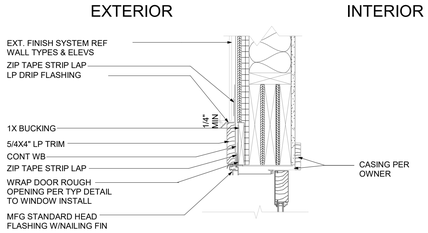




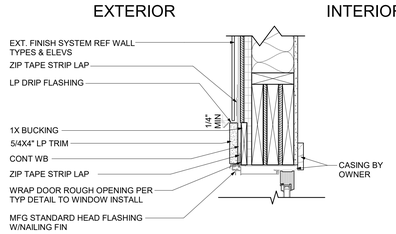
8 A5.3 DOOR JAMB - SWING
1 1/2" = 1'-0"



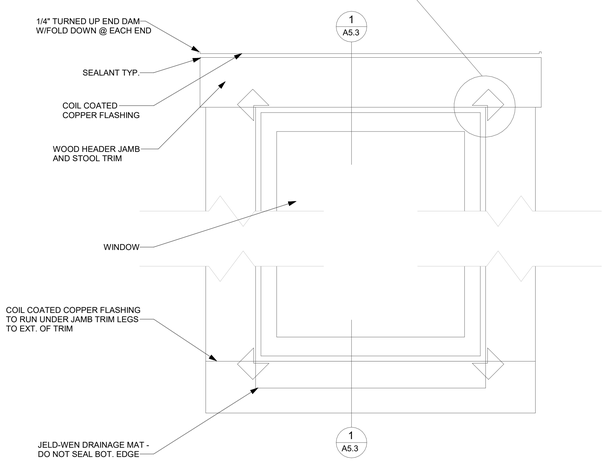
10 A5.3 DOOR JAMB - SLIDER
1 1/2" = 1'-0"



7 A5.3 DOOR HEAD - SWING
1 1/2" = 1'-0"



9 A5.3 DOOR HEAD - SLIDER
1 1/2" = 1'-0"



11 A5.3 WINDOW FLASHING
1 1/2" = 1'-0"

TAB Associates
The Architectural Balance
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Suite 210
Edwards, CO 81632
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Revisions:		
No	Description	Date

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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 Single Family Residence

0012 Abby Road

Hearing Date:	May 14, 2025
File Name and Process:	Single Family Residence Final Plan Review
Owner/Applicant:	Alison Perry, Miners Base Camp LLC
Representative:	Greg Macik, TAB Associates, Inc.
Legal Description:	Subdivision: BELDEN PLACE PUD Lot: 19
Address:	0012 Abby Road
Zoning:	South Town Character Area – Belden Place PUD Zone District
Staff Member:	Madison Harris, Planner I
Recommendation:	**Approval**

Staff Report

I. Summary of Request:

The Applicant, Alison Perry, requests Final Plan review of a four bedroom, 2,866 (gross) square foot single-family building located at 0012 Abby Road in the South Town Belden Place PUD Zone District. The Applicant's representative, Greg Macik of TAB Associates Inc., has been proactive in meeting with Town staff prior to submitting plans for the new structure and has provided a relatively complete and thorough set of site, landscaping, and architectural plans.

Proposed Plans
The plans show a three-story with a basement single family residence with a maximum building height - measured via a weighted height calculation approved in the Belden Place PUD Guide – of 25 feet and 11 3/4 inches, under the maximum allowable 28-foot limit within the South Town Belden Place PUD Zone District for single-family units.

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 at surface level in front of the garage. The plans show the three levels plus a basement.

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.

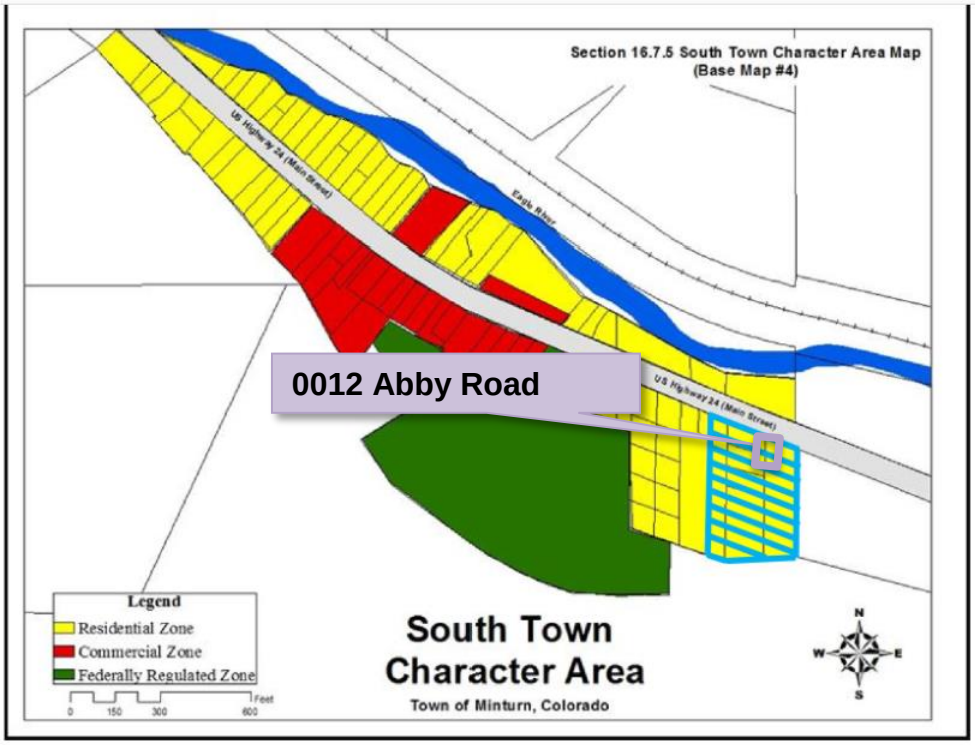
Staff suggests that the final plans for 0012 Abby Road meet the required findings 'a,' 'b,' and 'c' or subparagraph 3 – *Necessary findings*.

III. Zoning Analysis:

Zoning

The subject property is located within the "South Town Character Area" Belden Place PUD Zone District

Figure 1: Game Creek Character Area Zoning Map



- PUD Overlay Zoning

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 Belden Place PUD.

Regulation	Allowed/Required	Proposed/Existing
Minimum Lot Area:	3,018 sq. ft.	3,018 sq. ft. (.069 ac.)
Maximum Building Height:	28 feet	25 feet – 11 3/4 inches
Minimum Front Setback:	9.33 feet	9.33+ feet
Minimum Side Setback:	5 feet	5+ feet
Minimum Rear Setback:	5 feet	5+ feet
Maximum Lot Coverage:	45% (1,358.1 sq. ft.)	1,200 sq. ft. (39.76%) Proposed
Maximum Impervious Coverage:	45% (1,358.1 sq. ft.)	1,294 sq. ft. (42.88%) Proposed

Minimum Snow Storage Area:	5% of Lot Area (3,018 sq. ft. x .05 = 150.9 sq. ft.)	171 sq. ft.
Parking:	3 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
Staff has identified no items of note.

VI. Staff Recommendation:

Staff suggests that the Final Plans for 0012 Abby Road 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

April 22, 2025

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

Re: 0012 Abby Road
Lot 19 Belden Place PUD
DRB Resubmittal Review
Project No. 24-0001

Dear Madison:

We reviewed the plans entitled *"Belden Place; Lot 19 – 0012 Abby Road, Single Family, Minturn Colorado"* *"Design Review Board Revised" 3/12/2025"*, by TAB Associates. The current DRB resubmittal for Lot 19 has been updated to include revised Civil Engineering drawings prepared by Timberline Engineering, Inc. dated April 17, 2025. These Plans constitute the April 17,2025 resubmittal..

Our review was for compliance with the engineering requirements of Section 16-21-615: Design Review applications of the Minturn Municipal Code (MMC).

Development Restriction:
Pursuant to the Land Use Covenant dated August 16, 2024 (Reception No. 202409458); Lots 18, 19 and 20 of Belden Place PUD cannot be developed until all approvals for the US 24 Storm Sewer Crossing are granted by CDOT and the Town of Minturn.

MMC Section 16-21-615 Section C:

Section (C) (2) Boundary Survey:
Paragraphs a through e:
~~No Boundary Survey has been included.~~

a. ~~The Drawing Index Lists "Sheet C1.110; "Survey," however no Sheet C1.110 has been included in the plan set. Previous submittals for Belden Place include a reference to "Final Plat: Belden Place PUD"(reception No. 202409455) as the Boundary Survey. This plat is suitable as the Boundary Survey for this application and a reference or new survey is required.~~

3/24/2025: Sheet 3 of the *"Final Plat: Belden Place PUD"* has been included in the Plans. The Plat fulfils the requirement for a boundary survey

Madison Harris
Re: 0012 Abby Road
Lot 19, Belden Place PUD
DRB Resubmittal Review
Project No. 24-0001

Paragraphs f through l:

~~No Topographical Map is included.~~

a. ~~Previous submittals for Belden Place include a reference to *"Belden Place PUD – Final Plan Submittal"* dated July 12, 2024, by Timberline Engineering. These plans were approved by the Town, reflect the basis of the design and would fulfill the requirements for a topographical map. A reference to this plan set or new survey is required.~~

3/24/2025: Sheets C110 and C111 of the *"Belden Place PUD – Final Plan Submittal"* have been included in the Plans. These plans are the basis of the design and fulfil the requirements of paragraph f through i.

Section (C) (3) Site Plan:

Sheet C1 of the Plans "*Belden Place – Unit 19 – Single Family Residence* prepared by Timberline Engineering (dated February 14, 2025) presents the proposed site plan. The following elements from the MMC should be added:

a. The Site Plan generally complies with MMC requirements.

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

Sheet C1 of the Plans "*Belden Place – Unit 19 – Single Family Residence* prepared by Timberline Engineering (dated February 14, 2025) presents the proposed site grading. The following elements from the MMC should be added:

a. ~~The Erosion Control Plan indicates a swale along the rear property line. A swale is not shown on the Grading Plan. Please revise the Grading Plan to include the swale.~~

~~3/24/25: The drainage swale is shown on the Grading Plan; however, the slope noted to be a 1% grade. Section 1804.4 of the IBC requires minimum grade of 2% in drainage swales.~~

4/22/2025 Resolved.

Review by Inter-Mountain Engineering is for general conformance with Minturn Municipal Code requirements and is not a peer review. The Town and Inter-Mountain Engineering are relying on the design professional's work and 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.

Inter-Mountain Engineering (Town Engineer)

Jeffery M. Spanel PE

CC: Scot Hunn, 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:
Belden Place - Single Family Unit Lot 19

Project Location
Street Address: 0012 Abby Road

Zoning:	Parcel Number(s):
PUD	2103-351-13-018

Application Request:
Design review for a single family homes. 210335113018

Applicant:
Name: Greg Macik, TAB Associates, Inc.

Mailing Address: 56 Edwards Village Blvd, Suite 210, Edwards, CO 81632

Phone:	Email:
970-766-1470 x107	greg@tabassociates.com

Property Owner:
Name: Alison Perry, Miners Base Camp LLC

Mailing Address: PO Box 1134 Minturn, CO 81645

Phone:	Email:
970-306-2264	perry@vailland.com

Required Information:

Lot Size: 3018 sf	Type of Residence (Single Family, ADU, Duplex) Single Family	# of Bedrooms 4	# On-site Parking Spaces 4
# of Stories: 3 + Basement	Snow storage sq ft: --	Building Footprint sq ft: 1200	Total sq ft Impervious Surface: 1294

Signature:
Greg Macik

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 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.

BELDEN PLACE

Lot 19 - 0012 Abby Road

Single Family
Minturn, CO 81645

DESIGN REVIEW BOARD REVISED
03/12/2025

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C1.111	SITE PLAN
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C3	EROSION CONTROL DETAILS
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A5.02	DETAILS
A5.03	DETAILS

VICINITY MAP

TAB Associates
The Architectural Balance
0056 Edwards Village Blvd.
Suite 210
Edwards, CO 81632
(970) 766-1470
fax: (970) 766-1471
email: tab@vail.net
www.tabassociates.com
Civil Engineer
Timberline Engineering
(970) 963-9869
Structural Engineer
KRM Consultants, Inc
(970) 949-9391
Mechanical Engineer
Electrical Engineer

Seal

Belden Place - Singel Family
Lot 19 - 0012 Abby Road
Minturn, Colorado

Revisions:		
No	Description	Date
1	DRB Rev	3/12/25

Issue Dates:
DRB - 02/14/2025

Sheet Title:
Cover

Project No:
2215

Sheet No:
A0.0

P:\2215 Belden Place Phase 2\01 Drawing Files\05 Construction Documents\Lot 19 Revit CD\2025 0310 - 2215 Belden Lot 19 - Updat
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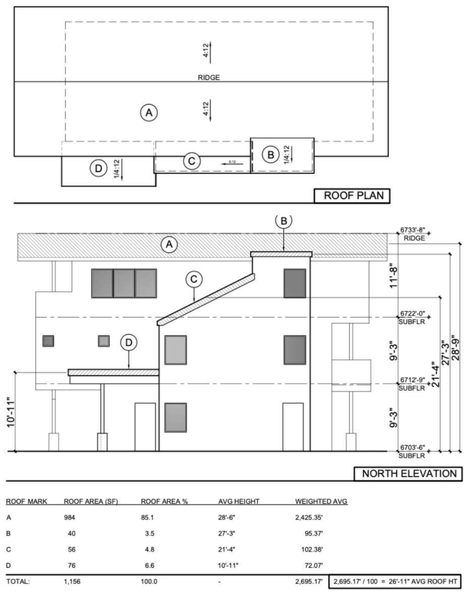
BELDEN PLACE PUD GUIDE INFORMATION
The following is an abrieviated verision of information found in the PUD guide.

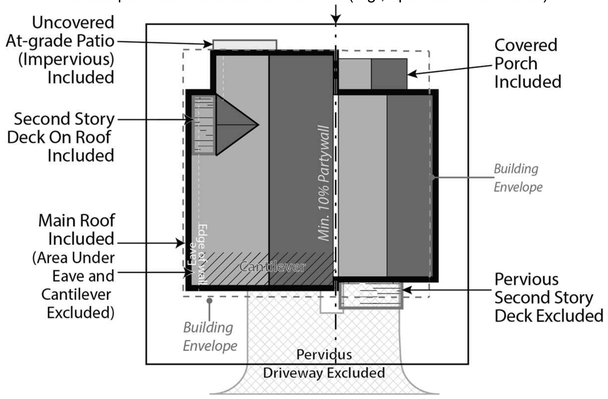
Building Height. Determining building height uses a weighted height calculation as measured from final/finished grade. Max heights - 28' for single famil and duplex, 35' for Row Houses and Flats.



ROOF MARK	ROOF AREA (SF)	ROOF AREA %	AVG HEIGHT	WEIGHTED AVG
A	984	85.1	28'-6"	2,425.35'
B	40	3.5	27'-3"	95.37'
C	56	4.8	21'-4"	102.38'
D	76	6.6	10'-11"	72.07'
TOTAL:	1,156	100.0	-	2,695.17'

2,695.17' / 100 = 26'-11" AVG ROOF HT

Site Coverage. Site coverage means the portion of a lot covered by materials forming any unbroken surface, impervious to water including, but not limited to: buildings, streets, slab on-grade patios, exterior fireplaces, and other hardscape materials. Site coverage excludes non-hardscape areas under eaves or similar (e.g., open-sided cantilever).



BUILDING PLACEMENT AND ENVELOPES
Residential building envelopes are necessary in order to maximize the buildability and economic viability of the lots while offering greenspace and or space between neighbors to the greatest extent possible. All portions of structure- including fireplaces, chimneys, window wells, eaves, overhangs, etc. must be contained within property lines; however, with the platted building envelope acting as building setbacks for each lot, encroachments are available for certain features.

The following encroachments are permitted beyond the platted building envelope:

Unenclosed or uncovered decks; deck supports; eaves up to 18” beyond the envelope; porches, patios and landings less than 30” above the surrounding natural or finished grade; window or light wells; heat or A/C units; residential solar alternative energy installations; fences; counterforts below grade; staircases (enclosed or otherwise); structures of less than 6” in height; landscaping and drainage features. No encroachment may be located within 24” from the property line or directly on top of in-ground utility easements. Underground parking elements and staircases may encroach within 12” of the most southern property line on Lot 7.

1. SINGLE-FAMILY DETACHED

a. Style
(1) Residences with the same architectural elevations and coloring shall not be placed adjacent to each other or directly across the street from one another.
(2) Each residential unit type shall have at least two (2) elevations to provide stylistic diversity. This may include:
i. Roof forms/lines and profiles
ii. Varied window and door styles
iii. Varied entry treatments and locations including porches, columns, etc.
iv. Two or three story homes
v. Second or third story decks or balconies

b. Building Form
(1) The mass of the residence should strongly reflect the architectural style and be scaled to provide visual interest and depth, reduce boxiness and achieve an articulated form on the front and sides of the homes.
(2) Roofs shall be designed and pitched accordingly in consideration of solar technology and/or drainage.
(3) Roof-top decks are permitted only on certain lots as established by developer and cannot be added on buildings not constructed with this initial feature.

2. DUPLEX/TRI-PLEX or MULTIFAMILY STRUCTURES

a. Style
(1) Structures shall have at least two (2) elevations to provide stylistic diversity.
(2) Units may be multi-stories.
(3) Units may be divided horizontally (townhomes) or vertically (flats).
(4) Second story decks or balconies permitted.
(5) Units have no minimum length of connection and may be joined via shared walls of the garage, external staircases, or main living area wall(s) or floors.

b. Building Form
(1) The mass of the residence should strongly reflect the architectural style and be scaled to provide visual interest and depth, reduce boxiness and achieve an articulated form on the front of the homes.
(2) Roofs shall be designed and pitched accordingly in consideration of solar technology and/or drainage.
(3) Roof-top decks are permitted only on certain lots as established by developer and cannot be added on buildings not constructed with this initial feature.

3. MATERIALS

a. Roofing materials are limited to the following:
(1) Artificial wood shingle (to mimic wood shake shingle). Treated wood shake shingles or any other combustible material is prohibited.
(2) Standing seam metal.
(3) Asphalt shingles.
(4) Imitation (composite or similar); or, real slate tiles.
(5) Non-reflective solar tiles that mimic the above-mentioned products
(6) Any other recommended FireWise materials similar to the above-mentioned products.

b. Siding materials are limited to the following:
(1) Metal
(2) Wood
(3) Composite siding
(4) Fiber cement board (commonly known as “Hardie Board”)
(5) Stucco.
(6) Any other recommended FireWise materials similar to the above-mentioned products.
(7) All siding materials to have non-reflective finishes.

c. Doors and Windows:
(1) Structures with multiple garage doors must always have identical, matching doors.
(2) All replacement windows shall be consistent and match the aesthetic of previous windows unless otherwise approved by the design review board. Skylight or solar tubes permitted.
(3) Screen or storm doors, in addition to typical front doors are permitted. Screen or storm doors cannot replace front doors at any time.

d. Design Elements. This development may incorporate mountain appropriate design elements into the buildings, including, but not limited to, exposed heavy timber beams as accent elements or entry features, walls faced with wood, stone, faux stone or cultured stone, metal railings or accents. Stucco may only be utilized in small quantities on building facades and is not to be used as a primary material for home.

e. Building materials for residential exteriors shall include at least two (2) types of materials as part of the building façade.

I. LANDSCAPING – *See also PUD Landscaping Plan*
Shall not interfere with any drainage way, utility, pedestrian access, or entry into any structure. Landscaping shall not obscure windows, be installed under gas fireplace or dryer vents, nor shall any landscaping material overtake any yard, or spread into any common or neighboring yards.

Landscaping minimums:
1. At least one (1) tree per 1,200 sf of lot area and two (2) shrubs for all lots. *See also official Landscaping Plan for Belden Place.*
2. All landscaping proposed on the approved Landscaping Plan shall be installed initially with expectations for maintenance.
3. No exposed soil is permitted. Soil must be covered in groundcover that may consist of seed (includes wildflower seed), cobble, perennials, mulch, or similar.
4. All dead materials must be replaced during the same season death occurs.

TAB Associates
The Architectural Balance
0056 Edwards Village Blvd.
Suite 210
Edwards, CO 81632
(970) 766-1470
fax: (970) 766-1471
email: tab@vail.net
www.tabassociates.com
Civil Engineer
Timberline Engineering
(970) 963-9869
Structural Engineer
KRM Consultants, Inc
(970) 949-9391
Mechanical Engineer
Electrical Engineer

Seal

Belden Place - Singel Family
Lot 19 - 0012 Abby Road
Minturn, Colorado

Revisions:

No	Description	Date

Issue Dates:
DRB - 02/14/2025

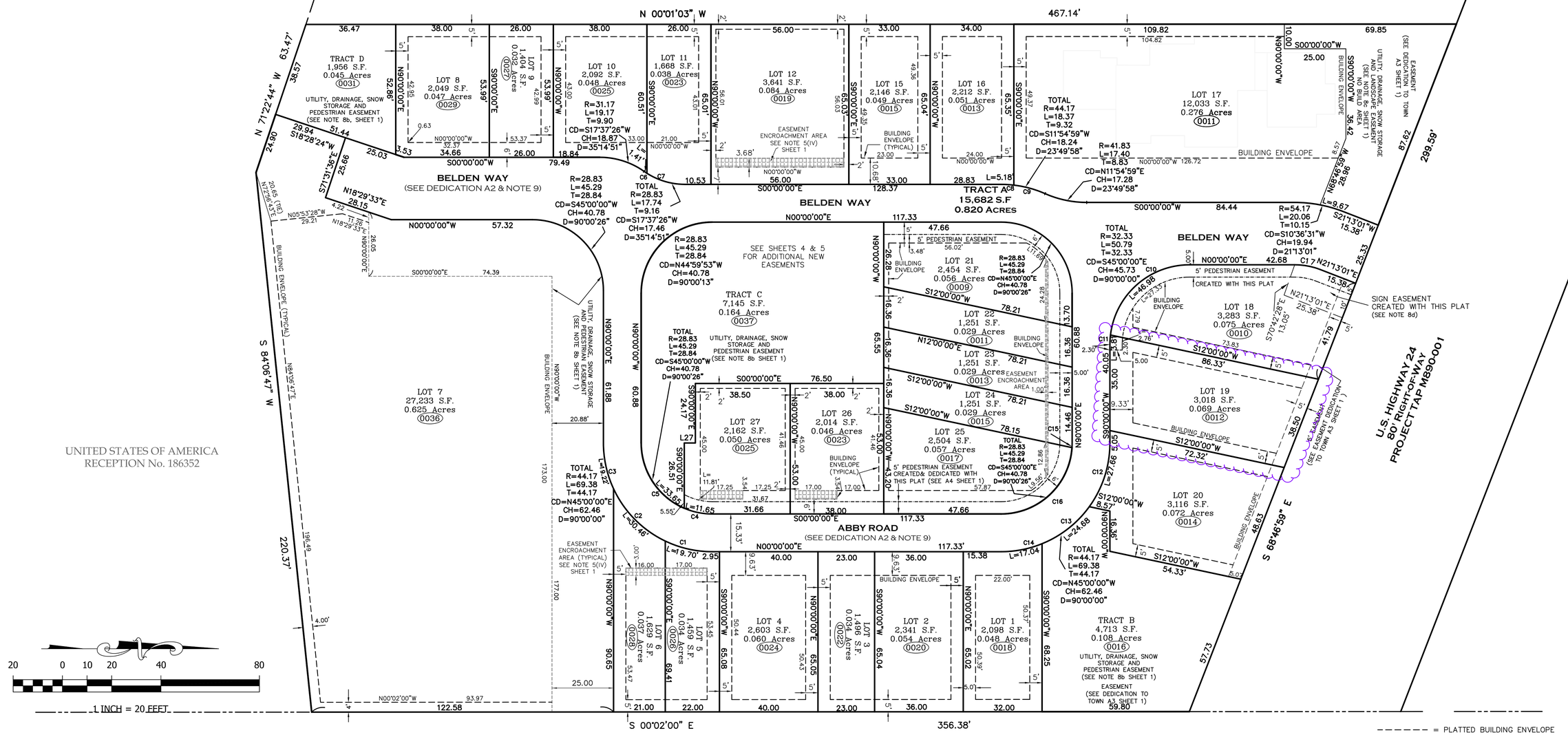
Sheet Title:
PUD GUIDE

Project No:
2215

Sheet No:
A0.2

P:\2215 Belden Place Phase 2\01 Drawing Files\05 Construction Documents\Lot 19 Revit CD\2025 0131 - 2215 Belden Lot 19 - DRB Set.rvt
2/17/2025 10:07:39 AM

FINAL PLAT
BELDEN PLACE, P.U.D.
Town of Minturn, County of Eagle, State of Colorado



L27 = S00°00'00"W 4.50

CURVE TABLE						
CURVE	LENGTH	RADIUS	Tangent	Chord	Chd Brg	Delta
C1	19.70	44.17	10.01	19.53	N12°46'33"E	25°33'06"
C2	30.46	44.17	15.86	29.86	N45°18'32"E	39°30'53"
C3	19.22	44.17	9.76	19.07	N77°31'59"E	24°56'01"
C4	11.65	28.83	5.91	11.57	N11°34'15"E	23°08'56"
C5	33.65	28.83	19.03	31.77	N56°34'28"E	66°51'30"
C6	1.41	28.83	0.71	1.41	N33°50'32"E	2°48'39"
C7	16.32	28.83	8.39	16.11	N16°13'06"E	32°26'12"
C8	5.18	44.17	2.59	5.18	S03°21'35"W	6°43'11"
C9	13.19	44.17	6.65	13.14	S15°16'34"W	17°06'47"
C10	46.98	32.33	28.73	42.95	S41°37'23"E	83°14'46"
C11	3.81	32.33	1.91	3.81	S86°37'23"E	6°45'14"
C12	27.66	44.17	14.30	27.21	N72°03'40"W	35°52'40"
C13	24.68	44.17	12.67	24.36	N38°06'40"W	32°01'20"
C14	17.04	44.17	8.63	16.93	N11°03'00"W	22°06'00"
C15	1.89	28.83	0.94	1.89	N88°07'42"W	3°45'03"
C16	43.41	28.83	27.01	39.42	N43°07'29"W	86°15'24"
C17	10.68	28.83	5.40	10.62	N10°36'31"E	21°13'28"

UNITED STATES OF AMERICA
RECEPTION No.246983

THIS SHEET IS A PORTION OF THE FINAL PLAT, REFER TO COMPLETE – FINAL PLAT, BELDEN PLACE PUD

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
Matthew S. Slagle
34998
07-09-2024

PRELIMINARY

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

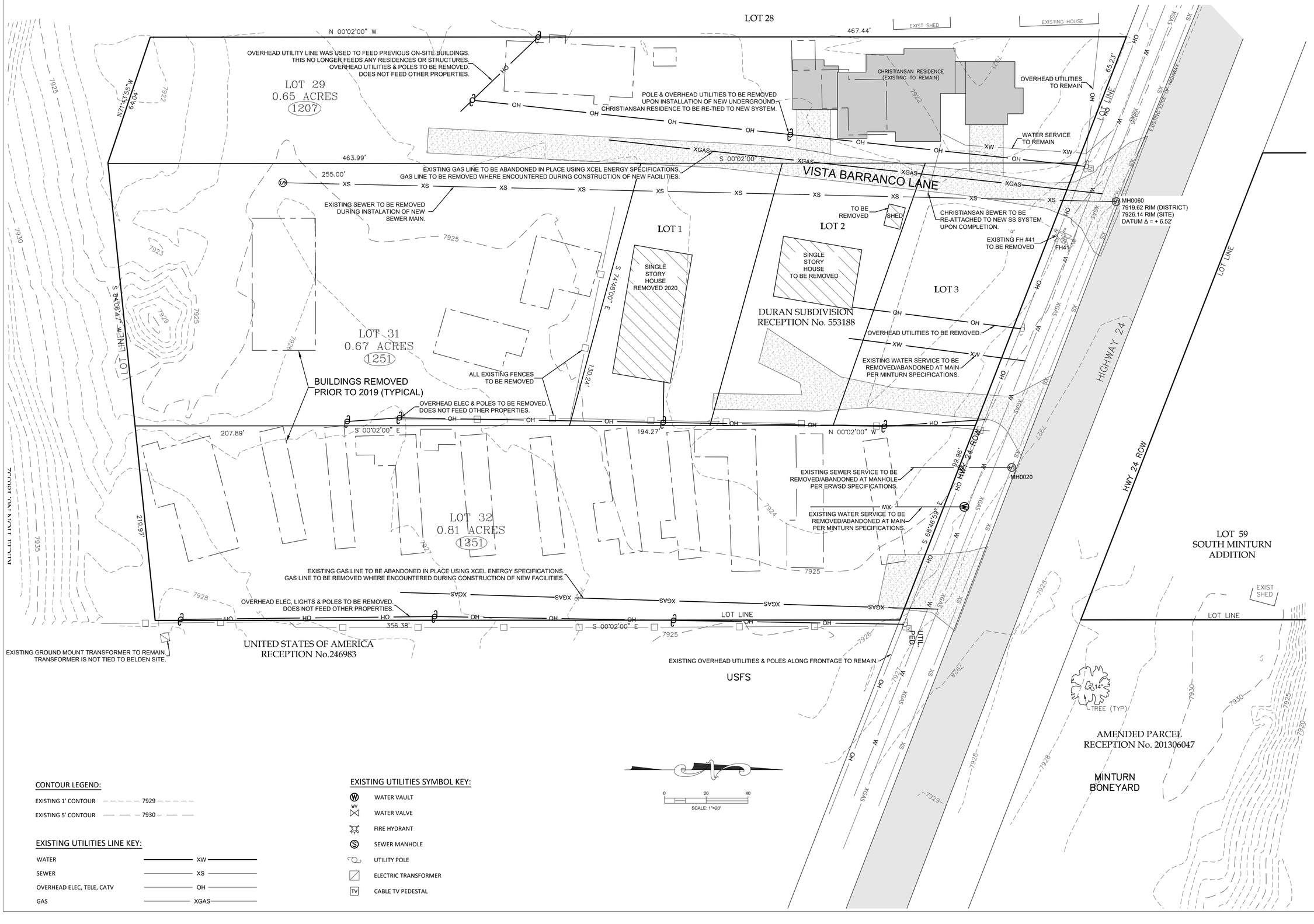
= PLATTED BUILDING ENVELOPE
= PEDESTRIAN EASEMENT
= EASEMENT ENCROACHMENT AREA SEE NOTE 5(IV)

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
BELDEN PLACE, P.U.D.
Town of Minturn, County of Eagle, State of Colorado

DRAWN BY:	JOB NUMBER:	DRAWING NAME:
MSS	18029	18029_PUD-23.dwg
SHEET 3 OF 5		DATE: 11-11-2023



CONTOUR LEGEND:

EXISTING 1' CONTOUR — 7929

EXISTING 5' CONTOUR — 7930

EXISTING UTILITIES LINE KEY:

WATER	XW
SEWER	XS
OVERHEAD ELEC, TELE, CATV	OH
GAS	XGAS

EXISTING UTILITIES SYMBOL KEY:

- WATER VAULT
- WATER VALVE
- FIRE HYDRANT
- SEWER MANHOLE
- UTILITY POLE
- ELECTRIC TRANSFORMER
- CABLE TV PEDESTAL

TIMBERLINE ENGINEERING llc CIVIL STRUCTURAL
218 E. Valley Rd. p 970.963.9869
SITE 104-PMB 177 81623
Carbondale, Colorado
timberlineengineering@gmail.com

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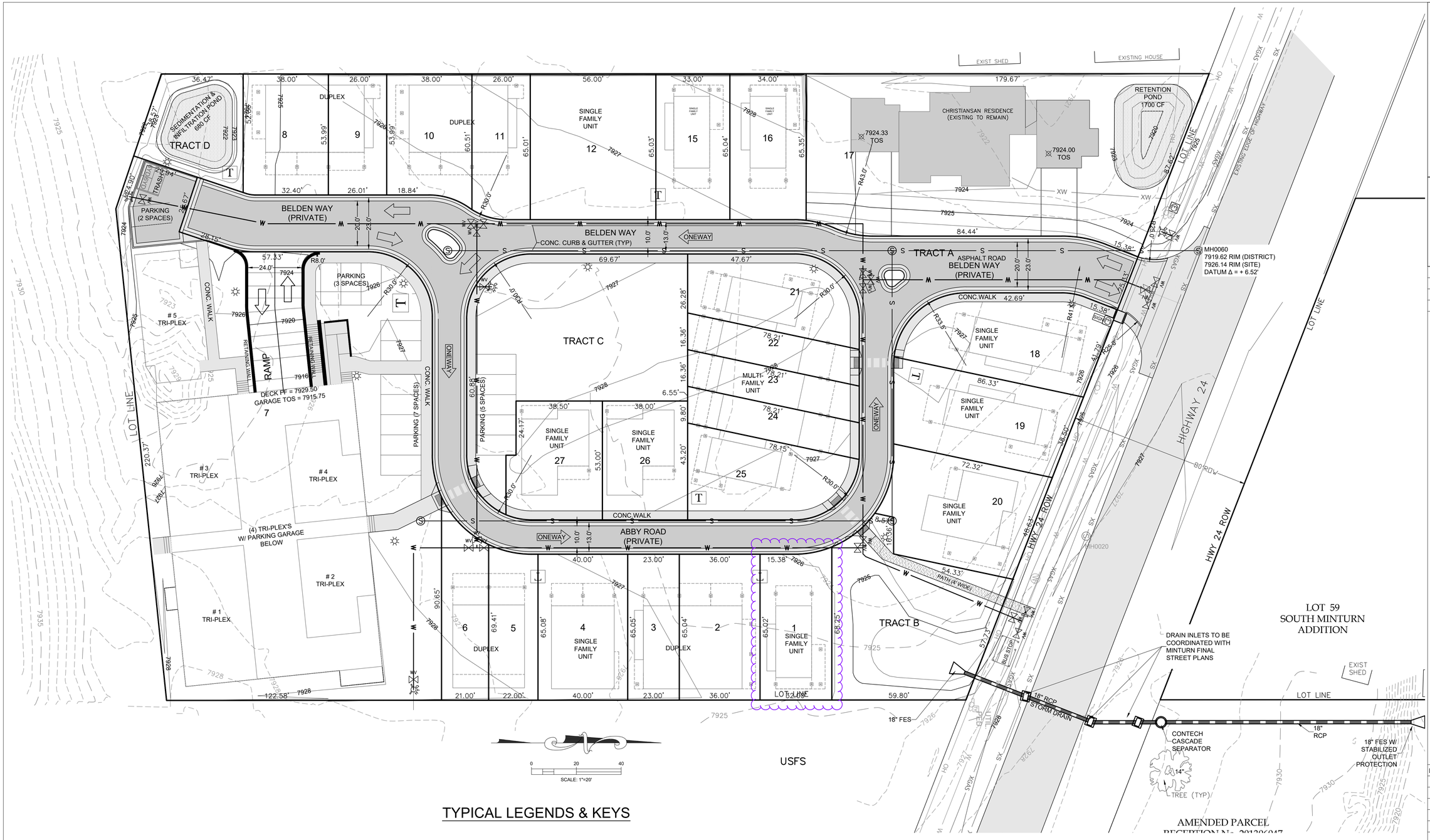
Lot 19 - 0012 Abby Road
Minturn, Colorado

NOT FOR CONSTRUCTION

DATE	REVISION
2/15/22	Permit Set
7/29/24	Review comments 1

Title: EXISTING SITE & DEMOLITION PLAN

Sheet: C.110



TYPICAL LEGENDS & KEYS

AD	= AREA DRAIN
CFS	= CUBIC FEET PER SECOND
CONC	= CONCRETE
EC	= EDGE OF CONCRETE
EOA	= EDGE OF ASPHALT
EP	= EDGE OF PAVEMENT
EX	= EXISTING
FF	= FINISHED FLOOR
FG	= FINISHED GRADE
FL	= FLOW LINE
GD	= GRADE/GROUND
HP	= HIGH POINT
LP	= LOW POINT
TBC	= TOP BACK OF CURB
TD	= TRENCH DRAIN
TOS	= TOP OF SLAB
TOW	= TOP OF WALL
TYP	= TYPICAL
WH	= WALL HEIGHT
TOW	= TOP BACK OF WALK
EL	= ELEVATION
TOP	= TOP OF PIPE

CONTOUR LEGEND:

- EXISTING 1' CONTOUR — 7929
- EXISTING 5' CONTOUR — 7930
- PROPOSED 1' CONTOUR — 7929
- PROPOSED 5' CONTOUR — 7930

EXISTING UTILITIES LINE KEY:

- WATER — XW
- SEWER — XS
- OVERHEAD ELEC, TELE, CATV — OH
- GAS — XGAS

EXISTING UTILITIES SYMBOL KEY:

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- WATER VALVE
- FIRE HYDRANT
- SEWER MANHOLE
- UTILITY POLE
- ELECTRIC TRANSFORMER
- CABLE TV PEDESTAL

PROPOSED UTILITY SYMBOL KEY:

- WATER VAULT
- WATER VALVE
- FIRE HYDRANT
- SEWER MANHOLE
- UTILITY POLE
- ELECTRIC TRANSFORMER
- CABLE TV PEDESTAL
- ELECTRIC SPLICE VAULT
- STREET LIGHT

INDICATES DIRECTION OF TRAFFIC FLOW

LINE KEY:

- WATER — W
- SEWER — S

PARKING NOTES:

PARKING SPACES 9' X 18' MIN.

REFER TO COMPLETE – FINAL PLAT, BELDEN PLACE PUD

EARTHWORK:
5175 CYD CUT
8130 CYD FILL
2955 CYD NET <FILL>
(DOES NOT INCLUDE ONSITE HAUL-IN ±1000 CYD)

TIMBERLINE ENGINEERING llc CIVIL STRUCTURAL
218 E. Valley Rd. p 970.963.9869
SITE 104-PMB 177
Carbondale, Colorado 81623
timberlineengineering@gmail.com

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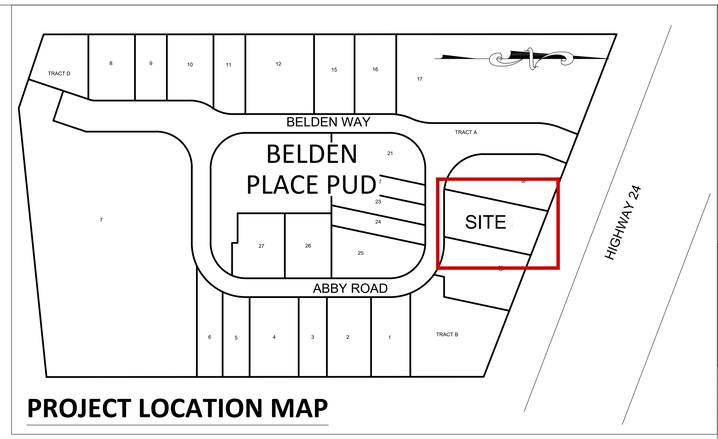
DATE	REVISION
2/15/22	Permit Set
7/29/24	Review comments 1

Title: PROPOSED SITE PLAN

Sheet: C.111

SITE PLAN W/ GRADING



PROJECT LOCATION MAP

UNIT 19

SHEET INDEX:

C.1 SITE PLAN W/ GRADING
C.2 UTILITY PLAN & EROSION CONTROL PLAN
C.3 EROSION CONTROL DETAILS

CONTACTS

Owner/contractor:	Peter Murray Group Brian Claydon 970 390-3489
Architect:	TAB Associates, Inc. 56 Edwards Village Boulevard Edwards, CO 81632 970 766-1470
Structural Engineer:	KRM Consultants, Inc. PO Box 4572 Vail, CO 81658 970 949-9391
Geotechnical Engineer:	Kumar & Associates, Inc. 5020 County Road 154 Glenwood Springs, CO 81601 970 345-7988
Water:	Town of Minturn Public Works Arnold Martinez 970 445-2416
Sewer:	Eagle River Water & Sanitation District 970 477-5451
Electric & Gas:	Excel Energy Electrical Emergency 800 895-1999 Gas Emergency 800 895-2999
Call before you dig:	811

LINE KEY:

WATER	W
SEWER	S
ELECTRIC	UEL
GAS	GAS
TELEPHONE	TEL
CATV	CTV
PROPERTY LINE	PL

CONTOUR LEGEND:

EXISTING 1' CONTOUR	7929
EXISTING 5' CONTOUR	7930
PROPOSED 1' CONTOUR	7929
PROPOSED 5' CONTOUR	7930

PROPOSED UTILITY SYMBOL KEY:

- WATER VAULT
- WATER VALVE
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- UTILITY POLE
- ELECTRIC TRANSFORMER
- CABLE TV PEDESTAL
- ELECTRIC SPLICE VAULT
- WATER SERVICE CURB STOP
- SANITARY SEWER CLEANOUT
- STREET LIGHT

ABBREVIATION KEY

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CFS	= CUBIC FEET PER SECOND
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TOW	= TOP OF WALL
TYP	= TYPICAL
WH	= WALL HEIGHT
TOW	= TOP BACK OF WALK
EL	= ELEVATION
TOP	= TOP OF PIPE
WV	= WATER VALVE
WW	= WINDOW WELL

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218 E. Valley Rd. p 970.963.9869
STE 104-PMB 177
Carbondale, Colorado 81623
timberlineengineering@gmail.com

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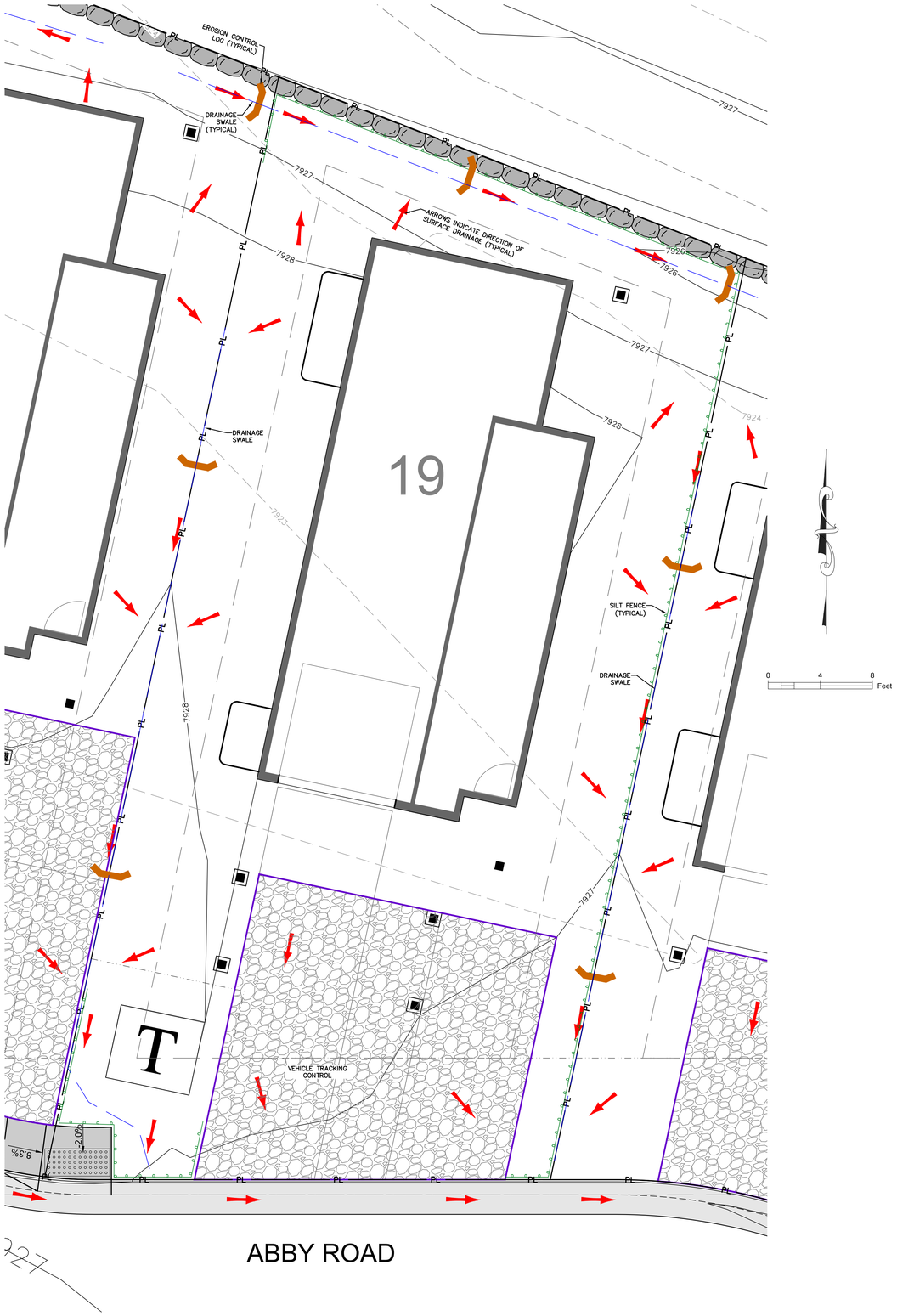
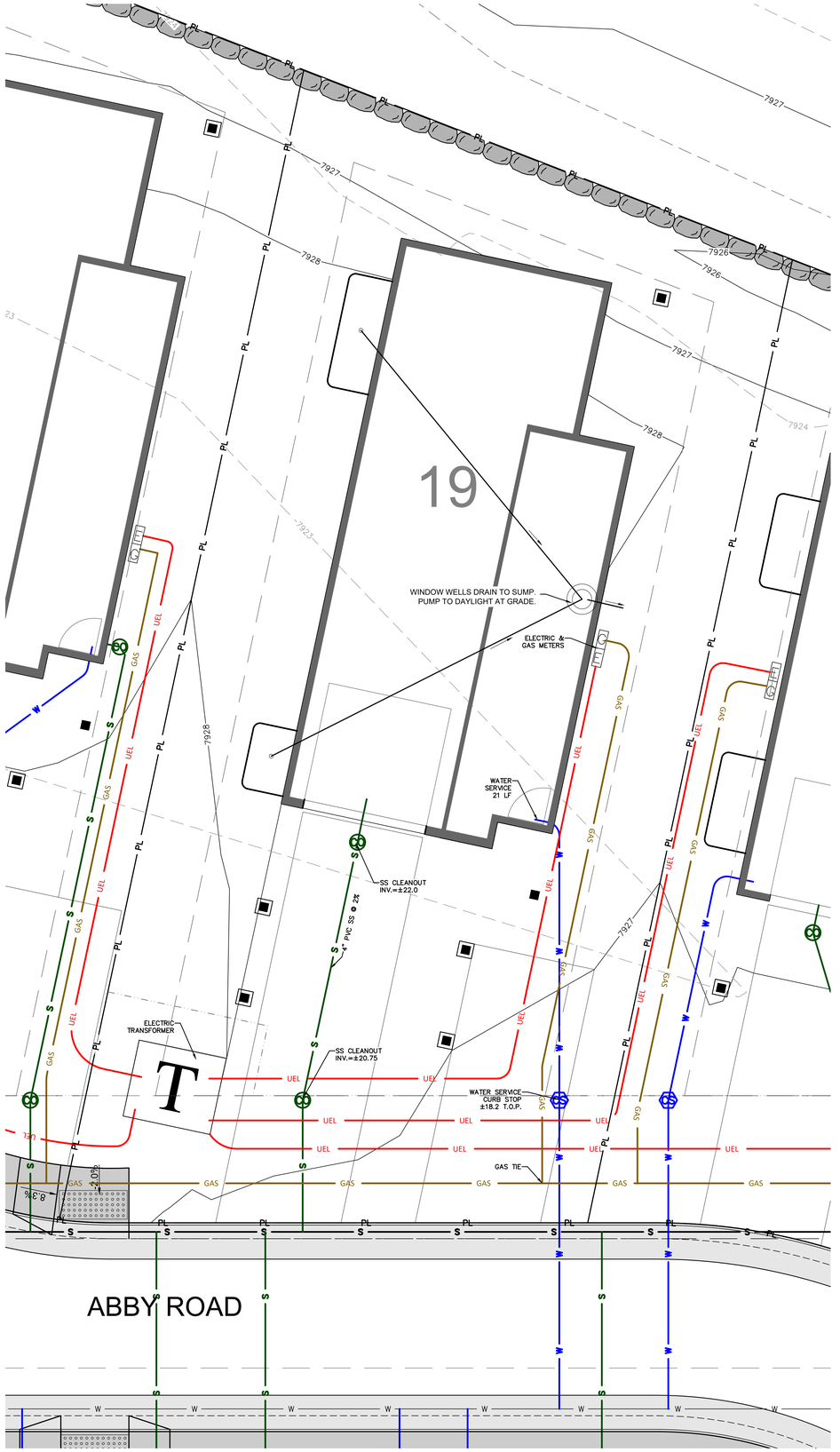
DATE	REVISION
2/14/25	DRB Coordination
3/17/25	DRB Updates
4/17/25	DRB Updates2

Title: SITE PLAN

Sheet: C.1



EROSION CONTROL PLAN



UTILITY PLAN

NOTES:
1. WATER SERVICE LINES SHALL BE TYPE K COPPER
2. WATER SERVICE CONNECTIONS ARE TO BE COMPRESSION OR SILVER-SOLDERED

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218 E. Valley Rd. p 970.963.9869
STE 104-PMB 177
Carbondale, Colorado 81623
timberlineengineering@gmail.com

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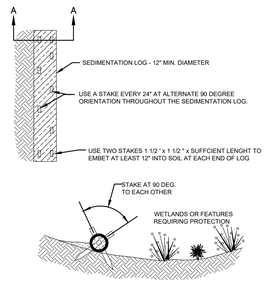
DATE	REVISION
2/14/25	DRB Coordination
3/17/25	DRB Updates
4/17/25	DRB Updates2

Title: UTILITY PLAN & EROSION CONTROL PLAN

Sheet: C.2



SECTION A - A

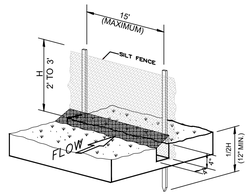
SEDIMENT CONTROL LOG INSTALLATION NOTES

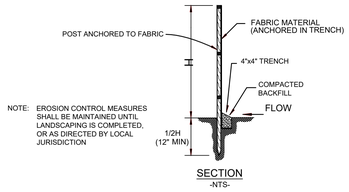
1. SEE PLAN VIEW FOR, - LOCATION AND LENGTH OF SEDIMENT CONTROL LOG.
2. SEDIMENT CONTROL LOGS INDICATED ON INITIAL SWMP PLAN SHALL BE INSTALLED PRIOR TO ANY LAND-DISTURBING ACTIVITIES.
3. SEDIMENT CONTROL LOGS SHALL CONSIST OF STRAW, COMPOST, EXCELSIOR, OR COCONUT FIBER.
4. NOT FOR USE IN CONCENTRATED FLOW AREAS.
5. THE SEDIMENT CONTROL LOG SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF 2".

SEDIMENT CONTROL LOG MAINTENANCE NOTES

1. THE SWMP MANAGER SHALL INSPECT SEDIMENT CONTROL LOGS DAILY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT UPSTREAM SEDIMENT AS NECESSARY.
2. SEDIMENT ACCUMULATED UPSTREAM OF SEDIMENT CONTROL LOGS SHALL BE REMOVED WHEN THE UPSTREAM SEDIMENT DEPTH IS WITHIN ½ THE HEIGHT OF THE CREST OF LOG.
3. SEDIMENT CONTROL LOG SHALL BE REMOVED AT THE END OF CONSTRUCTION. IF ANY DISTURBED AREA EXISTS AFTER REMOVAL, IT SHALL BE COVERED WITH TOP SOIL, DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

EROSION CONTROL LOG DETAIL

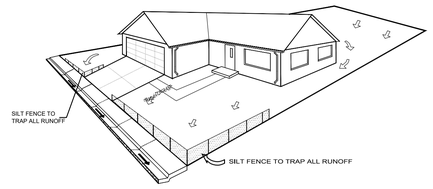




NOTE: EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL LANDSCAPING IS COMPLETED, OR AS DIRECTED BY LOCAL JURISDICTION

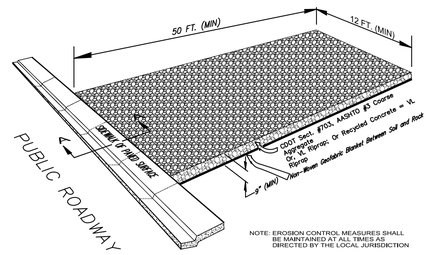
SECTION
-NTS-

SILT FENCE INSTALLATION DETAIL

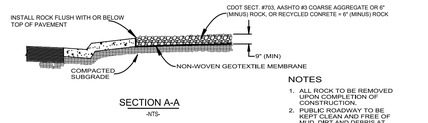


NOTE: EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES AS DIRECTED BY LOCAL JURISDICTION

SILT FENCE PLACEMENT DETAIL



NOTE: EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES AS DIRECTED BY THE LOCAL JURISDICTION



SECTION A-A
-NTS-

NOTES
1. ALL ROCK TO BE REMOVED UPON COMPLETION OF CONSTRUCTION.
2. PUBLIC ROADWAY TO BE KEPT CLEAN AND FREE OF MUD, DIRT AND DEBRIS AT ALL TIMES.

TEMPORARY VEHICLE TRACKING CONTROL DETAIL

TIMBERLINE ENGINEERING LLC CIVIL STRUCTURAL
218 E. Valley Rd. p 970.963.9869
STE 104-PMB 177
Carbondale, Colorado 81623
timberlineengineering@gmail.com

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UNIT 19 - SINGLE FAMILY RESIDENCE
Minturn, Colorado

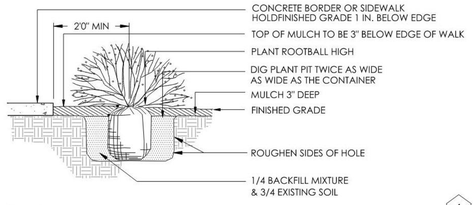
NOT FOR CONSTRUCTION

DATE	REVISION
2/14/25	DRB Coordination
3/17/25	DRB Updates
4/17/25	DRB Updates2

Title: EROSION CONTROL DETAILS

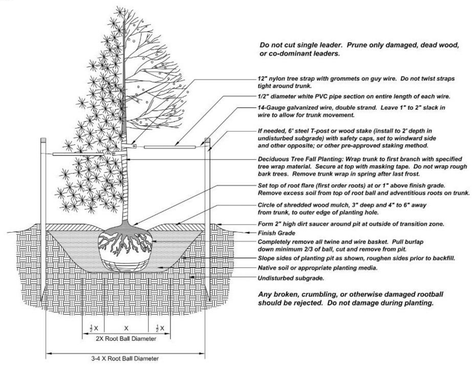
Sheet: C.3

PRUNE ALL DAMAGED OR DEAD WOOD IMMEDIATELY PRIOR TO PLANTING



1 SHRUB PLANTING
SCALE: 3/4" = 1'-0"

1



3 TREE PLANTING
SCALE: N.T.S.

3

NOTES:
1. CONTRACTOR TO SUBMIT SAMPLE PRIOR TO ORDERING MATERIAL OR DELIVERING TO SITE.
2. NO EDGER REQUIRED WHEN MULCH IS ADJACENT TO PAVEMENT, BORDER, OR WALLS.
3. SET ALL EDGING 1/2" ABOVE FINISH GRADE AS SHOWN.
4. EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR, AND FLUSH W/ GRADES OF CONCRETE.
5. ALL JOINTS TO BE SECURELY STAKED.
6. CONTRACTOR SHALL CUT TOP EDGE(S) AS NEEDED TO BE PARALLEL WITH GRADE.

8 METAL EDGER
SCALE: 3/4" = 1'-0"

8

ORNAMENTAL TREES

ABB.	BOTANIC	COMMON	SPACING	SIZE	QTY
AMG	*Amelanchier x grandiflora*	Autumn Brilliance Serviceberry	as shown	8' clump	21
CMT	*Crataegus x mordenensis* 'Toba'	Toba Hawthorn	as shown	2" Cal	5
MAS	*Malus x* 'Spring Snow'	Spring Snow Crabapple	as shown	2" Cal	8
MAT	*Malus* 'Thunderchild'	Thunderchild Crabapple	as shown	2" Cal	5
QUG	*Quercus gambelii*	Gambel Oak	as shown	8' clump	11

DECIDUOUS SHRUBS

ABB.	BOTANIC	COMMON	SPACING	SIZE	QTY
SAR	*Salix repens*	Creeping Willow	as shown	5 Gal.	9
SOS	*Sorbaria sorbifolia*	Ash-leaf Spirea	as shown	5 Gal.	6
SPM	*Syringa patula* 'Miss Kim'	Miss Kim Lilac	as shown	5 Gal.	9
SYO	*Symphoricapos occidentalis*	Western Snowberry	as shown	5 Gal.	4

PLAN IS ENLARGED DETAIL AND
UPDATE FROM THE PUD APPROVED PLAN.
REFER TO PUD APPROVED PLAN
FOR ADDITIONAL INFROMATION

NATIVE GRASS

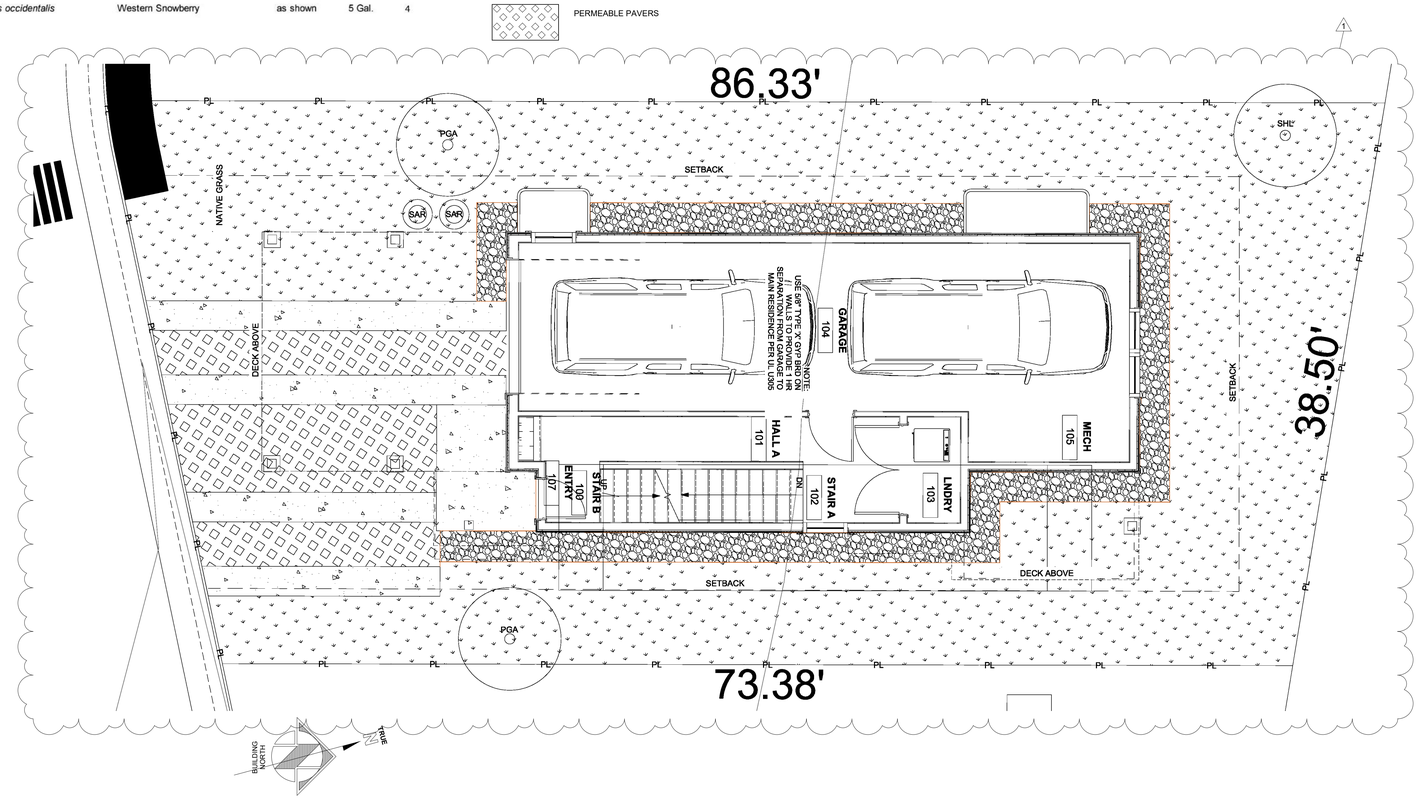
2' GRAVEL DRIP LINE MULCH

CONC. PARKING STRIP

PERMEABLE PAVERS

SITE CALCULATIONS

SITE SQFT	3,018 SQFT
BUILDING COVERAGE	1,200 SQFT
IMPERVIOUS COVERAGE (Includes Building)	1,294 SQFT
SITE COVERAGE ALLOWED	45%
SITE COVERAGE	42.9%



GENERAL NOTES:
1. CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES AND REGULATIONS.
2. CONTRACTOR TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO BEFORE DIGGING, INCLUDING BUT NOT LIMITED TO, TRENCHING, SHRUB AND TREE PLANTING PITS. IF UTILITIES OCCUR WITHIN (3) THREE FEET OF PROPOSED FOOTINGS, THE CONTRACTOR SHALL REPORT SUCH CONDITIONS TO THE OWNER.
3. CONTRACTOR IS RESPONSIBLE FOR FULL ON-SITE INVESTIGATIONS AS NEEDED IN ORDER TO GAIN A FULL UNDERSTANDING OF EXISTING CONDITIONS PRIOR TO CONSTRUCTION. FAILURE TO INSPECT THE SITE PRIOR TO CONSTRUCTION SHALL NOT BE CAUSE FOR REQUESTING ADDITIONAL MONIES BY THE CONTRACTOR.
4. THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
5. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR FOR SAFETY PRECAUTIONS OR PROBLEMS UTILIZED IN CONNECTION WITH THE WORK, AND HE/SHE WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
6. VERIFY ALL CONDITIONS AT THE JOB SITE AND NOTIFY LANDSCAPE ARCHITECT AND THE OWNER'S REP. IMMEDIATELY OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES PRIOR TO ANY DEMOLITION OR CONSTRUCTION.

SIGHT TRIANGLE NOTES:

PEDESTRIAN SIGHT TRIANGLES: NO ITEMS THAT ARE WIDER THAN 18" MAY BE TALLER THAN 30" WITHIN THE PEDESTRIAN SIGHT TRIANGLE.

CORNER SIGHT TRIANGLES: NO ITEMS TALLER THAN 30" MAY BE PLACED WITHIN THE CORNER SIGHT TRIANGLE, EXCEPT FOR TRAFFIC CONTROL DEVICES AND EQUIPMENT. TREES MUST BE LIMBED TO 8 FEET AT ADEQUATE MATURITY. TREES SHALL BE PLANTED A MINIMUM OF 10 FEET FROM LIGHT OR UTILITY POLES.

ROADWAY SIGHT TRIANGLES: NO ITEMS THAT ARE WIDER THAN 18" MAY BE TALLER THAN 30" WITHIN THE ROADWAY SIGHT TRIANGLE EXCEPT FOR STREET TREES AND TRAFFIC CONTROL DEVICES AND EQUIPMENT.

TREE PROTECTION ZONE (TPZ) NOTES:
1. CONTRACTOR SHALL VERIFY FINAL BOUNDARIES OF TPZ PRIOR TO COMMENCEMENT OF CONSTRUCTION/DEMOLITION ACTIVITIES. EXCESSIVE BRANCH PRUNING ON EXISTING TREES FOR CONSTRUCTION CLEARANCE WILL NOT BE PERMITTED. PRUNING FOR BUILDING CLEARANCE SHALL BE MINIMIZED. DUE TO SCOPE OF CONSTRUCTION AND SIZE OF EX. ROW TREES, USE CHAIN LINK FENCING TO ESTABLISH TPZ.
2. THE TREE LAWN WITHIN THE BOUNDARY OF THE TREE DRIPLINE SHALL NOT BE ROTOTILLED AT ANY TIME. ROTOTILLING IS ONLY PERMITTED IN AREAS OUTSIDE OF EXISTING TREE DRIPLINE WHERE CONCRETE & HARDSCAPE ARE REMOVED.

