AGENDA
Planning Commission Meeting

Wednesday, September 25, 2024

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/82832018272

Zoom Call-In Information: 1 651 372 8299 or 1 301 715 8592 **Webinar ID:** 828 3201 8272

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. September 11, 2024

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. 996 Main Street - Changes to Approved Plans

B. 0013 Belden Way - New Single Family Residence

C. 0015 Belden Way - New Single Family Residence

9. DISCUSSION / DIRECTION ITEMS

10. STAFF REPORTS

A. Planning Department Update

B. Manager's Report

11. PLANNING COMMISSION COMMENTS

12. FUTURE MEETINGS

A. October 9, 2024

B. October 23, 2024

13. ADJOURN

OFFICIAL MINUTES
Planning Commission Meeting

Wednesday, September 11, 2024

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/82331728176

Zoom Call-In Information: 1 651 372 8299 or 1 301 715 8592 **Webinar ID:** 823 3172 8176

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**
   Lynn Teach called the meeting to order at 5:30 p.m.

2. **ROLL CALL AND PLEDGE OF ALLEGIANCE**
   Those present at roll call: Planning Commission Chair Lynn Teach, and Planning Commission Members Jeff Armistead, Amanda Mire, and Michael Boyd.
   Staff members present: Planning Director Scot Hunn and Planner I Madison Harris.
   Note: Darell Wegert and Eric Rippeth are excused absent.

3. **APPROVAL OF REGULAR AGENDA**
   Opportunity for amendment or deletions to the agenda.
   Motion by Michael B., second by Jeff A., to approve the agenda as presented. Motion passed 4-0.
   Note: Eric R. and Darell W. are excused absent.

4. **APPROVAL OF MINUTES**

A. August 28, 2024

Lynn T. brought up to sentences that needed to be clarified under the discussion / direction topic: Minturn Forward.
Motion by Jeff A., second by Amanda M., to approve the minutes as amended. Motion passed 4-0.
Note: Eric R. and Darell W. are excused absent.

5. DECLARATION OF CONFLICTS OF INTEREST
No conflict 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. 0036 Abby Road - New Multi-family building
Madison H. introduced the agenda item. This is the first Belden Place DRB application for the 12-plex building at the rear of the property. The plans show four, three-story towers on top of an underground parking with a maximum building height - measured via a weighted height calculation approved in the Belden Place PUD Guide – of 33 feet 4 and 11/16 inches, under the maximum allowable 35-foot limit within the South Town Belden Place PUD Zone District for multi-family units. Parking is more than adequate, with thirty-seven off-street spaces, twenty-seven of which are provided within the garage and ten at surface level. This proposal respects all setbacks, lot and impervious coverage limitations, and snow storage requirements. Staff is recommending approval of the plans.

Lynn T. asked the average size of the units.

- Mr. Greg Macik, 36 Edwards Blvd., architect representative, stated that it was about 1200 square feet.

Amanda M. asked how many units are resident occupied

- Ms. Alison Perry, developer stated that it is 9 out of 12

Amanda M. asked if they are planting firewise.

- Ms. Perry said that they are.

Jeff A. likes the way the buildings look. Doesn't have any issues.

Michael B. suggested snow clips.

Lynn T. clarified that RO means long term Eagle County residents.

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

Motion by Michael B., second by Jeff A., to approve 0036 Abby Road – New Multi-family building. Motion passed 4-0.
Note: Eric R. and Darell W. are excused absent.

9. DISCUSSION / DIRECTION ITEMS

10. STAFF REPORTS

A. Manager's Report

Master Meter House RFP

Following Resolution 09 – Series 2021, Procurement Policy and Procedures, the Town advertised the Request for Proposals (RFP) for the Master Meter House PRV installation from July 19, 2024, to August 23, 2024. Upon the deadline, no complete project submittals were received for consideration. Following Sec IV. Expenditure approval and Source Selection Requirements (i)(1), Waiver of Competitive Source Selection Requirements, due to no RFP submittals, the project will now be managed by John Volk on a time and materials basis not to exceed the projected estimated cost of $300k.

International City Manager's Association (ICMA) Certified Manager Accreditation

I have been nominated by the credentialing committee for approval of the ICMA-CM. The nomination will now be reviewed by the ICMA Executive Board in November and approvals will be announced thereafter.

Boulder Street One Way

As a friendly reminder, Boulder St between Harrison Ave and Mann Ave is a one-way street heading north. Signage along the street is already plentiful, but just a friendly reminder that cyclists, children and dog walkers all utilize this street and to ensure everyone's safety, motorists need to please follow the rules of the road. Thank you!

First Friday

The Town is partnering with Minturn businesses to host First Fridays beginning this fall. The first one will be held on Friday, September 6th at the newly remodeled Eagle River Inn. "Whisky and Wine by the River" will run from 4-6pm, and will feature live music by Jen Mack, light snacks, and whisky tastings by Eagle River Whisky. Beer and wine will also be available.

Boneyard Open Space

Public Works will be removing dead and downed trees at the Boneyard Open Space in the coming weeks. Please be advised of safety precautions in the area and give room to crews as they remove and clean up debris. Thank you so much.

Liquor License Renewals

Through Colorado State Statute, liquor license renewals can be handled at an administrative level. If the Council is so inclined, a Resolution can be brought before the board for consideration of this direction.

High Five Media Board Representation

Just a reminder that the Council needs to appoint a member to the High Five Media Board.

Radar Feedback Signs

Two new illuminated signs will be installed along HWY 24 notifying drivers of their speed. These signs were donated by CDOT and will hopefully encourage vehicular traffic to slow down. Once sign is being installed at the S-curve near the entryway to downtown and the second is replacing the smaller illuminated signs near the Boneyard Open Space.

11. PLANNING COMMISSION COMMENTS

No Planning Commission comments.

12. FUTURE MEETINGS

A. September 25, 2024

B. October 9, 2024

13. ADJOURN

Motion by Amanda M., second by Jeff A., to adjourn the regular meeting of September 11, 2024 at 5:50 p.m. Motion passed 4-0.
Note: Eric R. and Darell W. are excused absent.

_____

Lynn Teach, Commission Chair

ATTEST:

_____

Scot Hunn, Planning Director

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: September 19, 2024

To: Minturn Planning Commission

From: Scot Hunn, Consulting Planning Director

RE: 996 Main Street – Bovino-Young Residence Change to Approved Plans

---

The Bovino-Young Residence, a single-family home located at 996 Main Street, received DRB approval in April 2021. Construction was commenced and certain amendments to approved plans were later approved in October 2021 to allow for minor modifications to finished floor heights, revisions to the basement/crawlspace level, and the rear deck/patio area.

The building has been under construction since that time and Town staff were asked to perform a final (Certificate of Occupancy) inspection in July of this year. Upon inspection of the residence, several substantive changes were observed including changes to exterior materials, window and door placement, changes to the driveway design, and changes to the rear yard (patio and hot tub placement).

Staff also observed the installation of a hot tub in the rear yard. While hot tubs are permitted, staff was concerned about the revisions to the patio and the placement of the hot tub in an area that appeared to be in proximity to the 30-foot live stream setback. A portion of the patio also encroaches into a sewer line easement for Eagle River Water and Sanitation District (ERWSD). Those concerns have now been addressed:

1. The provision of an updated Improvement Location Survey (ILC) by Kipp Land Surveying has confirmed that the revisions to patio and the location of the hot tub do not encroach within the live stream setback.
2. The provision of an encroachment agreement by and between the property owner and ERWSD confirms approval for the location of the patio within the sewer line easement.

Overall, staff is supportive of the various changes around the exterior of the residence; the overall design has not changed significantly and all materials changes are still in keeping with the Town's design standards (Chapter 16, Appendix B).

Additionally, staff had initial concerns related to the increased size of the rear patio in context to allowable impervious coverage on the lot. However, the patio area is comprised of sand set pavers which have been interpreted in the past as being pervious or permeable (allowing infiltration of water) and, therefore, not counting toward impervious coverage limits.

In summary, staff is supportive of the changes to approved plans which have been found to be in compliance with applicable zoning, dimensional limitation (i.e. setbacks and impervious coverage), and design standards.

Attached under cover of this memo are updated plans for the residence (floor plans, site and landscape plans, turning radii drawing for driveway, and exterior elevation drawings), updated survey, and a copy of an executed and recorded encroachment agreement for improvements within a sewer line easement.

LETTER

mpp design sh

PO Box 288
Gypsum, CO 81637
(970) 390-4931
michael@mppdesignshop.com

August 09, 2024
Revised: September 06, 2024

Town of Minturn
Attention: Planning Department
302 Pine Street
P.O. Box 309
Minturn, CO 81645
Tel: (970) 827-5645
Fax: (970) 827-5545
e-mail: planner@minturn.org

Regarding: Young Residence

Location: 996 Main Street
Minturn, CO 81645
Parcel Number: 2103-351-02-060
Lot 2, South Minturn Addition, A Re-subdivision

This application is for Design Review Board review and approval of revisions to the approved design. The design changes are as follows:

- There are no changes to the building footprint or building height.
- Exterior materials
  - The majority of the exterior walls are vertical wood siding with a gray stain color.
  - The walls at the Entry, Stair Tower and Chimney are horizontal wood siding, stained black.
  - The column piers at the entry are clad with sandstone tile, gray color.
  - The extents of the rusted corrugated siding at the base of the walls has been reduced in scope.
- Exterior doors & windows
  - At the east elevation, the layout and size of the windows and doors has been revised. The doors and windows are larger in size.
  - At all elevations, the header between upper and lower windows has been removed. The upper windows are larger in size.
- The patio on the east side is 32' wide north-to-south and 18' deep east-to-west.
  - The patio encroaches into and over the Eagle River Water and Sanitation District's sanitary Sewer Easement and sewer line. And Encroachment Agreement was entered into by the Owner and ERWSD. This agreement has been recorded, and provided to the Town of Minturn under separate cover as part of the Conditions of Approval.
- A hot tub on grade has been added on the east side.
- The driveway is shared by Lots 1 & 2. The final driveway will not be installed until at least until sometime in 2025, when the construction of the structure on Lot 1 is completed.
  - Until that time, a gravel parking area is provided in front of the garage.
  - The number of parking spaces remains the same at 4, with 2 in the garage and 2 surface.

LETTER

mpp design sh

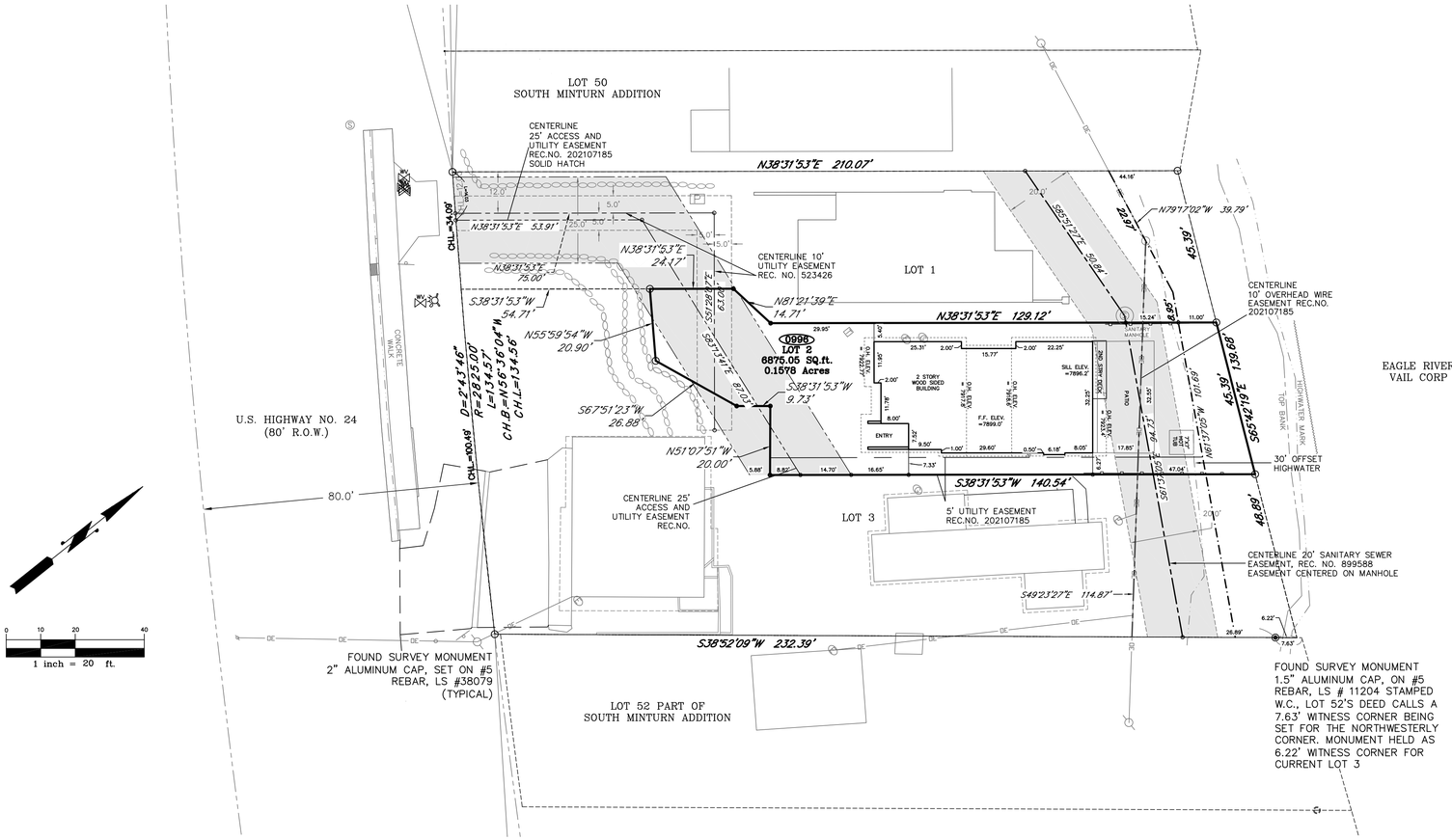
PO Box 288
Gypsum, CO 81637
(970) 390-4931
michael@mppdesignshop.com

- The patio on-grade at the east side of the house is requested to be considered a permeable surface, and not counted towards the Impervious Surface Coverage allowance.
    - The patio constructed of 1" x 18" x 30" bluestone pavers set in a sand bed with sand joints. Bluestone is a natural stone that is quarried.
    - Existing grade has been built-up with compacted granular fill material, that is consistent with local building and landscaping practices.
    - Rain water is able to penetrate through the joint between the bluestone pavers and filter into the ground.
- The driveway layout has been revised from that which was submitted on 08/09/2024.
    - The driveway layout can accommodate a fire truck turn-around.
    - Alpine Engineering has stated that the distance from the street to the fire truck staging area is less than 150', so the IFC does not require a turn-around.
    - A turning radius analysis has been done and is provided with this application.

Thank you for your consideration.

SIGNED: Michael Pukas

IMPROVMENT LOCATION CERTIFICATE
LOT 2, SOUTH MINTURN ADDITION
A RESUBDIVISION OF LOT 51
TOWN OF MINTURN, COUNTY OF EAGLE, COLORADO



PROPERTY DESCRIPTION:

LOT 2, SOUTH MINTURN ADDITION, A RESUBDIVISION OF LOT 51, according to the final plat thereof recorded March 30, 2021 as Rec.No. 202107185 at the Eagle County Clerk and Recorders Office, County of Eagle, State of Colorado.

NOTES:

1) DATE OF SURVEY: October 31, 2022

2) STREET ADDRESS: 996 Main Street (U.S. Highway 24) Not Posted

3) Location of improvements and lot lines are based upon the above referenced Final Plat and survey monuments found at the time of this survey. Kipp Land Surveying previously performed a Improvement Survey Plat and Final Plat for this property.

4) Exterior building dimensions to finished siding.

4) Notice; According to Colorado Law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect, in no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

CERTIFICATION:

I hereby certify that this Improvement Location Certificate was prepared for Mark William Young and Beth Ann Bovino, and this is NOT a Land Survey Plat or Improvement Survey Plat, and that it is not to be relied upon for the establishment of fence, building, or other future improvements lines. This certificate is valid only for use by Mark William Young and Beth Ann Bovino and describes the parcels appearance on August 22, 2024.

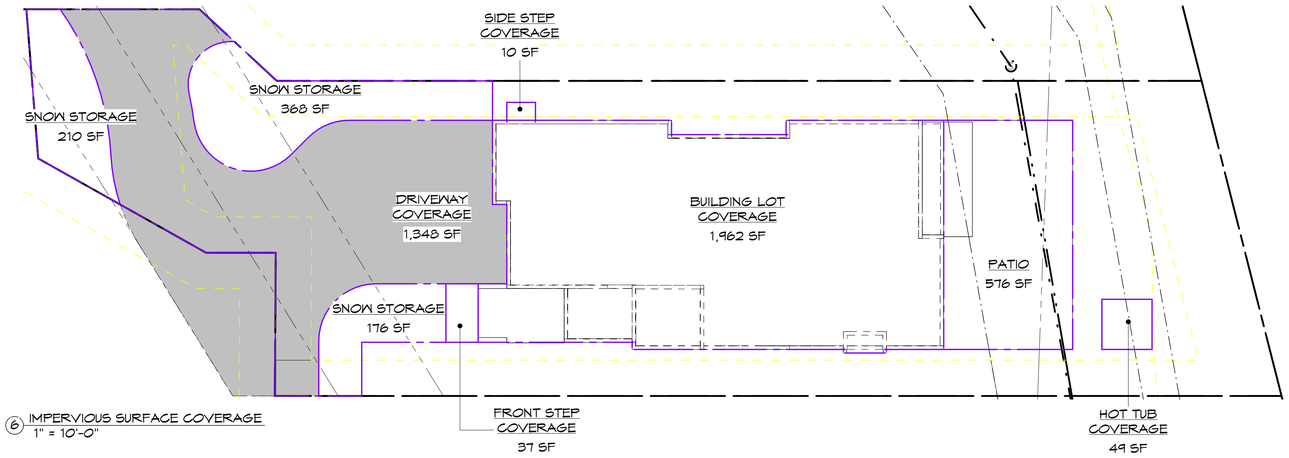
I further certify that the improvements on the above described parcel on this date, August 22, 2024, except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted

COLORADO LICENSED
RANDALL P. KIPP
38079
PROFESSIONAL LAND SURVEYOR
8-22-24

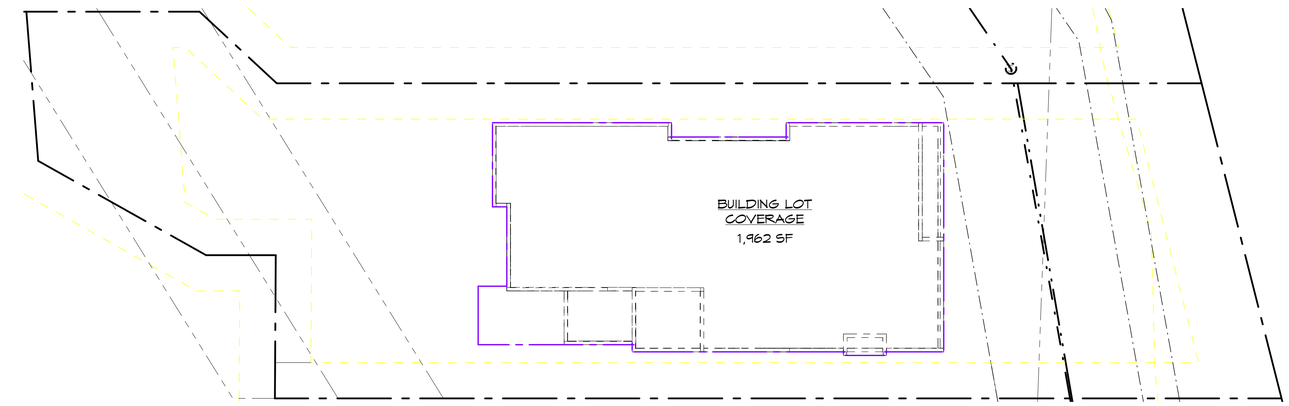
Randall P. Kipp P.L.S. #38079
Colorado Professional
Land Surveyor

Improvement Location Certificate LOT 2, *South Minturn Addition* *A Resubdivision of Lot 51* *Town of Minturn, County of Eagle, Colorado*	*KIPP LAND SURVEYING*
JOB NO.: 201129	*DATE: 08-22-2024*
SHEET 1 OF 1	*DWG NAME: 201129-LOT 2 SMA ILC*

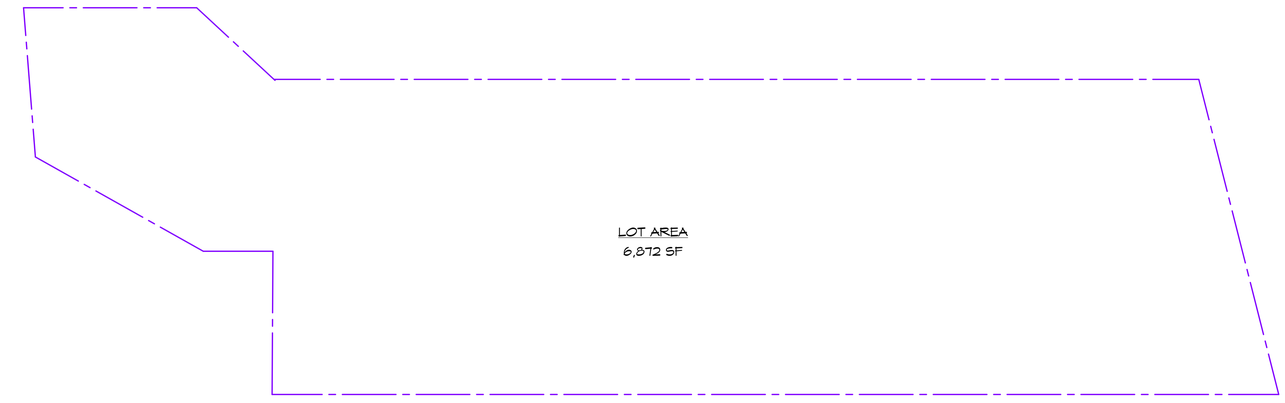
RANDY KIPP P.L.S.
P.O. Box 3154
Eagle, CO 81631
(970) 390-9540
email: randy@kipplandsurveying.com
web: kipplandsurveying.com



6 IMPERVIOUS SURFACE COVERAGE
1" = 10'-0"



5 BUILDING LOT COVERAGE
1" = 10'-0"



4 LOT AREA
1" = 10'-0"

BUILDING LOT COVERAGE

BUILDING LOT COVERAGE	1,962 SF
	1,962 SF

LOT AREA & ALLOWABLE COVERAGE

LOT AREA	BUILDING LOT COVERAGE 40%	IMPERVIOUS SURFACE COVERAGE 55%
6,872 SF	2,092 SF	3,780 SF

IMPERVIOUS SURFACE COVERAGE

DRIVEWAY COVERAGE	Not Placed
DRIVEWAY COVERAGE	Not Placed
BUILDING LOT COVERAGE	1,962 SF
DRIVEWAY COVERAGE	1,348 SF
FRONT STEP COVERAGE	37 SF
HOT TUB COVERAGE	49 SF
SIDE STEP COVERAGE	10 SF
	3,406 SF

SNOW STORAGE

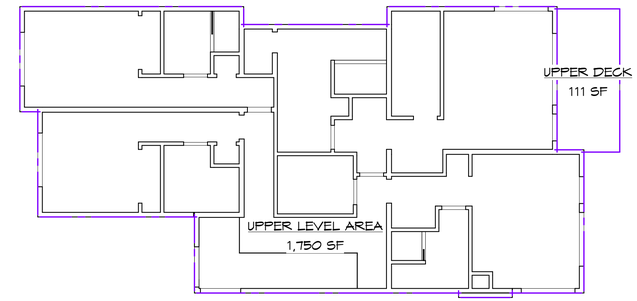
SNOW STORAGE	176 SF
SNOW STORAGE	368 SF
SNOW STORAGE	210 SF
	755 SF

LIVEABLE FLOOR AREA

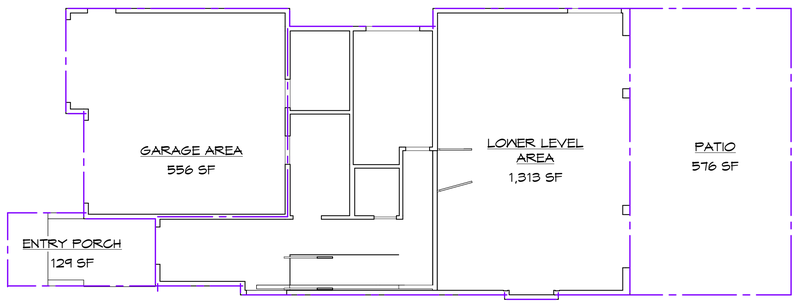
LOWER LEVEL AREA	1,313 SF
UPPER LEVEL AREA	1,750 SF
	3,063 SF

TOTAL BUILDING AREA

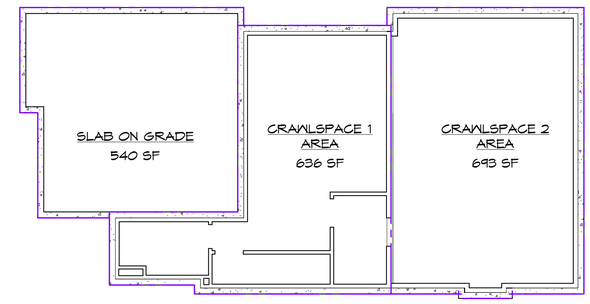
GARAGE AREA	556 SF
LOWER LEVEL AREA	1,313 SF
UPPER LEVEL AREA	1,750 SF
TOTAL BUILDING AREA	3,619 SF



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



2 LOWER LEVEL AREA PLAN
1/8" = 1'-0"



1 BASEMENT LEVEL AREA PLAN
1/8" = 1'-0"

mpp design shop, inc.
PO Box 288
Gypsum, CO 81637
(970) 390-4931
michael@mppdesignshop.com

Bovino-Young Residence

996 Main Street
Minturn, CO 81645
Parcel number: 2103-351-02-060
Lot 2, South Minturn Addition, A Resub of Lot 51

© 2024 mpp design shop, inc.
MPP DESIGN SHOP, INC., IS THE SOLE OWNER AND AUTHOR OF THE INTELLECTUAL AND PHYSICAL PROPERTY OF THE DESIGN OF THE PROJECT AND INSTRUMENTS OF SERVICE, CONSISTING OF THE DRAWINGS AND DOCUMENTS CONTAINED HEREIN. MPP DESIGN SHOP, INC., GRANTS THE CLIENT OF THE PROJECT PERMISSION TO USE THE INSTRUMENTS OF SERVICE SOLELY FOR CONSTRUCTING AND MAINTAINING THE PROJECT AT THE LOCATION INDICATED HEREIN. REUSE, REPRODUCTION OR PUBLICATION, IN WHOLE OR IN PART, OF THE INSTRUMENTS OF SERVICE, BY ANY OTHER ENTITY AND/OR AT ANY OTHER LOCATION IS PROHIBITED, AND IS A VIOLATION OF FEDERAL AND STATE COPYRIGHT LAWS.

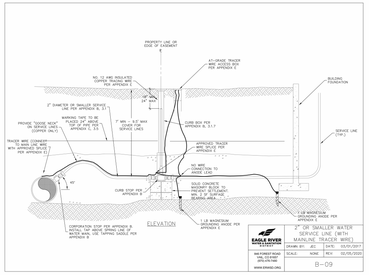
#	Description	Date
1	Progress	03/29/21
2	Building Permit	07/13/21
3	Foundation Revisions	08/01/21
5	Framing Set	01/05/22
15	Design Revisions	08/09/24
14	Driveway Revisions	09/06/24

Project Number:	2010
Designed by:	mpp
Drawn by:	mpp
Checked by:	mpp

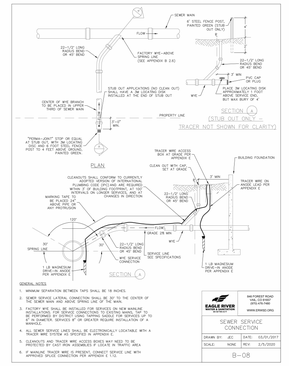
LOT & BUILDING ANALYSIS, AREAS

A001

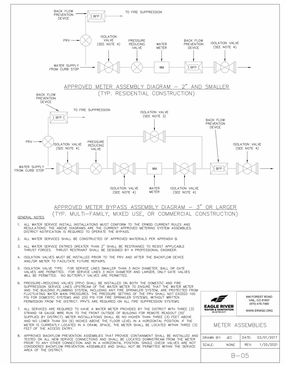
12



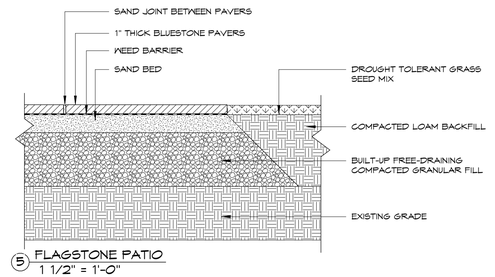
4 ERWSD DETAIL B-09



3 ERWSD DETAIL B-08



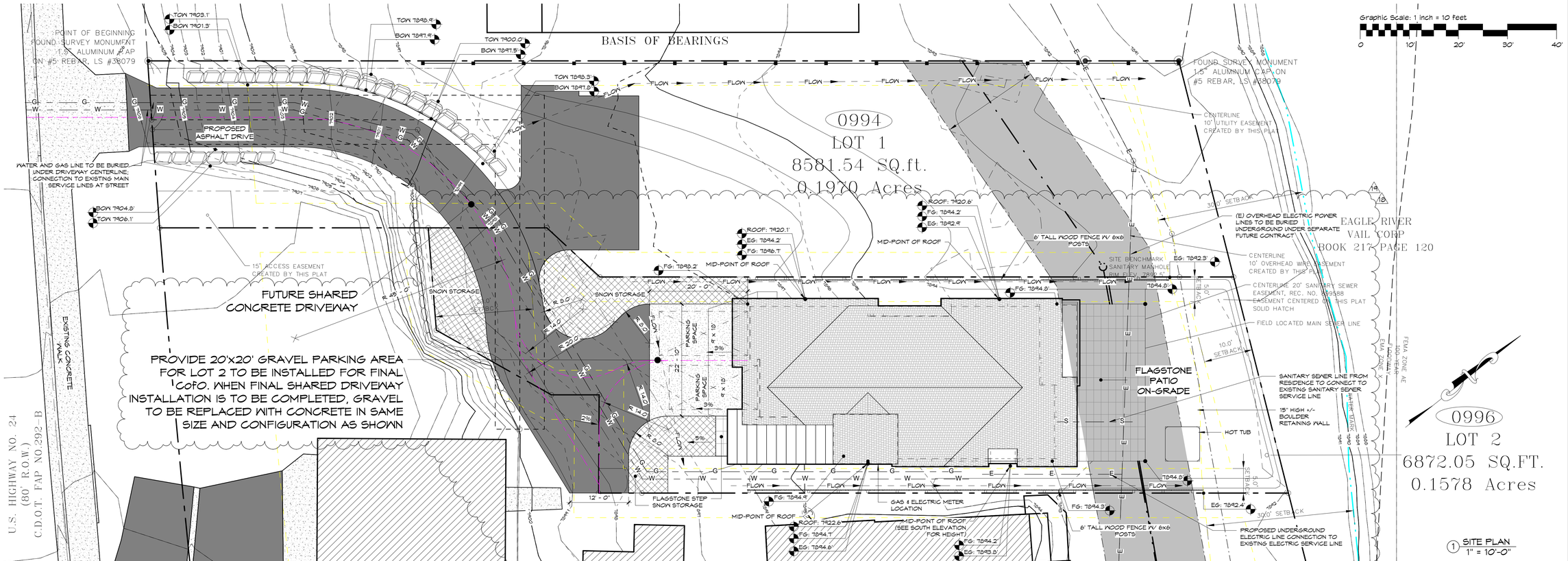
2 ERWSD DETAIL B-05



5 FLAGSTONE PATIO
1 1/2" = 1'-0"

SITE AND LANDSCAPE NOTES

1. ALL DISTURBED GROUND SURFACE WITHIN 30' LIVE STREAM SETBACK TO BE REVEGETATED WITH NATIVE GRASS AND WILD FLOWER SEED MIX; PROVIDE TEMP IRRIGATION FOR 2YR MIN, OR UNTILL ESTABLISHED.
2. ALL DISTURBED GROUND SURFACE OUTSIDE OF 30' LIVE STREAM SETBACK TO BE SEEDED WITH DROUGHT-TOLERANT BLUE GRASS SEED MIX. PROVIDE PERMANENT IRRIGATION WITH CLOCK TIMER.
3. ALL NEW TREE, SHRUB, FLOWER BED, ETC. PLANTINGS TO HAVE PERMANENT DRIP AND/OR SPRAY IRRIGATION WITH CLOCK TIMER.



1 SITE PLAN
1" = 10'-0"

mpp design shop, inc.
PO Box 288
Gypsum, CO 81637
(970) 390-4931
michael@mppdesignshop.com

Bovino-Young Residence

996 Main Street
Minturn, CO 81645
Parcel number: 2103-351-02-060
Lot 2, South Minturn Addition, A Resub of Lot 51

© 2024 mpp design shop, inc.
MPP DESIGN SHOP, INC. IS THE SOLE OWNER AND AUTHOR OF THE INTELLECTUAL AND PHYSICAL PROPERTY OF THE DESIGN OF THE PROJECT AND INSTRUMENTS OF SERVICE, CONSISTING OF THE DRAWINGS AND DOCUMENTS CONTAINED HEREIN. MPP DESIGN SHOP, INC. GRANTS THE CLIENT OF THE PROJECT PERMISSION TO USE THE INSTRUMENTS OF SERVICE SOLELY FOR CONSTRUCTING AND MAINTAINING THE PROJECT AT THE LOCATION INDICATED HEREIN. REUSE, REPRODUCTION OR PUBLICATION, IN WHOLE OR IN PART, OF THE INSTRUMENTS OF SERVICE, BY ANY OTHER ENTITY AND/OR AT ANY OTHER LOCATION IS PROHIBITED, AND IS A VIOLATION OF FEDERAL AND STATE COPYRIGHT LAWS.

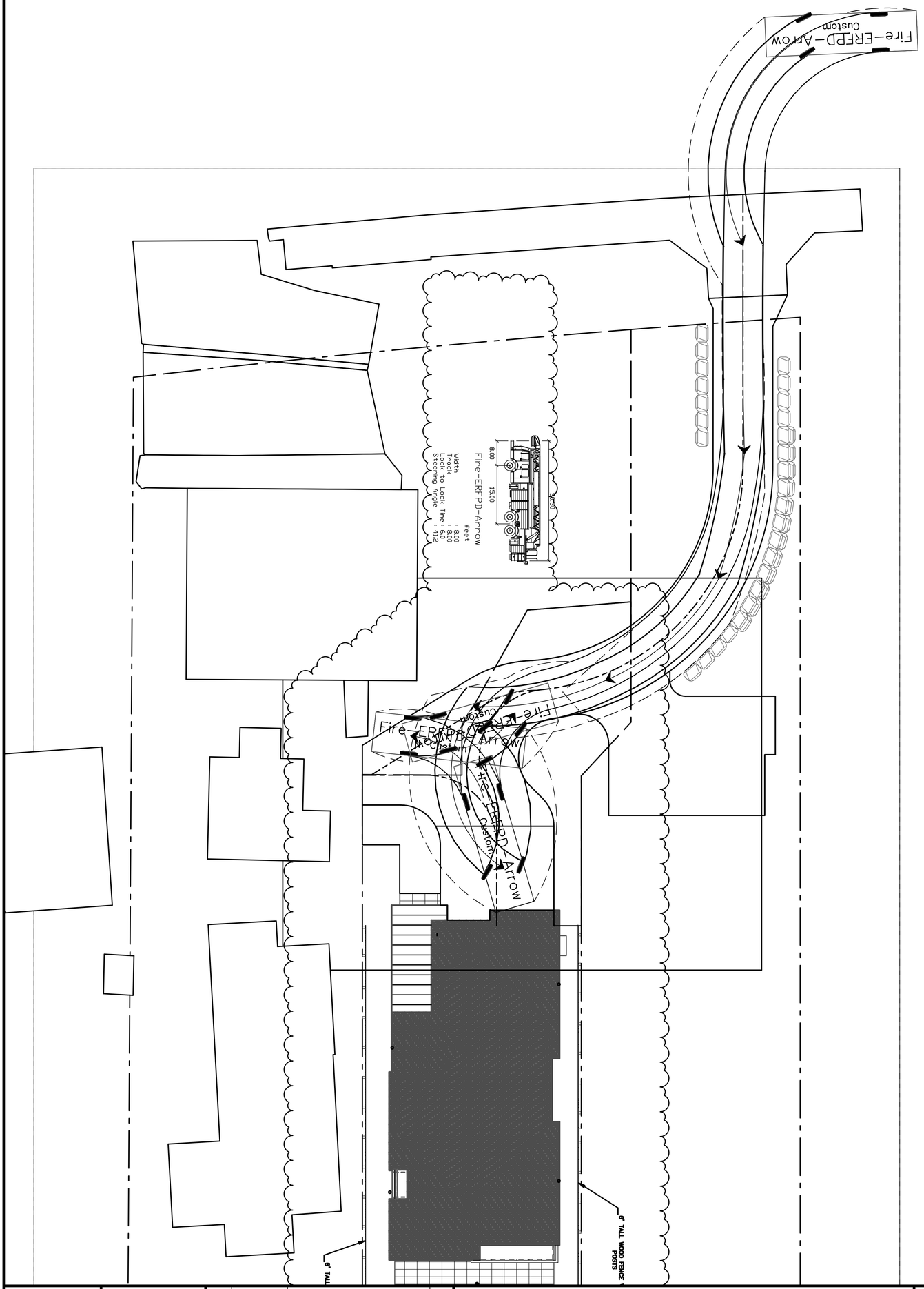
#	Description	Date
1	Progress	03/29/21
2	Building Permit	07/13/21
3	Foundation Revisions	08/01/21
5	Framing Set	01/05/22
1b	Design Revisions	08/09/24
1a	Driveway Revisions	09/06/24

Project Number:	2010
Designed by:	mpp
Drawn by:	mpp
Checked by:	mpp

SITE PLAN

AS101

O:\Mintunrn\996 Main-Sullivan- 2021\dwg\Master\Autotum-2010_Young - SITE PLAN_09-05-2024.dwg, Fri Sep 6 08:31:00 2024, AutoCAD PDF (High Quality Print).pc3



SHEET C1.0	DESIGNED XXX DRAWN XXX CHECKED XXX JOB NO. XXX DATE XX/XX/XXXX	NO. / DATE / REVISIONS / BY	**996 MAIN ST** MINTUNRN, CO FIRE EXHIBIT	ALPINE ENGINEERING INC. 34510 HWY 6 / UNIT A9 / PO BOX 97 EDWARDS CO 81632 / 970.926.3373 WWW.ALPINECIVIL.COM

Section 8, Item A.

GENERAL NOTES

1. ALL WORK SHALL BE AS SPECIFIED AND IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL CODES, LAWS, PERMITS AND ORDINANCES, AND SHALL BE PERFORMED TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP BY JOURNEYMEN OF THE APPROPRIATE TRADES.
2. THESE DOCUMENTS ARE NOT INTENDED TO INCLUDE ALL LABOR, MATERIALS, EQUIPMENT, AND SERVICES REQUIRED TO COMPLETE ALL WORK DESCRIBED HEREIN. THE GENERAL CONTRACTOR (G.C.) SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK.
3. IT IS THE RESPONSIBILITY OF THE G.C. TO BRING TO THE ATTENTION OF THE ARCHITECT ANY CONDITIONS WHICH WILL NOT PERMIT CONSTRUCTION ACCORDING TO THE INTENTIONS OF THESE CONTRACT DOCUMENTS (CDS), AND TO NOTIFY THE ARCHITECT AT ONCE IF ANY DISCREPANCIES APPEAR IN THE CDS, OR BETWEEN THE CDS AND EXISTING CONDITIONS. IT IS THE RESPONSIBILITY OF THE ARCHITECT TO PROVIDE DETAILS AND/OR DIRECTIONS REGARDING DESIGN INTENT WHERE IT IS ALTERED BY EXISTING CONDITIONS OR WHERE NEGLECTED IN THE DOCUMENTS.
4. SHOULD A CONFLICT OCCUR IN OR BETWEEN DRAWINGS AND SPECIFICATIONS, THE SPECIFICATIONS SHALL TAKE PRECEDENCE, UNLESS A WRITTEN DECISION FROM THE ARCHITECT HAS BEEN OBTAINED WHICH DESCRIBES A CLARIFICATION OR ALTERNATE METHOD AND/OR MATERIALS.
5. DIMENSIONS: A) ALL DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.; B) ALL PLAN DIMENSIONS ARE TO FACE OF CONCRETE, FACE OF STUD, AND CENTER LINE OF COLUMN/BEAM, U.O.N.; C) FLOOR TO FLOOR DIMENSIONS ARE FROM TOP OF PLYWOOD SUBSURFACE TO TOP OF PLYWOOD SUBSURFACE, U.O.N.; D) VERIFY IN FIELD (V.I.F.) ALL EXISTING CONDITIONS DIMENSIONS, LOCATIONS AND SITE CONDITIONS PRIOR TO NEW CONSTRUCTION.
6. THE G.C. SHALL SUBMIT SAMPLES OF ANY MATERIALS PROPOSED FOR SUBSTITUTION TO THE ARCHITECT FOR REVIEW AND APPROVAL BEFORE THE WORK IS TO BE PERFORMED. WORK SHALL CONFORM TO THE APPROVED SAMPLES.
7. THE G.C. SHALL SUBMIT REQUIRED SHOP DRAWINGS TO THE ARCHITECT FOR REVIEW AND APPROVAL BEFORE THE WORK IS TO BE PERFORMED. WORK SHALL CONFORM TO THE APPROVED SHOP DRAWINGS.
8. THE G.C. SHALL BE RESPONSIBLE FOR THE SAFETY AND CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION. FOR COMPLIANCE WITH FEDERAL AND STATE O.S.H.A. REGULATIONS, AND FOR THE PROTECTION OF ALL WORK UNTIL IT IS DELIVERED COMPLETED TO THE OWNER.
9. THE G.C. SHALL VERIFY AND COORDINATE ALL OPENINGS THROUGH FLOORS, CEILINGS, AND WALLS WITH ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS.
10. THE JOB SITE SHALL BE MAINTAINED IN A CLEAN, ORDERLY CONDITION, FREE OF DEBRIS AND LITTER, AND SHALL NOT BE UNREASONABLY ENCUMBERED. EACH SUB-CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS AS OF RESULT OF HIS/HER OPERATION UPON COMPLETION OF HIS-HER WORK.
11. THE G.C. SHALL PERFORM ALL PHASES OF CONSTRUCTION SUCH THAT ALL NEW CONSTRUCTION FITS FLUSH AND SEAMLESSLY WITH ADJACENT EXISTING CONDITIONS, AND SHALL NOT ENDANGER ANY EXISTING CONDITIONS OR OTHER WORK.
12. THE G.C. SHALL PROVIDE ALL NEGESSARY BLOCKING, BACKING, AND FRAMING FOR LIGHT FIXTURES, ELECTRICAL UNITS, A.C. EQUIPMENT, RECESSED ITEMS, AND ALL OTHER ITEMS AS REQUIRED.
13. ALL CONSTRUCTION, STAGING, CONTRACTOR PARKING AND MATERIALS STORAGE SHALL BE CONFINED TO THE LIMITS OF THE EXISTING DRIVEWAY AND THE IMMEDIATE PERIMETER OF THE EXISTING BUILDING. ALL ACTIVITY PERFORMED AS PART OF THIS PROJECT SHALL BE CONTAINED ON THE PROJECT PROPERTY.
14. CHANGES TO THESE CONTRACT DOCUMENTS SHALL BE NOTED IN THE FIELD AND MAINTAINED ON-SITE FOR THE DURATION OF THE PROJECT FOR CONSTRUCTION OBSERVATION.
15. AS-BUILT DRAWINGS WILL BE PROVIDED TO THE TOWN/COUNTY, IF REQUIRED.
16. UTILITY METER LOCATIONS TO BE APPROVED BY UTILITY COMPANIES.
17. ALL INTERIOR NON-BEARING WALLS TO BE 2x4, U.O.N.
18. ALL INTERIOR BEARING WALLS TO BE 2x6, U.O.N. SEE STRUCTURAL DNG'S FOR SPEC'S
19. ALL EXTERIOR WALLS TO BE 2x6, U.O.N. SEE STRUCTURAL DNG'S FOR SPEC'S
20. ALL HORIZONTAL FRAMING DIMENSIONS ARE TO THE FACE OF WOOD FRAMING, U.O.N.
21. ALL VERTICAL FRAMING DIMENSIONS ARE FROM THE T.O. PLYWOOD, U.O.N.
22. ALL HORIZONTAL DIMENSIONS FOR OPENINGS ARE TO THE CENTER LINE OF R.O.
23. ALL VERTICAL DIMENSIONS FOR OPENINGS ARE TO THE TOP OF R.O.