LANDSCAPE NOTES:
1. ALL NEW LANDSCAPE AND IRRIGATION SHALL BE UNDER WARRANTY FOR A PERIOD OF (1) ONE YEAR. THE WARRANTY PERIOD SHALL COMMENCE ONCE ALL PUNCH LIST ITEMS ARE SATISFACTORY COMPLETED AND A LETTER OF FINAL COMPLETION IS PROVIDED FROM THE OWNER'S REPRESENTATIVE. ALL LANDSCAPE AND IRRIGATION MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1 YEAR AFTER THE FINAL COMPLETION IS PROVIDED IN WRITING.
2. PLANT MATERIAL AND BED LOCATIONS TO BE STAKED BY THE LANDSCAPE CONTRACTOR FOR REVIEW BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. ALL ADJUSTMENTS SHALL BE MADE BY THE CONTRACTOR. THE CONTRACTOR SHALL NOT DIG PLANT PITS UNTIL LOCATIONS ARE APPROVED.
3. ROUGH GRADING TO PLUS OR MINUS ONE TENTH OF A FOOT BY GENERAL CONTRACTOR. LANDSCAPE CONTRACTOR TO PROVIDE FINISH GRADING IN ALL LANDSCAPE AREAS. LANDSCAPE CONTRACTOR TO APPROVE ROUGH GRADES PRIOR TO MOBILIZATION. MOBILIZATION ON THE PART OF THE LANDSCAPE CONTRACTOR WILL INDICATE THAT ROUGH GRADING IS ACCEPTABLE TO THE LANDSCAPE CONTRACTOR, AND THEREFORE BE RESPONSIBLE FOR PROVIDING ALL FINISHED GRADES TO MEET THE CIVIL GRADING PLANS.
4. TREES AND SHRUBS WILL BE INSPECTED ON-SITE. LANDSCAPE PLANT MATERIALS MAY BE REJECTED AT ANY TIME DUE TO ISSUES OF QUALITY.
5. ALL NEW LANDSCAPE AREAS SHALL BE IRRIGATED BY A COMMERCIAL GRADE, FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. TREES, SHRUBS, AND DECORATIVE GRASSES SHALL BE IRRIGATED BY A SEPARATE ZONE FROM SOD/GRASS; THIS INCLUDES TREES PLANTED IN SOD/GRASS AREA. THE IRRIGATION SYSTEM IS TO HAVE A RAIN SENSOR SHUTOFF INSTALLED. IRRIGATION TO BE DESIGN/BUILD, CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH ARCHITECT, LANDSCAPE ARCHITECT, AND MECHANICAL AND FOR GENERATION OF AN IRRIGATION PLAN FOR REVIEW WITH AS BUILT PLAN AS REQUIRED.
6. ALL PLANT MATERIAL SHALL MEET OR EXCEED CURRENT AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1 AND THE COLORADO NURSERY ACT AND ACCOMPANYING RULE AND REGULATIONS.
7. TRUNK-WRAP TAPE: TWO LAYERS OF CRINKLED PAPER CEMENTED TOGETHER WITH BITUMINOUS MATERIAL, 4 INCHES (102 MM) WIDE MIN.
8. WRAPPING TREE TRUNKS: WRAP TREES WITH TRUNK-WRAP TAPE. START AT BASE OF TRUNK AND SPIRAL COVER TRUNK TO HEIGHT OF FIRST BRANCHES. OVERLAP WRAP, EXPOSING HALF THE WIDTH, AND SECURELY ATTACH WITHOUT CAUSING GIRDLING. DO NOT USE STAPLES. INSPECT TREE TRUNKS FOR INJURY, IMPROPER PRUNING, AND INSECT INFESTATION AND TAKE CORRECTIVE MEASURES REQUIRED BEFORE WRAPPING. DO NOT WRAP ROUGH BARK, POPULUS OR GLEDITSIA TREES. REMOVE WRAP IN SPRING.
   - 8.1. NO TREE SHALL BE WRAPPED AFTER MAY 21 OR BEFORE NOVEMBER 1.
   - 8.2. ALL DECIDUOUS TREES SHALL BE WRAPPED BY NOV. 15. REMOVE TREE WRAP BY MAY 15.
   - 8.3. CONTRACTOR SHALL BE RESPONSIBLE FOR WRAPPING AND UNWRAPPING TREES DURING THE WARRANTY PERIOD.
9. FIBER MULCH AT PLANTING BEDS: ORGANIC MULCH FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS, CONSISTING OF SHREDDED REDWOOD MULCH NOT LARGER THAN FOUR INCHES (4") IN LENGTH. SUBMIT 1.0 CF SAMPLE FOR APPROVAL.

SOIL PREPARATION:
SOIL SHALL BE AMENDED BASED ON THE SOIL TEST RECOMMENDATIONS (TO ADDRESS SPECIFIC DEFICIENCIES & ISSUES IN EXISTING SOIL). THE FOLLOWING INCLUDES THE SOIL TEST REQUIREMENTS AND RECOMMENDATIONS TO BE USED IN CONJUNCTION WITH THE SOIL TEST RESULTS:

1. SOIL ANALYSIS, BULK DENSITY TESTING AND REMEDIATION REQUIRED. SOIL ANALYSIS FROM A LOCAL ACCREDITED SOIL ANALYSIS LABORATORY WITH EXPERIENCE IN LOCAL URBAN SOILS SHALL BE REQUIRED WHEN PLANTS ARE TO BE INSTALLED IN GREEN SPACE. ALL SOIL REMEDIATION SHALL BE BASED ON THE SOIL ANALYSIS.
   - 1.1. MINIMUM SOIL ANALYSIS MUST DETERMINE SOIL TEXTURE AND STRUCTURE, PH BALANCE, SOIL SALINITY, FREE LIME, ORGANIC MATTER (OM) CONTENT, PLANT AVAILABLE NUTRIENTS AND COMPACTION.
   - 1.2. DEPTH OF LANDSCAPE SOIL ANALYSIS SHALL BE 24IN FOR TREES AND 8IN FOR ALL OTHER AREAS
   - 1.3. SOIL REMEDIATION REQUIRED BASED ON SOIL ANALYSIS.

2. COMPOSTED MATERIAL SHALL CONSIST OF AGED ORGANIC MATTER, FREE OF WEED OR OTHER NOXIOUS PLANT SEEDS, LUMPS, STONES, OR OTHER FOREIGN CONTAMINANTS HARMFUL TO PLANT LIFE, AND HAVING THE FOLLOWING CHARACTERISTICS BASED ON A NUTRIENT TEST PERFORMED NO LONGER THAN 3 MONTHS PRIOR TO ITS INCORPORATION INTO THE PROJECT:
   - 1.1. ORGANIC MATTER: 25% MINIMUM.
   - 1.2. SALT CONTENT: 5.0 MMHOS/CM MAXIMUM.
   - 1.3. PH: 8.5 MAXIMUM.
   - 1.4. CARBON TO NITROGEN RATIO OF 10:1 TO 20:1.
   - 1.5. PARTICLE SIZE NO PARTICLE SMALLER THAN SILT OR CLAY SIZE, OR LARGER THAN ½" DIAMETER
   - 1.6. ACCEPTABLE COMPOST PRODUCT: CLASS I COMPOST, SUCH AS ECOGRO OR BIO-COMP, AS PROVIDED BY A1 ORGANICS, EATON, CO, OR APPROVED EQUAL.

2. FINISH GRADE TO BE BELOW THE EDGE OF PAVEMENT PRIOR TO SODDING OR PLANTING:
   - 1.1. SEEDED/SODDED AREAS: ALLOW 1 INCH FOR SOD.
   - 1.2. PLANTED AREAS: ALLOW 3 INCHES FOR MULCH.

4. AFTER APPLYING SOIL CONDITIONER AND FERTILIZER, THOROUGHLY TILL AREA TO DEPTH OF 6" MINIMUM UNTIL SOIL IS WELL PULVERIZED AND THOROUGHLY MIXED.

TAB Associates
The Architectural Balance
0056 Edwards Village Blvd.
Suite 210
Edwards, CO 81632
(970) 766-1470
fax: (970) 766-1471
email: tab@vail.net
www.tabassociates.com

Civil Engineer
Timberline Engineering
(970) 963-9869
Structural Engineer
KRM Consultants, Inc
(970) 949-9391
Mechanical Engineer

Electrical Engineer

Seal

Belden Place - Singel Family
Lot 19 - 0012 Abby Road
Minturn, Colorado

Revisions:		
No	Description	Date
1	DRB Rev	3/12/25

Issue Dates:
DRB - 02/14/2025

Sheet Title:
Landscape Plan

Project No:
2215

Sheet No:
A1.1

P:\2215 Belden Place Phase 2\01 Drawing Files\05 Construction Documents\Lot 19 Revit CD\2025 03\10 - 2215 Belden Lot 19 - Updat
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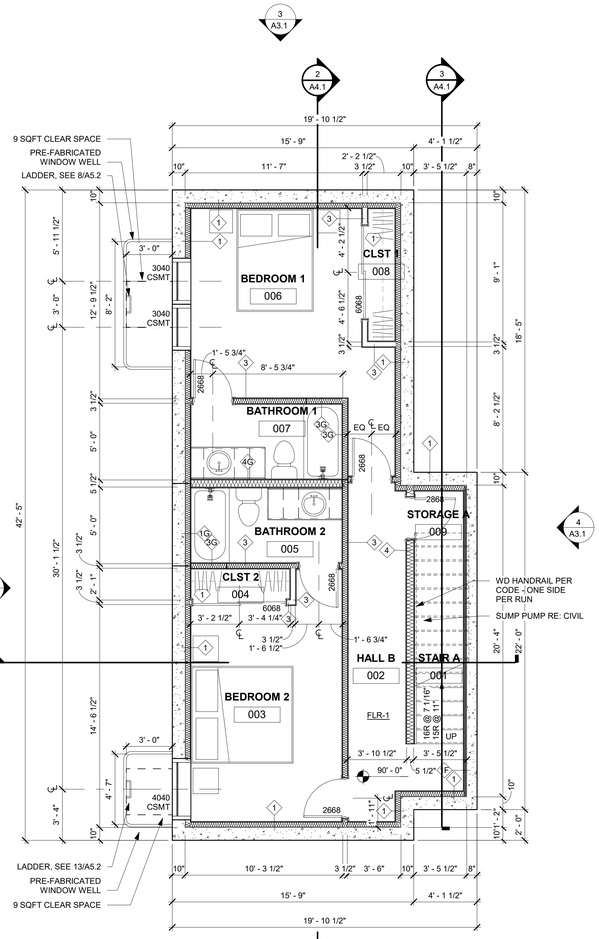
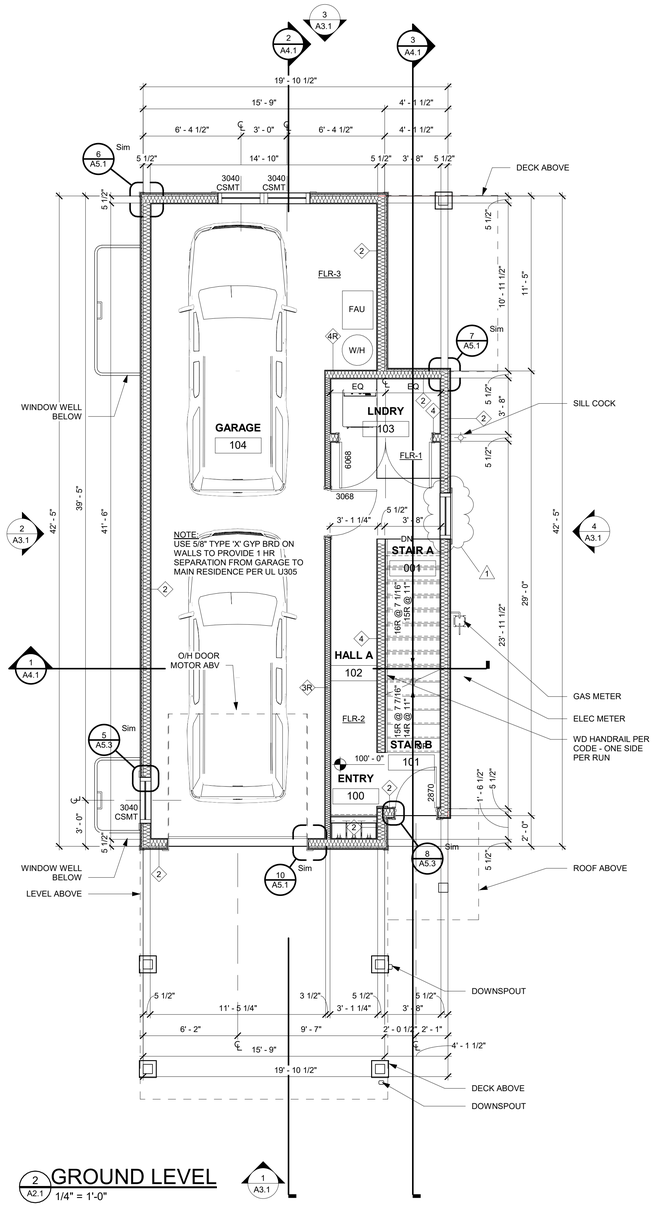
AREA SUMMARY	
PROPOSED CONDITIONED SQUARE FOOTAGE	
BASEMENT LEVEL	678 SF
GROUND LEVEL	156 SF
MAIN LEVEL	792 SF
UPPER LEVEL	727 SF
TOTAL	2,353 SF
PROPOSED UNCONDITIONED SQUARE FOOTAGE	
BASEMENT LEVEL	0
GROUND LEVEL	513 SF
MAIN LEVEL	0
UPPER LEVEL	0
TOTAL	513 SF
TOTAL COND & UNCOND	**2,866 SF**



1 A2.1 BASEMENT
1/4" = 1'-0"



2 A2.1 GROUND LEVEL
1/4" = 1'-0"

NOTES:

CLOSET NOTES:

1. SINGLE HANGING: DESIGNATED BY SINGLE DASHED LINE IN CLOSETS TO BE: 16" SHELF @ 7'-0" AFF, 16" SHELF & ROD @ 5'-6" AFF.
2. DOUBLE HANGING: DESIGNATED BY DOUBLE DASHED LINE IN CLOSETS TO BE: 16" SHELF & ROD @ 7'-0" AFF, 12" SHELF & ROD @ 3'-6" AFF.
3. SHELVES @ WALK-IN CLOSETS: 6 - 16" SHELVES @ 1'-2" OC, 1st SHELF @ 1'-2" AFF, SHELF WIDTH TO BE CLOSET WIDTH, LESS 4'-0" OR AS OTHERWISE INDICATED.
4. LINEN SHELVES: 6 SHELVES, WIDTH AS NOTED, @ 1'-2" OC, 1st SHELF @ 1'-2" AFF, FULL CLOSET WIDTH.
5. STORAGE SHELVES: 6 - 16" SHELVES @ 1'-2" OC, 1st SHELF @ 1'-2" AFF, FULL CLOSET WIDTH.

GENERAL CLOSET NOTES:

1. ALL SHELVES & VERTICAL DIVIDERS TO BE AC PLYWOOD WITH 1x2 EDGE. SPECIES TO BE SPECIFIED BY DEVELOPER.
2. CLEATS TO BE 1x2 CLEAR PINE.
3. PROVIDE ROD SUPPORTS @ 36" OC MAX.
4. ALL TO BE STAINED TO MATCH CASE & BASE.

FLOOR PLAN GENERAL NOTES:

1. PATCH EXISTING CONSTRUCTION SCHEDULED TO REMAIN. REPAIRED SURFACES TO BE FLUSH WITH ADJACENT FINISH SURFACES. TO SAME QUALITY AS NEW CONSTRUCTION PRIOR TO INSTALLING NEW FINISHES. REFER TO THE FINISH MANUFACTURER'S GUIDELINES FOR INSTALLATION.
2. PATCH EXISTING FIRE-RATED WALLS, FLOOR CEILINGS, ETC. SO AS TO MAINTAIN THE FIRE-RADIATING. ADD FIRE-SMOKE DAMPERS WHERE NEW DUCTS CROSS. ADD FIRE STOP AT ALL
3. PATCH WALLS AT REMOVED RECEPTACLE OPENINGS SO AS TO RECEIVE SUBSEQUENT WORK.
4. PATCH AND LEVEL FLOOR SUBSTRATES TO RECEIVE NEW WORK AS SCHEDULED.
5. COORDINATE ALL FLOOR CORE DRILLING WITH EXISTING.
6. DO NOT SCALE DRAWINGS.
7. IN ROOMS WITH FLOOR DRAINS, SLOPE CONCRETE SURFACE WITHIN 18" RADIUS AT 1/4" PER FOOT TOWARD FLOOR DRAIN, UNLESS OTHERWISE INDICATED.
8. ALL SPOT ELEVATIONS SHOWN ON THE FLOOR PLANS OUTSIDE THE BUILDING RELATE TO USGS ELEVATIONS. ALL SPOT ELEVATIONS INSIDE THE BUILDING REFER TO BUILDING REFERENCE ELEVATIONS. NOTIFY ARCHITECT IMMEDIATELY SHOULD CONDITIONS BE FOUND CONTRADICTORY TO THESE DRAWINGS.
9. ALL ANGLES SHOWN ON THE FLOOR PLANS ARE 90 DEGREES UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS ARE TO GRID LINE, FACE OF CONCRETE OR MASONRY, OR FACE OF GYPSUM BOARD, UNLESS OTHERWISE NOTED.
11. ALL FLOOR PLAN DIMENSIONS TO MASONRY ARE NOMINAL DIMENSIONS, UNLESS NOTED AS ACTUAL.

GENERAL NOTES:

1. DO NOT SCALE DRAWINGS. USE GIVEN DIMENSIONS. IMMEDIATELY NOTIFY ARCHITECT IF ADDITIONAL INFORMATION IS REQUIRED. ALL DIMENSIONS ARE GIVEN TO FACE OF WALL FRAMING. SEE WALL SECTIONS AND WALL TYPES FOR EXACT CONSTRUCTION.
2. SEE SHEET A0.1 FOR WALL TYPES INDICATED ON FLOOR PLANS
3. PROVIDE ALL NECESSARY BLOCKING FOR PROPER ATTACHMENT OF WORK IN WALLS AND CEILINGS. LOCATIONS INCLUDE BUT NOT LIMITED TO, TOILET AND BATH ACCESSORIES, WALL AND CEILING MOUNTED ELECTRICAL EQUIPMENT, WINDOW TREATMENTS, CASEWORK, COUNTERTOPS, ETC.
4. WHERE WALL PARTITIONS ARE A CONTINUATION OF EXISTING ONES. NEW FINISH SURFACES MUST BE FLUSH AND CONTINUOUS WITH EXISTING SURFACES ON BOTH SIDES. INFILL OPENINGS IN EXISTING WALLS WITH MATERIAL TO MATCH EXISTING WALL THICKNESS, TEXTURE, AND FINISH.
5. REFERENCE S-SERIES DRAWINGS FOR STRUCTURAL NOTES AND DETAILS AND COORDINATE.
6. EXISTING BUILDING DIMENSIONS AND ELEVATIONS ARE BASED UPON EXISTING SURVEY INFORMATION. IMMEDIATELY NOTIFY ARCHITECT IF CONDITIONS ARE ENCOUNTERED THAT DO NOT AGREE WITH DIMENSIONS AND/OR ELEVATIONS SHOWN.
7. VERIFY ALL PITCHED FLOOR AREAS SHOWN WITH PITCH LINES WITH THE ARCHITECT. PROVIDE A SLAB DEPRESSION AT ALL FLOOR DRAINS WHERE PITCH LINES ARE NOT SHOWN ON DRAWINGS.
8. PROVIDE 4" RETURN FROM FACE OF ADJACENT WALL FOR ANY DOORS NOT DIMENSIONED.
9. SEE MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ITEMS NOT SHOWN ON ARCHITECTURAL DRAWINGS AND COORDINATE.
10. ALL INTERIOR WALLS SHALL EXTEND TO UNDERSIDE OF ROOF DECK AND STEEL STRUCTURE (BEAM) UNLESS NOTED OTHERWISE. SEE PARTITION WALL TYPES ON SHEET A0.03
11. DATUM 100'-0" INDICATED ON ALL DRAWINGS, OTHER THAN CIVIL SERIES EQUALS XXXX.XX ON CIVIL DRAWINGS
12. ALL STEEL LOCATED BELOW AND EXPOSED TO GRADE TO BE COATED WITH BITUMINOUS DAMPROOFING.
13. CONTRACTOR TO COMPLY WITH ALL REQUIREMENTS FOR SPECIAL INSPECTIONS, 2015 IBC-1704.

TAB Associates
The Architectural Balance
0056 Edwards Village Blvd.
Suite 210
Edwards, CO 81632
(970) 766-1470
fax: (970) 766-1471
email: tab@vail.net
www.tabassociates.com

Civil Engineer
Timberline Engineering
(970) 963-9869
Structural Engineer
KRM Consultants, Inc
(970) 949-9391
Mechanical Engineer

Electrical Engineer

Seal

Belden Place - Singel Family
Lot 19 - 0012 Abby Road
Minturn, Colorado

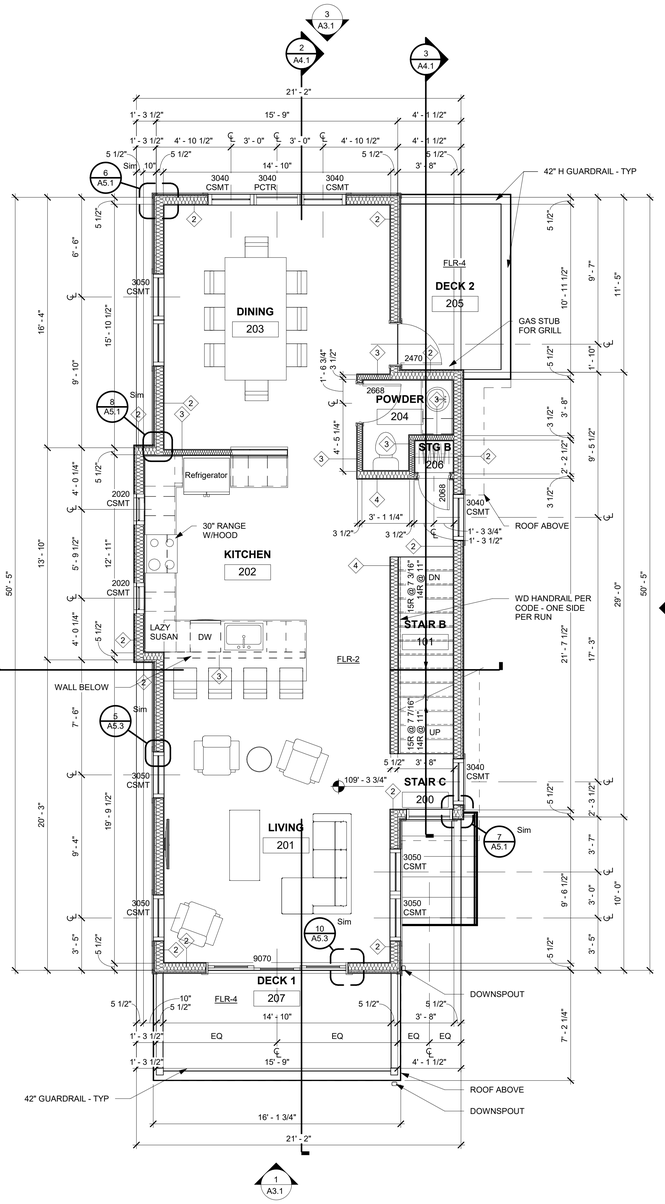
Revisions:		
No	Description	Date
1	DRB Rev	3/12/25

Issue Dates:
DRB - 02/14/2025

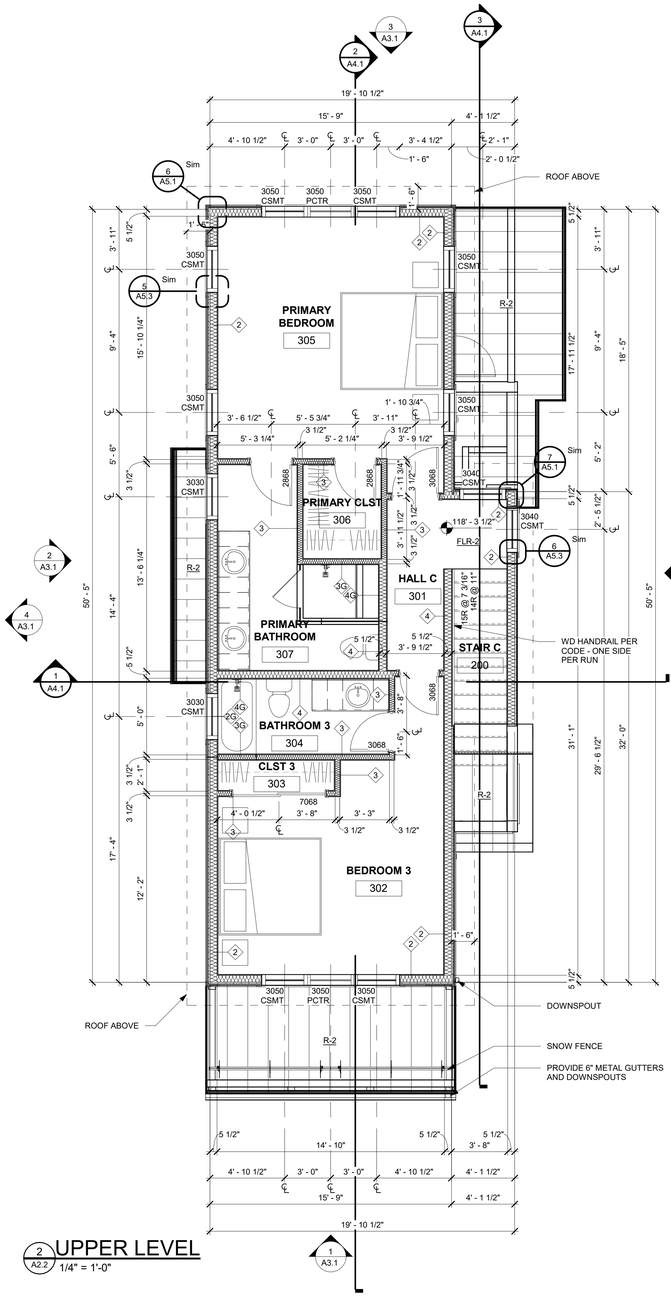
Sheet Title:
Basement & Ground Floor Plans

Project No:
2215

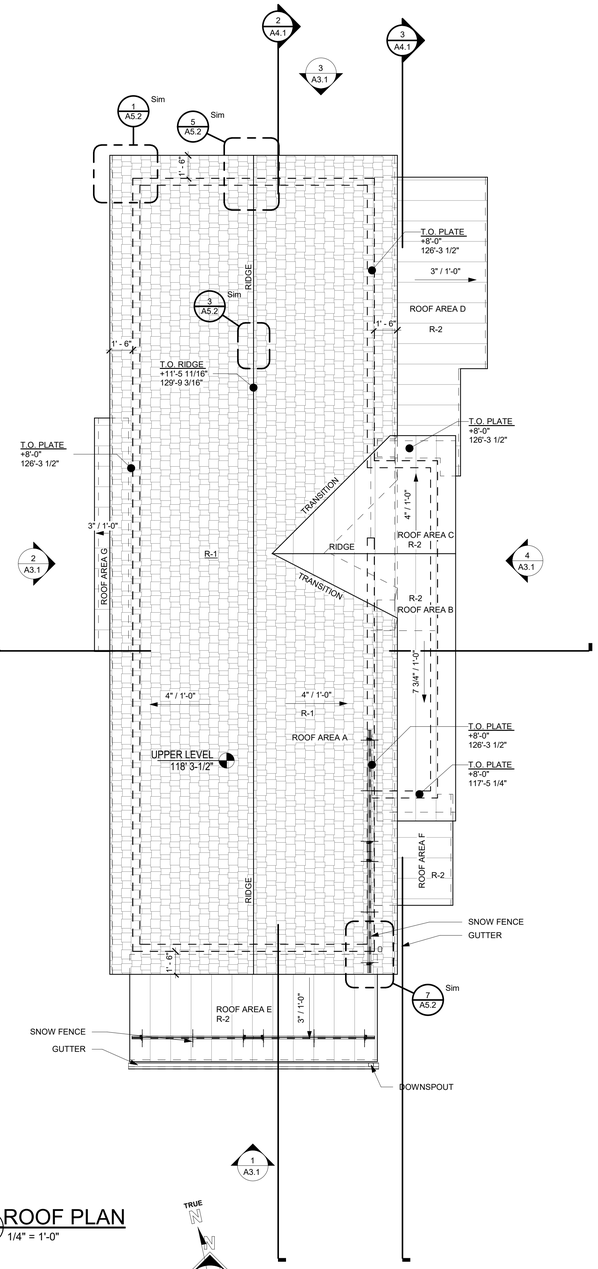
Sheet No:
A2.1



1 A2.2 MAIN LEVEL
1/4" = 1'-0"



2 A2.2 UPPER LEVEL
1/4" = 1'-0"



3 A2.2 ROOF PLAN
1/4" = 1'-0"

BUILDING NORTH

STICK RIDGE — B.O. RIDGE +20'-2 5/8" (120'-2 5/8" (8359.22') T.O. RIDGE 8360.68')

T.O. WALL PLATE — T.O. PLATE +10'-0" 110'-0"

FLOOR SPOT ELEV — MAIN LEVEL T.O. PLYWD/CONC/GYP 100'-0" (8466.5')

TRUSS RIDGE — +20'-2 5/8" (120'-2 5/8" T.O. RIDGE 8360.68')

TRUSS BEARING — T.O. PLATE +10'-0" 110'-0" +16" HEEL

NOTES:

ROOF FINISH LEGEND

NOTES:

1. HATCHED AREAS INDICATE OVERBUILT ROOF & CRICKETS, RE: STRUCTURAL
2. ALL GUTTERS & DOWNSPOUTS TO RECEIVE HEAT TAPE FOR ENTIRE LENGTH, RE: DIAGRAM ON ELECTRICAL PLANS
3. T.O. RIDGE ELEVATIONS GIVEN AT TOP OF ROOF SHEATHING
4. CONTRACTOR TO VERIFY CHIMNEY DIMENSIONS WITH FIREPLACE MANUFACTURERS' REQUIREMENTS

R-1 TAMKO ASPHALT SHINGLES, HERITAGE PREMIUM, COLOR: NATURAL TIMBER

R-2 COIL COATED MTL STANDING SEAM ROOF SEE SYSTEM NOTES SHEET A0.1

COIL COATED MTL FLASHING, GUTTERS, AND DOWNSPOUTS

OVERHANGS ARE 2'-0" FROM FACE OF FRAMING TYP. U.N.O.

CHIMNEY CAP - 6" SANDSTONE CAP

ROOF BEAMS - ROUGH SAWN TIMBER

GENERAL NOTES:

1. DO NOT SCALE DRAWINGS. USE GIVEN DIMENSIONS. IMMEDIATELY NOTIFY ARCHITECT IF ADDITIONAL INFORMATION IS REQUIRED. ALL DIMENSIONS ARE GIVEN TO FACE OF WALL FRAMING. SEE WALL SECTIONS AND WALL TYPES FOR EXACT CONSTRUCTION
2. SEE SHEET A0.1 FOR WALL TYPES INDICATED ON FLOOR PLANS
3. PROVIDE ALL NECESSARY BLOCKING FOR PROPER ATTACHMENT OF WORK IN WALLS AND CEILINGS. LOCATIONS INCLUDE BUT NOT LIMITED TO, TOILET AND BATH ACCESSORIES, WALL AND CEILING MOUNTED ELECTRICAL EQUIPMENT, WINDOW TREATMENTS, CASEWORK, COUNTERTOPS, ETC.
4. WHERE WALL PARTITIONS ARE A CONTINUATION OF EXISTING ONES. NEW FINISH SURFACES MUST BE FLUSH AND CONTINUOUS WITH EXISTING SURFACES ON BOTH SIDES. INFILL OPENINGS IN EXISTING WALLS WITH MATERIAL TO MATCH EXISTING WALL THICKNESS, TEXTURE, AND FINISH.
5. REFERENCE S-SERIES DRAWINGS FOR STRUCTURAL NOTES AND DETAILS AND COORDINATE.
6. EXISTING BUILDING DIMENSIONS AND ELEVATIONS ARE BASED UPON EXISTING SURVEY INFORMATION. IMMEDIATELY NOTIFY ARCHITECT IF CONDITIONS ARE ENCOUNTERED THAT DO NOT AGREE WITH DIMENSIONS AND/OR ELEVATIONS SHOWN.
7. VERIFY ALL PITCHED FLOOR AREAS SHOWN WITH PITCH LINES WITH THE ARCHITECT. PROVIDE A SLAB DEPRESSION AT ALL FLOOR DRAINS WHERE PITCH LINES ARE NOT SHOWN ON DRAWINGS.
8. PROVIDE 4" RETURN FROM FACE OF ADJACENT WALL FOR ANY DOORS NOT DIMENSIONED.
9. SEE MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ITEMS NOT SHOWN ON ARCHITECTURAL DRAWINGS AND COORDINATE.
10. ALL INTERIOR WALLS SHALL EXTEND TO UNDERSIDE OF ROOF DECK AND STEEL STRUCTURE (BEAM) UNLESS NOTED OTHERWISE. SEE PARTITION WALL TYPES ON SHEET A0.03
11. DATUM 100'-0" INDICATED ON ALL DRAWINGS, OTHER THAN CIVIL SERIES EQUALS XXXX.XX ON CIVIL DRAWINGS
12. ALL STEEL LOCATED BELOW AND EXPOSED TO GRADE TO BE COATED WITH BITUMINOUS DAMPROOFING.
13. CONTRACTOR TO COMPLY WITH ALL REQUIREMENTS FOR SPECIAL INSPECTIONS, 2015 IBC-1704.

CLOSET NOTES:

1. SINGLE HANGING: DESIGNATED BY SINGLE DASHED LINE IN CLOSETS TO BE: 16" SHELF @ 7'-0" AFF, 16" SHELF & ROD @ 5'-6" AFF.
2. DOUBLE HANGING: DESIGNATED BY DOUBLE DASHED LINE IN CLOSETS TO BE: 16" SHELF & ROD @ 7'-0" AFF, 12" SHELF & ROD @ 3'-6" AFF.
3. SHELVES @ WALK-IN CLOSETS: 6 - 16" SHELVES @ 1'-2" OC, 1st SHELF @ 1'-2" AFF, SHELF WIDTH TO BE CLOSET WIDTH, LESS 4'-0" OR AS OTHERWISE INDICATED.
4. LINEN SHELVES: 6 SHELVES, WIDTH AS NOTED, @ 1'-2" OC, 1st SHELF @ 1'-2" AFF, FULL CLOSET WIDTH.
5. STORAGE SHELVES: 6 - 16" SHELVES @ 1'-2" OC, 1st SHELF @ 1'-2" AFF, FULL CLOSET WIDTH.

GENERAL CLOSET NOTES:

1. ALL SHELVES & VERTICAL DIVIDERS TO BE AC PLYWOOD WITH 1x2 EDGE. SPECIES TO BE SPECIFIED BY DEVELOPER.
2. CLEATS TO BE 1x2 CLEAR PINE.
3. PROVIDE ROD SUPPORTS @ 36" OC MAX.
4. ALL TO BE STAINED TO MATCH CASE & BASE.

FLOOR PLAN GENERAL NOTES:

1. PATCH EXISTING CONSTRUCTION SCHEDULED TO REMAIN. REPAIRED SURFACES TO BE FLUSH WITH ADJACENT FINISH SURFACES. TO SAME QUALITY AS NEW CONSTRUCTION PRIOR TO INSTALLING NEW FINISHES. REFER TO THE FINISH MANUFACTURER'S GUIDELINES FOR INSTALLATION.
2. PATCH EXISTING FIRE-RATED WALLS, FLOOR CEILINGS, ETC. SO AS TO MAINTAIN THE FIRE-RADIATING. ADD FIRE-SMOKE DAMPERS WHERE NEW DUCTS CROSS. ADD FIRE STOP AT ALL
3. PATCH WALLS AT REMOVED RECEPTACLE OPENINGS SO AS TO RECEIVE SUBSEQUENT WORK.
4. PATCH AND LEVEL FLOOR SUBSTRATES TO RECEIVE NEW WORK AS SCHEDULED.
5. COORDINATE ALL FLOOR CORE DRILLING WITH EXISTING.
6. DO NOT SCALE DRAWINGS.
7. IN ROOMS WITH FLOOR DRAINS, SLOPE CONCRETE SURFACE WITHIN 18" RADIUS AT 1/4" PER FOOT TOWARD FLOOR DRAIN, UNLESS OTHERWISE INDICATED.
8. ALL SPOT ELEVATIONS SHOWN ON THE FLOOR PLANS OUTSIDE THE BUILDING RELATE TO USGS ELEVATIONS. ALL SPOT ELEVATIONS INSIDE THE BUILDING REFER TO BUILDING REFERENCE ELEVATIONS. NOTIFY ARCHITECT IMMEDIATELY SHOULD CONDITIONS BE FOUND CONTRADICTORY TO THESE DRAWINGS.
9. ALL ANGLES SHOWN ON THE FLOOR PLANS ARE 90 DEGREES UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS ARE TO GRID LINE, FACE OF CONCRETE OR MASONRY, OR FACE OF GYPSUM BOARD, UNLESS OTHERWISE NOTED.
11. ALL FLOOR PLAN DIMENSIONS TO MASONRY ARE NOMINAL DIMENSIONS, UNLESS NOTED AS ACTUAL.

TAB Associates
The Architectural Balance
0056 Edwards Village Blvd.
Suite 210
Edwards, CO 81632
(970) 766-1470
fax: (970) 766-1471
email: tab@vail.net
www.tabassociates.com

Civil Engineer
Timberline Engineering
(970) 963-9869

Structural Engineer
KRM Consultants, Inc
(970) 949-9391

Mechanical Engineer

Electrical Engineer

Seal

Belden Place - Singel Family
Lot 19 - 0012 Abby Road
Minturn, Colorado

Revisions:		
No	Description	Date

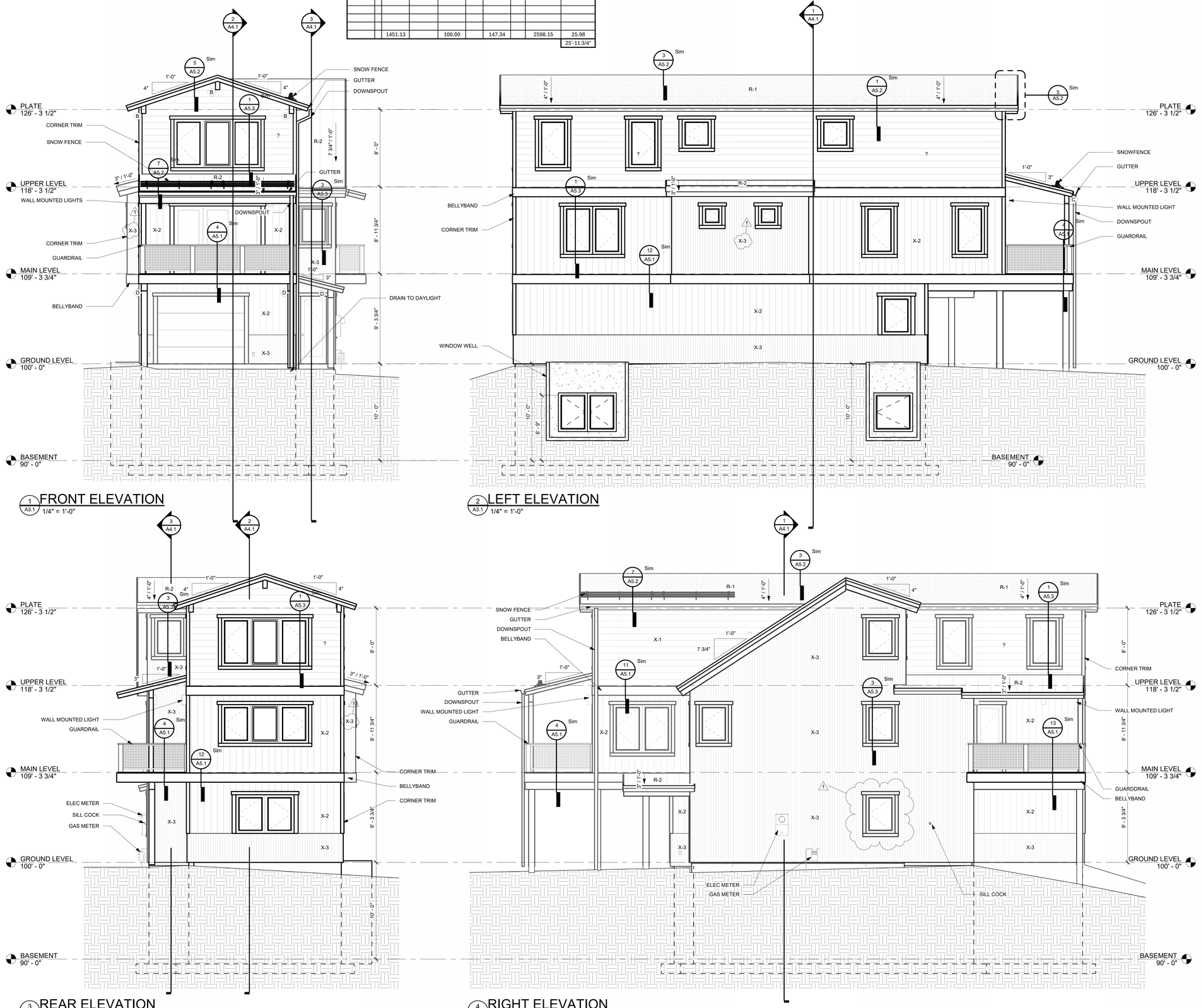
Issue Dates:
DRB - 02/14/2025

Sheet Title:
Main, Upper, & Roof Plans

Project No:
2215

Sheet No:
A2.2

Roof Mark		Roof Area (SF)		Roof Area %		Avg Hgt (Ft)		Weighted Avg (Ft)	
A		962.12	/ by total	66.30	X	28.61	=	1896.88	
B		101.92	/ by total	7.02	X	24.14	=	169.55	
C		63.53	/ by total	4.38	X	28.49	=	124.73	
D		125.31	/ by total	8.64	X	18.80	=	162.34	
E		138.95	/ by total	9.58	X	19.26	=	184.42	
F		25.51	/ by total	1.76	X	8.91	=	15.66	
G		33.79	/ by total	2.33	X	19.13		44.56	
		1451.13		100.00		147.34		2598.15	25.98
									25'-11 3/4"



1 A3.1 FRONT ELEVATION
1/4" = 1'-0"

2 A3.1 LEFT ELEVATION
1/4" = 1'-0"

3 A3.1 REAR ELEVATION
1/4" = 1'-0"

4 A3.1 RIGHT ELEVATION
1/4" = 1'-0"

NOTES:

EXTERIOR MATERIAL LEGEND:

X-1 DIAMOND KOTE LP SMARTSIDE LAP SIDING COLOR - FRENCH GREY
X-2 DIAMOND KOTE LP SMARTSIDE VERTICAL SIDING COLOR - FRENCH GREY
X-3 VERTICAL CORRUGATED METAL SIDING COLOR - OLD TOWN GRAY

R-1 ASPHALT SHINGLE ROOF
R-2 STANDING SEAM METAL ROOF

EXTERIOR ELEVATION GENERAL NOTES:

1. EXTERIOR FINISHES INDICATED ON ELEVATIONS SEE "EXTERIOR MATERIAL LEGEND" FOR MATERIALS.
2. RFERENCE ROOF PLAN FOR LOCATIONS OF ROOF COMPONENETS NOT INDICATED ON EXTERIOR ELEVATIONS.
3. REFER TO MEP AND STRUCTURAL DRAWINGS FOR ANY ADDITIONAL WORK.
4. ASSUME ALL PAINTED SURFACES WILL BE REPAINTED. THIS INCLUDES BUT IS NOT LIMITED TO: DOORS, DOOR FRAMES, WINDOW FRAMES, AND HEADERS, CEILINGS, HANDRAILS, EXPOSED MECHANICAL, CMU ACCENTS, SOFFITS, STRUCTURAL BEAMS, AND ETC.
5. PROVIDE ALLOWANCE TO SEAL AND CAULK VARIOUS WALL PENERTRATIONS ANS HOLES AROUND EXTERIOR PERIMETER OF BUIDLING, SIMILAR AREAS SUCH AS HOSE BIBS, PIPES, ETC.
6. PROVIDE ALLOWANCE TO REVIEW ALL EXPOSED ELECTRICAL CONDUIT TO DETERMINE FEASIBILITY TO REMOVE OR RELOCATE. INCLUDE IN ALLOWANCE LABOR AND MATERIALS TO REMOVE OR RELOCATE.
7. SEE CIVIL PLANS FOR NOTE TO RESEAL ALL HORIZONTAL CONCRETE AND ASPHALT JOINTS AT BUILDING.
8. WHEN A PORTION OF A WALL IS PAINTED ASSUME THE ENTIRE WALL IS PAINTED TO INSIDE OR OUTSIDE CORNERS.
9. DO NOT SCALE DRAWINGS.
10. ALL ANGLES SHOWN ON THE FLOOR PLANS ARE 90 DEGREES UNLESS NOTED OTHERWISE.

BEAMWORK LEGEND:

A 4X10
B 6X10
C 6X12
D 8X12
E 10X14
F 12X16

TAB Associates
The Architectural Balance
0056 Edwards Village Blvd.
Suite 210
Edwards, CO 81632
(970) 766-1470
fax: (970) 766-1471
email: tab@vail.net
www.tabassociates.com

Civil Engineer
Timberline Engineering
(970) 963-9869
Structural Engineer
KRM Consultants, Inc
(970) 949-9391
Mechanical Engineer

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Seal

Belden Place - Singel Family
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Minturn, Colorado

Revisions:		
No	Description	Date
1	DRB Rev	3/12/25

Issue Dates:
DRB - 02/14/2025

Sheet Title:
Exterior Elevations

Project No:
2215

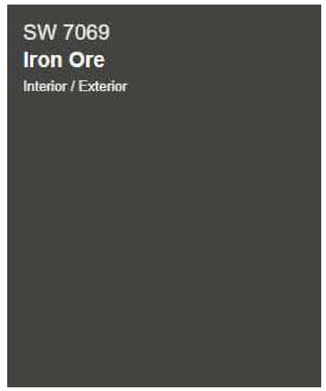
Sheet No:
A3.1

X-1 - LAP SIDING COLOR 1

X-2 - LAP SIDING COLOR 2

X-5 OLD TOWN GREY CORRUGATED PANELS

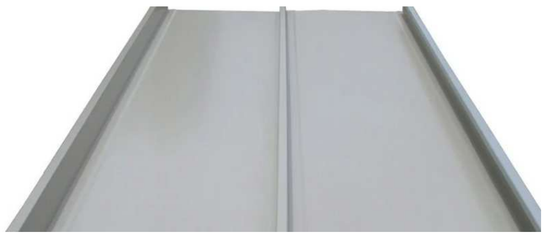
X-6 STONE VENEER
SIMILAR TO GALLEGOS - #366
COURTLAND LOW RISE



PAINTED ITEMS:
SHERWIN WILLIAMS 7069 IRON ORE
TRIM, CORNER TRIM, WINDOW TRIM,
WOOD BEAMS, GUTTERS AND
OTHER METALS

GARAGE DOORS:
SIMILAR TO RAYNOR - ASPEN SERIES
RECESSED RANCH GROOVED PANELS
COLOR: WALNUT

R-1 ROOFING
SIMILAR TO GAF DEISGNER SHINGLES
WOODLAN 'CASTLEWOOD GRAY'



R-2 ROOFING
SIMILAR OT WESTERN STATES
2" STANDING SEAM - 12" WIDTH
COLOR: GALVANIZED TO MATCH
OLD TOWN GREY METAL PANELS

EXTERIOR MATERIAL LEGEND:

X-1 DIAMOND KOTE LP SMARTSIDE LAP SIDING
COLOR - FRENCH GREY
X-2 DIAMOND KOTE LP SMARTSIDE VERTICAL SIDING
COLOR - FRENCH GREY
X-3 VERTICAL CORRUGATED METAL SIDING
COLOR - OLD TOWN GRAY

R-1 ASPHALT SHINGLE ROOF
R-2 STANDING SEAM METAL ROOF

WINDOWS:
SIMILAR TO SIERRA PACIFIC "BLACK"
WOOD CLAD WINDOWS

GENERATION LIGHTING

8637401-12: Medium One Light Outdoor Wall Lantern

Dimensions:

Diameter: 12"
Width: 12"
Height: 10 5/8"
Weight: 1.8 lbs.
Extends: 17 1/8"
Extends Max: 23 1/8"
Wire: 6 1/2" (color/Black/White)
Mounting Proc.: Cap Nuts
Connection: Mounted To Box

Bulbs:
1 - Medium A19 75w Max. 120v - Not included

Features:
- Dark sky friendly. Designed to emit no light above the 90° horizontal plane. Photometry unavailable.
- Easily converts to LED with optional replacement lamps
- Meets Title 24 energy efficiency standards
- Title 24 compliant if used with Joint Appendix (JA8) approved light bulbs listed in the California Energy Commission Appliance database.

Collection: Barn Light

Featured in the decorative Barn Light collection

1 A19 Medium 75 watt light bulb

Dark sky friendly. Designed to emit no light above the 90° horizontal plane. Photometry unavailable.

Easily converts to LED with optional replacement lamps

Meets Title 24 energy efficiency standards

UPC #:785652069352

Finish: Black (12)

Material List:
1 Body - Aluminum - Black

Safety Listing:
Safety Listed for Wet Locations

Instruction Sheets:
Trilingual (English, Spanish, and French) (990W8_37401-BRL)

Backplate / Canopy Details:

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Back Plate			1 1/4	5	4 1/8	6 1/2

Shipping Information:

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Frt. Class	UPS Ship
Individual	8537401EN3-12	1	785652069352	16.75	14.56	13.25	1.873	4.1	250	Yes
NJ Pallet		45		48	40	77	85.556	184		No
NY Pallet		40		48	40	77	85.556	160		No

Generation Lighting reserves the right to revise the design of components of any product due to parts availability or change in safety listing standards without assuming any obligation or liability to modify any products previously manufactured and without notice. This literature depicts a product design that is the sole and exclusive property of Generation Lighting. In compliance with U.S. copyright and patent requirements, notification is hereby presented in this form that this literature, or the product it depicts, is not to be copied, altered or used in any manner without the express written consent of, or contrary to the best interests of Generation Lighting, a Visual Comfort & Co brand.

TAB Associates
The Architectural Balance
0056 Edwards Village Blvd.
Suite 310
Edwards, CO 81632
(970) 766-1470
fax: (970) 766-1471
email: tab@vail.net
www.tabassociates.com

Civil Engineer
Timberline Engineering
(970) 963-9869
Structural Engineer
KRM Consultants, Inc
(970) 949-9391
Mechanical Engineer

Electrical Engineer

Seal

Belden Place - Single Family
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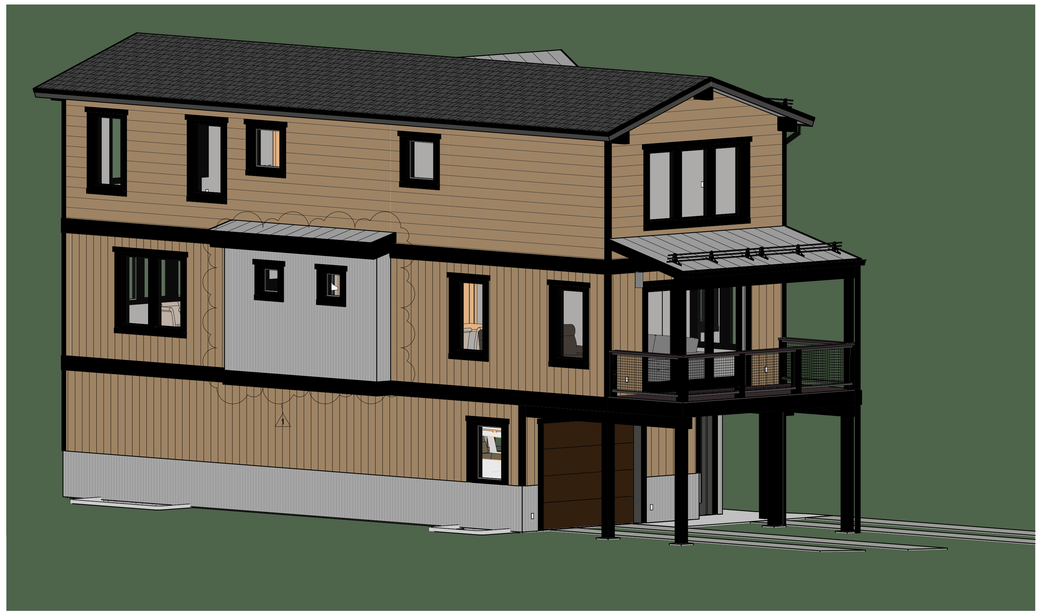
Revisions:		
No	Description	Date

Issue Dates:
DRB - 02/14/2025

Sheet Title:
Materials

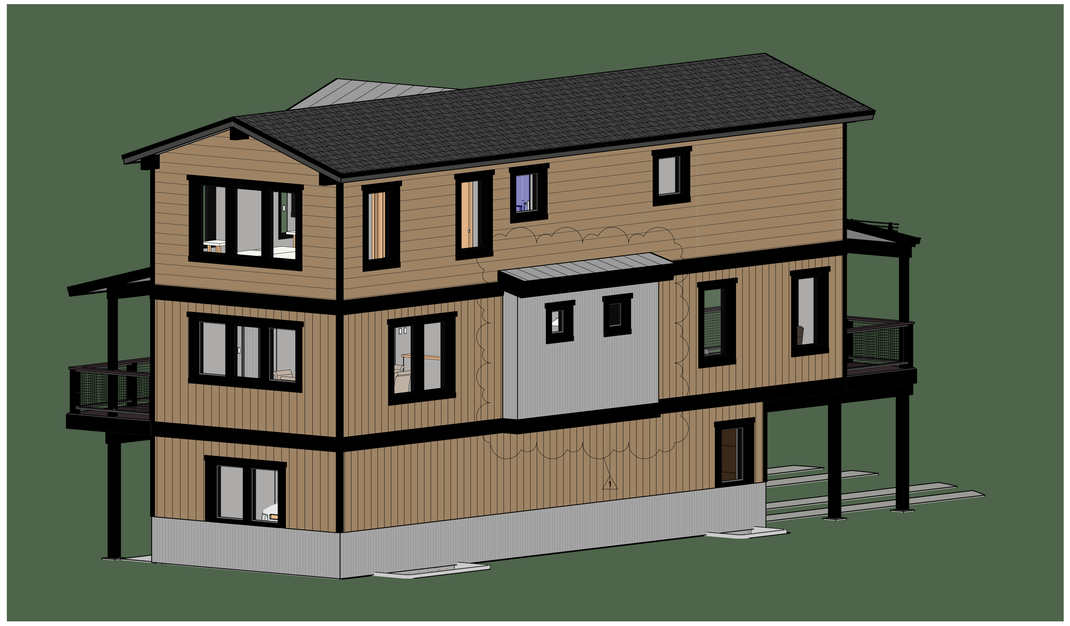
Project No:
2215

Sheet No:
A3.2



1 A3.3 SOUTHWEST ELEVATION

2 A3.3 SOUTHEAST ELEVATION



3 A3.3 NORTHWEST ELEVATION

4 A3.3 NORTHEAST ELEVATION

TAB Associates
The Architectural Balance
0056 Edwards Village Blvd.
Suite 210
Edwards, CO 81632
(970) 766-1470
fax: (970) 766-1471
email: tab@vail.net
www.tabassociates.com

Civil Engineer
Timberline Engineering
(970) 963-9869
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KRM Consultants, Inc
(970) 949-9391
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Seal

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Lot 19 - 0012 Abby Road
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Issue Dates:
DRB - 02/14/2025

Sheet Title:
Exterior Color Elevations & 3D

Project No:
2215

Sheet No:
A3.3

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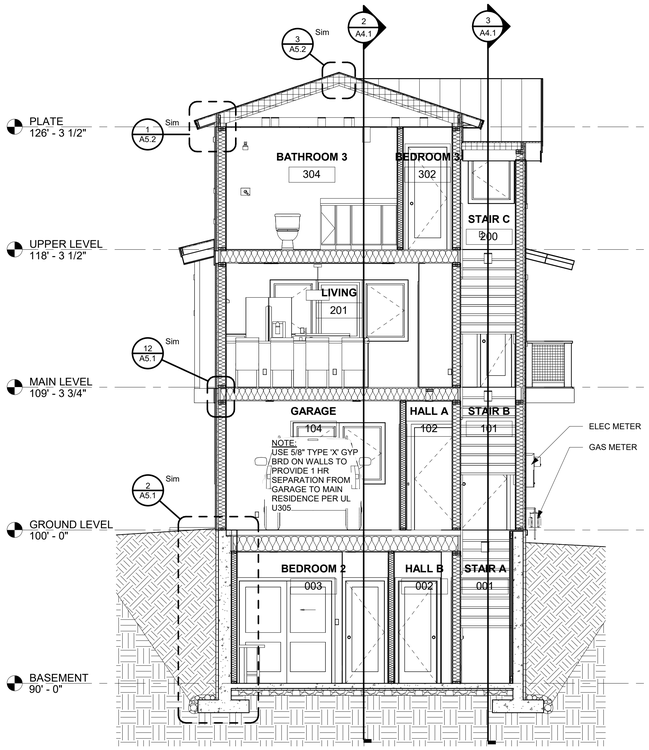
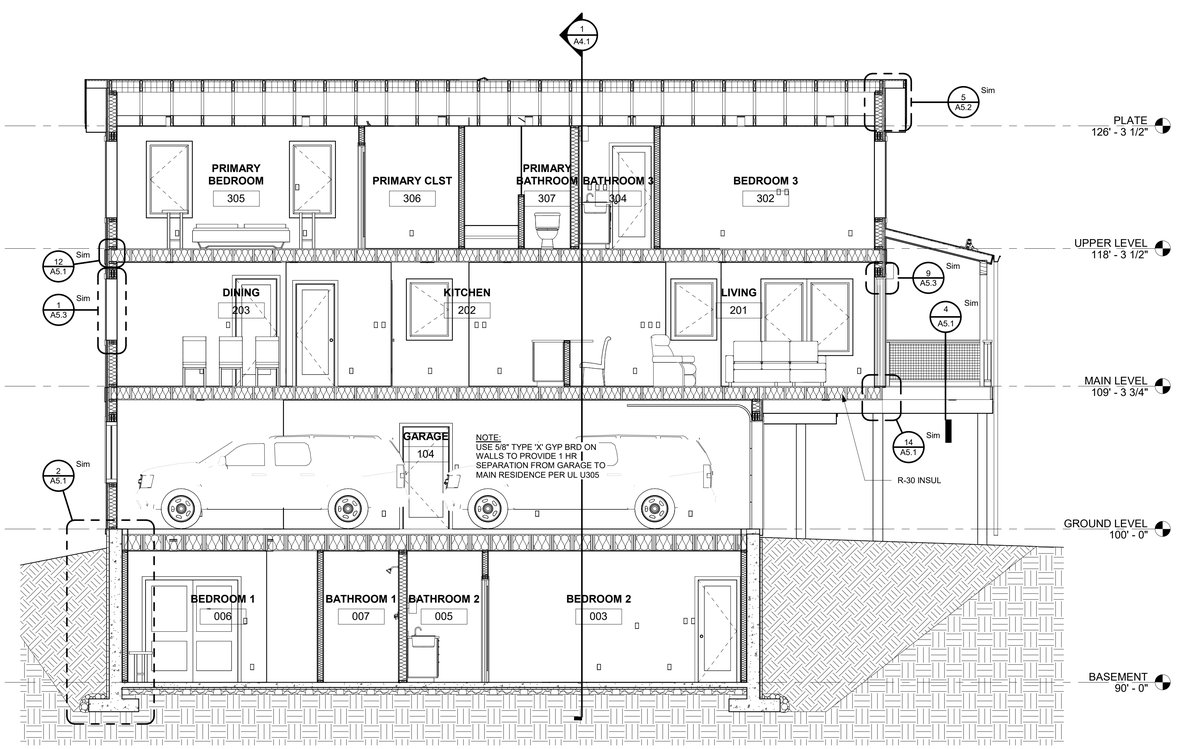
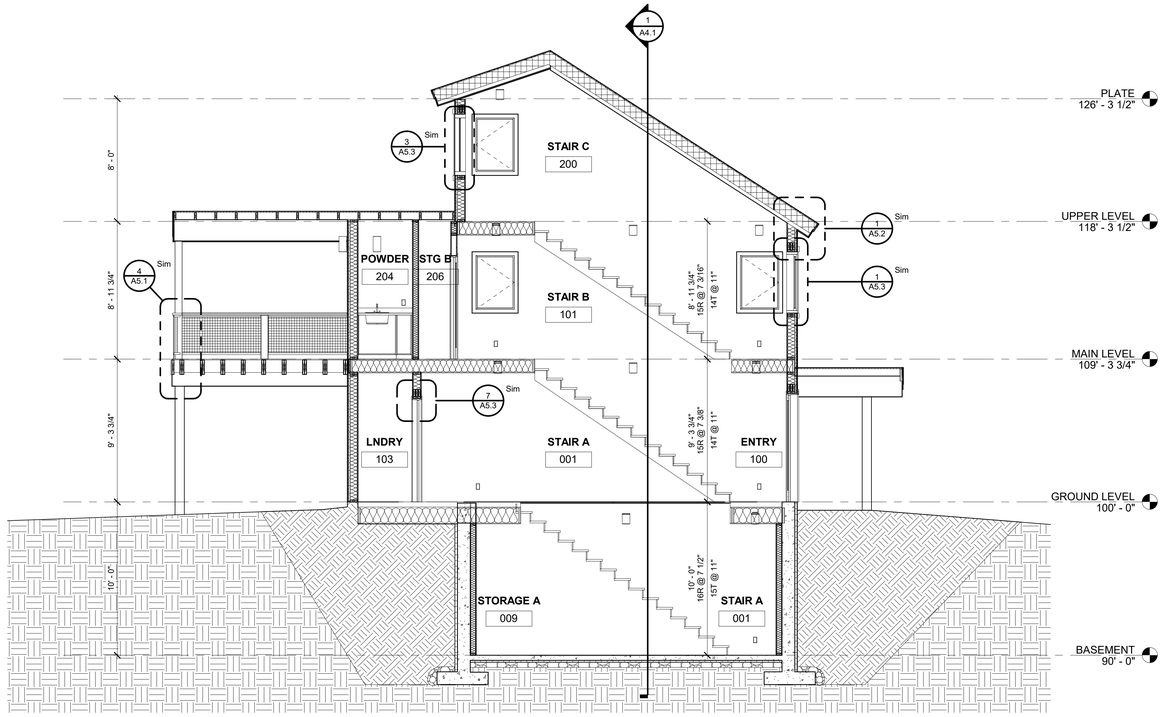


1 A4.1 SHORT SECTION
1/4" = 1'-0"



2 A4.1 LONG SECTION
1/4" = 1'-0"



3 A4.1 STAIR SECTION
1/4" = 1'-0"

NOTES:

EXTERIOR MATERIAL LEGEND:

X-1 DIAMOND KOTE LP SMARTSIDE LAP SIDING
COLOR - FRENCH GREY
X-2 DIAMOND KOTE LP SMARTSIDE VERTICAL SIDING
COLOR - FRENCH GREY
X-3 VERTICAL CORRUGATED METAL SIDING
COLOR - OLD TOWN GRAY

R-1 ASPHALT SHINGLE ROOF
R-2 STANDING SEAM METAL ROOF

TAB Associates
The Architectural Balance
0056 Edwards Village Blvd.
Suite 210
Edwards, CO 81632
(970) 766-1470
fax: (970) 766-1471
email: tab@vail.net
www.tabassociates.com
Civil Engineer
Timberline Engineering
(970) 963-9869
Structural Engineer
KRM Consultants, Inc
(970) 949-9391
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Belden Place - Singel Family
Lot 19 - 0012 Abby Road
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Sheet Title:
Building Sections

Project No:
2215

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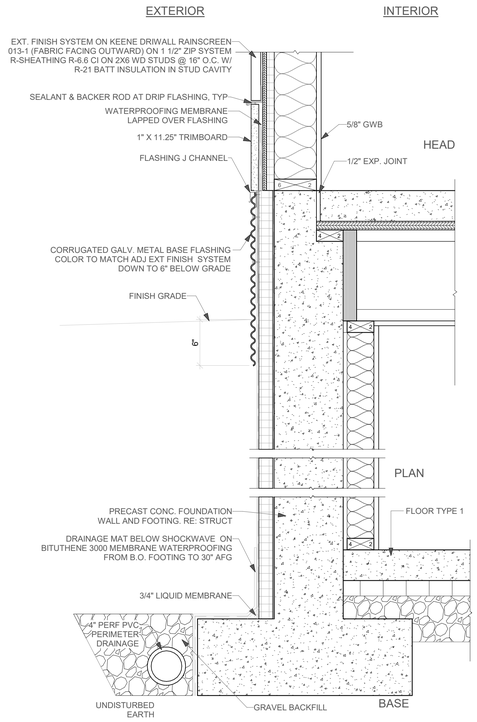
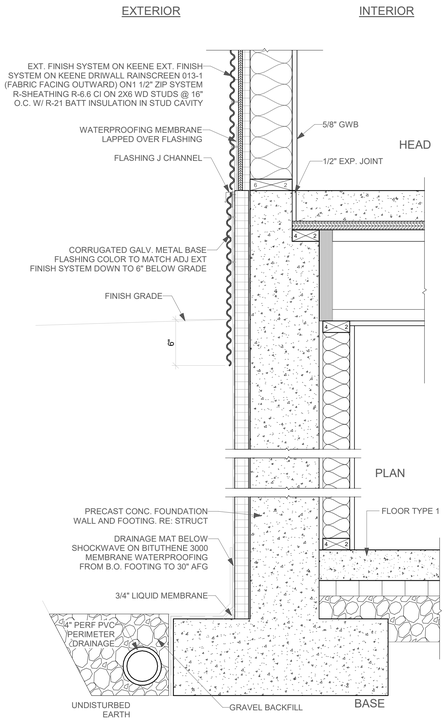
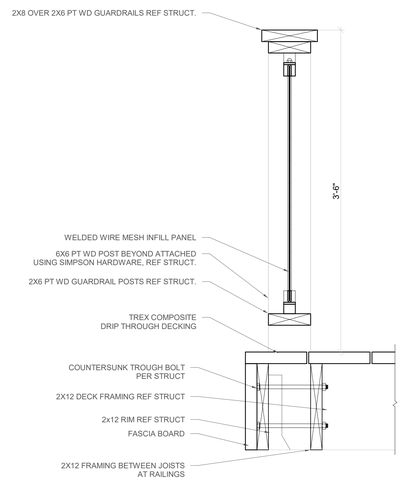
A4.1



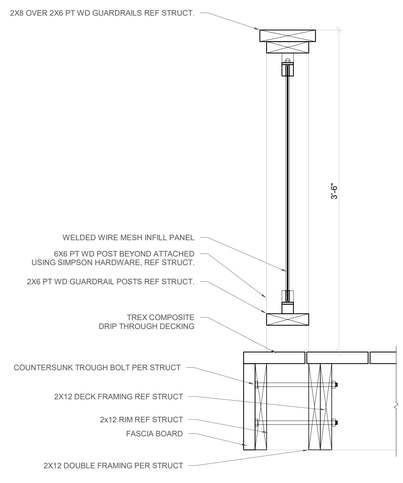
1 A5.1 FOUNDATION DETAIL - CORRUGATED SIDING
1 1/2" = 1'-0"



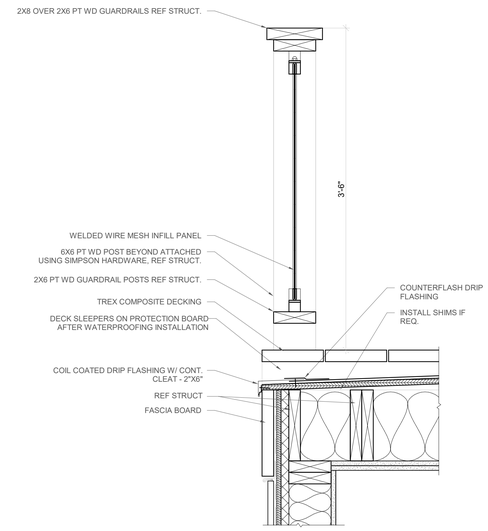
2 A5.1 FOUNDATION DETAIL - WOOD SIDING
1 1/2" = 1'-0"



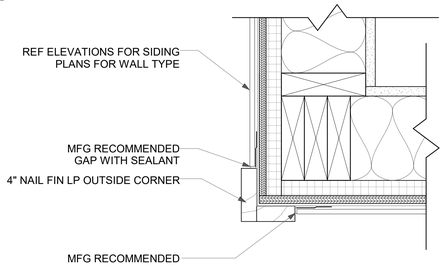
3 A5.1 DRIP THROUGH DECK - PERP STRUC
1 1/2" = 1'-0"



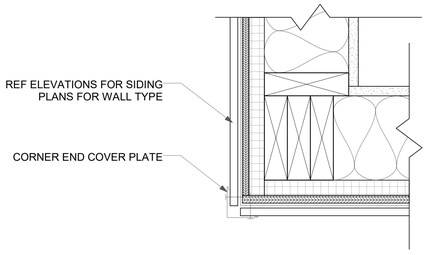
4 A5.1 DRIP THROUGH DECK - PARA STRUC
1 1/2" = 1'-0"



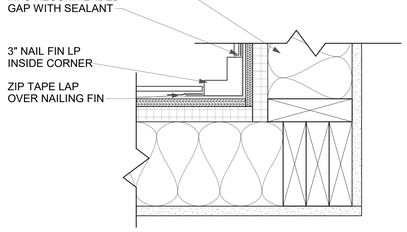
5 A5.1 WATERPROOF DECK
1 1/2" = 1'-0"



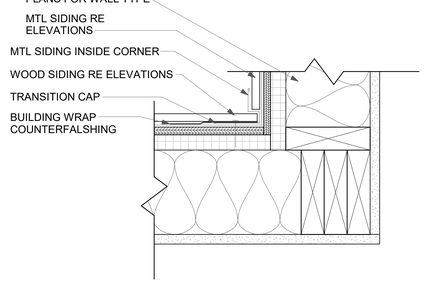
6 A5.1 PLAN DETAIL - CORNER TRIM
3" = 1'-0"



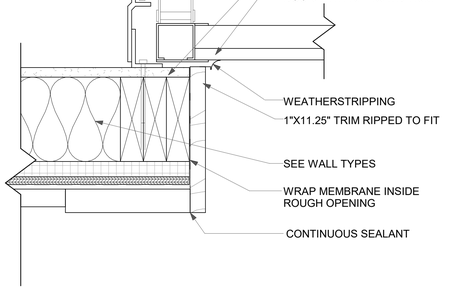
7 A5.1 PLAN DETAIL - CORNER TRIM MTL
3" = 1'-0"



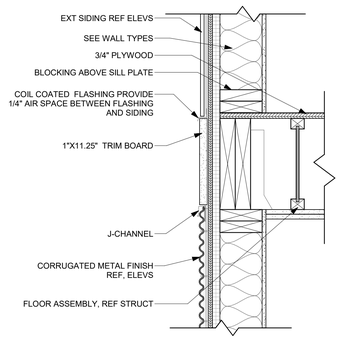
8 A5.1 PLAN DETAIL - INSIDE TRIM
3" = 1'-0"



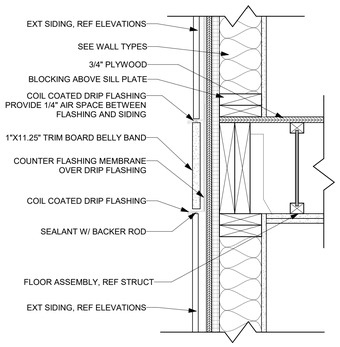
9 A5.1 PLAN DETAIL - INSIDE TRIM MTL
3" = 1'-0"



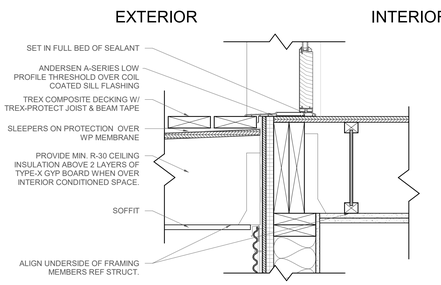
10 A5.1 GARAGE DOOR JAMB
3" = 1'-0"



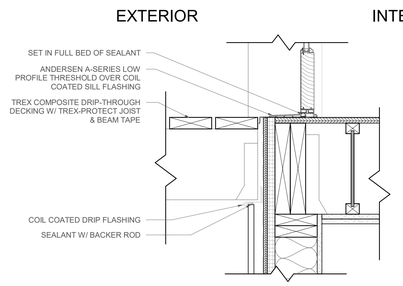
11 A5.1 FLOOR TRANSITION MTL
1 1/2" = 1'-0"



12 A5.1 FLOOR TRANSITION
1 1/2" = 1'-0"



13 A5.1 DOOR THRESHOLD @ WP DECK
1 1/2" = 1'-0"



14 A5.1 DOOR THRESHOLD @ DECK
1 1/2" = 1'-0"

TAB Associates
The Architectural Balance
0056 Edwards Village Blvd.
Suite 210
Edwards, CO 81632
(970) 766-1470
fax: (970) 766-1471
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Revisions:

No	Description	Date

Issue Dates:
DRB - 02/14/2025

Sheet Title:
Details

Project No:
2215

Sheet No:
A5.1

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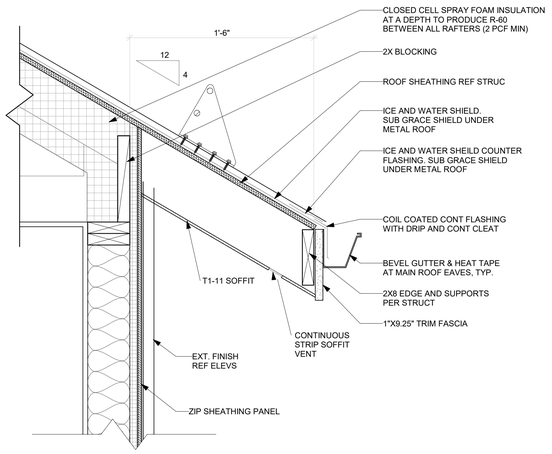
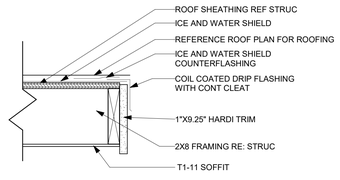
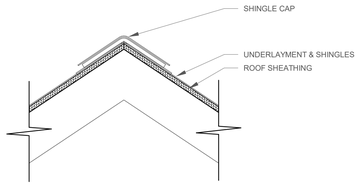


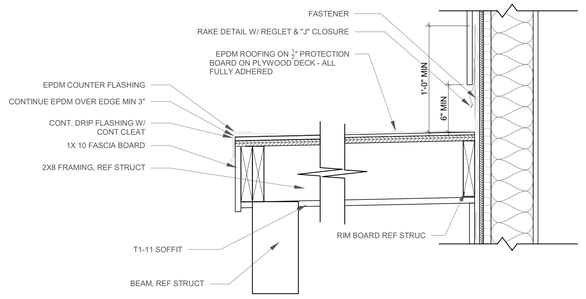
1 A5.2 FASCIA AT TRUSS
1 1/2" = 1'-0"



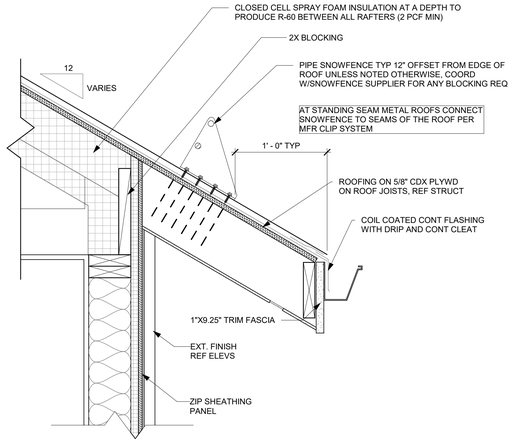
2 A5.2 TYPICAL EAVE
1 1/2" = 1'-0"



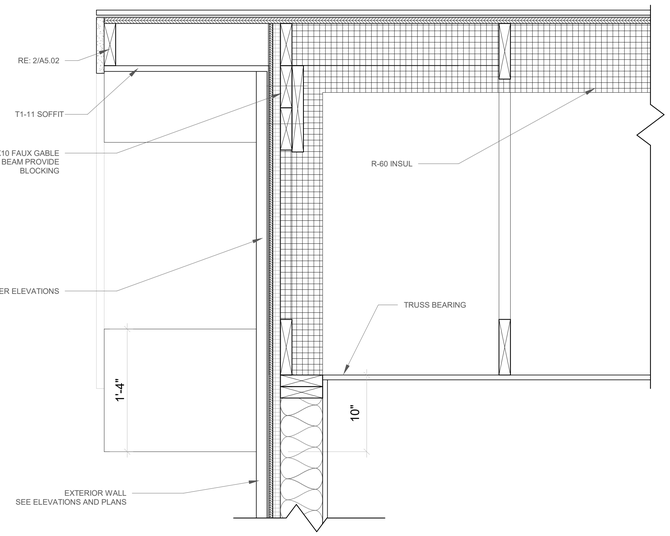
3 A5.2 TYPICAL RIDGE
1 1/2" = 1'-0"



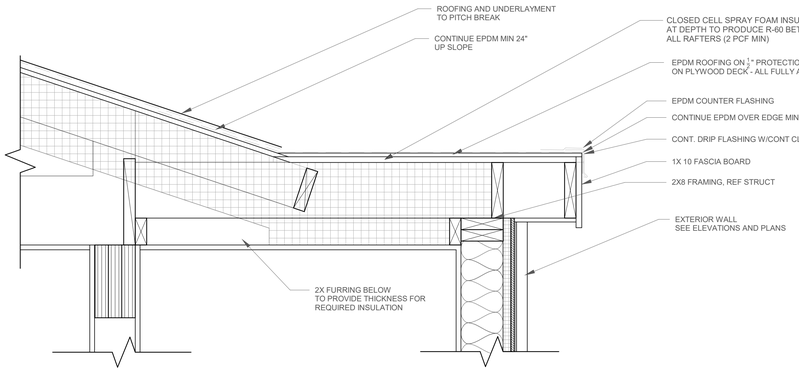
4 A5.2 COVERED WALKWAY
1 1/2" = 1'-0"



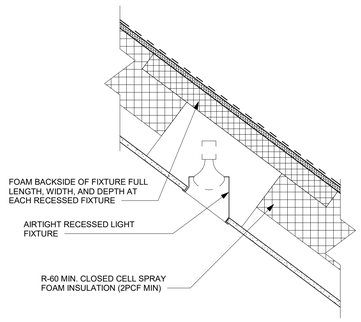
7 A5.2 ROOF SNOWFENCE
1 1/2" = 1'-0"



5 A5.2 GABLE END DETAIL
1 1/2" = 1'-0"



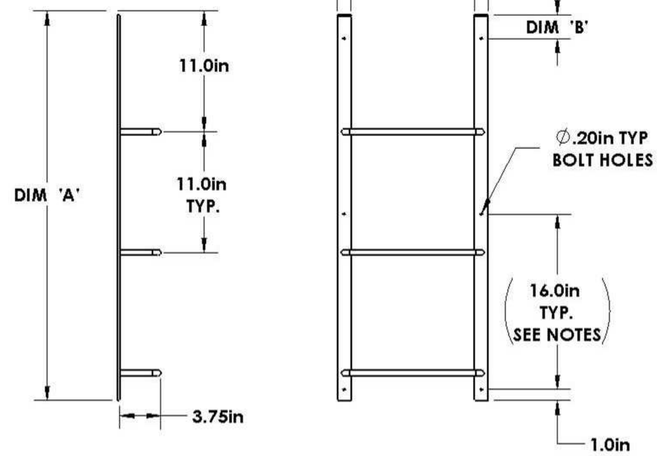
6 A5.2 STAIR ROOF - LOW SLOPE TRANSITION
1 1/2" = 1'-0"



9 A5.2 RECESSED LIGHT FIXTURE
1 1/2" = 1'-0"

WINDOW WELL SUPPLY™

STEEL EGRESS LADDER
BOLT MOUNT



Ladder Size	Dim 'A' [in]	Dim 'B' [in]
3 Rung	35.0	2.0
4 Rung	46.0	1.0
5 Rung	57.0	8.0
6 Rung	68.0	3.0
7 Rung	79.0	1.0

← TYPICAL LADDER LENGTH

Material:	Powder-coated Steel
Rung Spacing:	11.0in
Hole Spacing:	16.0in, hole spacing may vary
Hole Diameter:	0.20in
Screw Size*:	#10 (3/16in)

PERMANENTLY FIXED LADDER

REV A

8 A5.2 EGRESS LADDER
1/4" = 1'-0"

TAB Associates
The Architectural Balance
0056 Edwards Village Blvd. Suite 210
Edwards, CO 81632
(970) 766-1470
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Civil Engineer
Timberline Engineering
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Seal

Belden Place - Singel Family
Lot 19 - 0012 Abby Road
Minturn, Colorado

Revisions:

No	Description	Date

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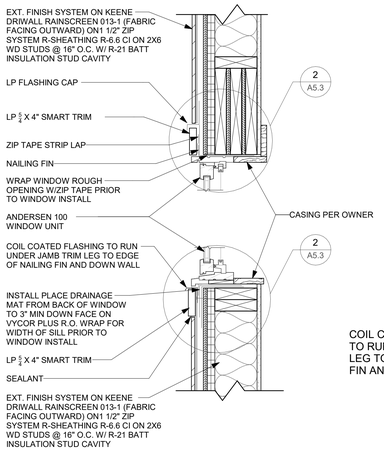
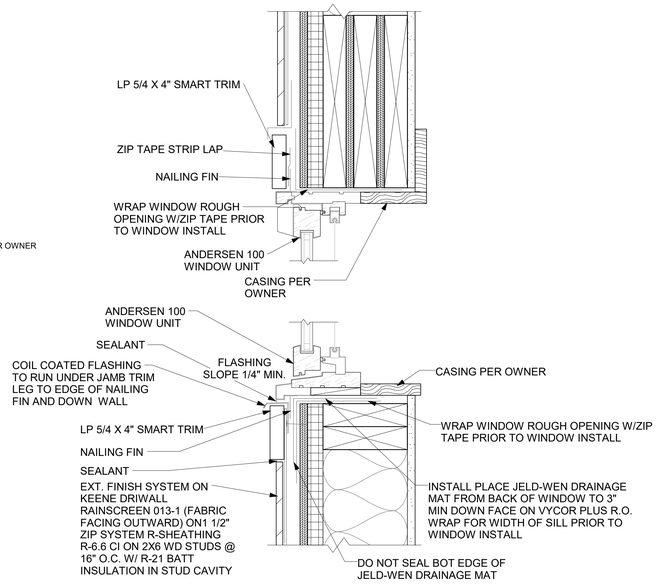
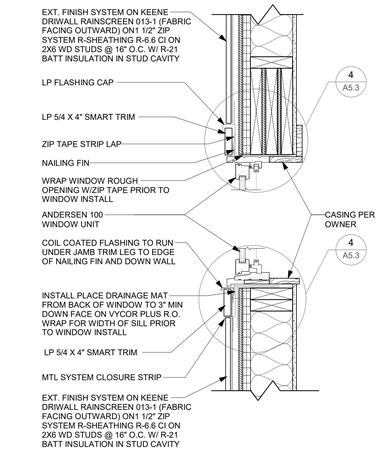


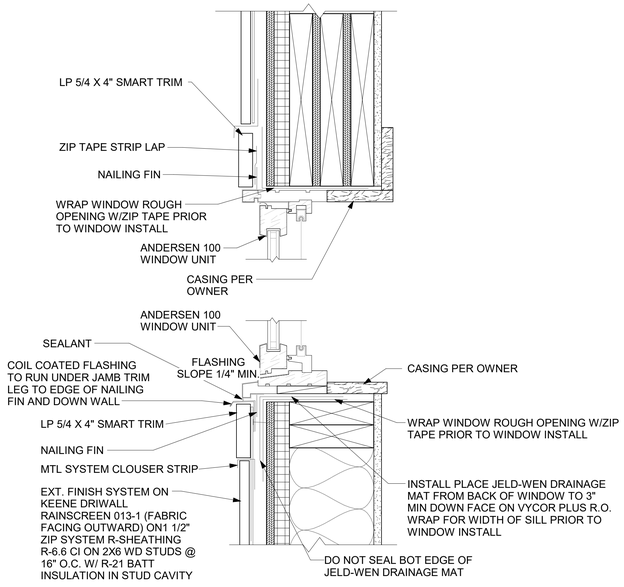
1 A5.3 WINDOW HEAD SILL
1 1/2" = 1'-0"



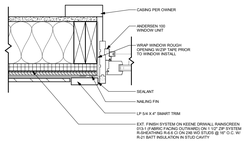
2 A5.3 WINDOW HEAD SILL - ENLARGED
3" = 1'-0"



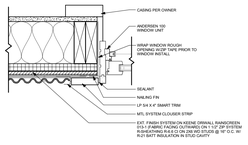
3 A5.3 WINDOW HEAD SILL MTL
1 1/2" = 1'-0"



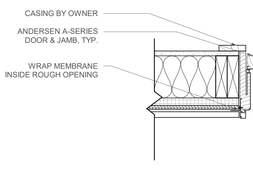
4 A5.3 WINDOW HEAD SILL MTL - ENLARGED
3" = 1'-0"



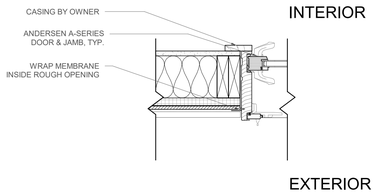
5 A5.3 WINDOW JAMB
1 1/2" = 1'-0"



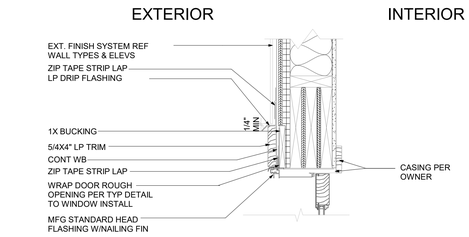
6 A5.3 WINDOW JAMB MTL
1 1/2" = 1'-0"



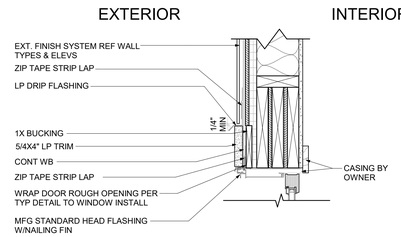
8 A5.3 DOOR JAMB - SWING
1 1/2" = 1'-0"



10 A5.3 DOOR JAMB - SLIDER
1 1/2" = 1'-0"



7 A5.3 DOOR HEAD - SWING
1 1/2" = 1'-0"



9 A5.3 DOOR HEAD - SLIDER
1 1/2" = 1'-0"

11 A5.3 WINDOW FLASHING
1 1/2" = 1'-0"

TAB Associates
The Architectural Balance
0056 Edwards Village Blvd.
Suite 210
Edwards, CO 81632
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Seal

Belden Place - Singel Family
Lot 19 - 0012 Abby Road
Minturn, Colorado

Revisions:		
No	Description	Date

Issue Dates:
DRB - 02/14/2025

Sheet Title:
Details

Project No:
2215

Sheet No:
A5.3

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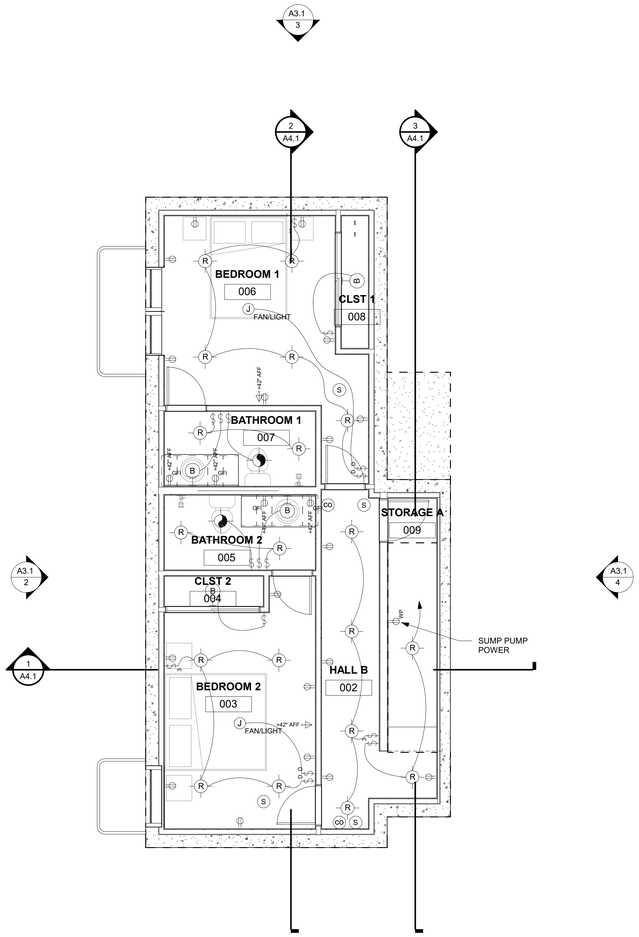
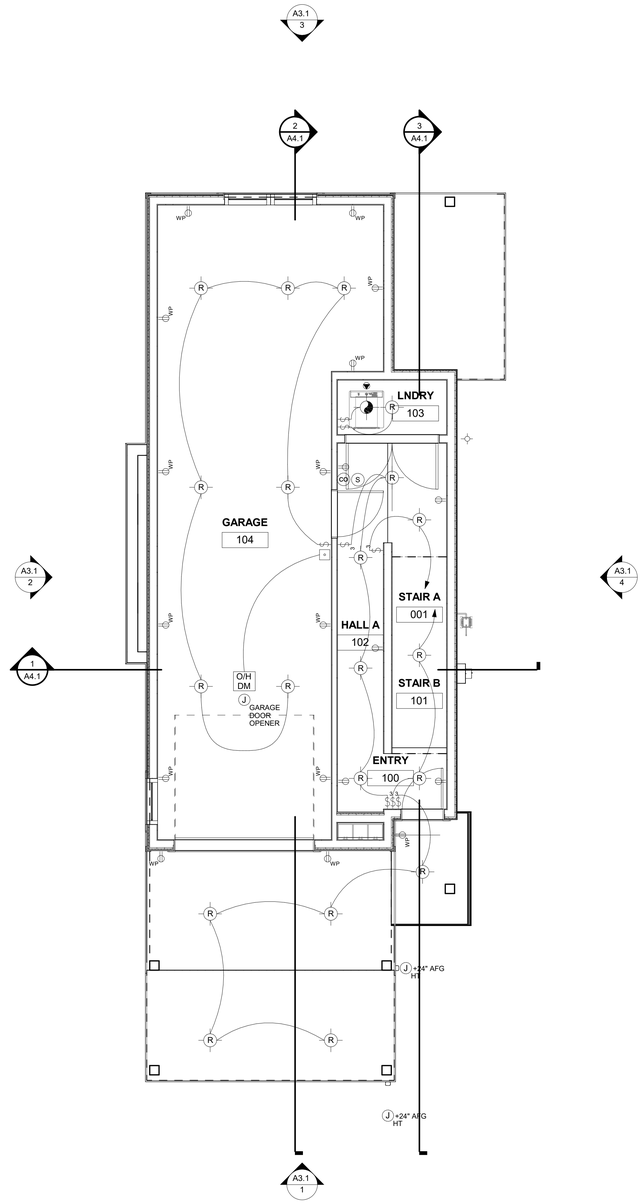
ELECTRICAL LEGEND

(B)	WALL MTD. LIGHT FIXTURE		LED TAPE LIGHT 3 WATTS PER FT.
(P)	PENDANT LIGHT FIXTURE		SURFACE MOUNTED FLUORESCENT LIGHT FIXTURE
(R)	RECESSED LIGHT FIXTURE		UNDER CABINET SURFACE MOUNTED HALOGEN LIGHT FIXTURE OR FLUOR. ABOVE CLOSET DOOR
(S)	SURFACE LIGHT FIXTURE		
(H)	HEAT LAMP FIXTURE		
(R)	RECESSED CEILING SPOTLIGHT		
(B)	WALL MTD. LOW-VOLTAGE		
$	SWITCH	$ K	KEY OPERATED SWITCH
$ 3	3-WAY SWITCH	$ M	MANUAL START SWITCH
$ 4	4-WAY SWITCH	$ P	PILOT LIGHT SWITCH
$ D	DIMMER SWITCH	$ LV	LOW VOLTAGE SWITCH
$ GFI	GFI SWITCH	$ VS	VARIABLE SPEED SWITCH
$ T	TIMED SWITCH	$ TO	THERMAL OVERLOAD SWITCH
$ WP	WATERPROOF SWITCH	$ MC	MOMENTARY CONTACT SWITCH
EO	ELECTRIC OPERATOR	(T)	THERMOSTAT
	DUPLEX OUTLET		BELL
	SINGLE OUTLET		GARAGE OPENER/ BELL BUTTON
	SWITCHED DUPLEX OUTLET		TELEPHONE
$	GFI OUTLET		COMPORT- CONNECT W/ 1" CONDUIT HOMERUN FROM TELEPHONE BOX TO OFFICE
$	WATERPROOF OUTLET		
	FLOOR OUTLET		TELEVISION
	FOUR PLEX OUTLET		PANEL
(J)	JUNCTION BOX		MOTOR DISCONNECT
(J) HT	JUNCTION BOX FOR HEAT TAPE		EXHAUST FAN
(J) FAN/LIGHT	REINFORCED JUNCTION BOX W/ BLOCKING FOR FAN		STEP LIGHT
	220V SPECIAL OUTLET		SPEAKERS
(S)	SMOKE DETECTOR INTERCONNECTED AND HARDWIRED	(L)(R)	MOTOR
(H)	RATE OF RISE/HEAT DETECTOR	(M)	OVERHEAD DOOR MOTOR
(CO)	CARBON MONOXIDE DETECTOR INTERCONNECTED AND HARDWIRED	O/H DM	



1 E2.1 BASEMENT
1/4" = 1'-0"



2 E2.1 GROUND LEVEL
1/4" = 1'-0"

TAB Associates
The Architectural Balance
0056 Edwards Village Blvd.
Suite 210
Edwards, CO 81632
(970) 766-1470
fax: (970) 766-1471
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Civil Engineer
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Belden Place - Singel Family
Lot 19 - 0012 Abby Road
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Revisions:		
No	Description	Date

Issue Dates:
DRB - 02/14/2025

Sheet Title:
Basement & Ground Power and Lighting Plans

Project No:
2215

Sheet No:
E2.1

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ELECTRICAL LEGEND

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(P)	PENDANT LIGHT FIXTURE		SURFACE MOUNTED FLUORESCENT LIGHT FIXTURE
(R)	RECESSED LIGHT FIXTURE		UNDER CABINET SURFACE MOUNTED HALOGEN LIGHT FIXTURE OR FLUOR. ABOVE CLOSET DOOR
(S)	SURFACE LIGHT FIXTURE		
(H)	HEAT LAMP FIXTURE		
(R)	RECESSED CEILING SPOTLIGHT		
(B)	WALL MTD. LOW-VOLTAGE		
$	SWITCH	$ K	KEY OPERATED SWITCH
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$ D	DIMMER SWITCH	$ LV	LOW VOLTAGE SWITCH
$ GFI	GFI SWITCH	$ VS	VARIABLE SPEED SWITCH
$ T	TIMED SWITCH	$ TO	THERMAL OVERLOAD SWITCH
$ WP	WATERPROOF SWITCH	$ MC	MOMENTARY CONTACT SWITCH
EO	ELECTRIC OPERATOR	(T)	THERMOSTAT
	DUPLEX OUTLET		BELL
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$	GFI OUTLET		COMPORT- CONNECT W/ 1" CONDUIT HOMERUN FROM TELEPHONE BOX TO OFFICE
$	WATERPROOF OUTLET		
	FLOOR OUTLET		TELEVISION
	FOUR PLEX OUTLET		PANEL
(J)	JUNCTION BOX		MOTOR DISCONNECT
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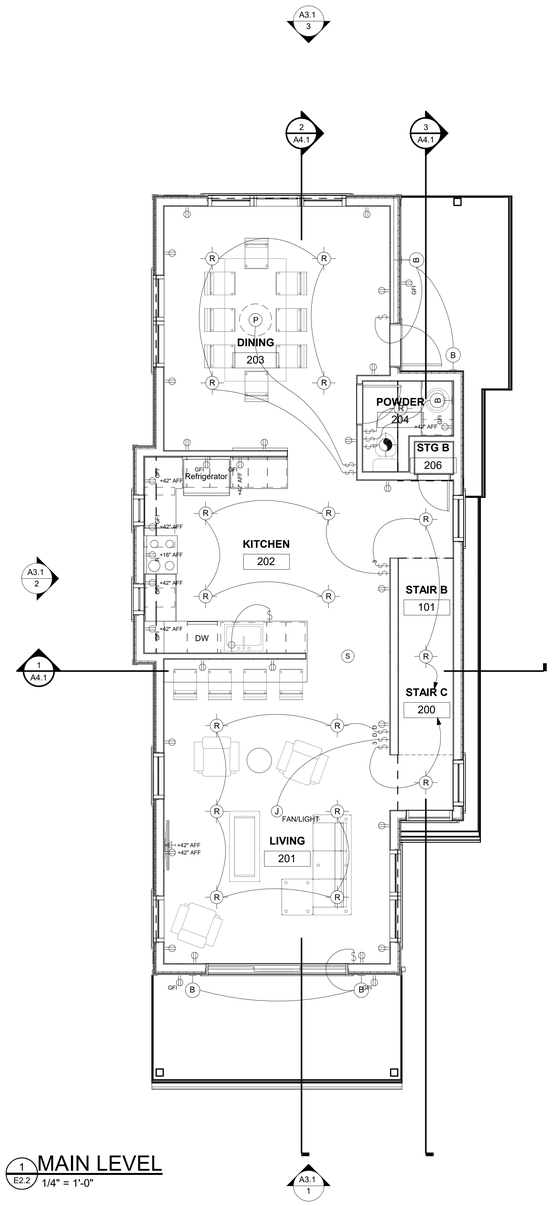
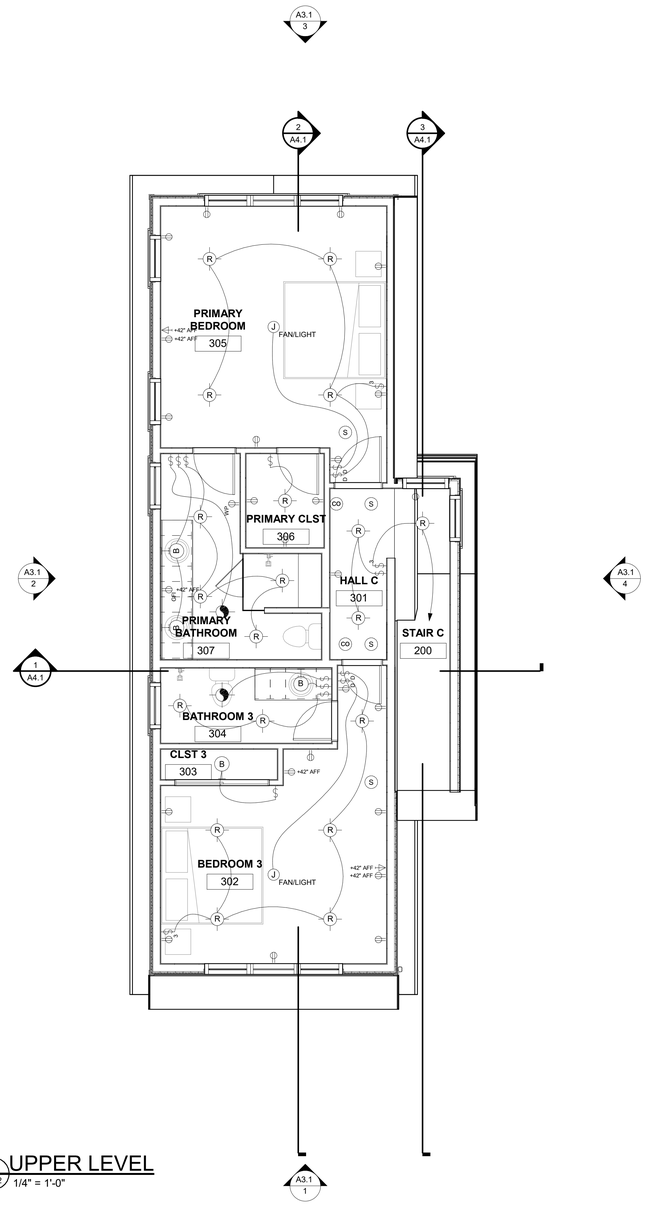
(J) FAN/LIGHT	REINFORCED JUNCTION BOX W/ BLOCKING FOR FAN		STEP LIGHT
	220V SPECIAL OUTLET		SPEAKERS
(S)	SMOKE DETECTOR INTERCONNECTED AND HARDWIRED	(M)	MOTOR
(H)	RATE OF RISE/HEAT DETECTOR	O/H DM	OVERHEAD DOOR MOTOR
(CO)	CARBON MONOXIDE DETECTOR INTERCONNECTED AND HARDWIRED		



1 E2.2 MAIN LEVEL
1/4" = 1'-0"



2 E2.2 UPPER LEVEL
1/4" = 1'-0"

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Lot 19 - 0012 Abby Road
Minturn, Colorado

Revisions:		
No	Description	Date

Issue Dates:
DRB - 02/14/2025

Sheet Title:
Main & Upper Power and Lighting Plans

Project No:
2215

Sheet No:
E2.2

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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 Single Family Residence

0014 Abby Road

Hearing Date:	May 14, 2025
File Name and Process:	Single Family Residence Final Plan Review
Owner/Applicant:	Alison Perry, Miners Base Camp LLC
Representative:	Greg Macik, TAB Associates, Inc.
Legal Description:	Subdivision: BELDEN PLACE PUD Lot: 20
Address:	0014 Abby Road
Zoning:	South Town Character Area – Belden Place PUD Zone District
Staff Member:	Madison Harris, Planner I
Recommendation:	**Approval**

Staff Report

I. Summary of Request:

The Applicant, Alison Perry, requests Final Plan review of a three bedroom, 3,462 (gross) square foot single-family building located at 0014 Abby Road in the South Town Belden Place PUD Zone District. The Applicant's representative, Greg Macik of TAB Associates Inc., has been proactive in meeting with Town staff prior to submitting plans for the new structure and has provided a relatively complete and thorough set of site, landscaping, and architectural plans.

Proposed Plans
The plans show a three-story with a basement single family residence with a maximum building height - measured via a weighted height calculation approved in the Belden Place PUD Guide – of 27 feet and 1 13/16 inches, under the maximum allowable 28-foot limit within the South Town Belden Place PUD Zone District for single-family units.

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 at surface level in front of the garage. The plans show the three levels plus a basement.

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.

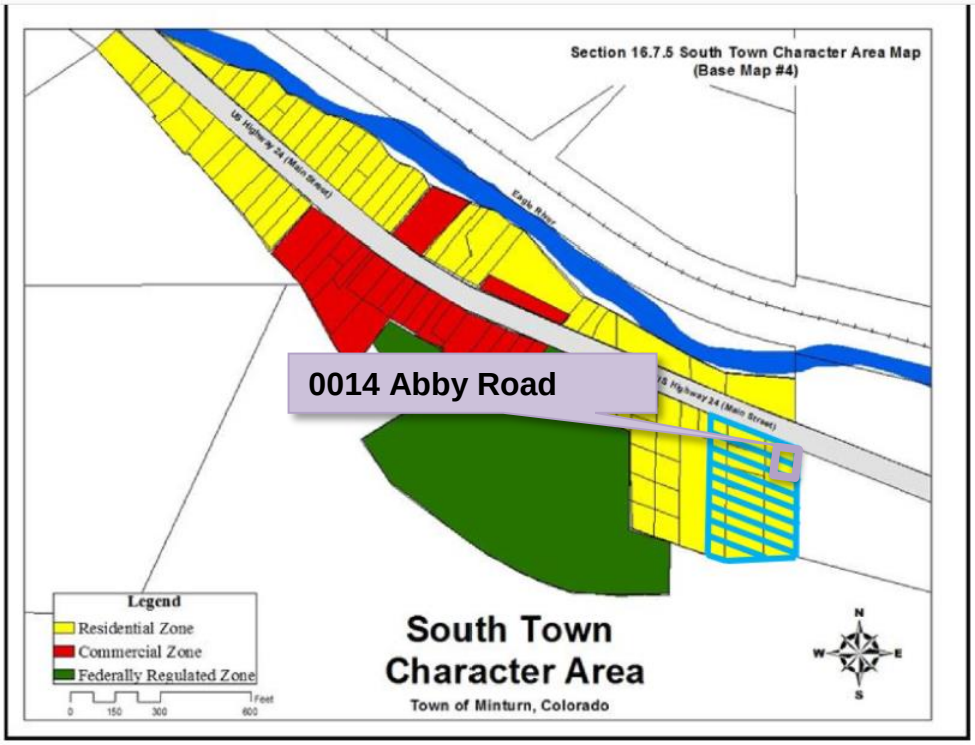
Staff suggests that the final plans for 0014 Abby Road meet the required findings ‘a,’ ‘b,’ and ‘c’ or subparagraph 3 – *Necessary findings*.

III. Zoning Analysis:

Zoning

The subject property is located within the “South Town Character Area” Belden Place PUD Zone District

Figure 1: Game Creek Character Area Zoning Map



- PUD Overlay Zoning

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 Belden Place PUD.

Regulation	Allowed/Required	Proposed/Existing
Minimum Lot Area:	3,116 sq. ft.	3,116 sq. ft. (.072 ac.)
Maximum Building Height:	28 feet	27 feet – 1 13/16 inches
Minimum Front Setback:	~10 feet (varies)	10+ feet
Minimum Side Setback:	5 feet	5 feet
Minimum Rear Setback:	5 feet	5+ feet
Maximum Lot Coverage:	50% (1,558 sq. ft.)	1,269 sq. ft. (40.73%) Proposed
Maximum Impervious Coverage:	50% (1,558 sq. ft.)	1,508 sq. ft. (48.40%) Proposed

Minimum Snow Storage Area:	5% of Lot Area (3,116 sq. ft. x .05 = 155.8 sq. ft.)	195 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
Staff has identified no items of note.

VI. Staff Recommendation:

Staff suggests that the Final Plans for 0014 Abby Road 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

April 22, 2025

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

Re: 0014 Abby Road
Lot 20, Belden Place PUD
DRB Resubmittal Review
Project No. 24-0001

Dear Madison:

We reviewed the plans entitled *"Belden Place; Lot 20 – 0014 Abby Road, Single Family, Minturn Colorado"* *"Design Review Board Revised" 3/12/2025"*, The current DRB resubmittal for Lot 20 has been updated to include revised Civil Engineering drawings prepared by Timberline Engineering, Inc. dated April 17, 2025. These Plans constitute the April 17,2025 resubmittal.

Our review was for compliance with the engineering requirements of Section 16-21-615: Design Review applications of the Minturn Municipal Code (MMC).

Development Restriction:
Pursuant to the Land Use Covenant dated August 16, 2024 (Reception No. 202409458); Lots 18, 19 and 20 of Belden Place PUD cannot be developed until all approvals for the US 24 Storm Sewer Crossing are granted by CDOT and the Town of Minturn.

MMC Section 16-21-615 Section C:

Section (C) (2) Boundary Survey:
Paragraphs a through e:
~~No Boundary Survey has been included.~~

a. ~~The Drawing Index Lists "Sheet C1.1.10; "Survey," however no Sheet C1.1.10 has been included in the plan set. Previous submittals for Belden Place include a reference to "Final Plat: Belden Place PUD"(reception No. 202409455) as the Boundary Survey. This plat is suitable as the Boundary Survey for this application and a reference or new survey is required~~. A Reference to the Final Plat has been added to the plans.

Paragraphs f through l:
No Topographical Map is included.

Madison Harris
Re: 0014 Abby Road
Lot 20, Belden Place PUD
DRB Resubmittal Review
Project No. 24-0001

a. ~~Previous submittals for Belden Place include a reference to *"Belden Place PUD – Final Plan Submittal"* dated July 12, 2024, by Timberline Engineering. These plans were approved by the Town, reflect the basis of the design and would fulfill the requirements for a topographical map. A reference to this plan set or new survey is required.~~

3/24/2025: Sheets C110 and C111 of the *"Belden Place PUD – Final Plan Submittal"* have been included in the Plans. These plans are the basis of the design and fulfil the requirements of paragraph f through i.

Section (C) (3) Site Plan:

Sheet C1 of the Plans "*Belden Place – Unit 20 – Single Family Residence* prepared by Timberline Engineering (dated February 2, 2025) presents the proposed site plan. The following elements from the MMC should be added:

a. The Site Plan generally complies with MMC requirements.

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

Sheet C1 of the Plans "*Belden Place – Unit 20 – Single Family Residence* prepared by Timberline Engineering (dated February 2, 2025) presents the proposed site grading. The following elements from the MMC should be added:

a. ~~Spot elevations should be added at the top of foundation and as necessary to demonstrate positive drainage.~~ 3/24/25 Resolved.

~~3/24/25: The drainage swale is shown on the Grading Plan; however, the slope noted to be a 1% grade. Section 1804.4 of the IBC requires minimum grade of 2% in drainage swales.~~
4.22.2025 Resolved.

Review by Inter-Mountain Engineering is for general conformance with Minturn Municipal Code requirements and is not a peer review. The Town and Inter-Mountain Engineering are relying on the design professional's work and 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, 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:
Belden Place - Single Family Unit Lot 20

Project Location
Street Address: 0014 Abby Road

Zoning:	Parcel Number(s):
PUD	2103-351-13-019

Application Request:
Design review for a single family homes. 210335113001

Applicant:
Name: Greg Macik, TAB Associates, Inc.

Mailing Address: 56 Edwards Village Blvd, Suite 210, Edwards, CO 81632

Phone:	Email:
970-766-1470 x107	greg@tabassociates.com

Property Owner:
Name: Alison Perry, Miners Base Camp LLC

Mailing Address: PO Box 1134 Minturn, CO 81645

Phone:	Email:
970-306-2264	perry@vailland.com

Required Information:

Lot Size: 3116 sf	Type of Residence (Single Family, ADU, Duplex) Single Family	# of Bedrooms 3	# On-site Parking Spaces 4
# of Stories: 3 + Basement	Snow storage sq ft: 195	Building Footprint sq ft: 1400	Total sq ft Impervious Surface: 1602

Signature:
Greg Macik

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 substar

shadows over adjacent properties. Walkway and driveway location shall consider snowmelt in d 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.

BELDEN PLACE
LOT 20 - 0014 ABBY ROAD
Single Family
Minturn, CO 81645

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C1.120	LANDSCAPE PLAN
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DESIGN REVIEW BOARD REVISED
3/12/2025

TRUE NORTH
BUILDING NORTH

VICINITY MAP

TAB Associates
The Architectural Balance
0056 Edwards Village Blvd.
Suite 310
Edwards, CO 81632
(970) 766-1470
fax: (970) 766-1471
email: tab@vail.net
www.tabassociates.com
Civil Engineer
Timberline Engineering
(970) 963-9869
Structural Engineer
KRM Consultants, Inc.
(970) 949-9391
Mechanical Engineer
Electrical Engineer

Seal

Lot 20
Belden Place Phase 2
Minturn, Colorado

Revisions:		
No	Description	Date
1	Revision 1	Date 1

Issue Dates:
CP-08/14/2024
DRB-2/14/2025

Sheet Title:
Cover

Project No:
2215

Sheet No:
A0.0

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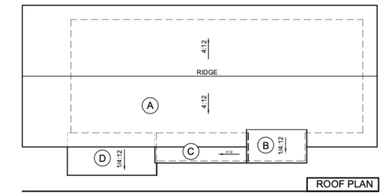
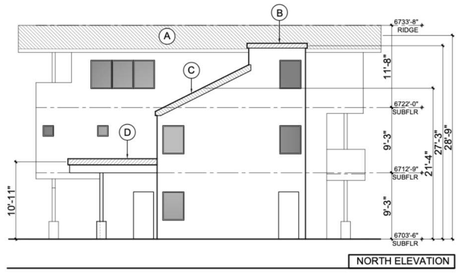
BELDEN PLACE PUD GUIDE INFORMATION
The following is an abrieviated verision of information found in the PUD guide.

Building Height. Determining building height uses a weighted height calculation as measured from final/finished grade. Max heights - 28' for single famil and duplex, 35' for Row Houses and Flats.

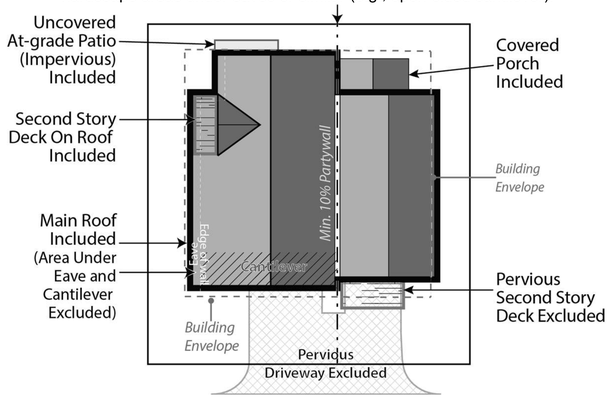




ROOF MARK	ROOF AREA (SF)	ROOF AREA %	AVG HEIGHT	WEIGHTED AVG
A	984	85.1	28'-6"	2,425.35'
B	40	3.5	27'-3"	95.37'
C	56	4.8	21'-4"	102.38'
D	76	6.6	10'-11"	72.07'
TOTAL:	1,156	100.0	-	2,695.17'

2,695.17 / 100 = 26'-11" AVG ROOF HT

Site Coverage. Site coverage means the portion of a lot covered by materials forming any unbroken surface, impervious to water including, but not limited to: buildings, streets, slab on-grade patios, exterior fireplaces, and other hardscape materials. Site coverage excludes non-hardscape areas under eaves or similar (e.g., open-sided cantilever).



BUILDING PLACEMENT AND ENVELOPES
Residential building envelopes are necessary in order to maximize the buildability and economic viability of the lots while offering greenspace and or space between neighbors to the greatest extent possible. All portions of structure- including fireplaces, chimneys, window wells, eaves, overhangs, etc. must be contained within property lines; however, with the platted building envelope acting as building setbacks for each lot, encroachments are available for certain features.

The following encroachments are permitted beyond the platted building envelope:

Unenclosed or uncovered decks; deck supports; eaves up to 18” beyond the envelope; porches, patios and landings less than 30” above the surrounding natural or finished grade; window or light wells; heat or A/C units; residential solar alternative energy installations; fences; counterforts below grade; staircases (enclosed or otherwise); structures of less than 6” in height; landscaping and drainage features. No encroachment may be located within 24” from the property line or directly on top of in-ground utility easements. Underground parking elements and staircases may encroach within 12” of the most southern property line on Lot 7.

1. SINGLE-FAMILY DETACHED

a. Style
(1) Residences with the same architectural elevations and coloring shall not be placed adjacent to each other or directly across the street from one another.
(2) Each residential unit type shall have at least two (2) elevations to provide stylistic diversity. This may include:
i. Roof forms/lines and profiles
ii. Varied window and door styles
iii. Varied entry treatments and locations including porches, columns, etc.
iv. Two or three story homes
v. Second or third story decks or balconies

b. Building Form
(1) The mass of the residence should strongly reflect the architectural style and be scaled to provide visual interest and depth, reduce boxiness and achieve an articulated form on the front and sides of the homes.
(2) Roofs shall be designed and pitched accordingly in consideration of solar technology and/or drainage.
(3) Roof-top decks are permitted only on certain lots as established by developer and cannot be added on buildings not constructed with this initial feature.

2. DUPLEX/TRI-PLEX or MULTIFAMILY STRUCTURES

a. Style
(1) Structures shall have at least two (2) elevations to provide stylistic diversity.
(2) Units may be multi-stories.
(3) Units may be divided horizontally (townhomes) or vertically (flats).
(4) Second story decks or balconies permitted.
(5) Units have no minimum length of connection and may be joined via shared walls of the garage, external staircases, or main living area wall(s) or floors.

b. Building Form
(1) The mass of the residence should strongly reflect the architectural style and be scaled to provide visual interest and depth, reduce boxiness and achieve an articulated form on the front of the homes.
(2) Roofs shall be designed and pitched accordingly in consideration of solar technology and/or drainage.
(3) Roof-top decks are permitted only on certain lots as established by developer and cannot be added on buildings not constructed with this initial feature.

3. MATERIALS

a. Roofing materials are limited to the following:
(1) Artificial wood shingle (to mimic wood shake shingle). Treated wood shake shingles or any other combustible material is prohibited.
(2) Standing seam metal.
(3) Asphalt shingles.
(4) Imitation (composite or similar); or, real slate tiles.
(5) Non-reflective solar tiles that mimic the above-mentioned products
(6) Any other recommended FireWise materials similar to the above-mentioned products.

b. Siding materials are limited to the following:
(1) Metal
(2) Wood
(3) Composite siding
(4) Fiber cement board (commonly known as “Hardie Board”)
(5) Stucco.
(6) Any other recommended FireWise materials similar to the above-mentioned products.
(7) All siding materials to have non-reflective finishes.

c. Doors and Windows:
(1) Structures with multiple garage doors must always have identical, matching doors.
(2) All replacement windows shall be consistent and match the aesthetic of previous windows unless otherwise approved by the design review board. Skylight or solar tubes permitted.
(3) Screen or storm doors, in addition to typical front doors are permitted. Screen or storm doors cannot replace front doors at any time.

d. Design Elements. This development may incorporate mountain appropriate design elements into the buildings, including, but not limited to, exposed heavy timber beams as accent elements or entry features, walls faced with wood, stone, faux stone or cultured stone, metal railings or accents. Stucco may only be utilized in small quantities on building facades and is not to be used as a primary material for home.

e. Building materials for residential exteriors shall include at least two (2) types of materials as part of the building façade.

I. LANDSCAPING – *See also PUD Landscaping Plan*
Shall not interfere with any drainage way, utility, pedestrian access, or entry into any structure. Landscaping shall not obscure windows, be installed under gas fireplace or dryer vents, nor shall any landscaping material overtake any yard, or spread into any common or neighboring yards.

Landscaping minimums:
1. At least one (1) tree per 1,200 sf of lot area and two (2) shrubs for all lots. *See also official Landscaping Plan for Belden Place.*
2. All landscaping proposed on the approved Landscaping Plan shall be installed initially with expectations for maintenance.
3. No exposed soil is permitted. Soil must be covered in groundcover that may consist of seed (includes wildflower seed), cobble, perennials, mulch, or similar.
4. All dead materials must be replaced during the same season death occurs.

TAB Associates
The Architectural Balance
0056 Edwards Village Blvd.
Suite 210
Edwards, CO 81632
(970) 766-1470
fax: (970) 766-1471
email: tab@vail.net
www.tabassociates.com
Civil Engineer
Structural Engineer
Mechanical Engineer
Electrical Engineer

Seal

Lot 20
Belden Place Phase 2
Minturn, Colorado

Revisions:

No	Description	Date

Issue Dates:
CP-08/14/2024
DRB-2/14/2025

Sheet Title:
PUD Guide

Project No:
2215

Sheet No:
A0.2

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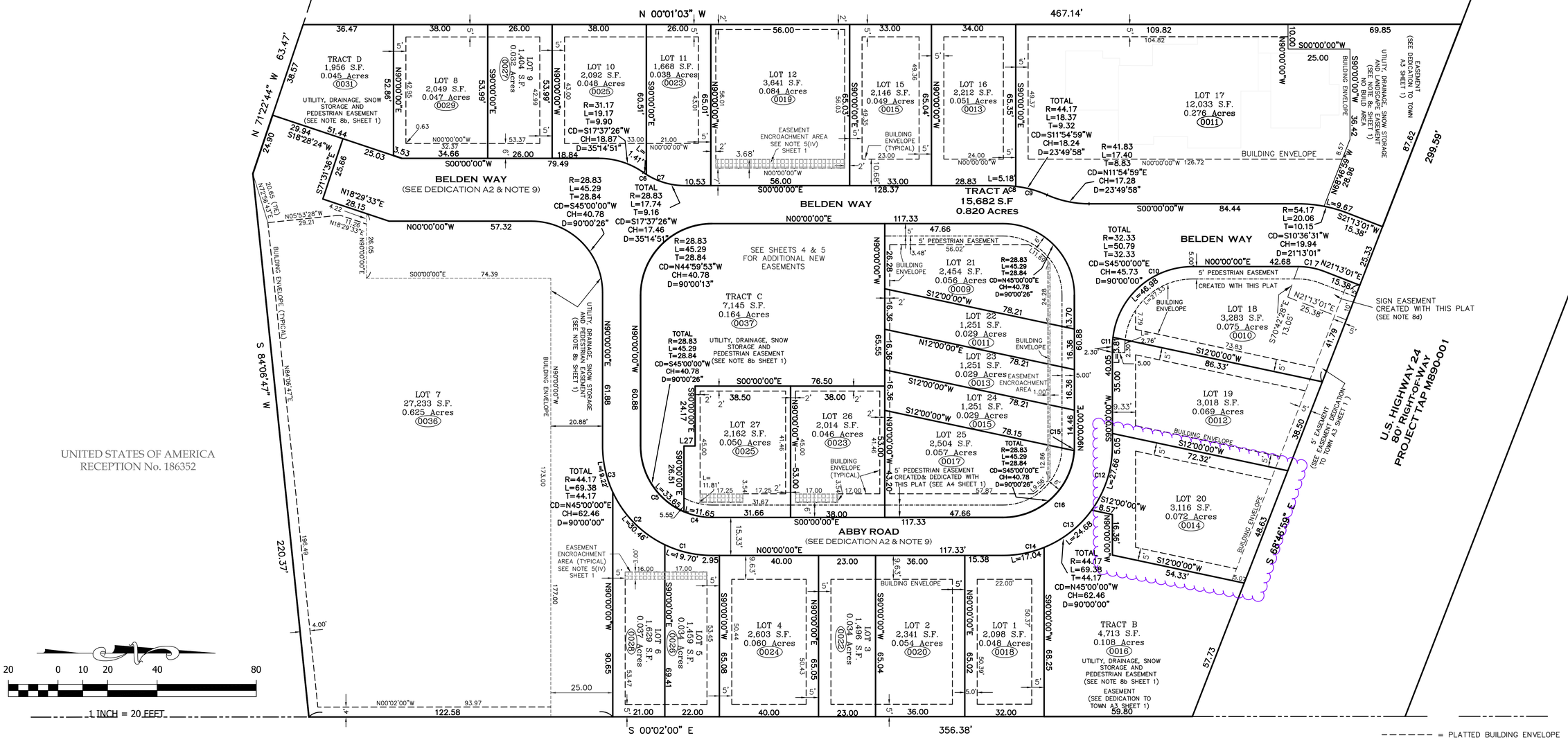
FINAL PLAT
BELDEN PLACE, P.U.D.
Town of Minturn, County of Eagle, State of Colorado

SUBDIVISION



CURVE TABLE						
CURVE	LENGTH	RADIUS	Tangent	Chord	Chd Brng	Delta
C1	19.70	44.17	10.01	19.53	N12°46'33"E	25°33'06"
C2	30.46	44.17	15.86	29.86	N45°18'32"E	39°30'53"
C3	19.22	44.17	9.76	19.07	N77°31'59"E	24°56'01"
C4	11.65	28.83	5.91	11.57	N11°34'15"E	23°08'56"
C5	33.65	28.83	19.03	31.77	N56°34'28"E	66°51'30"
C6	1.41	28.83	0.71	1.41	N33°50'32"E	2°48'39"
C7	16.32	28.83	8.39	16.11	N16°13'06"E	32°26'12"
C8	5.18	44.17	2.59	5.18	S03°21'35"W	6°43'11"
C9	13.19	44.17	6.65	13.14	S15°16'34"W	17°06'47"
C10	46.98	32.33	28.73	42.95	S41°37'23"E	83°14'46"
C11	3.81	32.33	1.91	3.81	S86°37'23"E	6°45'14"
C12	27.66	44.17	14.30	27.21	N72°03'40"W	35°52'40"
C13	24.68	44.17	12.67	24.36	N38°06'40"W	32°01'20"
C14	17.04	44.17	8.63	16.93	N11°03'00"W	22°06'00"
C15	1.89	28.83	0.94	1.89	N88°07'42"W	3°45'03"
C16	43.41	28.83	27.01	39.42	N43°07'29"W	86°15'24"
C17	10.68	28.83	5.40	10.62	N10°36'31"E	21°13'28"

L27 = S00°00'00"W 4.50

= PLATTED BUILDING ENVELOPE
= PEDESTRIAN EASEMENT
= EASEMENT ENCROACHMENT AREA SEE NOTE 5(IV)

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.