SITE NOTES

1. THE GENERAL CONTRACTOR SHALL PROVIDE EROSION CONTROL IN CONFORMANCE WITH TOWN/COUNTY GUIDELINES.
2. THE CONSTRUCTION LIMIT LINE IS THE CONTRACT LINE. DO NOT DISTURB ANY EXISTING TREES OR VEGETATION DESIGNATED TO REMAIN OR LOCATED OUTSIDE OF THE CONSTRUCTION LIMIT LINE WITHOUT APPROVAL OF THE OWNER AND THE TOWN/COUNTY.
3. THE GENERAL CONTRACTOR SHALL VERIFY EXISTING SITE INFORMATION, INCLUDING STRUCTURES, UTILITIES, PROPERTY LINES, LIMITS OF ROADWAYS, AND CURBS AND GUTTERS THAT MAY AFFECT THE SCOPE OF WORK PRIOR TO BEGINNING SITE CONSTRUCTION.
4. EXISTING UTILITIES ARE INDICATED FOR INFORMATION ONLY AND NOT INTENDED TO SHOW EXACT LOCATION. THE ARCHITECT IS NOT RESPONSIBLE FOR THE LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES, OR ANYTHING NOT SHOWN OR DETAILED AND INSTALLED BY ANY OTHER CONTRACT. THE GENERAL CONTRACTOR SHALL LOCATE ALL UTILITIES AND MAINTAIN THE LOCATION DURING ALL PHASES OF THE WORK. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO UTILITIES OR STRUCTURES AND ANY INJURIES THEREFROM. RESTORATION OF ANY UTILITIES DAMAGED BY THE GENERAL CONTRACTOR SHALL BE AT THE GENERAL CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.
5. CONFORM TO EAGLE RIVER WATER AND SANITATION DISTRICT SPECIFICATIONS FOR SEWER CONSTRUCTION. PROVIDE SEWER CLEANOUT WITH LOCATION TO BE REVIEWED BY TOWN ENGINEER.
6. THE GENERAL CONTRACTOR SHALL PROVIDE DRAWINGS SHOWING PROPOSED UTILITY SERVICE CONNECTIONS FOR THE ENGINEER'S REVIEW PRIOR TO CONSTRUCTION.
7. ROAD CUTS AND ANY OTHER CONSTRUCTION IN ROAD RIGHT-OF-WAY SHALL CONFORM TO TOWN GUIDELINES.
8. ALL COMPACTION SHALL BE IN ACCORDANCE WITH THE SOILS REPORT PREPARED BY THE GEOTECHNICAL ENGINEER.
9. PROVIDE WRITTEN NOTIFICATION OF ALL DISCREPANCIES BETWEEN EXISTING AND PROPOSED SITE IMPROVEMENTS.
10. CONTRACTOR(S) SHALL TAKE ALL NECESSARY STEPS AS REQUIRED TO PROPERLY PROTECT AND MAINTAIN HIS WORK FOR THE DURATION OF THIS CONTRACT.
11. THESE DRAWINGS DO NOT SPECIFY SAFETY MATERIALS, EQUIPMENT, METHODS OR SEQUENCING, TO PROTECT PERSONS AND PROPERTY. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO DIRECT AND IMPLEMENT SAFETY OPERATIONS AND PROCEDURES TO PROTECT THE OWNER, OTHER CONTRACTORS, THE PUBLIC AND OTHERS.
12. ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
13. CONTRACTOR(S) SHALL EMPLOY A LICENSED SURVEYOR TO ESTABLISH ALL WORK LINES.
14. CONTRACTOR(S) SHALL STAKE OUT ALL AREAS, INCLUDING WALKS, PAVEMENTS, WALLS, POOLS AND FENCES AND SHALL OBTAIN THE APPROVAL OF THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
15. CONFLICTS OR DISCREPANCIES WITH GRADES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY AND PRIOR TO PROCEEDING WITH WORK.
16. ALL FINISHED GRADES SHALL PROVIDE FOR NATURAL RUNOFF OF WATER WITHOUT LOW SPOTS OR POCKETS. SET FLOW LINES ACCURATELY AND PROVIDE A MINIMUM 2.5% GRADIENT UNLESS OTHERWISE NOTED.
17. GRADUALLY ROUND OFF TOPS AND TOES OF ALL PLANTED SLOPES, UNLESS SHOWN OTHERWISE IN GRADING DETAILS.
18. GRADE AWAY FROM ALL BUILDINGS AT A MINIMUM SLOPE OF 10% IN UNPAVED AREAS AND MINIMUM SLOPE OF 2% IN PAVED AREAS.
19. CLEANOUTS SHALL BE PROVIDED FOR ALL CHANGES IN LINES AND/OR GRADE OR THE SANITARY SEWER SERVICE.
20. CONFORM TO TOWN/COUNTY STANDARDS FOR WATER CONSTRUCTION. MAINTAIN 10 FEET MINIMUM SEPARATION BETWEEN WATER AND SEWER UNDERGROUND SERVICE PIPES. MAINTAIN SEVEN FEET MINIMUM COVER AT UNDERGROUND WATER SERVICE AND ASSOCIATED LINES. NEW CURB STOPS AND SERVICE LINES SHALL BE INSTALLED FOR EACH UNIT. CURB STOPS SHALL LOCATED ON THE PROPERTY LINE IN A SPOT APPROVED BY THE TOWN PUBLIC WORKS DIRECTOR.
21. IF UTILITY CONNECTION POINTS ARE NOT KNOWN AT THE TIME OF BUILDING PERMIT SUBMISSION, LOCATIONS TO BE COORDINATED AND APPROVED BY TOWN/COUNTY AND SERVICE PROVIDERS IN ADVANCE.

ENERGY CODE NOTES

GC TO COMPLY WITH ALL REQUIREMENTS OF THE 2018 INTERNATIONAL BUILDING CODE, THE 2018 INTERNATIONAL RESIDENTIAL CODE, AND THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE, AS WELL AS ANY AMENDMENTS ADOPTED BY THE TOWN'S AND/OR COUNTY'S MUNICIAPL CODE REQUIREMENTS, INCLUDING BUT NOT LIMITED TO;

CLIMATE ZONE	6B
FENESTRATION U-FACTOR	0.30
SKYLIGHT U-FACTOR	0.55
CEILING R-VALUE	49
WOOD FRAME WALL R-VALUE	20+5 OR 13+10 - CAVITY + CONTINUOUS EXTERIOR
MASS WALL R-VALUE	15/20
FLOOR R-VALUE	30
BASEMENT WALL R-VALUE	15/19 - CONTINUOUS + CAVITY
SLAB R-VALUE & DEPTH	10, 4'
CRAWL SPACE WALL R-VALUE	15/19 - CONTINUOUS + CAVITY
HEATED SLAB ON GRADE R-VALUE	5, 4'

ABBREVIATIONS

#	AND
@	AT
AB	ANCHOR BOLT
AC	AIR CONDITIONING
ACC	ACCESSIBLE
ACOUST	ACOUSTICAL
ACT	ACOUSTIC CEILING TILE
AD	AREA DRAIN
ADJ	ADJACENT
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AGGR	AGGREGATE
ALT	ALTERNATE
ALUM	ALUMINUM
ANOD	ANODIZED
APC	ACOUSTICAL PANEL CEILING
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
ASPH	ASPHALT
ATTN	ATTENTION
AUTO	AUTOMATIC
AV	AUDIOVISUAL
BD	BOARD
BIT	BITUMINOUS
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BM	BEAM
BO	BOTTOM OF
BOT	BOTTOM
BRG	BEARING
BRK	BRICK
BRKT	BRACKET
BSMNT	BASEMENT
C	CHANNEL
CAB	CABINET
CAT	CATEGORY
CB	CATCH BASIN
CB	CEMENT BOARD
CBU	CEMENTITIOUS BACKER UNIT
CC	CENTER TO CENTER
CCTV	CLOSED CIRCUIT TELEVISION
CEM	CEMENT
CER	CERAMIC
CG	CORNER GUARD
CH	CHILLER
CI	CAST IRON
CIP	CAST-IN-PLACE
CJ	CONTROL JOINT
CL	CENTERLINE
CLG	CEILING
CLR	CLEAR
CNTR	COUNTER
CO	CLEANOUT
COL	COLUMN
CONC	CONCRETE
COND	CONDITION
CONN	CONNECTION
CONST	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
COORD	COORDINATE
CORR	CORRIDOR
CPT	CARPET
CT	CERAMIC TILE
CTR	CENTER
CTSK	COUNTERSUNK
CW	COLD WATER
(D)	DEMOLISH OR DEMOLITION
D	DEEP, DEPTH
DBL	DOUBLE
DEG	DEGREE
DEMO	DEMOLISH OR DEMOLITION
DEPT	DEPARTMENT
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIFF	DIFFUSER
DIM	DIMENSION
DIMS	DIMENSIONS
DISP	DISPENSER
DIV	DIVISION
DMPF	DAMP PROOFING
DN	DOWN
DO	DOOR OPENING
DR	DOOR
DRN	DRAIN
DS	DOWNSPOUT
DS	DOWN SPOUT
DTL	DETAIL
DW	DISHWASHER
DWG	DRAWING
DWR	DRAWER
(E)	EXISTING
CMU	CONCRETE MASONRY UNIT
E	EAST
EA	EACH
EB	EXPANSION BOLT
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EMER	EMERGENCY
ENCL	ENCLOSURE
ENG	ENGINEER
EP	ELECTRICAL PANEL
EPDM	ETHYLENE PROPYLENE DIENE M-CLASS
EQ	EQUAL
EQUIP	EQUIPMENT
EXH	EXHAUST
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
FA	FIRE ALARM
FB	FACE BRICK
FD	FLOOR DRAIN
FD	FLOOR DRAIN OR FIRE DEPARTMENT
FDC	FIRE DEPARTMENT CONNECTION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF&E	FURNITURE, FIXTURES AND EQUIPMENT
FFB	FLUSH FLOOR BOX
FFEL	FINISH FLOOR ELEVATION
FH	FLAT HEAD
FHC	FIRE HOSE CABINET
FIN	FINISH
FIXT	FIXTURE
FLASH	FLASHING
FLR	FLOOR
FLUOR	FLUORESCENT

ABBREVIATIONS

FND	FOUNDATION
FO	FACE OF
FP	FIRE PROTECTION
FPG	FIREPROOFING
FR	FIRE RESISTANT
FRC	FIBER REINFORCED CONCRETE
FRT	FIRE RETARDANT TREATED
FT	FEET/FOOT
FTG	FOOTING
FURN	FURNITURE
FURR	FURRING
FVC	FABRIC WALL GOVERING
FWP	FABRIC WRAPPED PANEL
GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACT(OR)
GEN	GENERAL
GFRC	GLASS FIBER REINFORCED CONCRETE
GL	GLASS
GLAZ	GLAZING
GRAN	GRANULAR
GRD	GROUND
GRFG	GLASS FIBER REINFORCED GYPSUM
GSM	GALVANIZED SHEET METAL
GV	GAS VALVE
GWB	GYPSUM WALL BOARD
GYP	GYPSUM
H	HIGH/HEIGHT
HB	HOSE BIBB
HC	HANDICAPPED
HDWD	HARDWOOD
HDWR	HARDWARE
HGT	HEIGHT
HM	HOLLOW METAL
HNDRL	HANDRAIL
HO	HOLD OPEN
HORIZ	HORIZONTAL
HR	HOUR
HRC	HOSE REEL CABINET
HTG	HEATING
HVAC	HEATING VENTILATION AND AIR CONDITIONING
HW	HOT WATER
ID	INSIDE DIAMETER
IN	INCH/INCHES
INCAND	INCANDESCENT
INCL	INCLUDED/INCLUDING
INFO	INFORMATION
INSUL	INSULATION
INSUL	INSULATED OR INSULATION
INT	INTERIOR
INTERM	INTERMEDIATE
INV	INVERT
JAN	JANITOR
JC	JANITOR'S CLOSET
JST	JOIST
JT	JOINT
KIT	KITCHEN
KO	KNOCK OUT
LAM	LAMINATE
LAV	LAVATORY
LB	POUNDS
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LT	LIGHT

ABBREVIATIONS

PR	PAIR
PREFAB	PREFABRICATED
PROJ	PROJECT
PSF	POUNDS PER SQUARE FOOT
PT	POINT
PT	PRESSURE TREATED
PTD	PAINTED
PTN	PARTITION
PVC	POLYVINYL CHLORIDE
QT	QUARRY TILE
QTY	QUANTITY
R	RADIUS/RISER
RA	RETURN AIR
RAD	RADIUS
RB	RESILIENT BASE
RBR	RUBBER
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REC	RECESSED
RECPT	RECEPTACLE
REF	REFERENCE
REFR	REFRIGERATOR
REG	REGISTER
REINF	REINFORCED REINFORCING
REL	RELOCATE
REM	REMOVABLE
REQM	RECOMMENDED
REQ	REQUIRE/REQUIRED
REQD	REQUIRED
RESIL	RESILIENT
REV	REVISION/REVISED
RM	ROOM
RO	ROUGH OPENING
RTD	RATED
RTG	RATING
RWL	RAIN WATER LEADER
S	SOUTH
SA	SUPPLY AIR
SAF	SELF ADHERED FLASHING
SC	SOLID CORE
SCHED	SCHEDULE
SD	STORM DRAIN
SECT	SECTION
SF	SQUARE FEET/FOOT
SH	SPRINKLER HEAD
SHR	SHOWER
SHT	SHEET
SIM	SIMILAR
SM	SHEET METAL
SM	SURFACE MOUNTED
SP	STANDPIPE
SPEC	SPECIFIED OR SPECIFICATION
SPK	SPRINKLER OR SPEAKER
SPKR	SPEAKER
SQ	SQUARE
SS	STAINLESS STEEL
SSK	SERVICE SINK
STA	STATION
STC	SOUND TRANSMISSION COEFFICIENT
STL	STEEL
STOR	STORAGE
STRG	STRINGER
STRUCT	STRUCTURE OR STRUCTURAL
SUBCAT	SUBCATEGORY
SUSP	SUSPENDED
SYM	SYMMETRICAL
SYS	SYSTEM
T	TREAD
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
TB	TOWEL BAR
TEL	TELEPHONE/TELECOM
TELE	TELEPHONE
TEMP	TEMPERATURE
TEMP	TEMPORARY
THK	THICKNESS
THRU	THROUGH
TKBD	TACK BOARD
TLT	TOILET
TMPD	TEMPERED
TO	TOP OF
TOB	TOP OF BEAM
TOC	TOP OF CONCRETE
TOS	TOP OF STEEL
TS	TUBE STEEL
TV	TELEVISION
TYP	TYPICAL
UNFIN	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
UON	UNLESS OTHERWISE NOTED
URNL	URINAL
VAC	VENTILATION AND AIR CONDITIONING
VAR	VARIES
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
VP	VISION PANEL
VR	VAPOR RETARDER
VT	VINYL TILE
VWC	VINYL WALL GOVERING
W	WIDE/WEST
W/	WITH
W/O	WITHOUT
WC	WATER CLOSET
WD	WOOD
WIN	WINDOW
WM	WIRE MESH
WP	WATERPROOF/WATERPROOFING
WPM	WATERPROOF MEMBRANE
WS	WEATHER-STRIPPING
WSCT	WAINSCOT
WT	WEIGHT
WV	WATER VALVE
WWF	WELDED WIRE FABRIC
WWM	WELDED WIRE MESH

PROJECT DIRECTORY

Project Address
996 Main Street
Minturn, CO 81645
Parcel Number: 2103-351-02-060
Lot 2, South Minturn Addition, A Resubdivision of Lot 51

Owner
Beth Ann Bovino and Mark Young
28 Midwood Street
Brooklyn, NY 11225
(713) 503-6466
markyoung@andrewskurth.com

Architect
mpp design shop, inc.
Michael Pukas
PO Box 288
Gypsum, CO 81637
(970) 390-4931
michael@mppdesignshop.com

General Contractor
Minturn Real Estate and Development
Tom Sullivan
PO Box 820
Minturn, CO 81645
(970) 376-2167
minturnrentals@gmail.com

Structural Engineer
Sundquist Design Group
Joe Sundquist
PO Box 676
Conifer, CO 80433
(303) 941-7651
joe@sundquistdesign.com

Civil Engineer
Alpine Engineering, Inc.
Matt Nadey
PO Box 97
Edwards, CO 81632
(970) 926-3373
Nadey@alpineciv1.com

Geo-Tech Engineer
LKP Engineering, Inc.
Luiza Petrovska
PO Box 724
Eagle, CO 81631
(970) 390-0307
Luiza@lkpeng.com

Land Surveyor
Kipp Land Surveying, LLC
Randy Kipp
PO Box 3154
Eagle, CO 81631
(970) 390-4540
randy@kipplandsurveying.com

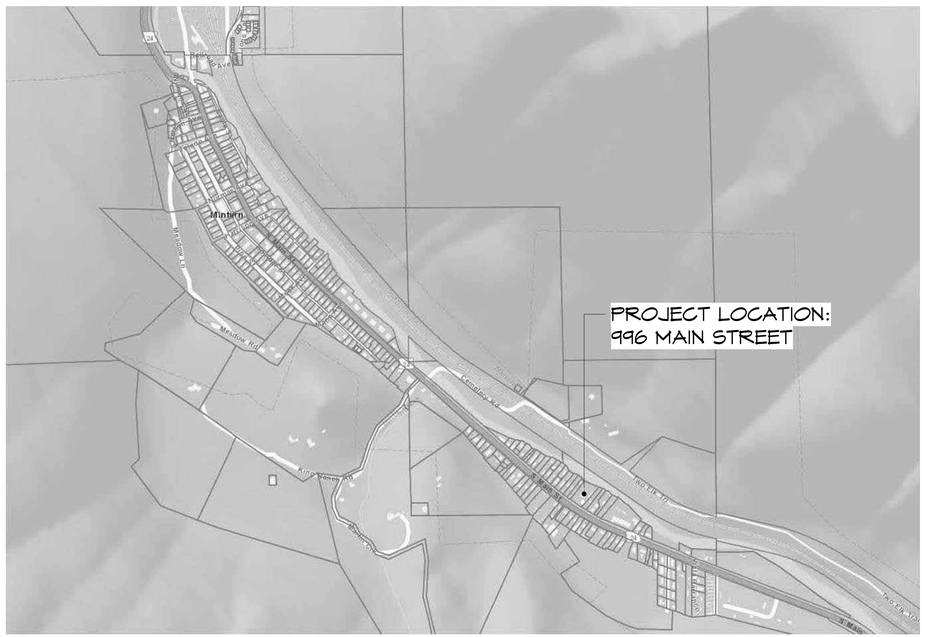
SHEET INDEX - Revisions

.	COVER
01	AERIAL VIEWS
02	PERSPECTIVE VIEWS
AS101	SITE PLAN
AS102	LANDSCAPE PLAN
A001	LOT & BUILDING ANALYSIS, AREAS
A103	LOWER LEVEL FLOOR PLAN
A104	UPPER LEVEL FLOOR PLAN
A105	ROOF PLAN
A201	WEST & NORTH ELEVATIONS
A202	EAST & SOUTH ELEVATIONS



ENERGY CODE COMPLIANCE NOTES

1. ENERGY CODE REQUIREMENTS TO BE MET USING THE PRESCRIPTIVE METHOD AS OUTLINED IN THE 2018 INTERNATIONAL BUILDING CODE, THE 2018 INTERNATIONAL RESIDENTIAL CODE AND THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE
2. IRC TABLE N1102.1.2 (R402.1.2):
   A. ALL EXTERIOR WINDOWS AND DOORS TO HAVE A U-FACTOR OF <=0.30
   B. UNVENTED CEILINGS TO RECEIVE 5" R-35 SPRAY FOAM CAVITY INSULATION PLUS R-19 UNFACED BATT CAVITY INSULATION FOR TOTAL VALUE OF R-54
   C. ALL EXTERIOR WALLS TO BE 2x6 @ 16" O.C. WOOD FRAMED WITH R-23 MIN B.I.B. CAVITY INSULATION
   D. ALL CONCRETE WALLS ADJACENT TO CONDITIONED INTERIOR LIVING SPACE TO RECEIVE 2x4 @ 24" O.C. FURRED WALL WITH 1" MIN AIR SPACE, R-19 MIN CAVITY BATT INSULATION
   E. FLOORS OVER UNCONDITIONED CRAWL SPACES TO RECEIVE R-38 UNFACED BATT CAVITY INSULATION
   F. ALL CRAWL SPACE WALLS TO RECEIVE R-15 CONTINUOUS BLANKET INSULATION FROM TOP OF FOOTING TO UNDERSIDE OF FLOOR FRAMING
3. IRC 402.4.1.1: ALL AIR BARRIER AND THERMAL BARRIERS TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS
4. IRC 402.4.5: ALL IC-RATED RECESSED LIGHTING FIXTURES TO BE SEALED AT HOUSING/INTERIOR FINISH AND LABELED TO INDICATE <= 2.0 CFM LEAKAGE AT 75 Pa.
5. IRC 403.6: AUTOMATIC OR GRAVITY DAMPERS ARE INSTALLED ON ALL OUTDOORS AIR INTAKES AND EXHAUSTS
6. IRC 402.4.1.2: BLOWER DOOR TEST @ 50 Pa. <=5 ACH IN CLIMATE ZONE 7
7. IRC 303.2: CONDITIONED BASEMENT WALL INSULATION INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
8. IRC 303.2: UNVENTED CRAWL SPACE WALL INSULATION INSTALLED PER MANUFACTURER'S INSTRUCTIONS
9. IRC 303.2, 402.2.1: FLOOR INSULATION INSTALLED PER MANUFACTURER'S INSTRUCTIONS AND IN SUBSTANTIAL CONTACT WITH THE UNDERSIDE OF THE SUBFLOOR, OR FLOOR FRAMING CAVITY INSULATION IS IN CONTACT WITH THE TOP SIDE OF SHEATHING, OR CONTINUOUS INSULATION IS INSTALLED ON THE UNDERSIDE OF FLOOR FRAMING AND EXTENDS FROM THE BOTTOM TO THE TOP OF ALL PERIMETER FLOOR FRAMING MEMBERS
10. IRC 303.2: WALL INSULATION TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS
11. IRC 303.1.1.1, 303.2: CEILING INSULATION INSTALLED PER MANUFACTURER'S INSTRUCTIONS. BLOWN INSULATION MARKED EVERY 300 FT2
12. IRC 402.2.4: ATTIC ACCESS HATCH AND DOOR INSULATION => R-VALUE OF THE ADJACENT ASSEMBLY



mpp design shop, inc.
PO Box 288
Gypsum, CO 81637
(970) 390-4931
michael@mppdesignshop.com

Bovino-Young Residence
996 Main Street
Minturn, CO 81645
Parcel number: 2103-351-02-060
Lot 2, South Minturn Addition, A Resub of Lot 51

© 2024 mpp design shop, inc.
MPP DESIGN SHOP, INC. IS THE SOLE OWNER AND AUTHOR OF THE INTELLECTUAL AND PHYSICAL PROPERTY OF THE DESIGN OF THE PROJECT AND INSTRUMENTS OF SERVICE, CONSISTING OF THE DRAWINGS AND DOCUMENTS CONTAINED HEREIN. MPP DESIGN SHOP, INC. GRANTS THE CLIENT OF THE PROJECT PERMISSION TO USE THE INSTRUMENTS OF SERVICE SOLELY FOR CONSTRUCTING AND MAINTAINING THE PROJECT AT THE LOCATION INDICATED HEREIN. REUSE, REPRODUCTION OR PUBLICATION, IN WHOLE OR IN PART, OF THE INSTRUMENTS OF SERVICE, BY ANY OTHER ENTITY AND/OR AT ANY OTHER LOCATION IS PROHIBITED, AND IS A VIOLATION OF FEDERAL AND STATE COPYRIGHT LAWS.

#	Description	Date
1	Progress	03/29/21
2	Building Permit	07/13/21
3	Foundation Revisions	08/01/21
5	Framing Set	01/05/22
6	Interior Doors	05/26/22
10	Design Revisions	08/09/24

Project Number:	2010
Designed by:	mpp
Drawn by:	mpp
Checked by:	mpp

COVER



4 AERIAL VIEW NORTHWEST



2 AERIAL VIEW NORTHEAST



3 AERIAL VIEW SOUTHWEST



1 AERIAL VIEW SOUTHEAST

mpp design shop, inc.
PO Box 288
Gypsum, CO 81637
(970) 390-4931
michael@mppdesignshop.com

Bovino-Young Residence

996 Main Street
Minturn, CO 81645
Parcel number: 2103-351-02-060
Lot 2, South Minturn Addition, A Resub of Lot 51

© 2024 mpp design shop, inc.
MPP DESIGN SHOP, INC. IS THE SOLE OWNER AND AUTHOR OF THE INTELLECTUAL AND PHYSICAL PROPERTY OF THE DESIGN OF THE PROJECT AND INSTRUMENTS OF SERVICE, CONSISTING OF THE DRAWINGS AND DOCUMENTS CONTAINED HEREIN. MPP DESIGN SHOP, INC. GRANTS THE CLIENT OF THE PROJECT PERMISSION TO USE THE INSTRUMENTS OF SERVICE SOLELY FOR CONSTRUCTING AND MAINTAINING THE PROJECT AT THE LOCATION INDICATED HEREIN. REUSE, REPRODUCTION OR PUBLICATION, IN WHOLE OR IN PART, OF THE INSTRUMENTS OF SERVICE, BY ANY OTHER ENTITY AND/OR AT ANY OTHER LOCATION IS PROHIBITED, AND IS A VIOLATION OF FEDERAL AND STATE COPYRIGHT LAWS.

#	Description	Date
1	Progress	03/29/21
2	Building Permit	07/13/21
3	Foundation Revisions	08/01/21
5	Framing Set	01/05/22
7	Window Revisions	03/21/22
12	Exterior Revisions	08/15/22
16	Exterior Revisions	01/04/23
18	Design Revisions	08/09/24

Project Number:	2010
Designed by:	mpp
Drawn by:	mpp
Checked by:	mpp

AERIAL VIEWS

01



4 PERSPECTIVE NORTHWEST



2 PERSPECTIVE NORTHEAST



3 PERSPECTIVE SOUTHWEST



1 PERSPECTIVE SOUTHEAST

mpp design shop, inc.
PO Box 288
Gypsum, CO 81637
(970) 390-4931
michael@mppdesignshop.com

Bovino-Young Residence

996 Main Street
Minturn, CO 81645
Parcel number: 2103-351-02-060
Lot 2, South Minturn Addition, A Resub of Lot 51

© 2024 mpp design shop, inc.
MPP DESIGN SHOP, INC. IS THE SOLE OWNER AND AUTHOR OF THE INTELLECTUAL AND PHYSICAL PROPERTY OF THE DESIGN OF THE PROJECT AND INSTRUMENTS OF SERVICE, CONSISTING OF THE DRAWINGS AND DOCUMENTS CONTAINED HEREIN. MPP DESIGN SHOP, INC. GRANTS THE CLIENT OF THE PROJECT PERMISSION TO USE THE INSTRUMENTS OF SERVICE SOLELY FOR CONSTRUCTING AND MAINTAINING THE PROJECT AT THE LOCATION INDICATED HEREIN. REUSE, REPRODUCTION OR PUBLICATION, IN WHOLE OR IN PART, OF THE INSTRUMENTS OF SERVICE, BY ANY OTHER ENTITY AND/OR AT ANY OTHER LOCATION IS PROHIBITED, AND IS A VIOLATION OF FEDERAL AND STATE COPYRIGHT LAWS.

#	Description	Date
1	Progress	03/29/21
2	Building Permit	07/13/21
3	Foundation Revisions	08/01/21
5	Framing Set	01/25/22
7	Window Revisions	03/21/22
12	Exterior Revisions	08/15/22
16	Exterior Revisions	01/04/23
18	Design Revisions	08/09/24

Project Number:	2010
Designed by:	mpp
Drawn by:	mpp
Checked by:	mpp

PERSPECTIVE VIEWS

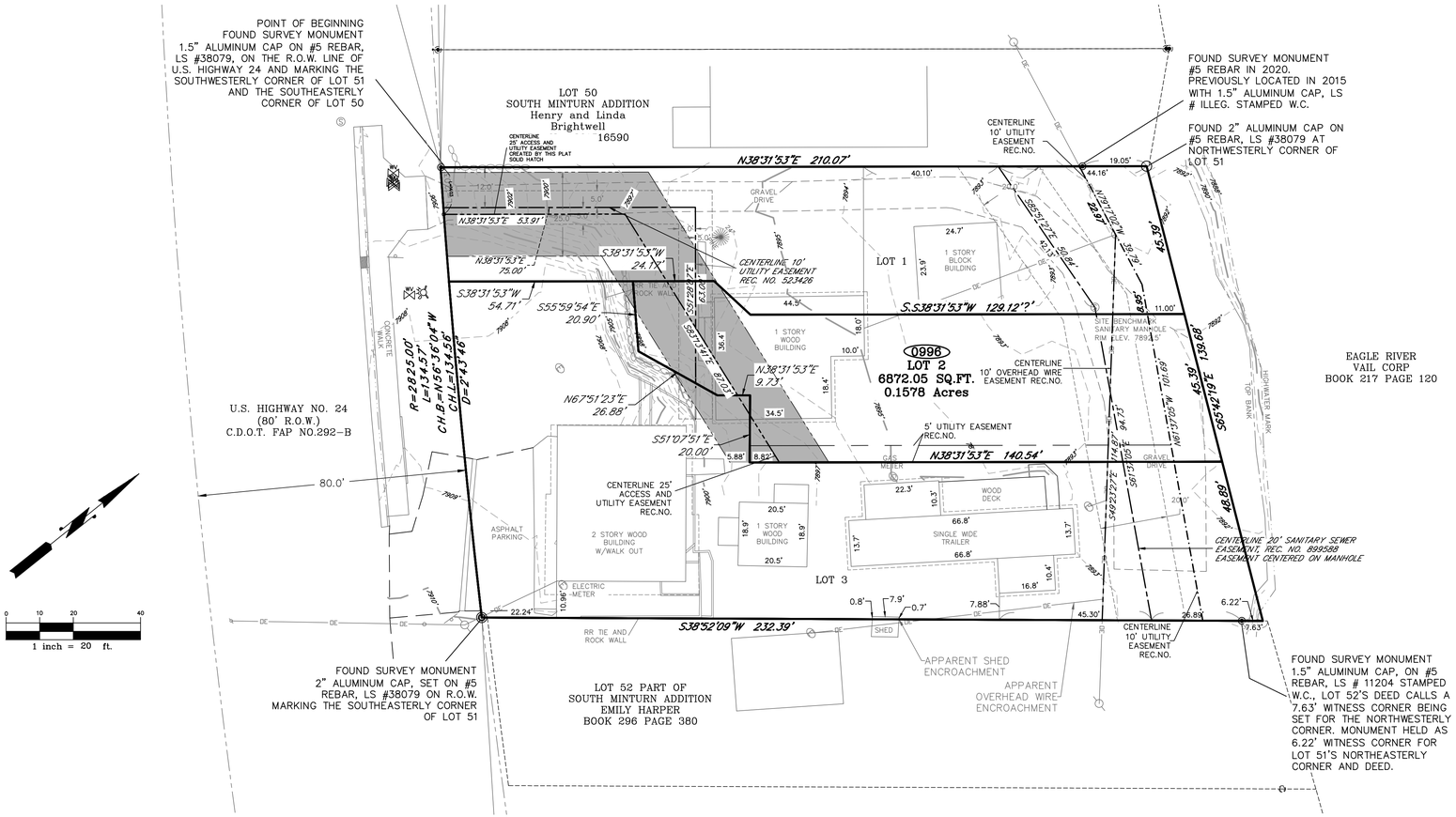
02

TOPOGRAPHIC SURVEY

LOT 2

SOUTH MINTURN ADDITION, A RESUBDIVISION LOT 51

TOWN OF MINTURN, COUNTY OF EAGLE, STATE OF COLORADO



PROPERTY DESCRIPTION:

LOT 2, SOUTH MINTURN ADDITION, A RESUBDIVISION OF LOT 51, according to the final plat thereof recorded _____ at Rec.No. _____ at the Eagle County Clerk and Recorders Office, County of Eagle, State of Colorado.

NOTES:

1) DATE OF SURVEY: SEPTEMBER 15, 2020

2) STREET ADDRESS: 996 Main Street (U.S. Highway 24) Not Posted

3) Location of improvements and lot lines are based upon the above said final plat, the Annexation Plat of South Minturn Addition to the Town of Minturn, recorded in Rec.No. 163774, C.D.O.T. Project No. FAP NO.292-B and Survey Monuments found at the time of this survey. Title Commitment provided by Land Title Guarantee Company, Order No. V50057057 with an effective date of 6-10-2020 was provided for this survey. Kipp Land Surveying also performed an Improvement Survey Plat to be recorded at the Eagle County Engineering Office.

4) BASIS OF BEARINGS: Between a 1.5" Aluminum Cap on #5 Rebar, LS #38079 marking the Northwesterly corner of Said Lot 51 being the Southwesterly corner of Said Lot 50 and a #5 Rebar Witness Corner, being a point on line for said Lots 50 and 51, bearing N38°31'53"E as shown hereon.

5) BENCHMARK: NGS Monument S-280. Elev. = 7894.2' NAVD 88.

7) U.S Survey Feet was used for this Survey.

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.

CERTIFICATION:

I, Randall P. Kipp, a Registered Professional Land Surveyor in the State of Colorado, hereby certify that this TOPOGRAPHIC SURVEY was done by me or under my direct supervision, and that it was performed using the standard care and practice used in the area at the time of the survey. The Notes hereon are a part of this certification.

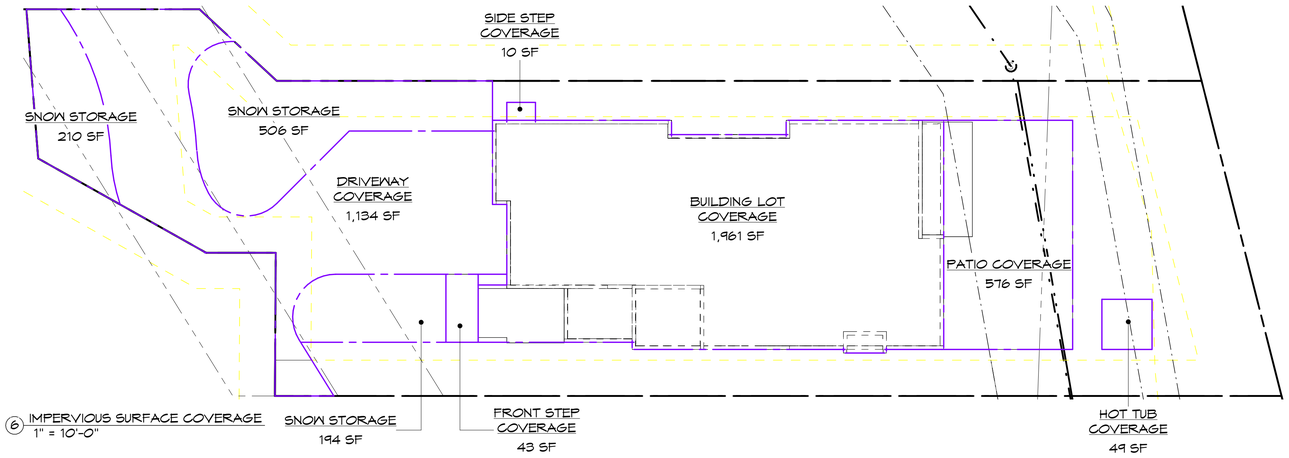
COLORADO LICENSED
RANDALL P. KIPP
38079
4-5-21
PROFESSIONAL LAND SURVEYOR

Randall P. Kipp
P.L.S. No. 38079
Colorado Professional
Land Surveyor

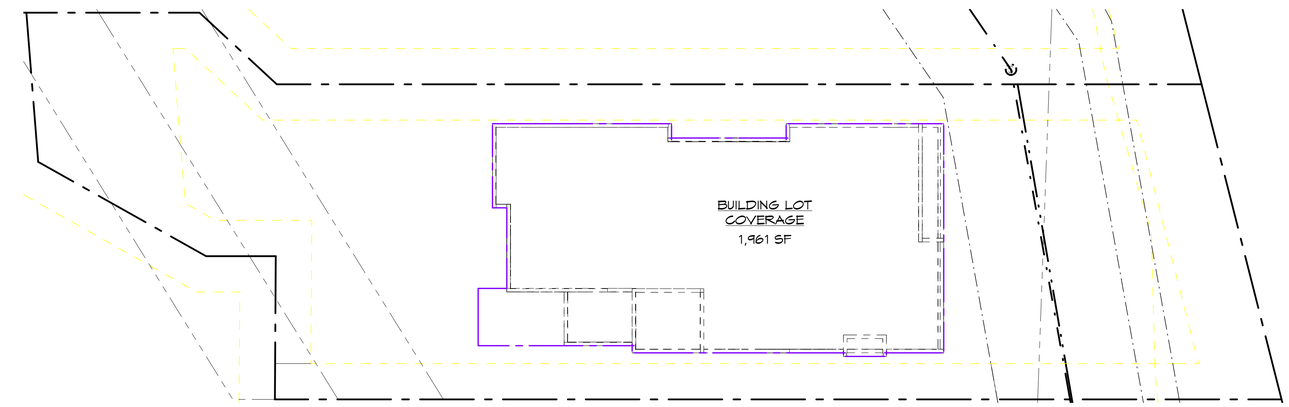
Topographic Survey LOT 2 *South Minturn Addition* *A Resubdivision of Lot 51* *Town of Minturn, County of Eagle, Colorado*	
JOB NO.: 201129	DATE: 04-05-21
SHEET 1 OF 1	DWG NAME: 201129-LOT 2 SMA Topo2

KIPP LAND SURVEYING

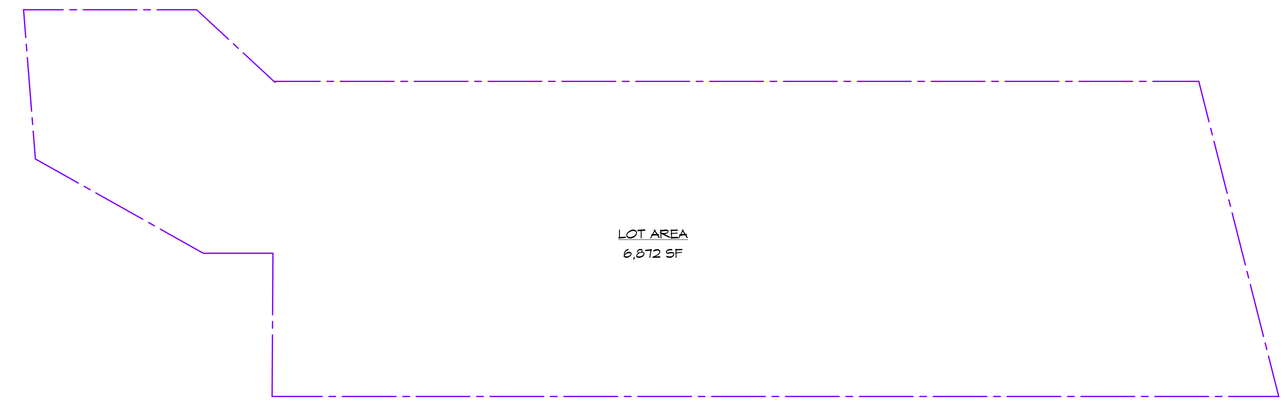
RANDY KIPP P.L.S.
P.O. Box 3154
Eagle, CO 81631
(970) 390-9540
email: randy@kipplandsurveying.com
web: kipplandsurveying.com



6 IMPERVIOUS SURFACE COVERAGE
1" = 10'-0"



5 BUILDING LOT COVERAGE
1" = 10'-0"



4 LOT AREA
1" = 10'-0"

BUILDING LOT COVERAGE

BUILDING LOT COVERAGE	1,961 SF
	1,961 SF

LOT AREA & ALLOWABLE COVERAGE

LOT AREA	BUILDING LOT COVERAGE 40%	IMPERVIOUS SURFACE COVERAGE 55%
6,872 SF	3,092 SF	3,780 SF

IMPERVIOUS SURFACE COVERAGE

DRIVEWAY COVERAGE	Not Placed
BUILDING LOT COVERAGE	1,961 SF
DRIVEWAY COVERAGE	1,134 SF
FRONT STEP COVERAGE	43 SF
HOT TUB COVERAGE	49 SF
PATIO COVERAGE	576 SF
SIDE STEP COVERAGE	10 SF
	3,772 SF

SNOW STORAGE

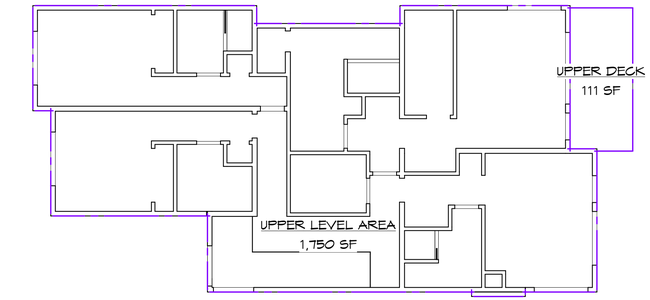
SNOW STORAGE	194 SF
SNOW STORAGE	506 SF
SNOW STORAGE	210 SF
	911 SF

LIVEABLE FLOOR AREA

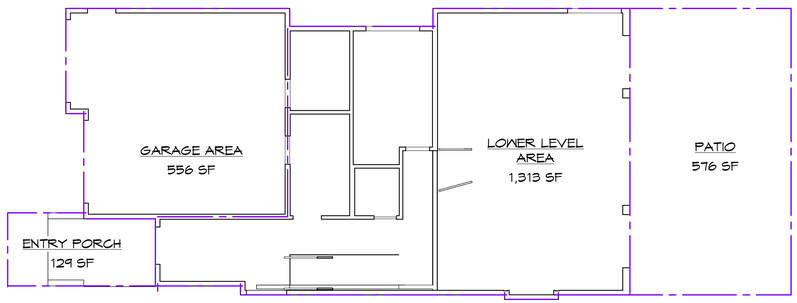
LOWER LEVEL AREA	1,313 SF
UPPER LEVEL AREA	1,750 SF
	3,063 SF

TOTAL BUILDING AREA

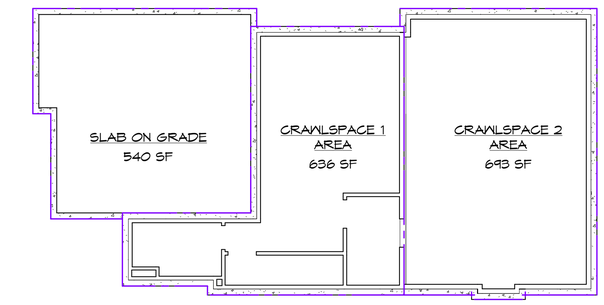
GARAGE AREA	556 SF
LOWER LEVEL AREA	1,313 SF
UPPER LEVEL AREA	1,750 SF
TOTAL BUILDING AREA	3,619 SF



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



2 LOWER LEVEL AREA PLAN
1/8" = 1'-0"



1 BASEMENT LEVEL AREA PLAN
1/8" = 1'-0"

Section 8, ItemA.

mpp design shop, inc.
PO Box 288
Gypsum, CO 81637
(970) 390-4931
michael@mppdesignshop.com

Bovino-Young Residence

996 Main Street
Minturn, CO 81645
Parcel number: 2103-351-02-060
Lot 2, South Minturn Addition, A Resub of Lot 51

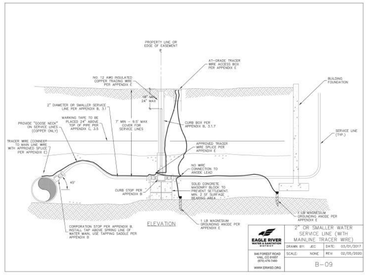
© 2024 mpp design shop, inc.
MPP DESIGN SHOP, INC., IS THE SOLE OWNER AND AUTHOR OF THE INTELLECTUAL AND PHYSICAL PROPERTY OF THE DESIGN OF THE PROJECT AND INSTRUMENTS OF SERVICE, CONSISTING OF THE DRAWINGS AND DOCUMENTS CONTAINED HEREIN. MPP DESIGN SHOP, INC., GRANTS THE CLIENT OF THE PROJECT PERMISSION TO USE THE INSTRUMENTS OF SERVICE SOLELY FOR CONSTRUCTING AND MAINTAINING THE PROJECT AT THE LOCATION INDICATED HEREIN. REUSE, REPRODUCTION OR PUBLICATION, IN WHOLE OR IN PART, OF THE INSTRUMENTS OF SERVICE, BY ANY OTHER ENTITY AND/OR AT ANY OTHER LOCATION IS PROHIBITED, AND IS A VIOLATION OF FEDERAL AND STATE COPYRIGHT LAWS.

#	Description	Date
1	Progress	03/29/21
2	Building Permit	07/13/21
3	Foundation Revisions	08/01/21
5	Framing Set	01/05/22
18	Design Revisions	08/09/24

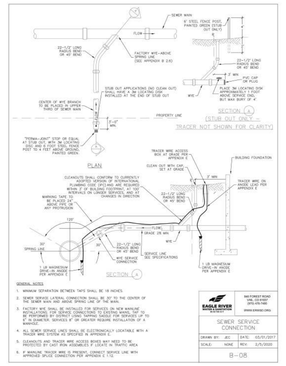
Project Number:	2010
Designed by:	mpp
Drawn by:	mpp
Checked by:	mpp

LOT & BUILDING ANALYSIS, AREAS

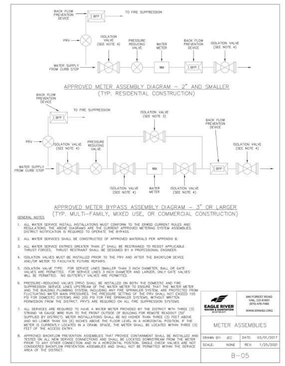
A001



4 ERWSD DETAIL B-09



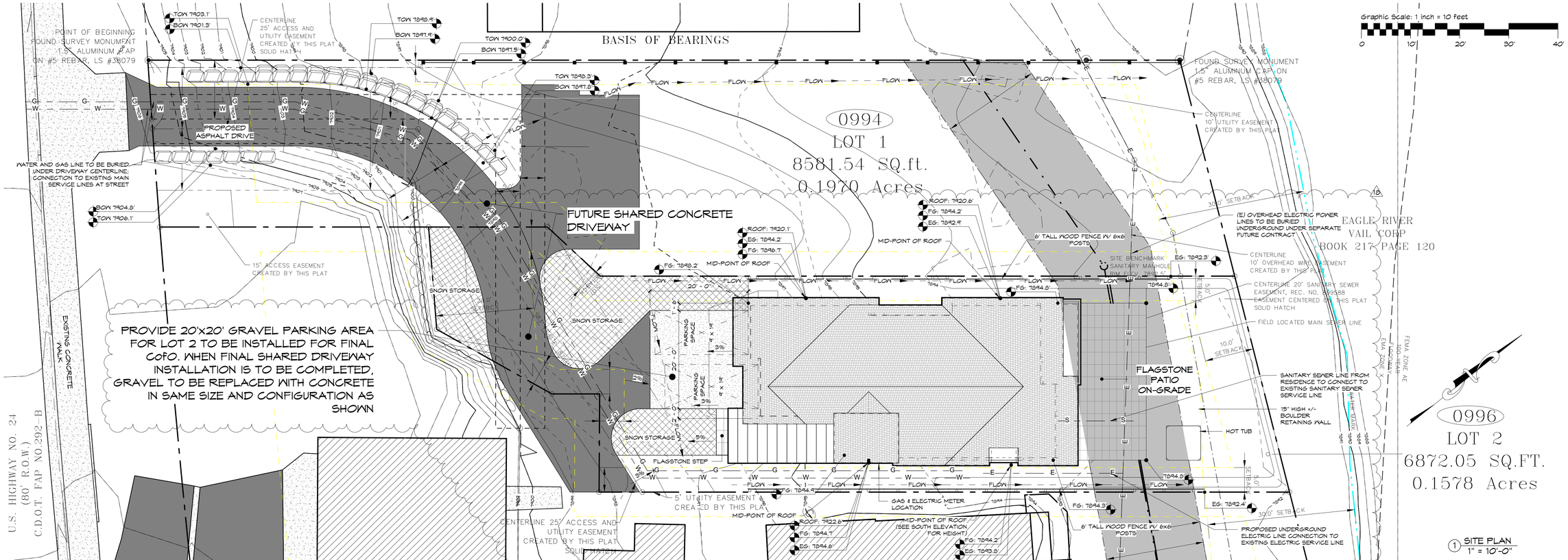
3 ERWSD DETAIL B-08



2 ERWSD DETAIL B-05

SITE AND LANDSCAPE NOTES

1. ALL DISTURBED GROUND SURFACE WITHIN 30' LIVE STREAM SETBACK TO BE REVEGETATED WITH NATIVE GRASS AND WILD FLOWER SEED MIX; PROVIDE TEMP IRRIGATION FOR 2YR MIN, OR UNTILL ESTABLISHED.
2. ALL DISTURBED GROUND SURFACE OUTSIDE OF 30' LIVE STREAM SETBACK TO BE SEEDED WITH DROUGHT-TOLERANT BLUE GRASS SEED MIX. PROVIDE PERMANENT IRRIGATION WITH CLOCK TIMER.
3. ALL NEW TREE, SHRUB, FLOWER BED, ETC. PLANTINGS TO HAVE PERMANENT DRIP AND/OR SPRAY IRRIGATION WITH CLOCK TIMER.



1 SITE PLAN
1" = 10'-0"

mpp design shop, inc.
PO Box 288
Gypsum, CO 81637
(970) 390-4931
michael@mppdesignshop.com

Bovino-Young Residence

996 Main Street
Minturn, CO 81645
Parcel number: 2103-351-02-060
Lot 2, South Minturn Addition, A Resub of Lot 51

© 2024 mpp design shop, inc.
MPP DESIGN SHOP, INC. IS THE SOLE OWNER AND AUTHOR OF THE INTELLECTUAL AND PHYSICAL PROPERTY OF THE DESIGN OF THE PROJECT AND INSTRUMENTS OF SERVICE, CONSISTING OF THE DRAWINGS AND DOCUMENTS CONTAINED HEREIN. MPP DESIGN SHOP, INC. GRANTS THE CLIENT OF THE PROJECT PERMISSION TO USE THE INSTRUMENTS OF SERVICE SOLELY FOR CONSTRUCTING AND MAINTAINING THE PROJECT AT THE LOCATION INDICATED HEREIN. REUSE, REPRODUCTION OR PUBLICATION, IN WHOLE OR IN PART, OF THE INSTRUMENTS OF SERVICE, BY ANY OTHER ENTITY AND/OR AT ANY OTHER LOCATION IS PROHIBITED, AND IS A VIOLATION OF FEDERAL AND STATE COPYRIGHT LAWS.

#	Description	Date
1	Progress	03/29/21
2	Building Permit	07/13/21
3	Foundation Revisions	08/01/21
5	Framing Set	01/28/22
1b	Design Revisions	08/09/24

Project Number:	2010
Designed by:	mpp
Drawn by:	mpp
Checked by:	mpp

SITE PLAN

AS101

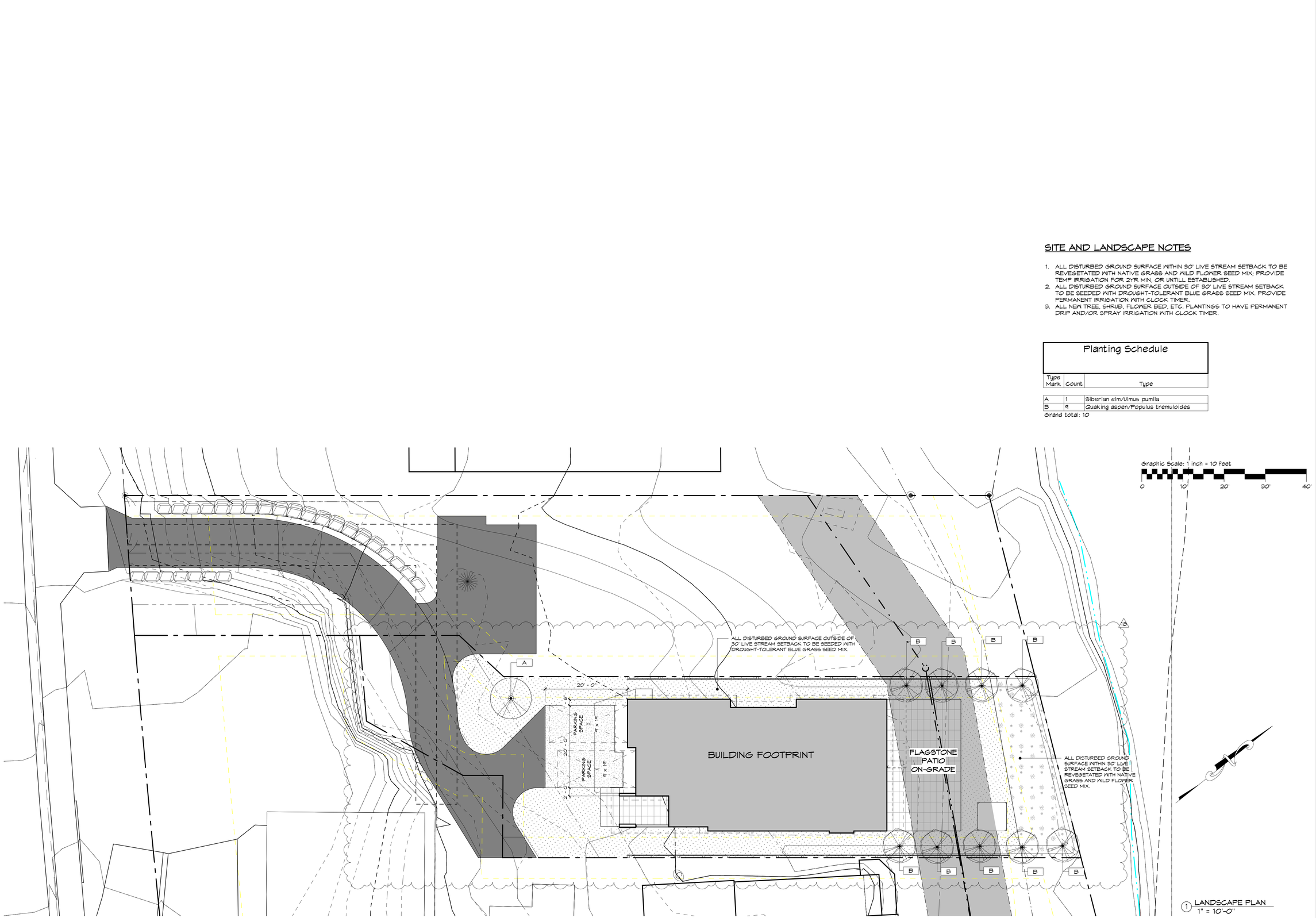
SITE AND LANDSCAPE NOTES

1. ALL DISTURBED GROUND SURFACE WITHIN 30' LIVE STREAM SETBACK TO BE REVEGETATED WITH NATIVE GRASS AND WILD FLOWER SEED MIX; PROVIDE TEMP IRRIGATION FOR 2YR MIN, OR UNTILL ESTABLISHED.
2. ALL DISTURBED GROUND SURFACE OUTSIDE OF 30' LIVE STREAM SETBACK TO BE SEEDED WITH DROUGHT-TOLERANT BLUE GRASS SEED MIX. PROVIDE PERMANENT IRRIGATION WITH CLOCK TIMER.
3. ALL NEW TREE, SHRUB, FLOWER BED, ETC. PLANTINGS TO HAVE PERMANENT DRIP AND/OR SPRAY IRRIGATION WITH CLOCK TIMER.

Planting Schedule

Type Mark	Count	Type
A	1	Siberian elm/Ulmus pumila
B	9	Quaking aspen/Populus tremuloides

Grand total: 10



1 LANDSCAPE PLAN
1" = 10'-0"

mpp design shop, inc.
PO Box 288
Gypsum, CO 81637
(970) 390-4931
michael@mppdesignshop.com

Section 8, ItemA.

Bovino-Young Residence

996 Main Street
Minturn, CO 81645
Parcel number: 2103-351-02-060
Lot 2, South Minturn Addition, A Resub of Lot 51

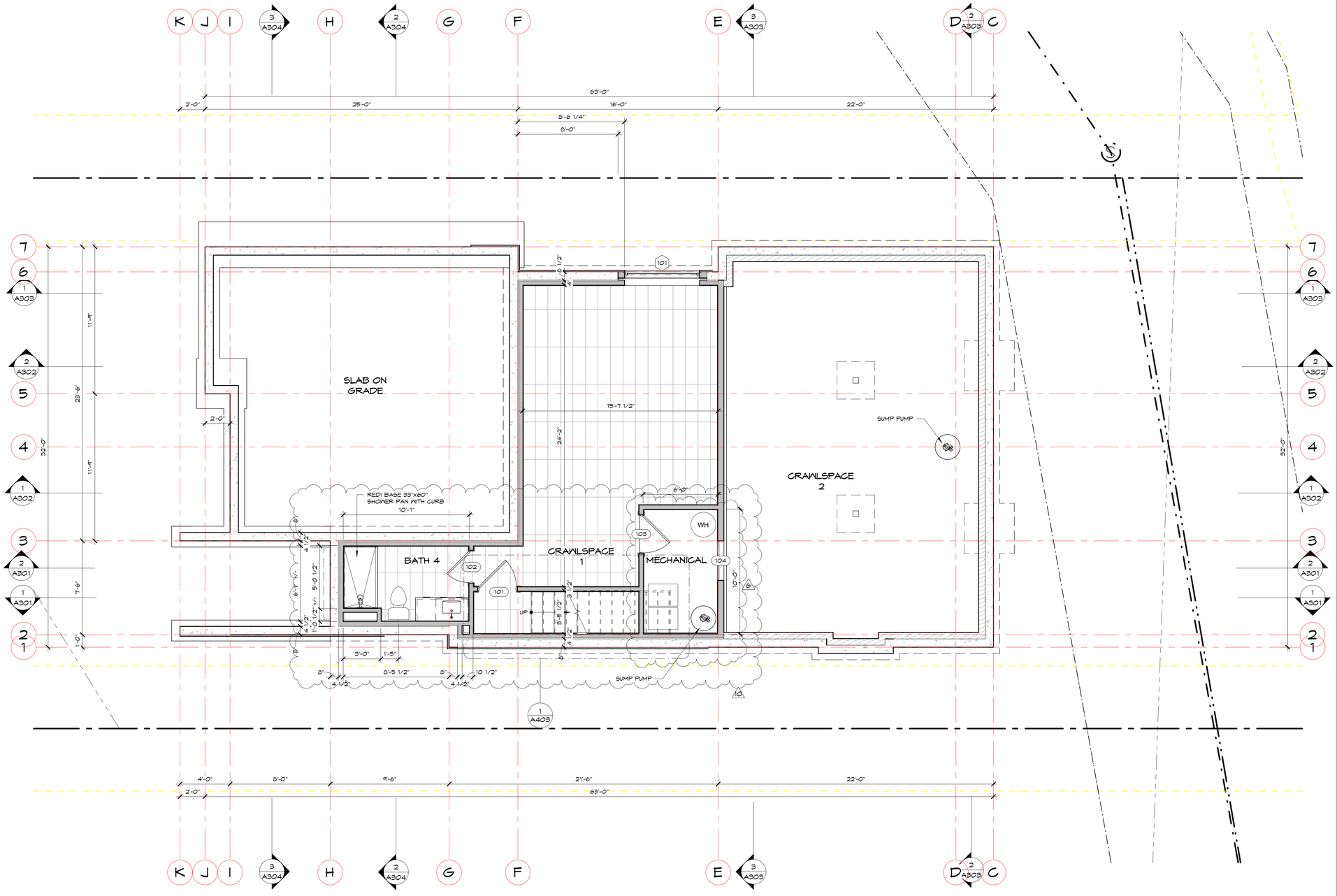
© 2024 mpp design shop, inc.
MPP DESIGN SHOP, INC., IS THE SOLE OWNER AND AUTHOR OF THE INTELLECTUAL AND PHYSICAL PROPERTY OF THE DESIGN OF THE PROJECT AND INSTRUMENTS OF SERVICE, CONSISTING OF THE DRAWINGS AND DOCUMENTS CONTAINED HEREIN. MPP DESIGN SHOP, INC., GRANTS THE CLIENT OF THE PROJECT PERMISSION TO USE THE INSTRUMENTS OF SERVICE SOLELY FOR CONSTRUCTING AND MAINTAINING THE PROJECT AT THE LOCATION INDICATED HEREIN. REUSE, REPRODUCTION OR PUBLICATION, IN WHOLE OR IN PART, OF THE INSTRUMENTS OF SERVICE, BY ANY OTHER ENTITY AND/OR AT ANY OTHER LOCATION IS PROHIBITED, AND IS A VIOLATION OF FEDERAL AND STATE COPYRIGHT LAWS.

#	Description	Date
2	Building Permit	07/13/21
3	Foundation Revisions	08/01/21
5	Framing Set	01/05/22
18	Design Revisions	08/09/24

Project Number:	2010
Designed by:	mpp
Drawn by:	mpp
Checked by:	mpp

LANDSCAPE PLAN

AS102



1 BASEMENT FLOOR PLAN
1/4" = 1'-0"

mpp design shop, inc.
PO Box 288
Gypsum, CO 81637
(970) 390-4931
michael@mppdesignshop.com

Bovino-Young Residence

996 Main Street
Minturn, CO 81645
Parcel number: 2103-351-02-060
Lot 2, South Minturn Addition, A Resub of Lot 51

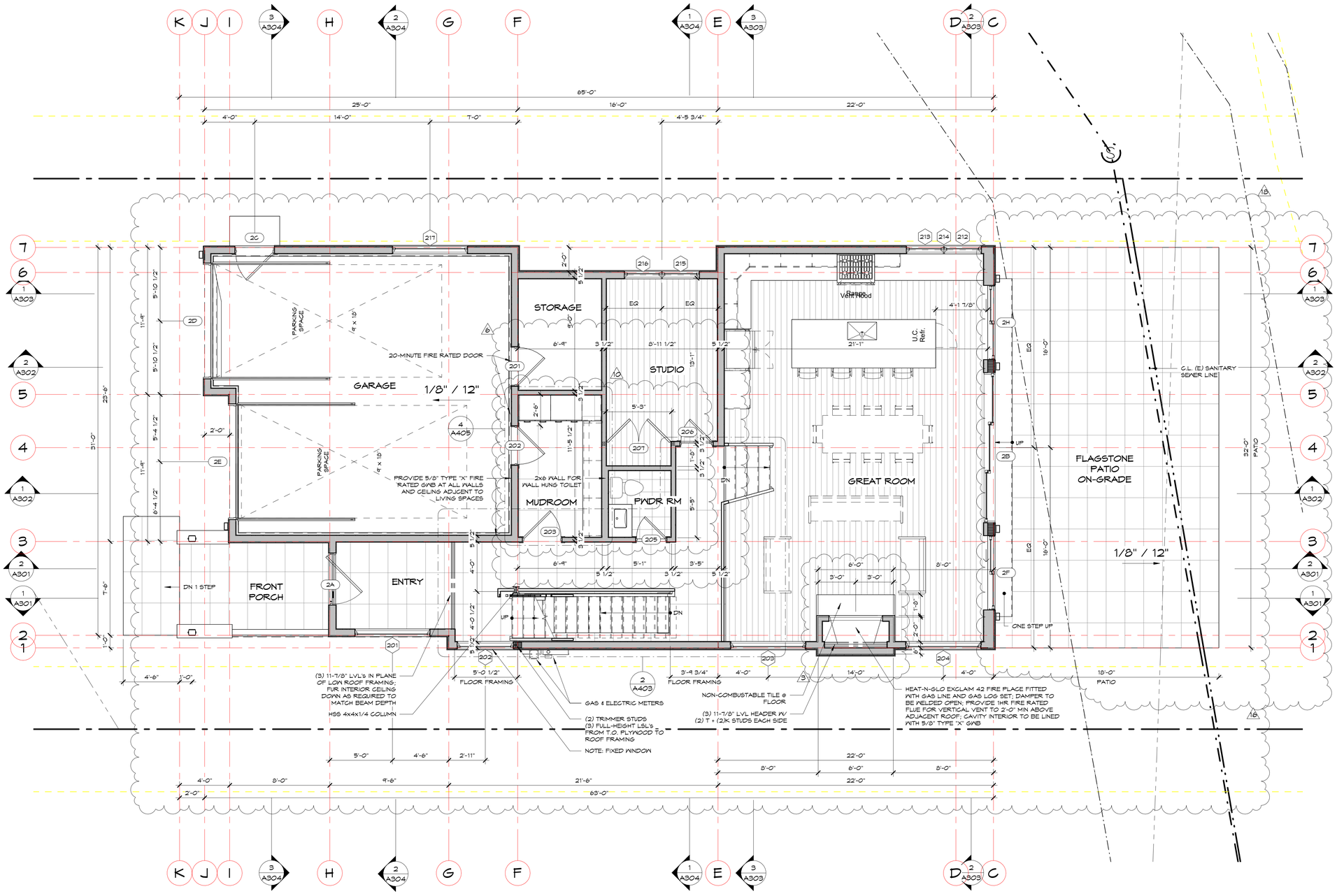
© 2024 mpp design shop, inc.
MPP DESIGN SHOP, INC. IS THE SOLE OWNER AND AUTHOR OF THE INTELLECTUAL AND PHYSICAL PROPERTY OF THE DESIGN OF THE PROJECT AND INSTRUMENTS OF SERVICE, CONSISTING OF THE DRAWINGS AND DOCUMENTS CONTAINED HEREIN. MPP DESIGN SHOP, INC. GRANTS THE CLIENT OF THE PROJECT PERMISSION TO USE THE INSTRUMENTS OF SERVICE SOLELY FOR CONSTRUCTING AND MAINTAINING THE PROJECT AT THE LOCATION INDICATED HEREIN. REUSE, REPRODUCTION OR PUBLICATION, IN WHOLE OR IN PART, OF THE INSTRUMENTS OF SERVICE, BY ANY OTHER ENTITY AND/OR AT ANY OTHER LOCATION IS PROHIBITED, AND IS A VIOLATION OF FEDERAL AND STATE COPYRIGHT LAWS.

#	Description	Date
1	Progress	03/29/21
2	Building Permit	07/13/21
3	Foundation Revisions	08/01/21
5	Framing Set	01/05/22
6	Interior Door Schedule	01/26/22
7	Window Revisions	03/21/22
8	Interior Doors	05/26/22
10	Framing Revisions	07/12/22
12	Exterior Revisions	08/15/22
16	Exterior Revisions	01/04/23
18	Design Revisions	08/09/24

Project Number:	2010
Designed by:	mpp
Drawn by:	mpp
Checked by:	mpp

BASEMENT FLOOR PLAN

A102



1 LOWER LEVEL FLOOR PLAN
1/4" = 1'-0"

mpp design shop, inc.
PO Box 288
Gypsum, CO 81637
(970) 390-4931
michael@mppdesignshop.com

Bovino-Young Residence

996 Main Street
Minturn, CO 81645
Parcel number: 2103-351-02-060
Lot 2, South Minturn Addition, A Resub of Lot 51

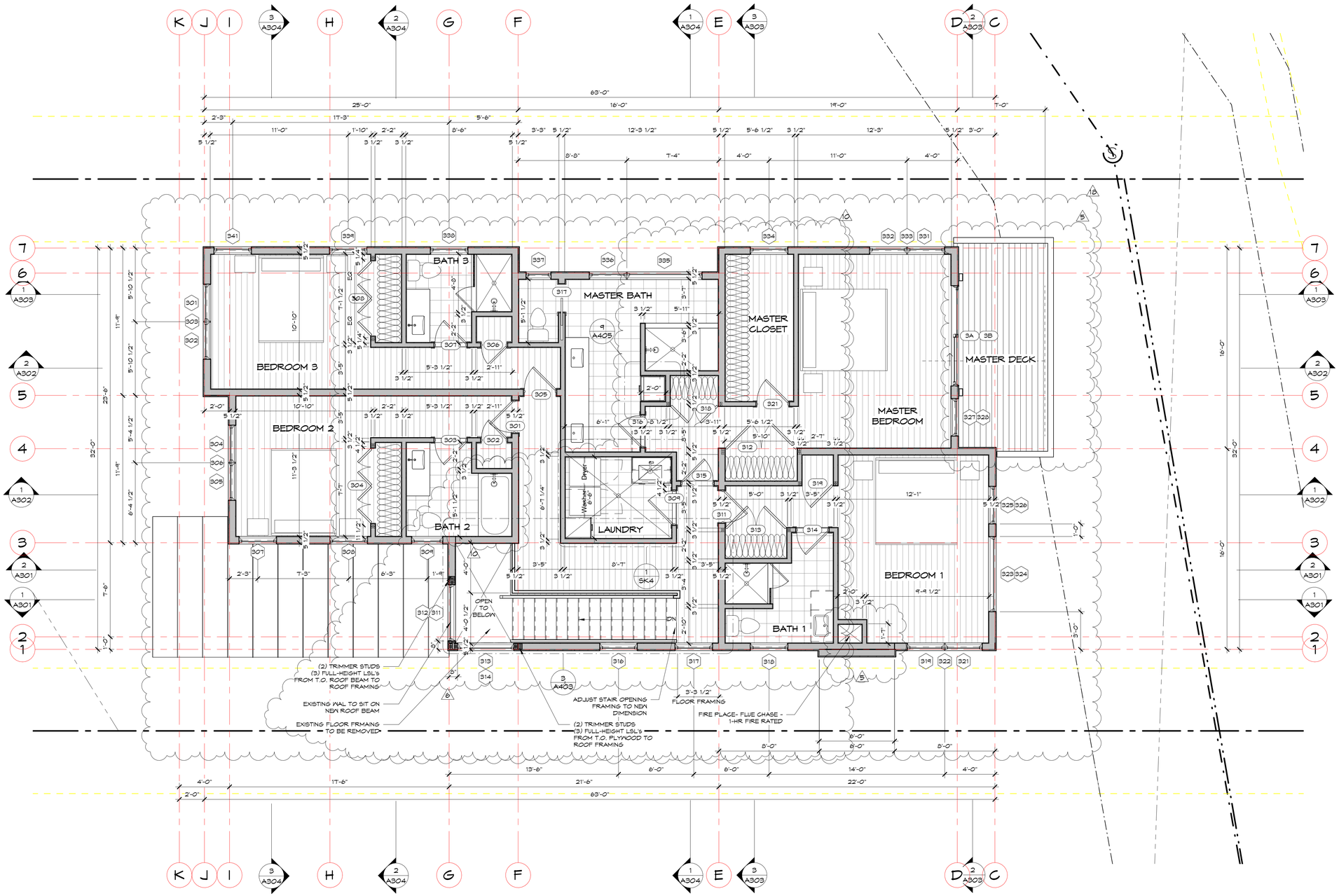
© 2024 mpp design shop, inc.
MPP DESIGN SHOP, INC. IS THE SOLE OWNER AND AUTHOR OF THE INTELLECTUAL AND PHYSICAL PROPERTY OF THE DESIGN OF THE PROJECT AND INSTRUMENTS OF SERVICE, CONSISTING OF THE DRAWINGS AND DOCUMENTS CONTAINED HEREIN. MPP DESIGN SHOP, INC. GRANTS THE CLIENT OF THE PROJECT PERMISSION TO USE THE INSTRUMENTS OF SERVICE SOLELY FOR CONSTRUCTING AND MAINTAINING THE PROJECT AT THE LOCATION INDICATED HEREIN. REUSE, REPRODUCTION OR PUBLICATION, IN WHOLE OR IN PART, OF THE INSTRUMENTS OF SERVICE, BY ANY OTHER ENTITY AND/OR AT ANY OTHER LOCATION IS PROHIBITED, AND IS A VIOLATION OF FEDERAL AND STATE COPYRIGHT LAWS.

#	Description	Date
1	Progress	03/29/21
2	Building Permit	07/13/21
3	Foundation Revisions	08/01/21
4	Window Schedule	12/07/21
5	Framing Set	01/05/22
6	Interior Door Schedule	01/26/22
7	Window Revisions	03/21/22
8	Interior Doors	05/26/22
10	Framing Revisions	07/12/22
12	Exterior Revisions	08/15/22
16	Exterior Revisions	01/04/23
18	Design Revisions	08/09/24

Project Number:	2010
Designed by:	mpp
Drawn by:	mpp
Checked by:	mpp

LOWER LEVEL FLOOR PLAN

A103



1 UPPER LEVEL FLOOR PLAN
1/4" = 1'-0"

mpp design shop, inc.
PO Box 288
Gypsum, CO 81637
(970) 390-4931
michael@mppdesignshop.com

Bovino-Young Residence

996 Main Street
Minturn, CO 81645
Parcel number: 2103-351-02-060
Lot 2, South Minturn Addition, A Resub of Lot 51

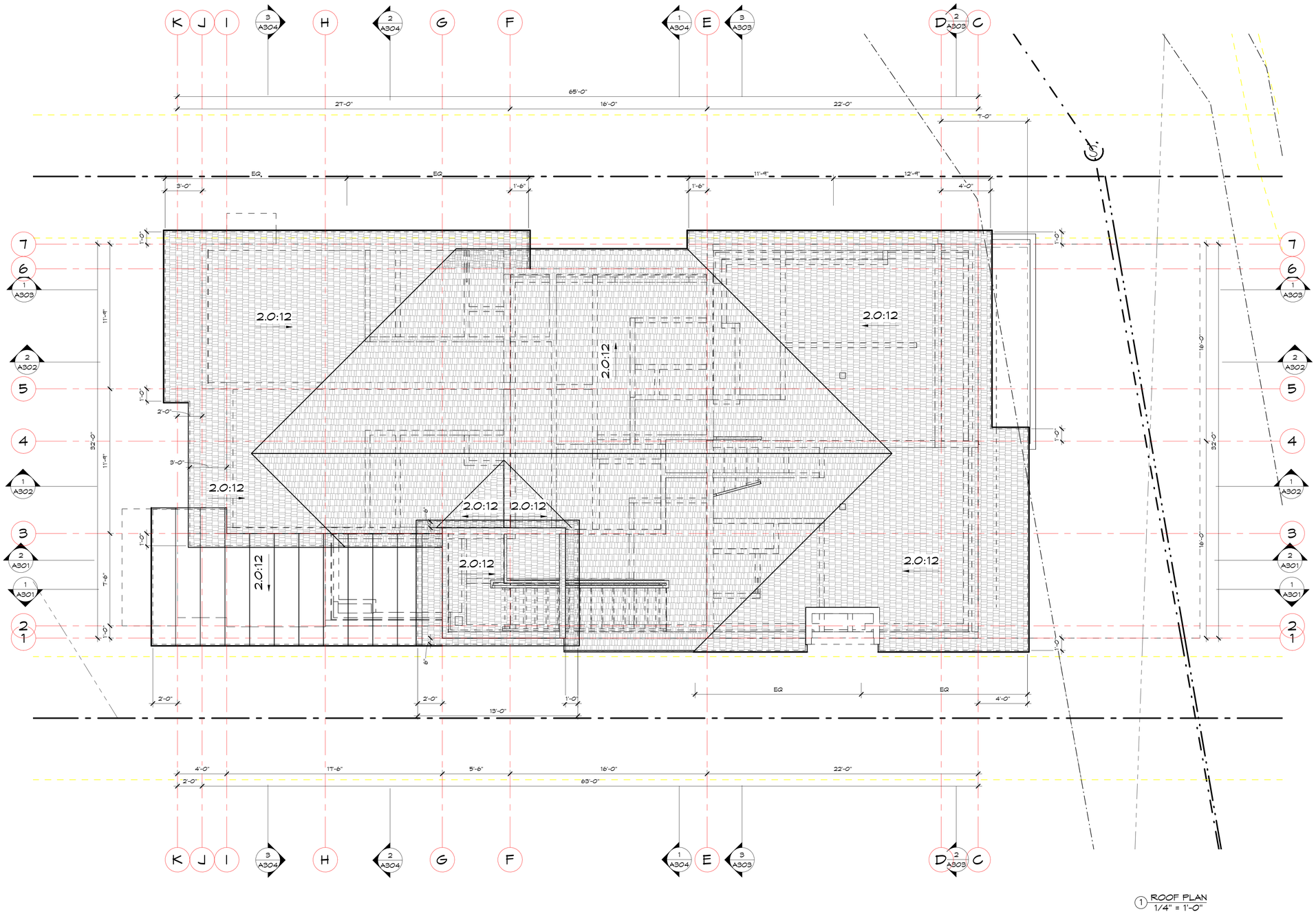
© 2024 mpp design shop, inc.
MPP DESIGN SHOP, INC., IS THE SOLE OWNER AND AUTHOR OF THE INTELLECTUAL AND PHYSICAL PROPERTY OF THE DESIGN OF THE PROJECT AND INSTRUMENTS OF SERVICE, CONSISTING OF THE DRAWINGS AND DOCUMENTS CONTAINED HEREIN. MPP DESIGN SHOP, INC., GRANTS THE CLIENT OF THE PROJECT PERMISSION TO USE THE INSTRUMENTS OF SERVICE SOLELY FOR CONSTRUCTING AND MAINTAINING THE PROJECT AT THE LOCATION INDICATED HEREIN. REUSE, REPRODUCTION OR PUBLICATION, IN WHOLE OR IN PART, OF THE INSTRUMENTS OF SERVICE, BY ANY OTHER ENTITY AND/OR AT ANY OTHER LOCATION IS PROHIBITED, AND IS A VIOLATION OF FEDERAL AND STATE COPYRIGHT LAWS.

#	Description	Date
1	Progress	03/29/21
2	Building Permit	07/13/21
4	Window Schedule	12/07/21
5	Framing Set	01/05/22
6	Interior Door Schedule	01/26/22
7	Window Revisions	03/21/22
8	Interior Doors	05/26/22
10	Framing Revisions	07/12/22
12	Exterior Revisions	08/15/22
16	Exterior Revisions	01/04/23
18	Design Revisions	08/09/24

Project Number:	2010
Designed by:	mpp
Drawn by:	mpp
Checked by:	mpp

UPPER LEVEL FLOOR PLAN

A104



1 ROOF PLAN
1/4" = 1'-0"

mpp design shop, inc.
PO Box 288
Gypsum, CO 81637
(970) 390-4931
michael@mppdesignshop.com

Bovino-Young Residence

996 Main Street
Minturn, CO 81645
Parcel number: 2103-351-02-060
Lot 2, South Minturn Addition, A Resub of Lot 51

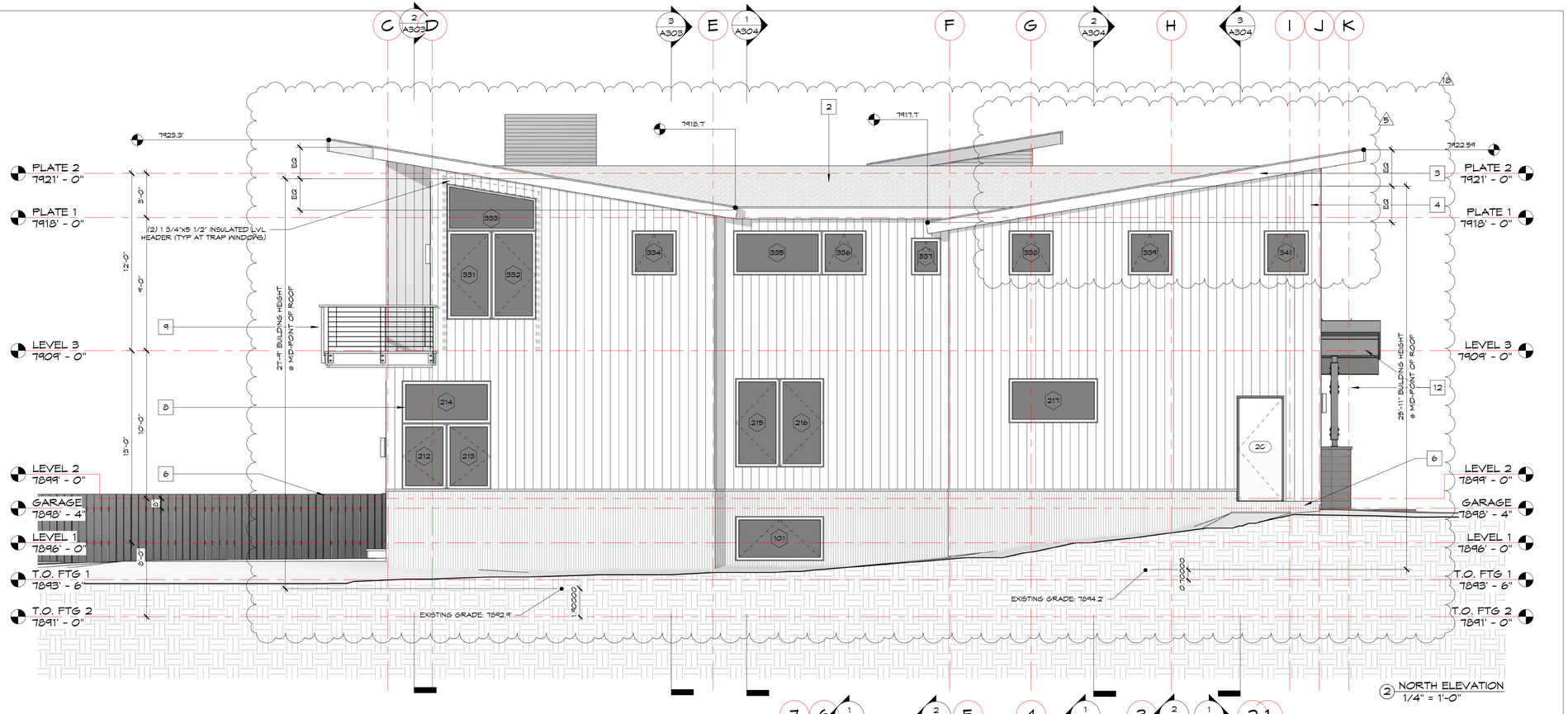
© 2024 mpp design shop, inc.
MPP DESIGN SHOP, INC. IS THE SOLE OWNER AND AUTHOR OF THE INTELLECTUAL AND PHYSICAL PROPERTY OF THE DESIGN OF THE PROJECT AND INSTRUMENTS OF SERVICE, CONSISTING OF THE DRAWINGS AND DOCUMENTS CONTAINED HEREIN. MPP DESIGN SHOP, INC., GRANTS THE CLIENT OF THE PROJECT PERMISSION TO USE THE INSTRUMENTS OF SERVICE SOLELY FOR CONSTRUCTING AND MAINTAINING THE PROJECT AT THE LOCATION INDICATED HEREIN. REUSE, REPRODUCTION OR PUBLICATION, IN WHOLE OR IN PART, OF THE INSTRUMENTS OF SERVICE, BY ANY OTHER ENTITY AND/OR AT ANY OTHER LOCATION IS PROHIBITED, AND IS A VIOLATION OF FEDERAL AND STATE COPYRIGHT LAWS.

#	Description	Date
1	Progress	03/29/21
2	Building Permit	07/13/21
3	Foundation Revisions	08/01/21
5	Framing Set	01/05/22
18	Design Revisions	08/09/24

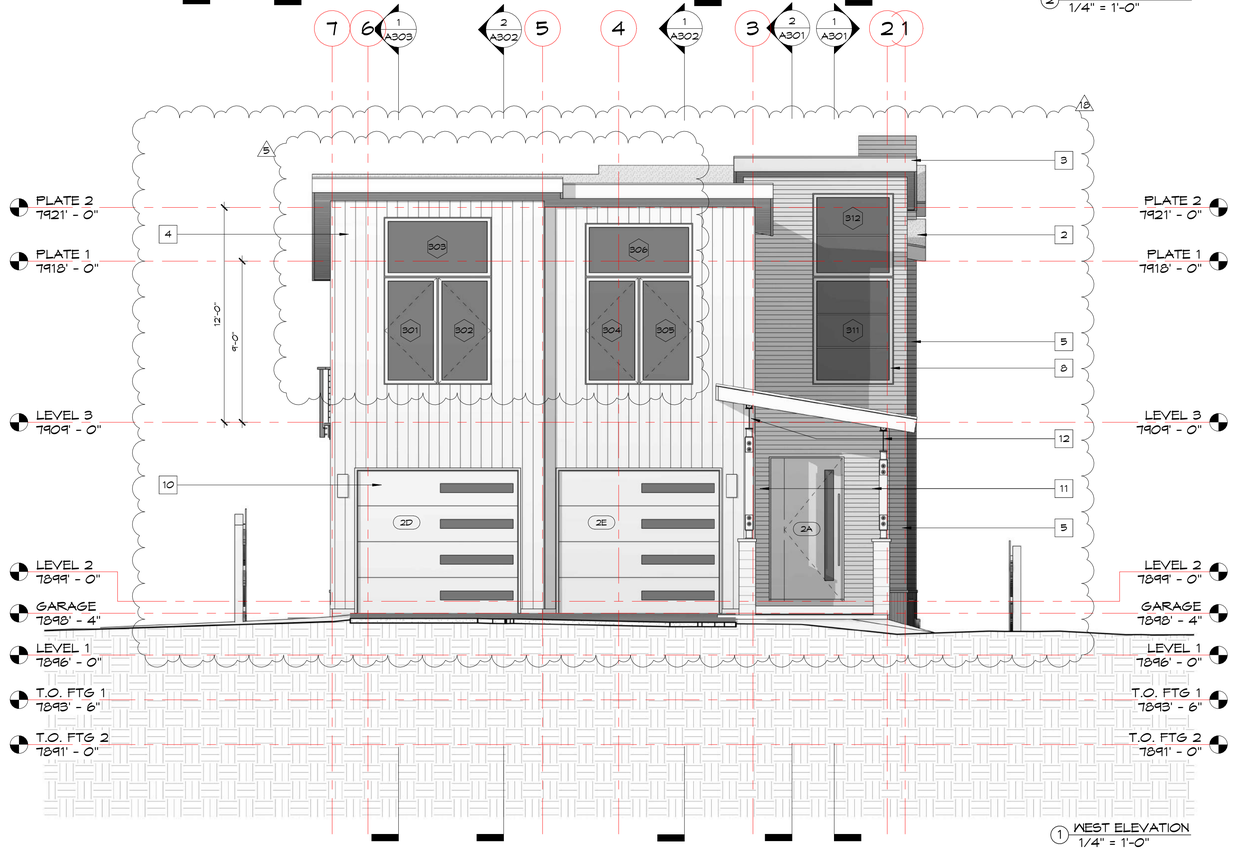
Project Number:	2010
Designed by:	mpp
Drawn by:	mpp
Checked by:	mpp

ROOF PLAN

A105



② NORTH ELEVATION
1/4" = 1'-0"



① WEST ELEVATION
1/4" = 1'-0"

EXTERIOR METERIAL LEGEND

Key	Material	Manufacturer	Model	Color	Finish	Notes
1	STANDING SEAM METAL ROOF			DARK GRAY	PRE-FINISHED PAINT	
2	ASPHALT SHINGLE ROOF			DARK GRAY		
3	2x10 FASCIA, WOOD			STAINED BLACK	OPAQUE STAIN	
4	VERTICAL WOOD SIDING		1x8, NICKEL GAP	STAINED WHEATHERED GRAY	OPAQUE STAIN	
5	HORIZONTAL WOOD SIDING		1x4, NICKEL GAP	STAINED BLACK	OPAQUE STAIN	
6	CORRUGATED METAL SIDING			RUST	PRE-PATINAED, CLEAR SEALER	
8	WOOD FRAME ALUMNIUM CLAD WINDOWS			BLACK	PRE-FINISHED PAINT	
9	METAL RAILING			BLACK	POWDER COATED	
10	GARAGE DOORS W/ METAL PANEL			BLACK		
11	EXTERIOR LIGHTING			BLACK	PAINT	EXTERIOR FULL CUT OFF, DARK SKY COMPLIANT WALL SCONCE
12	STEEL COLUMNS & BEAMS			BLACK	PAINT	

mpp design shop, inc.
PO Box 288
Gypsum, CO 81637
(970) 390-4931
michael@mppdesignshop.com

Section 8, ItemA.