UNITED STATES OF AMERICA
RECEPTION No.246983

THIS SHEET IS A PORTION OF THE FINAL PLAT, REFER TO COMPLETE – FINAL PLAT, BELDEN PLACE PUD

PRELIMINARY

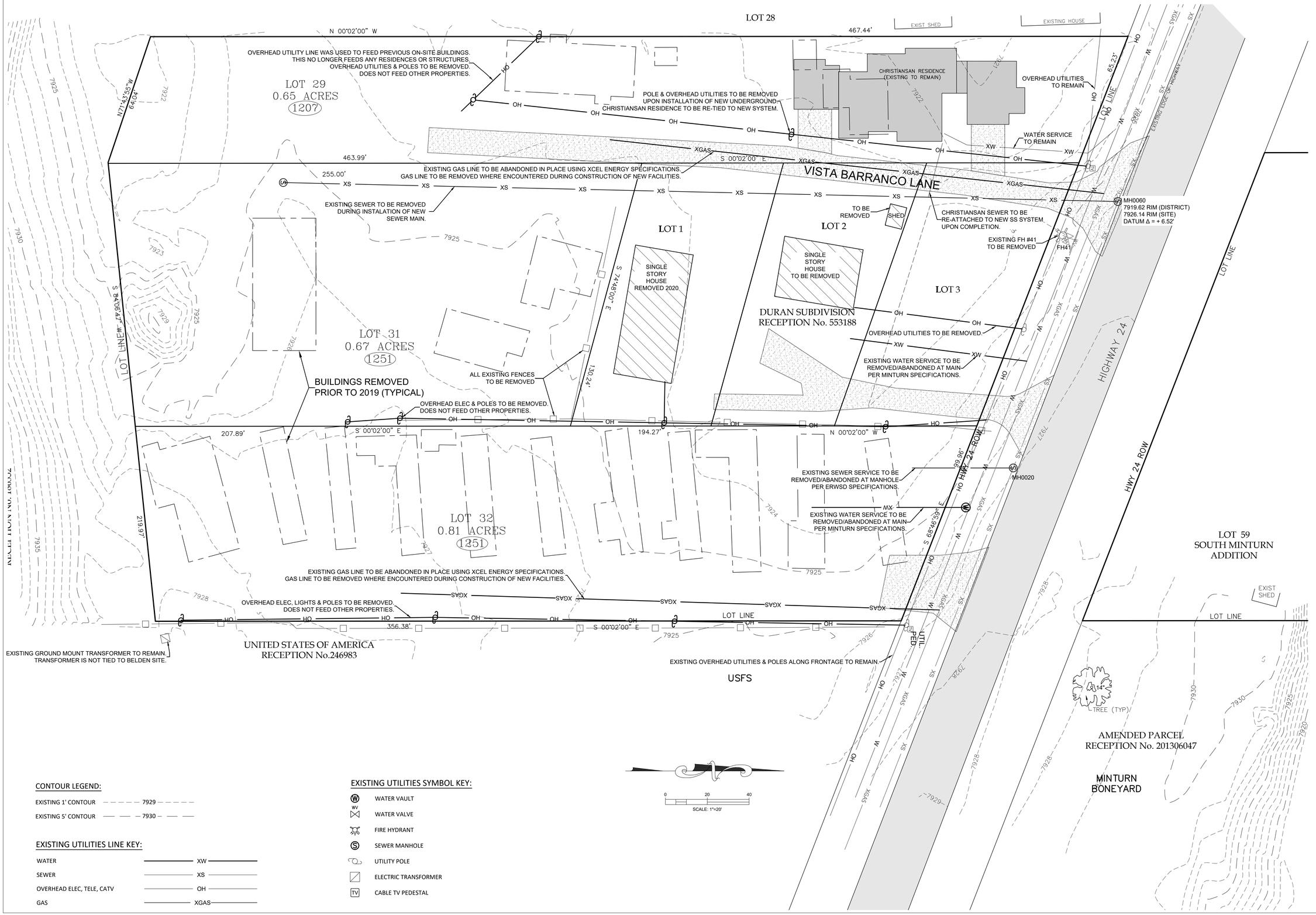
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
MATTHEW S. SLAGLE
34998
07-09-2024

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
BELDEN PLACE, P.U.D.
Town of Minturn, County of Eagle, State of Colorado

DRAWN BY:	JOB NUMBER:	DRAWING NAME:
MSS	18029	18029_PUD-23.dwg
SHEET 3 OF 5		DATE: 11-11-2023



CONTOUR LEGEND:

- EXISTING 1' CONTOUR — 7929
- EXISTING 5' CONTOUR — 7930

EXISTING UTILITIES LINE KEY:

- WATER — XW
- SEWER — XS
- OVERHEAD ELEC, TELE, CATV — OH
- GAS — XGAS

EXISTING UTILITIES SYMBOL KEY:

- WATER VAULT
- WATER VALVE
- FIRE HYDRANT
- SEWER MANHOLE
- UTILITY POLE
- ELECTRIC TRANSFORMER
- CABLE TV PEDESTAL

TIMBERLINE ENGINEERING llc
CIVIL STRUCTURAL
218 E. Valley Rd. p 970.963.9869
SITE 104-PMB 177 81623
Carbondale, Colorado
timberlineengineering@gmail.com

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DAVID JOHN ANDERSON
39276
PROFESSIONAL ENGINEER

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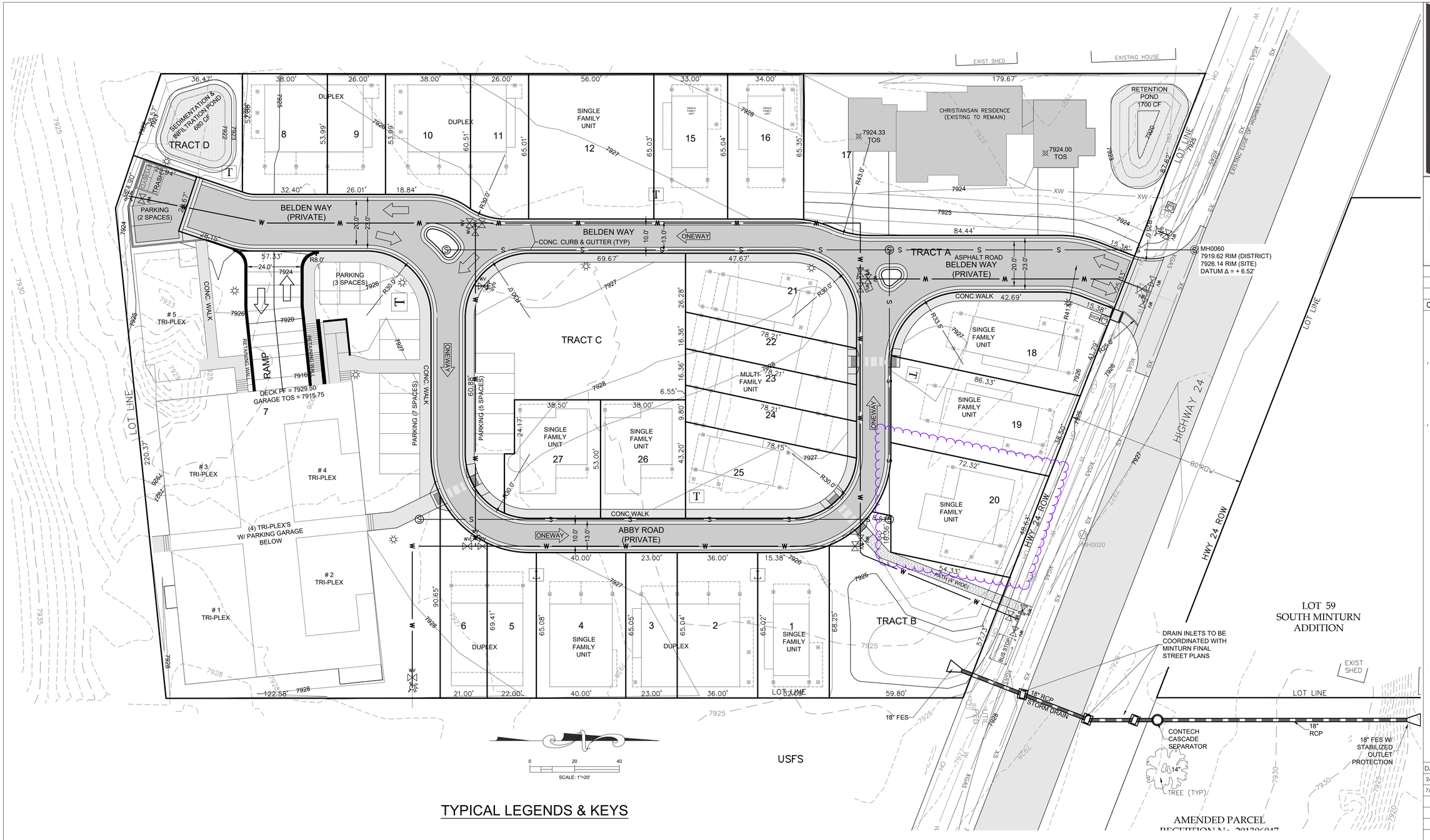
Lot 20
Belden Place Phase 2
Minturn, Colorado

NOT FOR CONSTRUCTION

DATE	REVISION
2/15/22	Permit Set
7/29/24	Review comments 1

Title:
EXISTING SITE & DEMOLITION PLAN

Sheet:
C.110



TYPICAL LEGENDS & KEYS

AD	= AREA DRAIN
CFS	= CUBIC FEET PER SECOND
CONC	= CONCRETE
EC	= EDGE OF CONCRETE
EOA	= EDGE OF ASPHALT
EP	= EDGE OF PAVEMENT
EX	= EXISTING
FF	= FINISHED FLOOR
FG	= FINISHED GRADE
FL	= FLOW LINE
GD	= GRADE/GROUND
HP	= HIGH POINT
LP	= LOW POINT
TBC	= TOP BACK OF CURB
TD	= TRENCH DRAIN
TOS	= TOP OF SLAB
TOW	= TOP OF WALL
TYP	= TYPICAL
WH	= WALL HEIGHT
TOW	= TOP BACK OF WALK
EL	= ELEVATION
TOP	= TOP OF PIPE

CONTOUR LEGEND:

EXISTING 1' CONTOUR	7929
EXISTING 5' CONTOUR	7930
PROPOSED 1' CONTOUR	7929
PROPOSED 5' CONTOUR	7930

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WATER	XW
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PROPOSED UTILITY SYMBOL KEY:

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- WATER VALVE
- FIRE HYDRANT
- SEWER MANHOLE
- UTILITY POLE
- ELECTRIC TRANSFORMER
- CABLE TV PEDESTAL
- ELECTRIC SPLICE VAULT
- STREET LIGHT

INDICATES DIRECTION OF TRAFFIC FLOW

LINE KEY:

WATER	W
SEWER	S

PARKING NOTES:

PARKING SPACES 9' X 18' MIN.

REFER TO COMPLETE – FINAL PLAT, BELDEN PLACE PUD

EARTHWORK:
5175 CYD CUT
8130 CYD FILL
2955 CYD NET <FILL>
(DOES NOT INCLUDE ONSITE HAUL-IN ±1000 CYD)

TIMBERLINE ENGINEERING llc
CIVIL STRUCTURAL
218 E. Valley Rd. p 970.963.9869
SITE 104-PMB 177
Carbondale, Colorado 81623
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Minturn, Colorado

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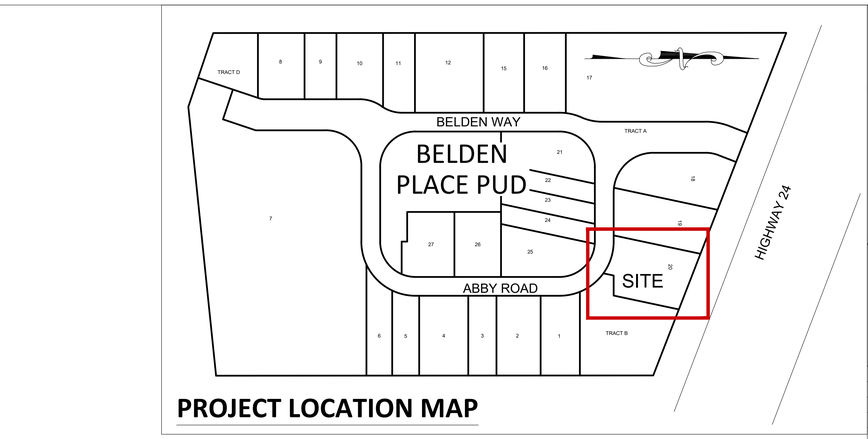
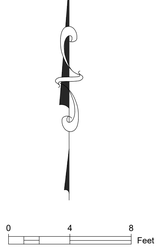
DATE	REVISION
2/15/22	Permit Set
7/29/24	Review comments 1

Title:
PROPOSED SITE PLAN

Sheet:
C.111



PROJECT LOCATION MAP



UNIT 20

SHEET INDEX:

C.1 SITE PLAN W/ GRADING
C.2 UTILITY PLAN & EROSION CONTROL PLAN
C.3 EROSION CONTROL DETAILS

CONTACTS

Owner/contractor:	Peter Murray Group Brian Claydon 970 390-3489
Architect:	TAB Associates, Inc. 56 Edwards Village Boulevard Edwards, CO 81632 970 766-1470
Structural Engineer:	KRM Consultants, Inc. PO Box 4572 Vail, CO 81658 970 949-9391
Geotechnical Engineer:	Kumar & Associates, Inc. 5020 County Road 154 Glenwood Springs, CO 81601 970 345-7988
Water:	Town of Minturn Public Works Arnold Martinez 970 445-2416
Sewer:	Eagle River Water & Sanitation District 970 477-5451
Electric & Gas:	Excel Energy Electrical Emergency 800 895-1999 Gas Emergency 800 895-2999
Call before you dig:	811

LINE KEY:

WATER	W
SEWER	S
ELECTRIC	UEL
GAS	GAS
TELEPHONE	TEL
CATV	CTV
PROPERTY LINE	PL

CONTOUR LEGEND:

EXISTING 1' CONTOUR	7929
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PROPOSED 1' CONTOUR	7929
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PROPOSED UTILITY SYMBOL KEY:

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- CABLE TV PEDESTAL
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- WATER SERVICE CURB STOP
- SANITARY SEWER CLEANOUT
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TOW	= TOP BACK OF WALK
EL	= ELEVATION
TOP	= TOP OF PIPE
WV	= WATER VALVE
WW	= WINDOW WELL

SITE PLAN W/ GRADING

TIMBERLINE ENGINEERING LLC CIVIL STRUCTURAL
218 E. Valley Rd. p 970.963.9869
STE 104-PMB 177
Carbondale, Colorado 81623
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UNIT 20 - SINGLE FAMILY RESIDENCE
Minturn, Colorado

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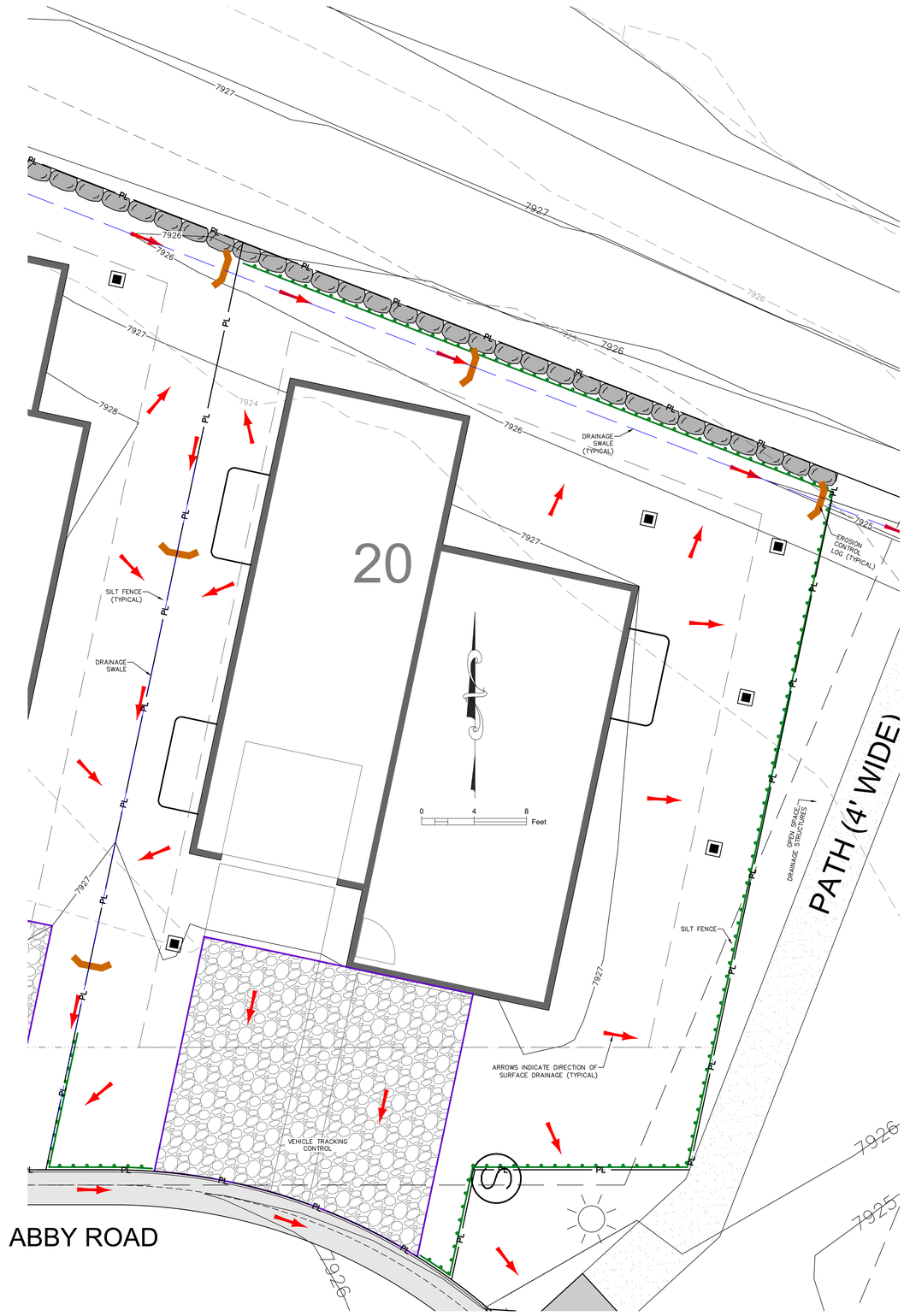
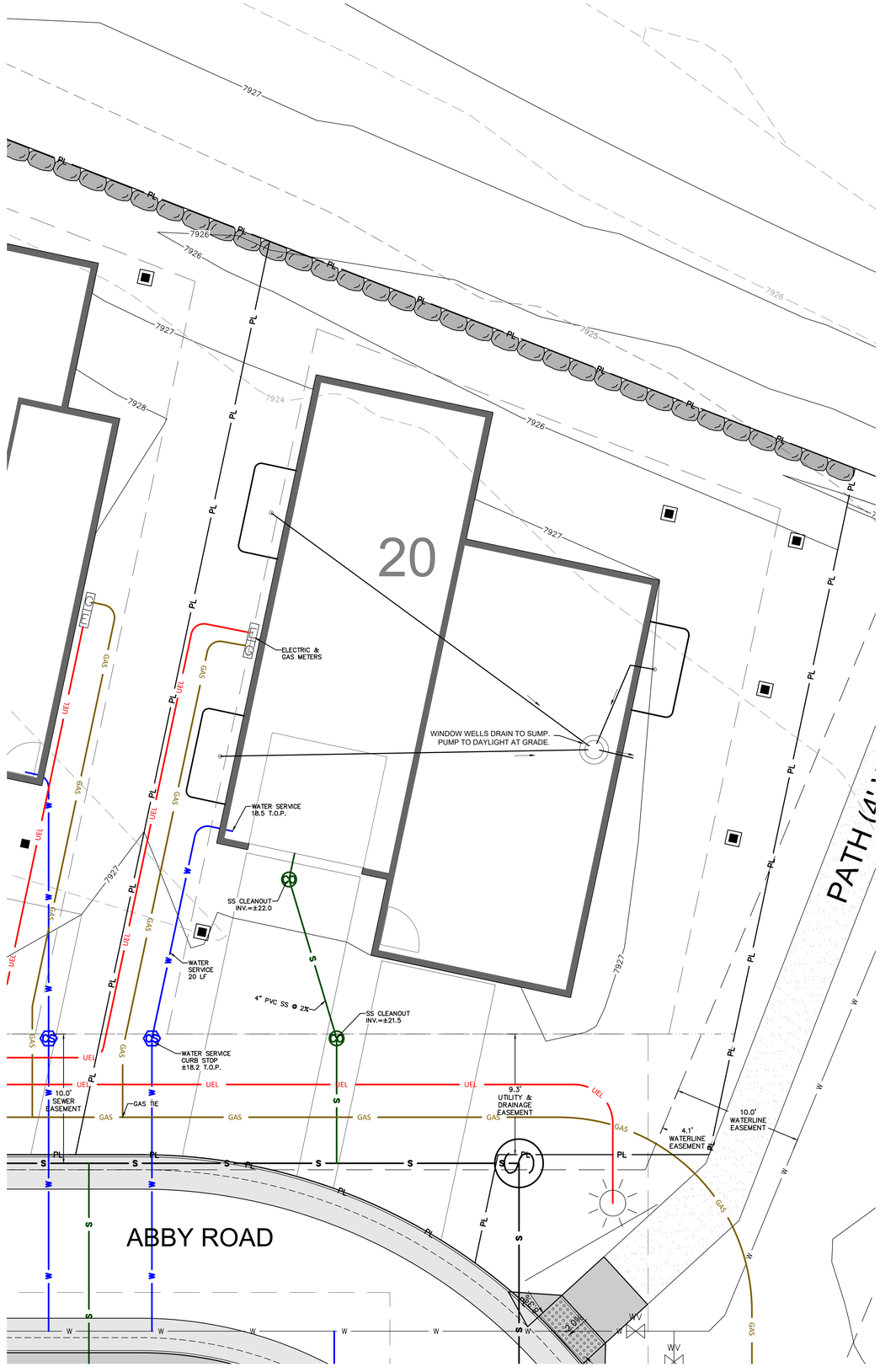
DATE	REVISION
2/6/25	DRB Coordination
3/17/25	DRB Updates
4/17/25	DRB Updates 2

Title: SITE PLAN

Sheet: C.1



EROSION CONTROL PLAN



UTILITY PLAN

NOTES:
1. WATER SERVICE LINES SHALL BE TYPE K COPPER
2. WATER SERVICE CONNECTIONS ARE TO BE COMPRESSION OR SILVER-SOLDERED

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218 E. Valley Rd.
STE 104-PMB 177
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p 970.963.9869
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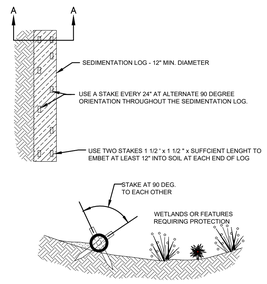
DATE	REVISION
2/6/25	DRB Coordination
3/17/25	DRB Updates
4/17/25	DRB Updates 2

Title:
UTILITY PLAN & EROSION CONTROL PLAN

Sheet:
C.2



SECTION A - A

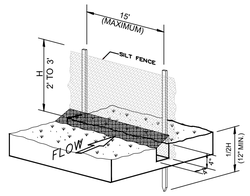
SEDIMENT CONTROL LOG INSTALLATION NOTES

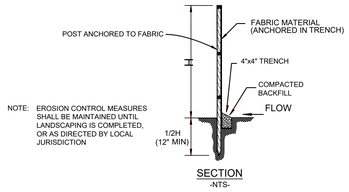
1. SEE PLAN VIEW FOR:
   - LOCATION AND LENGTH OF SEDIMENT CONTROL LOG.
2. SEDIMENT CONTROL LOGS INDICATED ON INITIAL SWMP PLAN SHALL BE INSTALLED PRIOR TO ANY LAND-DISTURBING ACTIVITIES.
3. SEDIMENT CONTROL LOGS SHALL CONSIST OF STRAW, COMPOST, EXCELSIOR, OR COCONUT FIBER.
4. NOT FOR USE IN CONCENTRATED FLOW AREAS.
5. THE SEDIMENT CONTROL LOG SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF 2".

SEDIMENT CONTROL LOG MAINTENANCE NOTES

1. THE SWMP MANAGER SHALL INSPECT SEDIMENT CONTROL LOGS DAILY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT UPSTREAM SEDIMENT AS NECESSARY.
2. SEDIMENT ACCUMULATED UPSTREAM OF SEDIMENT CONTROL LOGS SHALL BE REMOVED WHEN THE UPSTREAM SEDIMENT DEPTH IS WITHIN ½ THE HEIGHT OF THE CREST OF LOG.
3. SEDIMENT CONTROL LOG SHALL BE REMOVED AT THE END OF CONSTRUCTION. IF ANY DISTURBED AREA EXISTS AFTER REMOVAL, IT SHALL BE COVERED WITH TOP SOIL, DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

EROSION CONTROL LOG DETAIL

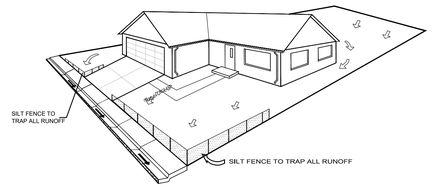




NOTE: EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL LANDSCAPING IS COMPLETED, OR AS DIRECTED BY LOCAL JURISDICTION

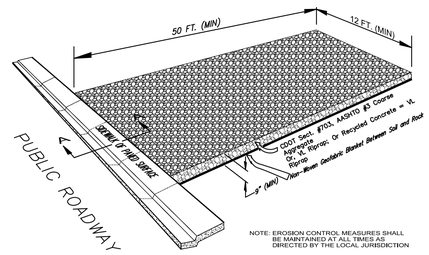
SECTION
-NTS-

SILT FENCE INSTALLATION DETAIL

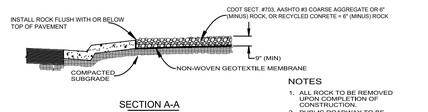


NOTE: EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES AS DIRECTED BY LOCAL JURISDICTION

SILT FENCE PLACEMENT DETAIL



NOTE: EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES AS DIRECTED BY THE LOCAL JURISDICTION



SECTION A-A
-NTS-

NOTES
1. ALL ROCK TO BE REMOVED UPON COMPLETION OF CONSTRUCTION.
2. PUBLIC ROADWAY TO BE KEPT CLEAN AND FREE OF MUD, DIRT AND DEBRIS AT ALL TIMES.

TEMPORARY VEHICLE TRACKING CONTROL DETAIL

TIMBERLINE ENGINEERING LLC
CIVIL STRUCTURAL
218 E. Valley Rd. p 970.963.9869
STE 104-PMB 177
Carbondale, Colorado 81623
timberlineengineering@gmail.com

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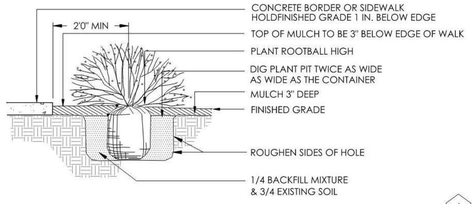
DATE	REVISION
2/6/25	DRB Coordination
3/17/25	DRB Updates
4/17/25	DRB Updates 2

Title: EROSION CONTROL DETAILS

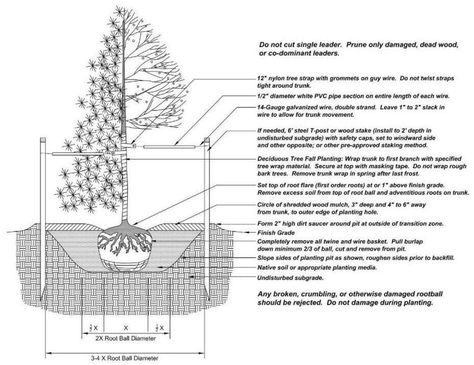
Sheet: C.3

PRUNE ALL DAMAGED OR DEAD WOOD IMMEDIATELY PRIOR TO PLANTING



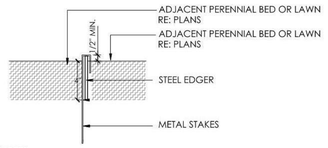
1 SHRUB PLANTING
SCALE: 3/4" = 1'-0"

1



3 TREE PLANTING
SCALE: N.T.S.

3



NOTES:
1. CONTRACTOR TO SUBMIT SAMPLE PRIOR TO ORDERING MATERIAL OR DELIVERING TO SITE.
2. NO EDGER REQUIRED WHEN MULCH IS ADJACENT TO PAVEMENT, BORDER, OR WALLS.
3. SET ALL EDGING 1/2" ABOVE FINISH GRADE AS SHOWN.
4. EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR, AND FLUSH W/ GRADES OF CONCRETE.
5. ALL JOINTS TO BE SECURELY STAKED.
6. CONTRACTOR SHALL CUT TOP EDGE(S) AS NEEDED TO BE PARALLEL WITH GRADE.

8

8 METAL EDGER
SCALE: 3/4" = 1'-0"

ORNAMENTAL TREES

ABB.	BOTANIC	COMMON	SPACING	SIZE	QTY
AMG	*Amelanchier x grandiflora*	Autumn Brilliance Serviceberry	as shown	8' clump	21
CMT	*Crataegus x mordenensis* 'Toba'	Toba Hawthorn	as shown	2" Cal	5
MAS	*Malus* x 'Spring Snow'	Spring Snow Crabapple	as shown	2" Cal	8
MAT	*Malus* 'Thunderchild'	Thunderchild Crabapple	as shown	2" Cal	5
QUG	*Quercus gambelii*	Gambel Oak	as shown	8' clump	11

DECIDUOUS SHRUBS

ABB.	BOTANIC	COMMON	SPACING	SIZE	QTY
SAR	*Salix repens*	Creeping Willow	as shown	5 Gal.	9
SOS	*Sorbaria sorbifolia*	Ash-leaf Spirea	as shown	5 Gal.	6
SPM	*Syringa patula* 'Miss Kim'	Miss Kim Lilac	as shown	5 Gal.	9
SYO	*Symphoricapos occidentalis*	Western Snowberry	as shown	5 Gal.	4

PLAN IS ENLARGED DETAIL AND
UPDATE FROM THE PUD APPROVED PLAN.
REFER TO PUD APPROVED PLAN
FOR ADDITIONAL INFORMATION

NATIVE GRASS

2' GRAVEL DRIP LINE MULCH

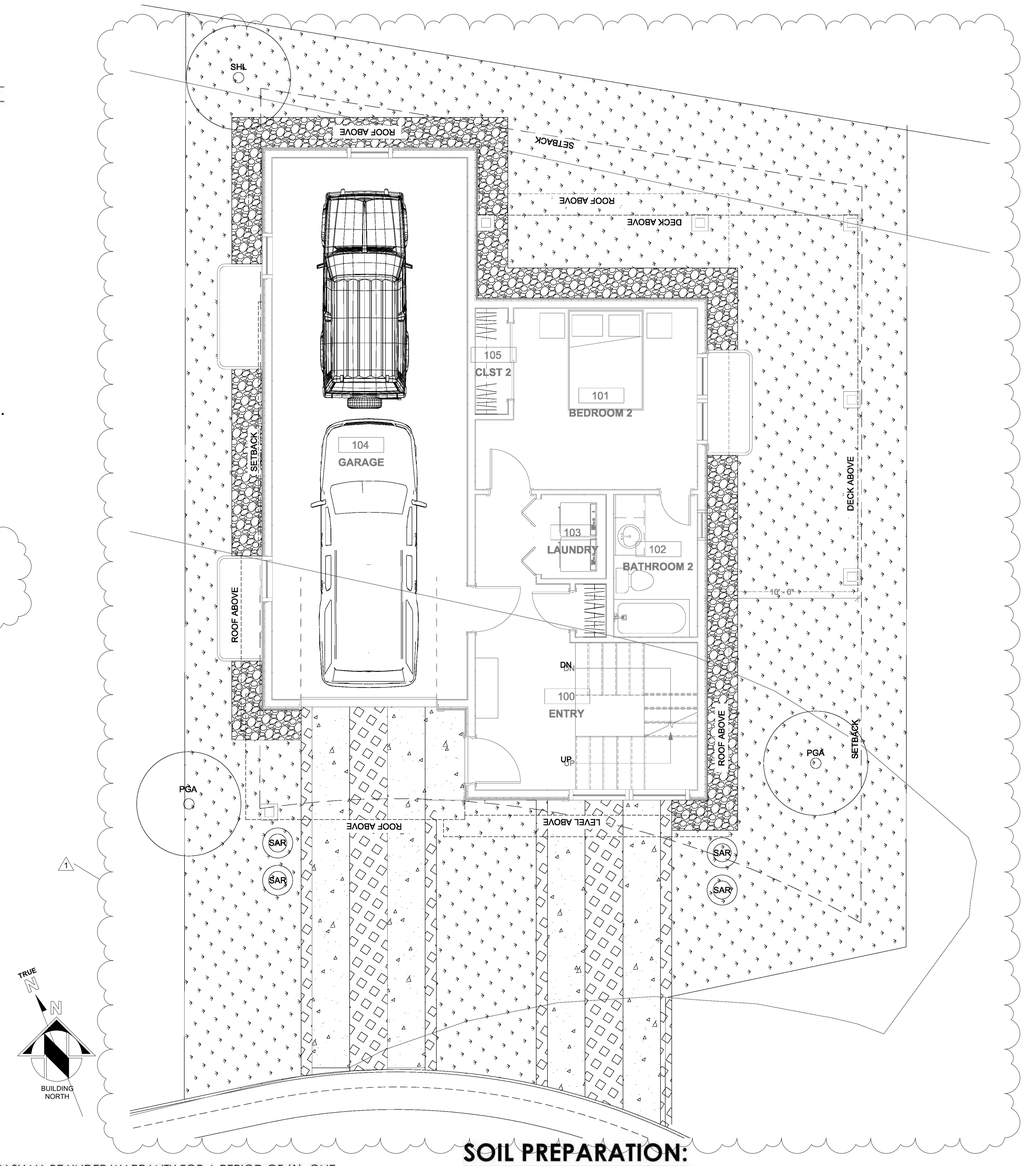
2' GRAVEL DRIP LINE MULCH

PERMEABLE PAVERS

SITE CALCULATIONS

SITE SQFT	3,116 SQFT
BUILDING COVERAGE	1,269 SQFT
IMPERVIOUS COVERAGE (Includes Building)	1,508 SQFT
SITE COVERAGE ALLOWED	50%
SITE COVERAGE	48.3%

1



GENERAL NOTES:

1. CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES AND REGULATIONS.
2. CONTRACTOR TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO BEFORE DIGGING, INCLUDING BUT NOT LIMITED TO, TRENCHING, SHRUB AND TREE PLANTING PITS. IF UTILITIES OCCUR WITHIN (3) THREE FEET OF PROPOSED FOOTINGS, THE CONTRACTOR SHALL REPORT SUCH CONDITIONS TO THE OWNER.
3. CONTRACTOR IS RESPONSIBLE FOR FULL ON-SITE INVESTIGATIONS AS NEEDED IN ORDER TO GAIN A FULL UNDERSTANDING OF EXISTING CONDITIONS PRIOR TO CONSTRUCTION. FAILURE TO INSPECT THE SITE PRIOR TO CONSTRUCTION SHALL NOT BE CAUSE FOR REQUESTING ADDITIONAL MONIES BY THE CONTRACTOR.
4. THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
5. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR FOR SAFETY PRECAUTIONS OR PROBLEMS UTILIZED IN CONNECTION WITH THE WORK, AND HE/SHE WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
6. VERIFY ALL CONDITIONS AT THE JOB SITE AND NOTIFY LANDSCAPE ARCHITECT AND THE OWNER'S REP. IMMEDIATELY OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES PRIOR TO ANY DEMOLITION OR CONSTRUCTION.

SIGHT TRIANGLE NOTES:

PEDESTRIAN SIGHT TRIANGLES: NO ITEMS THAT ARE WIDER THAN 18" MAY BE TALLER THAN 30" WITHIN THE PEDESTRIAN SIGHT TRIANGLE.

CORNER SIGHT TRIANGLES: NO ITEMS TALLER THAN 30" MAY BE PLACED WITHIN THE CORNER SIGHT TRIANGLE, EXCEPT FOR TRAFFIC CONTROL DEVICES AND EQUIPMENT. TREES MUST BE LIMBED TO 8 FEET AT ADEQUATE MATURITY. TREES SHALL BE PLANTED A MINIMUM OF 10 FEET FROM LIGHT OR UTILITY POLES.

ROADWAY SIGHT TRIANGLES: NO ITEMS THAT ARE WIDER THAN 18" MAY BE TALLER THAN 30" WITHIN THE ROADWAY SIGHT TRIANGLE EXCEPT FOR STREET TREES AND TRAFFIC CONTROL DEVICES AND EQUIPMENT.

TREE PROTECTION ZONE (TPZ) NOTES:

1. CONTRACTOR SHALL VERIFY FINAL BOUNDARIES OF TPZ PRIOR TO COMMENCEMENT OF CONSTRUCTION/DEMOLITION ACTIVITIES. EXCESSIVE BRANCH PRUNING ON EXISTING TREES FOR CONSTRUCTION CLEARANCE WILL NOT BE PERMITTED. PRUNING FOR BUILDING CLEARANCE SHALL BE MINIMIZED. DUE TO SCOPE OF CONSTRUCTION AND SIZE OF EX. ROW TREES, USE CHAIN LINK FENCING TO ESTABLISH TPZ.
2. THE TREE LAWN WITHIN THE BOUNDARY OF THE TREE DRIPLINE SHALL NOT BE ROTOTILLED AT ANY TIME. ROTOTILLING IS ONLY PERMITTED IN AREAS OUTSIDE OF EXISTING TREE DRIPLINE WHERE CONCRETE & HARDSCAPE ARE REMOVED.

LANDSCAPE NOTES:

1. ALL NEW LANDSCAPE AND IRRIGATION SHALL BE UNDER WARRANTY FOR A PERIOD OF (1) ONE YEAR. THE WARRANTY PERIOD SHALL COMMENCE ONCE ALL PUNCH LIST ITEMS ARE SATISFACTORY COMPLETED AND A LETTER OF FINAL COMPLETION IS PROVIDED FROM THE OWNER'S REPRESENTATIVE. ALL LANDSCAPE AND IRRIGATION MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1 YEAR AFTER THE FINAL COMPLETION IS PROVIDED IN WRITING.
2. PLANT MATERIAL AND BED LOCATIONS TO BE STAKED BY THE LANDSCAPE CONTRACTOR FOR REVIEW BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. ALL ADJUSTMENTS SHALL BE MADE BY THE CONTRACTOR. THE CONTRACTOR SHALL NOT DIG PLANT PITS UNTIL LOCATIONS ARE APPROVED.
3. ROUGH GRADING TO PLUS OR MINUS ONE TENTH OF A FOOT BY GENERAL CONTRACTOR. LANDSCAPE CONTRACTOR TO PROVIDE FINISH GRADING IN ALL LANDSCAPE AREAS. LANDSCAPE CONTRACTOR TO APPROVE ROUGH GRADES PRIOR TO MOBILIZATION. MOBILIZATION ON THE PART OF THE LANDSCAPE CONTRACTOR WILL INDICATE THAT ROUGH GRADING IS ACCEPTABLE TO THE LANDSCAPE CONTRACTOR, AND THEREFORE BE RESPONSIBLE FOR PROVIDING ALL FINISHED GRADES TO MEET THE CIVIL GRADING PLANS.
4. TREES AND SHRUBS WILL BE INSPECTED ON-SITE. LANDSCAPE PLANT MATERIALS MAY BE REJECTED AT ANY TIME DUE TO ISSUES OF QUALITY.
5. ALL NEW LANDSCAPE AREAS SHALL BE IRRIGATED BY A COMMERCIAL GRADE, FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. TREES, SHRUBS, AND DECORATIVE GRASSES SHALL BE IRRIGATED BY A SEPARATE ZONE FROM SOD/GRASS; THIS INCLUDES TREES PLANTED IN SOD/GRASS AREA. THE IRRIGATION SYSTEM IS TO HAVE A RAIN SENSOR SHUTOFF INSTALLED. IRRIGATION TO BE DESIGN/BUILD, CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH ARCHITECT, LANDSCAPE ARCHITECT, AND MECHANICAL AND FOR GENERATION OF AN IRRIGATION PLAN FOR REVIEW WITH AS BUILT PLAN AS REQUIRED.
6. ALL PLANT MATERIAL SHALL MEET OR EXCEED CURRENT AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1 AND THE COLORADO NURSERY ACT AND ACCOMPANYING RULE AND REGULATIONS.
7. TRUNK-WRAP TAPE: TWO LAYERS OF CRINKLED PAPER CEMENTED TOGETHER WITH BITUMINOUS MATERIAL, 4 INCHES (102 MM) WIDE MIN.
8. WRAPPING TREE TRUNKS: WRAP TREES WITH TRUNK-WRAP TAPE. START AT BASE OF TRUNK AND SPIRAL COVER TRUNK TO HEIGHT OF FIRST BRANCHES. OVERLAP WRAP, EXPOSING HALF THE WIDTH, AND SECURELY ATTACH WITHOUT CAUSING GIRDLING. DO NOT USE STAPLES. INSPECT TREE TRUNKS FOR INJURY, IMPROPER PRUNING, AND INSECT INFESTATION AND TAKE CORRECTIVE MEASURES REQUIRED BEFORE WRAPPING. DO NOT WRAP ROUGH BARK, POPULUS OR GLEDITSIA TREES. REMOVE WRAP IN SPRING.
   - 8.1. NO TREE SHALL BE WRAPPED AFTER MAY 21 OR BEFORE NOVEMBER 1.
   - 8.2. ALL DECIDUOUS TREES SHALL BE WRAPPED BY NOV. 15. REMOVE TREE WRAP BY MAY 15.
   - 8.3. CONTRACTOR SHALL BE RESPONSIBLE FOR WRAPPING AND UNWRAPPING TREES DURING THE WARRANTY PERIOD.
9. FIBER MULCH AT PLANTING BEDS: ORGANIC MULCH FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS, CONSISTING OF SHREDDED REDWOOD MULCH NOT LARGER THAN FOUR INCHES (4") IN LENGTH. SUBMIT 1.0 CF SAMPLE FOR APPROVAL.

SOIL PREPARATION:

SOIL SHALL BE AMENDED BASED ON THE SOIL TEST RECOMMENDATIONS (TO ADDRESS SPECIFIC DEFICIENCIES & ISSUES IN EXISTING SOIL). THE FOLLOWING INCLUDES THE SOIL TEST REQUIREMENTS AND RECOMMENDATIONS TO BE USED IN CONJUNCTION WITH THE SOIL TEST RESULTS:

1. SOIL ANALYSIS, BULK DENSITY TESTING AND REMEDIATION REQUIRED. SOIL ANALYSIS FROM A LOCAL ACCREDITED SOIL ANALYSIS LABORATORY WITH EXPERIENCE IN LOCAL URBAN SOILS SHALL BE REQUIRED WHEN PLANTS ARE TO BE INSTALLED IN GREEN SPACE. ALL SOIL REMEDIATION SHALL BE BASED ON THE SOIL ANALYSIS.
   - 1.1. MINIMUM SOIL ANALYSIS MUST DETERMINE SOIL TEXTURE AND STRUCTURE, PH BALANCE, SOIL SALINITY, FREE LIME, ORGANIC MATTER (OM) CONTENT, PLANT AVAILABLE NUTRIENTS AND COMPACTION.
   - 1.2. DEPTH OF LANDSCAPE SOIL ANALYSIS SHALL BE 24IN FOR TREES AND 8IN FOR ALL OTHER AREAS
   - 1.3. SOIL REMEDIATION REQUIRED BASED ON SOIL ANALYSIS.

2. COMPOSTED MATERIAL SHALL CONSIST OF AGED ORGANIC MATTER, FREE OF WEED OR OTHER NOXIOUS PLANT SEEDS, LUMPS, STONES, OR OTHER FOREIGN CONTAMINANTS HARMFUL TO PLANT LIFE, AND HAVING THE FOLLOWING CHARACTERISTICS BASED ON A NUTRIENT TEST PERFORMED NO LONGER THAN 3 MONTHS PRIOR TO ITS INCORPORATION INTO THE PROJECT:
   - 1.1. ORGANIC MATTER: 25% MINIMUM.
   - 1.2. SALT CONTENT: 5.0 MMHOS/CM MAXIMUM.
   - 1.3. PH: 8.5 MAXIMUM.
   - 1.4. CARBON TO NITROGEN RATIO OF 10:1 TO 20:1.
   - 1.5. PARTICLE SIZE NO PARTICLE SMALLER THAN SILT OR CLAY SIZE, OR LARGER THAN ½" DIAMETER
   - 1.6. ACCEPTABLE COMPOST PRODUCT: CLASS I COMPOST, SUCH AS ECOGRO OR BIO-COMP, AS PROVIDED BY A1 ORGANICS, EATON, CO, OR APPROVED EQUAL.

2. FINISH GRADE TO BE BELOW THE EDGE OF PAVEMENT PRIOR TO SODDING OR PLANTING:
   - 1.1. SEEDED/SODDED AREAS: ALLOW 1 INCH FOR SOD.
   - 1.2. PLANTED AREAS: ALLOW 3 INCHES FOR MULCH.

4. AFTER APPLYING SOIL CONDITIONER AND FERTILIZER, THOROUGHLY TILL AREA TO DEPTH OF 6" MINIMUM UNTIL SOIL IS WELL PULVERIZED AND THOROUGHLY MIXED.

TAB Associates
The Architectural Balance
0056 Edwards Village Blvd.
Suite 210
Edwards, CO 81632
(970) 766-1470
fax: (970) 766-1471
email: tab@vail.net
www.tabassociates.com

Civil Engineer
Timberline Engineering
(970) 963-9869
Structural Engineer
KRM Consultants, Inc.
(970) 949-9391
Mechanical Engineer

Electrical Engineer

Seal

Lot 20
Belden Place Phase 2
Minturn, Colorado

Revisions:		
No	Description	Date
1	Revision 1	Date 1

Issue Dates:
CP-08/14/2024
DRB-2/14/2025

Sheet Title:
Landscape Plan

Project No:
2215

Sheet No:
A1.1

P:\2215 Belden Place Phase 2\01 Drawing Files\05 Construction Documents\Lot 20 Revit CD\2025 0219 - 2215 Lot 20 - CD Updates (Open Web).rvt
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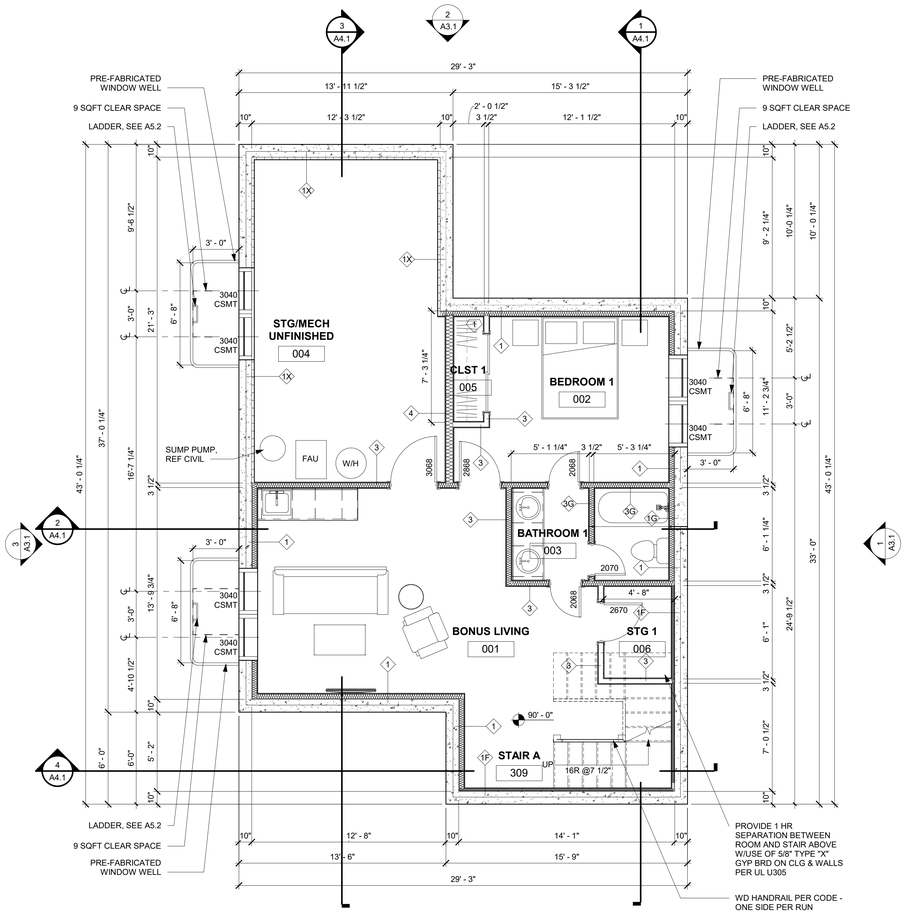
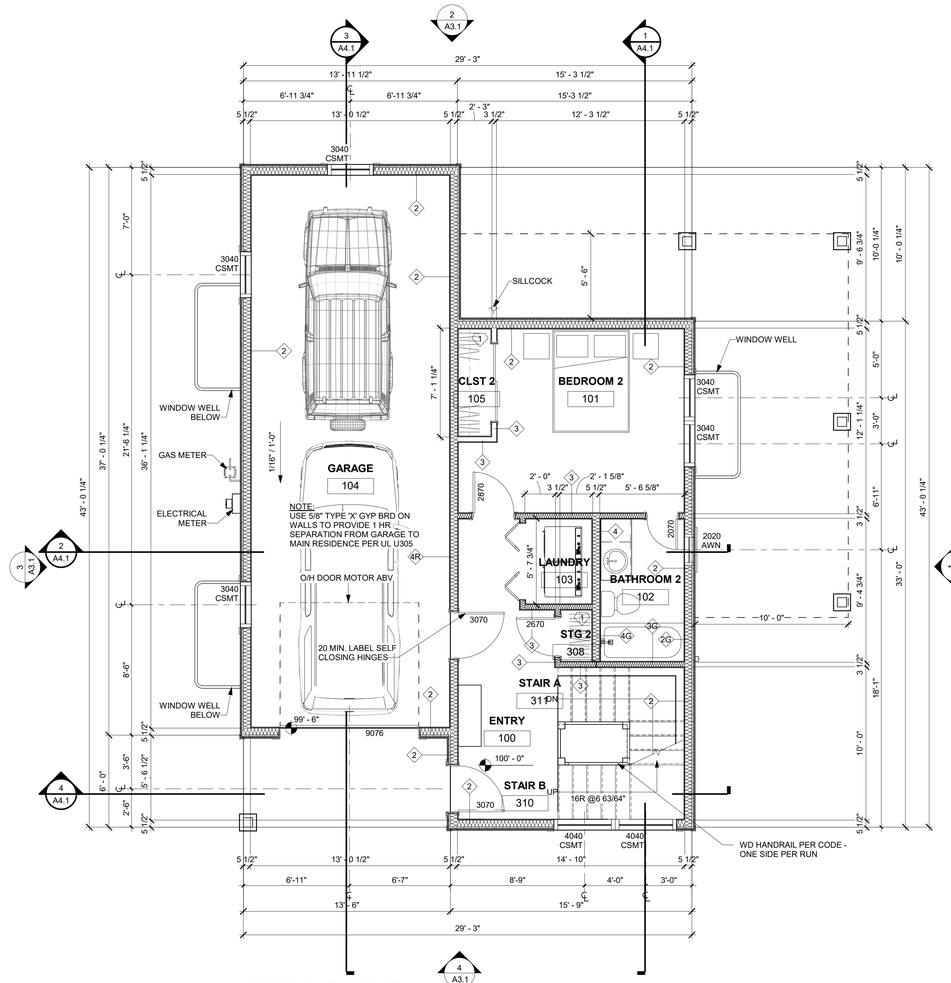


1 A2.0 BASEMENT
1/4" = 1'-0"



2 A2.0 GROUND LEVEL
1/4" = 1'-0"

CONTRACTOR TO PROVIDE THE FOLLOWING AS DEFFERED SUBMITTALS FOR BUILDING PERMIT

MECHANICAL
M1. PLEASE PROVIDE THE REQUIRED MANUAL J AND S. M1401.2
M2. PLEASE PROVIDE THE REQUIRED MANUAL D. M1601.1
M3. PLEASE PROVIDE THE CONSTRUCTION DETAILS FOR THE PROPOSED WHOLE HOUSE VENTILATION SYSTEM. M1505.4
M4. SHEET A2.1: IF ALL THE GAS FIRED APPLIANCES ARE NOT SEALED COMBUSTION AND THE KITCHEN EXHAUST HOOD IS GREATER THAN 400 CFM A MAKEUP AIR SYSTEM WILL BE REQUIRED. PLEASE PROVIDE THE CONSTRUCTION DETAILS FOR THE PROPOSED MAKEUP AIR SYSTEM IF NEEDED.

PLUMBING
P1. SHEET A2.1: LOWER FLOOR. PLEASE INDICATE HOW THE WATER HEATER AND ASSOCIATED PIPING WILL BE PROTECTED FROM FREEZING. P2603.5
PLEASE INDICATE THE REQUIRED 3' X 3' X 7' HIGH CLEAR SPACE AT THE WATER HEATER. R403.5.4 AS AMENDED.
B. INDICATE THE REQUIRED CONDENSATE DRAIN AT THE WATER HEATER THAT WILL ALLOW NATURAL DRAINAGE. R403.5.4 AS AMENDED
PLEASE NOTE THAT THAT THESE TWO COMMENTS ARE INTENDED TO PROVIDE SPACE AND DRAINAGE FOR A HEAT PUMP WATER HEATER. WE ARE NOT AWARE THAT HEAT PUMP WATER HEATERS CAN BE INSTALLED IN AN UNCONDITIONED OR CONDITIONED GARAGE.

CONTRACTOR TO PROVIDE THE FOLLOWING FOR IECC REQUIREMENTS AND COMPLETION

REQUIRED BLOWER DOOR TEST AT 3-ACH50. R402.4.1.3
A. REQUIRED DUCT TIGHTNESS TEST. R403.3.5
IV. REQUIRED DOMESTIC HOT WATER PING INSULATION. R403.5.2
VI. THE REQUIRED ITEMS THAT ARE TO BE LISTED ON THE COMPLIANCE CERTIFICATE. R401.3 AS AMENDED

PROVIDE ROUGH IN FOR ROOF MOUNTED SOLAR PV

CONTRACTOR TO COORDINATE DUCTING FROM THE FURNACE (IF PENETRATING THE GARAGE/HOUSE SEPARATION) WILL BE A MINIMUM OF 26 GAUGE AND THAT THE FURNACE HAS NO OPENINGS INTO THE GARAGE. R302.5.2. NOTE THAT WE ARE NOT AWARE OF ANY FURNACE THAT IS AIRTIGHT. HAVING THE FURNACE AND THE WATER HEATER WITHIN THE GARAGE SPACE CAN BE DIFFICULT AT BEST.

AREA SUMMARY

PROPOSED CONDITIONED SQUARE FOOTAGE	
BASEMENT LEVEL	585 SF
GROUND LEVEL	466 SF
MAIN LEVEL	895 SF
UPPER LEVEL	777 SF
TOTAL	2,723 SF
PROPOSED UNCONDITIONED SQUARE FOOTAGE	
BASEMENT LEVEL	265 SF
GROUND LEVEL	474 SF
MAIN LEVEL	0
UPPER LEVEL	0
TOTAL	739 SF
TOTAL COND & UNCOND	**3,462 SF**

TRUE N
BUILDING NORTH

NOTES:

CLOSET NOTES:

1. SINGLE HANGING: DESIGNATED BY SINGLE DASHED LINE IN CLOSETS TO BE: 16" SHELF @ 7'-0" AFF, 16" SHELF & ROD @ 5'-6" AFF.
2. DOUBLE HANGING: DESIGNATED BY DOUBLE DASHED LINE IN CLOSETS TO BE: 16" SHELF & ROD @ 7'-0" AFF, 12" SHELF & ROD @ 3'-6" AFF.
3. SHELVES @ WALK-IN CLOSETS: 6 - 16" SHELVES @ 1'-2" OC, 1st SHELF @ 1'-2" AFF, SHELF WIDTH TO BE CLOSET WIDTH, LESS 4'-0" OR AS OTHERWISE INDICATED.
4. LINEN SHELVES: 6 SHELVES, WIDTH AS NOTED, @ 1'-2" OC, 1st SHELF @ 1'-2" AFF, FULL CLOSET WIDTH.
5. STORAGE SHELVES: 6 - 16" SHELVES @ 1'-2" OC, 1st SHELF @ 1'-2" AFF, FULL CLOSET WIDTH.

GENERAL CLOSET NOTES:

1. ALL SHELVES & VERTICAL DIVIDERS TO BE AC PLYWOOD WITH 1x2 EDGE. SPECIES TO BE SPECIFIED BY DEVELOPER.
2. CLEATS TO BE 1x2 CLEAR PINE.
3. PROVIDE ROD SUPPORTS @ 36" OC MAX.
4. ALL TO BE STAINED TO MATCH CASE & BASE.

FLOOR PLAN GENERAL NOTES:

1. PATCH EXISTING CONSTRUCTION SCHEDULED TO REMAIN. REPAIRED SURFACES TO BE FLUSH WITH ADJACENT FINISH SURFACES. TO SAME QUALITY AS NEW CONSTRUCTION PRIOR TO INSTALLING NEW FINISHES. REFER TO THE FINISH MANUFACTURER'S GUIDELINES FOR INSTALLATION.
2. PATCH EXISTING FIRE-RATED WALLS, FLOOR CEILINGS, ETC. SO AS TO MAINTAIN THE FIRE-RADIATING. ADD FIRE-SMOKE DAMPERS WHERE NEW DUCTS CROSS. ADD FIRE STOP AT ALL
3. PATCH WALLS AT REMOVED RECEPTACLE OPENINGS SO AS TO RECEIVE SUBSEQUENT WORK.
4. PATCH AND LEVEL FLOOR SUBSTRATES TO RECEIVE NEW WORK AS SCHEDULED.
5. COORDINATE ALL FLOOR CORE DRILLING WITH EXISTING.
6. DO NOT SCALE DRAWINGS.
7. IN ROOMS WITH FLOOR DRAINS, SLOPE CONCRETE SURFACE WITHIN 18" RADIUS AT 1/4" PER FOOT TOWARD FLOOR DRAIN, UNLESS OTHERWISE INDICATED.
8. ALL SPOT ELEVATIONS SHOWN ON THE FLOOR PLANS OUTSIDE THE BUILDING RELATE TO USGS ELEVATIONS. ALL SPOT ELEVATIONS INSIDE THE BUILDING REFER TO BUILDING REFERENCE ELEVATIONS. NOTIFY ARCHITECT IMMEDIATELY SHOULD CONDITIONS BE FOUND CONTRADICTORY TO THESE DRAWINGS.
9. ALL ANGLES SHOWN ON THE FLOOR PLANS ARE 90 DEGREES UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS ARE TO GRID LINE, FACE OF CONCRETE OR MASONRY, OR FACE OF GYPSUM BOARD, UNLESS OTHERWISE NOTED.
11. ALL FLOOR PLAN DIMENSIONS TO MASONRY ARE NOMINAL DIMENSIONS, UNLESS NOTED AS ACTUAL.
12. "TB" NEW CORK TACKBOARDS OR "MB" NEW MARKERBOARDS
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2. SEE SHEET A0.1 FOR WALL TYPES INDICATED ON FLOOR PLANS
3. PROVIDE ALL NECESSARY BLOCKING FOR PROPER ATTACHMENT OF WORK IN WALLS AND CEILINGS. LOCATIONS INCLUDE BUT NOT LIMITED TO, TOILET AND BATH ACCESSORIES, WALL AND CEILING MOUNTED ELECTRICAL EQUIPMENT, WINDOW TREATMENTS, CASEWORK, COUNTERTOPS, ETC.
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6. EXISTING BUILDING DIMENSIONS AND ELEVATIONS ARE BASED UPON EXISTING SURVEY INFORMATION. IMMEDIATELY NOTIFY ARCHITECT IF CONDITIONS ARE ENCOUNTERED THAT DO NOT AGREE WITH DIMENSIONS AND/OR ELEVATIONS SHOWN.
7. VERIFY ALL PITCHED FLOOR AREAS SHOWN WITH PITCH LINES WITH THE ARCHITECT. PROVIDE A SLAB DEPRESSION AT ALL FLOOR DRAINS WHERE PITCH LINES ARE NOT SHOWN ON DRAWINGS.
8. PROVIDE 4" RETURN FROM FACE OF ADJACENT WALL FOR ANY DOORS NOT DIMENSIONED.
9. SEE MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ITEMS NOT SHOWN ON ARCHITECTURAL DRAWINGS AND COORDINATE.
10. ALL INTERIOR WALLS SHALL EXTEND TO UNDERSIDE OF ROOF DECK AND STEEL STRUCTURE (BEAM) UNLESS NOTED OTHERWISE. SEE PARTITION WALL TYPES ON SHEET A0.03
11. DATUM 100'-0" INDICATED ON ALL DRAWINGS, OTHER THAN CIVIL SERIES EQUALS XXXX.XX ON CIVIL DRAWINGS
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TAB Associates
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fax: (970) 766-1471
email: tab@vail.net
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Civil Engineer
Structural Engineer
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Seal

Lot 20 Belden Place Phase 2
Minturn, Colorado

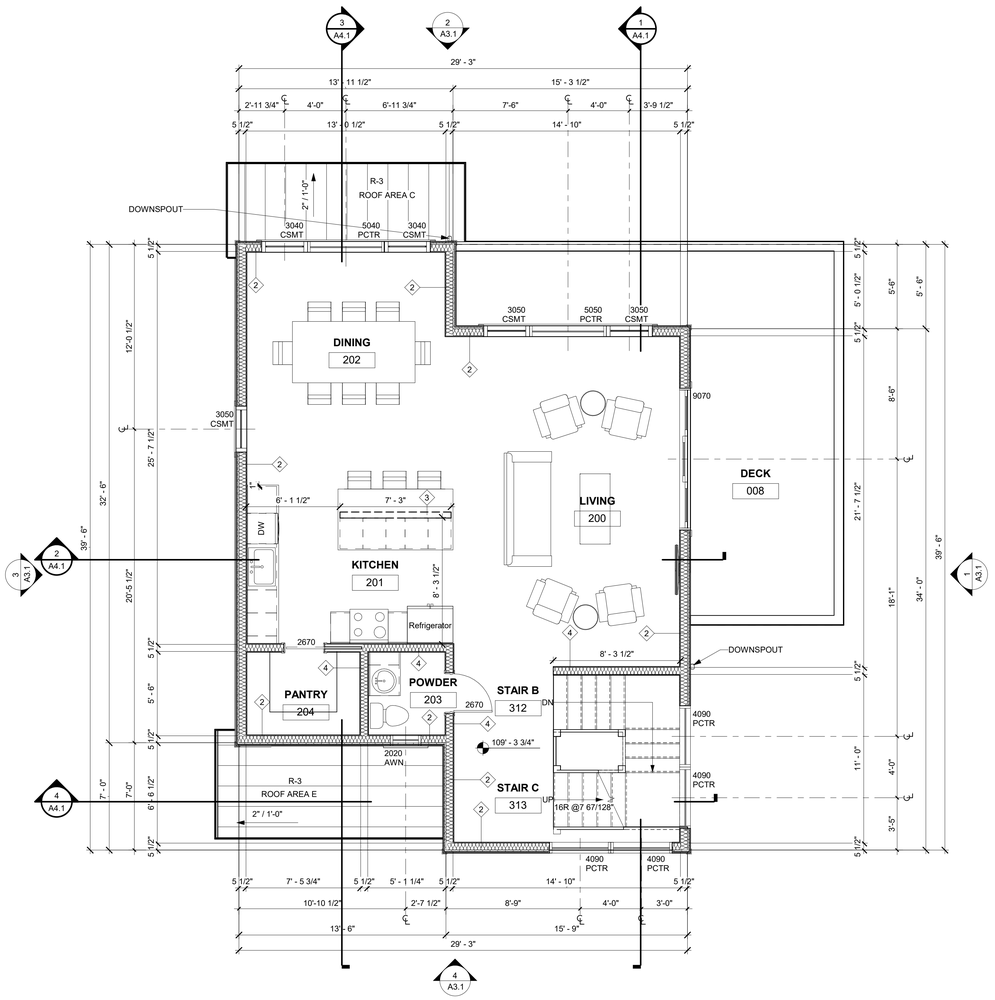
Revisions:		
No	Description	Date

Issue Dates:
CP-08/14/2024
DRB-2/14/2025

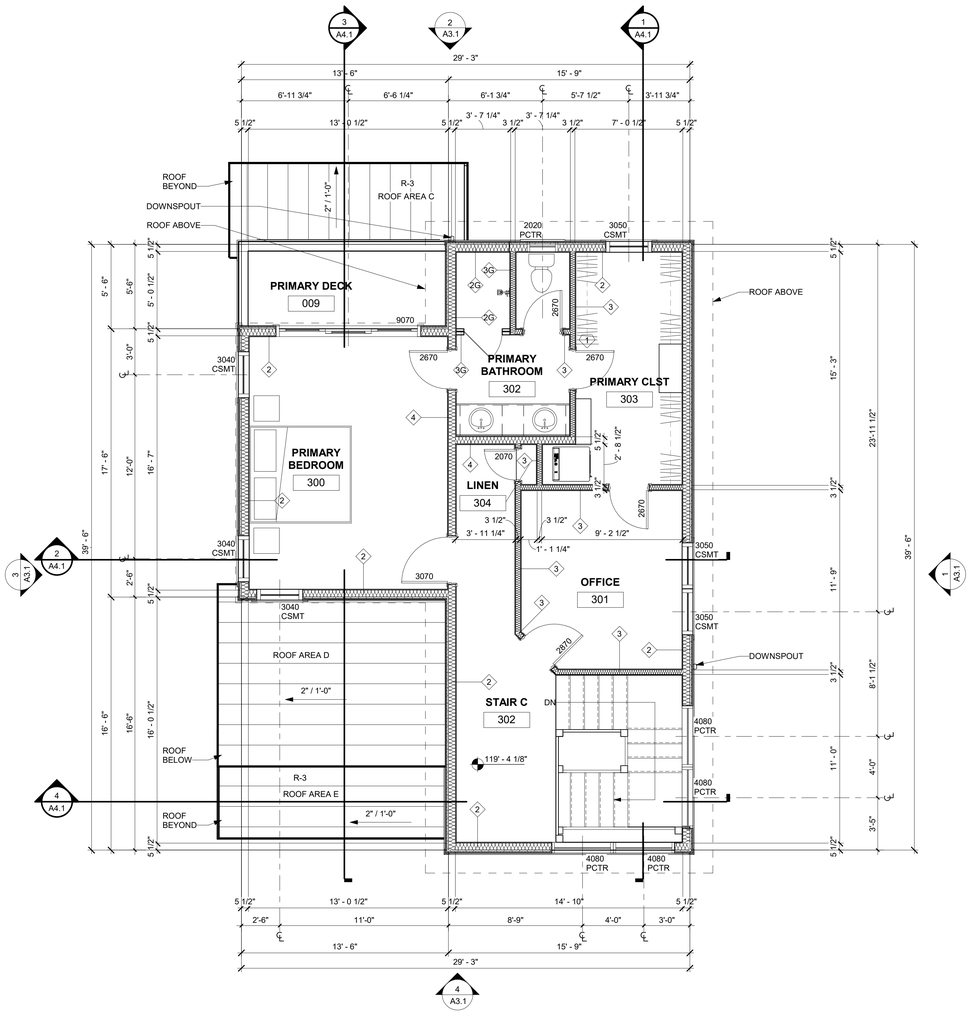
Sheet Title:
Lower Level Floor Plans

Project No:
2215

Sheet No:
A2.0



1 A2.2 MAIN LEVEL
1/4" = 1'-0"



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Seal

Lot 20
Belden Place Phase 2
Minturn, Colorado

Revisions:

No	Description	Date

Issue Dates:
CP-08/14/2024
DRB-2/14/2025

Sheet Title:
Upper Level Floor Plans

Project No:
2215

Sheet No:
A2.2

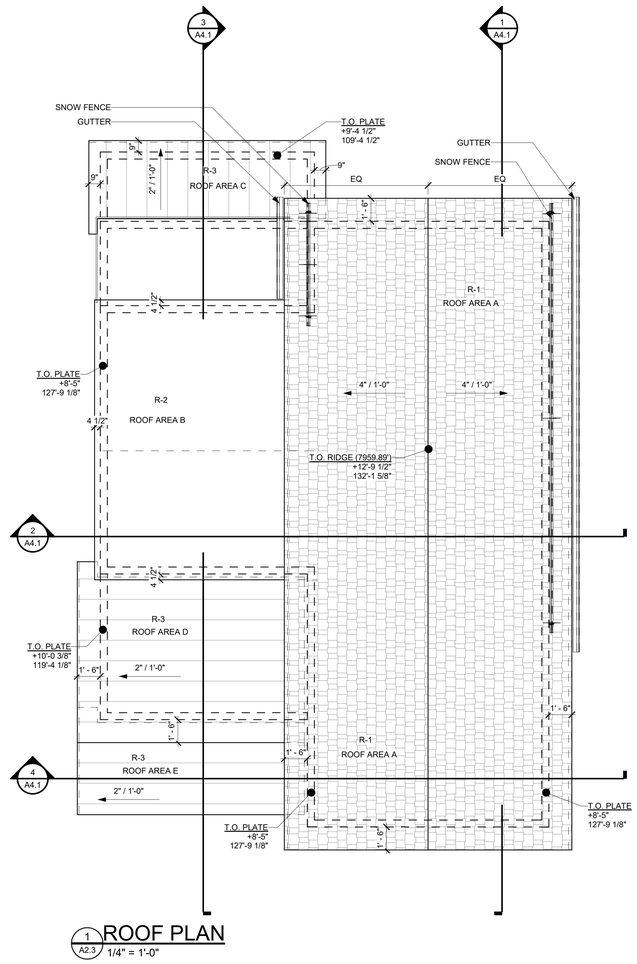
STICK RIDGE — B.O. RIDGE +20'-2 5/8" / 120'-2 5/8" (8359.22') / T.O. RIDGE 8360.68'

T.O. WALL PLATE — T.O. PLATE +110'-0" / 110'-0"

FLOOR SPOT ELEV — MAIN LEVEL / T.O. PLYWD/CONC/GYP 100'-0" (8466.5')

TRUSS RIDGE — +20'-2 5/8" / 120'-2 5/8" / T.O. RIDGE 8360.68'

TRUSS BEARING — T.O. PLATE +110'-0" / 110'-0" / +16" HEEL



1 A2.3 ROOF PLAN
1/4" = 1'-0"

PROVIDE ROUGH IN FOR ROOF MOUNTED SOLAR PV

AREA SUMMARY

PROPOSED CONDITIONED SQUARE FOOTAGE	
BASEMENT LEVEL	585 SF
GROUND LEVEL	466 SF
MAIN LEVEL	895 SF
UPPER LEVEL	777 SF
TOTAL	2,723 SF
PROPOSED UNCONDITIONED SQUARE FOOTAGE	
BASEMENT LEVEL	265 SF
GROUND LEVEL	474 SF
MAIN LEVEL	0
UPPER LEVEL	0
TOTAL	739 SF
TOTAL COND & UNCOND	**3,462 SF**

NOTES:

GENERAL NOTES:

1. DO NOT SCALE DRAWINGS. USE GIVEN DIMENSIONS. IMMEDIATELY NOTIFY ARCHITECT IF ADDITIONAL INFORMATION IS REQUIRED. ALL DIMENSIONS ARE GIVEN TO FACE OF WALL FRAMING. SEE WALL SECTIONS AND WALL TYPES FOR EXACT CONSTRUCTION

2. SEE SHEET A0.1 FOR WALL TYPES INDICATED ON FLOOR PLANS

3. PROVIDE ALL NECESSARY BLOCKING FOR PROPER ATTACHMENT OF WORK IN WALLS AND CEILINGS. LOCATIONS INCLUDE BUT NOT LIMITED TO, TOILET AND BATH ACCESSORIES, WALL AND CEILING MOUNTED ELECTRICAL EQUIPMENT, WINDOW TREATMENTS, CASEWORK, COUNTERTOPS, ETC.