Bovino-Young Residence

996 Main Street
Minturn, CO 81645
Parcel number: 2103-351-02-060
Lot 2, South Minturn Addition, A Resub of Lot 51

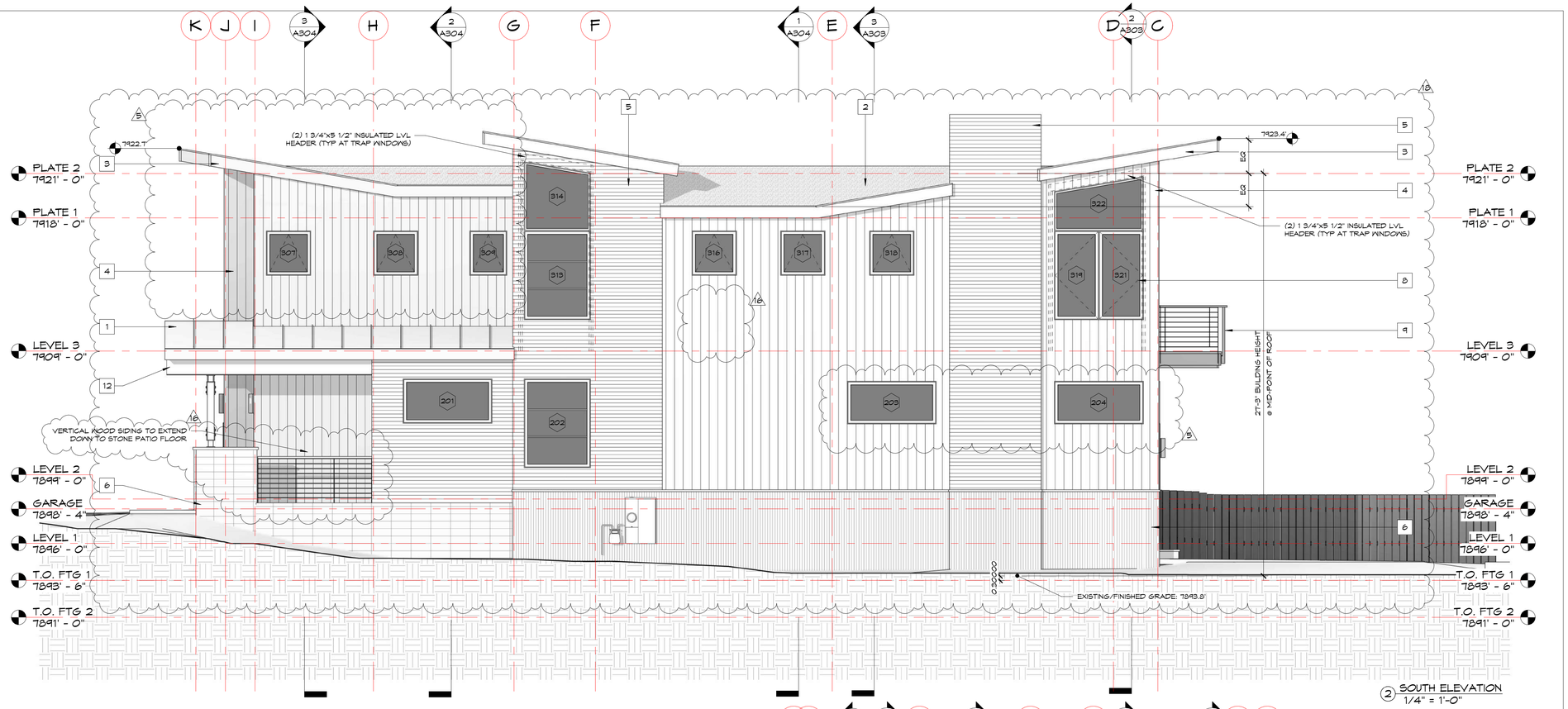
© 2024 mpp design shop, inc.
MPP DESIGN SHOP, INC., IS THE SOLE OWNER AND AUTHOR OF THE INTELLECTUAL AND PHYSICAL PROPERTY OF THE DESIGN OF THE PROJECT AND INSTRUMENTS OF SERVICE, CONSISTING OF THE DRAWINGS AND DOCUMENTS CONTAINED HEREIN. MPP DESIGN SHOP, INC., GRANTS THE CLIENT OF THE PROJECT PERMISSION TO USE THE INSTRUMENTS OF SERVICE SOLELY FOR CONSTRUCTING AND MAINTAINING THE PROJECT AT THE LOCATION INDICATED HEREIN. REUSE, REPRODUCTION OR PUBLICATION, IN WHOLE OR IN PART, OF THE INSTRUMENTS OF SERVICE, BY ANY OTHER ENTITY AND/OR AT ANY OTHER LOCATION IS PROHIBITED, AND IS A VIOLATION OF FEDERAL AND STATE COPYRIGHT LAWS.

#	Description	Date
1	Progress	03/29/21
2	Building Permit	07/13/21
3	Foundation Revisions	08/01/21
4	Window Schedule	12/07/21
5	Framing Set	01/05/22
7	Window Revisions	03/21/22
12	Exterior Revisions	08/15/22
16	Exterior Revisions	01/04/23
18	Design Revisions	08/09/24

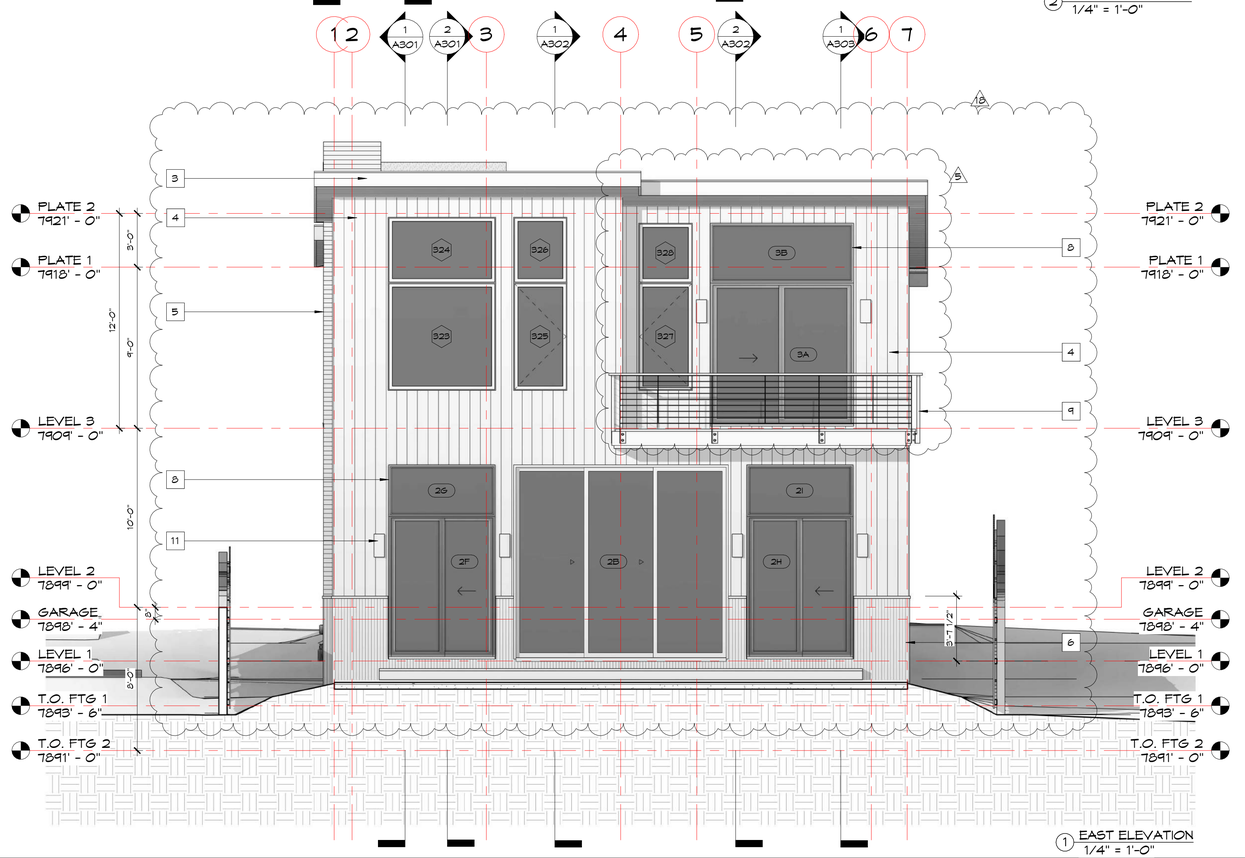
Project Number:	2010
Designed by:	mpp
Drawn by:	mpp
Checked by:	mpp

WEST & NORTH ELEVATIONS

A201



② SOUTH ELEVATION
1/4" = 1'-0"



① EAST ELEVATION
1/4" = 1'-0"

EXTERIOR METERIAL LEGEND

Key	Material	Manufacturer	Model	Color	Finish	Notes
1	STANDING SEAM METAL ROOF			DARK GRAY	PRE-FINISHED PAINT	
2	ASPHALT SHINGLE ROOF			DARK GRAY		
3	2x10 FASCIA, WOOD			STAINED BLACK	OPAQUE STAIN	
4	VERTICAL WOOD SIDING		1x8, NICKEL GAP	STAINED WHEATHERED GRAY	OPAQUE STAIN	
5	HORIZONTAL WOOD SIDING		1x4, NICKEL GAP	STAINED BLACK	OPAQUE STAIN	
6	CORRUGATED METAL SIDING			RUST	PRE-PATINAED, CLEAR SEALER	
8	WOOD FRAME ALUMNIUM CLAD WINDOWS			BLACK	PRE-FINISHED PAINT	
9	METAL RAILING			BLACK	POWDER COATED	
10	GARAGE DOORS W/ METAL PANEL			BLACK		
11	EXTERIOR LIGHTING			BLACK	PAINT	EXTERIOR FULL CUT OFF, DARK SKY COMPLIANT WALL SCONCE
12	STEEL COLUMNS & BEAMS			BLACK	PAINT	

mpp design shop, inc.
PO Box 288
Gypsum, CO 81637
(970) 390-4931
michael@mppdesignshop.com

Bovino-Young Residence

996 Main Street
Minturn, CO 81645
Parcel number: 2103-351-02-060
Lot 2, South Minturn Addition, A Resub of Lot 51

© 2024 mpp design shop, inc.
MPP DESIGN SHOP, INC. IS THE SOLE OWNER AND AUTHOR OF THE INTELLECTUAL AND PHYSICAL PROPERTY OF THE DESIGN OF THE PROJECT AND INSTRUMENTS OF SERVICE, CONSISTING OF THE DRAWINGS AND DOCUMENTS CONTAINED HEREIN. MPP DESIGN SHOP, INC. GRANTS THE CLIENT OF THE PROJECT PERMISSION TO USE THE INSTRUMENTS OF SERVICE SOLELY FOR CONSTRUCTING AND MAINTAINING THE PROJECT AT THE LOCATION INDICATED HEREIN. REUSE, REPRODUCTION OR PUBLICATION, IN WHOLE OR IN PART, OF THE INSTRUMENTS OF SERVICE, BY ANY OTHER ENTITY AND/OR AT ANY OTHER LOCATION IS PROHIBITED, AND IS A VIOLATION OF FEDERAL AND STATE COPYRIGHT LAWS.

#	Description	Date
1	Progress	03/29/21
2	Building Permit	07/13/21
3	Foundation Revisions	08/01/21
4	Window Schedule	12/07/21
5	Framing Set	01/05/22
7	Window Revisions	03/21/22
12	Exterior Revisions	08/15/22
16	Exterior Revisions	01/04/23
18	Design Revisions	08/04/24

Project Number:	2010
Designed by:	mpp
Drawn by:	mpp
Checked by:	mpp

EAST & SOUTH ELEVATIONS

A202

Eagle County, CO
Regina O'Brien
Pgs: 14
REC: $78.00
DOC: $0.00

202218534
12/02/2
03:18:28 PM

ENCROACHMENT LICENSE AGREEMENT

This Encroachment License Agreement ("Agreement") is entered into this 2 day of December, 2022, by and between the **EAGLE RIVER WATER AND SANITATION DISTRICT**, a political subdivision of the State of Colorado ("Licensor") and **Mark William Young and Beth Ann Bovino** ("Licensee" and, together with Licensor, the "Parties").

WHEREAS, Licensor is the owner of a sewer easement recorded in the public records of the Eagle County, Colorado, Clerk and Recorder's Office, at Reception No. 899588, and described on **Exhibit A** attached hereto (collectively, the "Easement"); and

WHEREAS, Licensee is the fee owner of real property encumbered by the Easement (the "Property") which is located at **Lot 2A, a Re-subdivision of Lot 51 of the South Minturn Addition Subdivision (also known as: 996 Main St, Minturn, CO)**; and

WHEREAS, Licensee proposes to encroach upon Licensor's Easement for the benefit of Licensee's Property by locating a flagstone patio and step and a roof overhang, improvements thereon, the area, nature, and purpose of the encroachment ("Encroachment") being more fully described on **Exhibit B** attached hereto (the area of the Encroachment being referred to as the "Encroachment Area"); and

WHEREAS, Licensor generally prohibits encroachments into Licensor's easements, but recognizes extenuating circumstances occasionally make such an encroachment appropriate; and

WHEREAS, Licensor has, in this case, determined to consent to the Encroachment upon the terms and conditions contained herein;

NOW, THEREFORE, in consideration of the terms and conditions hereinafter set forth, the Parties agree as follows:

1. Consent to Encroachment. Licensor hereby consents to the Encroachment as fully described on Exhibit B. Any and all rights granted to Licensee under this Agreement shall be exercised at Licensee's sole cost, risk, and expense, and shall be subject to the dominant and continuing right of Licensor to use any and all of the Encroachment Area for Licensor's purposes; and shall further be subject to all prior deeds, easements, dedications, conditions, franchises, covenants, restrictions, encroachments and claims of title of record that may affect the Encroachment Area. Nothing contained in this Agreement shall be deemed to grant, convey, create, or vest in Licensee any real property interest in the land; including, but not limited to, any fee, leasehold interest, easement, servitude, or irrevocable license.

2. Use of Encroachment Area. Licensee agrees that it will utilize the Encroachment Area solely for the Encroachment purposes described on Exhibit B, and for no other purpose.

3. No Interference. All costs associated with modification, removal or damage to Licensee's Encroachment by the Licensor related to Licensor's use of the Easement (and all incremental costs initially incurred by Licensor in attempting to avoid the modification, removal, or damage to Licensee's Encroachment) shall be solely the responsibility of Licensee. Licensee, in the performance and exercise of its rights under this Agreement, shall not damage or interfere in any way with the use, operation, maintenance, repair, or replacement of any facility that is owned, operated, and maintained by Licensor or its assignees within the Easement. Should Licensee's Encroachment cause Licensor's use of the Easement and related facilities to be more costly, or to be interfered with or damaged, Licensee shall, within thirty (30) days of billing, pay all costs and expenses associated with Licensor's more costly use or with Licensor's repair of any damage to Licensor's facilities or removal of any interference. Under any and all circumstances, all work that is necessary to repair any damage to or remove any interference with the Licensor's facilities shall be at Licensee's sole cost and expense. Licensor, in emergency situations, may, at Licensee's sole cost and expense, repair any and all damage to and remove any and all interference with the Licensor's facilities without prior notice to Licensee. In using its Easement, Licensor agrees to make a reasonable effort to avoid damage to Licensee's Encroachment, but Licensor shall not be liable for any damage to the Encroachment. In the event Licensor incurs additional costs as a result of any efforts to avoid damage to Licensee's Encroachment, Licensee shall within thirty (30) days of billing, pay all costs and expenses associated with such efforts.

4. Compliance with Laws. Licensee shall comply with all federal, state, and local laws in the exercise and performance of its rights and obligations under this Encroachment Agreement.

5. Encroachment Policy. This Encroachment Agreement is subject to the reasonable terms and conditions of any encroachment policy as it may now exist or may subsequently be amended by the Licensor at its sole discretion and without notice.

6. Indemnification and Waiver. To the extent authorized by law Licensee hereby agrees to indemnify, defend, protect, and hold harmless Licensor, its officers, and employees, from and against any and all claims, damages, losses, liabilities, fines, penalties, of whatsoever kind or nature, including, but not limited to reasonable attorneys' fees that are incurred by Licensor and that arise in connection with Licensee's activities that are undertaken, authorized or obligated pursuant to this Agreement. Such liability shall specifically, without limitation, extend to claims of third parties arising from the presence of the Licensee's Encroachment

7. Limitation on Licensor's Liability. Licensor shall have no liability to Licensee or third persons related to Licensee's Encroachment, including, but not limited to, damages to the Licensee's improvements resulting from Licensor's dominant use of the Encroachment Area or from the repair of Licensor facilities or the installation of any additional facilities in the future within the Easement.

8. Termination. Licensor may terminate this Agreement at any time, without notice, by recording in the Eagle County, Colorado, Clerk and Recorder's Office a notice of termination of Encroachment License Agreement if Licensor determines that the Licensee's improvements interfere with Licensor's current or prospective use of the Easement. Licensor shall endeavor, but not be obligated, to provide Licensee with thirty (30) days' notice of its intent to terminate the Agreement.

9. Successors and Assigns. The rights and obligations of this Agreement shall be appurtenant to and deemed to run with the Property, or until such earlier time as the Licensor terminates this Agreement or abandons the Easement. This Agreement shall be recorded against the Property in accordance with the laws of the State of Colorado.

10. Integrated Agreement. This Agreement contains the entire understanding between the Parties hereto with respect to the subject matter hereof. There are no representations, agreements, or understandings (whether oral or written) between or among the Parties relating to the subject matter of this Agreement which are not fully expressed herein.

11. Property Access. Independent of any other rights held by Licensor, Licensee grants Licensor the right to access the Easement for maintenance, repair, and replacement on and across the Property.

IN WITNESS WHEREOF, and in order to bind themselves legally to the terms and conditions of this Agreement, duly authorized representatives of the Parties have executed this Agreement as of the date first set forth above.

LICENSOR

By: J Linn Brooks
Linn Brooks, General Manager of Eagle River Water and Sanitation District

LICENSEE

By:
Name: WILLIAM MARK YOUNG
Title: OWNER

ACKNOWLEDGEMENT

STATE OF ~~COLORADO~~ New York)
) ss.
COUNTY OF New York)

The foregoing instrument was acknowledged before me this 30 day of November, 2022, by William Mark Young as ~~[redacted]~~ of LICENSEE.

Witness my hand and official seal.

My commission expires: 12-26-25

Constance Andonian
Notary Public

CONSTANCE ANDONIAN
Notary Public, State of New York
No. 01AN4960360
Qualified in Westchester County
Commission Expires December 26, 2025

EXHIBIT A

(Description of Easement)

CLAIM OF EASEMENTS

WHEREAS, the Eagle River Water and Sanitation District ("District") operates and maintains underground sewer lines and appurtenances across and under certain real property situated in the County of Eagle, State of Colorado, including that area primarily located within the Town of Minturn and described in the Exhibits attached hereto, which consist of the following:

Exhibit A. Legal description of the sewer main, ten (10) feet each side of which the District claims a sewer easement (the "Sewer Easements").

Exhibit B. (B-1 and B-2) Two survey maps showing the location of the sewer main and the Sewer Easements which the District claims; with certain shaded areas showing previously recorded sewer easements.

Exhibit C. List of Property Owners, which list is keyed by number to the Lots on Exhibit B.

Exhibit D. (D-1 through D-41) Forty-one (41) specific lot-by-lot descriptions of the Sewer Easements being claimed; and

899588 Page: 1 of 112 12/03/2004 02:31P R 561.00 D 0.00
Teak J Simonton Eagle, CO 173

WHEREAS, the District has operated and maintained the sewer main facilities shown on Exhibits A, B and D openly for over thirty (30) years of uninterrupted adverse use, greatly exceeding the eighteen (18) year period under § 38-41-101(1), C.R.S., giving rise by statute to this claim of prescriptive easement rights; and

WHEREAS, in the alternative, the owners of the properties affected by the Sewer Easements, or the predecessors in title (collectively "Owners") knew of and acquiesced to the District's original construction of the sewer facilities within the Sewer Easements giving rise to the claim of easement by acquiescence; and

WHEREAS, the District believes the Owners have known of the continuing existence of the sewer main as a result of the District's regular open operation and maintenance of the sewer facilities in the Sewer Easements, and the existence of manholes locating the sewer mains, which findings thereby together establish by Colorado law, an easement by acquiescence, by prescription, or otherwise.

NOW THEREFORE, the District claims non-exclusive, perpetual Sewer Easements ten (10) feet each side of the sewer main described in Exhibit A, and generally drawn as shown on Exhibit B and Exhibits D-1 through D-41; based upon the law of Prescription and Acquiescence. The Sewer Easements burden each of the properties shown on Exhibits A, B and D-1 through D-41, and shall run with the land and shall constitute a continuing burden against the property interests encumbered by the Sewer Easements.

Pursuant to this claim of Sewer Easements, the District claims the right to construct, remove, replace, add to, maintain, repair, operate, change or alter underground sewer lines and appurtenances on and across the Sewer Easements, which are ten (10) feet on each side of the existing sewer main as described on the Exhibits attached hereto.

The address and facsimile number for purposes of notice to the District is as follows:

Eagle River Water and Sanitation District
846 Forest Road
Vail, Colorado 81657
Fax: (970) 476-4089

899588
Page: 2 of 112
12/03/2004 02:31P
Teak J Simonton Eagle, CO 173 R 561.00 D 0.00

Approved this 23rd day of Sept., 2004 by the Board of Directors of the Eagle River Water and Sanitation District.

By: Frederick S. Sackbauer
Frederick S. Sackbauer, President

ATTEST:

Patrick Dauphinais, Secretary

STATE OF COLORADO)
) ss.
COUNTY OF EAGLE)

The above Easement Claim was subscribed and sworn to before me this 23rd day of September, 2004.

Witness my hand and official seal.

My commission expires: May 16, 2006

Notary Public

JANET S. TRUEBLOOD NOTARY PUBLIC STATE OF COLORADO
MY COMMISSION EXPIRES MAY 16, 2006

#1012989 v2

EXHIBIT A

899588
Page: 3 of 112
12/03/2004 02:31P
R 561.00 D 0.00
Teak J Simonton Eagle, CO 173

Legal Description

A 20.0 foot wide sanitary sewer easement lying 10.0' on both sides of the following described centerline of an existing sanitary sewer line which the side lines are shortened or lengthened at the intersection with the following recorded properties located in the Southwest Quarter of Section 26, Township 5 South, Range 81 West of the 6th Principal Meridian, Block C, Booco's Addition to Minturn, as recorded February 14, 1891 in Book 248 at Page 15, 210 Eagle Street as recorded February 2001 at Reception No. 749569, Lot 2, 292 Main Street Minor Subdivision as recorded December 6, 1996 at Reception No. 609199, Lot 10-12, Block G, Booco's Addition to Minturn as recorded June 19, 1996 at Reception No. 593842, a Parcel of land recorded July 1, 1998 at Reception No. 661584, a Parcel of land recorded July 1, 1998 at Reception No. 661584, a Parcel of land recorded May 2, 1979 at Reception No. 181292 in the Offices of the Eagle County Clerk and Recorders Office; Town of Minturn, County of Eagle, State of Colorado, being more particularly described as follows:

Commencing at the Southeast corner of Lot 11 Block 2, per the Plat of Booco's 2nd Addition to Minturn as recorded October 10, 1901 in Plat Book 23 in the Offices of the Eagle County Clerk and Recorders Office, whence the Southeast corner of Lot 2 Block 2 of said Booco's 2nd Addition to Minturn bears N 45°20'00" W a distance of 465.00 feet forming the basis of bearing for this description; thence S 68°20'38" E a distance of 352.97 feet to a point on the Easterly boundary line of Lot 6, Block 3, said Booco's 2nd Addition to the town of Minturn, also being the True Point of Beginning for this description; thence along an existing sanitary sewer line the following sixteen (16) courses:

1) N 48°30'54" W a Distance of 57.95 feet to an existing sanitary manhole thence;
2) N 37°06'54" W a Distance of 186.25 feet to an existing sanitary manhole thence;
3) N 37°27'10" W a Distance of 49.93 feet to an existing sanitary manhole thence;
4) N 17°29'29" W a Distance of 37.89 feet to an existing sanitary manhole thence;
5) N 40°03'20" W a Distance of 102.27 feet to an existing sanitary manhole thence;
6) N 41°50'49" W a Distance of 313.74 feet to an existing sanitary manhole thence;
7) N 44°58'46" W a Distance of 122.03 feet to an existing sanitary manhole thence;
8) N 19°20'51" W a Distance of 29.32 feet to an existing sanitary manhole thence;
9) N 39°14'08" W a Distance of 152.83 feet to an existing sanitary manhole thence;
10) N 38°16'23" W a Distance of 279.72 feet to an existing sanitary manhole thence;
11) N 30°01'59" W a Distance of 234.95 feet to an existing sanitary manhole thence;
12) N 29°58'12" W a Distance of 189.72 feet to an existing sanitary manhole thence;
13) N 25°19'11" W a Distance of 221.11 feet to an existing sanitary manhole thence;
14) N 26°01'42" W a Distance of 168.71 feet to an existing sanitary manhole thence;
15) N 47°27'35" W a Distance of 106.08 feet to an existing sanitary manhole thence;
16) S 88°44'20" W a Distance of 102.90 feet to an existing sanitary manhole, said manhole being the point of Terminus for this description.

Excepting those portions lying within said Block C, Booco's Addition to Minturn, as recorded February 14, 1891 in Book 248 at Page 15, 210 Eagle Street as recorded February 2001 in Reception No. 749569, Lot 2, 292 Main Street Minor Subdivision as recorded December 6, 1996 in Reception No. 609199, Lot 10-12, Block G Booco's Addition to Minturn as recorded June 19, 1996 in Reception No. 593842, a Parcel of land recorded July 1, 1998 in Reception No. 661584, a Parcel of land recorded July 1, 1998 in Reception No. 661584, a Parcel of land recorded May 2, 1979 in Reception No. 181292, Public Rights-of-Ways and U.S. Highway No. 24.

COLORADO REGISTERED GORDON S. PAGE III 29648 PROFESSIONAL LAND SURVEYOR

Gordon S. Page III, PLS#29648
For and on the behalf of
Peak Land Consultants, Inc.

EXHIBIT D-36
#36

Legal Description Lot 51

A 20.00 foot wide Sanitary Sewer Easement lying 10.00 feet Northerly and Southerly of the following described centerline of an Existing Sanitary Sewer line, located in the Lot 51, Per the Annexation Plat of the South Minturn Addition to the Town of Minturn, Colorado, as recorded March 1, 1978, in Book 267, Page 397, also being part of the Northeast Quarter of Section 35, Township 5 South, Range 81 West of the 6th Principal Meridian, Town of Minturn, County of Eagle, State of Colorado, the sides of said Easement lengthens and shortens at its Boundaries, said centerline being more particularly described as follows:

Commencing at the Southwesterly corner of Lot 51, per the Annexation Plat of the South Minturn Addition to the Town of Minturn; Whence the Northwesterly corner of Lot 51 bears N 38° 31'53" E a distance of 209.92 feet, said line being the Basis of Bearing for this description; Thence N 38°31'53" E a distance of 164.0 feet more or less to a point on the centerline of an existing sanitary sewer main, said point also being the True Point of Beginning; Thence along the centerline of said existing sanitary sewer main S 85°51'27" E a distance of 49.54 feet; Thence S 61°37'05" E a distance of 94.58 feet to the Point of Terminus said Parcel containing 0.017 Acres more or less.

COLORADO REGISTERED GORDON S. PAGE III 29048 PROFESSIONAL LAND SURVEYOR 9/2/04

Gordon S. Page III PLS 29048
For and on the behalf of
Peak Land Consultants, Inc.

NOTE: Peak Land Surveying has relied upon the Annexation Plat of the South Minturn Addition for the properties as described hereon. The recorded deeds for the each parcel contains errors and insufficient dimensions to accurately place said deed for the descriptions and exhibits attached. A Land Survey is required to accurately place said deeds.

899588
Page: 101 of 112
12/03/2004 02:31P
Teak J Simonton Eagle, CO 173 R 561.00 D 0.00

P:\1100-1199\1198\docs\Lot 51-South Minturn Addition.doc

899588
Page: 102 of 112
12/03/2004 02:31P
Teak J Simonton Eagle, CO 173 R 561.00 D 0.00

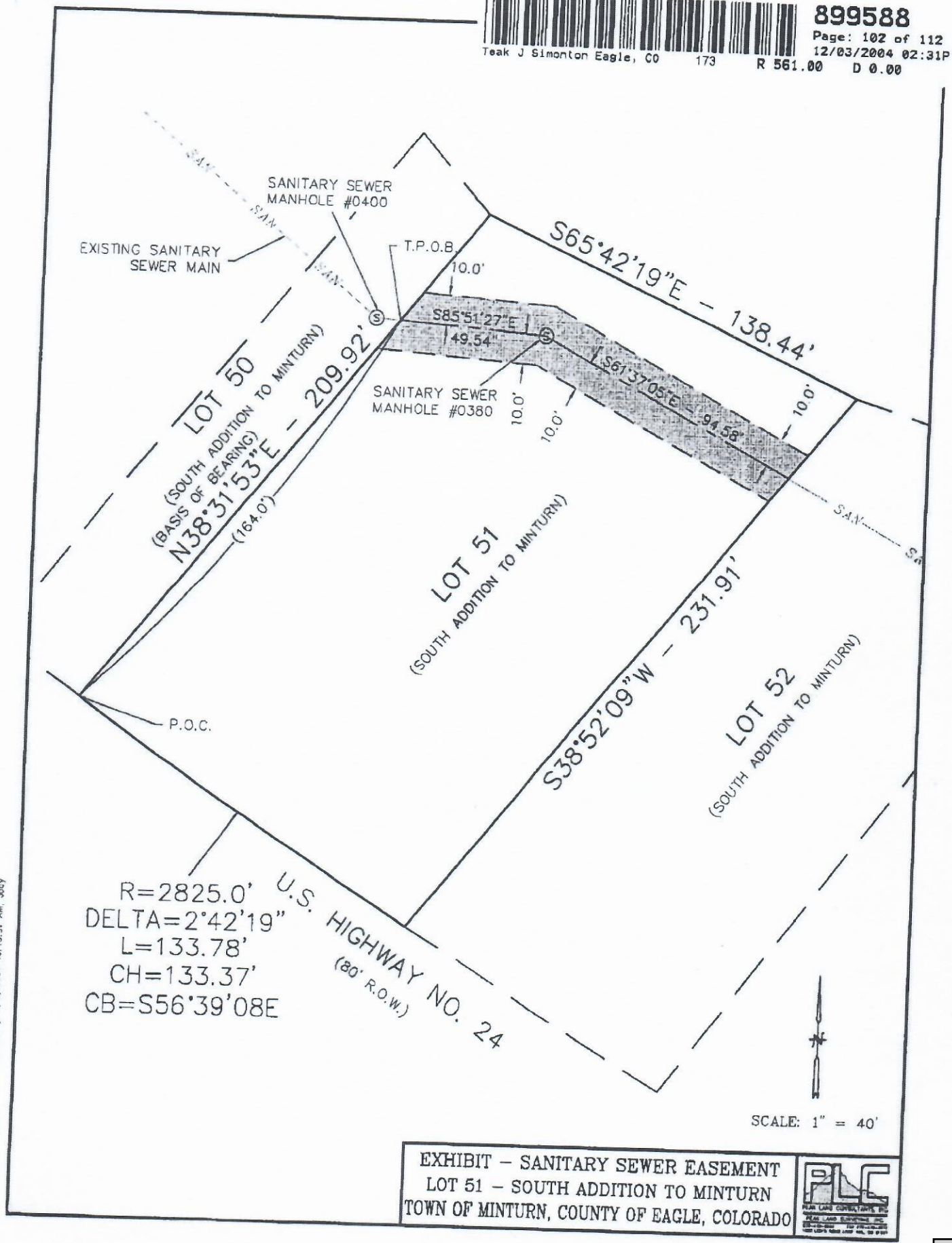


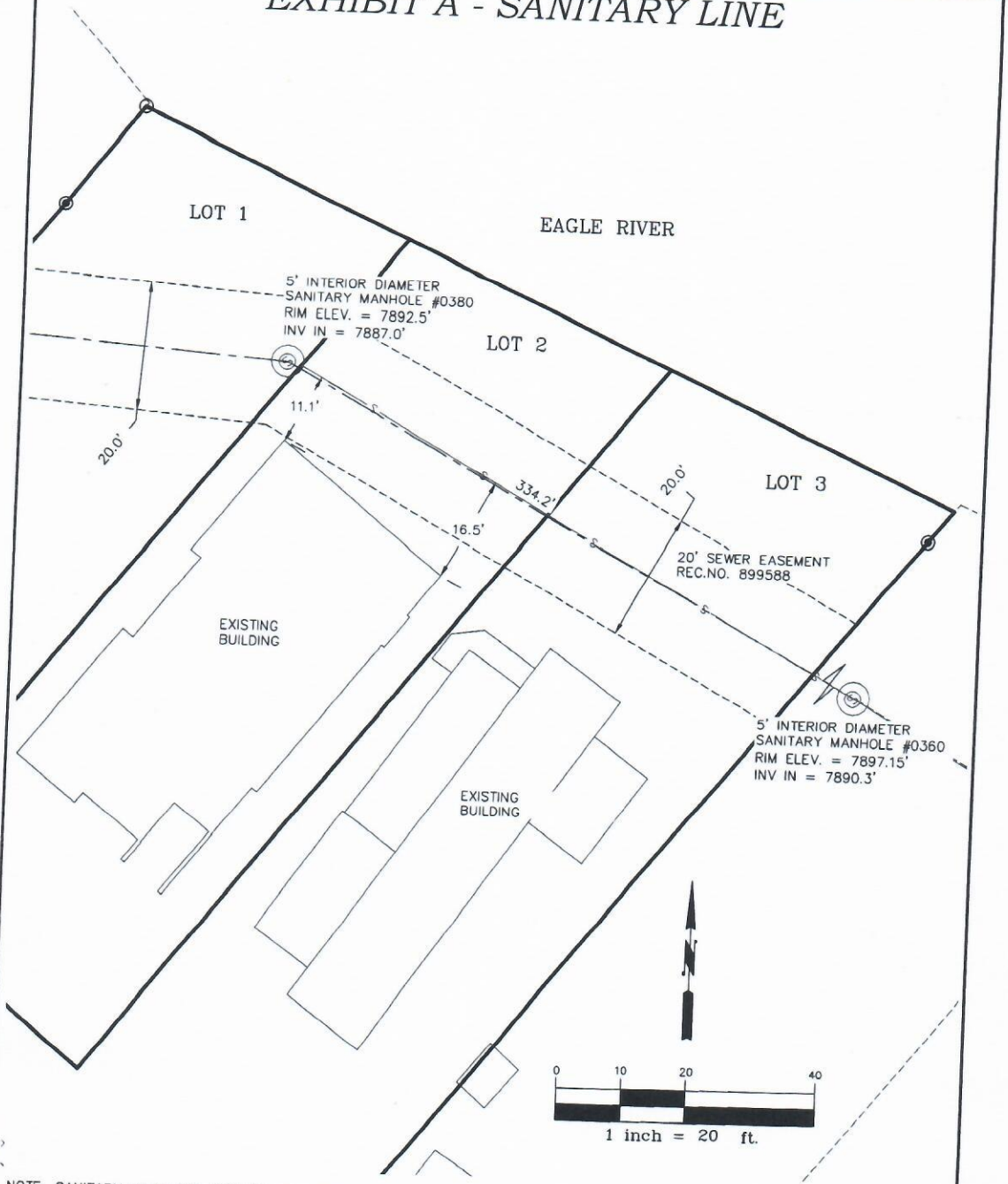
EXHIBIT – SANITARY SEWER EASEMENT
LOT 51 – SOUTH ADDITION TO MINTURN
TOWN OF MINTURN, COUNTY OF EAGLE, COLORADO

P:\1100-1199\1198\dwg\Exhbit-Bocos dwg, 9/3/2004 10:43:31 AM, Jody

EXHIBIT B

(Description of Encroachment)

EXHIBIT A - SANITARY LINE

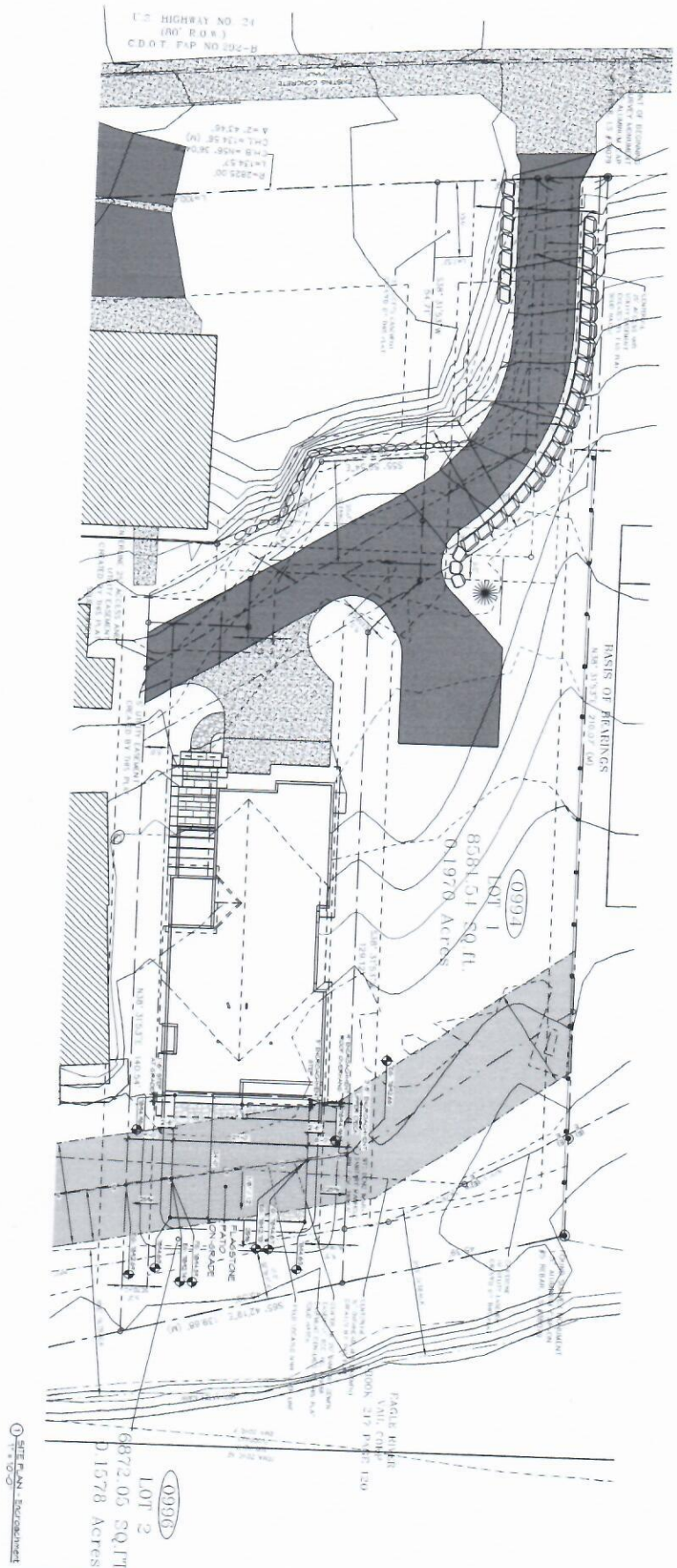


NOTE: SANITARY MAIN LINE LOCATION IS BASED ON ACTUAL FIELD LOCATION AND MEASUREMENTS PERFORMED ON 10-19-22.

COLORADO LICENSED
RANDALL P. KIPP
38079
10-20-22
PROFESSIONAL LAND SURVEYOR

EXHIBIT A - SANITARY LINE Lot 1-3, South Minturn Addition, A Resubdivision of Lot 51 South Minturn Addition Town of Minturn, County of Garfield, State of Colorado	KIPP LAND SURVEYING
DRAWN BY: RPK	DATE: 10-20-22
SHEET 1 OF 1	DWG NAME: 201129-SMA San Line

RANDY KIPP P.L.S.
P.O. Box 3154
Eagle, CO 81631
(970) 390-9540
email: randy@kipplandsurveying.com
web: kipplandsurveying.com



1 SITE PLAN - Recreational
1/16" = 1'-0"

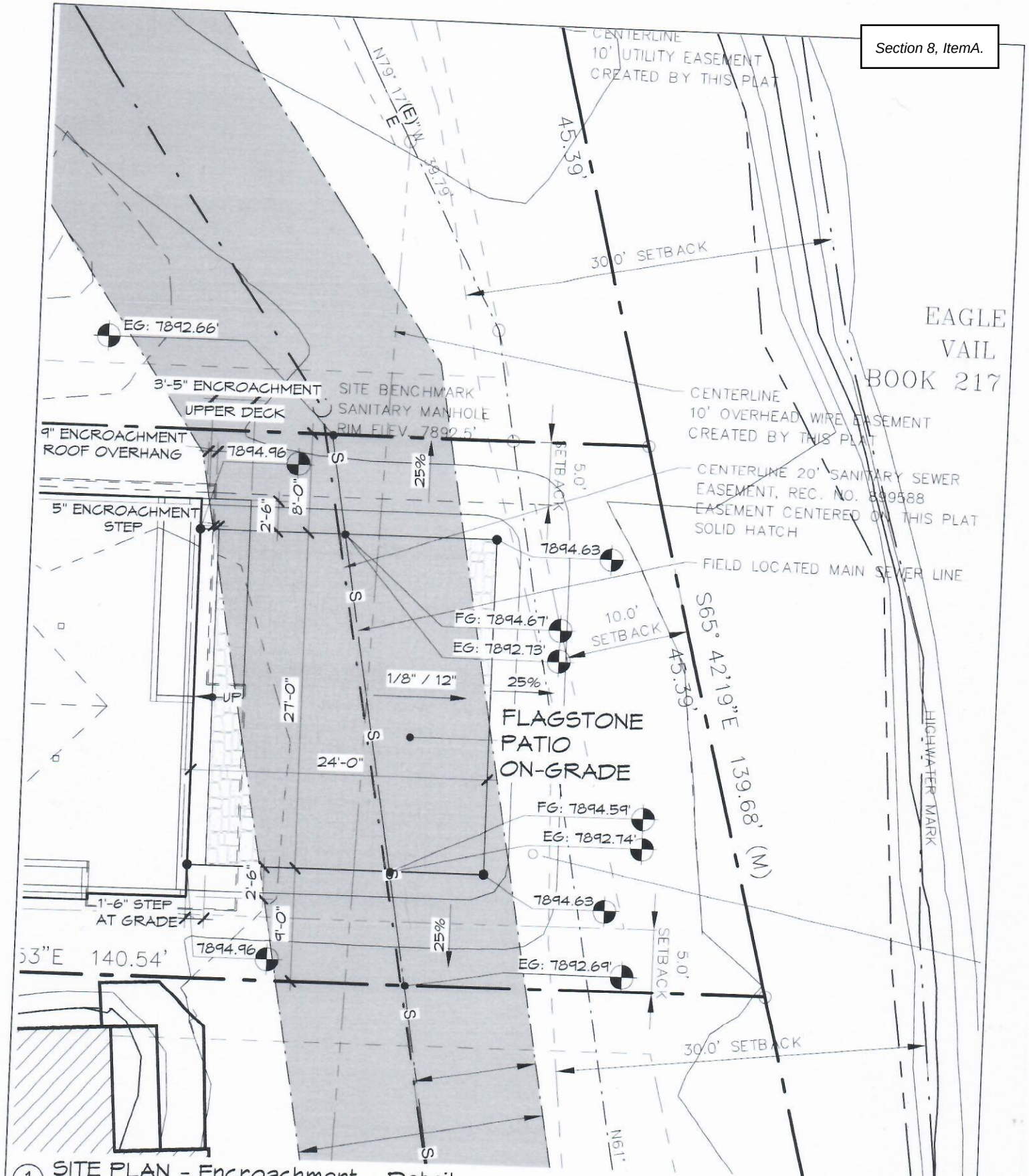
A1

SITE PLAN

Bovino-Young Residence

Parcel number: 2103-351-02-060
South Minturn Addition, Lot 2 A Resub of Lot 51
996 Main Street
Minturn, CO 81645

mpp design shop, inc.
PO Box 288
Gypsum, CO 81637
(970) 390-4931
michael@mppdesignshop.com



1 SITE PLAN - Encroachment - Detail
1" = 10'-0"

Project #:	2010
Date:	11/07/22
Drawn by:	mpp

A2

Bovino-Young Residence

Parcel number: 2103-351-02-060
South Minturn Addition, Lot 2 A Resub of Lot 51
996 Main Street
Minturn, CO 81645

mpp design shop, inc.
PO Box 288
Gypsum, CO 81637
(970) 390-4931
michael@mppdesignshop.com

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

0013 Belden Way

Hearing Date:	September 25, 2024
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: 16
Address:	0013 Belden Way
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, 3,193 (gross) square foot single-family building located at 0013 Belden Way 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 11 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 three off-street spaces, one of which is 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.

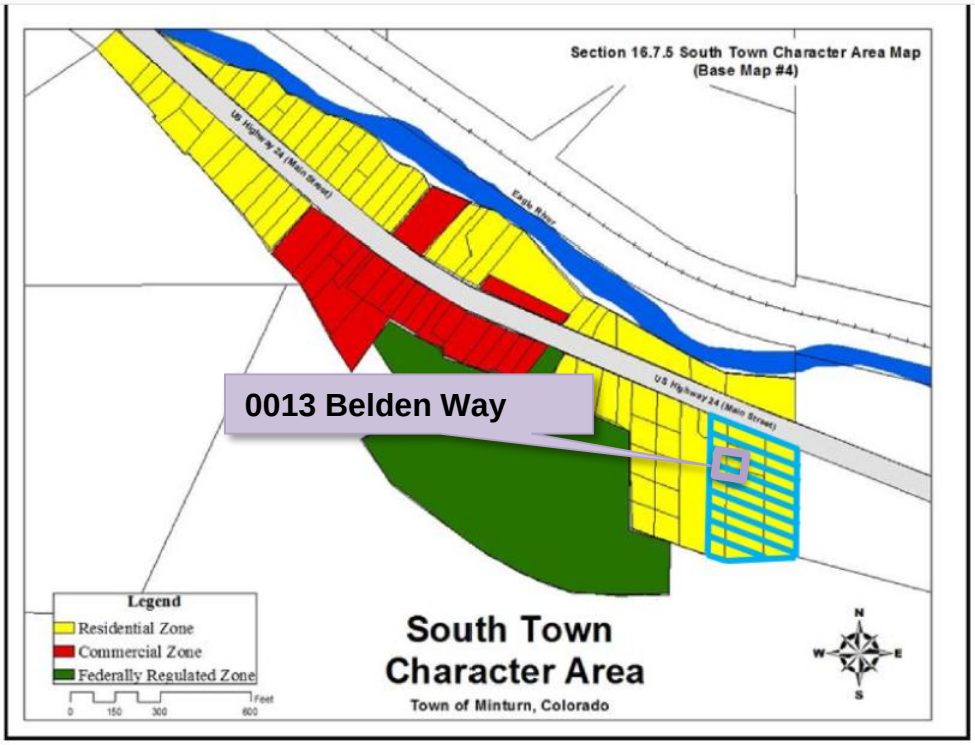
Staff suggests that the final plans for 0013 Belden Way meet the required findings 'a,' 'b,' and 'c' or subparagraph 3 – *Necessary findings*.

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:	2,212 sq. ft.	2,212 sq. ft. (.051 ac.)
Maximum Building Height:	28 feet	27 feet – 11 inches
Minimum Front Setback:	10.68 feet	10.68+ feet
Minimum Side Setback:	5 feet	5* feet
Minimum Rear Setback:	5 feet	5+ feet
Maximum Lot Coverage:	60% (1,327.2 sq. ft.)	922 sq. ft. (41.68%) Proposed
Maximum Impervious Coverage:	60% (1,327.2 sq. ft.)	1,026 sq. ft. (46.38%) Proposed

Minimum Snow Storage Area:	5% of Lot Area (2,212 sq. ft. x .05 = 110.6 sq. ft.)	112 sq. ft.
Parking:	3 spaces	3 spaces

*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 half a foot (.5') and remains 4.5' away from the property line.

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 0013 Belden Way 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.

TAB Associates, Inc.
The Architectural Balance

56 Edwards Village Blvd
Edwards, Colorado 81632
(970) 766-1471 fax
www.tabassociates.com tab@vail.net

Memo

Project: Belden Place – Lot 16 Project No: **2215**

Date: August 6, 2024

RE: Design Review Submittal

FROM:
Greg Macik, Principal

TO:
Town of Minturn DRB

VIA:
Email and Hard Copies

Remarks:

We are submitting for review Lot 16 Belden Place for Design Review.

This is a new Single Family Residence within the Belden Place PUD.

Greg Macik, Principal
TAB Associates, Inc.

S:\2215 Belden Place Phase 2\02 Proj Info\07 Approval Agencys\01 Design Review Board\Lot 16\Belden Lot 16 - Memo.doc

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 Lot 16

Project Location

Street Address: 0013 Beldan Way

Zoning:	Parcel Number(s):
PUD	Not assigned

Application Request:
Design review for a single family home.

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: 2212 sf	Type of Residence (Single Family, ADU, Duplex): Single Family	# of Bedrooms: 4	# On-site Parking Spaces: 3
# of Stories: 3	Snow storage sq ft: 112	Building Footprint sq ft: 776	Total sq ft Impervious Surface: 776

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
☑	☐	**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

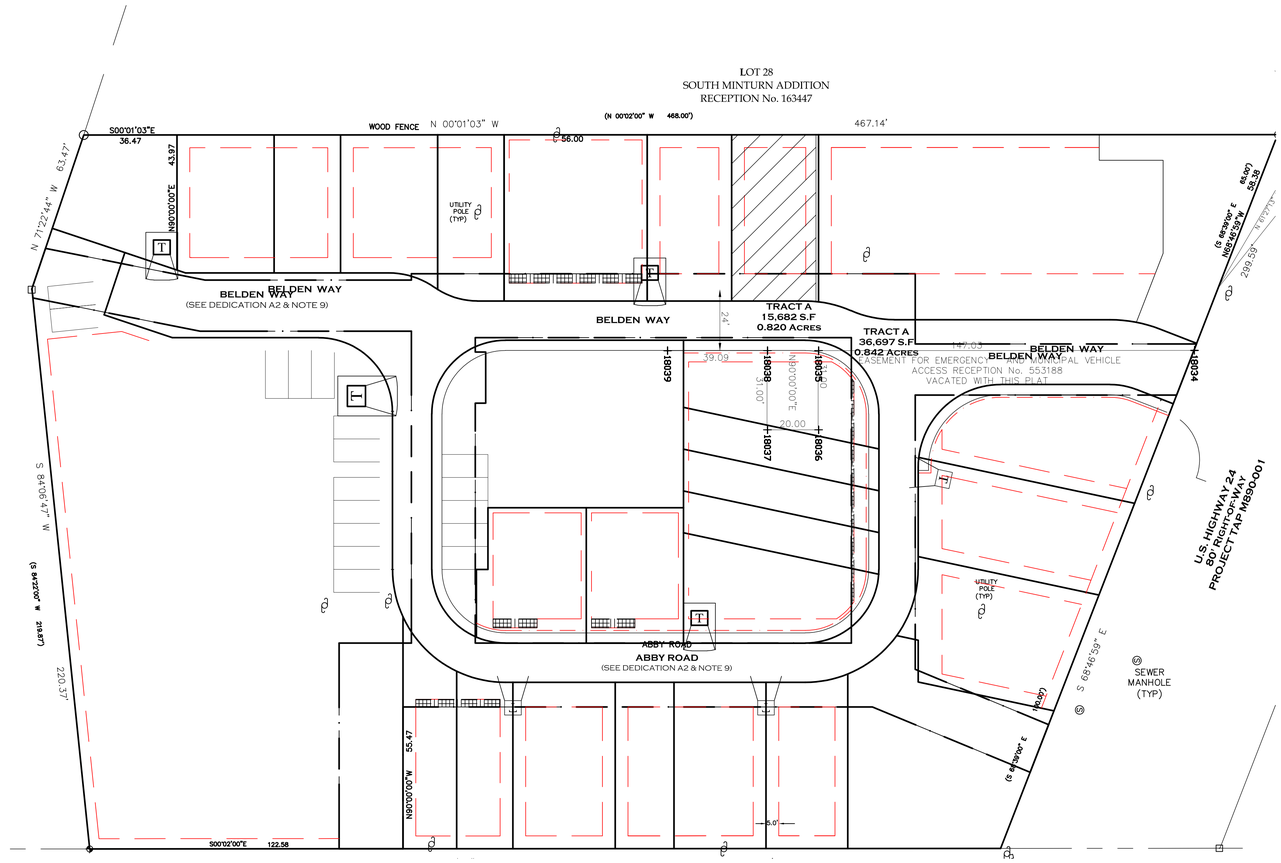
Both residential and commercial areas within the Town shall be required to screen certain visually obtrusive areas, including, but not limited to, refuse storage, general storage, loading areas, mechanical equipment and parking areas.

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 16 - 0013 Beldan Way
Single Family Residences
Minturn, Colorado 81645



Design Review Submittal - Revised
09/13/2024



Vicinity Map

A0.00	COVER SHEET
A0.02	PUD GUIDE INFORMATION
	FINAL PLAT
C1.110	SURVEY
C1.111	OVERALL DEVELOPMENT SITE PLAN
C.1	SITE PLAN
C.2	DETAILS AND CROSS SECTION
A1.1	LANDSCAPE PLAN AND DETAILS
A2.1	FLOOR PLANS
A2.2	ROOF PLAN
A3.1	EXTERIOR ELEVATIONS
A3.2	MATERIALS
A3.3	RENDERINGS
A4.1	SECTIONS
A5.01	DETAILS
A5.02	DETAILS
A5.03	DETAILS

TAB Associates
The Architectural Balance
0056 Edwards Village Blvd.
Edwards, CO 81632
(970) 766-1470
fax: (970) 766-1471
email: tab@vail.net
www.tabassociates.com
Civil Engineer:
Timberline Engineering
(970) 963 8869
Structural Engineer:
KRM Consultants, Inc,
(970) 949-9391

Seal

Belden Place - Single FAmil
Lot 16 - 0013 Beldan Way
Minturn, Colorado 81645

Revisions:

Issue Dates:
20220509 Struct Coord
DRB-11/28/2023
DRB-09/13/224

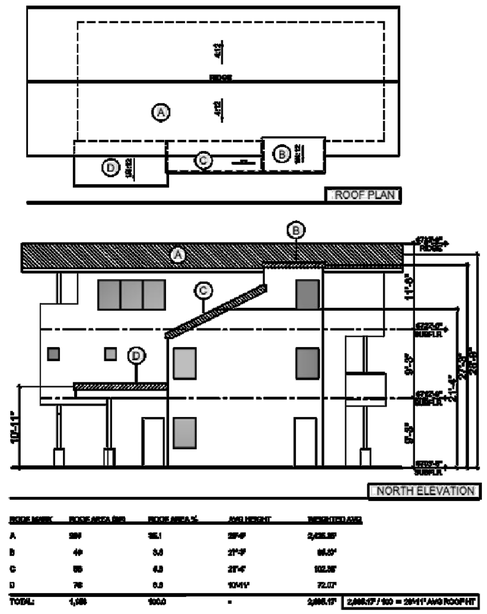
Sheet Title:
Cover

Project No:
2215

Sheet No:
A0.0

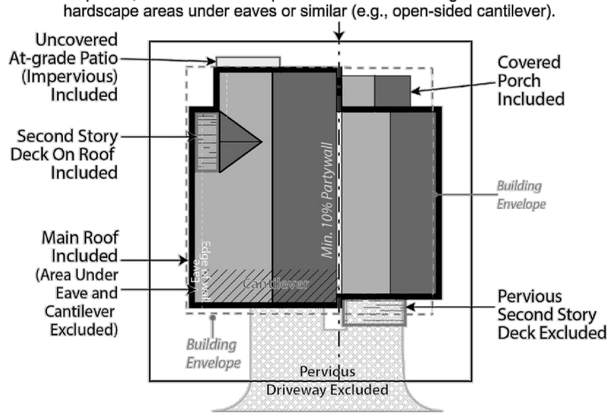
BELDEN PLACE PUD GUIDE INFORMATION
The following is an abrieviated verision of information found in the PUD guide.

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 MASS	ROOF AREA (SF)	ROOF AREA %	AVG HEIGHT	WEIGHTED AVG
A	589	38.1	28'-0"	2,436.39'
B	49	3.0	27'-3"	85.05'
C	95	4.0	27'-0"	102.26'
D	76	5.0	10'41"	72.07'
TOTAL	1,588	100.0	-	2,695.17' / 100 = 26'-11" AVG ROOFHT

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.
Edwards, CO 81632
(970) 766-1470
fax: (970) 766-1471
email: tab@vail.net
www.tabassociates.com
Civil Engineer:
Timberline Engineering
(970) 963 9669
Structural Engineer:
KRM Consultants, Inc,
(970) 949-9391

Seal

Belden Place - Single Family
Lot 16 - 0013 Beldan Way
Minturn, Colorado 81645

Revisions:

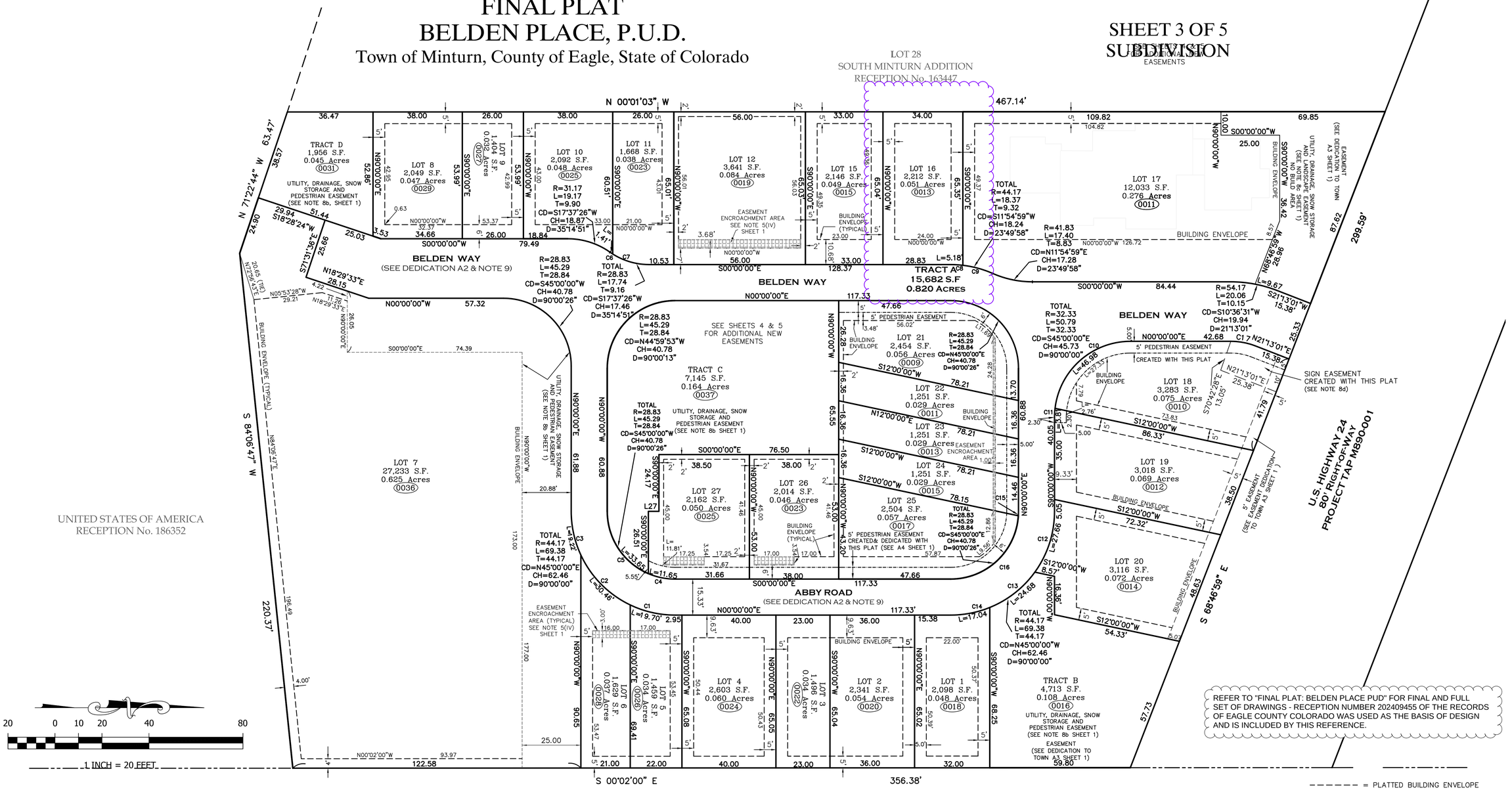
Issue Dates:
20220509 Struct Coord
DRB-11/28/2023
CDs - 03/11/2024

Sheet Title:
PUD Information

Project No:
2215

Sheet No:
A0.2

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



REFER TO "FINAL PLAT: BELDEN PLACE PUD" FOR FINAL AND FULL SET OF DRAWINGS - RECEPTION NUMBER 202409455 OF THE RECORDS OF EAGLE COUNTY COLORADO WAS USED AS THE BASIS OF DESIGN AND IS INCLUDED BY THIS REFERENCE.

= PLATTED BUILDING ENVELOPE

= PEDESTRIAN EASEMENT

= EASEMENT ENCROACHMENT AREA SEE NOTE 5(IV)

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"

UNITED STATES OF AMERICA
RECEPTION No.246983

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.

PRELIMINARY

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

LOT 28

N 00°02'00" W

467.44'

EXIST SHED

EXISTING HOUSE

OVERHEAD UTILITY LINE WAS USED TO FEED PREVIOUS ON-SITE BUILDINGS. THIS NO LONGER FEEDS ANY RESIDENCES OR STRUCTURES. OVERHEAD UTILITIES & POLES TO BE REMOVED. DOES NOT FEED OTHER PROPERTIES.

LOT 29
0.65 ACRES
1207

N71°43'55"W
64.04'

POLE & OVERHEAD UTILITIES TO BE REMOVED UPON INSTALLATION OF NEW UNDERGROUND. CHRISTIANSAN RESIDENCE TO BE RE-TIED TO NEW SYSTEM.

CHRISTIANSAN RESIDENCE (EXISTING TO REMAIN)

OVERHEAD UTILITIES TO REMAIN

WATER SERVICE TO REMAIN

LOT LINE 65.23'

EXISTING EDGE OF HIGHWAY

463.99'

S 00°02'00" E

EXISTING GAS LINE TO BE ABANDONED IN PLACE USING XCEL ENERGY SPECIFICATIONS. GAS LINE TO BE REMOVED WHERE ENCOUNTERED DURING CONSTRUCTION OF NEW FACILITIES.

VISTA BARRANCO LANE

255.00'

EXISTING SEWER TO BE REMOVED DURING INSTALATION OF NEW SEWER MAIN.

MH0060
7919.62 RIM (DISTRICT)
7926.14 RIM (SITE)
DATUM Δ = + 6.52'

TO BE REMOVED

SHED

CHRISTIANSAN SEWER TO BE RE-ATTACHED TO NEW SS SYSTEM UPON COMPLETION.

EXISTING FH #41 TO BE REMOVED

FH41

LOT 1

LOT 2

LOT 3

SINGLE STORY HOUSE REMOVED 2020

SINGLE STORY HOUSE TO BE REMOVED

DURAN SUBDIVISION
RECEPTION No. 553188

S 74°48'00" E
130.24'

LOT 31
0.67 ACRES
1251

BUILDINGS REMOVED PRIOR TO 2019 (TYPICAL)

OVERHEAD UTILITIES TO BE REMOVED.

EXISTING WATER SERVICE TO BE REMOVED/ABANDONED AT MAIN PER MINTURN SPECIFICATIONS.

ALL EXISTING FENCES TO BE REMOVED

OVERHEAD ELEC & POLES TO BE REMOVED. DOES NOT FEED OTHER PROPERTIES.

S 84°06'47" W
LOT LINE
207.89'

S 00°02'00" E

194.27'

N 00°02'00" W

HIGHWAY 24

HWY 24 ROW

LOT LINE

EXISTING SEWER SERVICE TO BE REMOVED/ABANDONED AT MANHOLE PER ERWSD SPECIFICATIONS.

MH0020

EXISTING WATER SERVICE TO BE REMOVED/ABANDONED AT MAIN PER MINTURN SPECIFICATIONS.

S 65°46'59" E
99.96'

LOT 32
0.81 ACRES
1251

EXISTING GAS LINE TO BE ABANDONED IN PLACE USING XCEL ENERGY SPECIFICATIONS. GAS LINE TO BE REMOVED WHERE ENCOUNTERED DURING CONSTRUCTION OF NEW FACILITIES.

OVERHEAD ELEC, LIGHTS & POLES TO BE REMOVED. DOES NOT FEED OTHER PROPERTIES.

LOT LINE

356.38'

S 00°02'00" E

UNITED STATES OF AMERICA
RECEPTION No.246983

EXISTING GROUND MOUNT TRANSFORMER TO REMAIN. TRANSFORMER IS NOT TIED TO BELDEN SITE.

EXISTING OVERHEAD UTILITIES & POLES ALONG FRONTAGE TO REMAIN.

USFS

LOT 59
SOUTH MINTURN
ADDITION

EXIST SHED

LOT LINE

14" TREE (TYP)

AMENDED PARCEL
RECEPTION No. 201306047

MINTURN
BONEYARD

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

COPYRIGHT

Belden Place - 12 Plex (Flats)
Lot 7

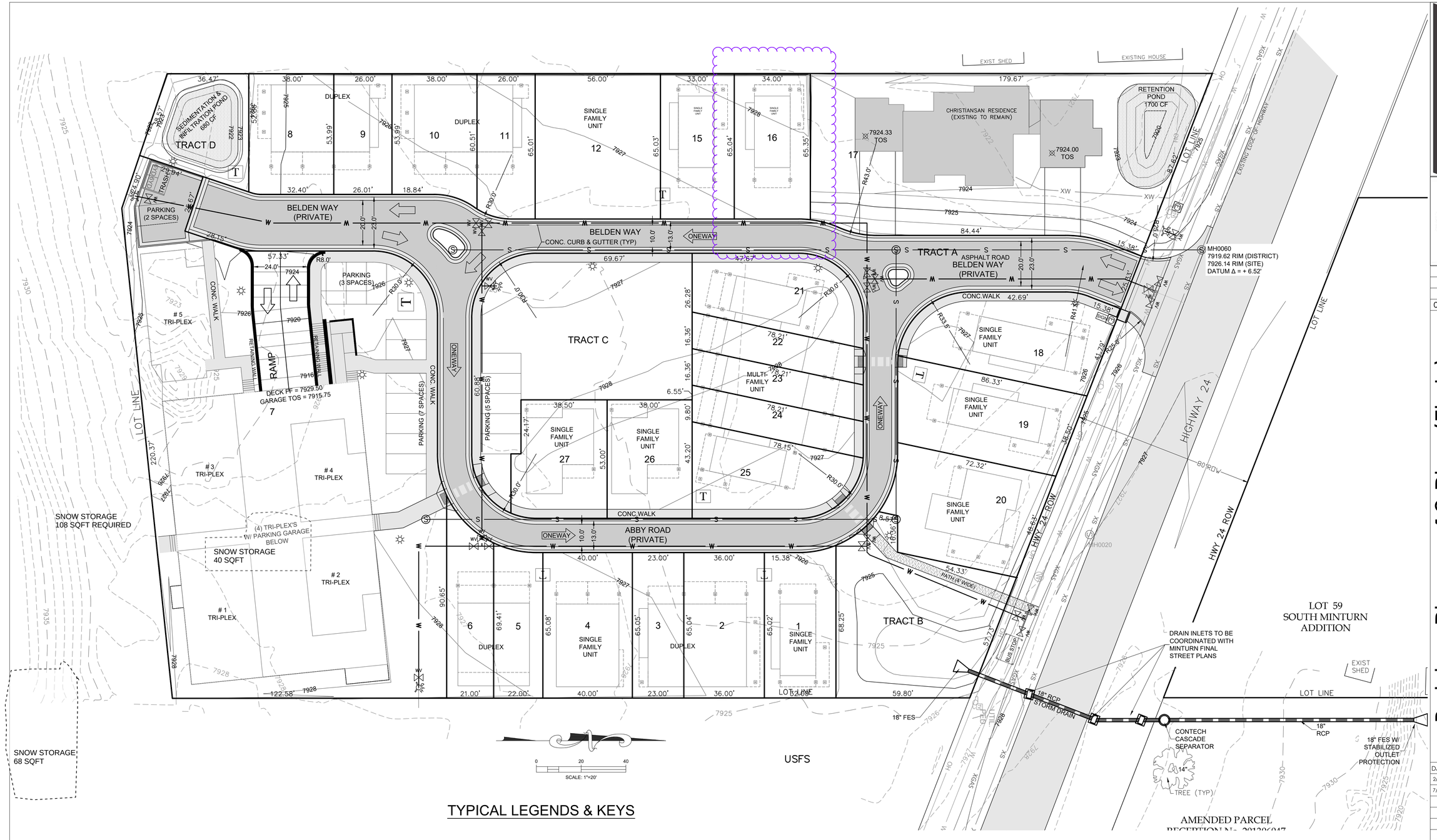
0036 Abby Road, Minturn, Colorado 81645

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 "BELDEN PLACE PUD - FINAL PLAN SUBMITTAL" FOR FULL DEVELOPMENT SITE PLANE, PREPARED BY TIMBERLINE ENGINEERING DATE JULY 12, 2024, WAS USED AS THE BASIS OF DESIGN AND IS INCLUDED BY THE REFERENCE.

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

COLORADO REGISTERED DAVID JOHN ANDERSON 39276 PROFESSIONAL ENGINEER

COPYRIGHT

Belden Place - 12 Plex (Flats)
Lot 7

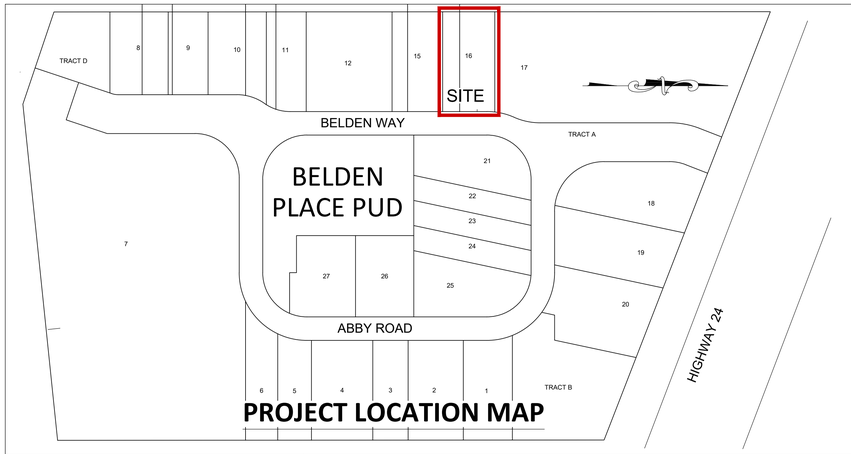
0036 Abby Road, Minturn, Colorado 81645

NOT FOR CONSTRUCTION

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

Title: PROPOSED SITE PLAN

Sheet: C.111



PROJECT LOCATION MAP

UNIT 16

SHEET INDEX:

C.1 SITE PLAN
C.3 DETAILS & CROSS SECTION

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

COLORADO REGISTERED DAVID JOHN ANDREWS 39276 PROFESSIONAL ENGINEER

COPYRIGHT

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

CONTOUR LEGEND:

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

LINE KEY:

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

PROPOSED UTILITY SYMBOL KEY:

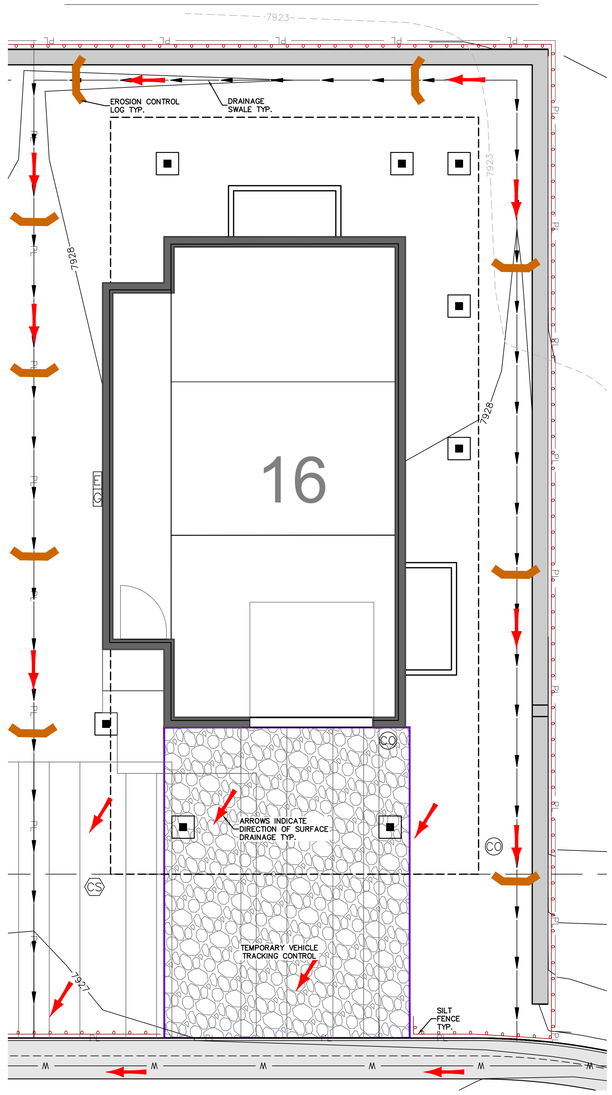
- WATER VAULT
- WATER VALVE
- FIRE HYDRANT
- SEWER MANHOLE
- UTILITY POLE
- ELECTRIC TRANSFORMER
- CABLE TV PEDESTAL
- ELECTRIC SPLICE VAULT
- WATER SERVICE CURB STOP
- SANITARY SEWER CLEANOUT
- STREET LIGHT

SITE CALCULATIONS - 16

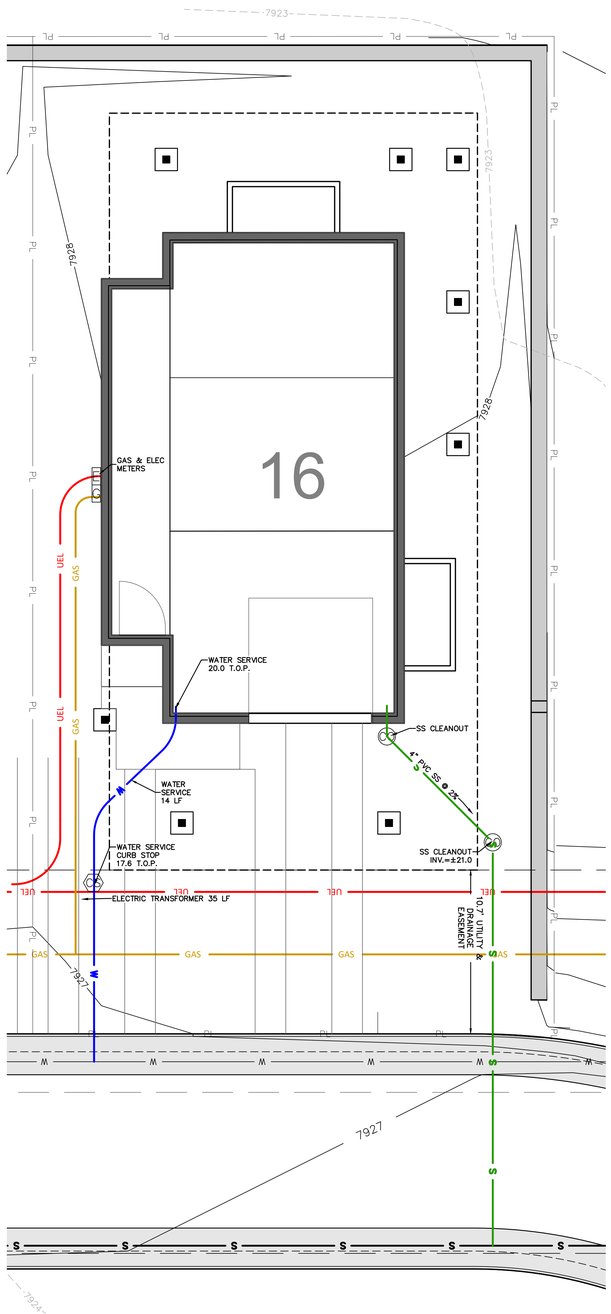
SITE SQFT	2,212 SQFT
BUILDING COVERAGE	922 SQFT
IMPERVIOUS COVERAGE (Includes Building)	1,026 SQFT
SITE COVERAGE ALLOWED	60%
SITE COVERAGE	46.4%

0 4 8 Feet

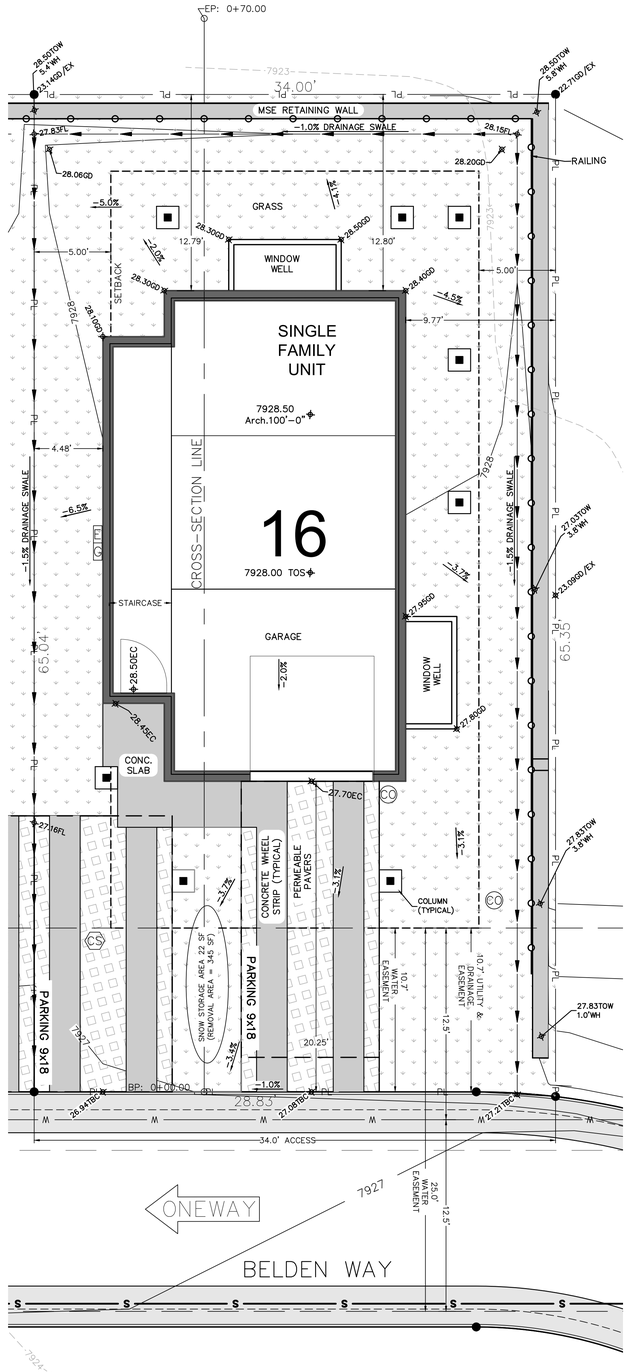
DRAINAGE & EROSION CONTROL PLAN



UTILITY PLAN



SITE PLAN WITH GRADING



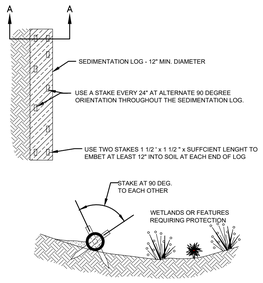
Belden Place
UNIT 16 SINGLE FAMILY RESIDENCE
Minturn, Colorado

NOT FOR CONSTRUCTION

DATE	REVISION
1/2/24	DRB Coordination
9/27/24	DRB Comments

Title: SITE PLAN

Sheet: C.1



SECTION A - A

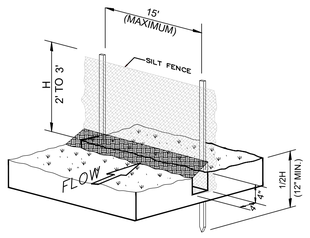
SEDIMENT CONTROL LOG INSTALLATION NOTES

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

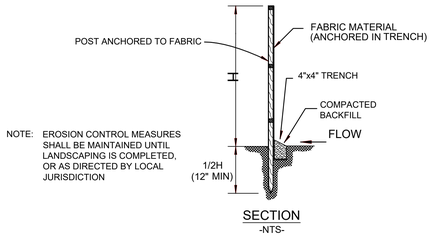
1. THE SWMP MANAGER SHALL INSPECT SEDIMENT CONTROL LOGS DAILY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT UPSTREAM SEDIMENT AS NECESSARY.
2. SEDIMENT ACCUMULATED UPSTREAM OF SEDIMENT CONTROL LOGS SHALL BE REMOVED WHEN THE UPSTREAM SEDIMENT DEPTH IS WITHIN ½ THE HEIGHT OF THE CREST 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



SILT FENCE INSTALLATION

-NTS-

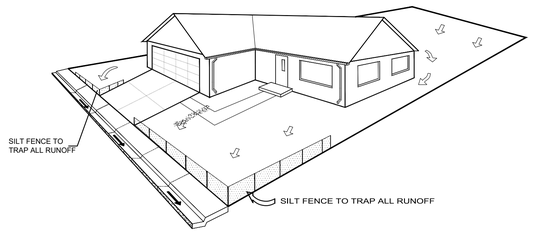


NOTE: EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL LANDSCAPING IS COMPLETED, OR AS DIRECTED BY LOCAL JURISDICTION

SECTION

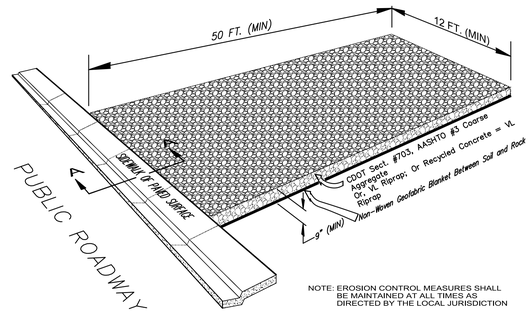
-NTS-

SILT FENCE INSTALLATION DETAIL

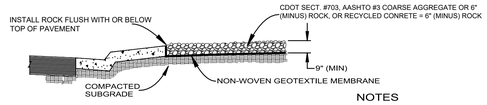


NOTE: EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES AS DIRECTED BY LOCAL JURISDICTION

SILT FENCE PLACEMENT DETAIL



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



SECTION A-A

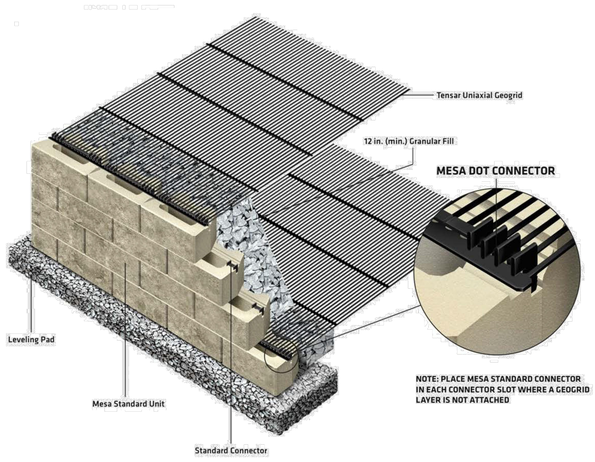
-NTS-

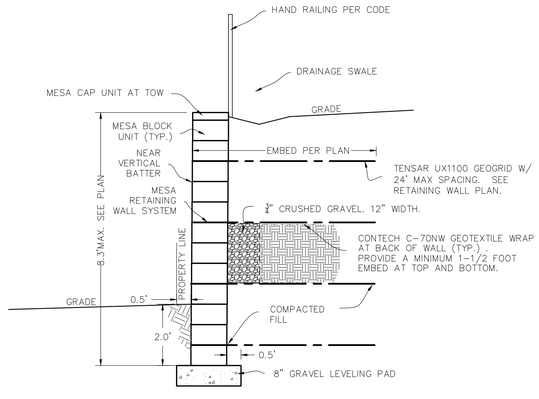
NOTES

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

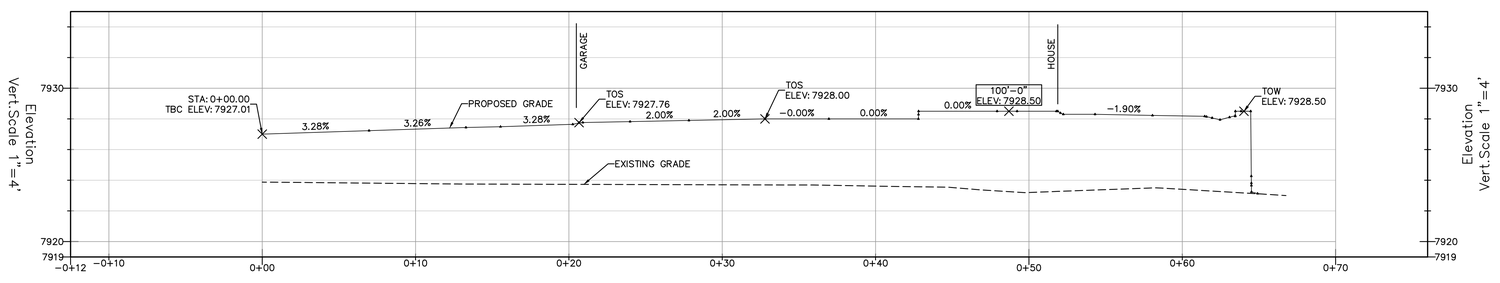
MESA® SYSTEM NEAR VERTICAL SETBACK WITH DOT CONNECTOR





RETAINING WALL DETAIL

LOT 16 SECTION



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

COLORADO REGISTERED DAVID JOHN ANDREWS 39276 PROFESSIONAL ENGINEER

COPYRIGHT

Belden Place
UNIT 16 SINGLE FAMILY RESIDENCE
Minturn, Colorado

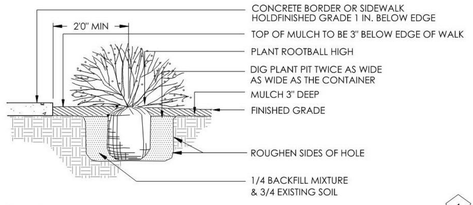
NOT FOR CONSTRUCTION

DATE	REVISION
1/2/24	DRB Coordination
9/27/24	DRB Comments

Title: DETAILS & CROSS SECTION

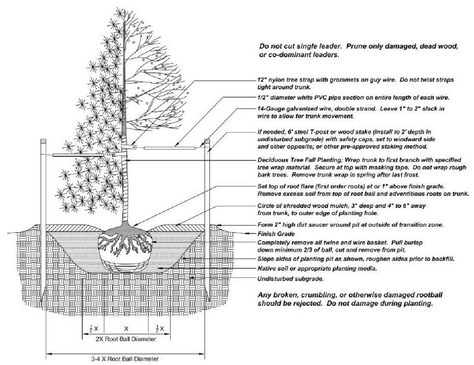
Sheet: C.2

PRUNE ALL DAMAGED OR DEAD WOOD IMMEDIATELY PRIOR TO PLANTING



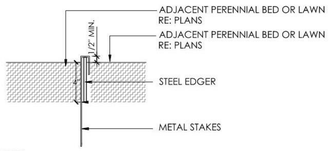
1 SHRUB PLANTING
SCALE: 3/4" = 1'-0"

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

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.