4. WHERE WALL PARTITIONS ARE A CONTINUATION OF EXISTING ONES, NEW FINISH SURFACES MUST BE FLUSH AND CONTINUOUS WITH EXISTING SURFACES ON BOTH SIDES. INFILL OPENINGS IN EXISTING WALLS WITH MATERIAL TO MATCH EXISTING WALL THICKNESS, TEXTURE, AND FINISH.

5. REFERENCE S-SERIES DRAWINGS FOR STRUCTURAL NOTES AND DETAILS AND COORDINATE.

6. EXISTING BUILDING DIMENSIONS AND ELEVATIONS ARE BASED UPON EXISTING SURVEY INFORMATION. IMMEDIATELY NOTIFY ARCHITECT IF CONDITIONS ARE ENCOUNTERED THAT DO NOT AGREE WITH DIMENSIONS AND/OR ELEVATIONS SHOWN.

7. VERIFY ALL PITCHED FLOOR AREAS SHOWN WITH PITCH LINES WITH THE ARCHITECT. PROVIDE A SLAB DEPRESSION AT ALL FLOOR DRAINS WHERE PITCH LINES ARE NOT SHOWN ON DRAWINGS.

8. PROVIDE 4" RETURN FROM FACE OF ADJACENT WALL FOR ANY DOORS NOT DIMENSIONED.

9. SEE MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ITEMS NOT SHOWN ON ARCHITECTURAL DRAWINGS AND COORDINATE.

10. ALL INTERIOR WALLS SHALL EXTEND TO UNDERSIDE OF ROOF DECK AND STEEL STRUCTURE (BEAM) UNLESS NOTED OTHERWISE. SEE PARTITION WALL TYPES ON SHEET A0.03

11. DATUM 100'-0" INDICATED ON ALL DRAWINGS, OTHER THAN CIVIL SERIES EQUALS XXXX.XX ON CIVIL DRAWINGS

12. ALL STEEL LOCATED BELOW AND EXPOSED TO GRADE TO BE COATED WITH BITUMINOUS DAMPROOFING.

13. CONTRACTOR TO COMPLY WITH ALL REQUIREMENTS FOR SPECIAL INSPECTIONS, 2015 IBC-1704.

ROOF FINISH LEGEND

NOTES:
1. HATCHED AREAS INDICATE OVERBUILT ROOF & CRICKETS, RE: STRUCTURAL
2. ALL GUTTERS & DOWNSPOUTS TO RECEIVE HEAT TAPE FOR ENTIRE LENGTH, RE: DIAGRAM ON ELECTRICAL PLANS
3. T.O. RIDGE ELEVATIONS GIVEN AT TOP OF ROOF SHEATHING
4. CONTRACTOR TO VERIFY CHIMNEY DIMENSIONS WITH FIREPLACE MANUFACTURERS' REQUIREMENTS

R-1 RANDOM ASPHALT SHINGLES, SEE SYSTEM NOTES SHEET A0.1

R-2 60 MIL EPDM ROOF SEE SYSTEM NOTES SHEET A0.1

R-3 COIL COATED MTL STANDING SEAM ROOF SEE SYSTEM NOTES SHEET A0.1

COIL COATED MTL FLASHING, GUTTERS, AND DOWNSPOUTS

OVERHANGS ARE 1'-6" FROM FACE OF FRAMING TYP. U.N.O.

ROOF BEAMS - ROUGH SAWN TIMBER

TAB Associates
The Architectural Balance
0056 Edwards Village Blvd.
Suite 210
Edwards, CO 81632
(970) 766-1470
fax: (970) 766-1471
email: tab@vail.net
www.tabassociates.com
Civil Engineer
Structural Engineer
Mechanical Engineer
Electrical Engineer

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Lot 20
Belden Place Phase 2
Minturn, Colorado

Revisions:		
No	Description	Date

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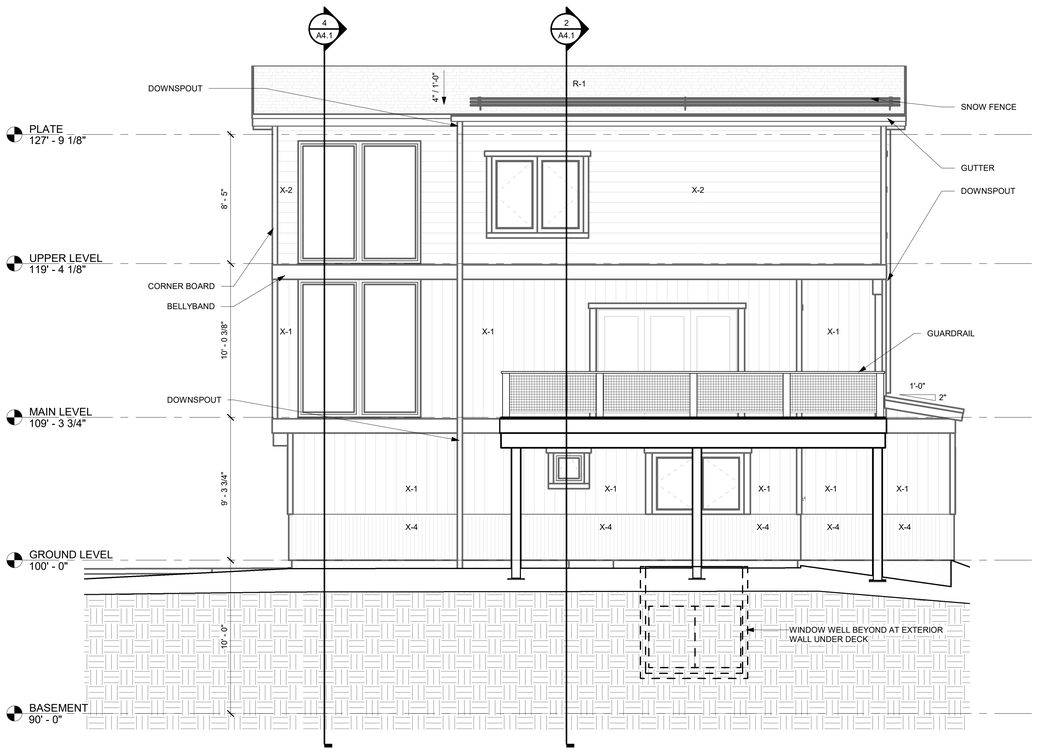
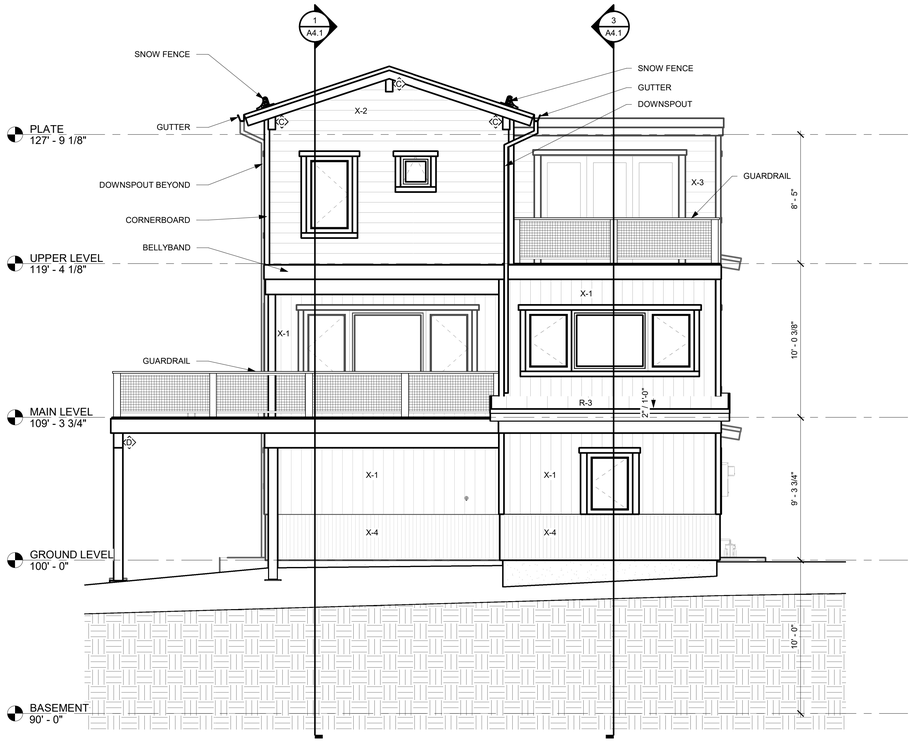
Roof Plan

Project No:
2215

Sheet No:
A2.3

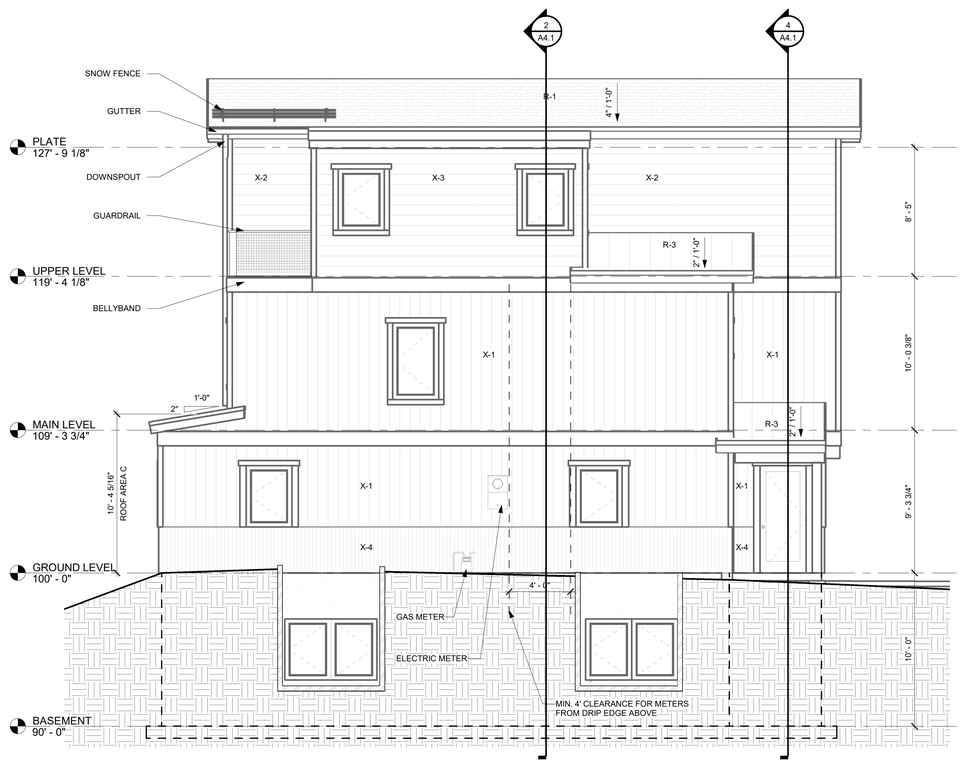


1 A3.1 RIGHT SIDE ELEVATION
1/4" = 1'-0"

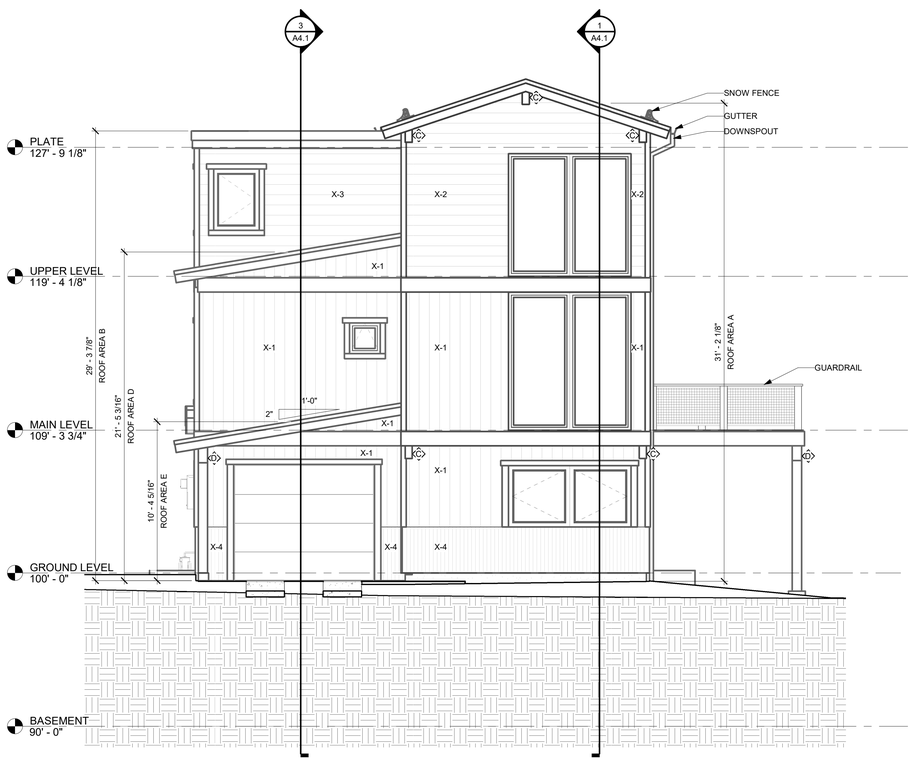


2 A3.1 REAR ELEVATION
1/4" = 1'-0"

Roof Mark	Roof Area (SF)		Roof Area %		Avg Hgt (Ft)		Weighted Avg (Ft)	
A	796.87	/ by total	57.69	X	31.18	=	1798.78	
B	254.12	/ by total	18.40	X	29.33	=	539.59	
C	78.99	/ by total	5.72	X	10.36	=	59.24	
D	161.20	/ by total	11.67	X	21.44	=	250.21	
E	90.11	/ by total	6.52	X	10.36	=	67.58	
	1381.29		100.00		102.67		2715.41	27.15
								27'-1 13/16"



3 A3.1 LEFT SIDE ELEVATION
1/4" = 1'-0"



4 A3.1 FRONT ELEVATION
1/4" = 1'-0"

NOTES:

EXTERIOR MATERIAL LEGEND:

X-1	DIAMOND KOTE LP SMARTSIDE VERTICAL SIDING COLOR - PELICAN
X-2	DIAMOND KOTE LP SMARTSIDE LAP SIDING COLOR - PELICAN
X-3	DIAMOND KOTE LP SMARTSIDE LAP SIDING COLOR - CASCADE
X-4	VERTICAL CORRUGATED METAL SIDING COLOR - BURNISHED SLATE
R-1	ASPHALT SHINGLE ROOF
R-2	LOW SLOPE EPDM
R-3	STANDING SEAM METAL ROOF

EXTERIOR ELEVATION GENERAL NOTES:

1. EXTERIOR FINISHES INDICATED ON ELEVATIONS SEE "EXTERIOR MATERIAL LEGEND" FOR MATERIALS.
2. RFERENCE ROOF PLAN FOR LOCATIONS OF ROOF COMPONENETS NOT INDICATED ON EXTERIOR ELEVATIONS.
3. REFER TO MEP AND STRUCTURAL DRAWINGS FOR ANY ADDITIONAL WORK.
4. ASSUME ALL PAINTED SURFACES WILL BE REPAINTED. THIS INCLUDES BUT IS NOT LIMITED TO: DOORS, DOOR FRAMES, WINDOW FRAMES, AND HEADERS, CEILINGS, HANDRAILS, EXPOSED MECHANICAL, CMU ACCENTS, SOFFITS, STRUCTURAL BEAMS, AND ETC.
5. PROVIDE ALLOWANCE TO SEAL AND CAULK VARIOUS WALL PENERTRATIONS ANS HOLES AROUND EXTERIOR PERIMETER OF BUIDLING, SIMILAR AREAS SUCH AS HOSE BIBS, PIPES, ETC.
6. PROVIDE ALLOWANCE TO REVIEW ALL EXPOSED ELECTRICAL CONDUIT TO DETERMINE FEASIBILITY TO REMOVE OR RELOCATE. INCLUDE IN ALLOWANCE LABOR AND MATERIALS TO REMOVE OR RELOCATE.
7. SEE CIVIL PLANS FOR NOTE TO RESEAL ALL HORIZONTAL CONCRETE AND ASPHALT JOINTS AT BUILDING.
8. WHEN A PORTION OF A WALL IS PAINTED ASSUME THE ENTIRE WALL IS PAINTED TO INSIDE OR OUTSIDE CORNERS.
9. DO NOT SCALE DRAWINGS.
10. ALL ANGLES SHOWN ON THE FLOOR PLANS ARE 90 DEGREES UNLESS NOTED OTHERWISE.

BEAMWORK LEGEND:

- A 4X10
- B 6X10
- C 6X12
- D 8X12
- E 10X14
- F 12X16

TAB Associates
The Architectural Balance
0056 Edwards Village Blvd.
Suite 210
Edwards, CO 81632
(970) 766-1470
fax: (970) 766-1471
email: tab@vail.net
www.tabassociates.com
Civil Engineer
Structural Engineer
Mechanical Engineer
Electrical Engineer

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Lot 20
Belden Place Phase 2
Minturn, Colorado

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No	Description	Date

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Exterior Elevations

Project No:
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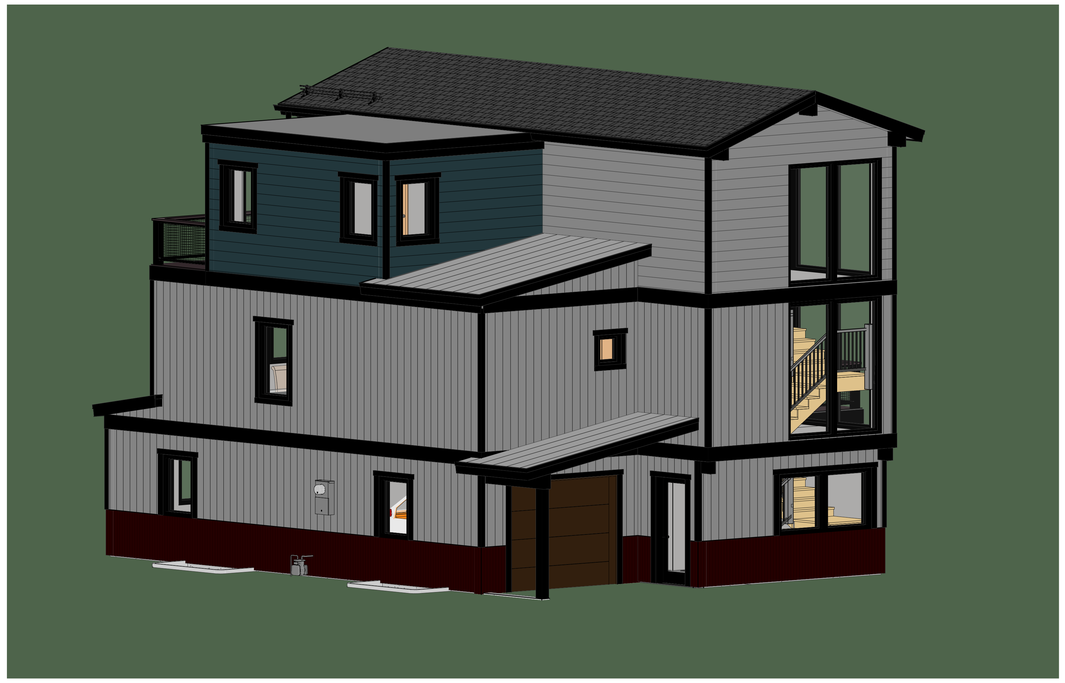
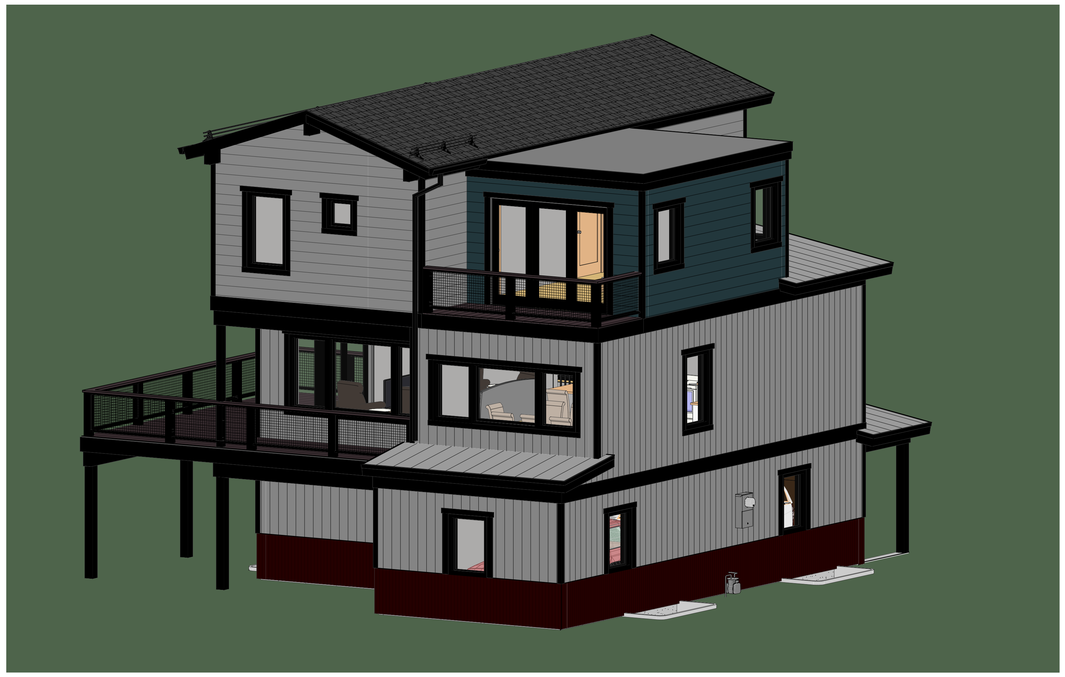
Sheet No:
A3.1

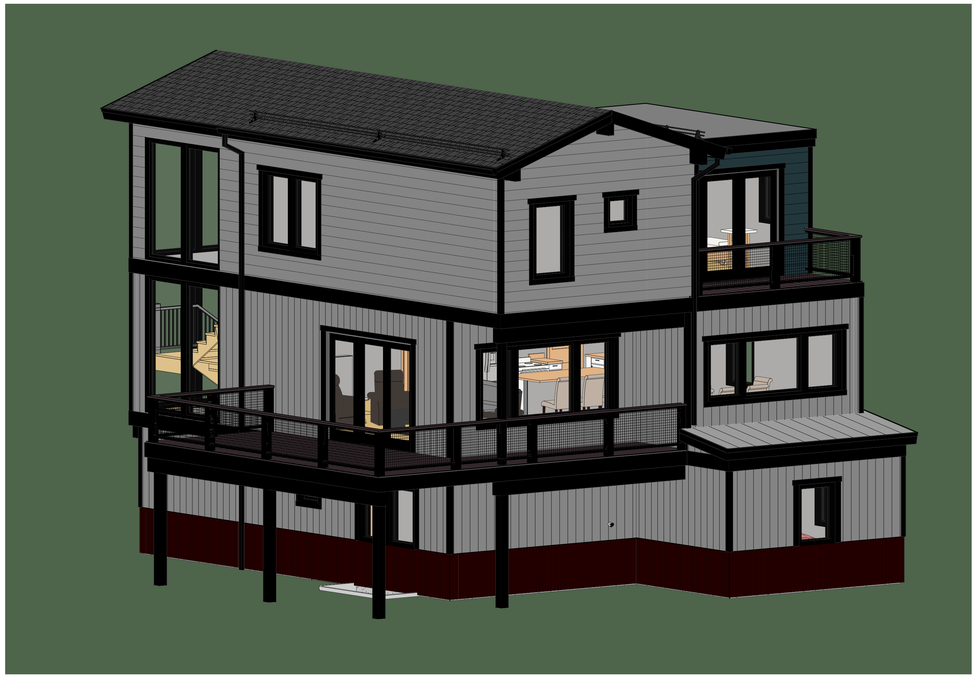


1 A3.2 3D FRONT - GARAGE

2 A3.2 3D FRONT- DECK



3 A3.2 3D BACK - MASTER



4 A3.2 3D BACK - DECK

TAB Associates
The Architectural Balance
0056 Edwards Village Blvd.
Suite 210
Edwards, CO 81632
(970) 766-1470
fax: (970) 766-1471
email: tab@vail.net
www.tabassociates.com
Civil Engineer
Structural Engineer
Mechanical Engineer
Electrical Engineer

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Lot 20
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Sheet Title:
Exterior Color Elevations & 3D

Project No:
2215

Sheet No:
A3.2

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X-1 - VERTICAL SIDING COLOR 1

X-2 - LAP SIDING COLOR 1

X-3 - LAP SIDING COLOR 2

R-1 ROOFING
SIMILAR TO GAF DESIGNER SHINGLES
WOODLAN 'CASTLEWOOD GRAY'

EXTERIOR MATERIAL LEGEND:

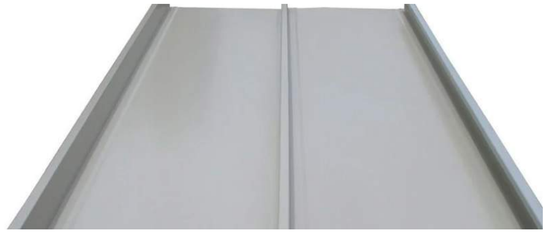
X-1	DIAMOND KOTE LP SMARTSIDE VERTICAL SIDING COLOR - PELICAN
X-2	DIAMOND KOTE LP SMARTSIDE LAP SIDING COLOR - PELICAN
X-3	DIAMOND KOTE LP SMARTSIDE LAP SIDING COLOR - CASCADE
X-4	VERTICAL CORRUGATED METAL SIDING COLOR - BURNISHED SLATE
R-1	ASPHALT SHINGLE ROOF
R-2	LOW SLOPE EPDM
R-3	STANDING SEAM METAL ROOF

X-4 VERTICAL CORRUGATED PANELS

BURNISHED SLATE

X-6 STONE VENEER
SIMILAR TO GALLEGOS - #366
COURTLAND LOW RISE

WINDOWS:
SIMILAR TO SIERRA PACIFIC "BLACK"
WOOD CLAD WINDOWS



R-3 ROOFING
SIMILAR TO WESTERN STATES
2" STANDING SEAM - 12" WIDTH
COLOR: GALVANIZED TO MATCH
GALVALUME PANELS

SW 7069
Iron Ore
Interior / Exterior

PAINTED ITEMS:
SHERWIN WILLIAMS 7069 IRON ORE
TRIM, WOOD BEAMS, GUTTERS AND
OTHER METALS

INCLUDING: CORNER TRIM AND
WINDOW/DOOR TRIM

GARAGE DOORS:
SIMILAR TO RAYNOR - ASPEN SERIES
RECESSED RANCH GROOVED PANELS
COLOR: WALNUT

GENERATION LIGHTING

8637401-12: Medium One Light Outdoor Wall Lantern

Dimensions:

Diameter: 12"
Width: 12"
Height: 10 5/8"
Weight: 1.8 lbs.

Extends: 17 1/8"
Extends Max: 23 1/8"
Wire: 6 1/2" (color/Black/White)
Mounting Proc.: Cap Nuts
Connection: Mounted To Box

Bulbs:
1 - Medium A19 75w Max 120v - Not included

Features:

- Dark sky friendly. Designed to emit no light above the 90° horizontal plane. Photometry unavailable.
- Easily converts to LED with optional replacement lamps
- Meets Title 24 energy efficiency standards
- Title 24 compliant if used with Joint Appendix (JA8) approved light bulbs listed in the California Energy Commission Appliance database

Collection: Barn Light

Featured in the decorative Barn Light collection

1 A19 Medium 75 watt light bulb

Dark sky friendly. Designed to emit no light above the 90° horizontal plane. Photometry unavailable.

Easily converts to LED with optional replacement lamps

Meets Title 24 energy efficiency standards

UPC #:785052069352

Finish: Black (12)

Material List:
1 Body - Aluminum - Black

Safety Listing:
Safety Listed for Wet Locations

Instruction Sheets:
Trilingual (English, Spanish, and French) (090W8_37401-BRL)

Backplate / Canopy Details:

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Back Plate			1 1/4	5	4 1/8	6 1/2

Shipping Information:

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Frt. Class	UPS Ship
Individual	8537401EN3-12	1	785052069352	16.75	14.56	13.25	1.873	4.1	250	Yes
NJ Pallet		45		48	40	77	85.556	184		No
NV Pallet		40		48	40	77	85.556	160		No

Generation Lighting reserves the right to revise the design of components of any product due to parts availability or change in safety listing standards without assuming any obligation or liability to modify any product previously manufactured and without notice. Any reproduction of this item that depicts a product design that is the sole and exclusive property of Generation Lighting. In compliance with U.S. copyright and trademark laws, the unauthorized and willful production of this item that depicts any product it depicts, is not to be copied, altered or used in any manner without the express written consent of, or contrary to the best interests of Generation Lighting, a Visual Comfort & Co brand.

TAB Associates
The Architectural Balance
0056 Edwards Village Blvd.
Suite 210
Edwards, CO 81632
(970) 766-1470
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Lot 20
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Minturn, Colorado

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Materials

Project No:
2215

Sheet No:
A3.3

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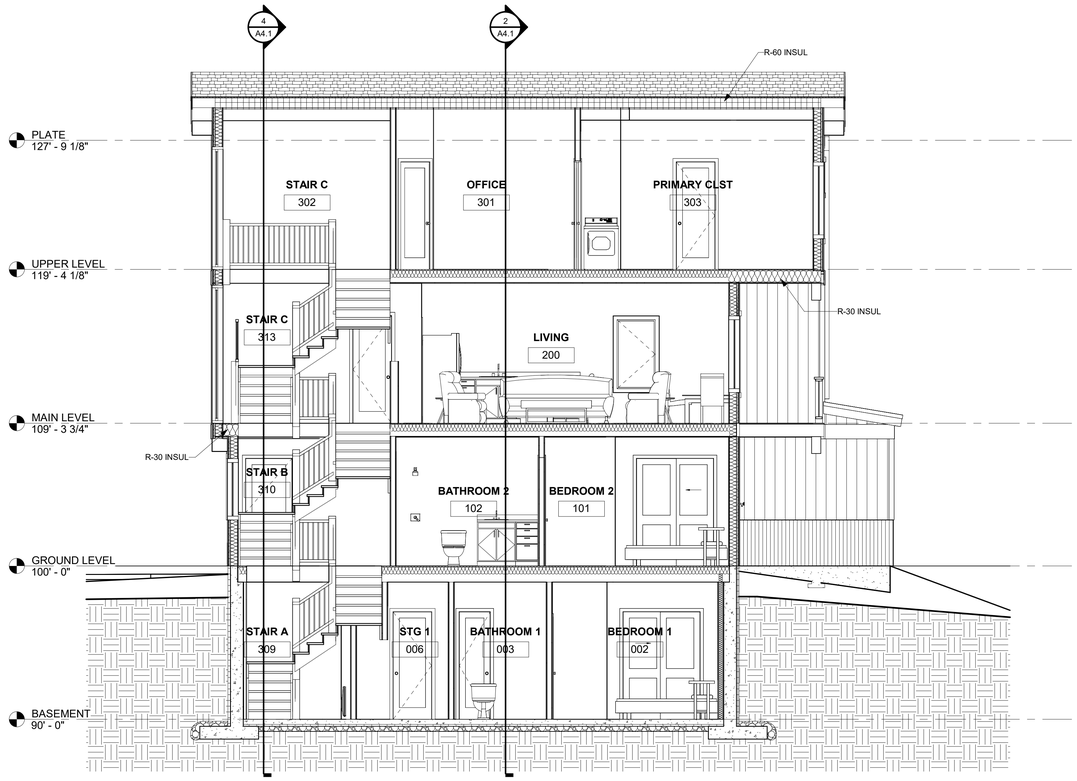
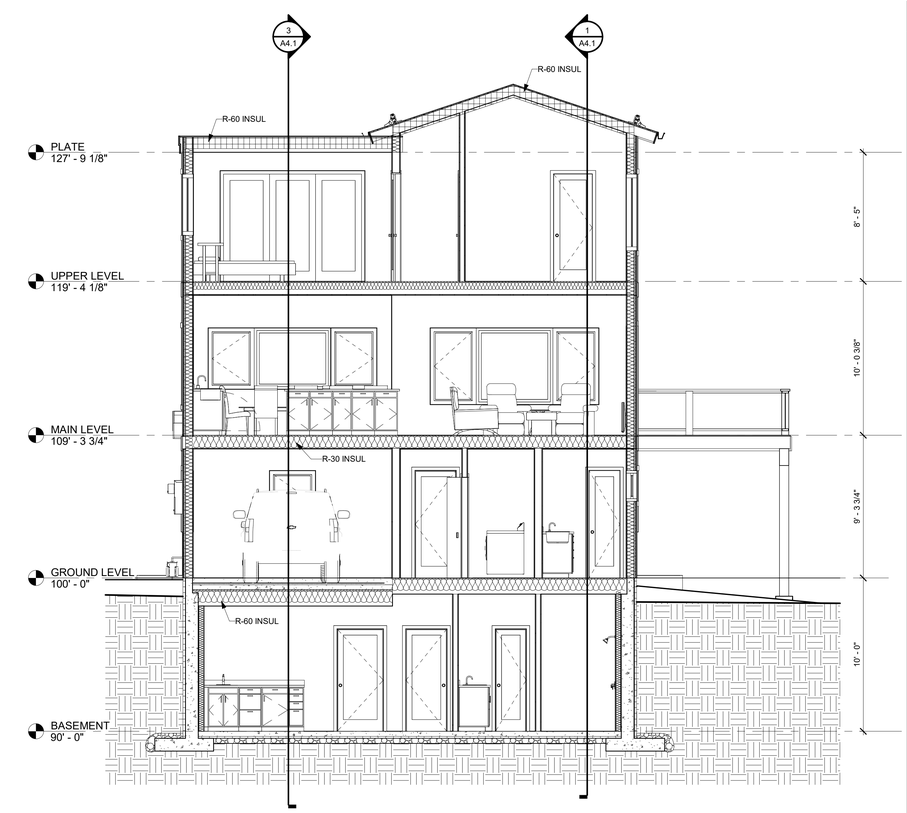
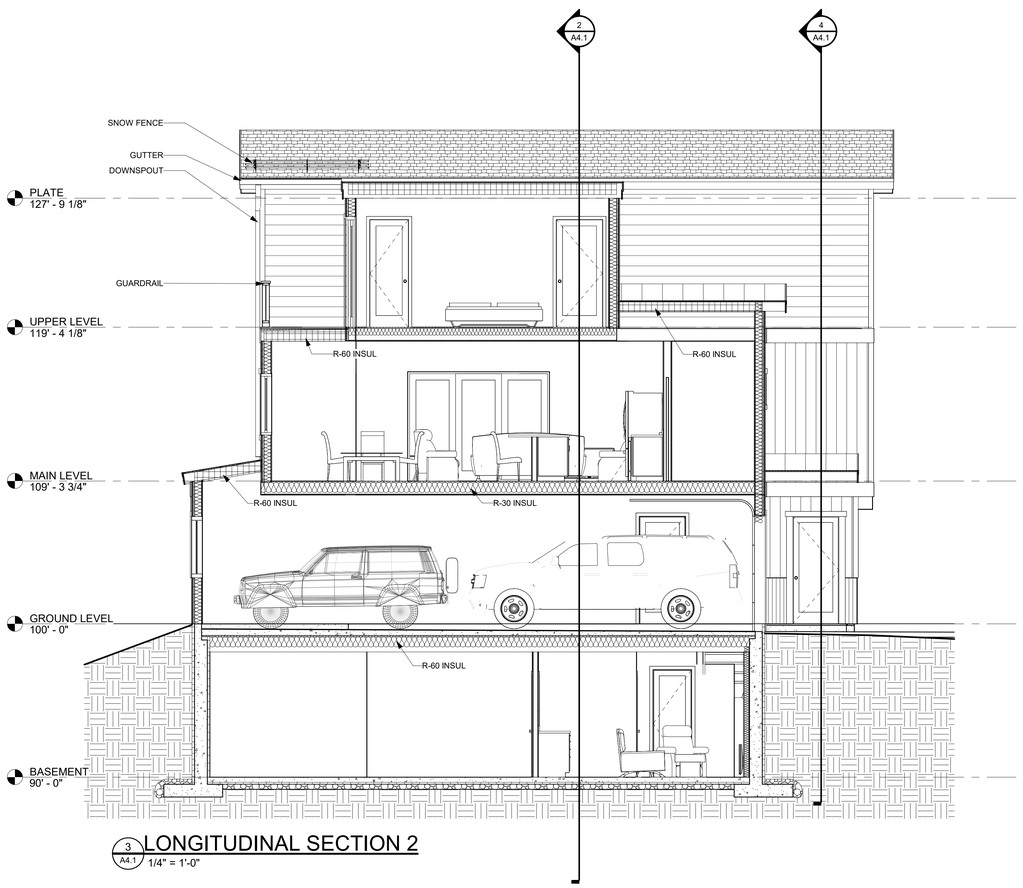


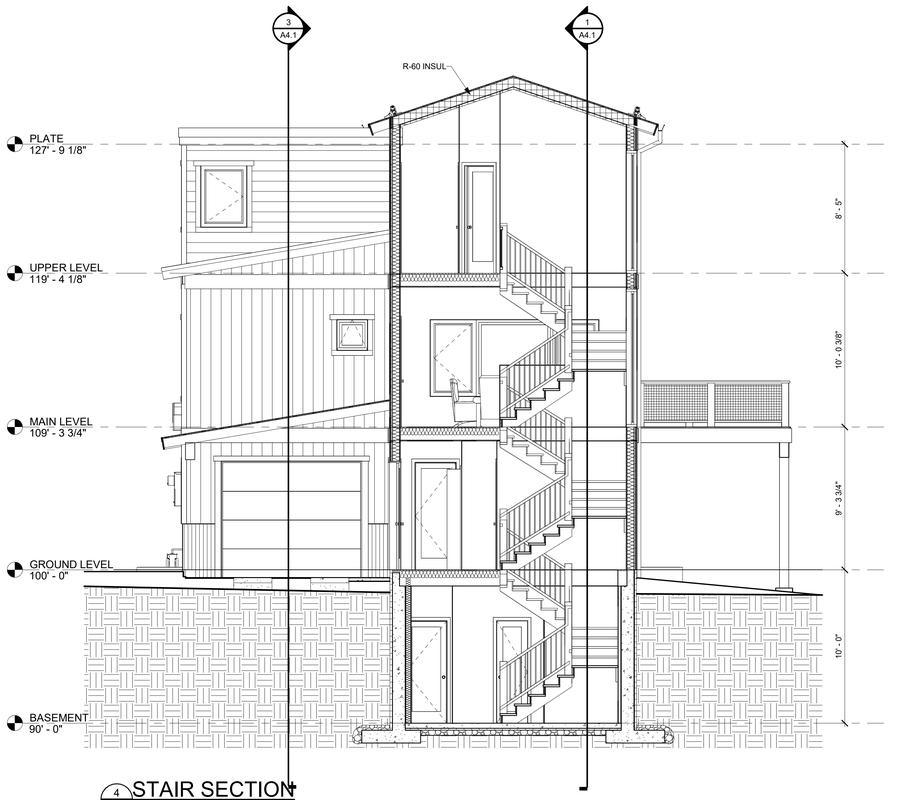
1 A4.1 LONGITUDINAL SECTION 1
1/4" = 1'-0"



2 A4.1 TRANSVERSE SECTION
1/4" = 1'-0"



3 A4.1 LONGITUDINAL SECTION 2
1/4" = 1'-0"



4 A4.1 STAIR SECTION
1/4" = 1'-0"

NOTES:

EXTERIOR MATERIAL LEGEND:

X-1	DIAMOND KOTE LP SMARTSIDE VERTICAL SIDING COLOR - PELICAN
X-2	DIAMOND KOTE LP SMARTSIDE LAP SIDING COLOR - PELICAN
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Suite 310
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Lot 20 Belden Place Phase 2
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Sheet Title:
Building Sections

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2215

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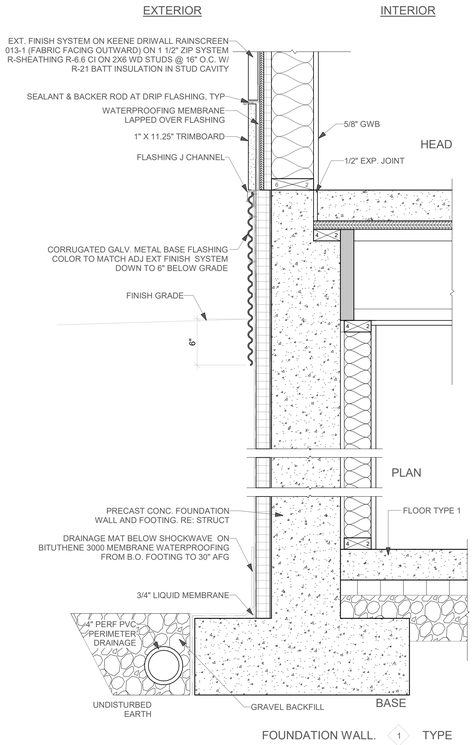
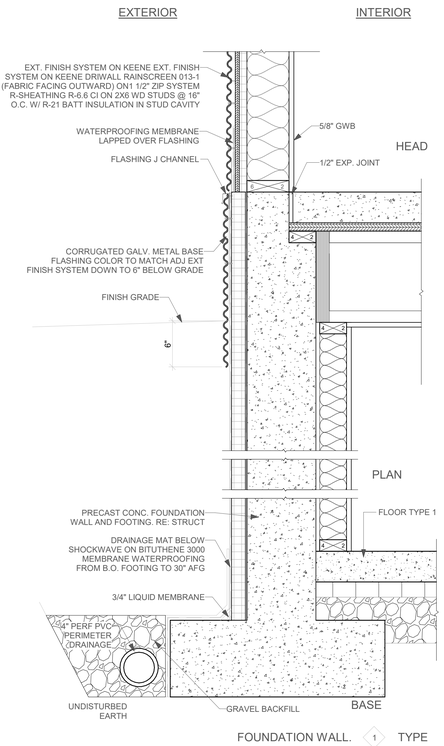
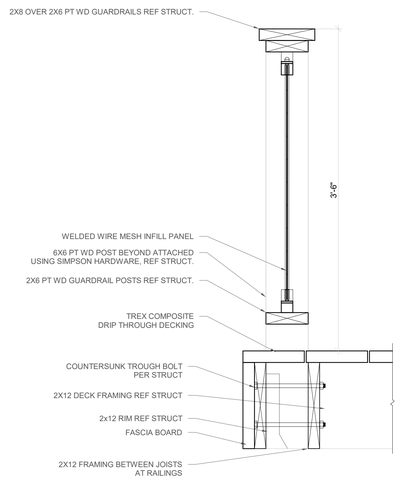
A4.1



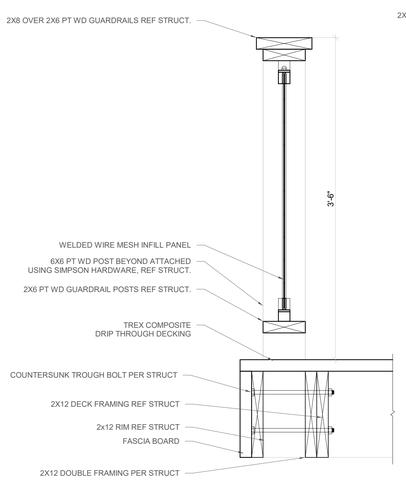
1 A5.1 FOUNDATION DETAIL - WOOD SIDING
1 1/2" = 1'-0"



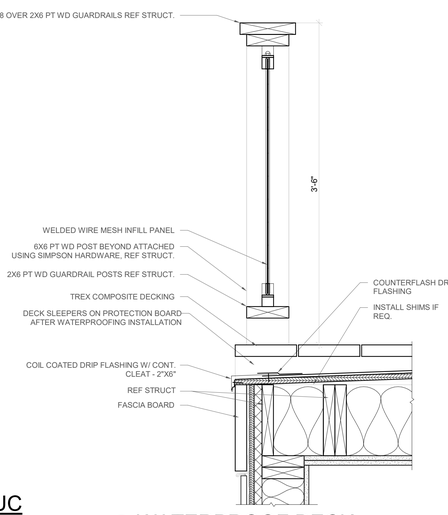
2 A5.1 FOUNDATION DETAIL - CORRUGATED SIDING
1 1/2" = 1'-0"



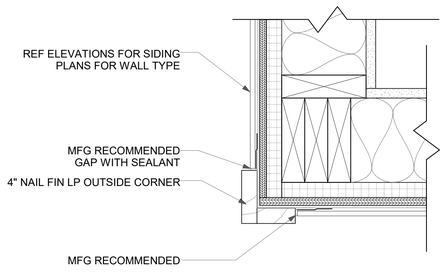
3 A5.1 DRIP THROUGH DECK - PERP STRUC
1 1/2" = 1'-0"



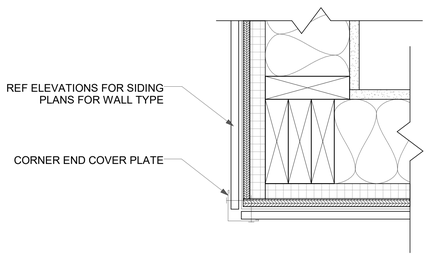
4 A5.1 DRIP THROUGH DECK - PARA STRUC
1 1/2" = 1'-0"



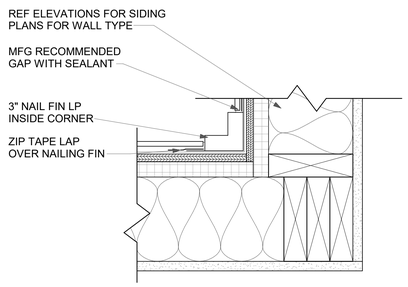
5 A5.1 WATERPROOF DECK
1 1/2" = 1'-0"



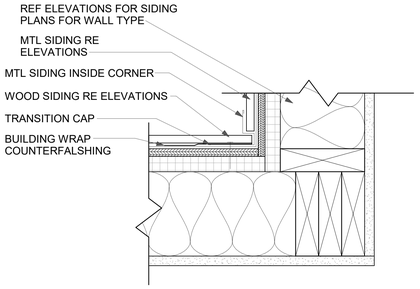
6 A5.1 PLAN DETAIL - CORNER TRIM
3" = 1'-0"



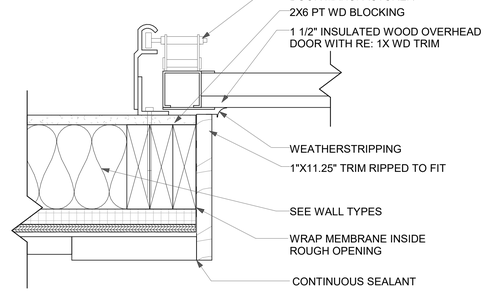
7 A5.1 PLAN DETAIL - CORNER TRIM MTL
3" = 1'-0"



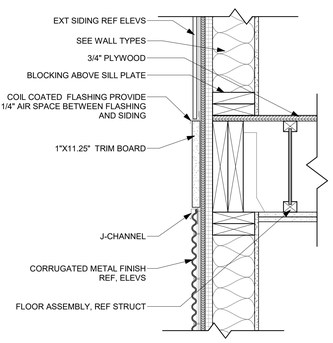
8 A5.1 PLAN DETAIL - INSIDE TRIM
3" = 1'-0"



9 A5.1 PLAN DETAIL - INSIDE TRIM MTL
3" = 1'-0"



10 A5.1 GARAGE DOOR JAMB
3" = 1'-0"



11 A5.1 FLOOR TRANSITION MTL
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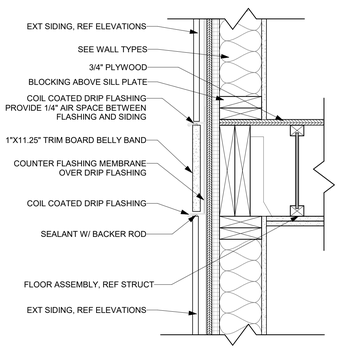
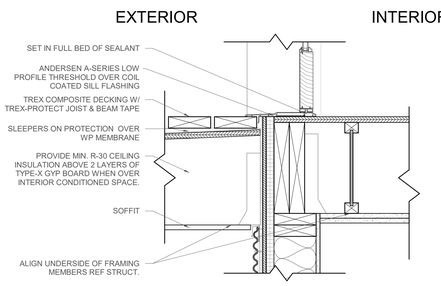
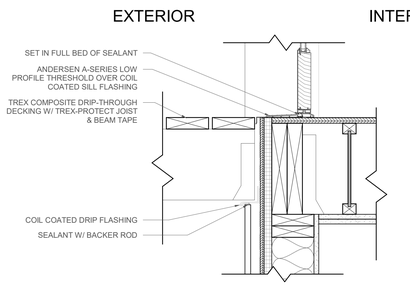


12 A5.1 FLOOR TRANSITION
1 1/2" = 1'-0"



13 A5.1 DOOR THRESHOLD @ WP DECK
1 1/2" = 1'-0"



14 A5.1 DOOR THRESHOLD @ DECK
1 1/2" = 1'-0"

TAB Associates
The Architectural Balance
0056 Edwards Village Blvd.
Suite 210
Edwards, CO 81632
(970) 766-1470
fax: (970) 766-1471
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Civil Engineer
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Seal

Lot 20
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Revisions:		
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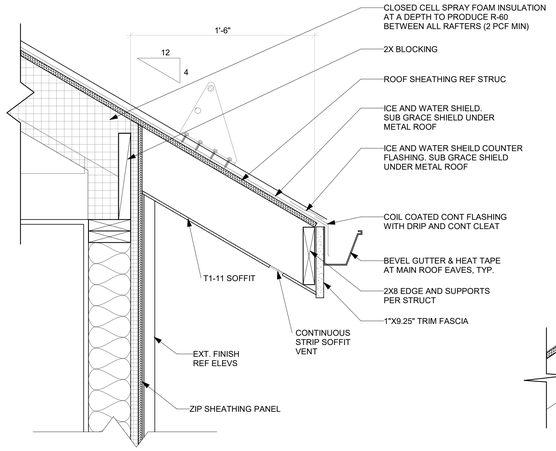

1 A5.2 FASCIA AT TRUSS
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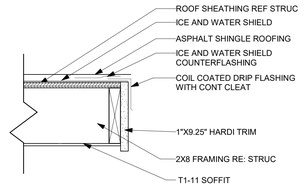

2 A5.2 TYPICAL EAVE
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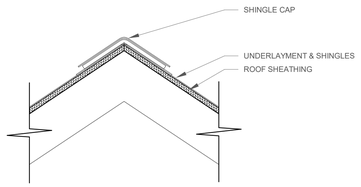

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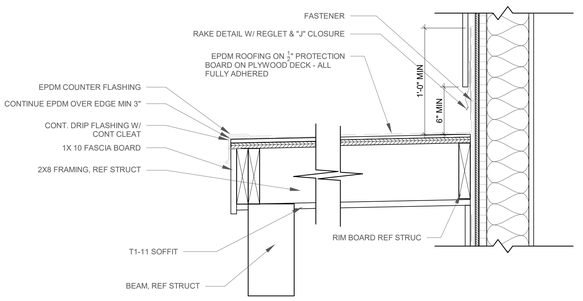

4 A5.2 COVERED WALKWAY
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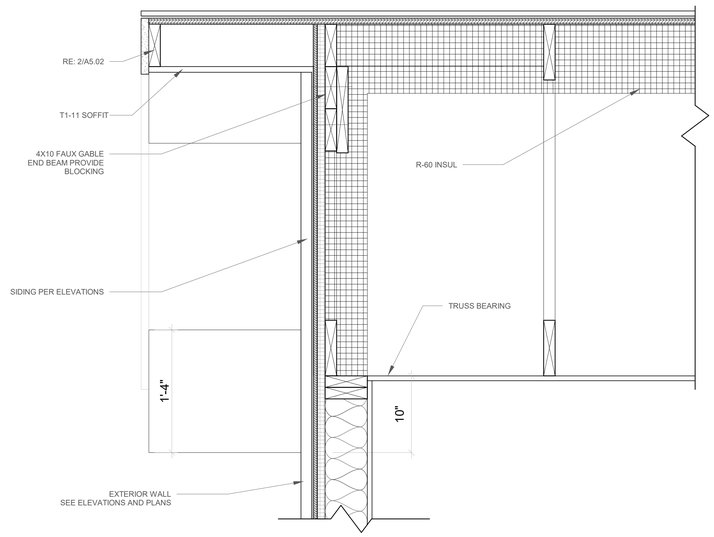
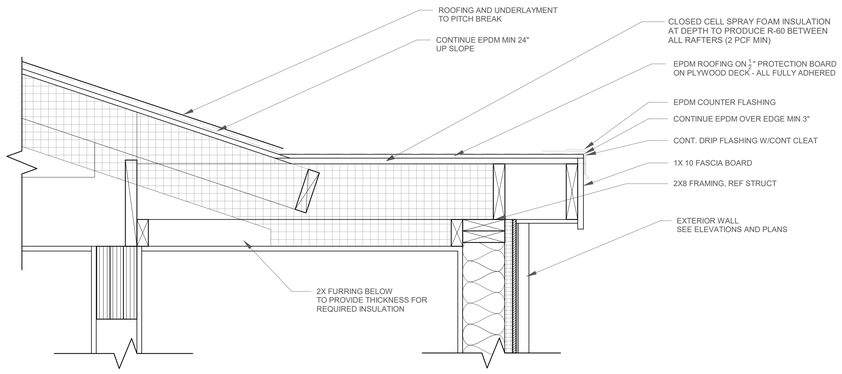
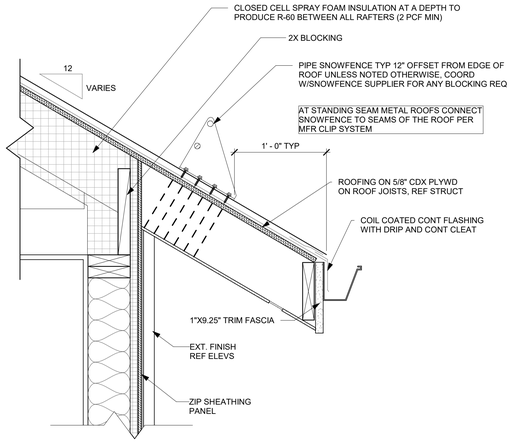


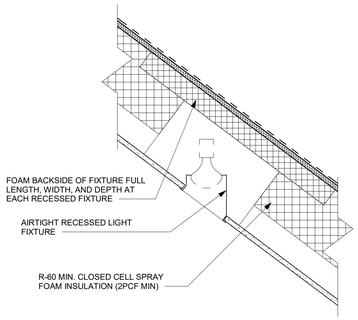
5 A5.2 GABLE END DETAIL
1 1/2" = 1'-0"



6 A5.2 STAIR ROOF - LOW SLOPE TRANSITION
1 1/2" = 1'-0"



7 A5.2 ROOF SNOWFENCE
1 1/2" = 1'-0"



8 A5.2 RECESSED LIGHT FIXTURE
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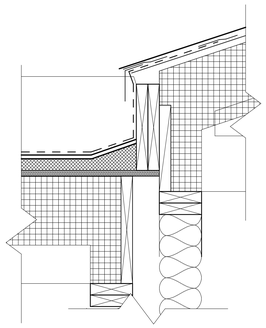
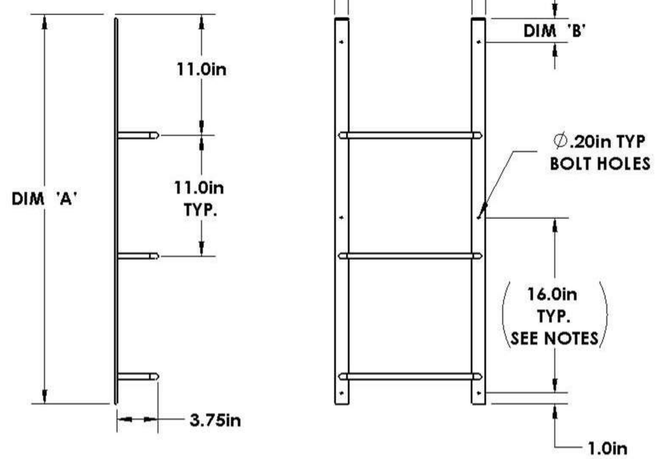


9 A5.2 ROOF TRANSITION DETAIL
1 1/2" = 1'-0"

WINDOW WELL SUPPLY™

STEEL EGRESS LADDER
BOLT MOUNT



Ladder Size	Dim 'A' [in]	Dim 'B' [in]
3 Rung	35.0	2.0
4 Rung	46.0	1.0
5 Rung	57.0	8.0
6 Rung	68.0	3.0
7 Rung	79.0	1.0

← TYPICAL LADDER LENGTH

PERMANENTLY FIXED LADDER

Material:	Powder-coated Steel
Rung Spacing:	11.0in
Hole Spacing:	16.0in, hole spacing may vary
Hole Diameter:	0.20in
Screw Size*:	#10 (3/16in)

REV A

10 A5.2 EGRESS LADDER
1/4" = 1'-0"

TAB Associates
The Architectural Balance
0056 Edwards Village Blvd.
Suite 210
Edwards, CO 81632
(970) 766-1470
fax: (970) 766-1471
email: tab@vail.net
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Civil Engineer
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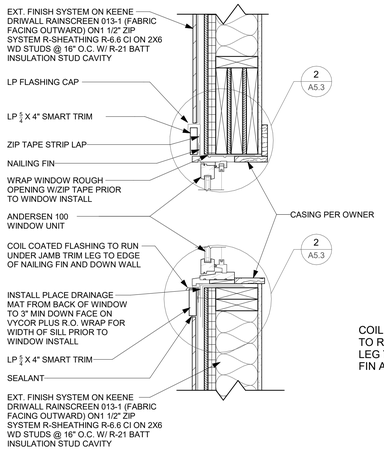
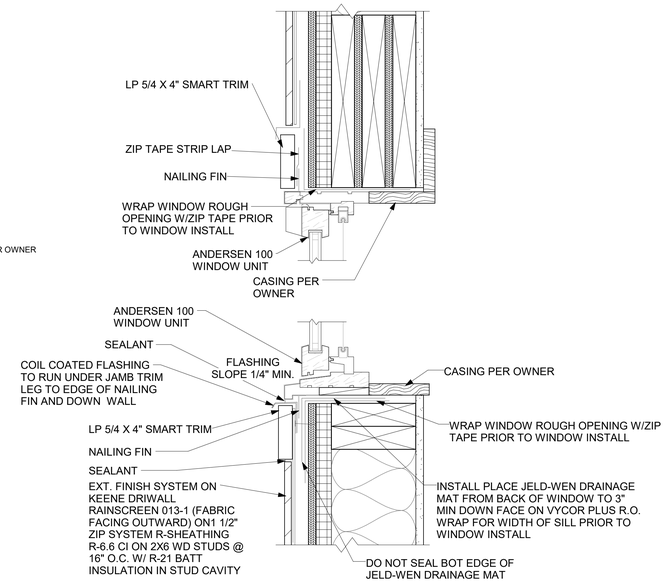
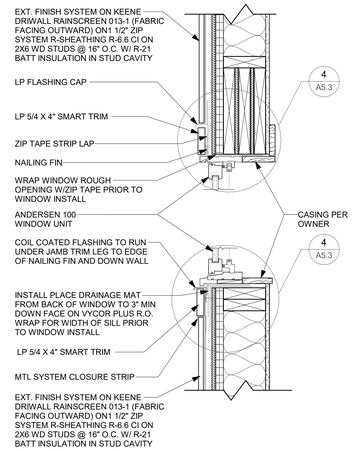


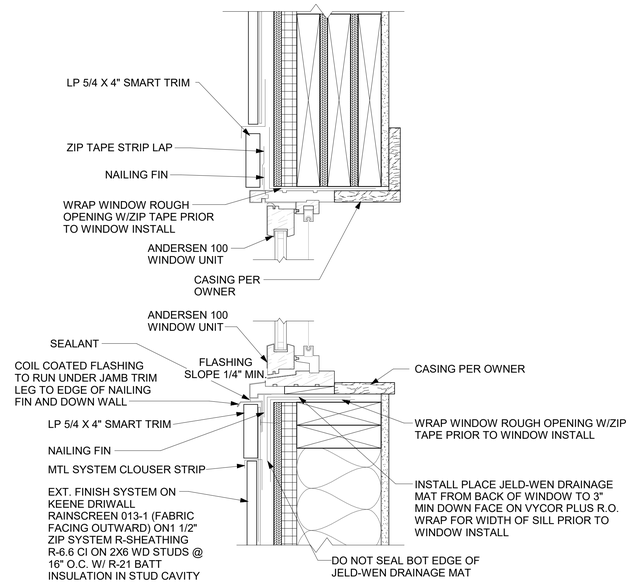
1 A5.3 WINDOW HEAD SILL
1 1/2" = 1'-0"



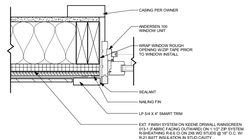
2 A5.3 WINDOW HEAD SILL - ENLARGED
3" = 1'-0"



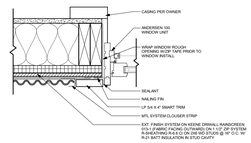
3 A5.3 WINDOW HEAD SILL MTL
1 1/2" = 1'-0"



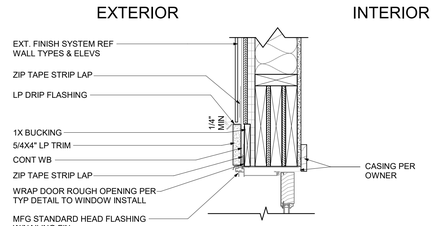
4 A5.3 WINDOW HEAD SILL MTL - ENLARGED
3" = 1'-0"



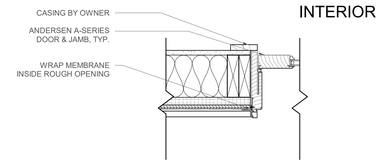
5 A5.3 WINDOW JAMB
1 1/2" = 1'-0"



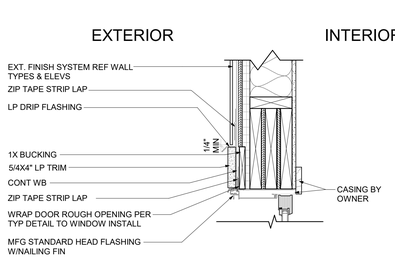
6 A5.3 WINDOW JAMB MTL
1 1/2" = 1'-0"



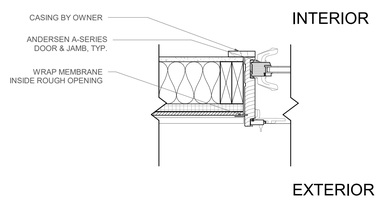
7 A5.3 DOOR HEAD - SWING
1 1/2" = 1'-0"



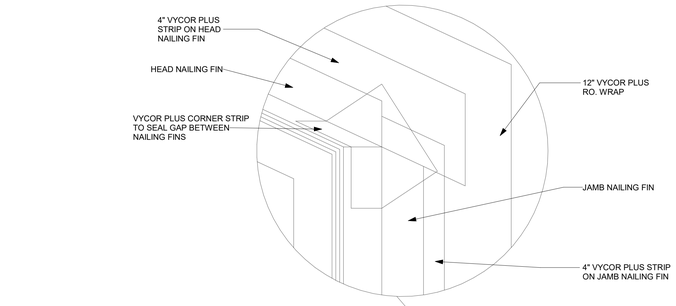
8 A5.3 DOOR JAMB - SWING
1 1/2" = 1'-0"

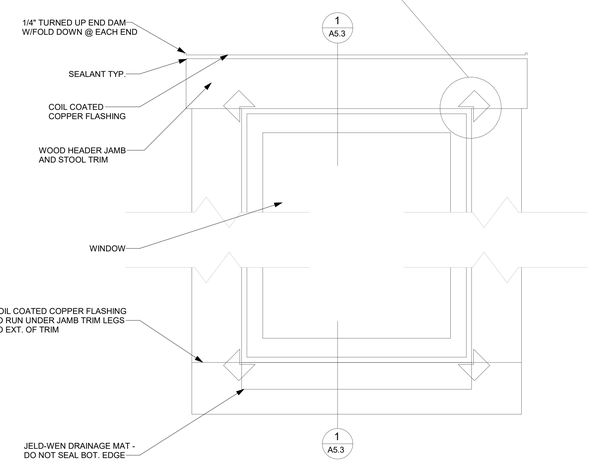


9 A5.3 DOOR HEAD - SLIDER
1 1/2" = 1'-0"



10 A5.3 DOOR JAMB - SLIDER
1 1/2" = 1'-0"





11 A5.3 WINDOW FLASHING
1 1/2" = 1'-0"

TAB Associates
The Architectural Balance
0056 Edwards Village Blvd.
Suite 210
Edwards, CO 81632
(970) 766-1470
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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 Addition to a Single Family Residence

1018 Mountain Drive

Hearing Date:	May 14, 2025
File Name and Process:	Single Family Residence Addition Final Plan Review
Owner/Applicant:	Maverick Roger Conklin & Grace Kelley Clinton
Representative:	Matt Hansen, Hansen Design Build
Legal Description:	Subdivision: MINTURN MTN HOME PROPERTIES / MINTURN MHP Lot: 5-A
Address:	1018 Mountain Drive
Zoning:	South Town Character Area – Residential Zone District
Staff Member:	Madison Harris, Planner I
Recommendation:	**Approval**

Staff Report

I. Summary of Request:

The Applicants, Maverick and Grace, request Final Plan review of a 1,712 (gross) square foot addition to an existing single-family building located at 1018 Mountain Drive in the South Town Residential Zone District. The Applicant's representative, Matt Hansen, Hansen Design Build has been proactive in meeting with Town staff prior to submitting plans for the new structure and has provided a relatively complete and thorough set of site and architectural plans.