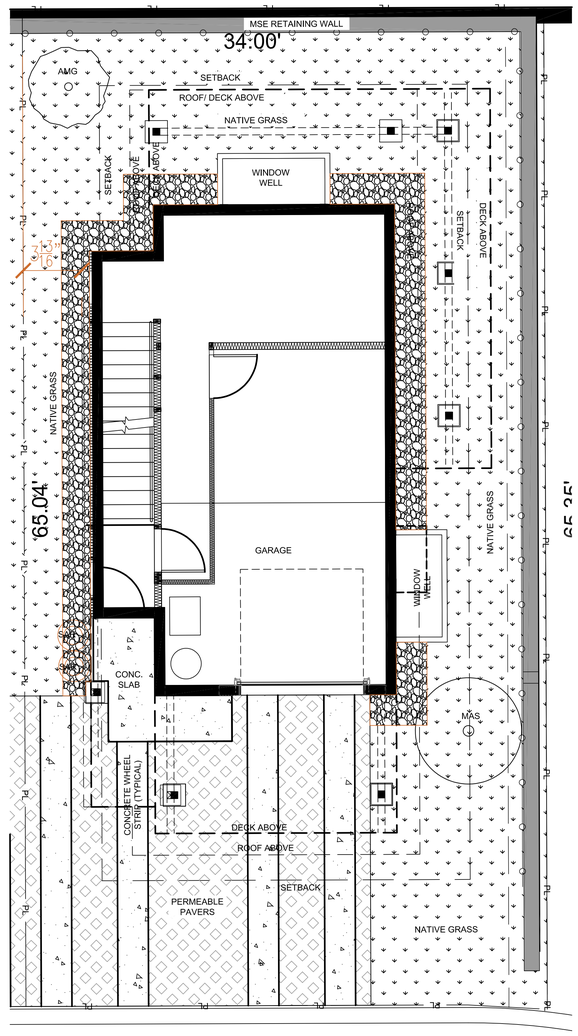
ORNAMENTAL TREES

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

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.



1 ENLARGED LANDSCAPE PLAN
A1.1 1/4"=1'-0"

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.

NATIVE GRASS

2" GRAVEL DRIP LINE MULCH

CONC. PARKING STRIP

PERMEABLE PAVERS

SITE CALCULATIONS - 16

SITE SQFT	2,212 SQFT
BUILDING COVERAGE	922 SQFT
IMPERVIOUS COVERAGE (Includes Building)	1,026 SQFT
SITE COVERAGE ALLOWED	60%
SITE COVERAGE	46.4%



TAB Associates
The Architectural Balance
0056 Edwards Village Blvd.
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

Seal

Belden Place - Single Family
Lot 16 - 0013 Beldan Way
Minturn, Colorado 81645

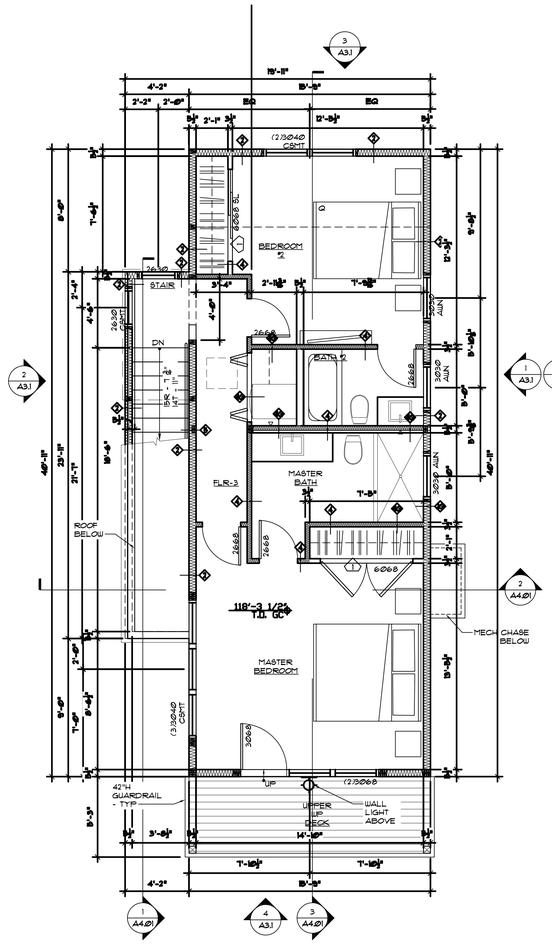
Revisions:

Issue Dates:
20220509 Struct Coord
DRB-09/13/224

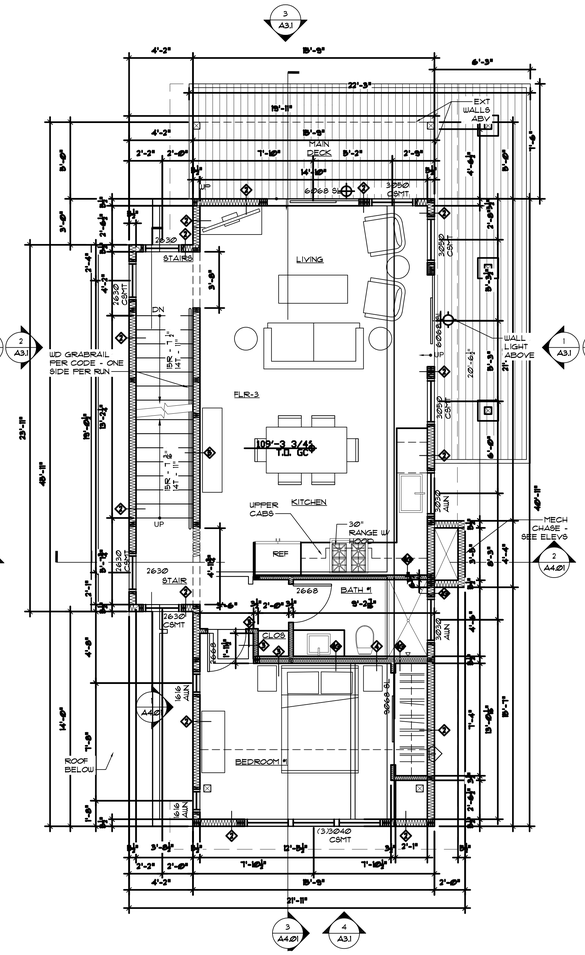
Sheet Title:
Landscape Plan

Project No:
2215

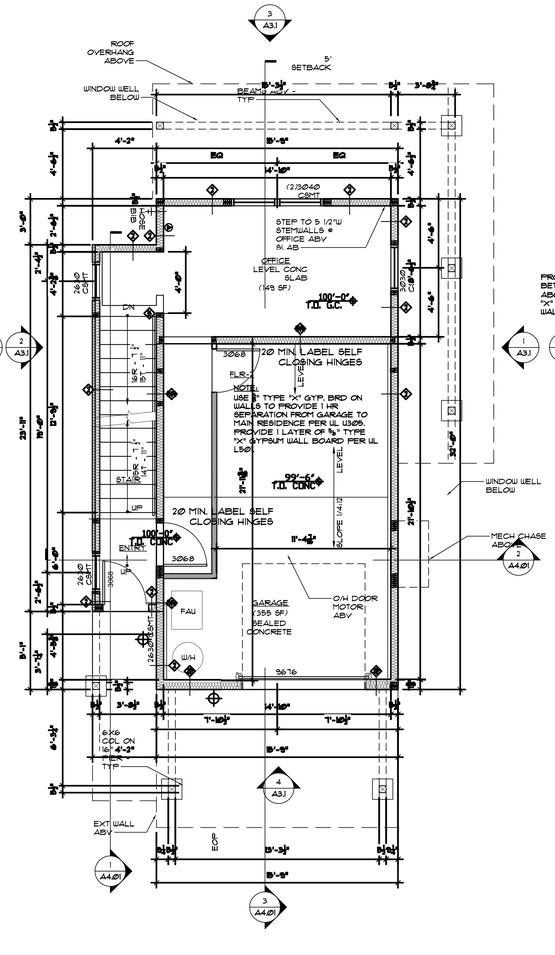
Sheet No:
A1.1



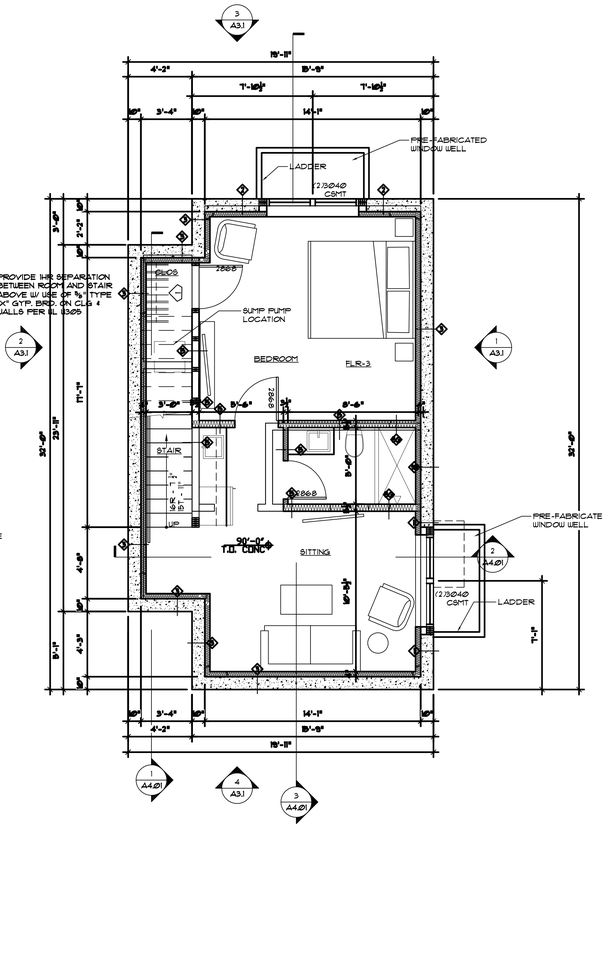
4 A2.1 UPPER LEVEL FLOOR PLAN
1/4"=1'-0"



3 A2.1 MAIN LEVEL FLOOR PLAN
1/4"=1'-0"



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



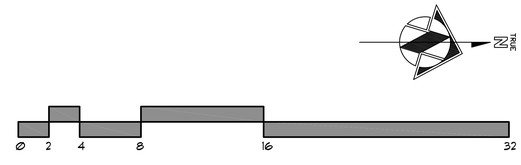
1 A2.1 BASEMENT FLOOR PLAN
1/4"=1'-0"

CLOSET NOTES:

1. SINGLE HANGING: DESIGNATED BY SINGLE DASHED LINE IN CLOSETS TO BE: 16" SHELF @ 1'-0" AFF, 15" SHELF & ROD @ 5'-6" AFF.
2. DOUBLE HANGING: DESIGNATED BY DOUBLE DASHED LINE IN CLOSETS TO BE: 16" SHELF & ROD @ 1'-0" AFF, 12" SHELF & ROD @ 5'-6" AFF.
3. SHELVES @ WALK-IN CLOSETS: @ - 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: @ SHELVES, WIDTH AS NOTED, @ 1'-2" OC, 1st SHELF @ 1'-2" AFF, FULL CLOSET WIDTH.
5. STORAGE SHELVES: @ - 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 1x3 CLEAR PINE.
3. PROVIDE ROD SUPPORTS @ 36" OC MAX.
4. ALL TO BE STAINED TO MATCH CASE & BASE.



SCALE: ¼"=1'-0"

TAB Associates
The Architectural Balance
0056 Edwards Village Blvd.
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

Seal

Belden Place - Single Family
Lot 16 - 0013 Beldan Way
Minturn, Colorado 81645

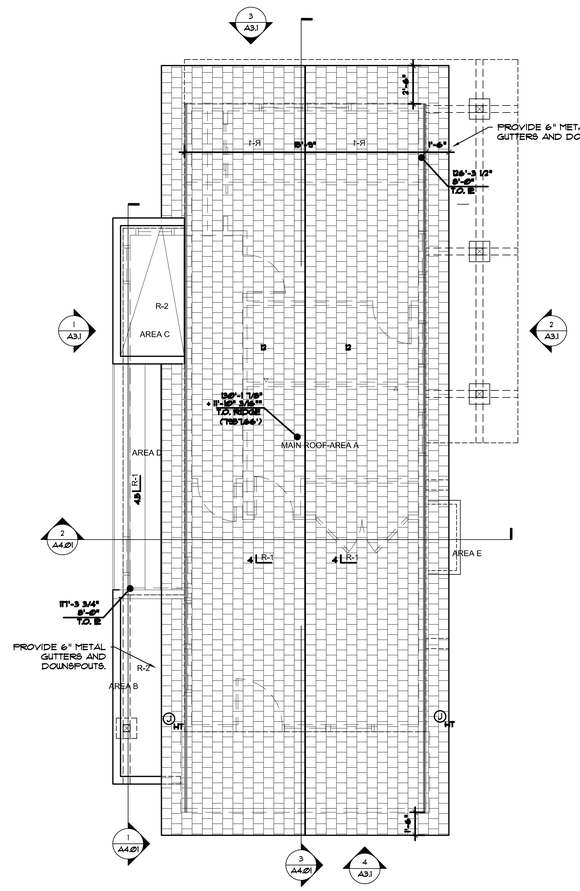
Revisions:

Issue Dates:
20230609 Struct Coord
DRB-11/08/2023
CDs - 03/11/2024

Sheet Title:
Floor Plans

Project No:
2215

Sheet No:
A2.1



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



TAB Associates
The Architectural Balance
0056 Edwards Village Blvd.
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

Seal

Belden Place - Single Family
Lot 16 - 0013 Belden Way
Minturn, Colorado 81645

Revisions:

Issue Dates:
20220909 Struct Coord
DRB-11/28/2023

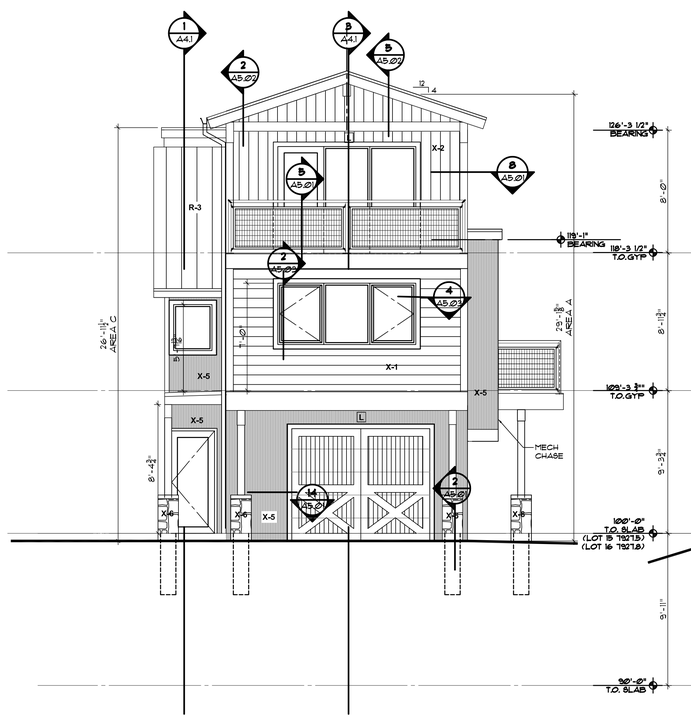
Sheet Title:
Roof Plan

Project No:
2215

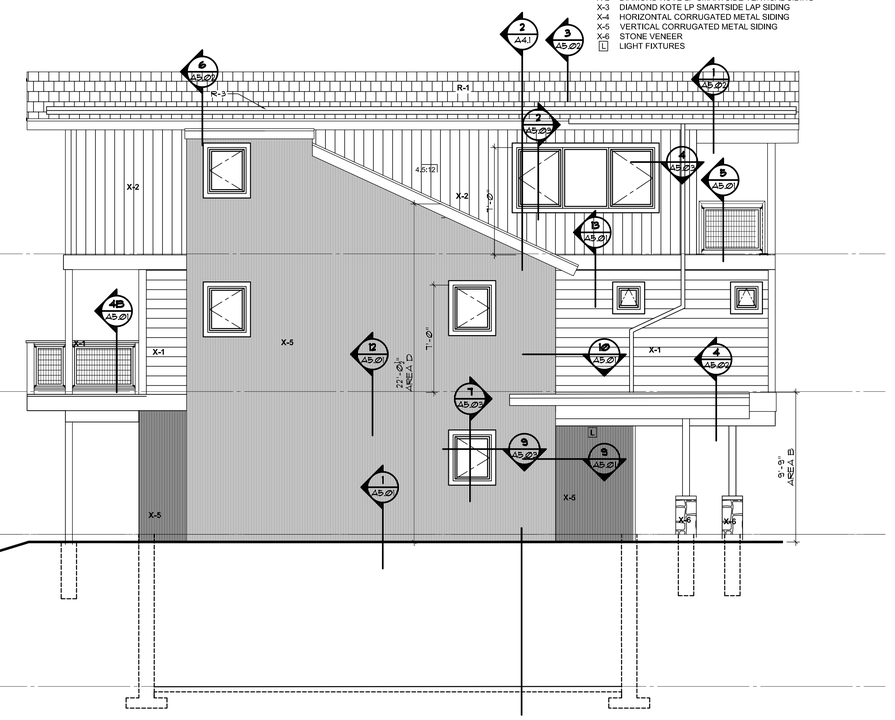
Sheet No:
A2.2

MATERIAL LEGEND

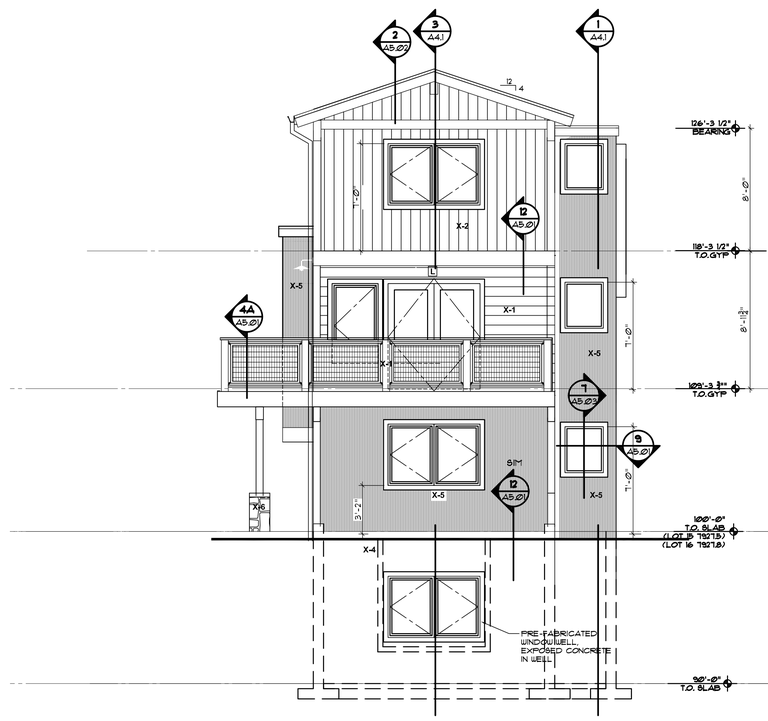
R-1: ASPHALT SHINGLE ROOF
R-2: LOW SLOPE EPDM
R-3: STANDING SEAM METAL ROOFING
X-1 DIAMOND KOTE LP SMARTSIDE LAP SIDING
X-2 DIAMOND KOTE LP SMARTSIDE VERTICAL SIDING
X-3 DIAMOND KOTE LP SMARTSIDE LAP SIDING
X-4 HORIZONTAL CORRUGATED METAL SIDING
X-5 VERTICAL CORRUGATED METAL SIDING
X-6 STONE VENEER
L LIGHT FIXTURES



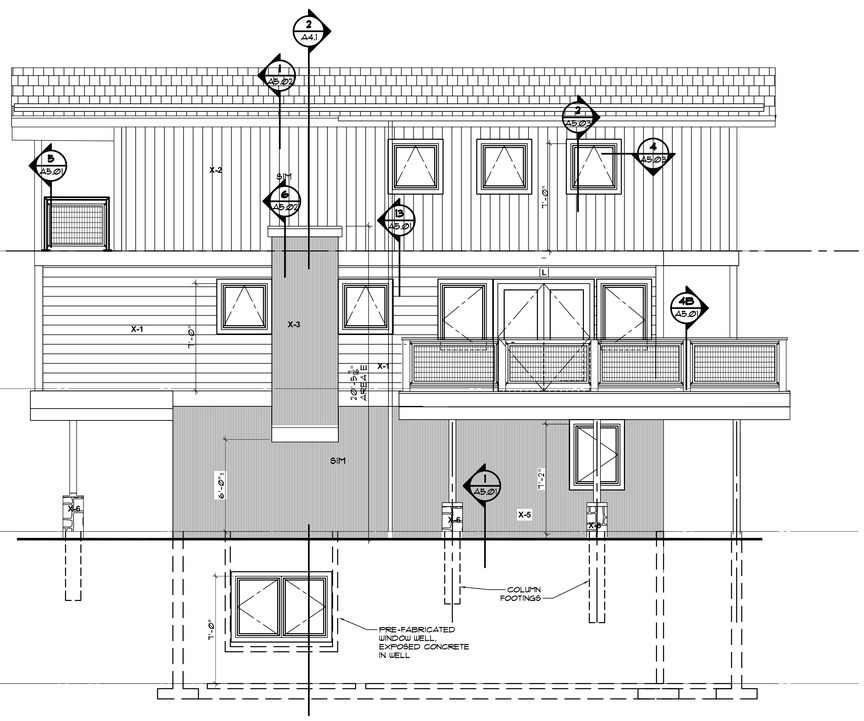
TYPICAL FRONT ELEVATION
4 A3.1



TYPICAL LEFT SIDE ELEVATION
2 A3.1



TYPICAL REAR ELEVATION
3 A3.1



TYPICAL RIGHT SIDE ELEVATION
1 A3.1

Roof Mark	Roof Area (SF)		Roof Area %		Avg Hgt (Ft)		Weighted Avg (Ft)	
A	925.00	/ by total	89.31	X	29.14	=	2602.54	
B	57.00	/ by total	5.50	X	9.75	=	53.66	
C	45.00	/ by total	4.34	X	26.96	=	117.14	
D	4.70	/ by total	0.45	X	22.04	=	10.00	
E	4.00	/ by total	0.39	X	20.45	=	7.90	
	1035.70		100.00		108.34		2791.24	27.91
								27' 11"

TAB Associates
The Architectural Balance
0056 Edwards Village Blvd.
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

Seal

Belden Place - Single FAmily
Lot 16 - 0013 Beldan Way
Minturn, Colorado 81645

Revisions:

Issue Dates:
20220509 Struct Coord
DRB-11/28/2023

Sheet Title:
Exterior Elevations

Project No:
2215

Sheet No:
A3.1



X-1
1 A3.1 LAP SIDING

SIMILAR TO DIAMOND KOTE LP
8" LAP SIDING
COLOR: WHITE



LAP SIDING EXAMPLE
MATERIAL EXAMPLE ONLY
NOT FOR COLOR



X-2
2 A3.1 VERTICAL SIDING

SIMILAR TO DIAMOND KOTE LP
VERTICAL GROOVED SIDING
COLOR: GRIZZLY

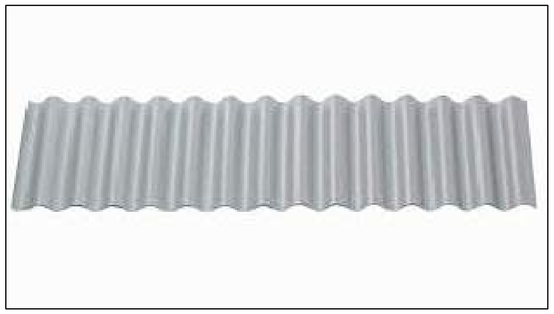


VERTICAL SIDING EXAMPLE
MATERIAL EXAMPLE ONLY
NOT FOR COLOR



R-1
7 A3.1 ROOFING

SIMILAR GAF DESIGNER SHINGLES
WOODLAND "CASTLEWOOD GRAY"



X-4
4-5 A3.1 HORIZONTAL CORRUGATED PANELS
X-5
VERTICAL CORRUGATED PANELS

SIMILAR TO WESTERN STATES METAL
ROOFING - GALVANIZED 7/8"
CORRUGATED PANELS



X-6
6 A3.1 STONE VENEER - THIN VENEER

SIMILAR TO GALLEGOS - #366
COURTLAND LOW RISE



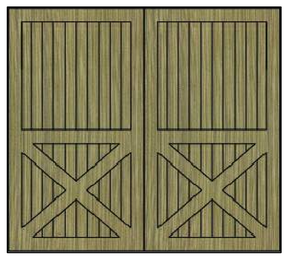
R-3
7B A3.1 ROOFING

SIMILAR WESTERN STATES
2" STANDING SEAM - 12" WIDTH
COLOR: GALVANIZED TO MATCH
CORRUGATED PANELS

SW 7069
Iron Ore
Interior / Exterior

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

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





8 A3.1 GARAGE DOOR

SIMILAR RAYNOR ST AUGUSTINE (PANEL
PATTERN)
TEXTURED PANELS
COLOR: WALNUT

GENERATION LIGHTING

8637401-12: Medium One Light Outdoor Wall Lantern



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

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)

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) (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	14.58	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

9 A3.1 LIGHT FIXTURE

TAB Associates
The Architectural Balance
0056 Edwards Village Blvd.
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

Seal

Belden Place - Single Family
Lot 16 - 0013 Beldan Way
Minturn, Colorado 81645

Revisions:

Issue Dates:
2020/06/08 Struct Coord
DRB-11/23/2020

Sheet Title:
Materials

Project No:
2215

Sheet No:
A3.2



TYPICAL FRONT ELEVATION
4 A3.1



TYPICAL LEFT SIDE ELEVATION
2 A3.1

RENDERINGS ARE FOR GENERAL UNDERSTANDING OF THE COLOR LOCATIONS. DETAILS MAY DIFFER FROM ELEVATIONS ON SHEET A3.1. IF THERE ARE DIFFERENCES A3.1 IS CORRECT.



TYPICAL REAR ELEVATION
3 A3.1



TYPICAL RIGHT SIDE ELEVATION
1 A3.1

TAB Associates
The Architectural Balance
0056 Edwards Village Blvd.
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

Seal

Belden Place - Single Family
Lot 16 - 0013 Belden Way
Minturn, Colorado 81645

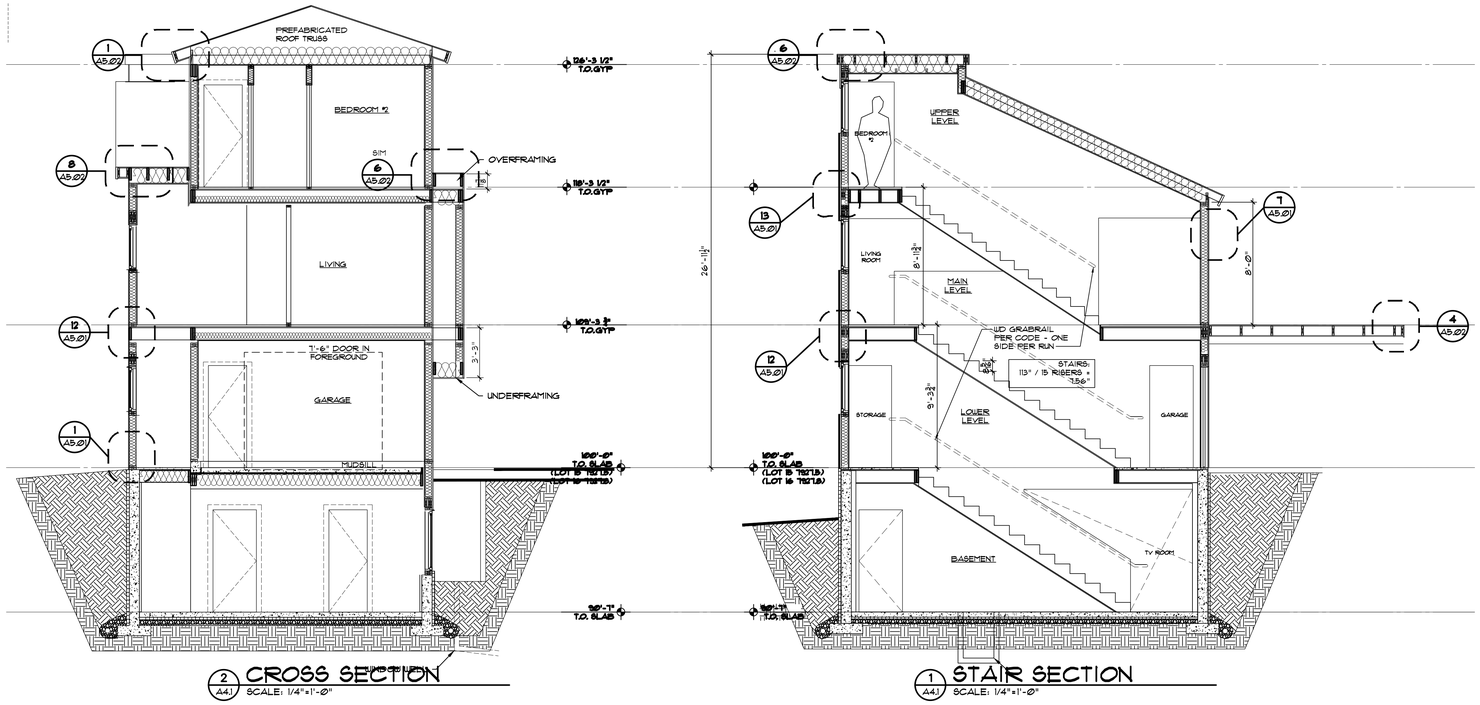
Revisions:

Issue Dates:
20220509 Struct Coord
DRB-11/28/2022

Sheet Title:
Renderings

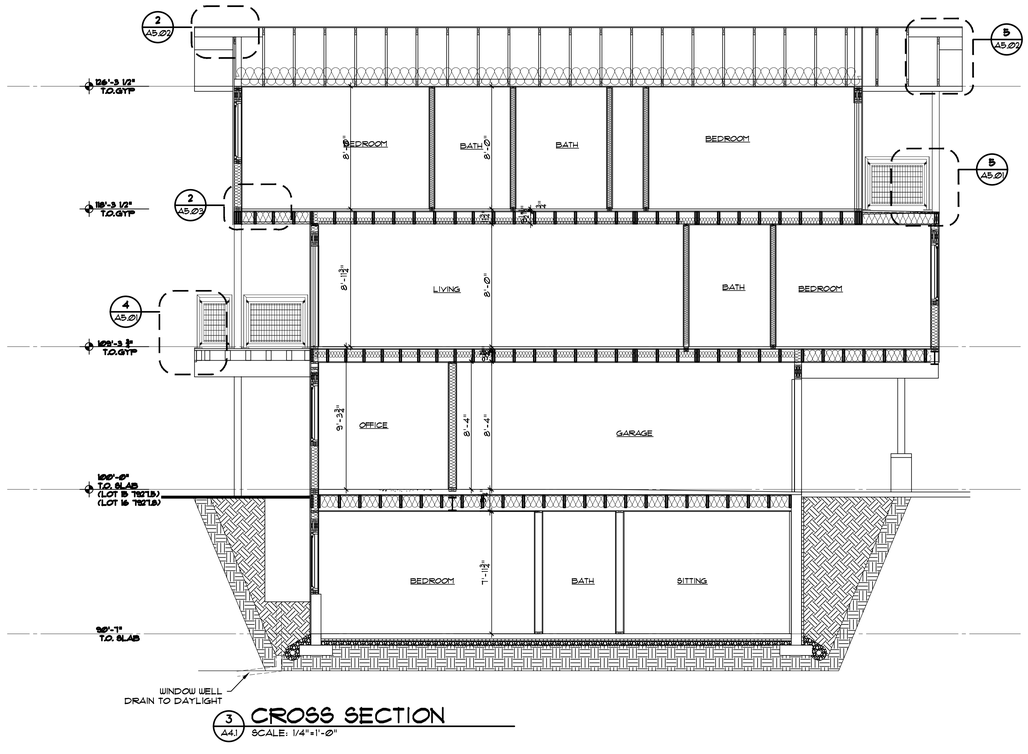
Project No:
2215

Sheet No:
A3.3



2 A4.1 CROSS SECTION
SCALE: 1/4"=1'-0"

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



3 A4.1 CROSS SECTION
SCALE: 1/4"=1'-0"

TAB Associates
The Architectural Balance
0056 Edwards Village Blvd.
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

Seal

Belden Place - Single Family
Lot 16 - 0013 Beldan Way
Minturn, Colorado 81645

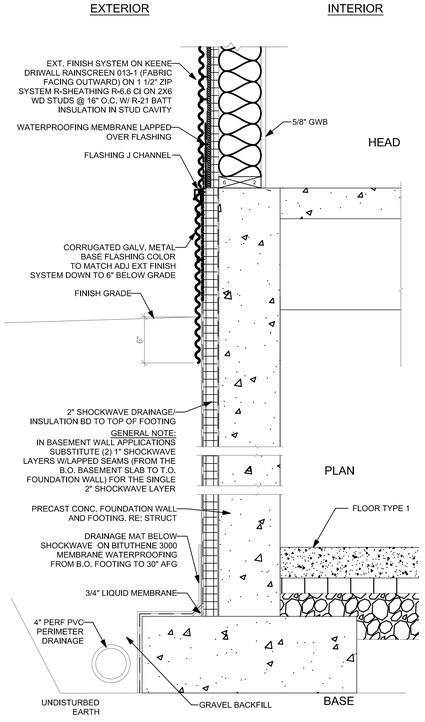
Revisions:

Issue Dates:
20220509 Struct Coord
CDs - 08/15/2022

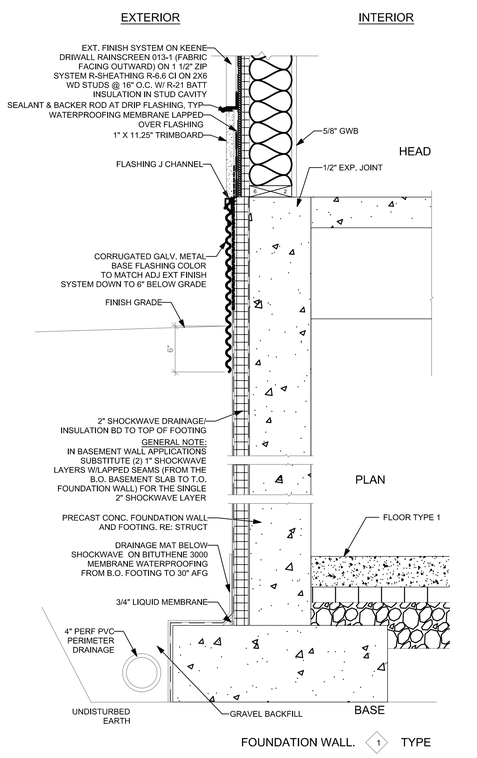
Sheet Title:
Building Sections

Project No:
2215

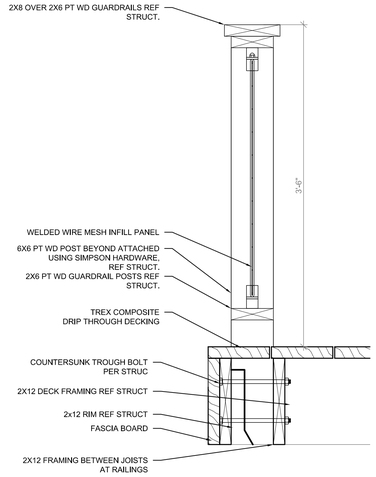
Sheet No:
A4.1



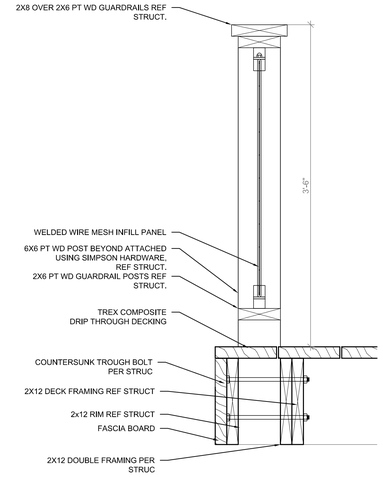
1 A5.01 SECTION DETAIL - CORRUGATED SIDING
SCALE: 3"=1'-0"



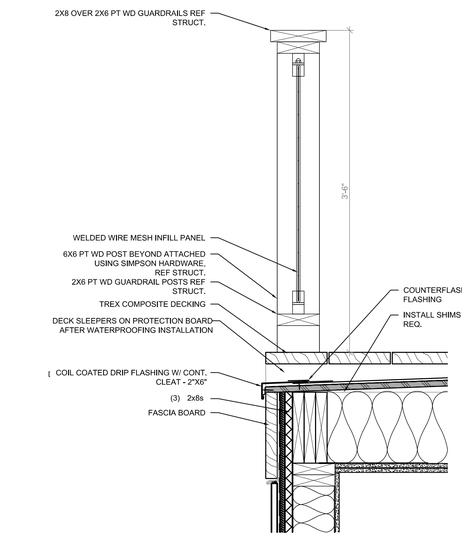
2 A5.01 SECTION DETAIL - WOOD SIDING
SCALE: 3"=1'-0"



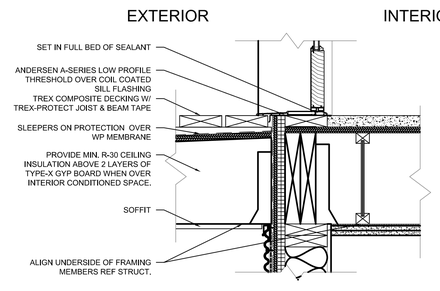
4A A5.01 DRIP THRU DECK RAILING
SCALE: 1 1/2"=1'-0"



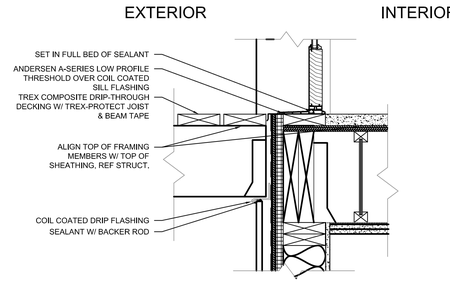
4B A5.01 DRIP THRU DECK RAILING
SCALE: 1 1/2"=1'-0"



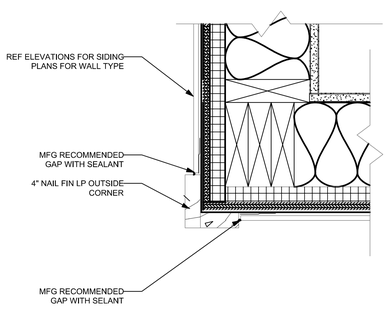
5 A5.01 WP DECK RAILING
SCALE: 1 1/2"=1'-0"



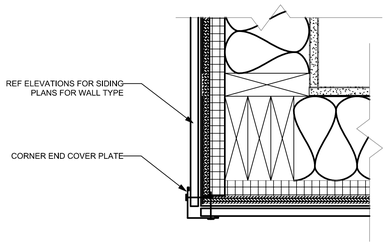
6 A5.01 SECTION DETAIL - W.W.M. GUARDRAIL
SCALE: 1 1/2"=1'-0"



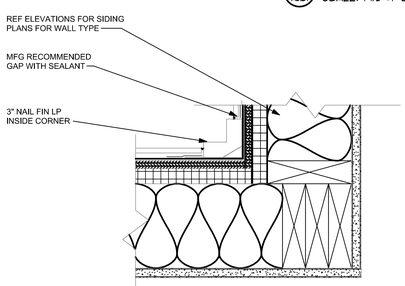
7 A5.01 SECTION DETAIL - W.W.M. GUARDRAIL
SCALE: 1 1/2"=1'-0"



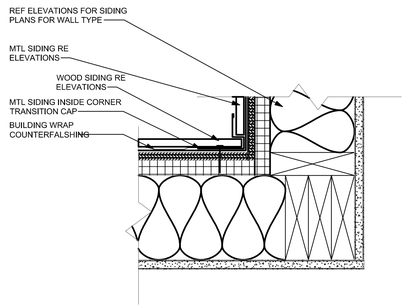
8 A5.01 PLAN DETAIL - CORNER TRIM
SCALE: 3"=1'-0"



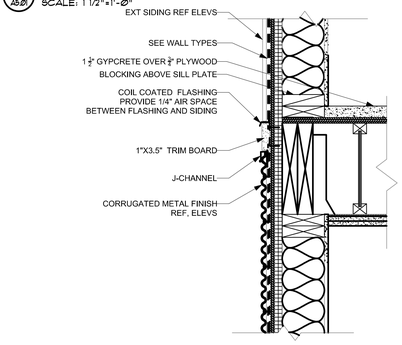
9 A5.01 PLAN DETAIL - CORNER TRIM
SCALE: 3"=1'-0"



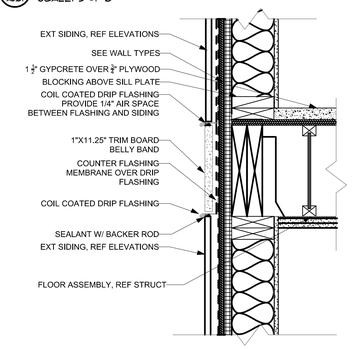
10 A5.01 PLAN DETAIL - CORNER TRIM
SCALE: 3"=1'-0"



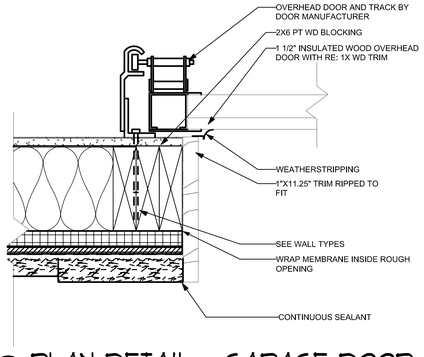
11 A5.01 INTERIOR CORNER TRIM
SCALE: 3"=1'-0"



12 A5.01 SECTION DETAIL - FLOOR TRANSITION
SCALE: 1 1/2"=1'-0"



13 A5.01 SECTION DETAIL - FLOOR TRANSITION
SCALE: 1 1/2"=1'-0"



14 A5.01 PLAN DETAIL - GARAGE DOOR
SCALE: 3"=1'-0"

TAB Associates
The Architectural Balance
0056 Edwards Village Blvd.
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

Seal

Belden Place - Single Family
Lot 16 - 00130 Beldan Way
Minturn, Colorado 81645

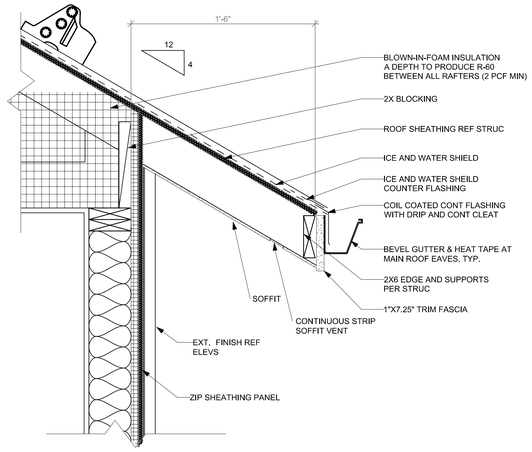
Revisions:

Issue Dates:
20220509 Struct Coord
DRB-11/28/2023

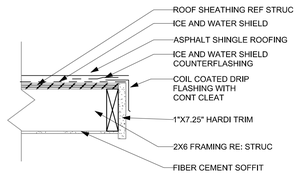
Sheet Title:
Details

Project No:
2215

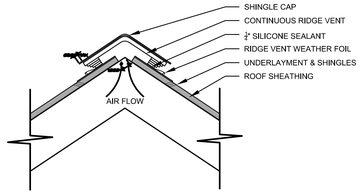
Sheet No:
A5.1



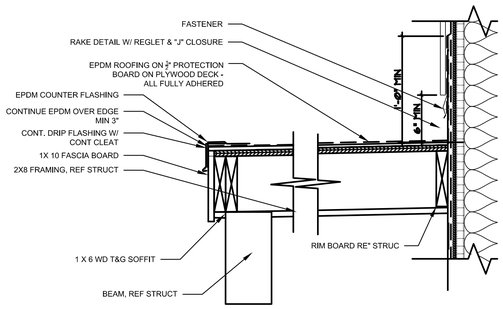
1 A5.01 **SECTION DETAIL - FASCIA**
SCALE: 1 1/2"=1'-0"



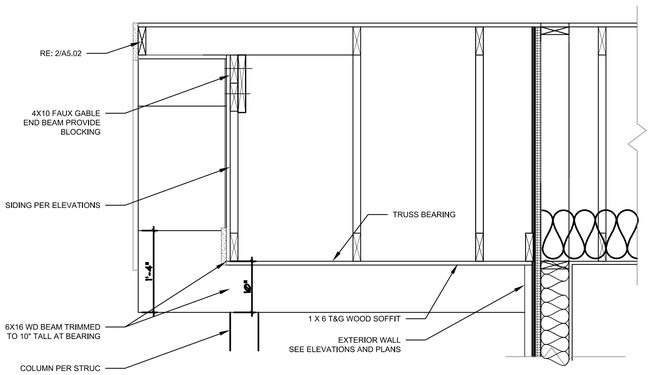
2 A5.01 **SECTION DETAIL - EAVE**
SCALE: 1 1/2"=1'-0"



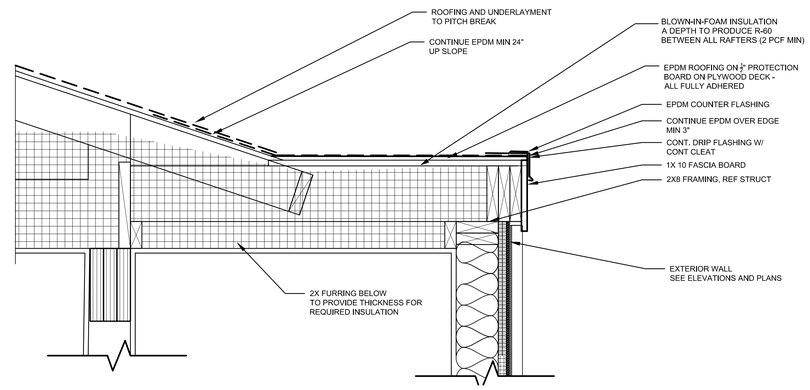
3 A5.01 **SECTION DETAIL - RIDGE**
SCALE: 1 1/2"=1'-0"



4 A5.01 **SECTION DETAIL - COVERED WALKWAY**
SCALE: 1 1/2"=1'-0"



5 A5.01 **SECTION DETAIL - GABLE END**
SCALE: 1"=1'-0"



6 A5.01 **STAIR ROOF - LOW SLOPE**
SCALE: 1 1/2"=1'-0"

TAB Associates
The Architectural Balance
0056 Edwards Village Blvd.
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

Seal

Belden Place - Single Family
Lot 16 - 0013 Beldan Way
Minturn, Colorado 81645

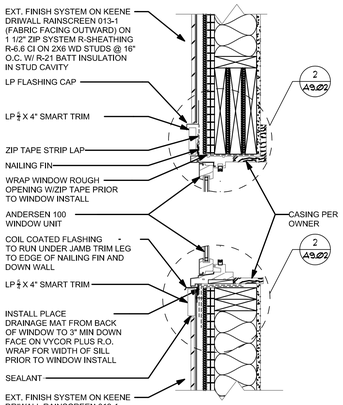
Revisions:

Issue Dates:
20220509 Struct Coord
DRB-11/28/2022

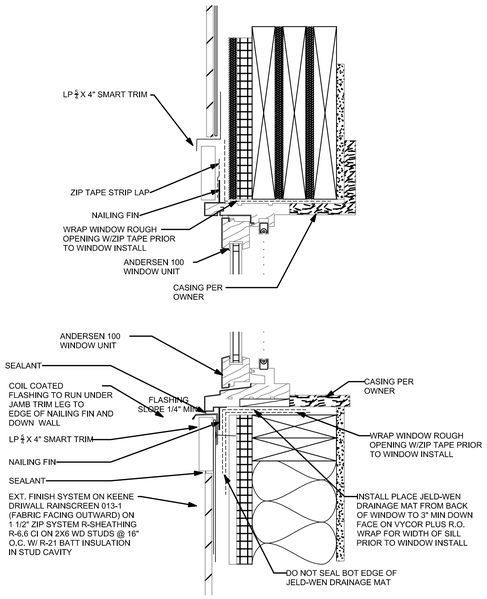
Sheet Title:
Details

Project No:
2215

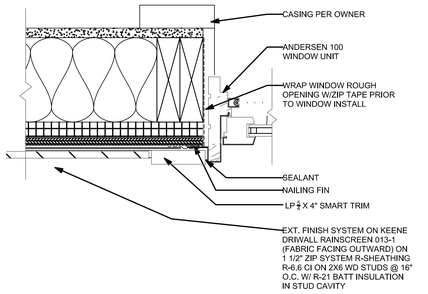
Sheet No:
A5.2



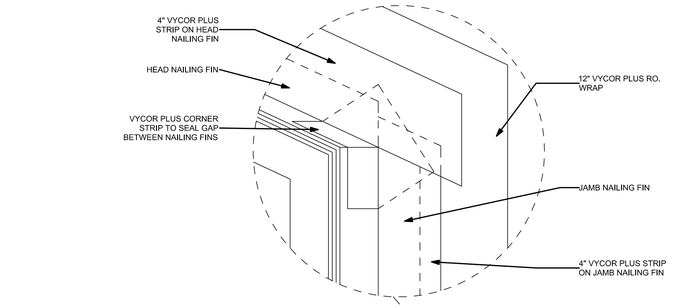
2 A5.03 WINDOW DETAIL - HEAD/SILL
SCALE: 1 1/2"=1'-0"

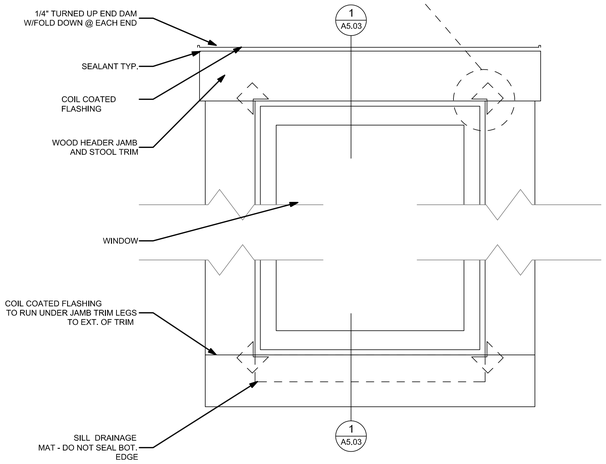


3 A5.03 WINDOW DETAIL - HEAD/SILL
SCALE: 3"=1'-0"



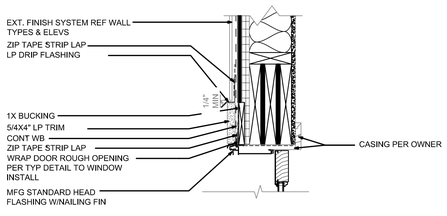
4 A5.03 WINDOW DETAIL - JAMB
SCALE: 3"=1'-0"

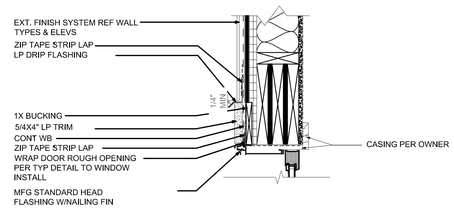




1 A5.03 WINDOW DETAIL - FLASHING
SCALE: 1 1/2"=1'-0"

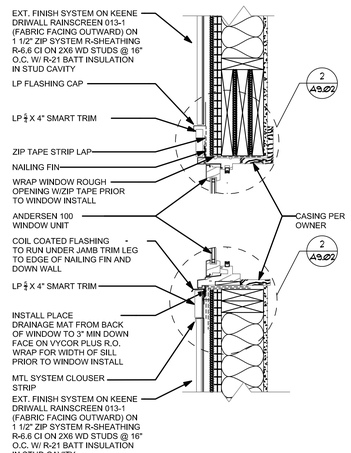
EXTERIOR INTERIOR



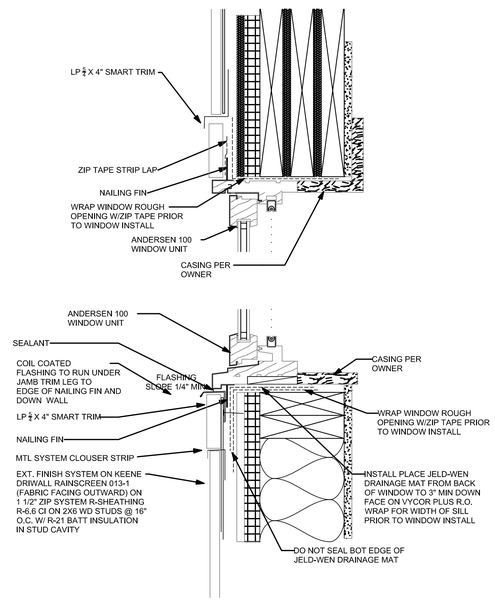


5 A5.03 DOOR DETAIL - INSWING HEAD TYP.
SCALE: 1 1/2"=1'-0"

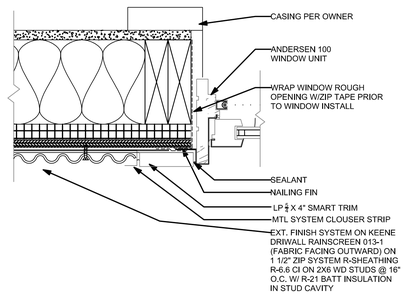
6 A5.03 DOOR DETAIL - SLIDER HEAD TYP.
SCALE: 1 1/2"=1'-0"



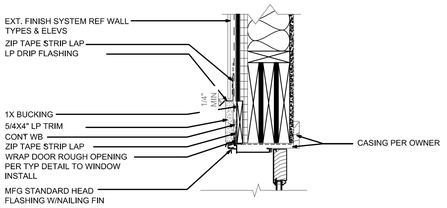
7 A5.03 WINDOW DETAIL - HEAD/SILL
SCALE: 1 1/2"=1'-0"



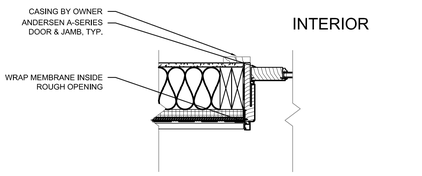
8 A5.03 WINDOW DETAIL - HEAD/SILL
SCALE: 3"=1'-0"



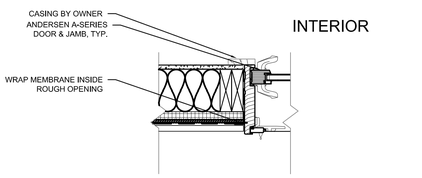
9 A5.03 WINDOW DETAIL - JAMB
SCALE: 3"=1'-0"



10 A5.03 DOOR DETAIL - INSWING HEAD TYP.
SCALE: 1 1/2"=1'-0"



11 A5.03 DOOR DETAIL - INSWING JAMB, TYP.
SCALE: 1 1/2"=1'-0"



12 A5.03 DOOR DETAIL - SLIDER JAMB, TYP.
SCALE: 1 1/2"=1'-0"

TAB Associates
The Architectural Balance
0056 Edwards Village Blvd.
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

Seal

Belden Place - Single Family
Lot 16 - 0013 Beldan Way
Minturm, Colorado 81645

Revisions:

Issue Dates:
2022SDS Struct Coord
DRB-11/28/2022

Sheet Title:
Details

Project No:
2215

Sheet No:
A5.3

Inter-Mountain ENGINEERING
Civil Engineers & Surveyors

September 18, 2024

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

Re: 0013 Belden Way
Lot 16, Belden Place PUD
DRB Resubmittal Review
Project No. 24-0001

Dear Madison:

We reviewed the plans entitled *"Belden Place; Lot 16 – 0013 Beldan (sp) Way, Minturn Colorado"* prepared September 13, 2024, by TAB Associates (Plans) included in the DRB application for Lot 33, Minturn North PUD. Our review was for compliance with the engineering requirements of Section 16-21-615: Design Review applications of the Minturn Municipal Code (MMC).

General:

1. The plans should be spell checked – Beldan should be Belden.

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 entire recorded Plat for Belden Place (5 sheets) should be included in the submittal. This plat and associated title commitment were reviewed by the Town and if included, suitable as the Boundary Survey for this application.~~ **Resolved**. A note was added to Sheet 3 of 5 incorporating the complete "*Final Plat, Beden Place PUD*" by reference as part of the Application. The Plat and associated title commitment were reviewed by the Town and fulfill the requirements as the Boundary Survey for this application.

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. Sheets C.200 (Overall Utility Plan) and Sheet C.300 (Grading and Drainage Plan) should also be included to reflect the basis for design and fulfill the requirements of Paragraphs f through i.~~ **Resolved.** A note was added to Sheet C.111 incorporating the complete "*Belden Place PUD – Final Plan*

Madison Harris
Re: 0013 Belden Way
Lot 16, Belden Plane PUD
DRB Resubmittal Review
Project No. 24-0001

Submittal" by reference a part of the Application. These plans are the basis of the design and fulfil the requirements of paragraph f through i.

Section (C) (3) Site Plan:

Sheet C.1 of the Plans "*Belden Place – Unit 16 Single Family Residence"* prepared by Timberline Engineering dated 9/27/24(?) presents the proposed site grading. The following elements from the MMC should be added:

a. ~~The Site Plan should show dimensioned property lines, easements, setbacks and include dimensions locating the building.~~ **Resolved**. Sheet C1 of the Plans *"Belden Place – Unit 16 Single Family Residence"* prepared by Timberline Engineering (dated September 27,2024) has been revised to provide the required information.
b. ~~The building appears to encroach into the side setback.~~ . **Resolved**. The PUD Guide allows stairs to encroach into the setback.
c. Sheet A3.1 provides Building height information for Planning Staff review.

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

Sheet C.1 of the Plans "*Belden Place – Unit 16 Single Family Residence"* prepared by Timberline Engineering dated 9/27/24 (?) presents the proposed site grading. The following elements from the MMC should be added:

~~a. Existing and proposed contour lines.~~
~~e. Temporary and permanent erosion controls specific to Lot 16.~~

Resolved. Sheets C1 and C2 of the Plans *"Belden Place – Unit 16 Single Family Residence"* prepared by Timberline Engineering (dated September 27,2024) have been revised to provide the required information.

Review by Inter-Mountain Engineering is for general conformance with Minturn Municipal Code requirements and is not a peer review. Review by Inter-Mountain Engineering in no way relieves any responsibilities of design professionals associated with the project. Please feel free to contact us if you have additional questions.

Respectfully,
Inter-Mountain Engineering (Town Engineer)



Jeffery M. Spanel PE

CC: Scot Hunn, Arnold Martinez

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

0015 Belden Way

Hearing Date:	September 25, 2024
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: 15
Address:	0015 Belden Way
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, 3,040 (gross) square foot single-family building located at 0015 Belden Way 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 11 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 three off-street spaces, one of which is 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.

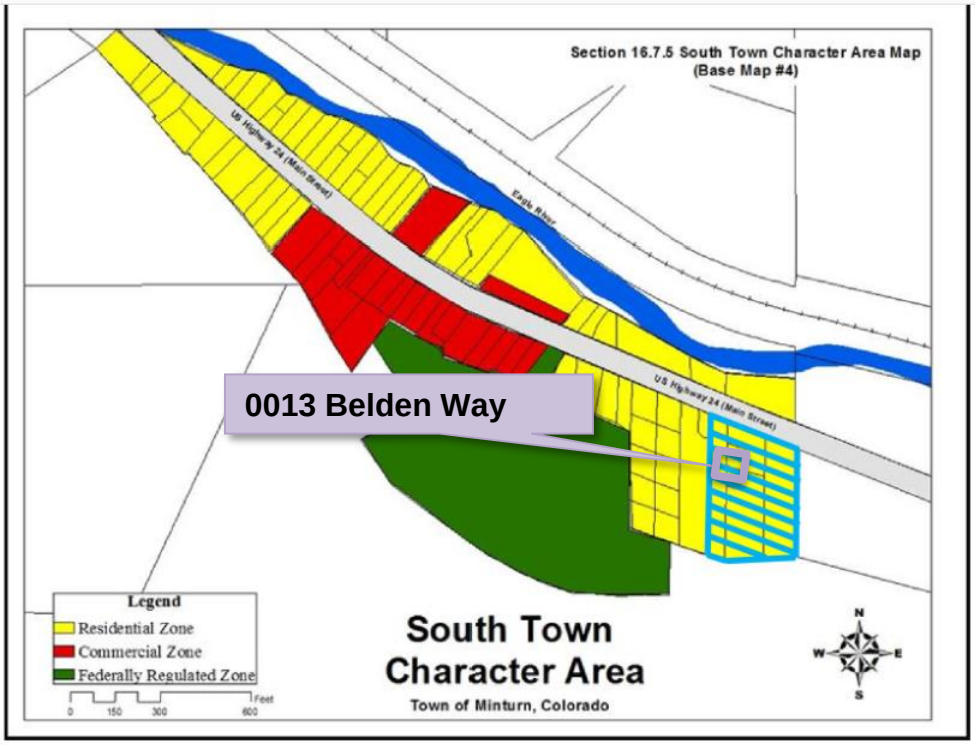
Staff suggests that the final plans for 0015 Belden Way meet the required findings 'a,' 'b,' and 'c' or subparagraph 3 – *Necessary findings*.

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:	2,146 sq. ft.	2,146 sq. ft. (.049 ac.)
Maximum Building Height:	28 feet	27 feet – 11 inches
Minimum Front Setback:	10.68 feet	10.68+ feet
Minimum Side Setback:	5 feet	5* feet
Minimum Rear Setback:	5 feet	5+ feet
Maximum Lot Coverage:	60% (1,287.6 sq. ft.)	922 sq. ft. (42.96%) Proposed
Maximum Impervious Coverage:	60% (1,287.6 sq. ft.)	1,026 sq. ft. (47.81%) Proposed

Minimum Snow Storage Area:	5% of Lot Area (2,146 sq. ft. x .05 = 107 sq. ft.)	107 sq. ft.
Parking:	3 spaces	3 spaces

*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 a half feet (1.5') and remains 3.5' away from the property line.

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 0015 Belden Way 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.

TAB Associates, Inc.
The Architectural Balance

56 Edwards Village Blvd
Edwards, Colorado 81632
(970) 766-1471 fax
www.tabassociates.com tab@vail.net

Memo

Project: Belden Place – Lot 15 Project No: **2215**

Date: August 6, 2024

RE: Design Review Submittal

FROM:
Greg Macik, Principal

TO:
Town of Minturn DRB

VIA:
Email and Hard Copies

Remarks:

We are submitting for review Lot 15 Belden Place for Design Review.

This is a new Single Family Residence within the Belden Place PUD.

Greg Macik, Principal
TAB Associates, Inc.

S:\2215 Belden Place Phase 2\02 Proj Info\07 Approval Agencys\01 Design Review Board\Lot 15\Belden Lot 15 - Memo.doc

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 Lot 15

Project Location
Street Address: 0015 Beldan Way

Zoning:	Parcel Number(s):
PUD	Not assigned

Application Request:
Design review for a single family home.

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: 2146 sf	Type of Residence (Single Family, ADU, Duplex) Single Family	# of Bedrooms 4	# On-site Parking Spaces 3
# of Stories: 3	Snow storage sq ft: 107	Building Footprint sq ft: 776	Total sq ft Impervious Surface: 776

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
☑	☐	**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.

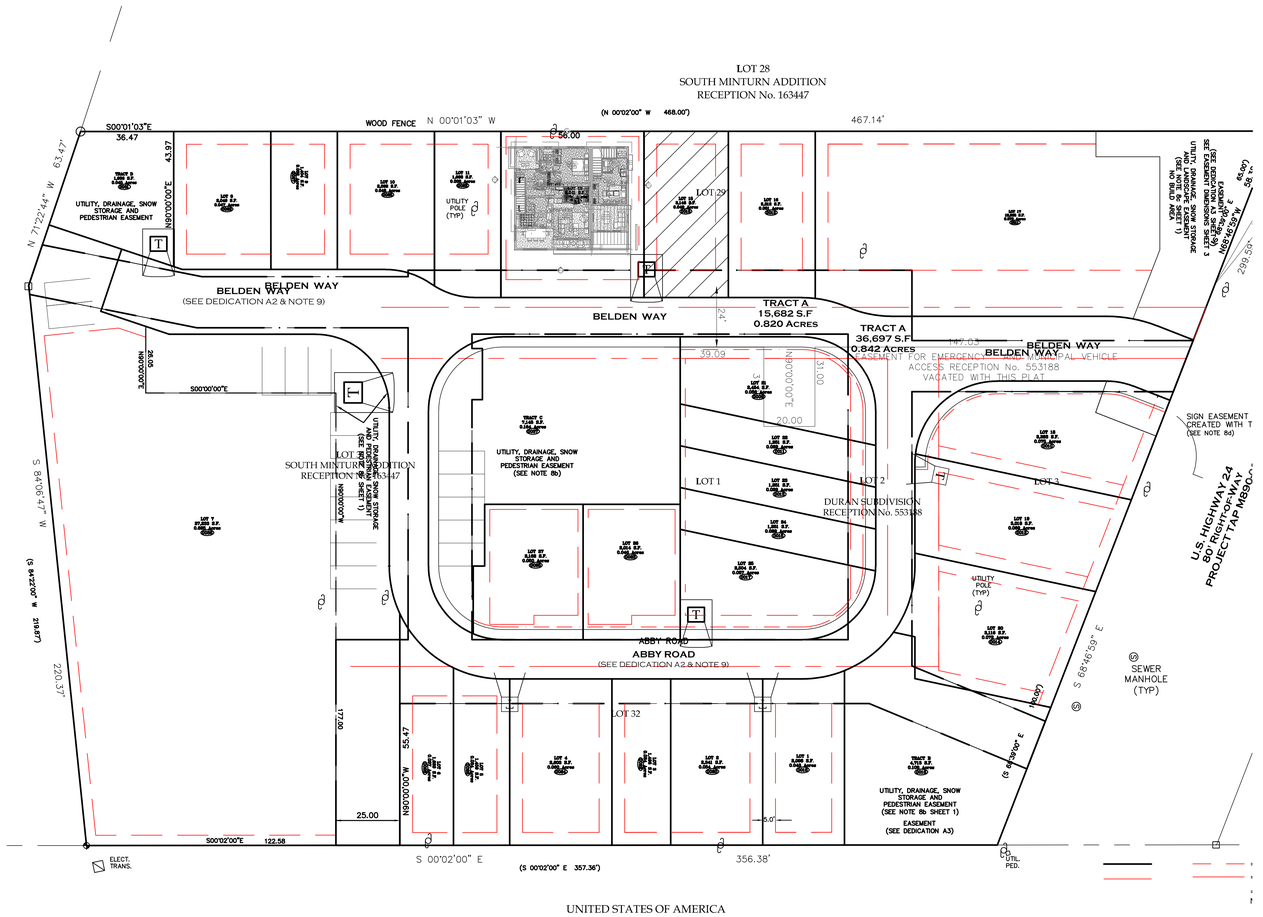
Additional information regarding the Design Review processes and guidelines including the Character Areas can be found in Chapter 16, Appendix B of the Minturn Town Code.

Belden Place

Lot 15 - 0015 Beldan Way

Single Family Residences

Minturn, Colorado 81645



UNITED STATES OF AMERICA
RECEPTION No.246983

Design Review Submittal - Revised 09/13/2024

A0.00	COVER SHEET
A0.02	PUD GUIDE INFORMATION
	FINAL PLAT
C1.110	SURVEY
C1.111	OVERALL DEVELOPMENT SITE PLAN
C.1	SITE PLAN
C.2	DETAILS AND CROSS SECTION
A1.1	LANDSCAPE PLAN AND DETAILS
A2.1	FLOOR PLANS
A2.2	ROOF PLAN
A3.1	EXTERIOR ELEVATIONS
A3.2	MATERIALS
A3.3	RENDERINGS
A4.1	SECTIONS
A5.01	DETAILS
A5.02	DETAILS
A5.03	DETAILS



Vicinity Map

TAB Associates
The Architectural Balance
0056 Edwards Village Blvd.
Edwards, CO 81632
(970) 766-1470
fax: (970) 766-1471
email: tab@vail.net
www.tabassociates.com
Civil Engineer:
Timberline Engineering
(970) 963 9889
Structural Engineer:
KRM Consultants, Inc.
(970) 949-9391

Seal

Belden Place - Single FAmil
Lot 15 - 0015 Beldan Way
Minturn, Colorado 81645

Revisions:

Issue Dates:
20220509 Struct Coord
DRB-11/28/2023
DRB-09/13/2024

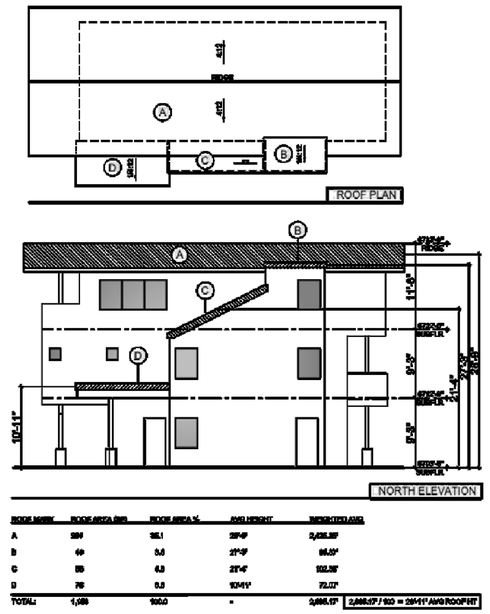
Sheet Title:
Cover

Project No:
2215

Sheet No:
A0.0

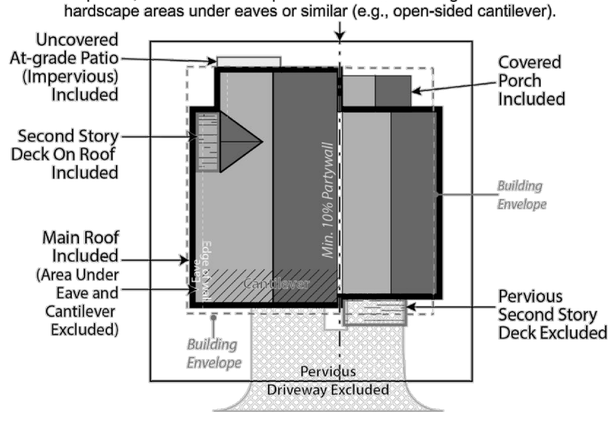
BELDEN PLACE PUD GUIDE INFORMATION
The following is an abrieviated verision of information found in the PUD guide.

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	994	46.1	29'-9"	2,436.39'
B	69	3.0	27'-9"	66.57'
C	85	4.0	27'-4"	102.56'
D	76	3.0	10'-11"	72.07'
TOTAL:	1,189	100.0	-	2,668.57' / 100 = 26'-8 11" AVG ROOFHT

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.
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

Seal

Belden Place - Single Family
Lot 15 - 0015 Belden Way
Minturn, Colorado 81645

Revisions:

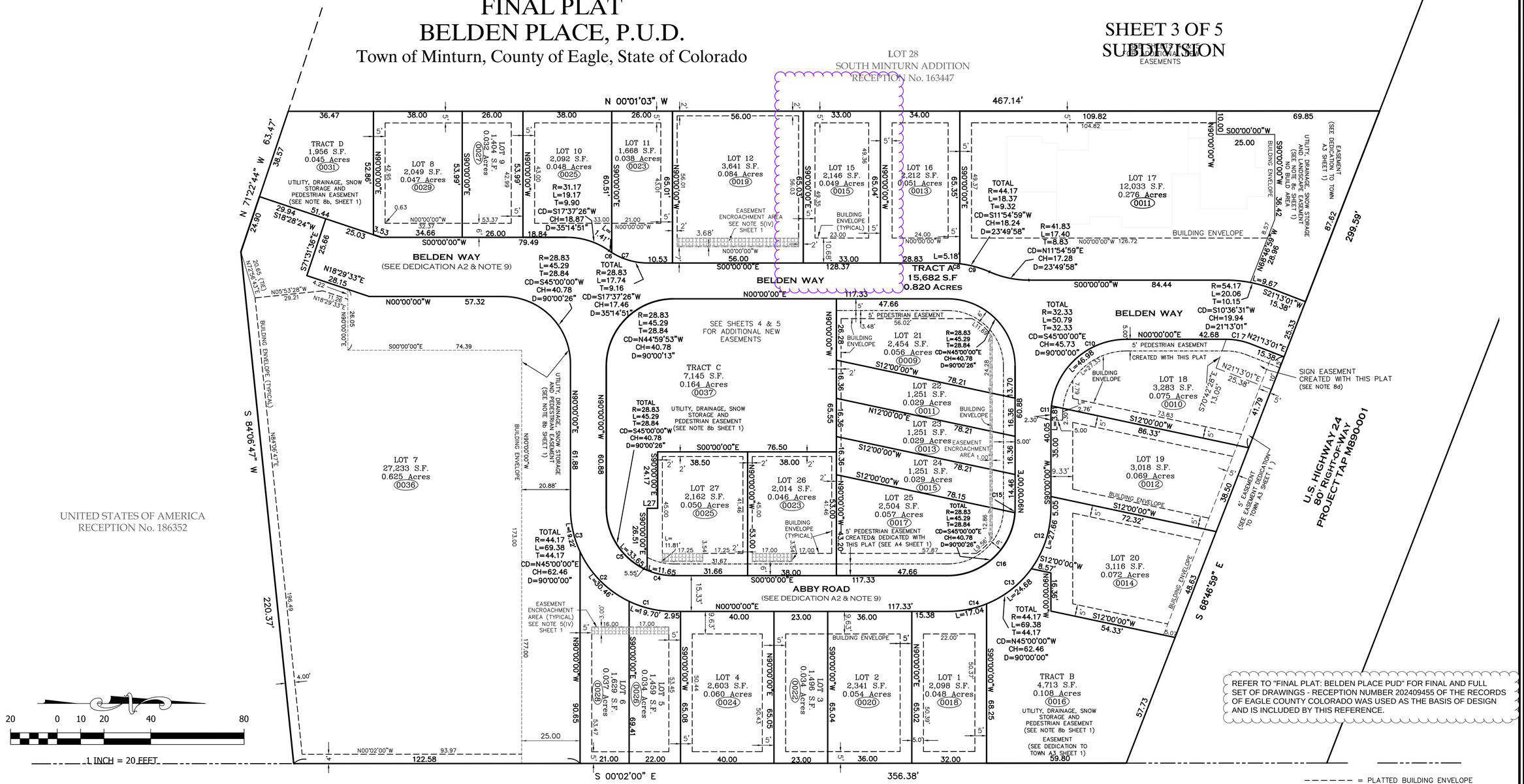
Issue Dates:
20220509 Struct Coord
DRB-11/28/2023
CDs-03/11/2024

Sheet Title:
PUD Information

Project No:
2215

Sheet No:
A0.2

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"

REFER TO "FINAL PLAT: BELDEN PLACE PUD" FOR FINAL AND FULL SET OF DRAWINGS - RECEPTION NUMBER 202409455 OF THE RECORDS OF EAGLE COUNTY COLORADO WAS USED AS THE BASIS OF DESIGN AND IS INCLUDED BY THIS REFERENCE.

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

UNITED STATES OF AMERICA
RECEPTION No.246983

PRELIMINARY

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

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

LOT 28

N 00°02'00" W

467.44'

EXIST SHED

EXISTING HOUSE

OVERHEAD UTILITY LINE WAS USED TO FEED PREVIOUS ON-SITE BUILDINGS. THIS NO LONGER FEEDS ANY RESIDENCES OR STRUCTURES. OVERHEAD UTILITIES & POLES TO BE REMOVED. DOES NOT FEED OTHER PROPERTIES.

LOT 29
0.65 ACRES
1207

N71°43'55"W
64.04'

POLE & OVERHEAD UTILITIES TO BE REMOVED UPON INSTALLATION OF NEW UNDERGROUND. CHRISTIANSAN RESIDENCE TO BE RE-TIED TO NEW SYSTEM.

CHRISTIANSAN RESIDENCE (EXISTING TO REMAIN)

OVERHEAD UTILITIES TO REMAIN

WATER SERVICE TO REMAIN

LOT LINE 65.23'

EXISTING EDGE OF HIGHWAY

463.99'

S 00°02'00" E

EXISTING GAS LINE TO BE ABANDONED IN PLACE USING XCEL ENERGY SPECIFICATIONS. GAS LINE TO BE REMOVED WHERE ENCOUNTERED DURING CONSTRUCTION OF NEW FACILITIES.

VISTA BARRANCO LANE

255.00'

EXISTING SEWER TO BE REMOVED DURING INSTALATION OF NEW SEWER MAIN.

MH0060
7919.62 RIM (DISTRICT)
7926.14 RIM (SITE)
DATUM Δ = + 6.52'

TO BE REMOVED

SHED

CHRISTIANSAN SEWER TO BE RE-ATTACHED TO NEW SS SYSTEM UPON COMPLETION.

EXISTING FH #41 TO BE REMOVED

FH41

LOT 1

LOT 2

LOT 3

SINGLE STORY HOUSE REMOVED 2020

SINGLE STORY HOUSE TO BE REMOVED

DURAN SUBDIVISION
RECEPTION No. 553188

OVERHEAD UTILITIES TO BE REMOVED.

EXISTING WATER SERVICE TO BE REMOVED/ABANDONED AT MAIN PER MINTURN SPECIFICATIONS.

LOT LINE

S 84°06'47" W
207.89'

LOT 31
0.67 ACRES
1251

BUILDINGS REMOVED PRIOR TO 2019 (TYPICAL)

ALL EXISTING FENCES TO BE REMOVED

S 74°48'00" E
130.24'

OVERHEAD ELEC & POLES TO BE REMOVED. DOES NOT FEED OTHER PROPERTIES.

S 00°02'00" E
194.27'

N 00°02'00" W

HIGHWAY 24

HWY 24 ROW

EXISTING SEWER SERVICE TO BE REMOVED/ABANDONED AT MANHOLE PER ERWSD SPECIFICATIONS.

MH0020

EXISTING WATER SERVICE TO BE REMOVED/ABANDONED AT MAIN PER MINTURN SPECIFICATIONS.

S 65°46'59" E
39.96'

LOT 32
0.81 ACRES
1251

219.97'

EXISTING GAS LINE TO BE ABANDONED IN PLACE USING XCEL ENERGY SPECIFICATIONS. GAS LINE TO BE REMOVED WHERE ENCOUNTERED DURING CONSTRUCTION OF NEW FACILITIES.

OVERHEAD ELEC, LIGHTS & POLES TO BE REMOVED. DOES NOT FEED OTHER PROPERTIES.

LOT LINE

356.38'

S 00°02'00" E

UNITED STATES OF AMERICA
RECEPTION No.246983

EXISTING GROUND MOUNT TRANSFORMER TO REMAIN. TRANSFORMER IS NOT TIED TO BELDEN SITE.

EXISTING OVERHEAD UTILITIES & POLES ALONG FRONTAGE TO REMAIN.

USFS

LOT 59
SOUTH MINTURN
ADDITION

EXIST SHED

LOT LINE

14" TREE (TYP)

AMENDED PARCEL
RECEPTION No. 201306047

MINTURN
BONEYARD

0 20 40
SCALE: 1"=20'

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

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

COLORADO REGISTERED DAVID JOHN ANDERSON 39276 PROFESSIONAL ENGINEER

COPYRIGHT

Belden Place - 12 Plex (Flats)
Lot 7

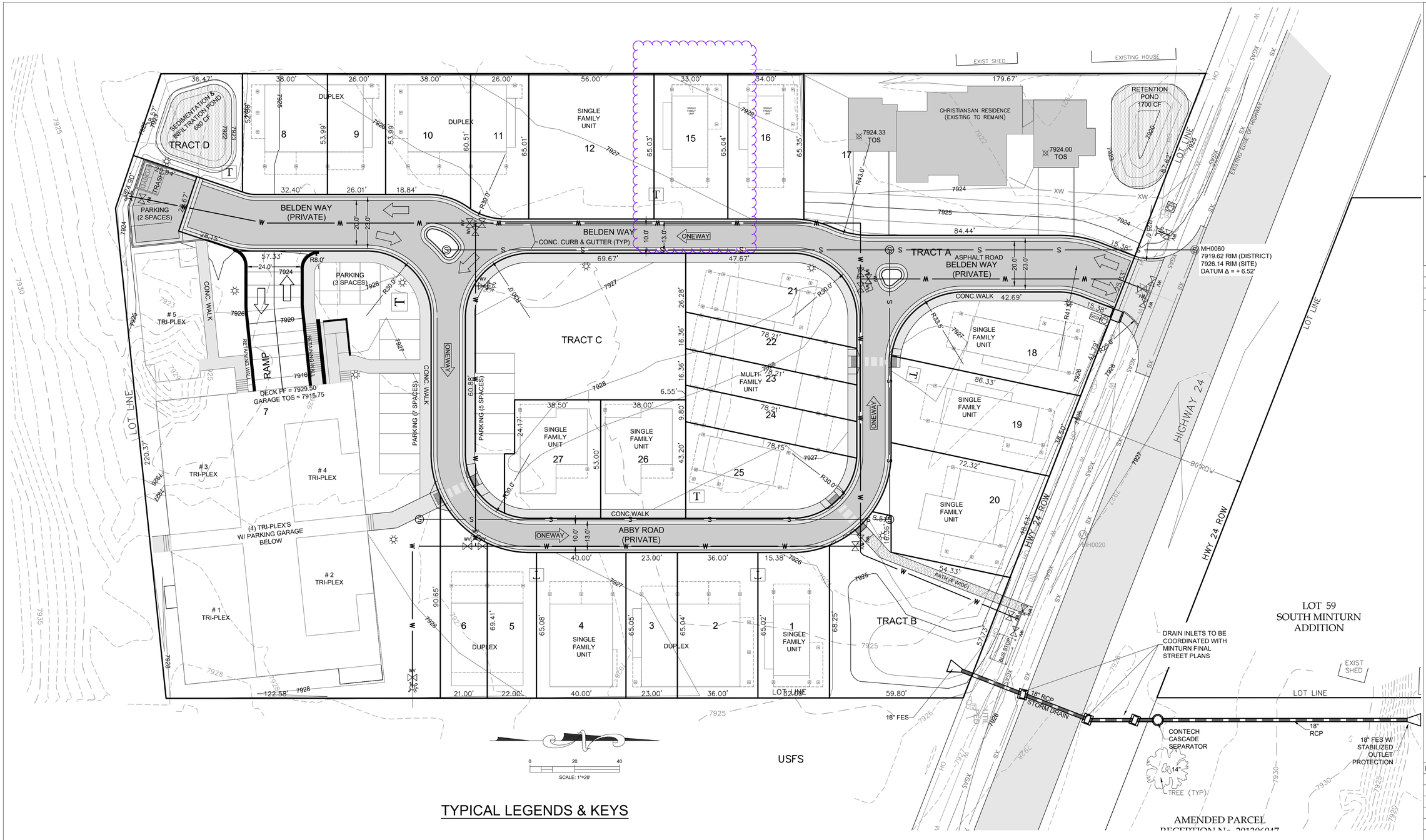
0036 Abby Road, Minturn, Colorado 81645

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 "BELDEN PLACE PUD - FINAL PLAN SUBMITTAL" FOR FULL DEVELOPMENT SITE PLANE, PREPARED BY TIMBERLINE ENGINEERING DATE JULY 12, 2024, WAS USED AS THE BASIS OF DESIGN AND IS INCLUDED BY THE REFERENCE.