Proposed Plans
The plans show a two-story addition to a single family residence with a maximum building height of 27 feet and 2 1/2 inches, under the maximum allowable 28-foot limit within the South 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.

Parking is adequate, with four off-street spaces, two of which are provided within the garage and two at surface level in front of the garage. The plans show the two levels in the addition, three levels in the existing structure.

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.

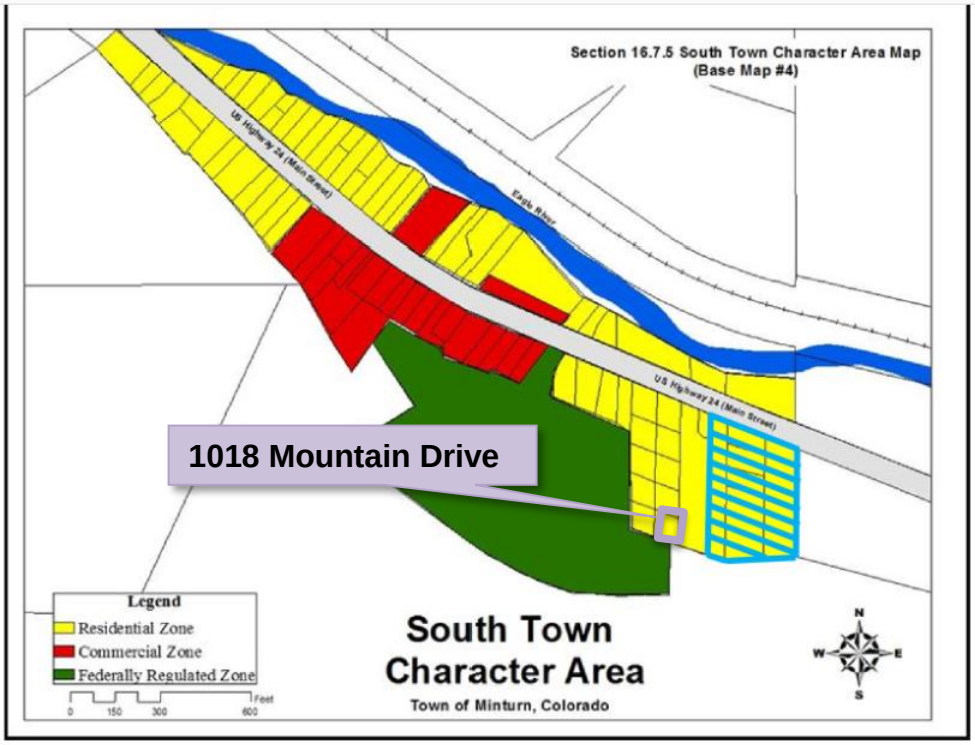
Staff suggests that the final plans for 1018 Mountain Drive meet the required findings 'a,' 'b,' and 'c' or subparagraph 3 – *Necessary findings*.

III. Zoning Analysis:

Zoning

The subject property is located within the "South Town Character Area" Residential Zone District

Figure 1: Game Creek Character Area Zoning Map



- PUD Overlay Zoning

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 Belden Place PUD.

Regulation	Allowed/Required	Proposed/Existing
Minimum Lot Area:	5,000 sq. ft.	7,832.15 sq. ft. (.179 ac.)
Maximum Building Height:	28 feet	27 feet – 2 1/2 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:	45% (3,524.47 sq. ft.)	1,903 sq. ft. (24.30%) Proposed
Maximum Impervious Coverage:	55% (4,307.68 sq. ft.)	2,507.82 sq. ft. (32.02%) Proposed

Minimum Snow Storage Area:	5% of Lot Area (7,832.15 sq. ft. x .05 = 391.61 sq. ft.)	400+ sq. ft.
Parking:	2 spaces	4 spaces

* A portion of the existing structure is within the setback, however, that portion is not being touched and should be considered a pre-existing non-conformity.

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
Staff has identified no items of note.

VI. Staff Recommendation:

Staff suggests that the Final Plans for 1018 Mountain Drive 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

April 23, 2025

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

Re: 1018 Mountain Drive
DRB Resubmittal Review
Project No. 25-0001

Dear Madison:

We reviewed the plans entitled *"1018 Mountain Drive, Minturn, CO 81645"* dated April 17, 2025 prepared by Hansen Design Build (Plans) included in the revised DRB application for 1018 Mountain Drive. 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 l: ~~No survey or Title Commitment is included in the application materials.~~ *"Improvement Survey Plat; Lot 5-A Minturn Mountain Home Properties; Town of Minturn, County of Eagle, State of Colorado"* prepared October 9, 2024, By Peak Land Consultants was included with the resubmittal.

- **a.** ~~Note 6 states: PEAK LAND SURVEYING, INC. DID NOT PERFORM A TITLE SEARCH OF THE SUBJECT PROPERTY TO ESTABLISH OWNERSHIP, EASEMENTS OR RIGHTS-OF-WAY OF RECORD. RECORD DOCUMENTS UTILIZED IN THIS TOPOGRAPHIC MAP WERE PROVIDED BY LAND TITLE GUARANTEE COMPANY ORDER NO. V50072872 DATED SEPTEMBER 24, 2024 AT 5:00 P.M. The title commitment was not provided to compare to the survey~~. 2025.4.23 Resolved.
- **b.** The plat identifies the following encroachments:
  - **a.** The southeast corner of the existing house encroaches into the east setback.
  - **b.** The front deck and stairs encroach into the front (rear) setback.
  - **c.** An "Old Shed" encroaches on the east property line.

  2025.4.23 Applicant responded the encroachments are existing conditions which are not part of or have an impact this proposed addition.

Madison Harris
Re: 1018 Mountain Drive
DRB Resubmittal Review
Project No. 25-0001

Section (C) (3) Site Plan:

Sheet A005 of the Plans is the *"Architectural Site Plan"*. The plan .should show dimensioned property lines, building dimensions, easements, setbacks, and dimensions locating the building on the property. The plan does not meet the site plan requirements of the MMC.

a. ~~The revied plan does not dimension the home or locate the building on the property. Please refer to the requirements of MMC Section 16-21-615 Section C.~~
2025.4.23 Resolved.

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

Sheet A005 of the Plans is the " *Architectural Site Plan".* The plan should show proposed and finished contours, spot elevations of the building foundation and critical grading locations, arrows indicating drainage flow direction and erosion control. The plan does not meet the grading and drainage plan requirements of the MMC.

a. ~~The revised plan does not label top of foundation elevations, slope away from the building or erosion control.~~
b. ~~Grading does not appear to meet the requirements of Section 1804.4 of the IBC. The minimum recommended slope away from foundations is 5% and the minimum slope of a landscaped swale is 2%.~~
c. ~~Please refer to the requirements of MMC Section 16-21-615 Section C~~

2025.4.23 – the revised plan shows drainage arrows and slopes to demonstrate the intent of the drainage plan. The plan is sufficient for Design Review, however additional spot elevations sufficient for construction (particularly the swales) and erosion control devices will be required on the Building Permit plans.

Review by Inter-Mountain Engineering is for general conformance with Minturn Municipal Code requirements and is not a peer review. The Town and Inter-Mountain Engineering are relying on the design professional's work and 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, 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: planner1@minturn.org

Project Name:

Conklin Residence Addition

Project Location

Street Address: 1018 Mountain Dr. Minturn, CO 81645

Zoning:	Parcel Number(s):
Residential	2103-351-01-073

Application Request:

Addition of Garage and 2 bedrooms above garage. Move front door to the new mud room entry. Adjust entry stairwell. Update facade to corrugated metal siding lower and hemlock vertical 1x6 upper siding.

Applicant:

Name: Matt Hansen -Hansen Design Build

Mailing Address: PO Box 1522 Minturn, CO 81645

Phone:	Email:
970.401.1100	matt@hansendb.com

Property Owner:

Name: CONKLIN, MAVERICK ROGER - CLINTON, GRACE KELLEY

Mailing Address: PO BOX 822
MINTURN, CO 81645-0822

Phone:	Email:
845-206-8397	maverickconklin@mac.com

Required Information:

Lot Size: 7832.15 SF	Type of Residence (Single Family, ADU, Duplex): Single family	# of Bedrooms: 3	# On-site Parking Spaces: 5
# of Stories: 3	Snow storage sq ft: 3600 SF	Building Footprint sq ft: 1903 SF	Total sq ft Impervious Surface: 2507.82 SF

Signature:

Matt Hansen

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

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.

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 d 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.

970-401-1100

Letter of Intent for Design Review Board

I. Parties involved

General Contractor/Builder/Designer

Eagle County Contractors L.L.C. DBA Hansen Design | Build P.O Box 1522 Minturn, CO 81645

Minturn building department : planner@minturn.org

Owner: CONKLIN, MAVERICK ROGER - CLINTON, GRACE KELLEY

Mailing address: PO BOX 822 MINTURN, CO 81645-0822

Project address: 1018 Mountain Dr. Minturn, CO 81645

Parcel: 2103-351-01-073

Permit # TBD

II. Description of project:

Addition of a double car garage with 2 bedrooms above garage. Roof height at 30'-0" off existing and proposed grade. Exterior work to be completed shall entail reskinning the entire home in 1x6 vertical Hemlock clear coated at the upper portion of the home & corrugated metal vertical install at the lower portion of the home. Heights vary on exterior finish materials refer to plans for heights and locations of finish work. Addition roof to be 6/12 pitch with asphalt shingle roof to match existing home. New windows to be black exterior. Existing windows to be painted black to match. Removal of all faux shutters on existing windows. Entry to home to be moved to previous bedroom /proposed mud room (See plans). Window to be installed in place of the front doors existing location (See plans). Adjust deck stairs and add 43 SF of deck. Addition of asphalt driveway from street to garage; existing driveway is gravel.

III. Calculations:

Existing footprint: 1032 SF

Proposed footprint addition/proposed: 871 SF

Total proposed SF: 1903 SF

Impervious surface proposed: 2507.82 SF

Lot Size: 7832.15 SF

Impervious surface %=32%

Existing home total livable SF: 2851 SF

Proposed Additional SF: 856 SF

Proposed Garage SF: 856 SF

_____ Date: 3.08.25

Owner: Maverick & Grace Conklin

_Matt Hansen_____ Date: **3.08.2025** _____

Eagle County Contractors L.L.C DBA HANSEN Design Build

Thank you for allowing HANSEN DESIGN | BUILD to work with town of Minturn government and building department.

Matt Hansen- Owner 970.401.1100

1018 Mountain Drive

1018 Mountain Dr, Minturn, CO 81645

DRB REVIEW

5.4.25

GENERAL NOTES- GENERAL REQUIREMENTS

ABBREVIATIONS

#	Pound OR Number
&	And
@	At
ACT	Acoustic Ceiling Tile
AD	Area Drain
AFF	Above Finished Floor
ALUM	Aluminum
ANOD	Anodized
BSMT	Basement
BYND	Beyond
BOT	Bottom
CIP	Cast In Place
CHNL	Channel
CJ	Control Joint
CLG	Ceiling
CLR	Clear
CMU	Concrete Masonry Unit
COL	Column
COMPR	Compressible
CONC	Concrete
CONT	Continuous
CPT	Carpet
CT	Ceramic Tile
CTYD	Courtyard
DBL	Double
DEMO	Demolish or Demolition
DIA	Diameter
DIM	Dimension
DIMS	Dimensions
DN	Down
DR	Door
DWG	Drawing
EA	Each
EJ	Expansion Joint
EL	Elevation
ELEC	Electrical
ELEV	Elevator or Elevation
EPDM	Ethylene Propylene Diene M-Class (Roofing)
EQ	Equal
EXIST	Existing
EXP JT	Expansion Joint
EXT	Exterior
FD	Floor Drain or Fire Department
FEC	Fire Extinguisher Cabinet
FIXT	Fixture
FLR	Floor
FM	Filled Metal
FO	Face Of
FND	Foundation
GA	Gauge
GALV	Galvanized
GWB	Gypsum Wall Board
HC	Hollow Core
HI	High
HM	Hollow Metal
HP	High Point
HR	Hour
HVAC	Heating, Ventilating, And Air Conditioning
IRGWB	Impact Resistant Gypsum Wall Board
ILO	In Lieu Of
INSUL	Insulated or Insulation
INT	Interior
LO	Low
MAX	Maximum
MO	Masonry Opening
MECH	Mechanical
MEMBR	Membrane
MIN	Minimum
MRGWB	Moisture-Resistant Gypsum Wall Board
MTL	Metal
NIC	Not In Contract
NO	Number
NOM	Nominal
OC	On Center
OH	Overhang or Opposite Hand
OPP	Opposite or Opposite Hand
OZ	Ounce
PCC	Pre-Cast Concrete
PLUMB	Plumbing
PLYD	Plywood
PT	Pressure Treated
PNT	Paint or Painted
PVC	Polyvinyl Chloride
RBR	Rubber
RCP	Reflected Ceiling Plan
RD	Roof Drain
REQD	Required
RM	Room
SIM	Similar
SPEC	Specified OR Specification
SPK	Sprinkler or Speaker
SSTL	Stainless Steel
STC	Sound Transmission Coefficient
STL	Steel
STRUCT	Structure or Structural
T&G	Tongue And Groove
TELE	Telephone
TLT	Toilet
TME	To Match Existing
TO	Top Of
TOC	Top Of Concrete
TOS	Top Of Steel
TPD	Toilet Paper Dispenser
T/D	Telephone/Data
TYP	Typical
UNO	Unless Noted Otherwise
U/S	Underside
VIF	Verify In Field
VP	Vision Panel
W/	With
WD	Wood

GRAPHIC STANDARDS

EXTERIOR ELEVATION IDENTIFICATION

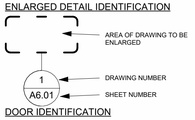
INTERIOR ELEVATION IDENTIFICATION

DETAIL IDENTIFICATION

WALL SECTION IDENTIFICATION

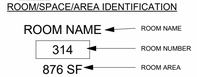
BUILDING SECTION IDENTIFICATION

ENLARGED DETAIL IDENTIFICATION



DOOR IDENTIFICATION

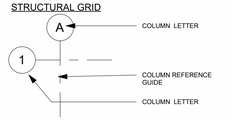
ROOM/SPACE/AREA IDENTIFICATION



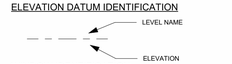
PARTITION TYPE IDENTIFICATION

ACOUSTICAL PARTITION TYPE IDENTIFICATION

STRUCTURAL GRID



ELEVATION DATUM IDENTIFICATION

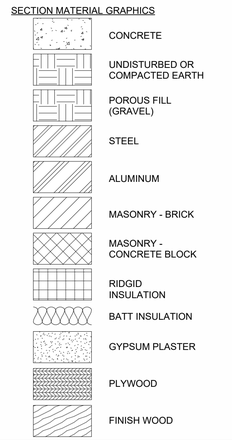


WINDOW IDENTIFICATION

KEYNOTE IDENTIFICATION

REVISION IDENTIFICATION

SECTION MATERIAL GRAPHICS



BUILDING & CODE

BUILDING CODE:	2018 IRC 2018 IECC 2018 NEC
ZONING: RESIDENTIAL	SINGLE FAMILY
OCCUPANCY:	TYPE R, DIV.3
SPRINKLERS:	NO
CLIMATE ZONE:	5A
FENSTRATION U-FACTOR:	.32
CEILING R- VALUE:	49
WD. WALL R- VALUE:	21, OR 20+5, OR 13+10
LOT SIZE SF:	7832.15 SF
PROPOSED SF:	856 SF LIOVABLE (+ 856 SF GARAGE & MECH.)
MAX. HEIGHT:	30 FT sloped, 30 FT flat
PROPOSED HEIGHT:	30 FT

RADON NOTES

RADON CONTROL PER RADON ENGINEER:
(TO COMPLY WITH IRC 2021)

1. ALL SLABS AND CRAWL SPACES TO BE DE PRESSURIZED/ VENTED AND SEALED TO PROVIDE RADON MITIGATION.

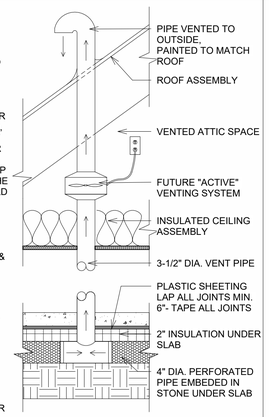
2. CRAWL SPACES TO RECEIVE EITHER A THIN 2" CONCRETE SLAB OR TAPED, SEALED AND OVERLAPPED AIR TIGHT 12 MIL. REINFORCED VAPOR BARRIER WITH A MIN. PERM. RATING OF .1 OR LOWER, OVER GROUND AND FULLY UP THE SIDE OF FOUND. WALLS OVER THE INSULATION (R VALUE PER IRC) BOARD ON THE CONC. WALLS.

3. PROVIDE EXHAUST VENTILATION UNDER THE VAPOR BARRIER TO DEPRESSURIZE THE SPACE AND REMOVE RADON GAS. EXHAUST FAN & VENT PIPE TO BE DISCHARGED AT ROOF WITH FEW TO NO ELBOWS OR TURNS. FAN TO BE LOCATED AWAY FROM SLEEPING AREAS.

4. EXACT LOCATION OF PIPES TBD BY CONSULTANT PER SITE VISIT.

5. ALL ENTRY/ EXIT ROUTES FOR PIPING SHALL BE SEALED W/ ONE PART POLYURETHANE CAULKING

6. CRAWL SPACE ACCESS DOORS SHALL BE GASKETED TO PREVENT AIR LEAKAGE



PROJECT TEAM

OWNER
MAVERICK & GRACE CONKLIN
1018 MOUNTAIN DR
MINTURN, CO 81645
P:VOICE

LANDSCAPE
NAME
ADDRESS
CITY STATE ZIP

P:VOICE

SPECIFICATIONS
NAME
ADDRESS
CITY STATE ZIP

P:VOICE

ARCHITECT
HANSEN DESIGN BUILD
PO BOX 1522
MINTURN, CO 81645
P:970.477.2990

STRUCTURAL
NAME
ADDRESS
CITY STATE ZIP

P:VOICE

SURVEY
NAME
ADDRESS
CITY STATE ZIP

P:VOICE

CONTRACTOR
NAME
ADDRESS
CITY STATE ZIP

P:VOICE

MECHANICAL
NAME
ADDRESS
CITY STATE ZIP

P:VOICE

SOILS
NAME
ADDRESS
CITY STATE ZIP

P:VOICE

CIVIL
NAME
ADDRESS
CITY STATE ZIP

P:VOICE

ELECTRICAL
NAME
ADDRESS
CITY STATE ZIP

P:VOICE

SHEET INDEX

SHEET #	SHEET NAME	Sheet Issue Date
ARCHITECTURAL		
A005	ARCHITECTURAL SITE PLAN	01/25/25
CIVIL		
C0	EXISTING SURVEY	01/25/25
C1	EXISTING SURVEY	01/25/25
LANDSCAPE		
L1	SITE PLAN	01/25/25
L2	LANDSCAPE PLAN	03/09/22
L3	LANDSCAPE DETAILS	03/09/22
ARCHITECTURAL		
A100	LOWER AND GARAGE FLOOR PLAN	01/25/25
A101	MAIN LEVEL FLOORPLAN	01/25/25
A102	UPPER LEVEL FLOORPLAN	01/25/25
A103	ROOF PLAN	01/25/25
A130	LEVEL 1 RCP	07/30/19
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A200	BUILDING ELEVATIONS	01/25/25
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A500	EXTERIOR DETAILS	07/30/19
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A855	SPECIFICATIONS	03/07/25
STRUCTURAL		
S100	STRUCTURAL	07/30/19
MECHANICAL		
M000	MECHANICAL	07/30/19
ELECTRICAL		
E000	ELECTRICAL	07/30/19

VICINITY MAP

SITE LOCATION

1018 Mountain Drive

1018 Mountain Dr, Minturn, CO 81645

No.	Description	Date

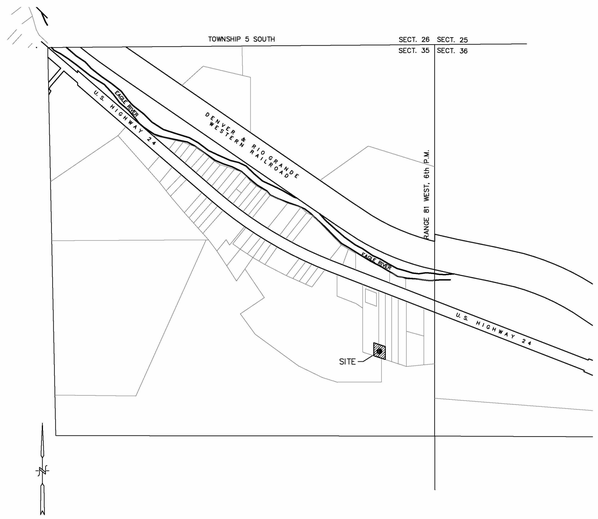
Project number	Project Number
Date	5.4.25
Drawn by	Author

COVER SHEET

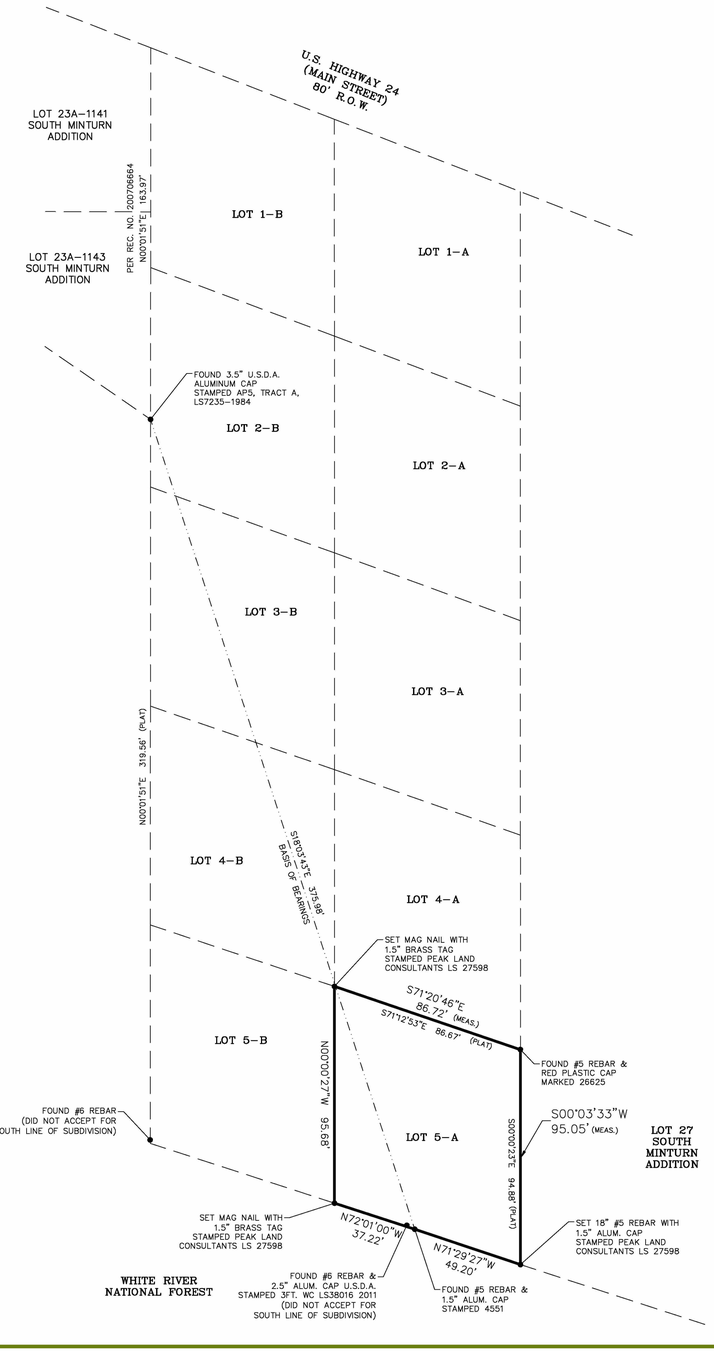
A000

5/5/2025 9:56:52 PM

IMPROVEMENT SURVEY PLAT
LOT 5-A
MINTURN MOUNTAIN HOME PROPERTIES
TOWN OF MINTURN, COUNTY OF EAGLE, STATE OF COLORADO



VICINITY MAP
SCALE: 1" = 500'



GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

GENERAL NOTES

1. DATE OF SURVEY: SEPTEMBER 17, 2024
2. BASIS OF BEARINGS: LINE BETWEEN MONUMENT MARKING SOUTHEAST CORNER LOT 23A-1143 SOUTH MINTURN ADDITION, A RESUBDIVISION OF LOT 23A RECEPTION NO 200706664 EAGLE COUNTY BEING A 3" BLM BRASS CAP AND SOUTH ANGLE POINT LOT 5-A MINTURN MOUNTAIN HOMES RECEPTION NO. 455141 EAGLE COUNTY BEING #5 REBAR WITH 1.5" ALUMINUM CAP STAMPED 4551. BEARING BEING S18°03'43"E.
3. PROJECT BENCHMARK: NGS BENCHMARK "T-280" ELEVATION=7894.20 (NAVD 88) SITE ELEVATION TOP REBAR AND RED PLASTIC CAP NE CORNER LOT 7922.17.
4. BUILDING TIES ARE PERPENDICULAR OR RADIAL TO PROPERTY AND ARE INDICATED IN PARENTHESIS (XX.X').
5. LINEAL UNITS OF MEASUREMENT SHOWN ARE GIVEN IN US SURVEY FOOT.
6. THIS TOPOGRAPHIC MAP IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT. IT IS NOT INTENDED TO RESOLVE ANY BOUNDARY ISSUES THAT MAY EXIST ON THIS LOT OR TO REESTABLISH ANY MISSING LOT MONUMENTS.
7. PEAK LAND SURVEYING, INC. DID NOT PERFORM A TITLE SEARCH OF THE SUBJECT PROPERTY TO ESTABLISH OWNERSHIP, EASEMENTS OR RIGHTS-OF-WAY OF RECORD. RECORD DOCUMENTS UTILIZED IN THIS TOPOGRAPHIC MAP WERE PROVIDED BY LAND TITLE GUARANTEE COMPANY ORDER NO. V50072872 DATED SEPTEMBER 24, 2024 AT 5:00 P.M..
8. 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.

EXCEPTIONS:

PER SAID TITLE COMMITMENT PROVIDED BY LAND TITLE GUARANTEE COMPANY, THE FOLLOWING AFFECT THE SUBJECT PROPERTY:

8. RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM, SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AS RESERVED IN UNITED STATES PATENT RECORDED MAY 2, 1904 IN BOOK 48 AT PAGE 502. (NOT ABLE TO PLOT)
9. RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT RECORDED MAY 2, 1904 IN BOOK 48 AT PAGE 502. (NOT ABLE TO PLOT)
10. EASEMENT AND RIGHT OF WAY FOR SEWER PURPOSES AS GRANTED TO THE UPPER EAGLE VALLEY SANITATION DISTRICT RECORDED JANUARY 21, 1970, IN BOOK 216 AT PAGE 908. (NO ABLE TO PLOT)
11. RIGHT OF WAY FOR THE D & RGW RAILROAD CO., AS DESCRIBED BY INSTRUMENT RECORDED NOVEMBER 6, 1929 IN BOOK 106 AT PAGE 553, 554. (NOT ABLE TO PLOT_
12. TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT RECORDED SEPTEMBER 22, 1977 IN BOOK 260 AT PAGE 99. (NOT ABLE TO PLOT)
13. EASEMENTS, COVENANT S, CONDITIONS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE FINA PLAT OF MINTURN MOUNTAIN HOME PROPERTIES, RECORDED APRIL 23, 1991 IN BOOK 559 AT PAGE 11
NOTE: EASEMENT VACATION RECORDED DECEMBER 16, 1999 AT RECEPTION NO. 717808 (AS SHOWN HEREON)
14. TERMS, CONDITIONS AND PROVISIONS OF DECLARATION OF PROTECTIVE CONVENANTS FOR MINTURN MOUNTAIN HOME PROPERTIES 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 INSTRUMENT RECORDED SEPTEMBER 13, 1991 IN BOOK 562 AT PAGE 205. (NOT ABLE TO PLOT)
15. TERMS, CONDITIONS AND PROVISIONS OF ENCROACHMENT AGREEMENT RECORDED JULY 15, 1994 IN BOOK 645 AT PAGE 378. (LOT 1-B, DOES NOT APPLY)
16. TERMS, CONDITIONS AND PROVISIONS OF AGREEMENTS RECORDED AUGUST 17, 1999 AT RECEPTION NO. 705701 AND 705702. (LOTS 1-A AND 2-B, DOES NOT APPLY)
17. TERMS, CONDITIONS AND PROVISIONS OF SEWER EASEMENT RECORDED DECEMBER 16, 1999 AT RECEPTION NO. 717807. (LOTS 1-A AND 1-B, DOES NOT APPLY)

SURVEYOR'S CERTIFICATE

I, BRENT BIGGS, A PROFESSIONAL LAND SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS IMPROVEMENT SURVEY PLAT WAS MADE BY ME AND UNDER MY SUPERVISION, IS CERTIFIED TO LAND TITLE GUARANTEE COMPANY, ANDREA L. DURBIN AND KIT A. BAZLEY AND THAT THE MAP IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE: _____

COLORADO REGISTERED BRENT BIGGS 27598 10/09/2024 PROFESSIONAL LAND SURVEYOR

BRENT BIGGS
COLORADO P.L.S. 27598
FOR & ON BEHALF OF
PEAK LAND SURVEYING, INC.

DEPOSITED THIS _____ DAY OF _____, 2006, AT ____M. IN BOOK _____ OF THE EAGLE COUNTY SURVEYOR'S LAND SURVEY PLAT/RIGHTS-OF-WAY SURVEYS AT PAGE _____, RECEPTION No. _____.

PEAK LAND CONSULTANTS, INC.
PEAK LAND SURVEYING, INC.
970-476-9644
PO BOX 3790, VAIL, CO. 81658
101 FAWCETT RD. #215, AVON, CO. 81620

DRAWN: KPJ	REVIEWED: BB	SHEET 1 OF 2
DATE: 10/09/24	PLC JOB#: 2529	

HANSEN DESIGN | BUILD

1018 MOUNTAIN DR. MINTURN,CO

1018 Mountain Drive

No.	Description	Date

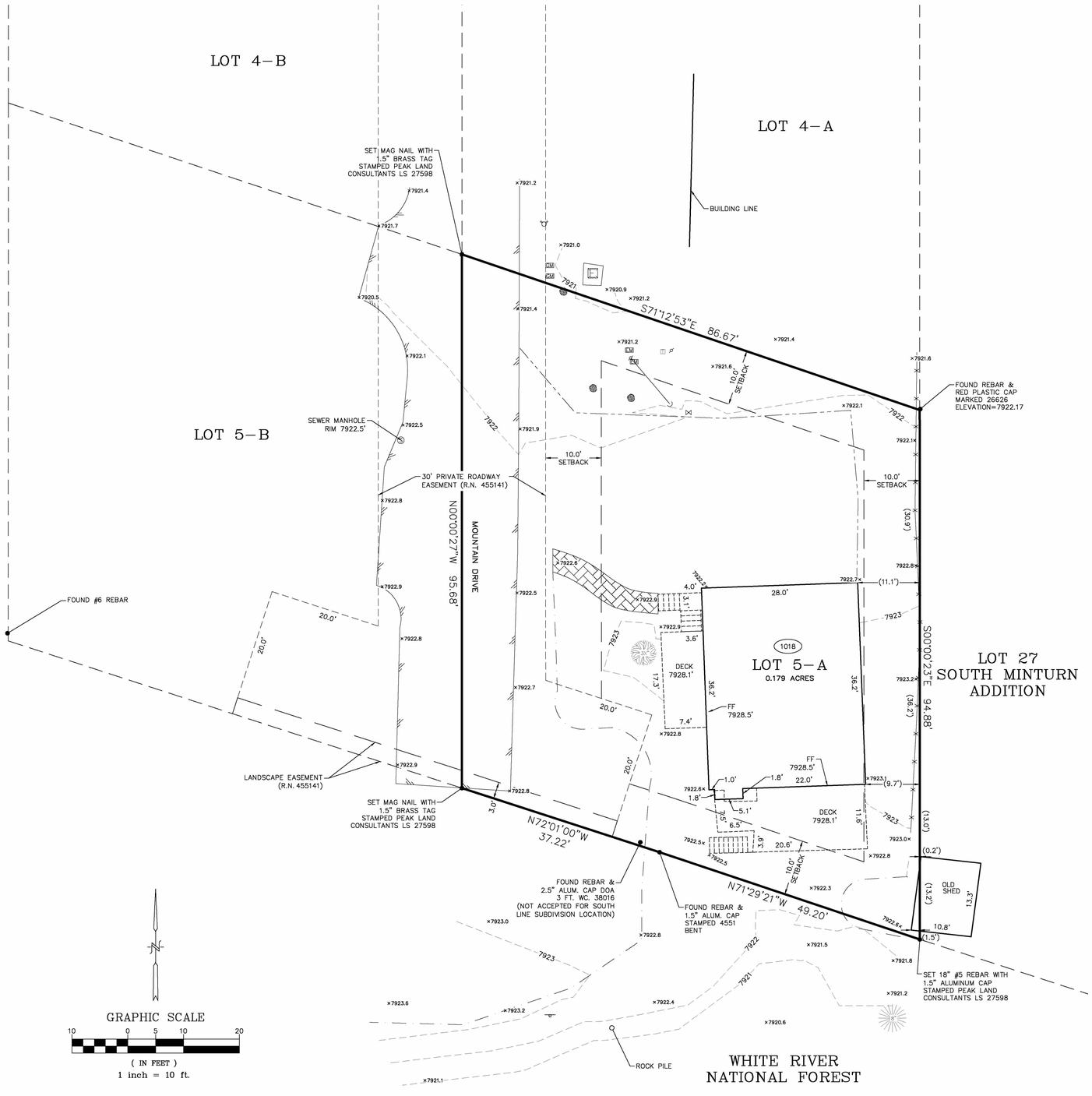
Project number	Project Number
Date	5.4.25
Drawn by	Author

IMPROVEMENT SURVEY PLAT

A003

5/5/2025 9:57:07 PM

IMPROVEMENT SURVEY PLAT
LOT 5–A
MINTURN MOUNTAIN HOME PROPERTIES
TOWN OF MINTURN, COUNTY OF EAGLE, STATE OF COLORADO



GRAPHIC SCALE

10 0 5 10 20

(IN FEET)

1 inch = 10 ft.

GENERAL NOTES

1. DATE OF TOPOGRAPHY: SEPTEMBER 17, 2024
2. BASIS OF BEARINGS: LINE BETWEEN MONUMENT MARKING SOUTHEAST CORNER LOT 23A–1143 SOUTH MINTURN ADDITION, A RESUBDIVISION OF LOT 23A RECEPTION NO 200706664 EAGLE COUNTY BEING A 3" BLM BRASS CAP AND SOUTH ANGLE POINT LOT 5–A MINTURN MOUNTAIN HOMES RECEPTION NO. 455141 EAGLE COUNTY BEING #5 REBAR WITH 1.5" ALUMINUM CAP STAMPED 4551. BEARING BEING
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11. RIGHT OF WAY FOR THE D & RGW RAILROAD CO., AS DESCRIBED BY INSTRUMENT RECORDED NOVEMBER 6, 1929 IN BOOK 106 AT PAGE 553, 554. (NOT ABLE TO PLOT_
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13. EASEMENTS, COVENANT S, CONDITIONS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE FINA PLAT OF MINTURN MOUNTAIN HOME PROPERTIES, RECORDED APRIL 23, 1991 IN BOOK 559 AT PAGE 11. NOTE: EASEMENT VACATION RECORDED DECEMBER 16, 1999 AT RECEPTION NO. 717808 (AS SHOWN HEREON)
14. TERMS, CONDITIONS AND PROVISIONS OF DECLARATION OF PROTECTIVE CONVENANTS FOR MINTURN MOUNTAIN HOME PROPERTIES 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 INSTRUMENT RECORDED SEPTEMBER 13, 1991 IN BOOK 562 AT PAGE 205. (NOT ABLE TO PLOT)
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17. TERMS, CONDITIONS AND PROVISIONS OF SEWER EASEMENT RECORDED DECEMBER 16, 1999 AT RECEPTION NO. 717807. (LOTS 1–A AND 1–B, DOES NOT APPLY)

LEGEND

- DECIDUOUS TREE WITH APPROX TRUNK DIAMETER
- CONIFEROUS TREE WITH APPROX TRUNK DIAMETER
- SANITARY SEWER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- SIGN
- UTILITY POLE
- GUY WIRE
- TRANSFORMER
- EM ELECTRIC METER
- TELEPHONE PEDESTAL
- LARGE ROCK
- PAVERS
- EDGE ASPHALT
- EDGE OF LANDSCAPING

HANSEN DESIGN | BUILD

1018 MOUNTAIN DR. MINTURN,CO

1018 Mountain Drive

No.	Description	Date

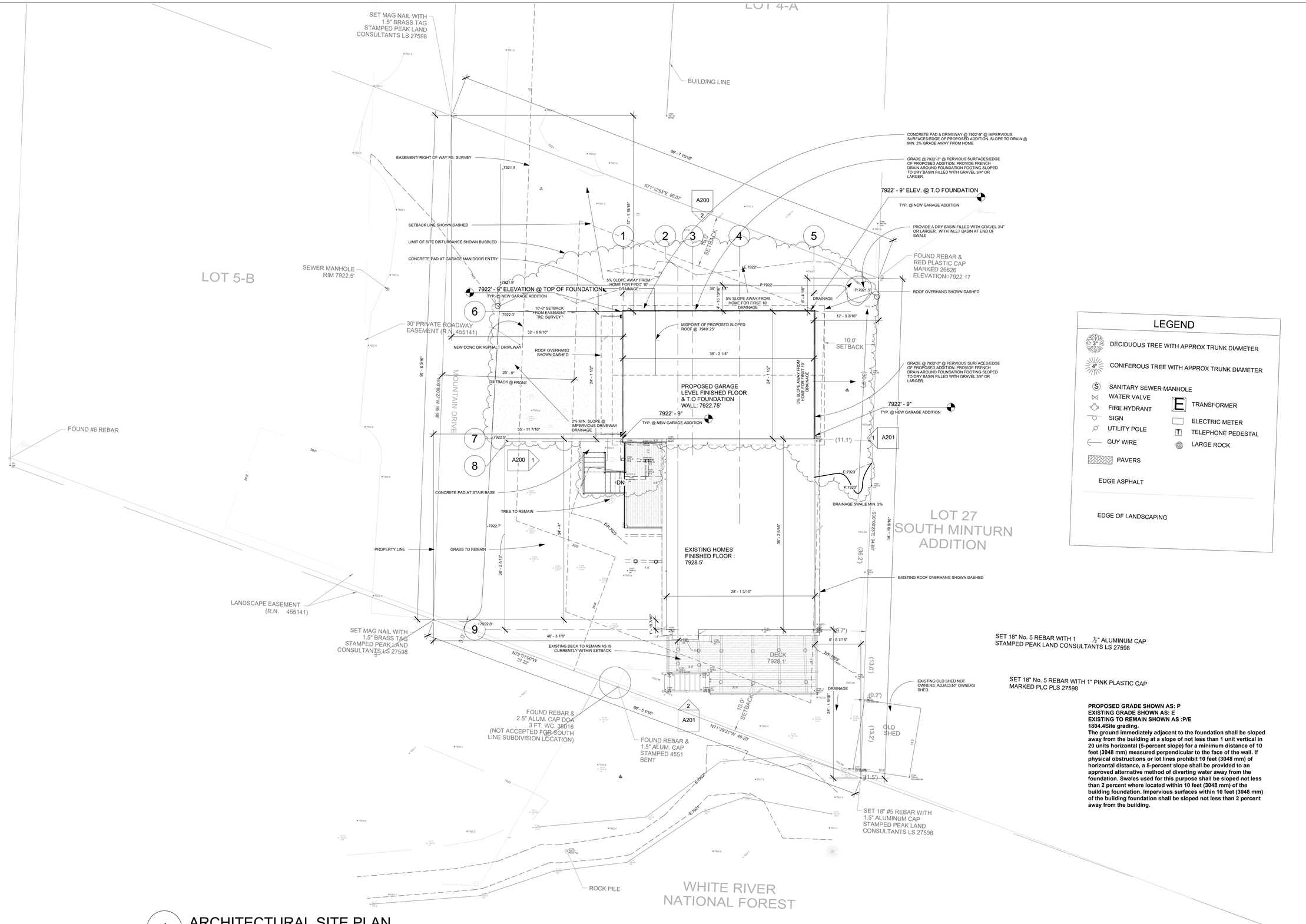
Project number	Project Number
Date	5.4.25
Drawn by	Author

EXISTING SURVEY PLAT

A004

DRAWN: KPJ	REVIEWED: BB	SHEET 2 OF 2
DATE: 10/09/24	PLC JOB#: 2529	

5/5/2025 9:57:14 PM



LEGEND

- DECIDUOUS TREE WITH APPROX TRUNK DIAMETER
- CONIFEROUS TREE WITH APPROX TRUNK DIAMETER
- SANITARY SEWER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- SIGN
- UTILITY POLE
- GUY WIRE
- PAVERS
- TRANSFORMER
- ELECTRIC METER
- TELEPHONE PEDESTAL
- LARGE ROCK
- EDGE ASPHALT
- EDGE OF LANDSCAPING

PROPOSED GRADE SHOWN AS: P
EXISTING GRADE SHOWN AS: E
EXISTING TO REMAIN SHOWN AS :P/E
1804.4Site grading.
The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than 1 unit vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet (3048 mm) measured perpendicular to the face of the wall. If physical obstructions or lot lines prohibit 10 feet (3048 mm) of horizontal distance, a 5-percent slope shall be provided to an approved alternative method of diverting water away from the foundation. Swales used for this purpose shall be sloped not less than 2 percent where located within 10 feet (3048 mm) of the building foundation. Impervious surfaces within 10 feet (3048 mm) of the building foundation shall be sloped not less than 2 percent away from the building.

1 ARCHITECTURAL SITE PLAN
SCALE:1/8"=1'-0"

HANSEN DESIGN | BUILD

1018 MOUNTAIN DR. MINTURN,CO

1018 Mountain Drive

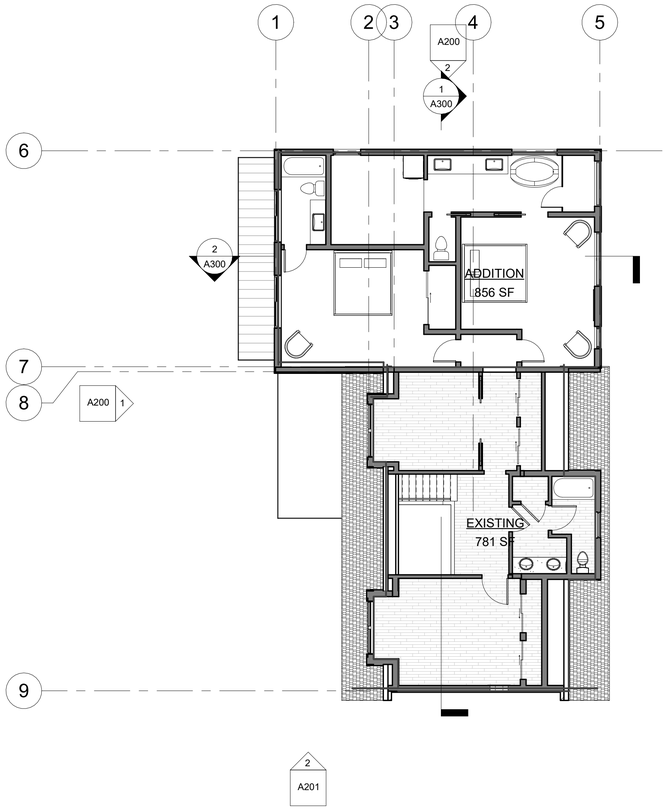
No.	Description	Date
1	Revision 1	4.7.25

Project number	Project Number
Date	5.4.25
Drawn by	Author

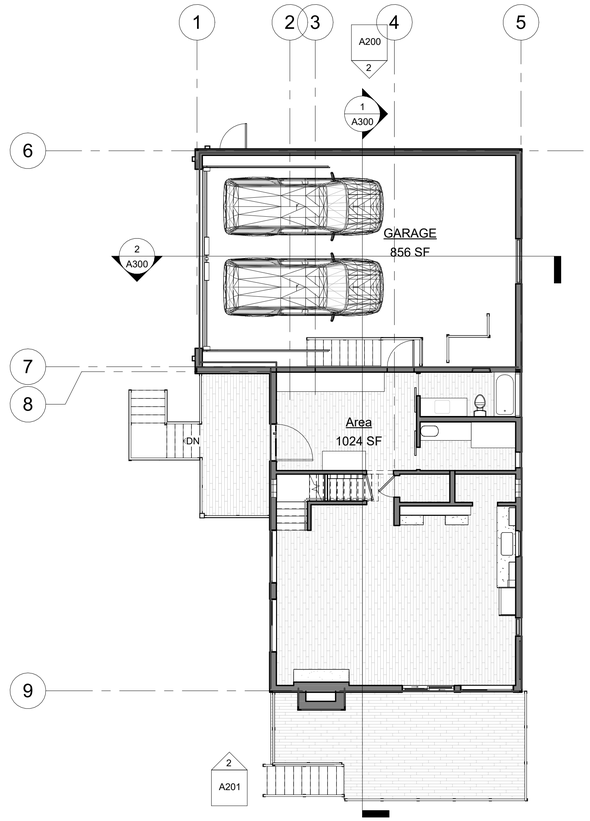
ARCHITECTURAL SITE PLAN

A005

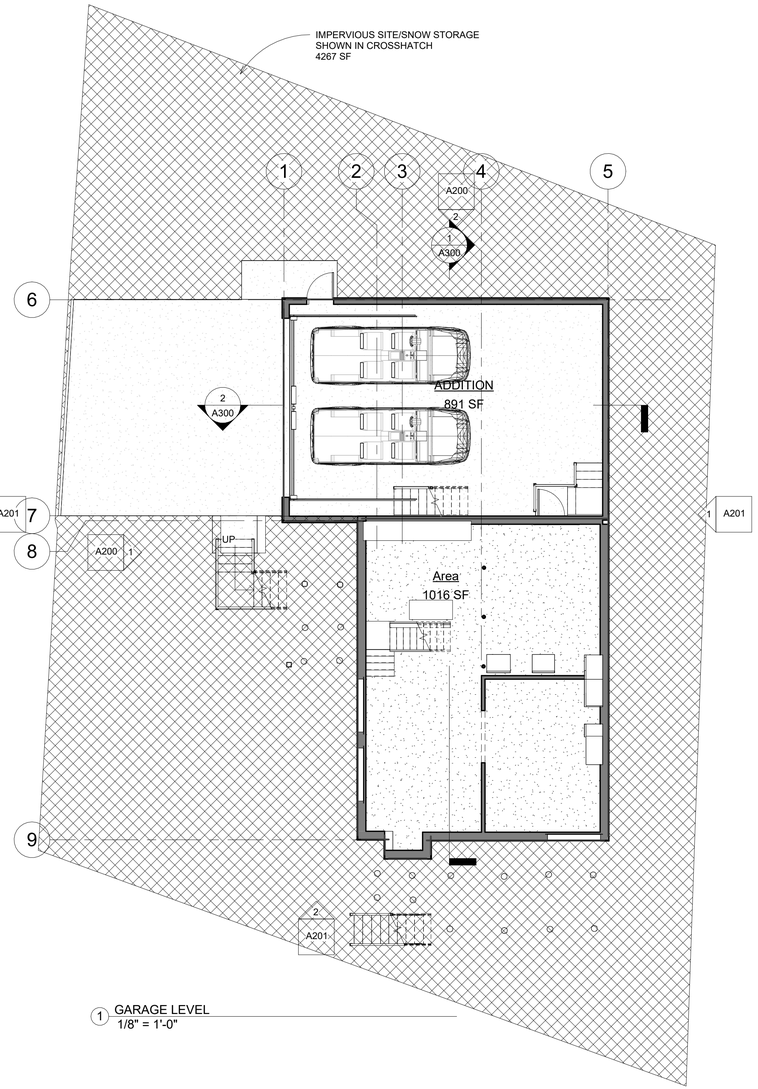
5/6/2025 6:40:27 AM



3 UPPER LEVEL
1/8" = 1'-0"



2 MAIN LEVEL
1/8" = 1'-0"



1 GARAGE LEVEL
1/8" = 1'-0"

LOT SQUARE FOOTAGE: 7832.15 SF
EXISTING HOME SF: LIVABLE: 2851
PROPOSED ADDITION TOTAL SF: LIVABLE: 856 SF
PROPOSED TOTAL SF:LIVABLE: 3707 SF
PROPOSED GARAGE: 856 SF
TOTAL PROPOSED ADDITIONAL LOT COVERAGE: 856 SF
SNOW STORAGE & IMPERVIOUS AREA: 4267 SF

HANSEN DESIGN | BUILD

1018 MOUNTAIN
DR. MINTURN,CO

1018 Mountain Drive

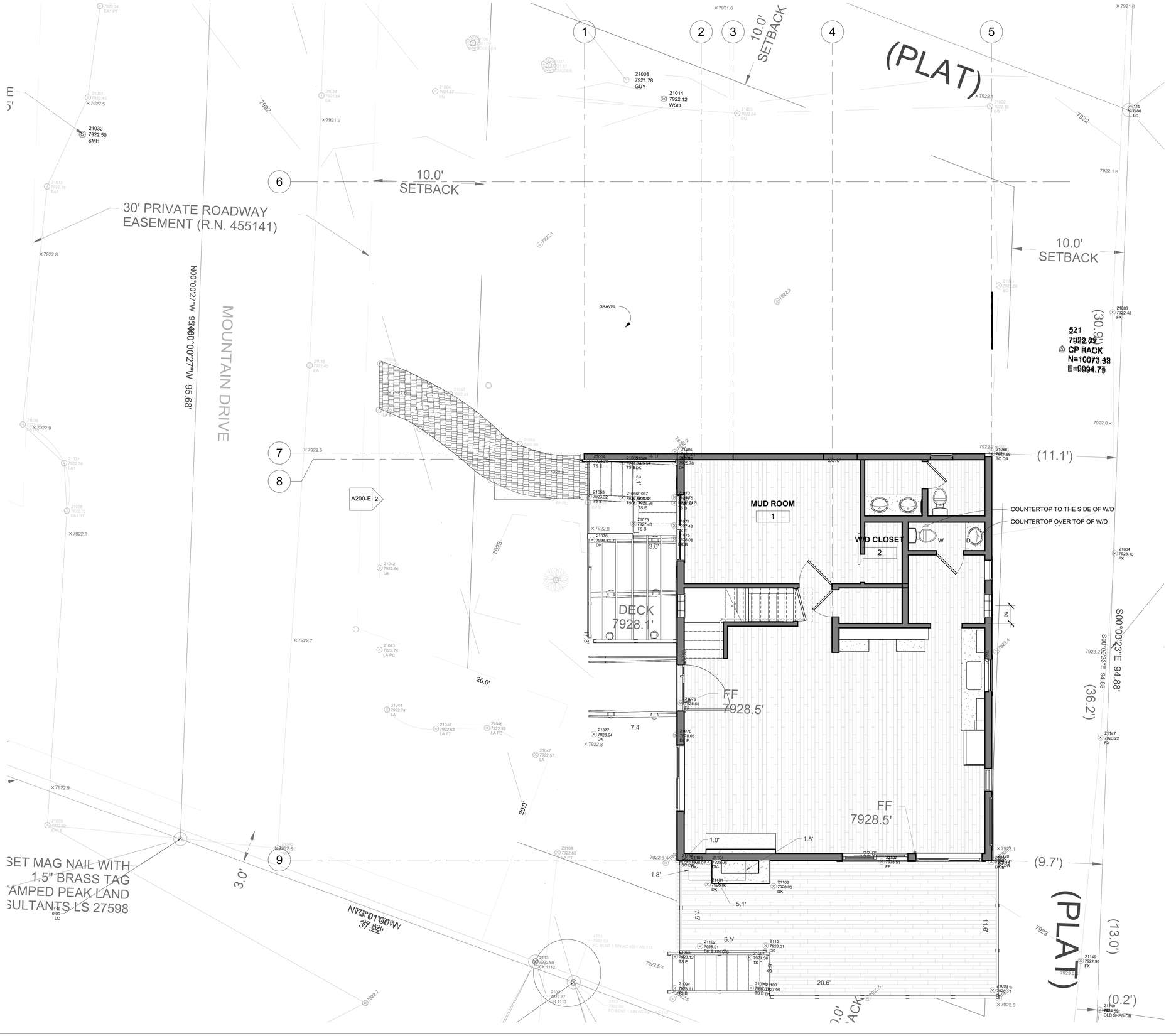
No.	Description	Date

Project number	Project Number
Date	5.4.25
Drawn by	Author

GRFA CALCULATIONS

A006

5/6/2025 7:42:10 AM



HANSEN DESIGN | BUILD

1018 MOUNTAIN
DR. MINTURN,CO

1018 Mountain Drive

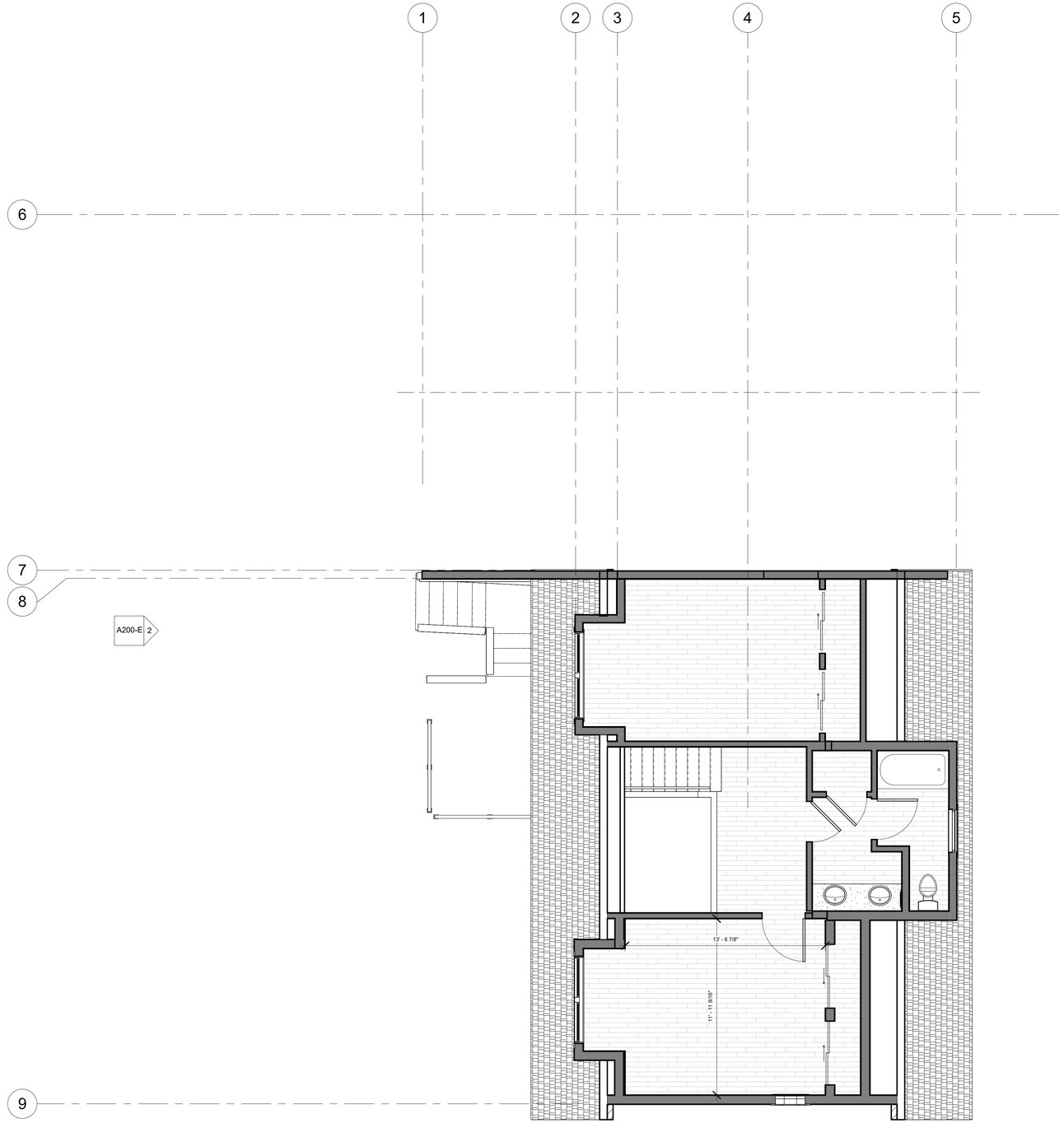
No.	Description	Date

Project number	Project Number
Date	5.4.25
Drawn by	Author

MAIN LEVEL EXISTING

A101-E

5/6/2025 6:41:42 AM



HANSEN DESIGN | BUILD

1018 MOUNTAIN
DR. MINTURN,CO

1018 Mountain Drive

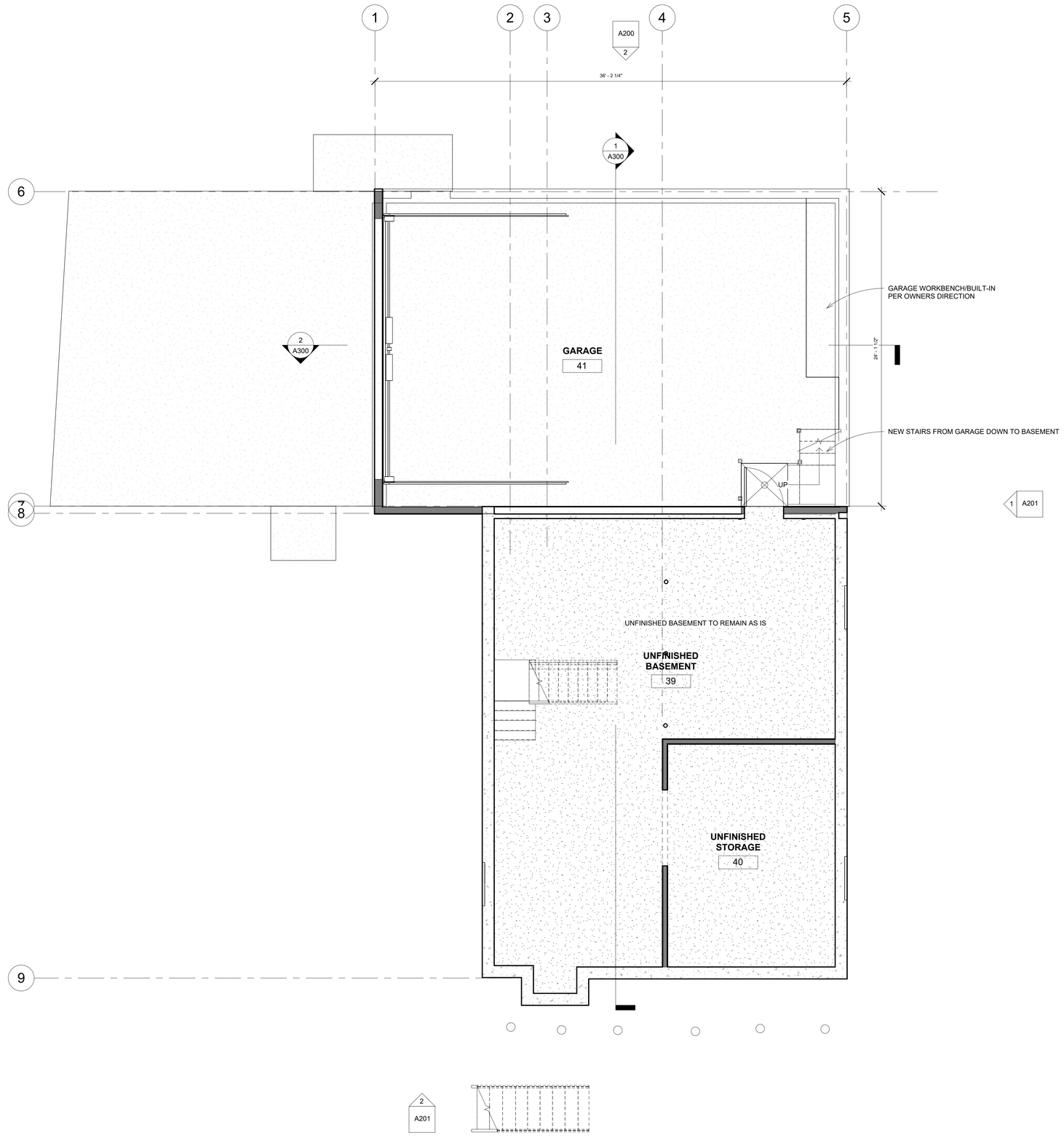
No.	Description	Date

Project number	Project Number
Date	5.4.25
Drawn by	Author

UPPER LVL EXISTING FLOORPLAN

A102-E

5/5/2025 10:27:00 PM



HANSEN DESIGN | BUILD

1018 MOUNTAIN DR. MINTURN,CO

1018 Mountain Drive

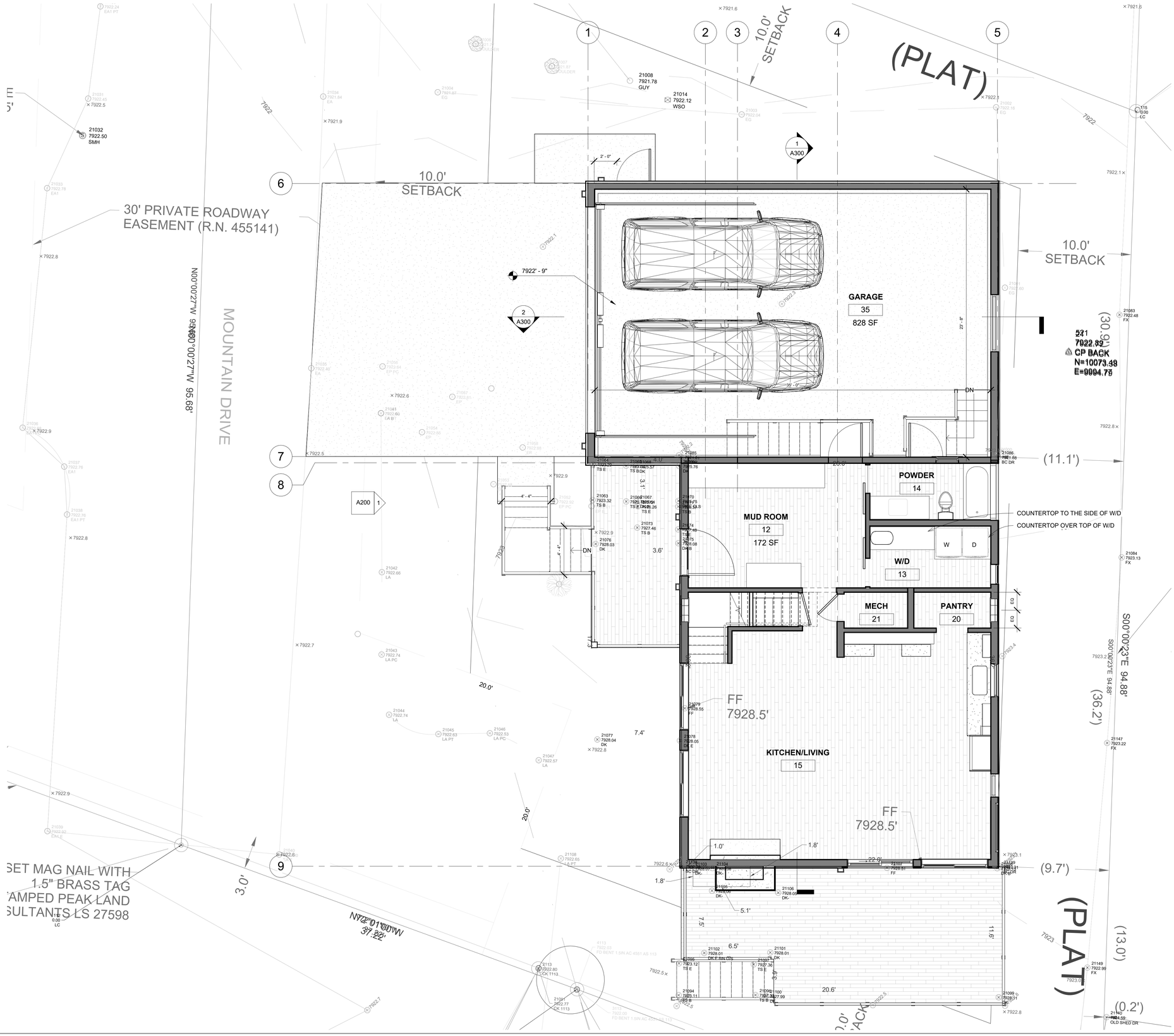
No.	Description	Date

Project number	Project Number
Date	5.4.25
Drawn by	HDB

LOWER AND GARAGE FLOOR PLAN

A100

5/6/2025 7:42:34 AM



HANSEN
DESIGN | BUILD

1018 MOUNTAIN DR. MINTURN,CO

1018 Mountain Drive

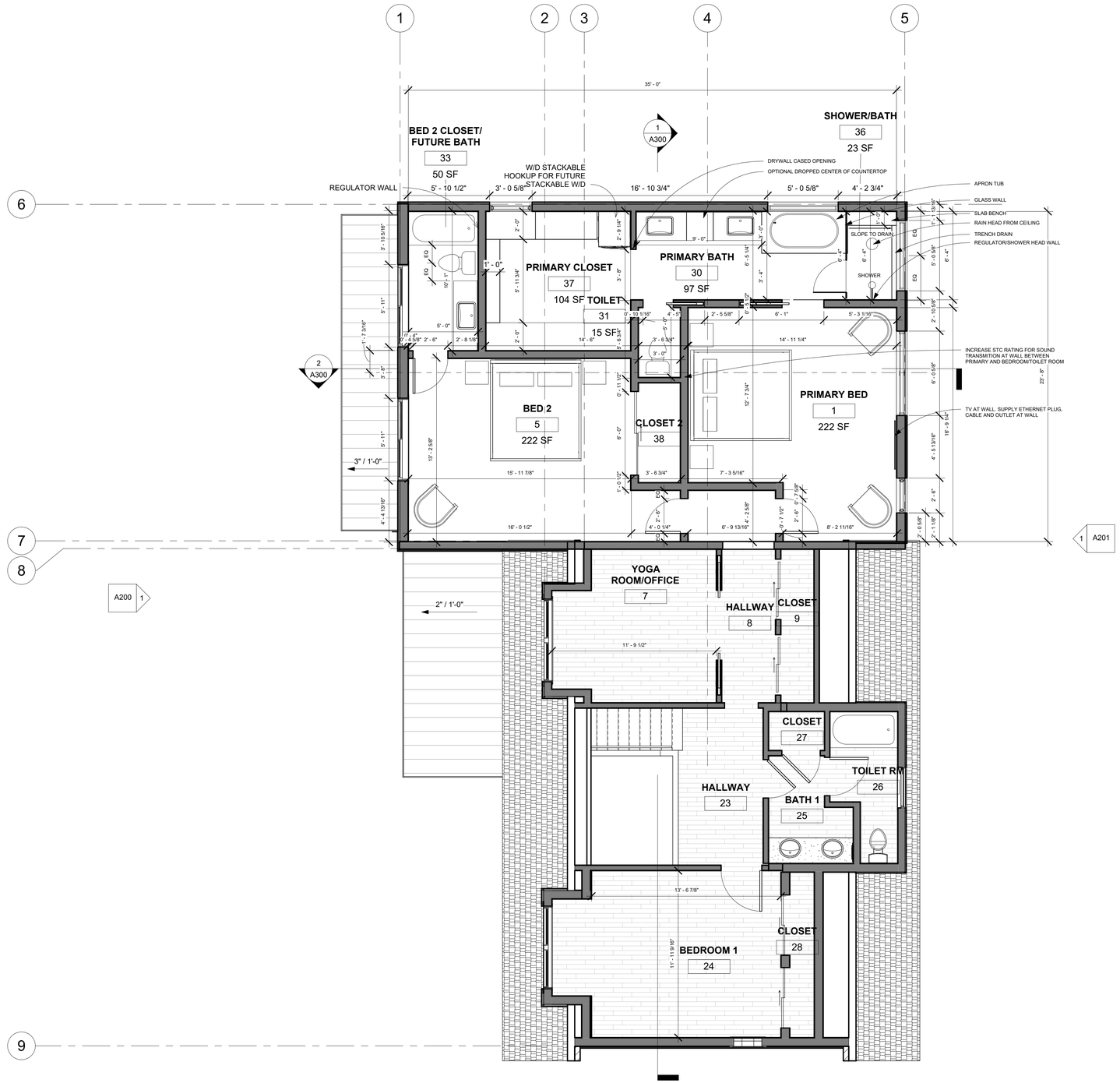
No.	Description	Date

Project number	Project Number
Date	5.4.25
Drawn by	Author

MAIN LEVEL FLOORPLAN

A101

5/6/2025 6:40:32 AM



HANSEN
DESIGN | BUILD

1018 MOUNTAIN
DR. MINTURN,CO

1018 Mountain Drive

No.	Description	Date

Project number	Project Number
Date	5.4.25
Drawn by	Author

UPPER LEVEL FLOORPLAN

A102

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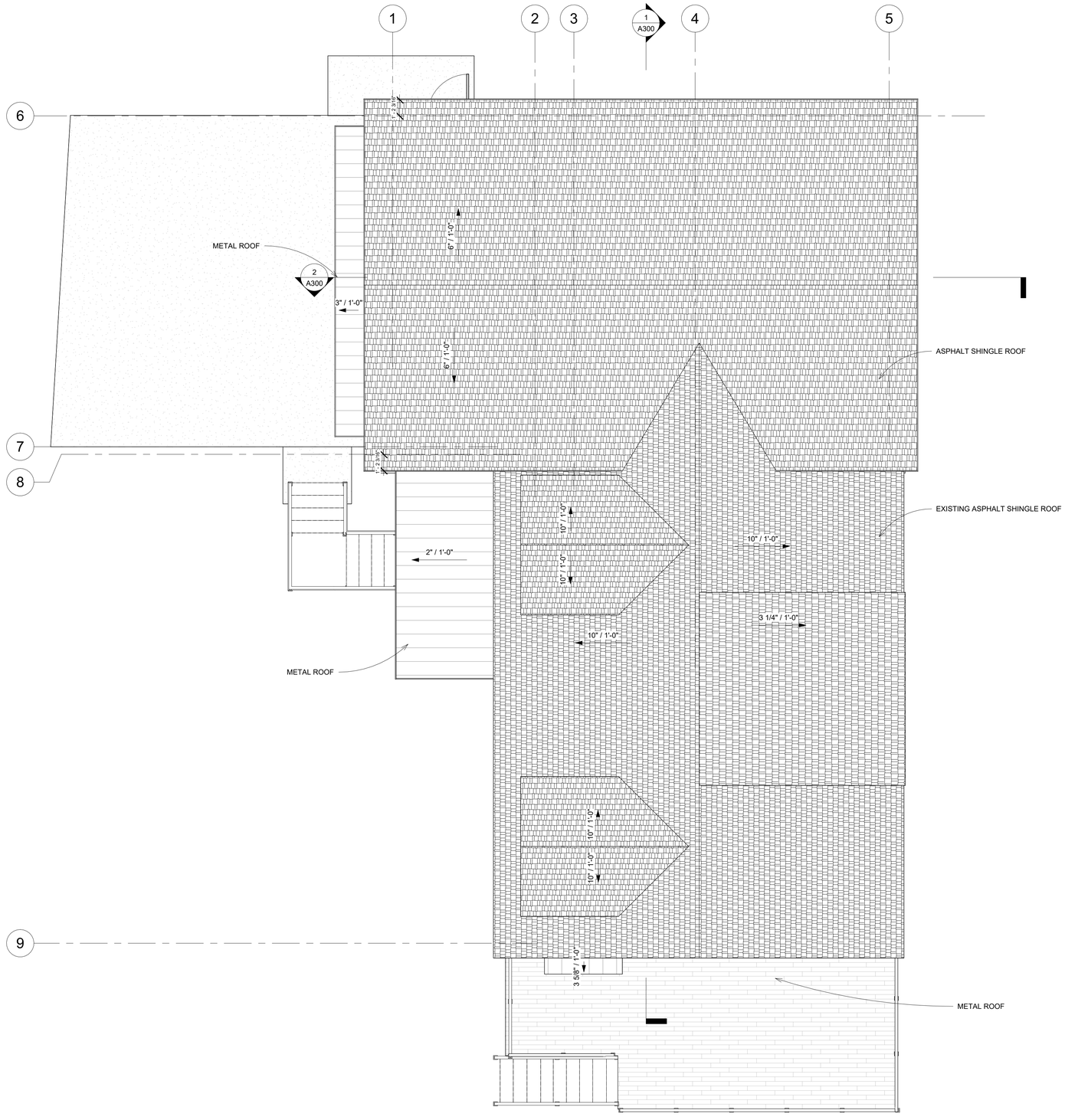

HANSEN DESIGN | BUILD

1018 MOUNTAIN
DR. MINTURN,CO

1018 Mountain Drive

No.	Description	Date

Project number	Project Number
Date	5.4.25
Drawn by	Author

ROOF PLAN

A103

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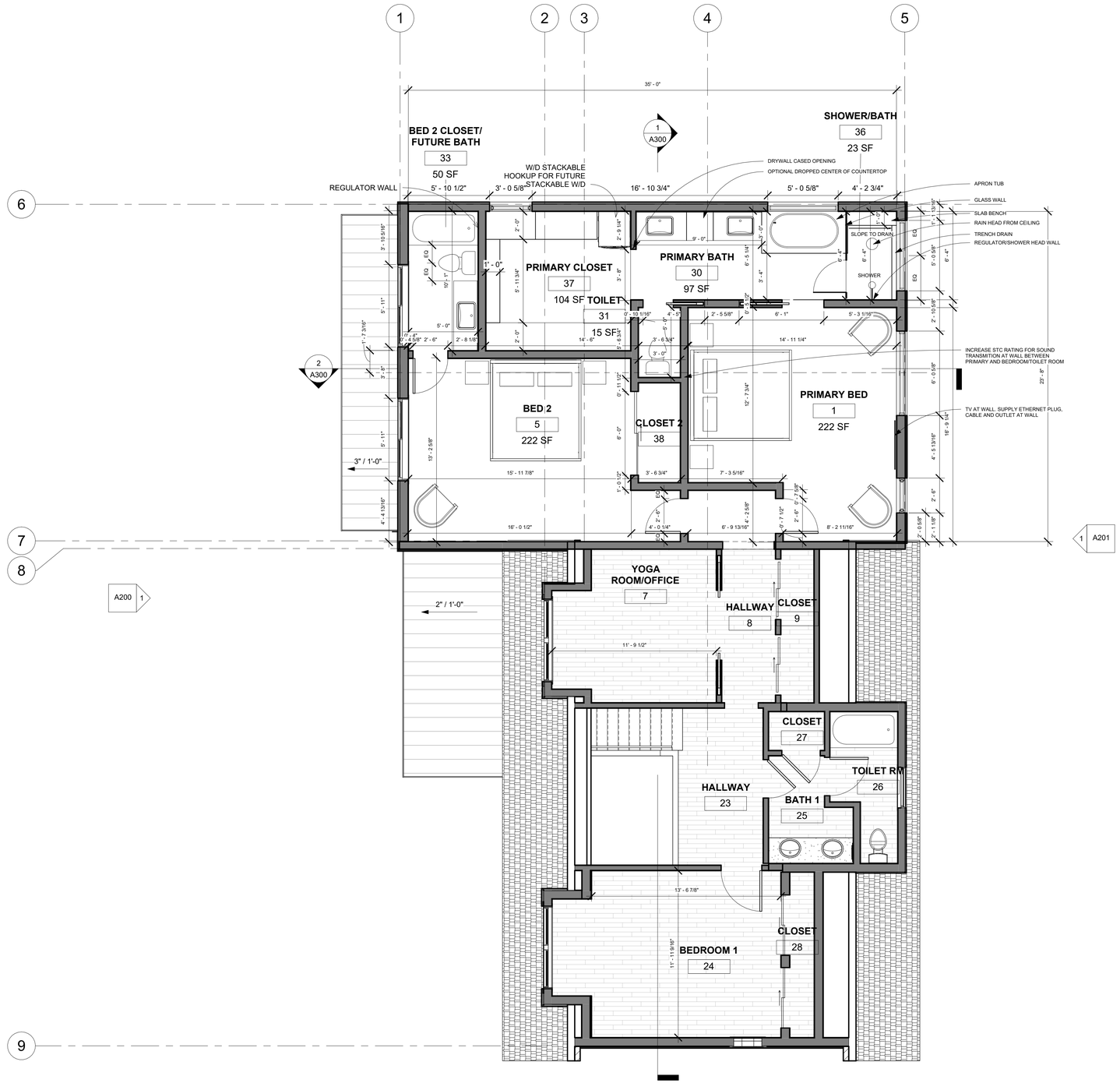

HANSEN
DESIGN | BUILD

1018 MOUNTAIN
DR. MINTURN,CO

1018 Mountain Drive

No.	Description	Date

Project number	Project Number
Date	5.4.25
Drawn by	Author

UPPER LEVEL FLOORPLAN

A102

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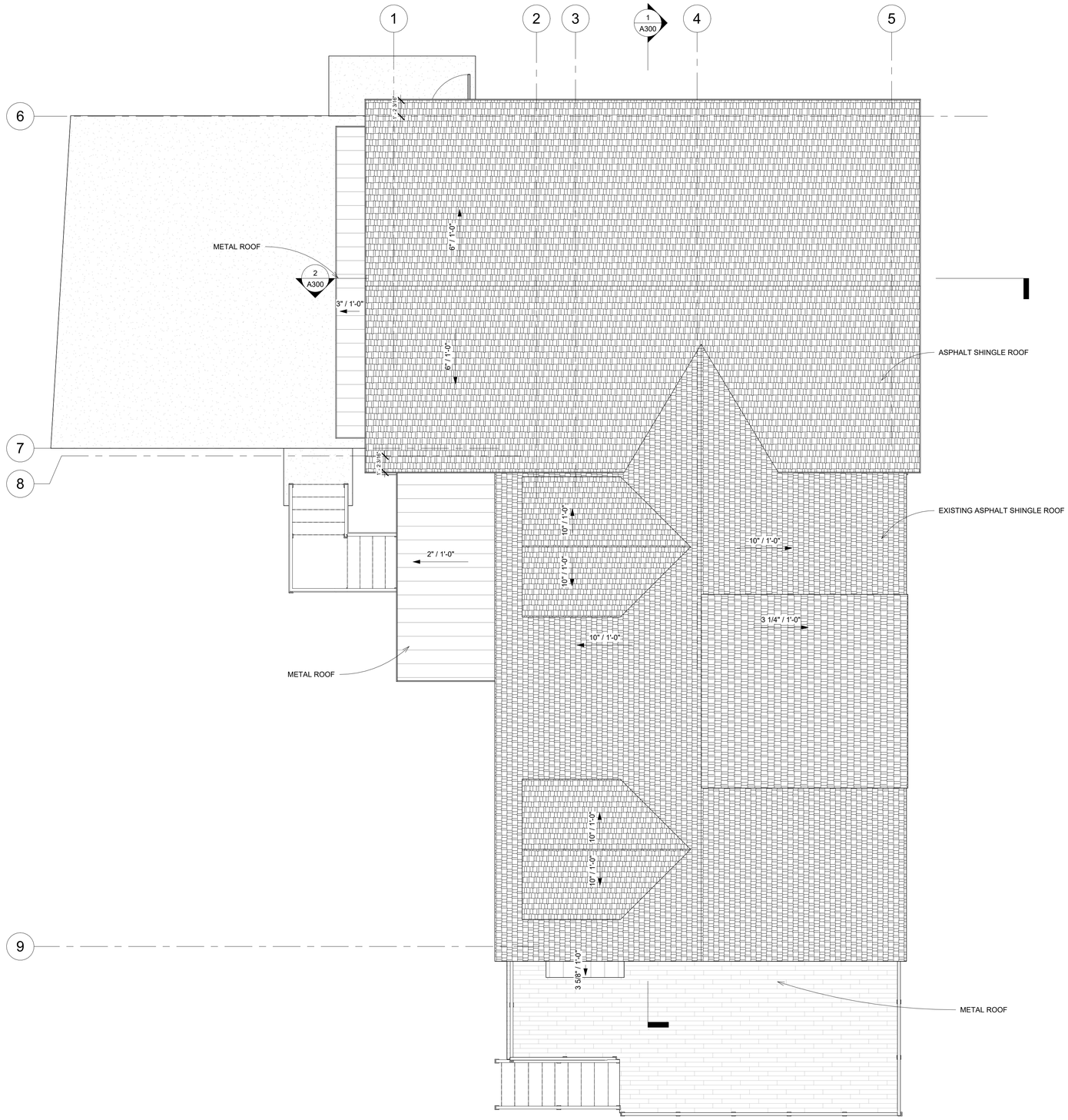


HANSEN DESIGN | BUILD

1018 MOUNTAIN
DR. MINTURN,CO

1018 Mountain Drive

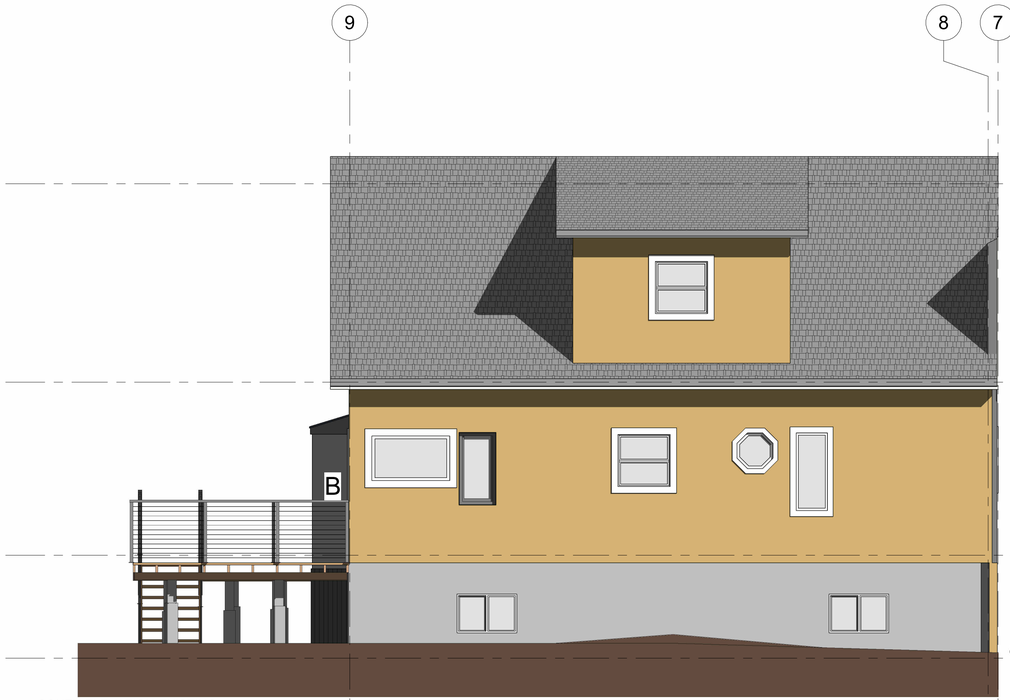
No.	Description	Date

Project number	Project Number
Date	5.4.25
Drawn by	Author

ROOF PLAN

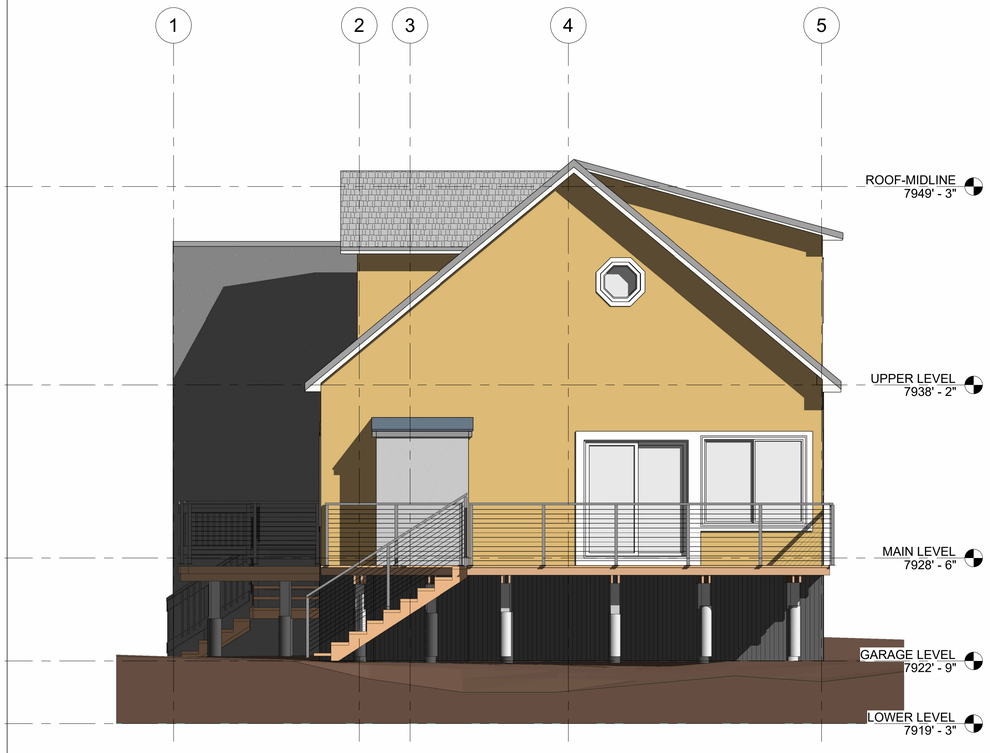
A103

5/5/2025 9:58:23 PM

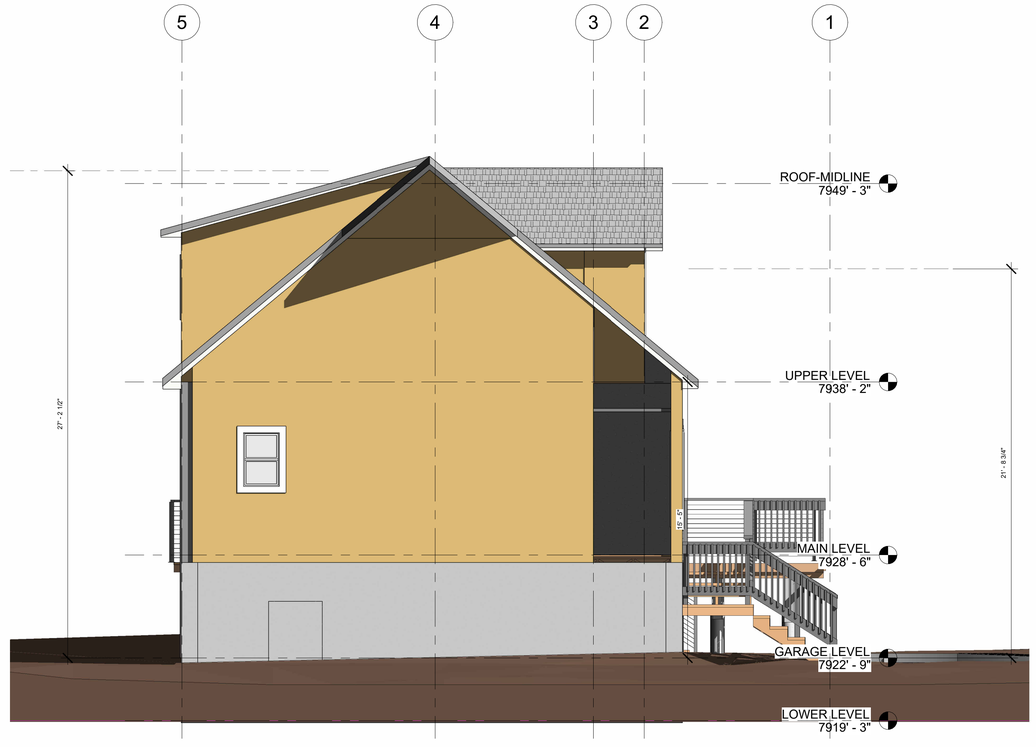


4 SOUTH ELEVATION-EXISTING
1/4" = 1'-0"

2 NORTH ELEVATION-EXISTING
1/4" = 1'-0"



3 WEST ELEVATION-EXISTING
1/4" = 1'-0"



1 EAST ELEVATION-EXISTING
1/4" = 1'-0"

HANSEN DESIGN | BUILD

1018 MOUNTAIN
DR. MINTURN,CO

1018 Mountain Drive

No.	Description	Date

Project number	Project Number
Date	5.4.25
Drawn by	Author

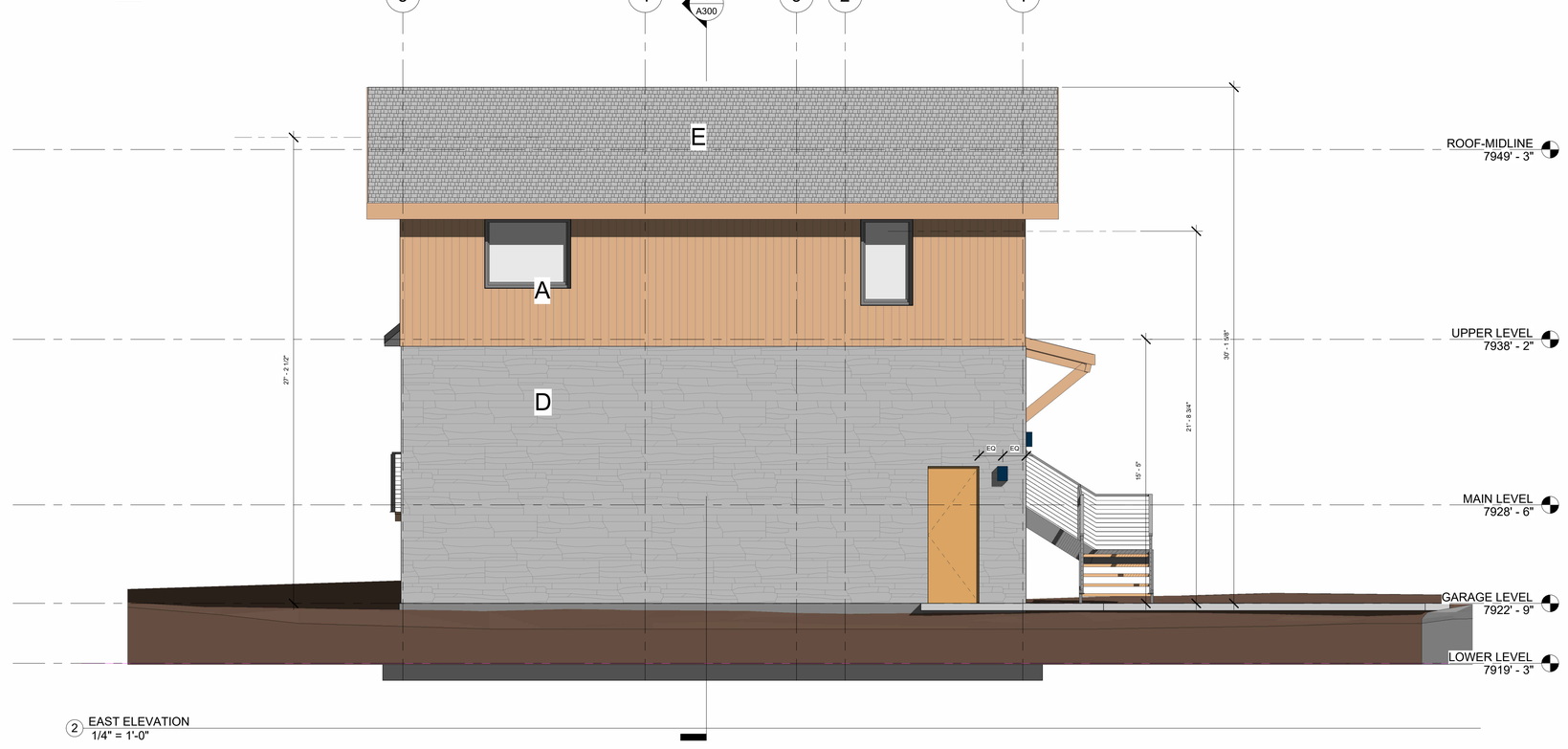
ELEVATIONS-EXISTING

A200-E

5/5/2025 10:27:11 PM

FINISH SCHEDULE- EXTERIOR WALLS		
A	WOOD/COMP SIDING	1/A500
B	GRAY CORRUGATED METAL	2/A500
C	WOOD/COMP FASCIA & TRIM	3/A500
D	STONE VENEER	
E	ASHPALT SHINGLES	

1 NORTH ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"

HANSEN DESIGN | BUILD

1018 MOUNTAIN DR. MINTURN,CO

1018 Mountain Drive

No.	Description	Date

Project number	Project Number
Date	5.4.25
Drawn by	Author

BUILDING ELEVATIONS

A200

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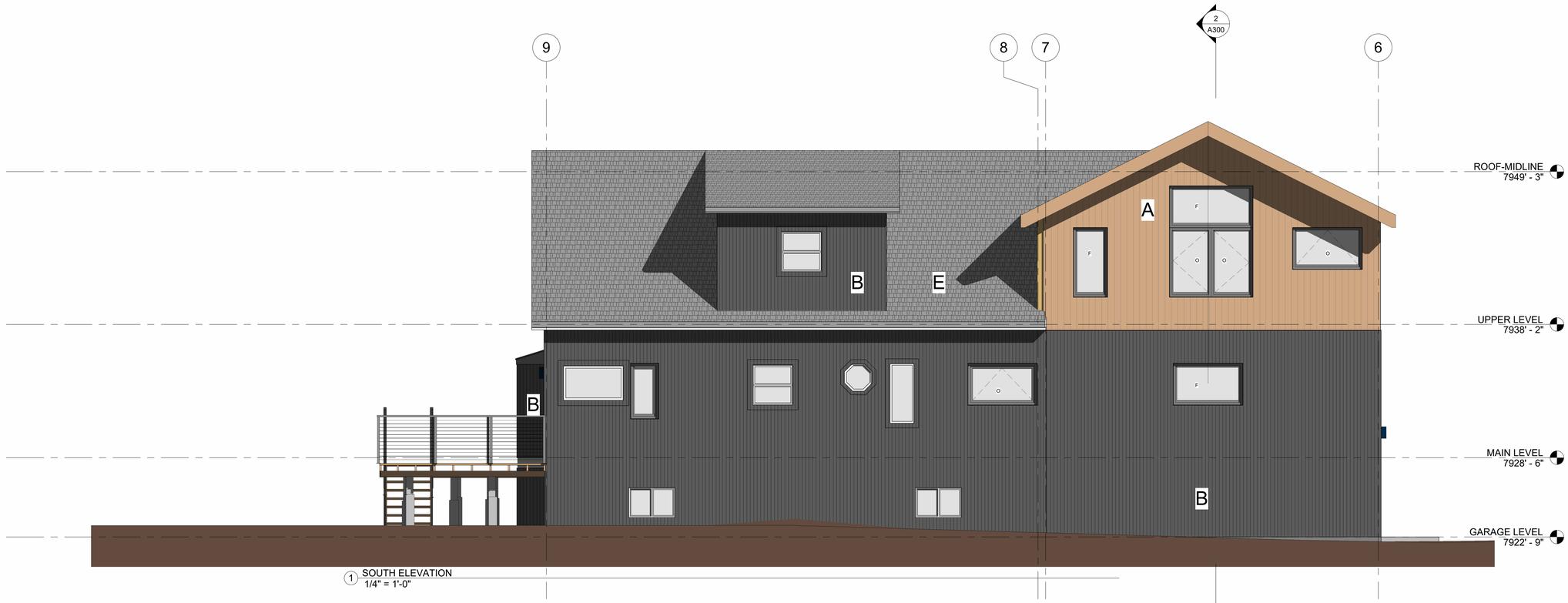
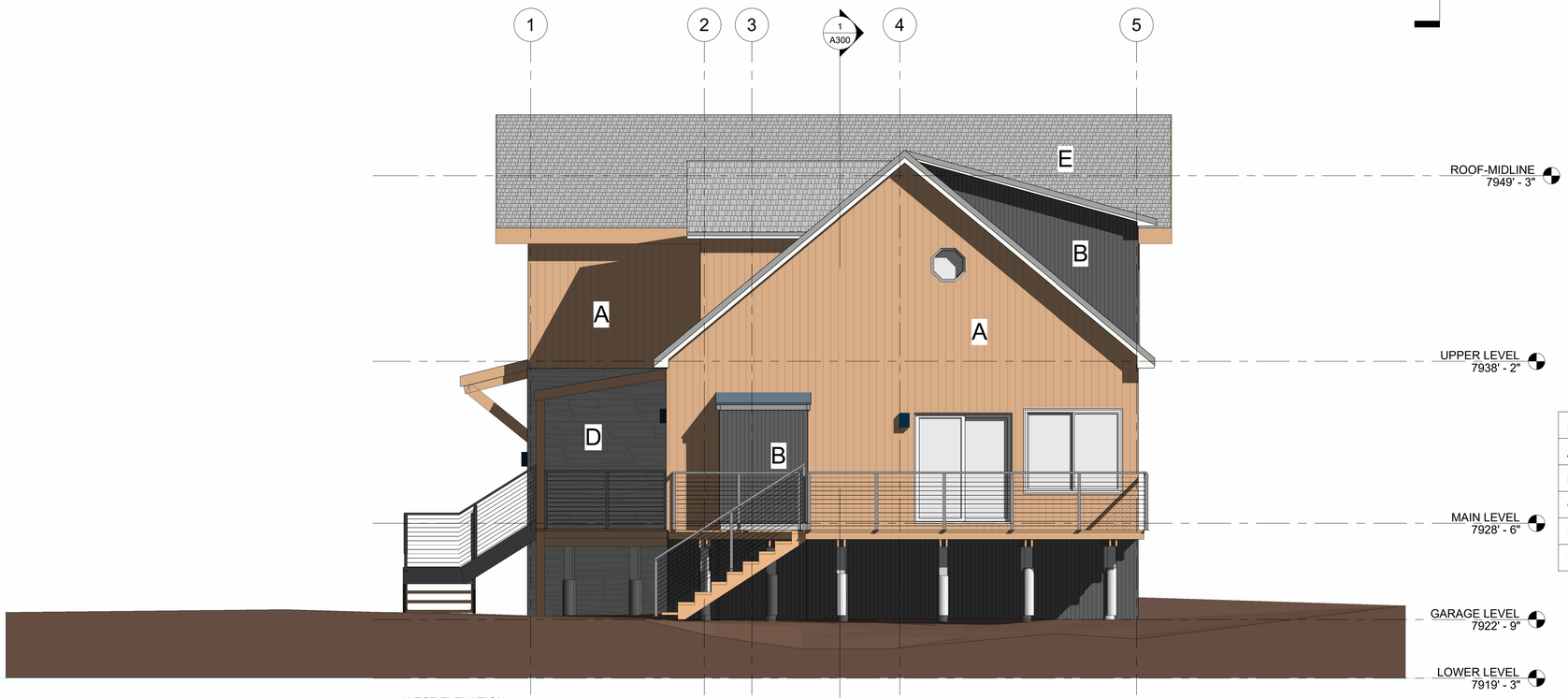


1 SOUTH ELEVATION
1/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"

FINISH SCHEDULE- EXTERIOR WALLS		
A	WOOD/COMP SIDING	1/A500
B	GRAY CORRUGATED METAL	2/A500
C	WOOD/COMP FASCIA & TRIM	3/A500
D	STONE VENEER	
E	ASHPALT SHINGLES	

HANSEN DESIGN | BUILD

1018 MOUNTAIN
DR. MINTURN,CO

1018 Mountain Drive

No.	Description	Date

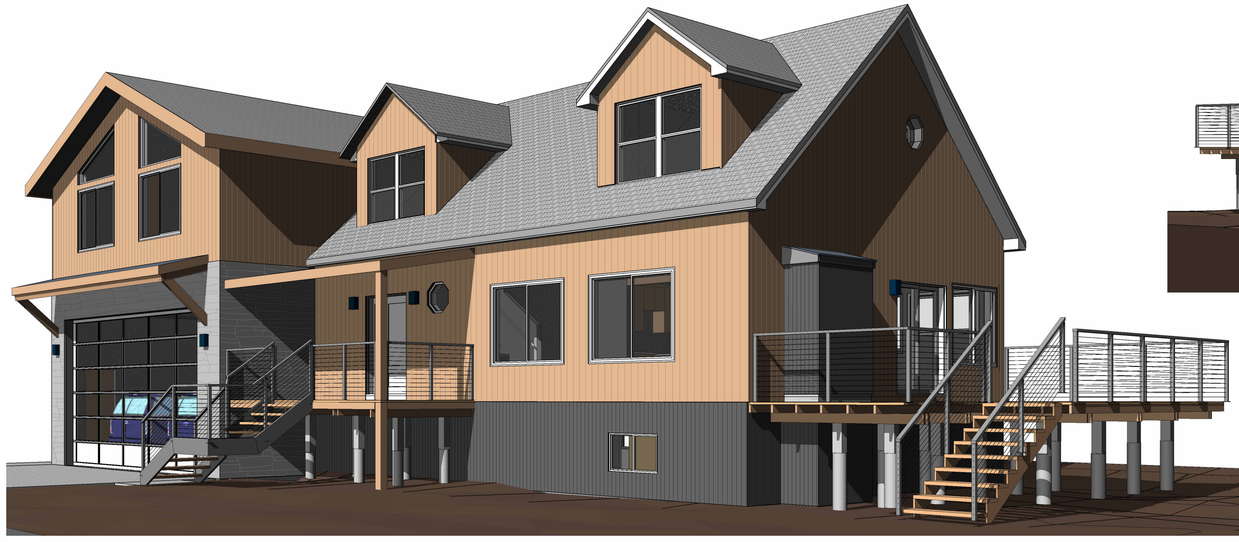
Project number	Project Number
Date	5.4.25
Drawn by	Author

BUILDING ELEVATIONS

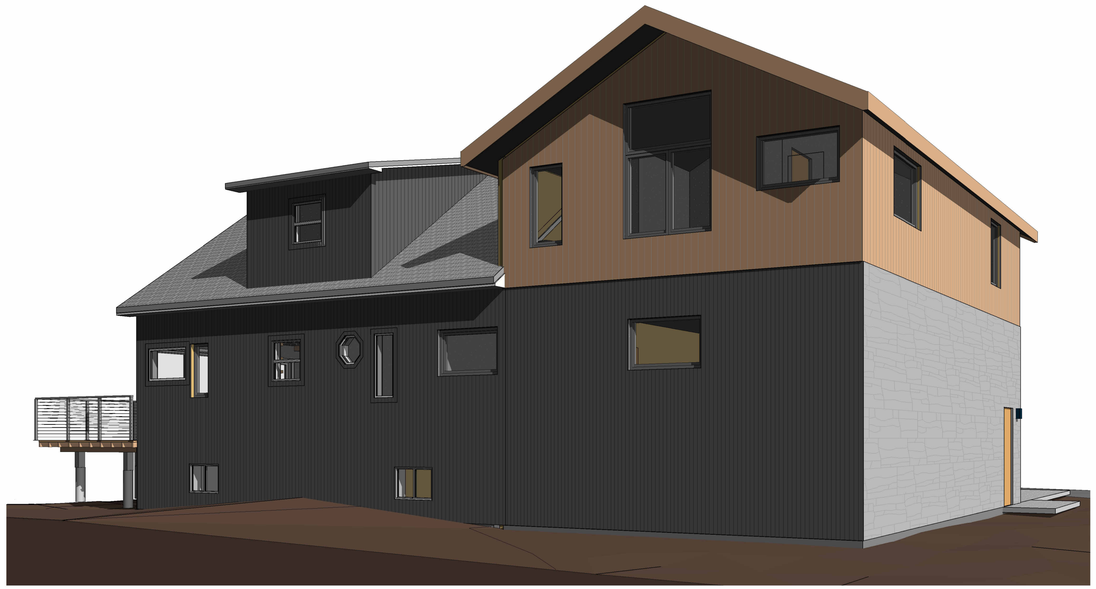
A201

5/5/2025 10:03:09 PM

FINISH SCHEDULE- EXTERIOR WALLS		
A	WOOD/COMP SIDING	1/A500
B	GRAY CORRUGATED METAL	2/A500
C	WOOD/COMP FASCIA & TRIM	3/A500
D	STONE VENEER	
E	ASHPALT SHINGLES	



3 NW CORNER



2 SE CORNER

1 NE CORNER

HANSEN DESIGN | BUILD

1018 MOUNTAIN DR. MINTURN,CO

1018 Mountain Drive

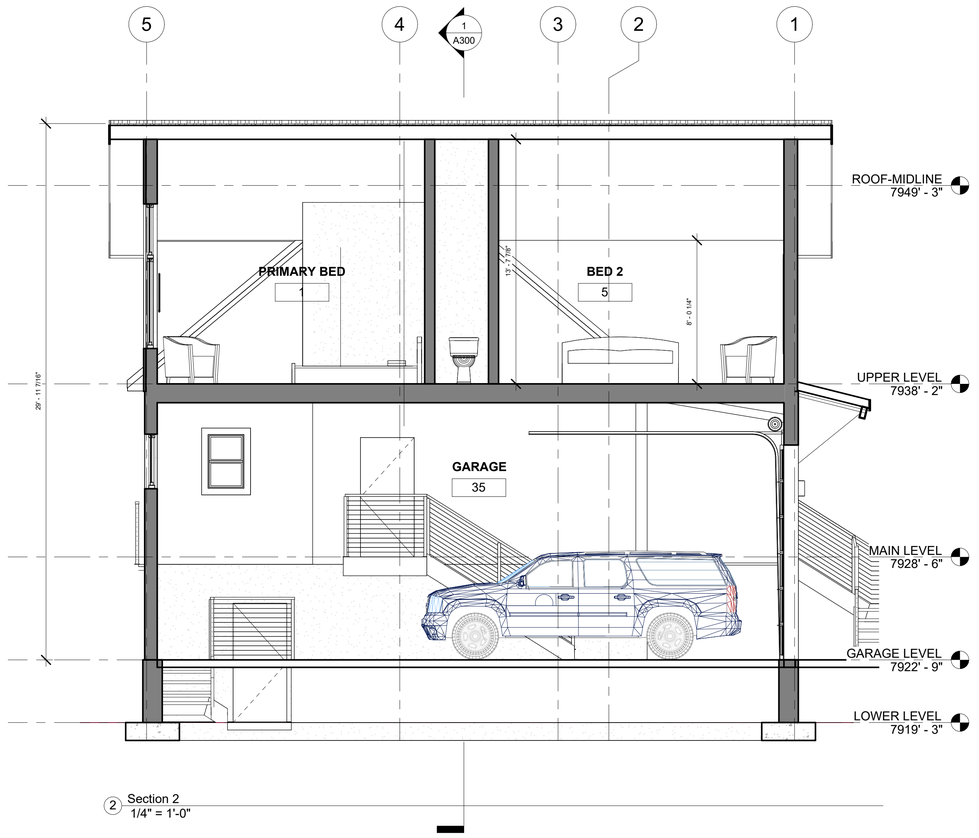
No.	Description	Date

Project number	Project Number
Date	5.4.25
Drawn by	Author

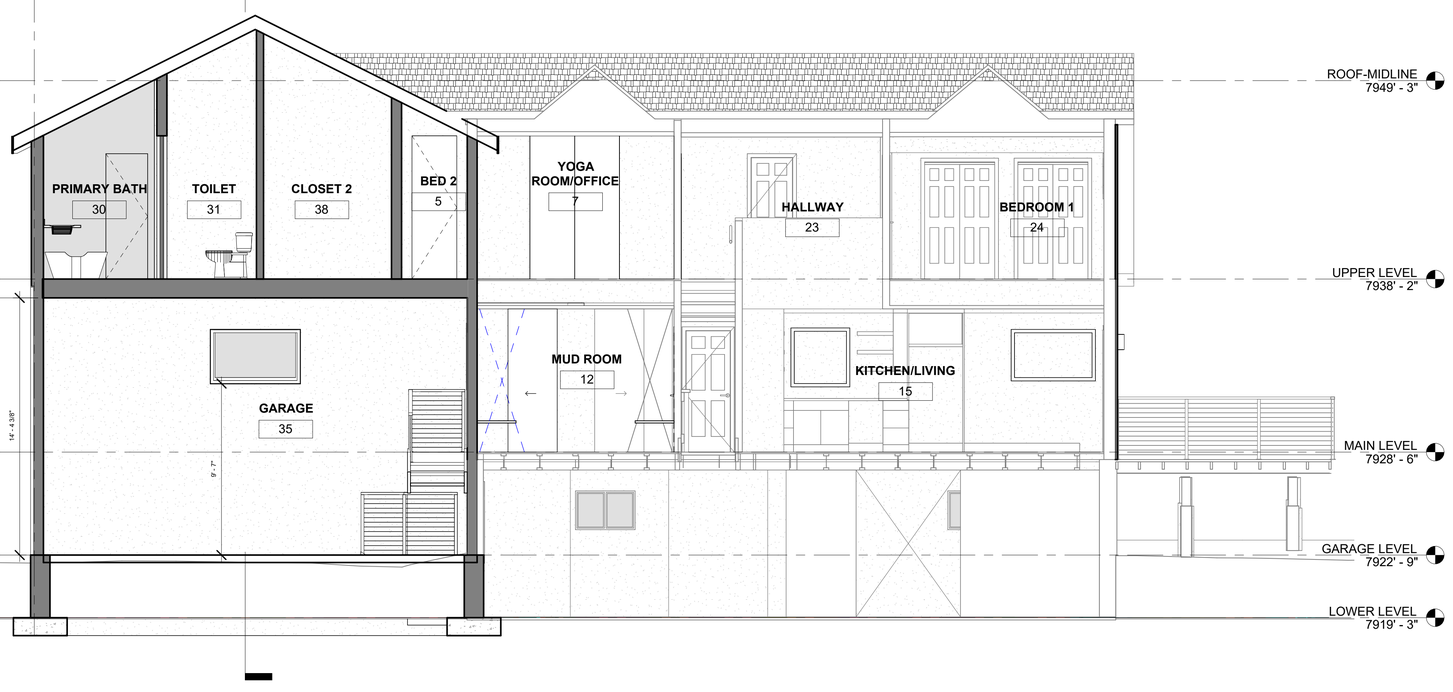
3-D VIEWS

A202

5/5/2025 10:03:21 PM



2 Section 2
1/4" = 1'-0"



1 Section 1
1/4" = 1'-0"

HANSEN DESIGN | BUILD

1018 MOUNTAIN
DR. MINTURN,CO

1018 Mountain Drive

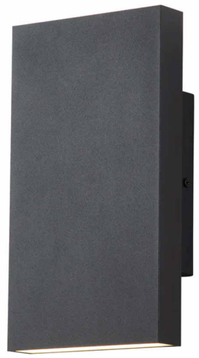
No.	Description	Date

Project number	Project Number
Date	5.4.25
Drawn by	Author

BUILDING SECTIONS

A300

5/5/2025 10:03:23 PM



Uniquely designed to direct light both upwards and downwards, this matte black integrated LED wall lantern from Glowings features a slim 10.04" frame with a frosted rectangular box resembling a floating box of illumination. With weather-resistant durability and a versatile dual-directional design, this modern black LED lantern makes a striking statement.And this light is also dimmable.

Features:

- You can switch different color temperatures by turning the light on and off.
- Color temperature options: 3000K, 4000K, 5000K.
- Both upper and lower LED lights emit light evenly.

Specifications:

Overall	10.2" H X 5.3" W X 4.5" L
Lighting Type	Outdoor Wall Sconce

24"W x 36"H Colorado Corrugated Metal Wainscoting Panel, Antique

- 36 inches tall
- Each sheet provides 24 inches of coverage
- The panel comes 26" x 36"
- Real metal edging - leather gloves required to handle safely
- Break up contrasting accent wall
- Add unique look to bars and countertops
- This product qualifies for our Lowest Price Guarantee
- Order now and get our 30 day Price Protection

Item #: DT24X36WPAN
List Price: $42.77
$30.99 (EACH)
Save $11.78 (27%)

Usually ships in 24-72 hours

HEIGHT	WIDTH	SQ FEET	DEPTH
36"	24"	6"	½"

GREY CORRUGATED METAL SIDING & APRON ROOFING

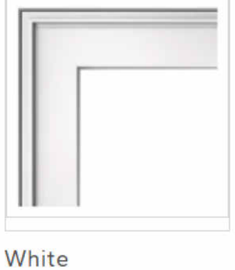
HEMLOCK WIRE BRUCHSED SIDING WITH CLEAR COAT & SOFFIT MATERIAL

HEMLOCK NICKEL GAP SIDING PROFILE

CABLE RAILING WITH BLACK POSTS & HEMLOCK TOP CLEAR COATED

Stone facade : National True 4 in. x 7.75 in. to 15.5 in. Non-Rated Field Stone - Winter Valley

GARAGE DOOR COLOR-OBSCURE GLASS FACE WITH BLACK MULLIONS



White

PELLA IMPERVIA FIBERGLASS WINDOW-EXTERIOR WHITE INTERIOR WHITE. PICTURE, CASEMENT AND AWNING. TO MATCH EXISTING WINDOWS

TIMBERTECH COMPOSITE

Terrain Collection®

Rugged Cathedral Grain

Get a timeless, traditional wood look without the rigorous maintenance of wood. Featuring a character-rich hand-scraped texture, our premium polymer capped composite boards deliver real wood aesthetics you'll never have to sand, stain, or seal.

COLOR SANDY BIRCH

NEW DECKING-TIMBERTECH SANDY BIRCH HIDDEN FASTENERS

HEMLOCK 1X10 FASCIA WITH CLEAR COAT
HEMLOCK 1X4 TRIM AT WINDOWS AND DOORS WITH CLEAR COAT

HANSEN DESIGN | BUILD

1018 MOUNTAIN DR. MINTURN,CO

1018 Mountain Drive

No.	Description	Date

Project number	Project Number
Date	5.4.25
Drawn by	Author

SPECIFICATIONS

A855

5/5/2025 10:03:25 PM

To: Minturn Planning Commission
From: Madison Harris
Date: May 9, 2025
Agenda Item: Relocation of Meyer's Barn from 25 Harrison Avenue to 801 Cemetery Road – Little Beach Park

REQUEST:
Review the application for relocation of the Meyer's Barn from 25 Harrison Avenue to 801 Cemetery Road – Little Beach Park based on the criteria outlined in the Minturn Municipal Code citing as findings of fact for this recommendation, and public testimony.

Current Location: 25 Harrison Avenue
Proposed Location: Little Beach Park
Zoning: Old Town Character Area – Mixed-Use Zone
Owner: Powpownow LLC (locally Loren Bendele)
Applicant(s): Ken Halliday, Woody Woodruff, and Kelly Toon

CASE SUMMARY:
A request for relocation has been submitted for the Historic Landmark located at 25 Harrison Avenue known as the Meyer's Barn. Staff reviewed and deemed the application complete. As such, staff scheduled a public hearing for the Planning Commission meeting on May 14, 2025. Adjacent properties were notified via certified mail, a poster posted to the property, and a notice placed in the Vail Daily 10 days before the public hearing.

CRITERIA EVALUATION
Town staff found that the application for relocation demonstrates that the proposal supports the Little Beach Park Sub-Area Master Plan. It is staff's understanding that there is little use for the structure in its current location, whereas the Little Beach Park Sub Area Master Plan specifically calls out a building of similar dimensions to be placed at the top.

Based on the plans submitted, staff does believe that the structure can be dismantled, moved, and reassembled while not affecting the integrity of the components very much. There are plans to replace a couple of the logs that have rotted near the ground.

There are no current plans to replace the Meyer's Barn with a new structure as there is another existing structure on the site.

Staff believes that the relocation of the Meyer's Barn is, while not this specific structure, one similar is contemplated in the Little Beach Park Sub Area Master Plan adopted by the Town, and thus supportive of this relocation. The log cabin should not impose on the structures already in the area, but instead provide additional charm and should not diminish the integrity of the neighborhood.

PUBLIC REVIEW PROCESS:
Town staff has met all posting and notification requirements delineated in Chapter 16, Sec 16-21-610 identifying legal notice procedures. Adjacent properties were notified via certified mail by May 5, 2025, a poster posted to 801 Cemetery Road – Little Beach Park, and a notice placed in the Vail Daily 10 days before the public hearing.

PUBLIC COMMENTS:
Public comments are being accepted via planner1@minturn.org until May 14, 2025 at 4:00 p.m., via letter to the Planning Department at 301 Boulder St #309, Minturn, CO 81645 by May 14, 2025 at 4:00 p.m., or in person at the public hearing on May 14, 2025 at 5:30 p.m.

RECOMMENDED ACTION OR PROPOSED MOTION:
Grant the Historical Landmark Meyer's Barn located at 25 Harrison Avenue to be relocated to Little Beach Park.

ATTACHMENTS:
- Relocation Application

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:

Meyer's Barn Relocation

Project Location

Street Address: Relocated to flat area in parking lot near the top of the ramp down to the Little Beach Amphitheater.

Zoning:	Parcel Number(s):
Lionshead Character Area	NA

Application Request:

Seeking approval for Phase I described in the Letter of Intent.

Applicant:

Name: Ken Halliday on behalf of the team (Ken Halliday, Woody Woodruff and Kelly Toon)

Mailing Address: Ken Halliday, P.O. Box 1153, Minturn, CO 81645-1153

Phone:	Email:
210-867-1514	khalliday62@gmail.com

Property Owner:

Name: PowPowNow LLC (Loren Bendele)

Mailing Address: 933 Kalmia Avenue, Boulder, CO 80304

Phone:	Email:
310-266-2787	loren.bendele@gmail.com

Required Information:

Lot Size: 17'x27'	Type of Residence (Single Family, ADU, Duplex) Multi-use barn	# of Bedrooms NA	# On-site Parking Spaces NA
# of Stories: One	Snow storage sq ft: NA	Building Footprint sq ft: 460 sq feet	Total sq ft Impervious Surface: 460 sq feet

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
☐	☐	○ 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.

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 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

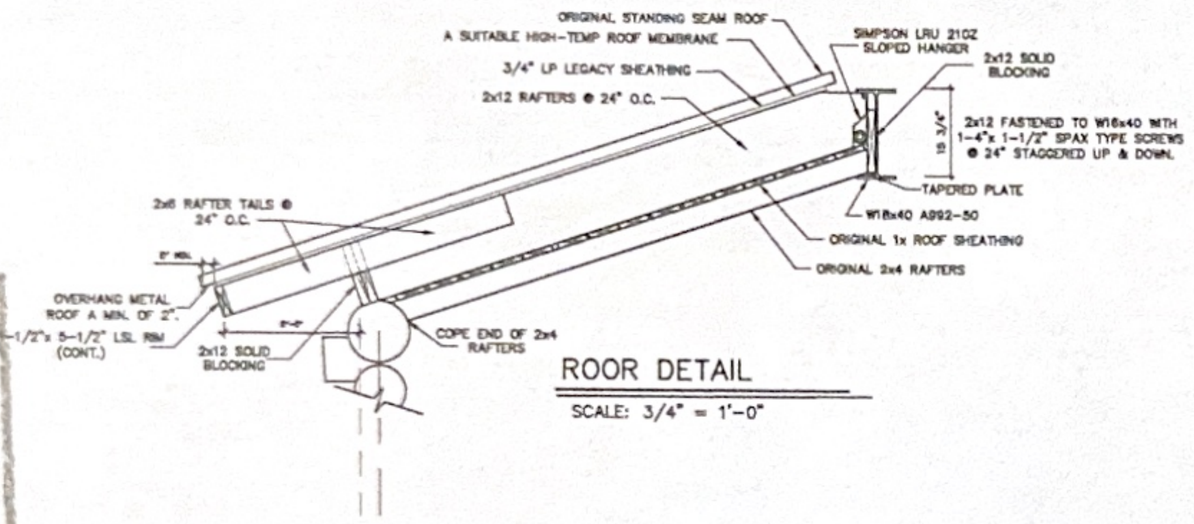
Both residential and commercial areas within the Town shall be required to screen certain visually obtrusive areas, including, but not limited to, refuse storage, general storage, loading areas, mechanical equipment and parking areas.

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.

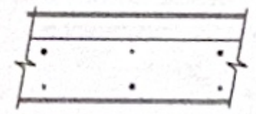
EXHIBIT A-2
SCALED DRAWING

NOTE:
ALL WIDE FLANGE BEAMS ARE FASTENED W/ (2): SPAX POWER LAGS–HEX WASHER HEAD 1/2"x 5" (5/8" HEX DRIVE), EACH END, (ONE ON EACH SIDE OF WEB), THROUGH BOTTOM FLANGE INTO BOTTOM OG BEAM POCKET.



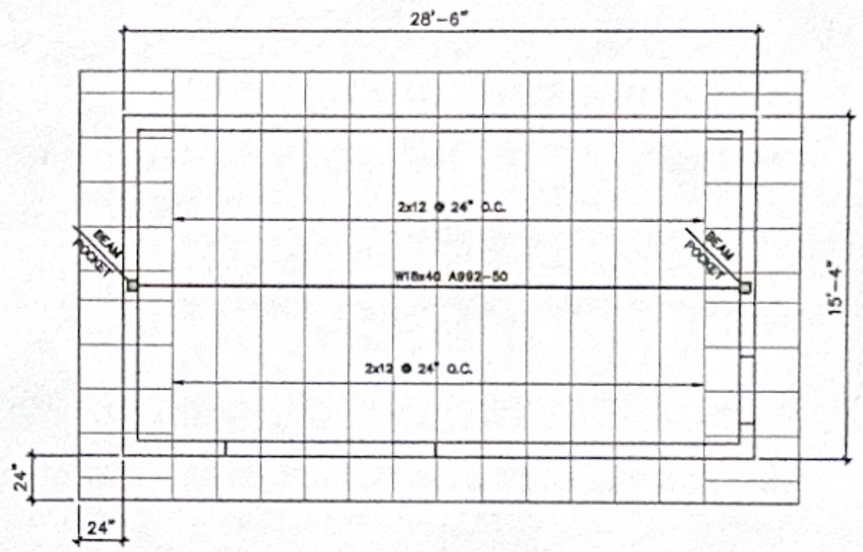
ROOR DETAIL
SCALE: 3/4" = 1'-0"

W18x40 A992-50
SCALE: 3/4" = 1'-0"



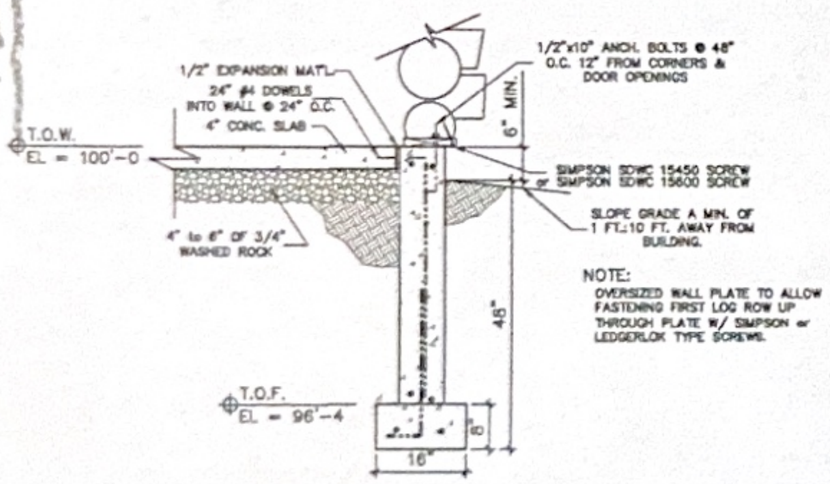
BEAM PACK-OUT
SCALE: 3/4" = 1'-0"

NOTE:
WIDE FLANGE BEAM FASTENED W/ (2): SPAX POWER LAGS–HEX WASHER HEAD 1/2"x 5" (5/8" HEX DRIVE), EACH END, (ONE ON EACH SIDE OF WEB), THROUGH BOTTOM FLANGE INTO BOTTOM OF BEAM POCKET.



ROOF
SCALE: 1/4" = 1'-0"

NORTH



NOTE:
OVERSIZED WALL PLATE TO ALLOW FASTENING FIRST LOG ROW UP THROUGH PLATE W/ SIMPSON or LEDGERLOK TYPE SCREWS.

WALL DETAIL
SCALE: 3/4" = 1'-0"

FOUNDATION REINFORCEMENT:

FOOTINGS: # 5 DOWELS MIN. 30" BENT @ 6" SPACED @ 48" o.c.
(2) #5 REBAR HORIZ. IN 16" FOOTINGS & THICKENED SLABS

4" WALLS: # 5 VERTICAL (FULL HT.) @ 48" o.c.
w/ TWO #5 REBAR HORIZONTAL T. & B.

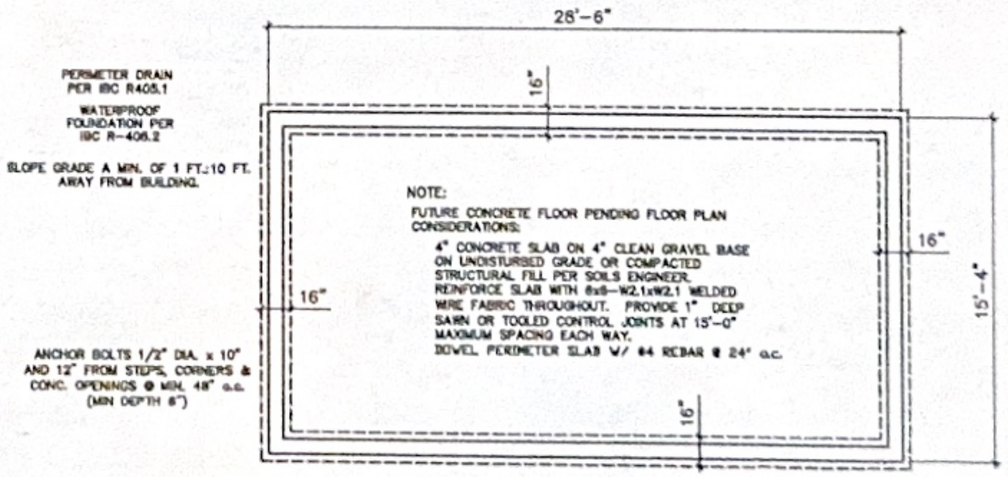
ROUND CONCRETE PIERS: LESS THAN 4 FT. TALL: (3) #4 VERTICAL (FULL HT.) AND ONE #3 REBAR HOOP 12" DOWN FROM TOP
4 FT. TO 8 FT. TALL: (3) #5 VERTICAL (FULL HT.) AND ONE #3 REBAR HOOP 12" DOWN FROM TOP AND @ 24" O.C.

SQUARE CONCRETE PIERS: LESS THAN 5 FT. TALL: (4) #4 VERTICAL (FULL HT.) ONE IN EACH CORNER. AND ONE #3 REBAR HOOP 12" DOWN FROM TOP.
5 FT. TO 8FT. TALL: (4) #5 VERTICAL (FULL HT.) ONE IN EACH CORNER. AND #3 REBAR SQ. SPIRAL, W/ 12" PITCH, FULL HEIGHT.

NOTE: #4 & #5 REBAR IS ASTM 40 GRADE
W/ 24" NOMINAL (22-5/8" MIN.) OVERLAP ON #5 REBAR SPLICES
18" MIN. OVERLAP ON #4 REBAR SPLICES

FOUNDATION NOTES

1. ELEVATIONS OF CONCRETE FOUNDATION ELEMENTS INDICATED ON PLAN THUS: T.O.W.=TOP OF CONCRETE WALL. T.O.F.=TOP OF CONCRETE FOOTING THESE ELEVATIONS RELATE TO ACTUAL SITE ELEVATIONS.
2. TOP OF FOOTING ELEVATIONS ARE BASED ON FINDING ADEQUATE SOIL BEARING CONDITIONS AT THAT DEPTH. CONTACT ENGINEER IF OVEREXCAVATION IS REQUIRED.
3. STEPS IN TOP OF CONCRETE WALL INDICATED:
4. CONTINUOUS CONCRETE FOOTINGS ARE CENTERED BENEATH CONCRETE FOUNDATION WALLS WHERE POSSIBLE AND/OR UNLESS NOTED OTHERWISE.
5. CONCRETE FOUNDATION WALLS ARE 8" THICK AND CONTINUOUS FOOTINGS ARE 8" THICK x 16" WIDE UNLESS NOTED OTHERWISE.
6. PERIMETER DRAIN PER IBC R405.1
7. WATERPROOF FOUNDATION PER IBC R406.2
8. INSULATE THE EXTERIOR OF FOUNDATION W/ 2" EPS (RECOMENDED–NOT REQ'D.)
9. DO NOT SCALE DRAWINGS.



FOUNDATION
SCALE: 1/4" = 1'-0"

NORTH

EWING ENGINEERING, inc.
ALBERT N. EWING, COLO. P.E. 15862
P.O. BOX 2526
VAIL, COLORADO 81658
EMAIL: ewing-vail@comcast.net
PHONE: 970-949-5153

MEYER'S CABIN RELOCATION

804 CEMETERY ROAD
PARCEL 9,
TOWN OF MINTURN, EAGLE COUNTY, COLORADO

ISSUED
PRELIM.: 3/12/25
PERMIT: 4/4/25

SHEET
S1

P&Z Application Requirements
Meyer's Barn Relocation

April __, 2025

GENERAL

Current Status of Site. The site is on flat land in the parking lot near the top of the ramp down to the Little Beach Amphitheater.

All Proposed Uses and Structures. The barn is proposed to be used as the multi-purpose concession building to support the Little Beach Amphitheater as contemplated in the Little Beach Master Plan. The barn is the only structure in Phase I of the plan.

How the Proposal Differs From What Already Exists. The barn will not replace an existing building.

Information Regarding Easements or Dedicated Tracts. The existing Town survey does not indicate any easements or dedicated tracts impacting the site.

Zoning of the Property. The site is located in the Lionshead Character Area.

Scaled Drawings of Proposed Design of the Structure; Building Heights. The historic barn will be disassembled and reassembled in Phase I using existing logs and roof materials to the maximum extent practical. We do anticipate needing to replace a few rotted logs that sit closest to the ground. The team has identified a source for replacement old logs that look similar. The team engaged Albert Ewing to prepare the scaled drawing attached as Exhibit A (the "Scaled Drawing") addressing, among other items, structure dimensions, a foundation plan, improvement of the roof (adding a steel center beam for strength) and drainage.

Building Location and Impervious Cover. We propose to locate the barn 35' from the top of the ramp to Little Beach Amphitheater as shown on the site plan attached as Exhibit B-1 (the "Site Plan"). We propose to have the long side of the barn face the amphitheater. The impervious cover will be limited to the footprint of the barn which is 460 square feet. An entire copy of the Town's survey is attached as Exhibit B-2 (the "Town's Survey") to provide more context. The team will meet on site with Town officials to set and approve the final location and orientation before the foundation is dug.

Setbacks. As indicated on the Town's Survey, the site is outside of the 100' setback established by the Railroad.

Ordinary High-Water Mark. The site is located in the parking lot well above the river and any ordinary high-water mark.

Parking Plan; Traffic Circulation. The barn will support the Little Beach Amphitheater and users of the barn would use parking generally available in the area. Since the barn

will be located near the edge of what is a very large parking lot, we don't expect any material impacts to traffic circulation.

Landscaped Area; Location of Existing Wooded Areas and Rock Outcrops. We don't plan any landscaping in Phase I of project. We do, however, expect landscaping will be included in Phase II of the project. The barn will be located more than 100' from any trees. There are some large boulders on the river slope off the edge of the parking lot along the amphitheater ramp, but they would not impact the site.

Utility Easements; Drainage Features; Snow Storage. The team is not aware of any utility easements affecting the site, and none are shown on the Town's Survey. The Site Plan includes design features to channel drainage away from the foundation and structure. Given the limited size of the barn and its location in the parking lot where the Town stores snow, the team expects that existing snow storage near the site is more than sufficient.

PRELIMINARY BUILDING PLANS AND ELEVATIONS

Dimensions, General Appearance, Scale. Please see the Site Plan.

Interior Plan. Phase I involves disassembling and reassembling the barn on the proposed site. The interior of the barn will be addressed in Phase II. However, please note that as part of Phase I, we plan to run conduit and/or pipe from the outside of the barn through the foundation and into the inside of the barn so we can bring electrical and water (if and when available) into the barn as part of Phase II.

ELEMENTS NEEDED ON THE SITE PLAN

Scale; North Arrow; Date Prepared; Lot Dimensions, Area, Entire Site Acreage. Please see the Scaled Drawing, Site Plan and the Town's Survey.

ARCHITECTURE DETAILS

Windows, Doors, Siding, Roof Material, Paint Color. In Phase I, the barn will be reassembled in its current form with a few logs replaced and a steel beam added to support the reassembled roof. To the maximum extent practical, the team plans to have the barn look like it does currently, except that the small shed on the side of the barn (facing the amphitheater) will not be rebuilt in Phase I. The materials will be preserved for possible use in Phase II but the opening for the shed will be covered until addressed in Phase II. No building changes are planned for Phase I.

BOUNDARY SURVEY

Please see the Town's Survey.

GRADING AND DRAINAGE PLAN

The Scaled Drawing includes features to channel drainage away from the foundation and structure. Given the limited size of the barn and its location in a large parking lot, the team expects that drainage surrounding the barn should be sufficient to address water coming off the roof of the 17’x27’ structure.

EXHIBIT A-1
SCALED DRAWINGS

DESIGN CRITERIA:

ROOF SNOW LOAD	(ELEV. 8,000) 80 PSF
ROOF LIVE LOAD	20 PSF
ROOF DEAD LOAD	20 PSF
FLOOR LIVE LOAD	50 PSF
FLOOR DEAD LOAD	20 PSF
DECK LIVE LOAD	60 PSF
DECK DEAD LOAD	25 PSF
SEISMIC ZONE	B
EXPOSURE	C
WIND (3 SECOND GUST)	115 MPH
IBC/IRC EDITION	2021

GENERAL REQUIREMENTS:

a. Structural erection and bracing: The structural drawings illustrate the completed structure with all elements in their final positions, properly supported and braced. The contractor, in the proper sequence, shall provide shoring and bracing as may be required during construction to achieve the final completed structure. Contact structural engineer for consultation (not in contract) as required.
b. Shop drawings: Submit shop and erection drawings for structural steel, miscellaneous steel, steel joists and girders, steel deck, masonry reinforcing steel, wood trusses, manufactured wood joists and glue-lan beams to engineer for review prior to fabrication. This review is for general compliance with the intent of the structural design. The architect and/or contractor are responsible for checking quantities, dimensions and coordination with other trades.
c. Existing structures: Contractor shall be responsible for verifying dimensions, elevations, framing, foundation and anything else that may affect the work shown on the drawings. Underpinning, shoring and bracing of existing structures shall be the responsibility of the contractor.
d. Dimensions: Check all dimensions against architectural drawings prior to construction. Do not scale drawings.
e. Construction practices: General contractor is responsible for means, methods, techniques, sequences and procedures for construction of this project. Notify structural engineer of omissions or conflicts between the working drawings and existing conditions. Coordinate requirements for mechanical/electrical/plumbing penetrations through structural elements with structural engineer. Jobsite safety is the sole responsibility of the contractor. All methods used for construction shall be in accordance with the latest editions of the IBC/IRC.
f. Details not specifically shown on the drawings shall be constructed in a manner similar to the details that are shown for like conditions. These items shall be brought to the attention of the structural engineer as soon as possible for approval. Approval shall be obtained prior to installation.
g. It is the responsibility of the contractor to contact the structural engineer at the appropriate time to perform site observations visits. Observation visits to the jobsite by the engineer are for determination of general conformance with the construction documents and shall not be construed as inspection.
h. Though every effort is made to provide a complete and clear set of construction documents, discrepancies or omissions may occur. Release of these drawings anticipates cooperation and continued communication between the contractor, architect and engineer to provide the best possible structure. These drawings have been prepared for the use of a qualified contractor experienced in the construction techniques and systems depicted.

SITE PREPARATIONS:

Verify all utilities on property. And locate all utility connection locations to building prior to any excavation

CODES TO BE USED:

2021 INTERNATIONAL BUILDING CODE
2021 INTERNATIONAL RESIDENTIAL CODE
2021 INTERNATIONAL FIRE CODE
2021 INTERNATIONAL PLUMBING CODE
2021 INTERNATIONAL MECHANICAL CODE
2021 INTERNATIONAL FUEL GAS CODE
2021 INTERNATIONAL ENERGY CONSERVATION CODE
2021 INTERNATIONAL EXISTING BUILDING CODE
2020 NATIONAL ELECTRICAL CODE

ENERGY CODE INFORMATION:

- SPF (R-7 PER INCH) & BIBs (R-4.3 PER INCH) INSULATION MATERIALS
- FENESTRATION U-FACTOR ≤ .30
- DUCT SEALING DUCT AND PIPE INSULATION PER IECC SECTION R403.3
- AIR SEALING DETAILS AND AIR BARRIER LOCATION PER IECC SECTION R402.4

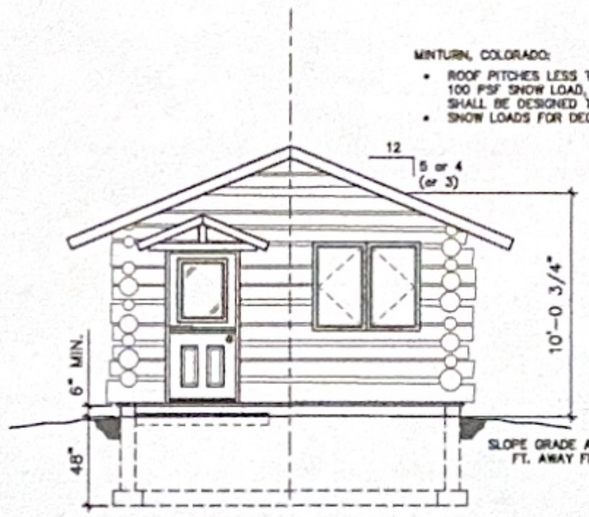
ROOF SYSTEM:

- RE-USE EXISTING STANDING SEAM METAL ROOF.
- A SUITABLE HI-TEMP ROOF MEMBRANE
- 3/4" LP LEGACY SHEATHING (OR EQUIV.) OVER RAFTERS
- 1-1/4" SPF INSULATION R-9
- 10" BIBS INSULATION: R-43

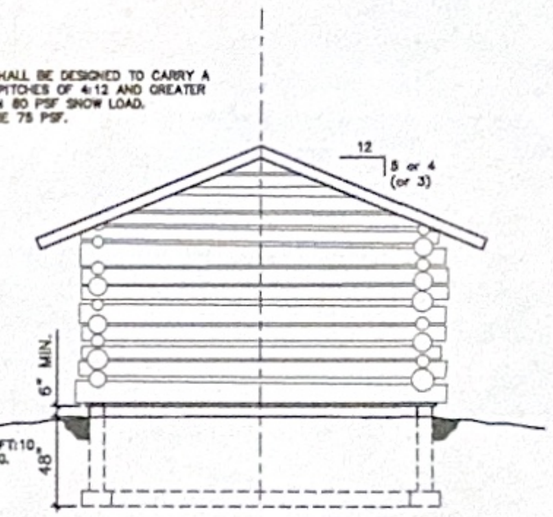
TOTAL R VALUE FOR ROOF IS R-52 MIN.

MINTURN, COLORADO:

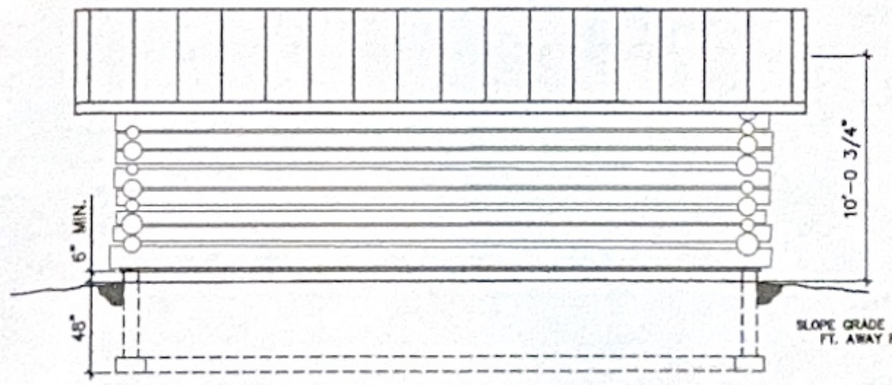
- ROOF PITCHES LESS THAN 4:12 SHALL BE DESIGNED TO CARRY A 100 PSF SNOW LOAD, AND ROOF PITCHES OF 4:12 AND GREATER SHALL BE DESIGNED TO CARRY AN 80 PSF SNOW LOAD.
- SNOW LOADS FOR DECKS SHALL BE 75 PSF.



N-W ELEVATION (P)
SCALE: 1/4" = 1'-0"



S-E ELEVATION (P)
SCALE: 1/4" = 1'-0"



N-E ELEVATION (P)
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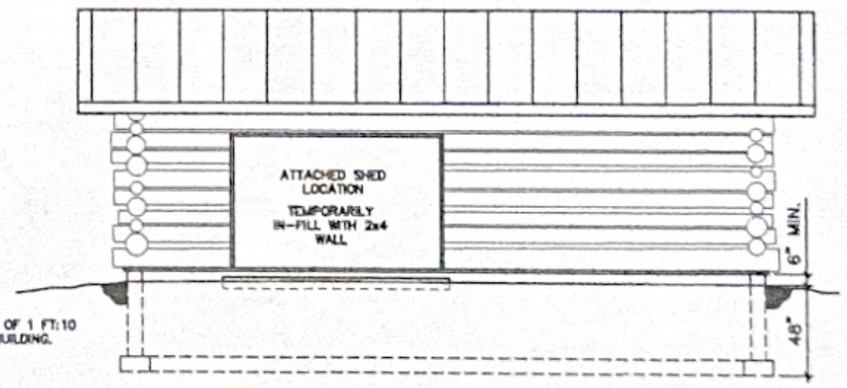


S-W ELEVATION (P)
SCALE: 1/4" = 1'-0"

EWING ENGINEERING, inc.
ALBERT N. EWING, COLO. P.E. 15862
P.O. BOX 2526
VAIL, COLORADO 81658
EMAIL: ewing-vail@comcast.net
PHONE: 970-949-5153

MEYER'S CABIN RELOCATION

804 CEMETERY ROAD
PARCEL 9,
TOWN OF MINTURN, EAGLE COUNTY, COLORADO

ISSUED
PRELIM.: 3/12/25
PERMIT: 4/4/25

SHEET
A1

LETTER OF INTENT
MEYER'S BARN RELOCATION

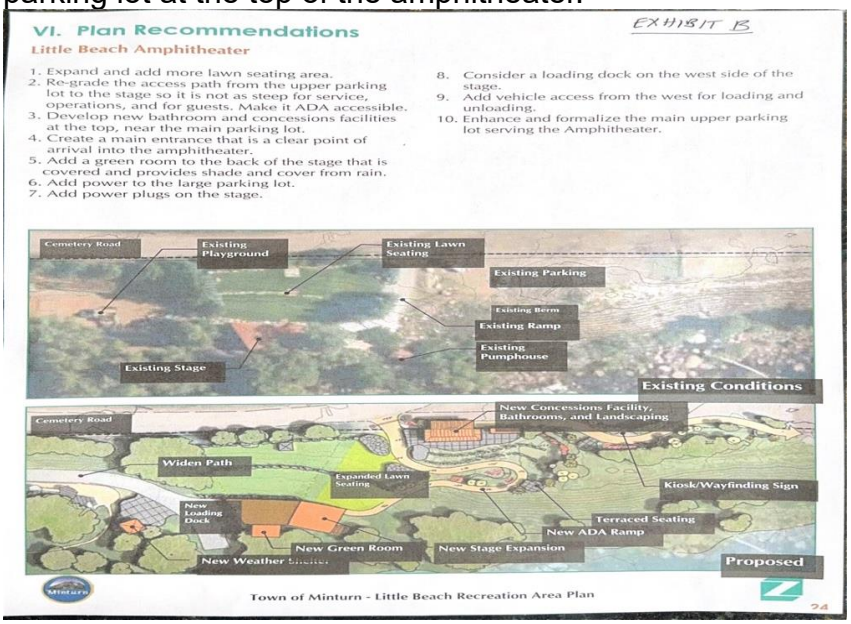
April 7, 2025

Minturn Planning and Zoning
302 Pine Street
Minturn, CO 81549

Ladies and Gentlemen:

The late 1800's 17'x27' Meyer's Barn, located at 25 Harrison, Minturn, was designated historic in 2023.

During that same year, the Little Beach Park Sub-Area Master Plan was approved. The Plan envisions a concession/multi-purpose building (similar in size to the barn) in the parking lot at the top of the amphitheater.



Our plan is to relocate and refurbish the Meyer's Barn to become the concession/multi-purpose building envisioned in the Master Plan.

This project is a community project organized by a community volunteer team, including Ken Halliday, Woody Woodruff and Kelly Toon.

The team plans to execute this project in two phases.

Phase I (planned for summer 2025):

- Locate, excavate and construct a concrete foundation at the new site
- Dissemble the roof and barn logs at its current site
- Move the disassembled roof and logs to the new site
- Reassemble the log walls and roof on the new foundation

Phase II:

- After the barn has been reassembled, work with the Town Staff on plans to finish-out the barn, which will include prepping for electric, water/sewar rough-outs (when these services become available to the site later), flooring, chinking the exterior logs, windows and doors; and then obtain all requisite approvals for Phase II and raise further funds as needed.

We estimate that we will need $35,000 to complete Phase I. The Minturn Community Fund (the "MFC") has agreed to act as the 501(c)(3) fiscal sponsor for raising the money necessary to fund this project. Through MCF, we have raised the funds needed for Phase I.

The volunteer team includes Jim Parker from the Texas Hill Country is Ken Halliday's close friend. Jim has disassembled, moved, reassembled and finished out eight 1800's vintage log cabins and barns. Jim participated on site with our local team to create the Phase I plan and cost estimates. Like most team members, Jim will be volunteering his time. We plan to recognize volunteers and donors in a plaque to be affixed to the barn. The barn will also have a historical marker approved by the HPC.

Town Staff has also requested that any potential Hantavirus risk be addressed as part of the plan. We are working with Kreg Everhard with Mountain Hound Rodent Control, a licensed exterminator, to determine the best way to address any Hantavirus risk. We will present the plan to Town Staff for approval before commencing any work at the barn.

Historic Preservation reviewed our overall plan on October 15, 2024, and recommended approval by the Town Council. Town Council approved the plan on November 6, 2024.

It is our intent to complete Phase I of the project by July 31, 2025.

Submitted by Ken Halliday on behalf of the team

EXHIBIT B-1

SITE PLAN

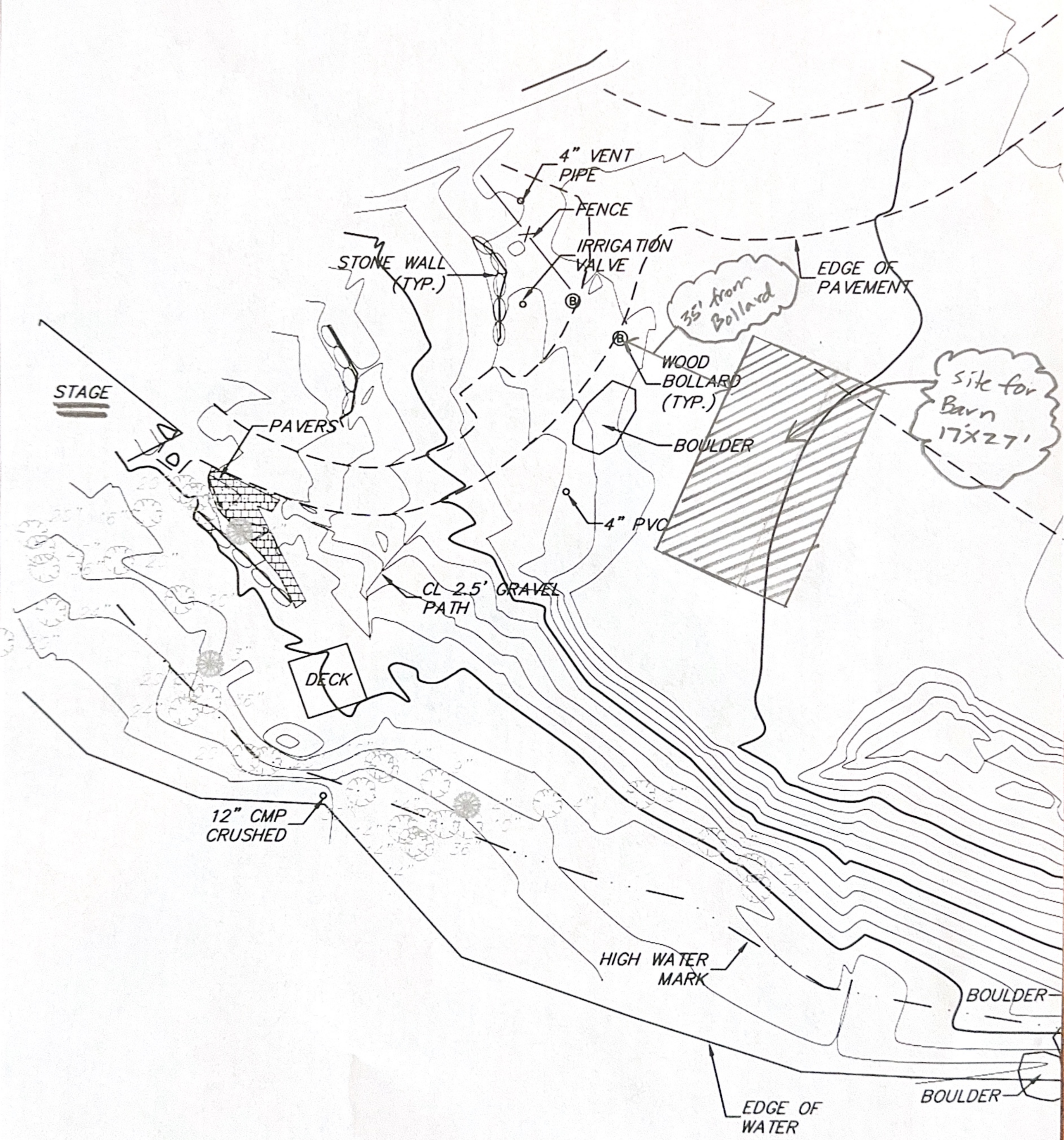
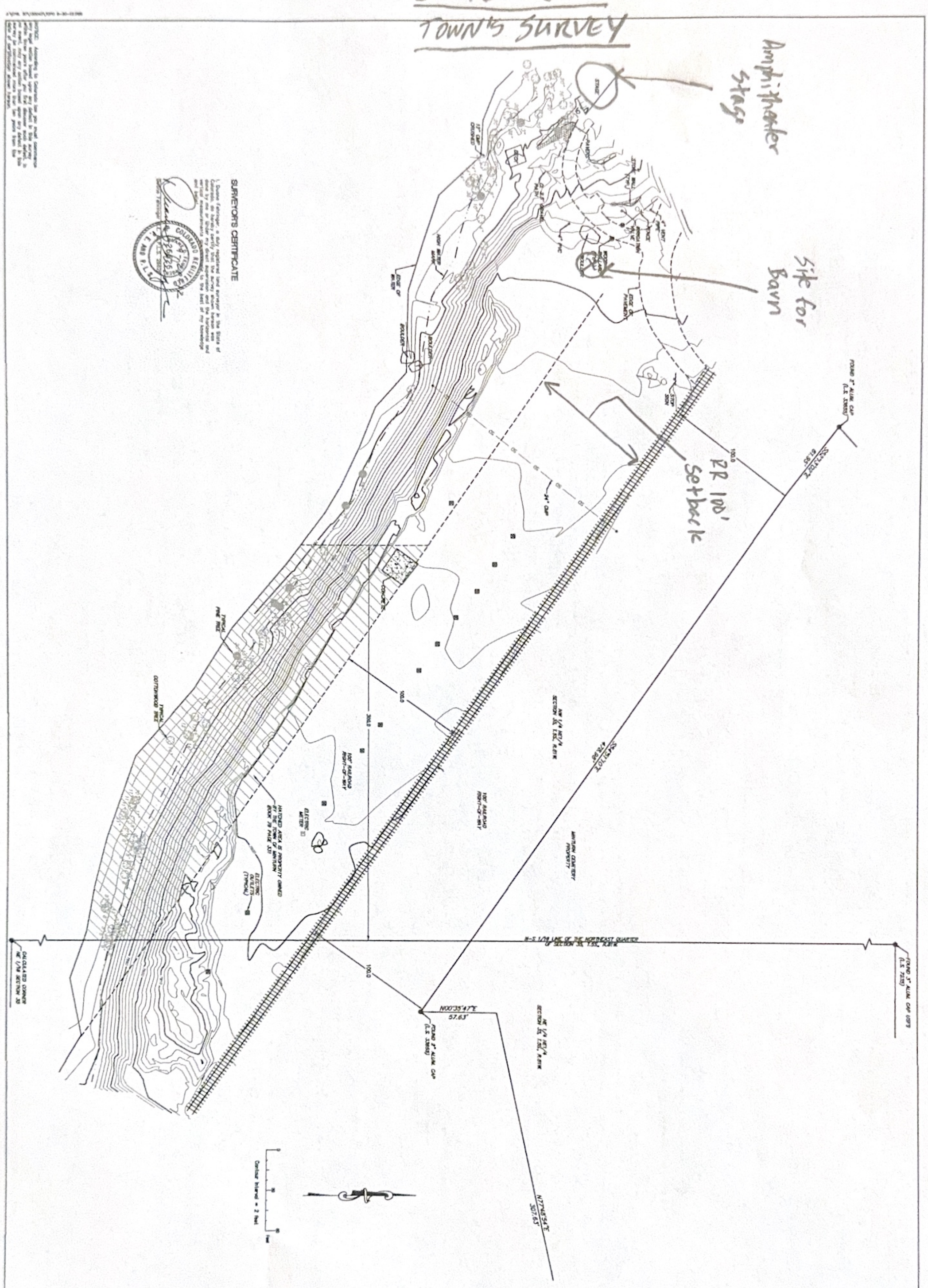


EXHIBIT B-2

TOWN'S SURVEY



SHEET NO. 1 OF 1	TOPOGRAPHIC MAP LITTLE BEACH PARK TOWN OF MINTURN EAGLE COUNTY, COLORADO	CLIENT: TOWN OF MINTURN This document was prepared for the exclusive use of the Client specified herein. The use of this document or the information contained herein by any other person or entity is not authorized. In the event that any other person or entity desires to use this document or the information contained herein for any purpose they must first obtain written authorization from Inter-Mountain Engineering. This document and any information contained herein is intended to be used within one year of the date hereof. Use after that period is not authorized.

Inter-Mountain ENGINEERING
Civil Engineers & Surveyors

NO.	DATE	REVISION	BY

To: Minturn Town Council
From: Scot Hunn, Consulting Planning Director
Date: May 2, 2025
RE: Planning Director Update

Minturn Forward Code Update Project:

The Planning Department continues to work with Western Slope Consulting (Matt Farrar) and the Planning Commission to develop and review new articles and sections of Chapters 16 (Zoning) and 17 (Subdivision) of the Minturn Municipal Code as part of the Minturn Forward Code Update Project. The new Chapters 16 & 17 will replace the existing Chapters upon adoption. To date, the following articles and sections of the new code have been completed:

- **Article 5 – Land Use Application Requirements & Procedures - COMPLETE**
  - This article sets forth the purposes, application submittal requirements, review criteria, and processes for each land use application type (i.e. rezoning, PUDs, zoning variances, conditional use permits, DRB applications).
  - This is considered by staff as perhaps the most critical article in the new code. This article will correct contradictions and conflicts in the current code by standardizing language, processes, and terms while clarifying the intent of each different land use application review by the Town.
  - The clarity and standardization of certain elements of the code will create efficiency for the Town and predictability for applicants.

- **Article 8 – Subdivision Application Requirements and Procedures - COMPLETE**
  - This article replaces previous Chapter 17 – Subdivisions, of the Town Code and adds clarity to the process and administrative aspects of applying for a subdivision.
  - Like Article 5, this new article includes elements (text, certain processes and/or requirements) of the existing code along with new language, new provisions, and layout/format to be more user-friendly.

- **Article 11 – Annexation and Disconnection - COMPLETE**
  - This article replaces Section 16-1-70. - Annexation and disconnection procedure, of the current code.
  - The new Article 11 adds significantly more details and explanations regarding the procedures, application requirements, and processes for both annexations and disconnections.
  - This article is complete and awaiting final review and editing by the Town Attorney.

- **Article 12 – Environmental Impact Report - COMPLETE**
  - This article replaces the previous environmental impact report section of the code and adds clarity to the process and administrative aspects.
  - This article includes existing provisions (existing code) along with new provisions that allow the Town to evaluate potential development impacts on the natural environment.
  - This article will also address potential development impacts on social, fiscal, or cultural environments of the Town.

Each new article or section of code has been vetted internally (by the Planning department, the Town Attorney, and the Town Engineer) prior to presenting a draft document to the Planning Commission for

review. Following Planning Commission review, the draft document is then revised and represented to the Planning Commission before moving on to additional articles and sections.

Next Steps:
Next steps in our process include creation and review of new review of Article 2 – Zone Districts (including new zone district mapping) and Article 3 – Use Regulations & Standards (allowable uses, as well as development and dimensional standards such as building setbacks, building height, and maximum lot coverage). One of the primary goals of the Minturn Forward re-code project has been to update the Town's zone districts; to consolidate zone districts and to simplify the code. Therefore, our focus on Articles 2 and 3 is highly anticipated, is more complex/time consuming than previous code sections that have been completed and will involve significant public engagement.

Staff will commence public engagement notification (newsletter, door hangers, website notification) in May, notifying residents of Minturn of open houses that will be scheduled in June. The goal of the open houses will be to:

1. Inform property owners – based on individual neighborhoods – what their existing zoning categories are, what their existing allowable uses are, and how, if at all, their zoning, uses or development standards (setbacks, building heights, lot coverage maximums) are proposed to change.
2. Gather feedback and answer questions about existing zoning and property rights, any how any proposed changes may impact individual property rights in the future.
3. Seek feedback on any changes to purposes and geographic extent of new zone districts.

Active Land Use Applications:

- **Eagle County School District – Maloit Park Preliminary Subdivision Plat Review**
  Staff has been reviewing the Eagle County School District Maloit Park Preliminary Plat for Subdivision application since late 2023. In fall 2024, the application was sent to referral agencies as well as the Town's consultant team for review. The Applicant has recently re-submitted the proposal with detailed responses to referral agency comments. Once staff determines that referral issues or comments have been adequately addressed, the subdivision application will be scheduled for a public hearing before the Planning Commission, who will make a recommendation for the Council's consideration.

- **Midtown Village PUD Final Plan and Plat for Planned Unit Development**
  The town has received an application from Midtown Lofts, LLC., for Final Plan, Final Plat, and Subdivision Improvements Agreement (SIA) for the Midtown Village PUD. Midtown Village PUD received Preliminary Plan approval in January 2025. Next steps in the process include completing initial review ("completeness" review) of the application to ensure that the Applicant has addressed conditions of Preliminary Plan approval and has presented a complete application. Following that step, the Town will initiate a formal public referral review when the application will be referred to other agencies for review and comment.

- **Design Review Board Administration & Building Activity**
  In addition to a heavy case load of design review board applications for Minturn North PUD and Belden Place PUD developments, staff continue to meet with other property owners interested

in new or remodel projects while working with our building official to coordinate and complete review of building permits and inspections in the field. Staff anticipate a busy spring and summer, with more DRB applications for projects like Belden Place and Minturn North PUDs, as well as individual new home projects.

Other Planning Department Activities:

- **The Highlands Parcels 1 and 2 Public Engagement**
  Staff have completed the first and second steps in the public process to determine the future use of the Highlands Parcels Nos. 1 and 2.
  - In early January, the Town launched a webpage with background information about the parcels, as well as information about the Town's intended process – including public input – to decide how best to use those parcels. A survey was conducted (online and handwritten options) and the Town hosted an open house on Wednesday, January 29th at Town Hall.
  - In February, the Town hosted representatives from the Eagle County Open Space and Natural Resources Department, as well as the Eagle Valley Land Trust to guide Council through a discussion about potential open space/conservation scenarios and strategies.
  - Next Steps:
    - Council directed staff to invite Jessica Foulis, Executive Director of EVLT, to another work session to continue discussions related to potential private conservation buyer scenarios.
    - Council also directed staff to work with the Town Attorney to develop a zoning strategy for the Highlands Parcels. Staff is currently working on this (zoning) effort.
    - Staff will work with Jessica Foulis to schedule a follow-up work session in May or June.

- **Eagle County Regional Housing Action Plan Partnership**
  The planning director has been participating alongside representatives from Eagle County, Avon, Eagle, Gypsum, Red Cliff, and Vail in a regional housing action plan task force spearheaded by Eagle County and the Town of Avon. The purpose of this effort is to create a regional housing action plan – looking at alignment between land use policies and community housing goals within and across jurisdictions, as well as identifying potential funding sources to implement priorities and projects - and is based on a housing needs assessment being finalized by Economic Planning Systems (EPS). The assessment is based on community survey work and an extensive process by EPS to work with each partner jurisdiction to compile data on existing land use and development, existing housing policies and housing units/supply in each jurisdiction, as well as demographics and market trends. The partnership presented the initial results of the assessment to each of the partner jurisdictions in October and November.

  EPS has published a final report and will present the findings of the assessment at the Council's May 21st regular meeting.

- **Eagle County Wildland Urban Interface (WUI) Code Working Group**
  The planning director and the code enforcement officer have been participating in a regional effort spearheaded by the Eagle County Wildfire Collaborative group to understand and discuss

alternatives, pros, and cons related to the potential adoption of Wildland Urban Interface (WUI) code requirements in member jurisdictions (towns, special districts, and fire districts). This group has been meeting since the start of 2024 and work completed to date includes sharing and analysis of each jurisdictions' existing land use, zoning, and building code regulations and policies to better understand where, if at all, there are commonalities across or among jurisdictions by way of fire or wildfire related terms, regulations, or design requirements for things like home construction, landscape design and materials, and access to private property.

To: Minturn Town Council
From: Jay Brunvand
Date: April 16, 2025
RE: Town Manager Update

Minturn Community Garden

The Minturn Community Garden applications are now available for 2025! Get your plot reserved now. The Garden committee will be building new plots this year and is in need of volunteer help in the days and weeks leading up to build day. The build day is scheduled for May 17th.

Community Slash Removal/Chipping Program

Eagle Valley Wildland is providing a free slash removal and chipping service for the community. Minturn's pick up day is scheduled for May 18. All slash is to be stacked and ready on that date.

Items that are accepted include:

- Trees, logs, branches up to 15 inches in diameter
- All materials must be free from wire or nails
- HIGH, neatly stacked piles
- Piles must be clear of vehicles
- Piles within 5ft of roadway (not on road or sidewalk)
- Piles smaller than 2 cubic yards should be combined with neighboring piles if practical.

Items NOT acceptable:

- No construction materials or treated lumber
- No rotten wood, root wads, stumps, dirt or rocks
- No grass clippings, trash, weeds, or bags of leaves
- No piles on the road or any paved surface
- No piles in ditches or depressions
- Do not place piles directly under power lines, near gas meters, phone/utility pedestals or mailboxes

Seasonal Street Sweeping

Minturn Public Works has begun the annual street sweeping. Please take note of the temporary signs as they are placed out, the intent is to have the signs placed where the cleaning will be completed the next day. This work will be done throughout the month of May and will culminate with the annual cleanup day. This year cleanup day is Saturday, May 31st.

Town Manager's House

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 was originally scheduled for the end of April. With the Town Manager interviews this has been rescheduled for June. Once a schedule is announced we will notify.

Minturn Market

2025 marks the 28th anniversary of the Minturn market, hosted by the Town of Minturn. The original Eagle County market, and the local's favorite, Minturn Market is a true family-friendly artisan market showcasing a variety of local products – food trucks, fresh produce, baked goods, art & pottery, clothing & jewelry, pet products and much more! You'll enjoy live music, live art demonstrations, whisky and wine tastings, and a Kids Zone featuring a climbing wall, bounce house and face painting. The Minturn market takes place Saturdays, June 21st through September 6th from 9am – 2pm rain or shine, in historic downtown Minturn.

Eagle Valley Library District BOOKMOBILE

The Bookmobile will visit Minturn twice a month. During the month of May the Bookmobile will be at the Minturn Town Hall parked on Pine St. The schedule is Wednesday May 7 and 21 from 1:30-3:30pm.

Routes and days are subject to change. Please call 970-328-8800 or visit evld.org for current route updates.

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
May 7, 2025 Meeting Update

Note: I notified Mayor Bidez and returned to the office on April 28 with a bucket load of stuff to address including a Little Beach Park site visit before Jeff left on vacation. I will firm up May and June schedules when more information is available regarding a potential new Town Manager.

A. Water Treatment Plant (WTP) Funding sources will be discussed at the next meeting. I will schedule regular Water Committee meetings to keep Mayor Bidez and Council member Kanakis updated between regular Council meetings.
B. Bellm Bridge Design & Engineering: I am waiting for CDOT to send a final IGA for electronic signatures.
C. North Main Street Pedestrian Improvements (Railroad Ave): The bid deadline was rescheduled to May 12.
D. Tank #2 / Steel Bolted Tank repairs: On the agenda.
E. Pressure Reducing Valve (PRV) Master Meter Housing upgrades: Weather dependent and moving forward.
F. Repaving (reconstruction) of Taylor Street:
    1. Town Engineer Jeff Spanel has spec'd out a concrete and asphalt pans. Asphalt is far more practical in cost.
    2. The property owner at 569 Taylor is continuing discussions regarding paving and liability regarding the Minturn Mile access.
G. Little Beach Park Retaining Wall repair/replacement: Site tour with more information and thoughts on project. A PSA for Inter-Mountain Engineering is on the agenda.
H. Little Beach Park Improvements and Playground: Discussion with GOCO on May 5. I may have more information or just wait until the May 21 meeting.
I. Main St / US HWY 24 Phase II Sidewalk construction: Stolfus is working on the bid alternative plans.
J. Prepare to update the Minturn Boneyard conservation easement management plan owned by the Town of Minturn: Waiting for EVLT staff availability.
K. Belden stormwater installation project crossing the Boneyard: CDOT/Forest Service Plans and Restoration Plan under review and will be forwarded to EVLT.
L. Main Street-US Hwy 24/Cemetery Road Pedestrian Crossing: The bid deadline was rescheduled to May 12.
M. Nelson Avenue Improvement plus potential Heat Exchange: A resolution ratifying the letter submitted with a grant due April 30.
N. Safe Streets For All: Notified the IMTPR that the Town of Minturn adopted the Safe Streets For All plan.
O. Norman Street Repaving: The bid deadline was rescheduled to May 12.
P. I Attached a page from the draft Inter Mountain Transportation Planning Region Plan regarding 17.4% of workers in Lake County commute to Eagle County likely through Minturn unless working remote.

Where People Travel to Work (by County)

Eagle County

Eagle County (Live & Work): 57.2%

Pitkin: 9.4%

Denver County: 5.8%

Summit County: 3.8%

Garfield County

Garfield County (Live & Work): 51.0%

Pitkin County: 13.1%

Eagle County: 8.6%

Denver County: 4.5%

Lake County

Lake County (Live & Work): 25.0%

Eagle County: 17.4%

Summit County: 13.2%

Denver County: 6.0%

Pitkin County

Pitkin County (Live & Work): 64.1%

Eagle County: 7.0%

Garfield County: 5.7%

Denver County: 5.1%

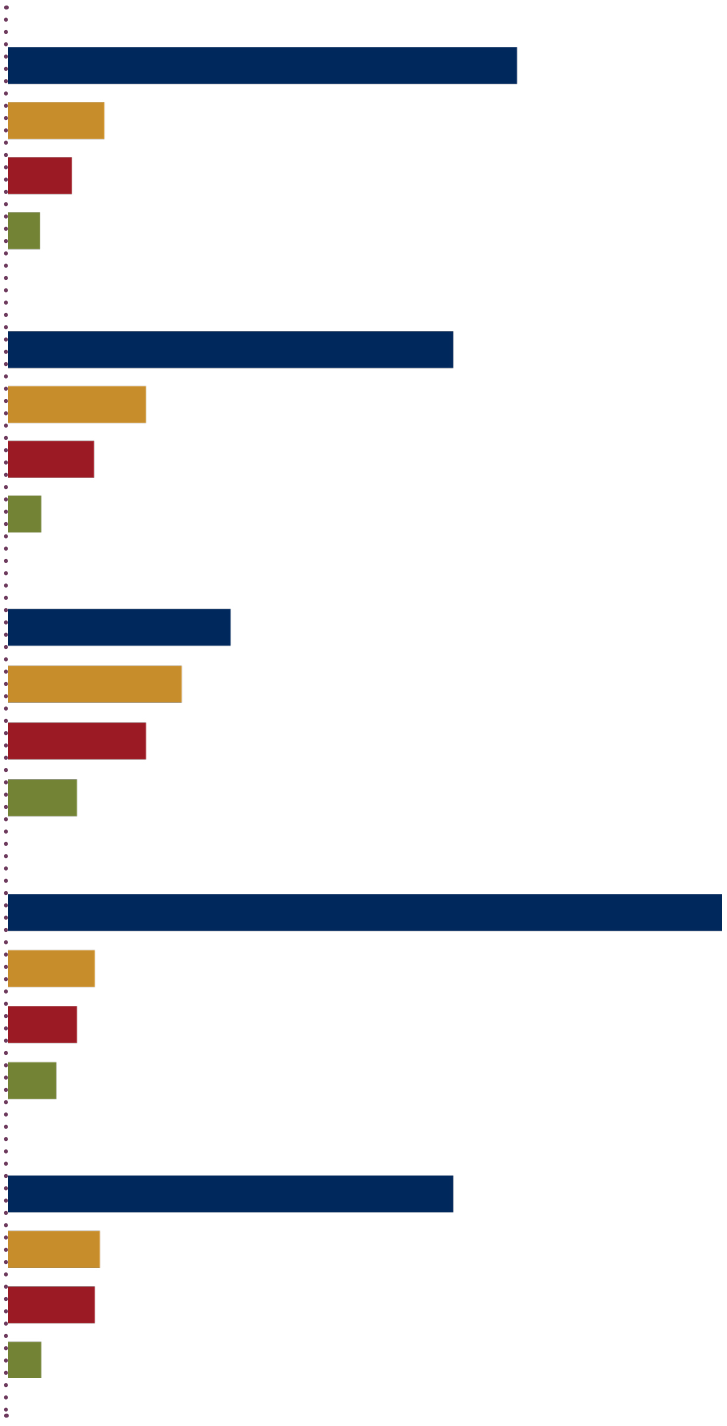
Summit County

Summit County (Live & Work): 52.8%

Denver County: 7.4%

Eagle County: 6.8%

Jefferson County: 4.4%



Source: U.S. Census,Longitudinal Employer-Household Dynamics, 2022

Minturn Planning Department
Minturn Town Center
301 Boulder St. #309
Minturn, CO 81645
970-827-5645
planner1@minturn.org
www.minturn.org

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

Memorandum

Date: May 9, 2025
To: Minturn Planning Commission
From: Madison Harris, Planner II
Re: Planning Department Update

1010 Cemetery Road - Bike Park - Minor DRB Permit - Storage Container
Sammy Chipkin, representative of the Vail Valley Mountain Trails Alliance (VVMTA) recently applied to place a storage unit out at the Bike Park to store equipment in. Normally a storage shed is processed under a Limited Use Permit and fully staff approved, but due to the size of the proposed storage container staff sought to bring this before the Planning Commission to ratify staff's decision of approval.

This is proposed to be located far away from any property lines and will come nowhere close to meeting the 45% maximum building coverage as the lot is 8.19 acres and the storage container is proposed to be 320 square feet.

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 Bike Park storage container

Project Location

Street Address: 1010 ED6

Zoning:	Parcel Number(s):
Industrial	

Application Request:

VVMTA would like to improve storage at the Minturn Bike Park by replacing the existing shed with a storage container.

Applicant:

Name: Sam Chipkin

Mailing Address: PO Box 3986, Avon, CO, 81620

Phone:	Email:
917-349-0973	sammy@vvmta.org

Property Owner:

Name: Town of Minturn

Mailing Address: PO Box 309, Minturn, CO, 81645

Phone:	Email:
970-445-2434	

Required Information:

Lot Size:	Type of Residence (Single Family, ADU, Duplex)	# of Bedrooms	# On-site Parking Spaces
	Storage	0	
# of Stories:	**Snow storage sq ft:**	**Building Footprint sq ft:**	**Total sq ft Impervious Surface:**

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
☐	☐	○ 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.

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 d 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.

Minturn
Bike Park

TECHNICAL SPECIFICATION

FOR

40' X 8' X 9'6" ISO 1AAA TYPE
STEEL DRY CARGO CONTAINER

WITH

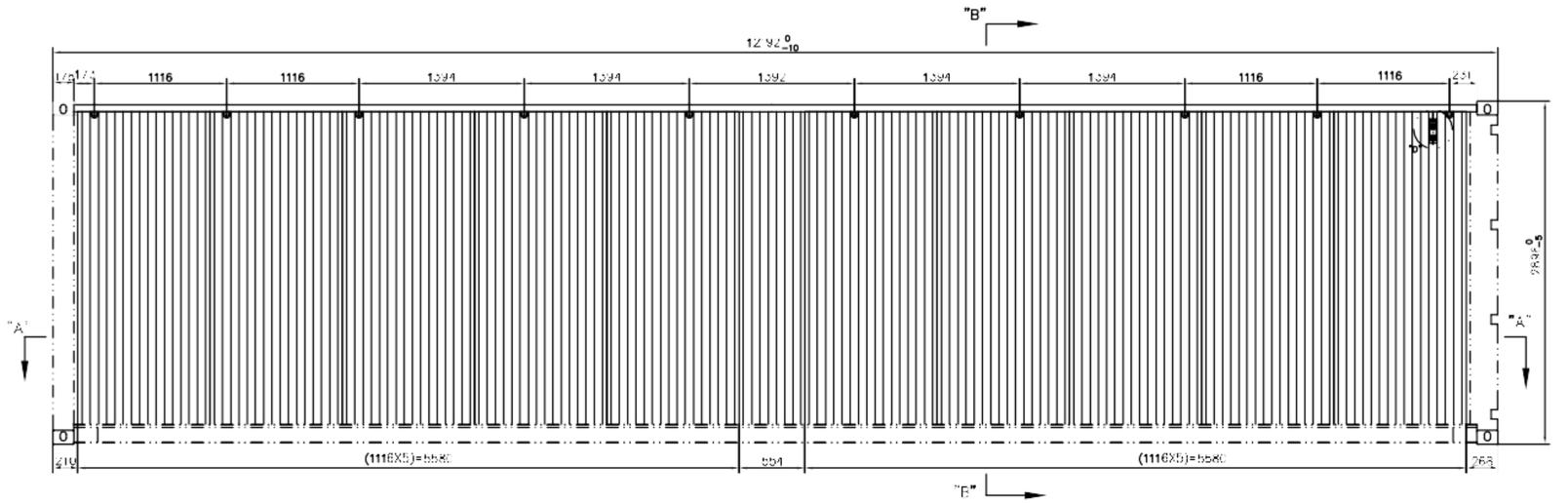
ALL SPA-H

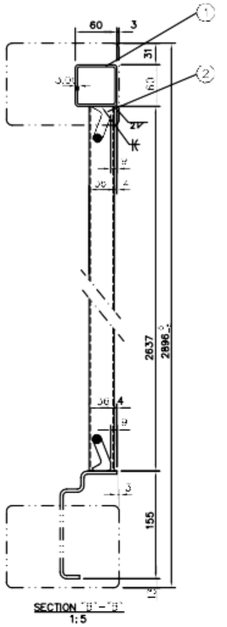
GOOSENECK TUNNEL
CORRUGATED ROOF
CORRUGATED DOOR
PLYWOOD FLOOR
2 VENTILATORS

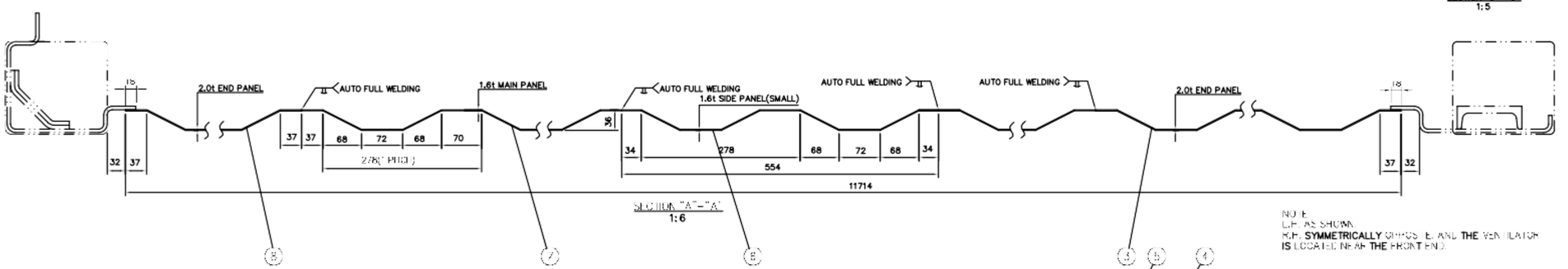
FOR

GROUP STANDARD

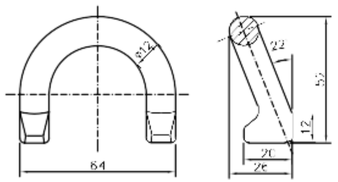
Note:
1) This file is strictly confidential and privileged. It is intended only for the use of the intended recipient.
2) If you are not the intended recipient, any part of this file should not be copied, forwarded or used for any purpose or disclosed to any person without the permission of factory.



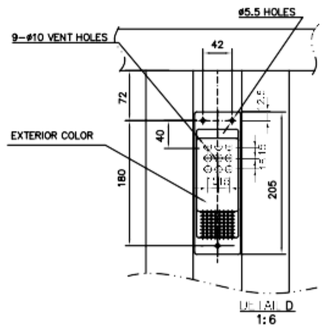




NOTE
L.H. AS SHOWN
R.H. SYMMETRICALLY OPPOSITE AND THE VENTILATOR IS LOCATED NEAR THE FRONT END.



DETAIL LASHING RING
1:2



NO.	DESCRIPTION	DWG NO.	MTL	QTY
8	END PANEL	S070 2040	SPA-H	1
7	MAIN PANEL	S060 1640	SPA-H	8
6	SIDE PANEL(SMALL)	S080 1642	SPA-H	1
5	HOOK BOLT #5.5	HB X 6	ALUM	3
4	VENTILATOR	S041 1800 1	ABS	1
3	END PANEL (HOLE)	S050 2040	SPA-H	1
2	LASHING RING	S092 0A20 1	SS41(E.Z.P.)	10
1	TOP SIDE RAIL	S010 3040	SPA-H	1

American Conex

TITLE: 40'x8'x9'6" SIDE ASSEMBLY

OWNED BY		SCALE: 1:40	SIZE: A2
DESIGNED BY		WEIGHT: KG	Q'TY:
CHECKED BY		DWG No.: S000	
APPROVED BY			
SHEET 1 OF 1 SHEETS		ISSUE:	15A-00

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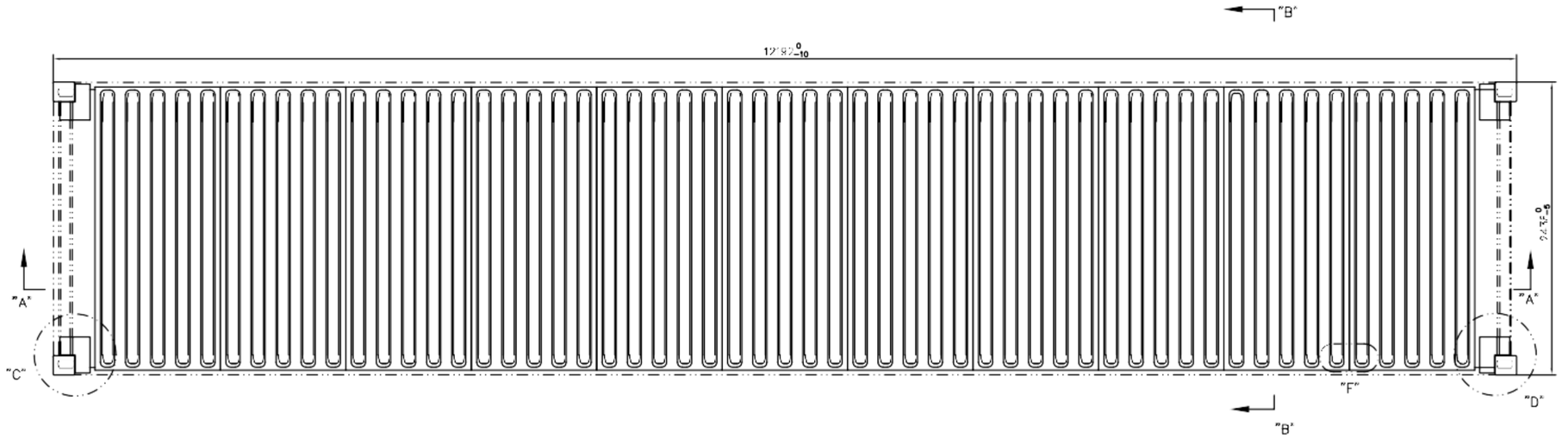
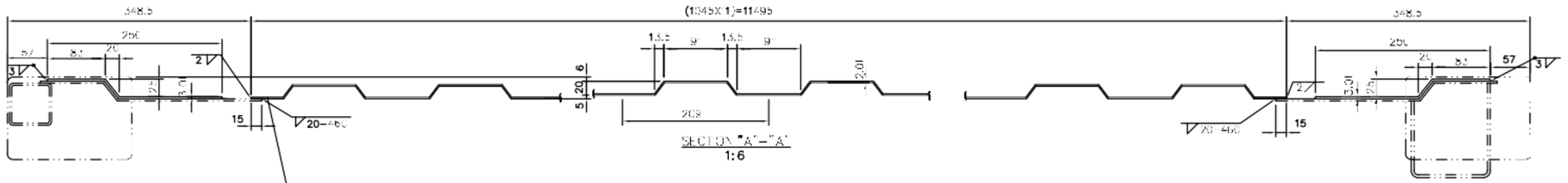
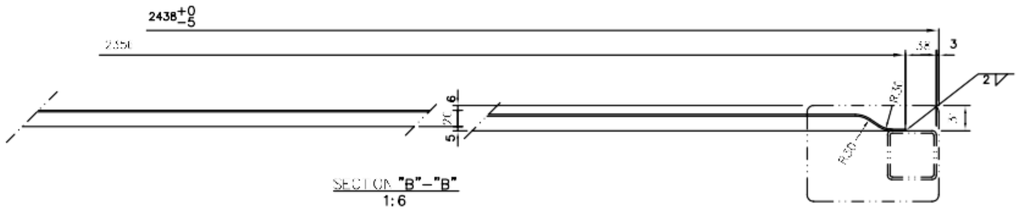
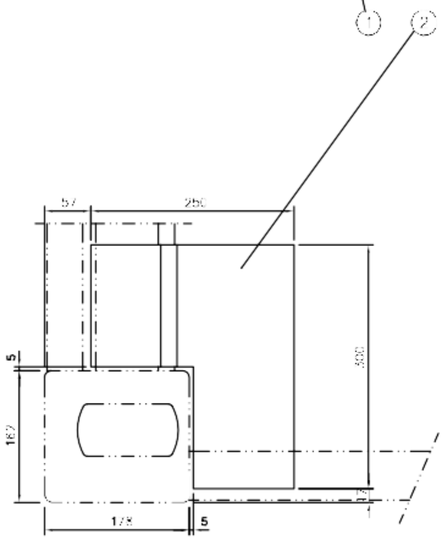




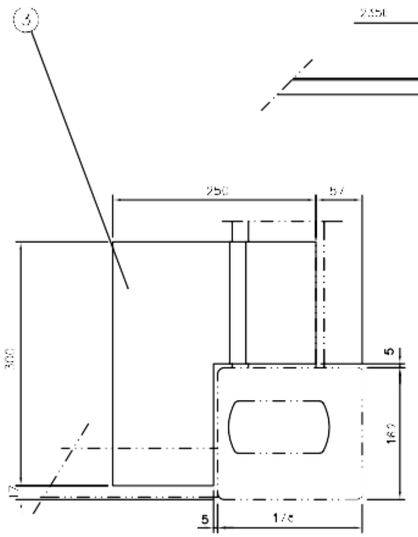
SECTION "A"–"A"
1:6



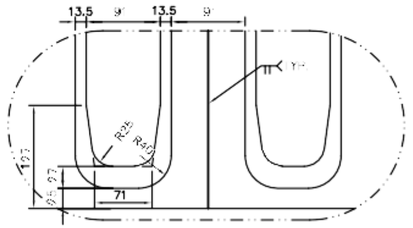
SECTION "B"–"B"
1:6



DETAIL "C"
1:6



DETAIL "D"
1:6



DETAIL "E"
1:6

NO	DESCRIPTION	DWG NO.	MTL	QTY
3	REAR REINFORCEMENT PLATE	1030.3001	SPA-H	2
2	FRONT REINFORCEMENT PLATE	1020.3001	SPA-H	2
1	ROOF PANEL	1010.2000	SPA-H	11

American Conex

TITLE: ROOF ASSEMBLY 40' & 40'HC

OWNED BY		SCALE 1:35	SIZE: A2
DESIGNED BY		WEIGHT: KG	QTY.:
CHECKED BY		DWG No. 6000	
APPROVED BY			
SHEET 1 OF 1 SHEETS		ISSUE	15A-00

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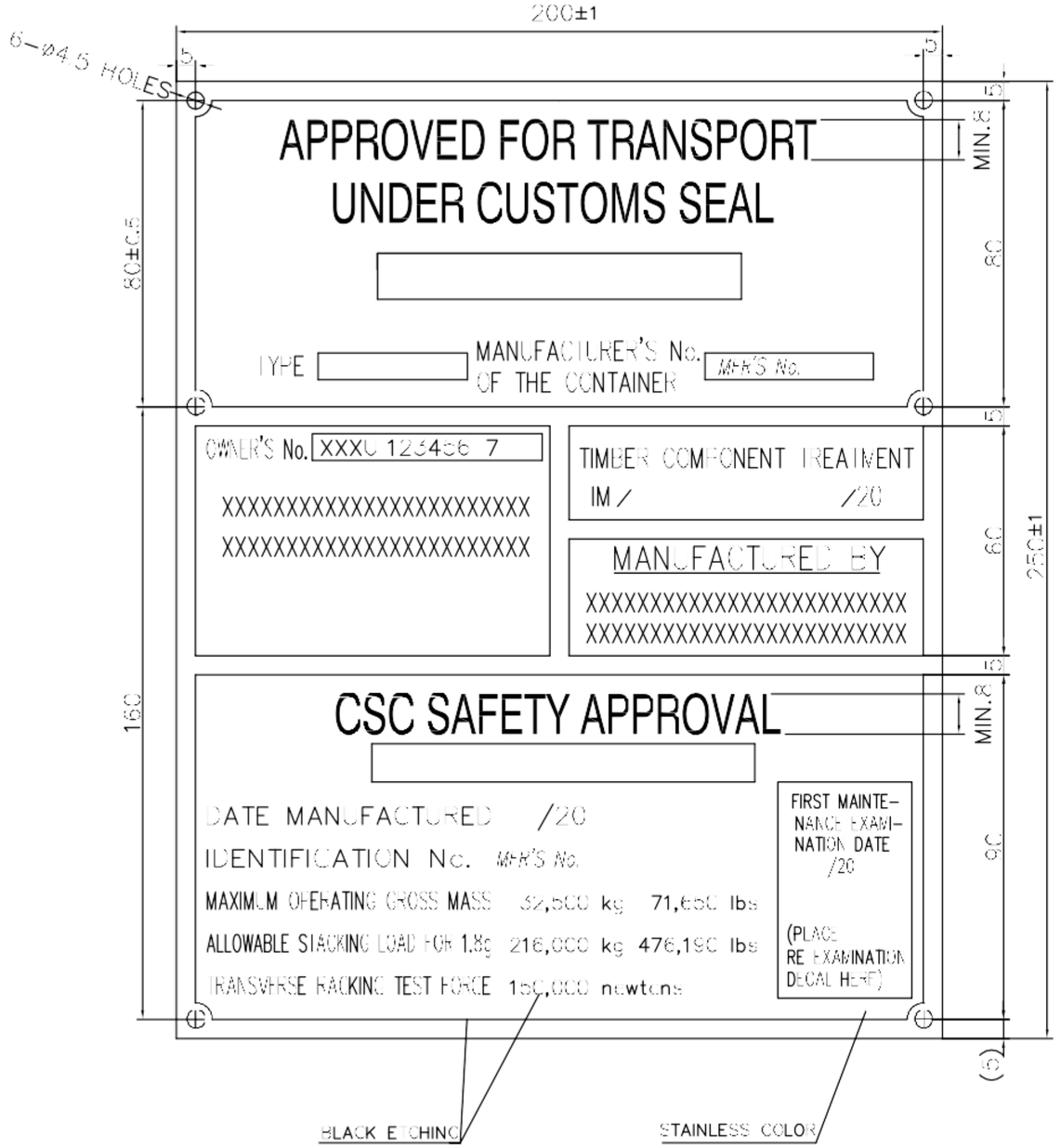

NOTE
1. MTL STAINLESS STEEL(0.8)
2. NOT SPECIFIED HEIGHT NO LESS THAN 5MM

American Conex

TITLE: 40'X8'X9'6" CONSOLIDATED PLATE

DRAWN BY		SCALE: 1:1	SIZE:	A4
DESIGNED BY:		WEIGHT: KG	QTY:	
CHECKED BY:		DWG No.: /000		
APPROVED BY:				
SHEET 1 OF 1 SHEETS		ISSUE	15A-00	

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