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

COLORADO REGISTERED DAVID JOHN ANDERSON 39276 PROFESSIONAL ENGINEER

COPYRIGHT

Belden Place - 12 Plex (Flats)
Lot 7

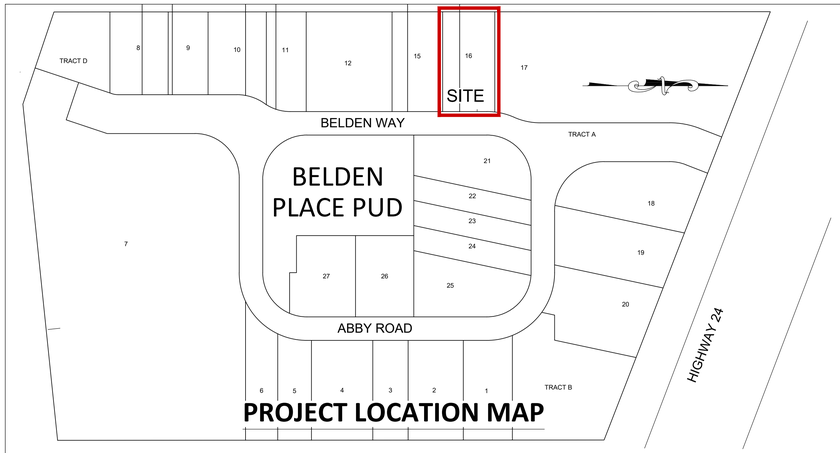
0036 Abby Road, Minturn, Colorado 81645

NOT FOR CONSTRUCTION

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

Title: PROPOSED SITE PLAN

Sheet: C.111



PROJECT LOCATION MAP

UNIT 15

SHEET INDEX:

C.1 SITE PLAN
C.3 DETAILS & CROSS SECTION

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

COLORADO REGISTERED DAVID JOHN ANDERSON 39276 PROFESSIONAL ENGINEER

COPYRIGHT

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

CONTOUR LEGEND:

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

LINE KEY:

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

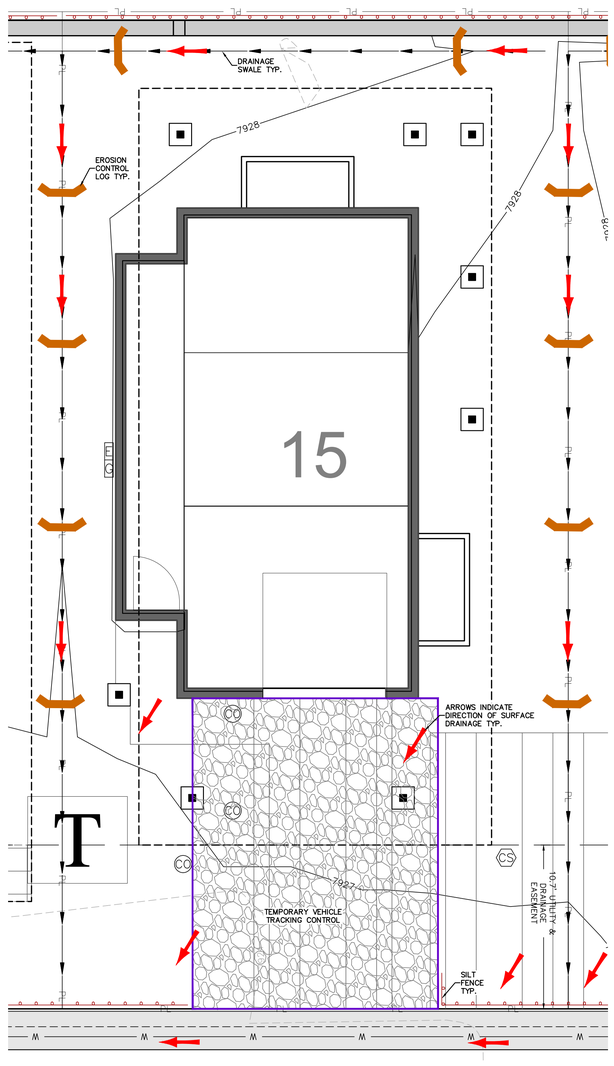
PROPOSED UTILITY SYMBOL KEY:

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

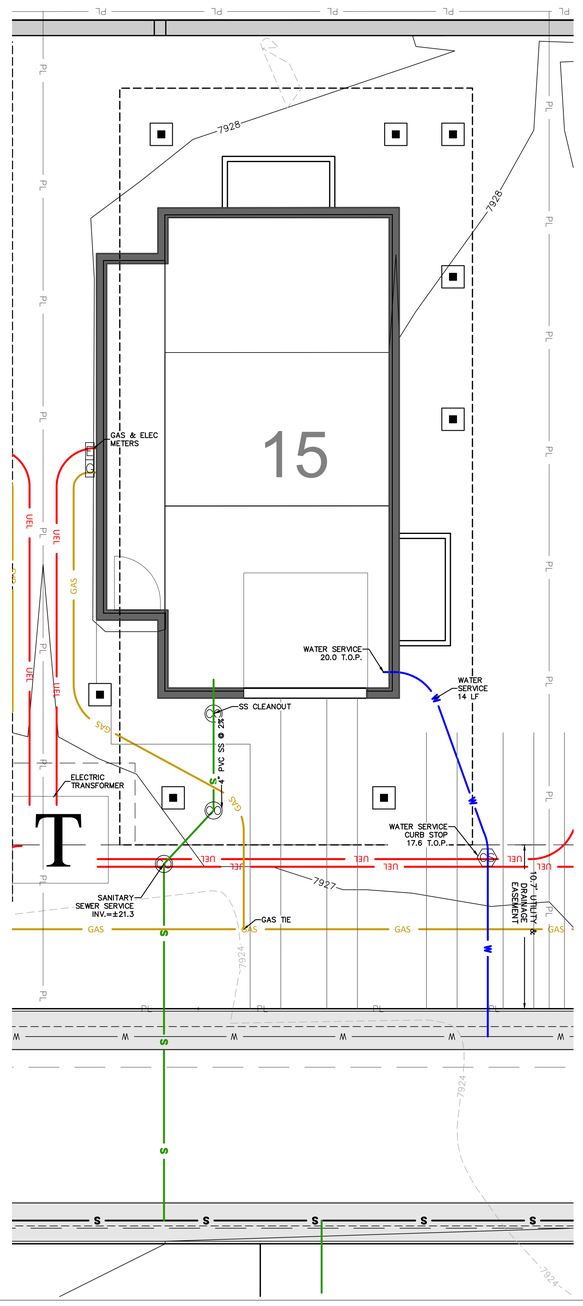
SITE COVERAGE	48.7%
SITE CALCULATIONS - 16	
SITE SQFT	2,212 SQFT
BUILDING COVERAGE	922 SQFT
IMPERVIOUS COVERAGE (Includes Building)	1,026 SQFT
SITE COVERAGE ALLOWED	60%
SITE COVERAGE	46.4%

0 4 8 Feet

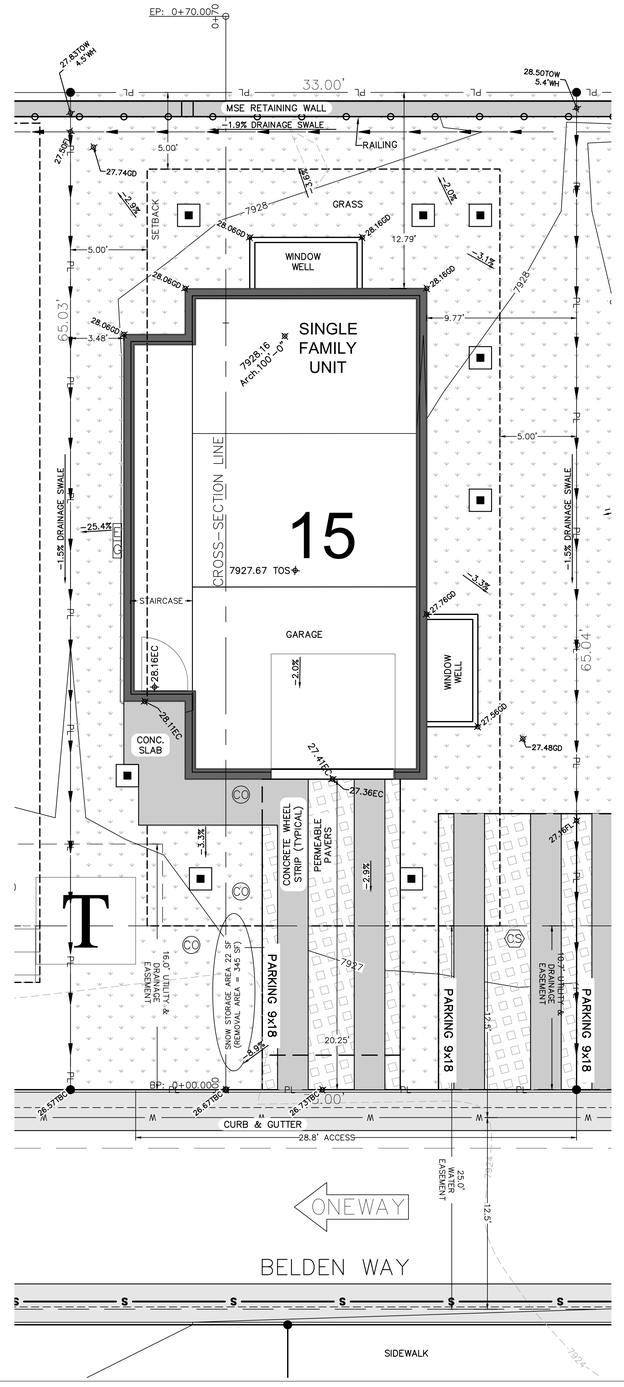
DRAINAGE & EROSION CONTROL PLAN



UTILITY PLAN



SITE PLAN WITH GRADING



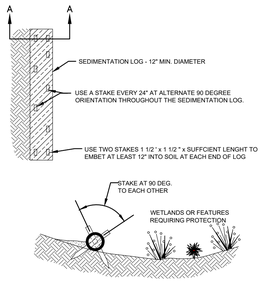
Belden Place
UNIT 16 SINGLE FAMILY RESIDENCE
Minturn, Colorado

NOT FOR CONSTRUCTION

DATE	REVISION
1/2/24	DRB Coordination
9/27/24	DRB Comments

Title: SITE PLAN

Sheet: C.1



SECTION A - A

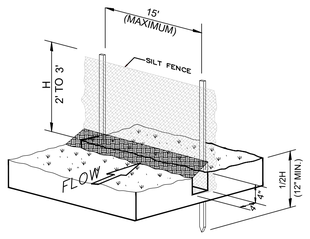
SEDIMENT CONTROL LOG INSTALLATION NOTES

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

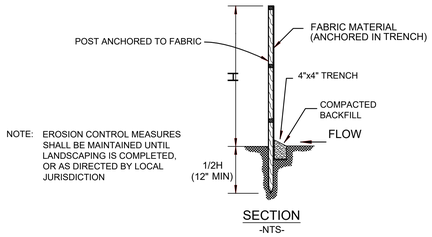
1. THE SWMP MANAGER SHALL INSPECT SEDIMENT CONTROL LOGS DAILY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT UPSTREAM SEDIMENT AS NECESSARY.
2. SEDIMENT ACCUMULATED UPSTREAM OF SEDIMENT CONTROL LOGS SHALL BE REMOVED WHEN THE UPSTREAM SEDIMENT DEPTH IS WITHIN ½ THE HEIGHT OF THE CREST 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



SILT FENCE INSTALLATION

-NTS-

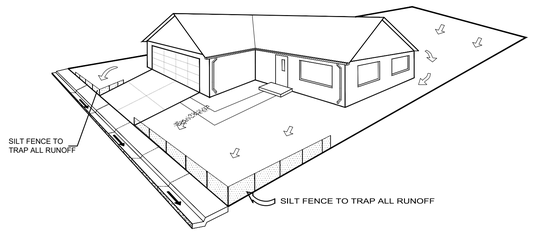


NOTE: EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL LANDSCAPING IS COMPLETED, OR AS DIRECTED BY LOCAL JURISDICTION

SECTION

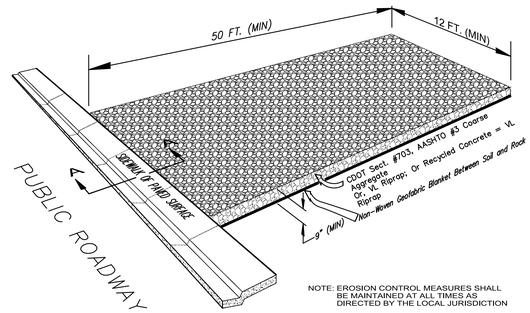
-NTS-

SILT FENCE INSTALLATION DETAIL

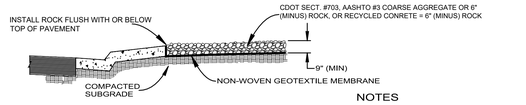


NOTE: EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES AS DIRECTED BY LOCAL JURISDICTION

SILT FENCE PLACEMENT DETAIL



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



SECTION A-A

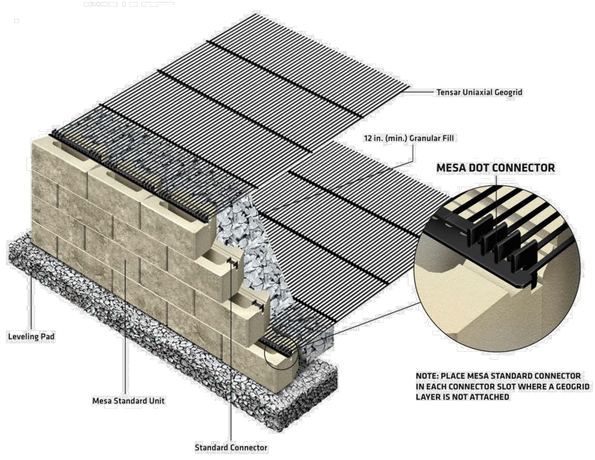
-NTS-

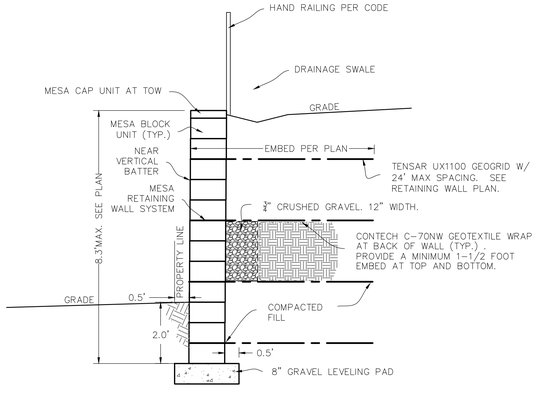
NOTES

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

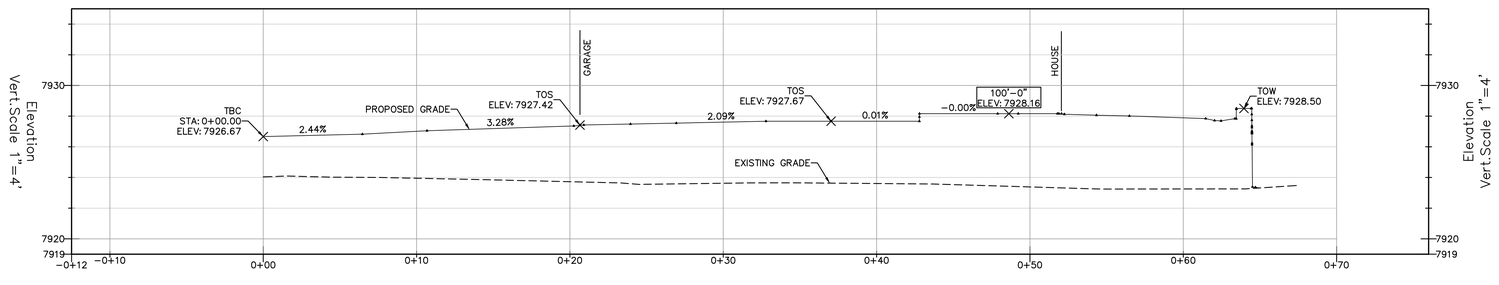
MESA® SYSTEM NEAR VERTICAL SETBACK WITH DOT CONNECTOR





RETAINING WALL DETAIL

LOT 15 SECTION



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

COLORADO REGISTERED DAVID JOHN ANDREWS 39276 PROFESSIONAL ENGINEER

COPYRIGHT

Belden Place
UNIT 15 SINGLE FAMILY RESIDENCE
Minturn, Colorado

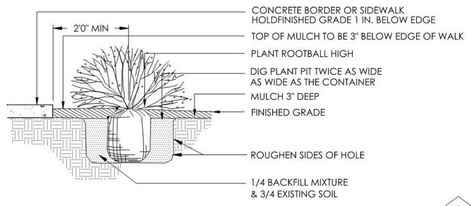
NOT FOR CONSTRUCTION

DATE	REVISION
1/2/24	DRB Coordination
9/17/24	DRB Comments

Title: DETAILS & CROSS SECTION

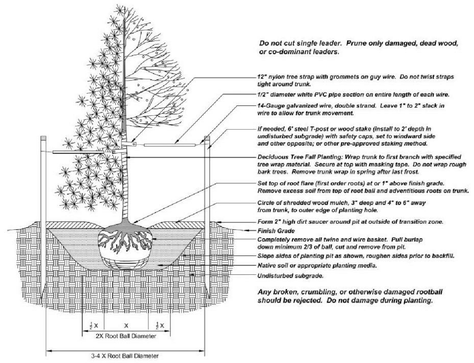
Sheet: C.2

PRUNE ALL DAMAGED OR DEAD WOOD IMMEDIATELY PRIOR TO PLANTING



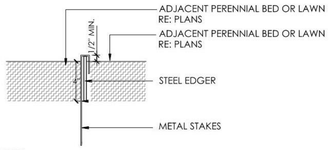
1 SHRUB PLANTING
SCALE: 3/4" = 1'-0"

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"

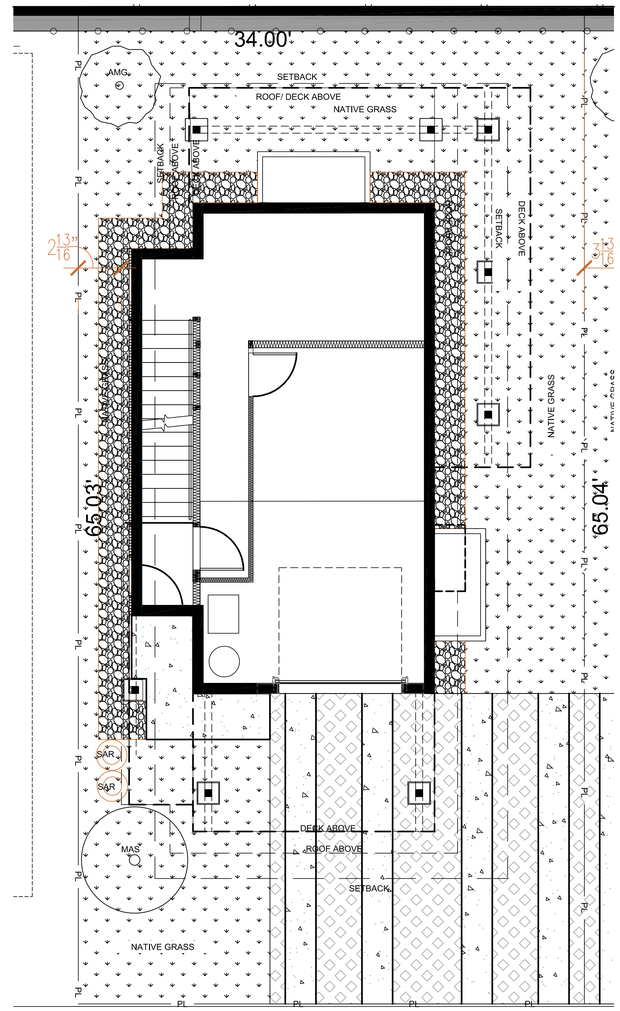
8

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



1 ENLARGED LANDSCAPE PLAN
A1.1 — 1/4" = 1'-0"

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.

NATIVE GRASS
2' GRAVEL DRIP LINE MULCH
CONC. PARKING STRIP
PERMEABLE PAVERS

SITE COVERAGE	48.7%
SITE CALCULATIONS - 16 SITE SQFT	2,212 SQFT
BUILDING COVERAGE	922 SQFT
IMPERVIOUS COVERAGE (Includes Building)	1,026 SQFT
SITE COVERAGE ALLOWED	60%
SITE COVERAGE	46.4%

TAB Associates
The Architectural Balance
0056 Edwards Village Blvd.
Edwards, CO 81632
(970) 766-1470
fax: (970) 766-1471
email: tab@vail.net
www.tabassociates.com
Civil Engineer:
Timberline Engineering
(970) 963 9889
Structural Engineer:
KRM Consultants, Inc.
(970) 949-9391

Seal

Belden Place - Single FAmil
Lot 15 - 0015 Beldan Way
Mintum, Colorado 81645

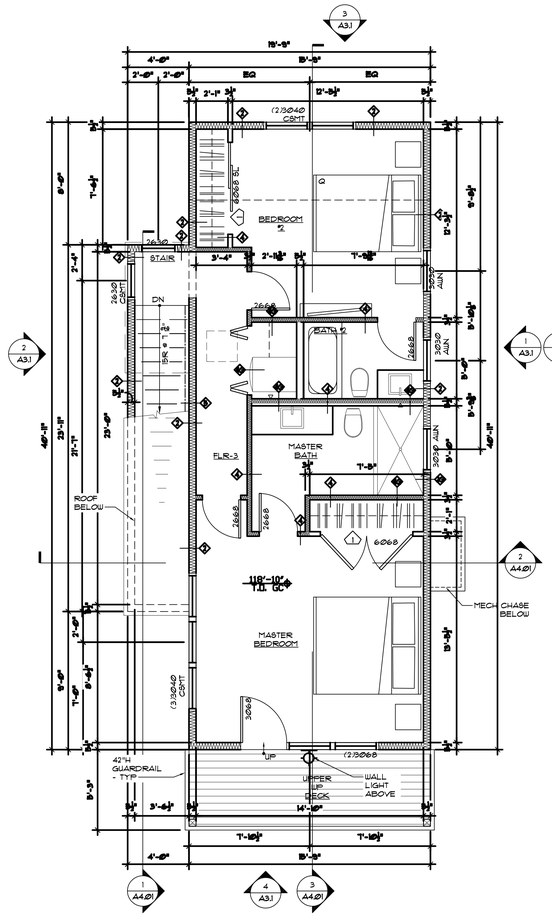
Revisions:

Issue Dates:
20220509 Struct Coord
DRB-11/28/2023
DRB-09/13/2024

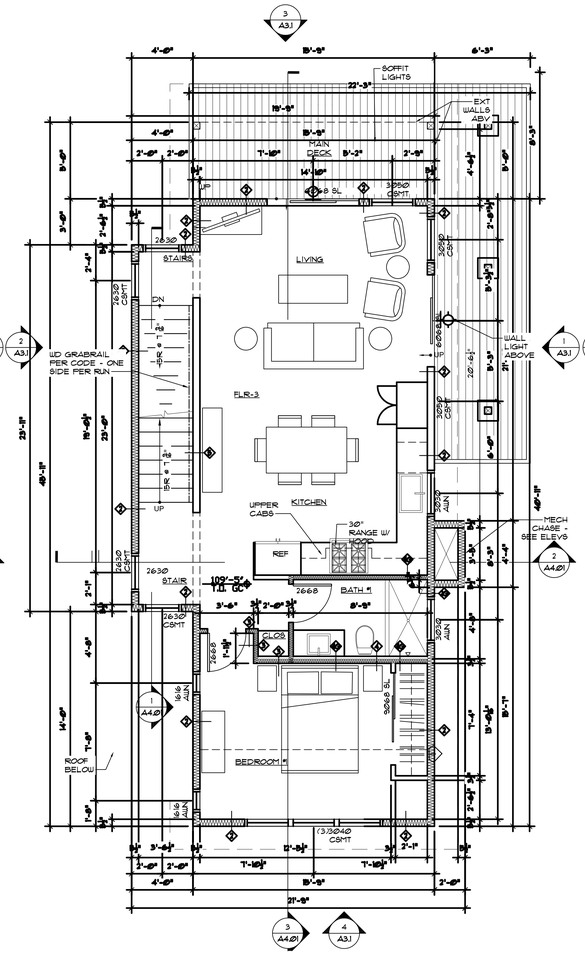
Sheet Title:
Landscape Plan

Project No:
2215

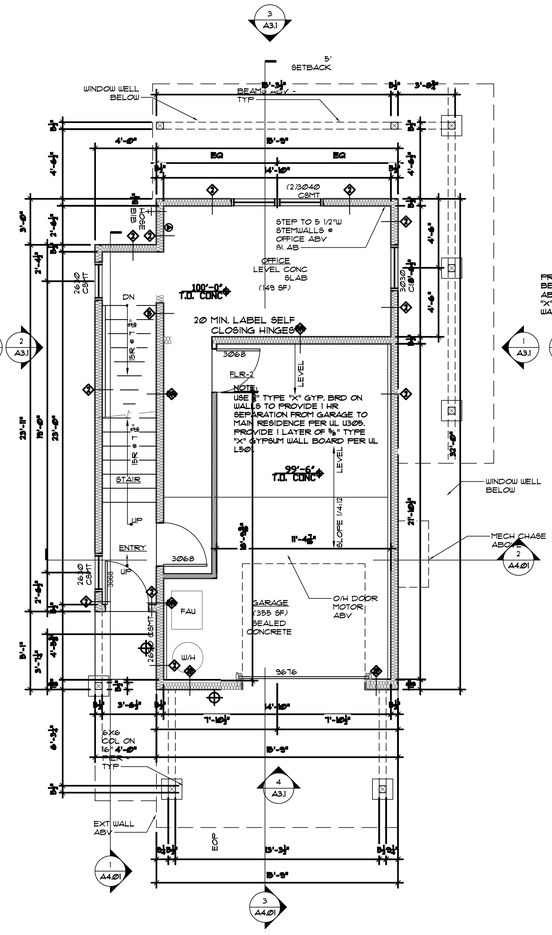
Sheet No:
A1.1



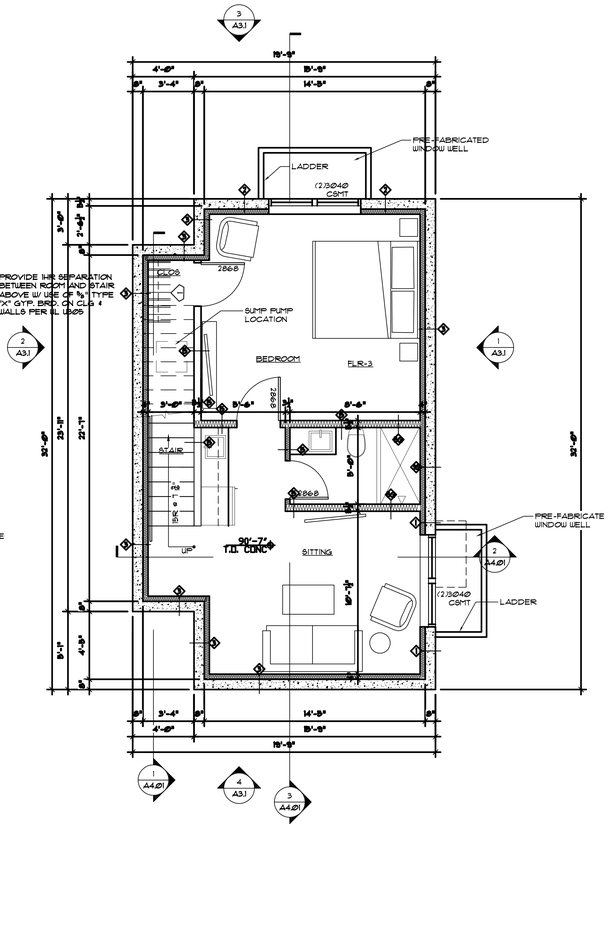
4 A2.1 UPPER LEVEL FLOOR PLAN
1/4"=1'-0"



3 A2.1 MAIN LEVEL FLOOR PLAN
1/4"=1'-0"



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



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

CLOSET NOTES:

1. SINGLE HANGING: DESIGNATED BY SINGLE DASHED LINE IN CLOSETS TO BE: 16" SHELF @ 1'-0" AFF, 15" SHELF & ROD @ 5'-6" AFF.
2. DOUBLE HANGING: DESIGNATED BY DOUBLE DASHED LINE IN CLOSETS TO BE: 16" SHELF & ROD @ 1'-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.

TRUE N

0 2 4 8 16 32

SCALE: ¼"=1'-0"

TAB Associates
The Architectural Balance
0056 Edwards Village Blvd.
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

Seal

Belden Place - Single Family
Lot 15 - 0015 Beldan Way
Minturn, Colorado 81645

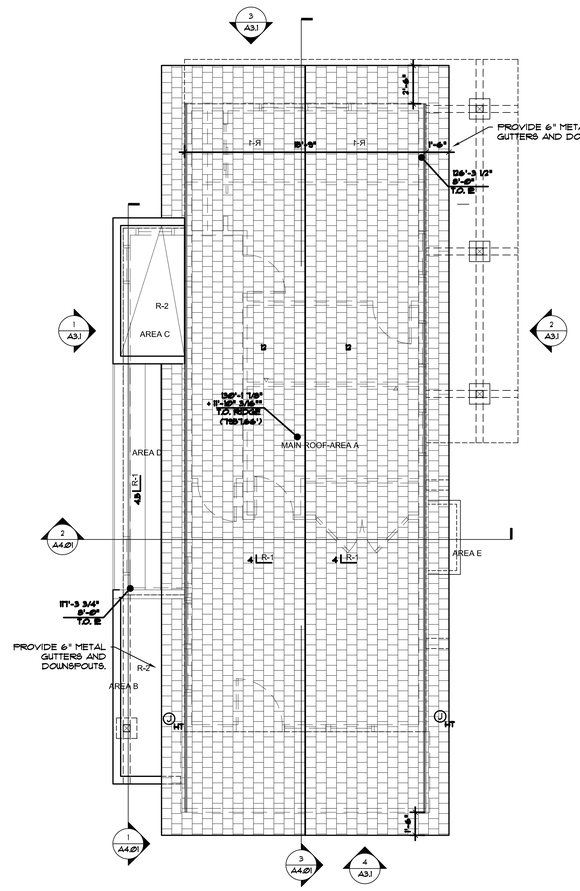
Revisions:

Issue Dates:
20230609 Struct Coord
DRB-11/08/2023
CDs - 03/11/2024

Sheet Title:
Floor Plans

Project No:
2215

Sheet No:
A2.1



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

TAB Associates
The Architectural Balance
0056 Edwards Village Blvd.
Edwards, CO 81632
(970) 766-1470
fax: (970) 766-1471
email: tab@vail.net
www.tabassociates.com
Civil Engineer:
Timberline Engineering
(970) 963 9889
Structural Engineer:
KRM Consultants, Inc.
(970) 949-9391

Seal

Belden Place - Single Family
Lot 15 - 0015 Beldan Way
Minturn, Colorado 81645

Revisions:

Issue Dates:
20220909 Struct Coord
DRB-11/28/2022

Sheet Title:
Roof Plan

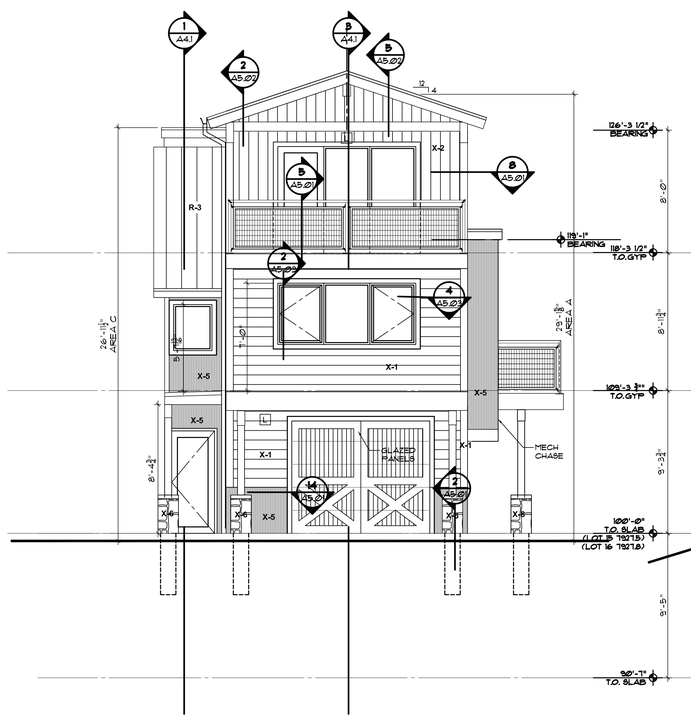
TRUE N

Project No:
2215

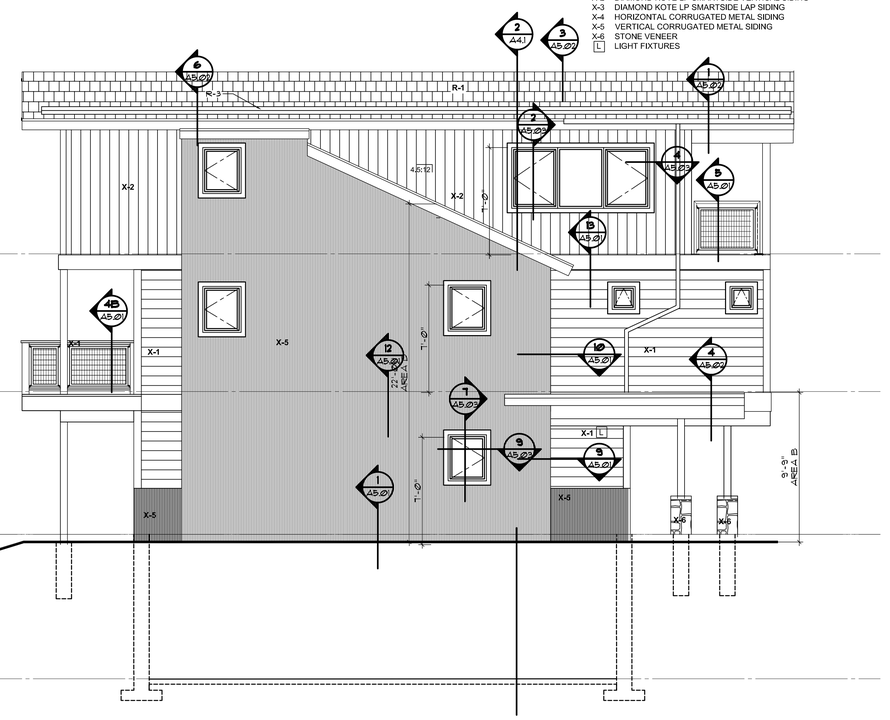
Sheet No:
A2.2

MATERIAL LEGEND

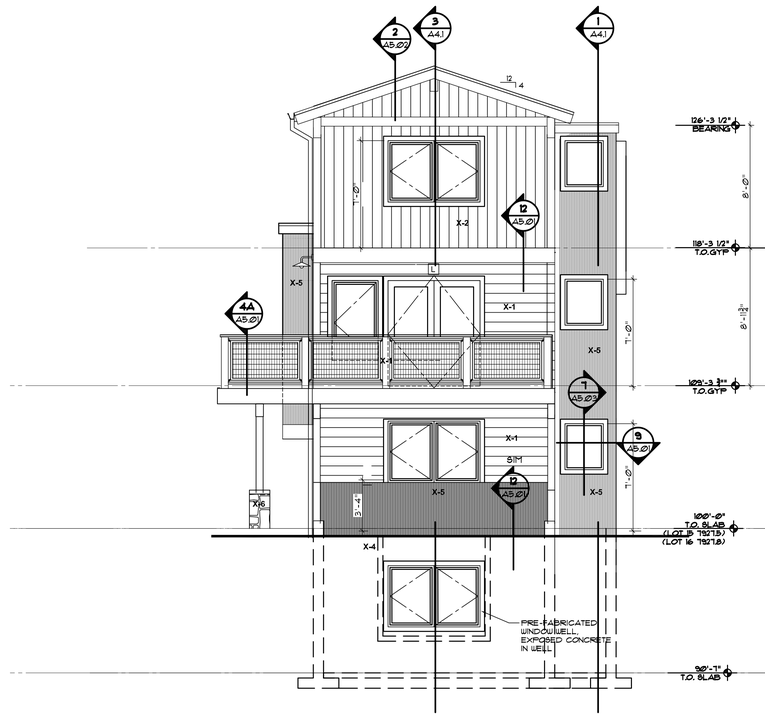
R-1: ASPHALT SHINGLE ROOF
R-2: LOW SLOPE EPDM
R-3: STANDING SEAM METAL ROOFING
X-1 DIAMOND KOTE LP SMARTSIDE LAP SIDING
X-2 DIAMOND KOTE LP SMARTSIDE VERTICAL SIDING
X-3 DIAMOND KOTE LP SMARTSIDE LAP SIDING
X-4 HORIZONTAL CORRUGATED METAL SIDING
X-5 VERTICAL CORRUGATED METAL SIDING
X-6 STONE VENEER
L LIGHT FIXTURES



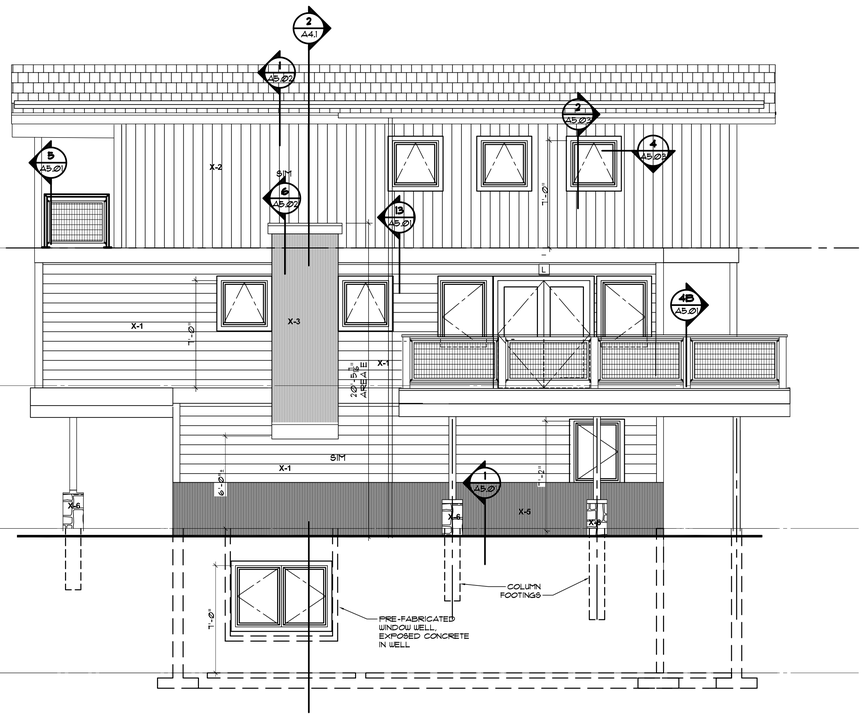
TYPICAL FRONT ELEVATION
4 A3.1



TYPICAL LEFT SIDE ELEVATION
2 A3.1



TYPICAL REAR ELEVATION
3 A3.1



TYPICAL RIGHT SIDE ELEVATION
1 A3.1

Roof Mark	Roof Area (SF)		Roof Area %		Avg Hgt (Ft)		Weighted Avg (Ft)	
A	925.00	/ by total	89.31	X	29.14	=	2602.54	
B	57.00	/ by total	5.50	X	9.75	=	53.66	
C	45.00	/ by total	4.34	X	26.96	=	117.14	
D	4.70	/ by total	0.45	X	22.04	=	10.00	
E	4.00	/ by total	0.39	X	20.45	=	7.90	
	1035.70		100.00		108.34		2791.24	27.91
								27' 11"

TAB Associates
The Architectural Balance
0056 Edwards Village Blvd.
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

Seal

Belden Place - Single FAmily
Lot 15 - 0015 Beldan Way
Minturn, Colorado 81645

Revisions:

Issue Dates:
20220509 Struct Coord
DRB-11/28/2023
CDs - 03/11/2024

Sheet Title:
Exterior Elevations

Project No:
2215

Sheet No:
A3.1





LAP SIDING EXAMPLE
MATERIAL EXAMPLE ONLY
NOT FOR COLOR

X-1
1 A3.1 LAP SIDING

SIMILAR TO DIAMOND KOTE LP
6" LAP SIDING
COLOR: ELKHORN



X-2
2 A3.1 VERTICAL SIDING

SIMILAR TO DIAMOND KOTE LP
VERTICAL GROOVED SIDING
COLOR:BORDEAUX

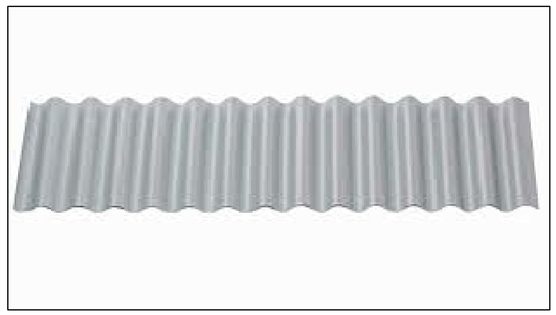


VERTICAL SIDING EXAMPLE
MATERIAL EXAMPLE ONLY
NOT FOR COLOR



R-1
7 A3.1 ROOFING

SIMILAR GAF DESIGNER SHINGLES
WOODLAND "CASTLEWOOD GRAY"



X-4
4-5 A3.1 HORIZONTAL CORRUGATED PANELS
X-5
VERTICAL CORRUGATED PANELS

SIMILAR TO WESTERN STATES METAL
ROOFING - GALVANIZED 7/8"
CORRUGATED PANELS



X-6
6 A3.1 STONE VENEER - THIN VENEER

SIMILAR TO GALLEGOS - #366
COURTLAND LOW RISE



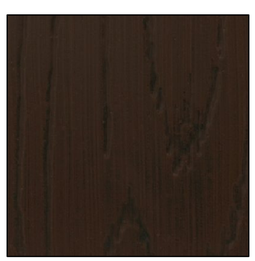
R-3
1B A3.1 ROOFING

SIMILAR WESTERN STATES
2" STANDING SEAM - 12" WIDTH
COLOR: GALVANIZED TO MATCH
CORRUGATED PANELS

SW 7069
Iron Ore
Interior / Exterior

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





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

8 A3.1 GARAGE DOOR

SIMILAR RAYNOR ST AUGUSTINE (PANEL
PATTERN)
TEXTURED PANELS
COLOR: WALNUT

GENERATION LIGHTING

8637401-12: Medium One Light Outdoor Wall Lantern



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.

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	14.58	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

9 A3.1 LIGHT FIXTURE

TAB Associates
The Architectural Balance
0056 Edwards Village Blvd.
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

Seal

Belden Place - Single Family
Lot 15 - 0015 Belden Way
Mintum, Colorado 81645

Revisions:

Issue Dates:
2022DRB Struct Coord
DRB-11/28/2022

Sheet Title:
Materials

Project No:
2215

Sheet No:
A3.2



TYPICAL FRONT ELEVATION
4 A3.1



TYPICAL LEFT SIDE ELEVATION
2 A3.1

RENDERINGS ARE FOR GENERAL UNDERSTANDING OF THE COLOR LOCATIONS. DETAILS MAY DIFFER FROM ELEVATIONS ON SHEET A3.1. IF THERE ARE DIFFERENCES A3.1 IS CORRECT.



TYPICAL REAR ELEVATION
3 A3.1



TYPICAL RIGHT SIDE ELEVATION
1 A3.1

TAB Associates
The Architectural Balance
0056 Edwards Village Blvd.
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

Seal

Belden Place - Single Family
Lot 15 - 0015 Beldan Way
Minturn, Colorado 81645

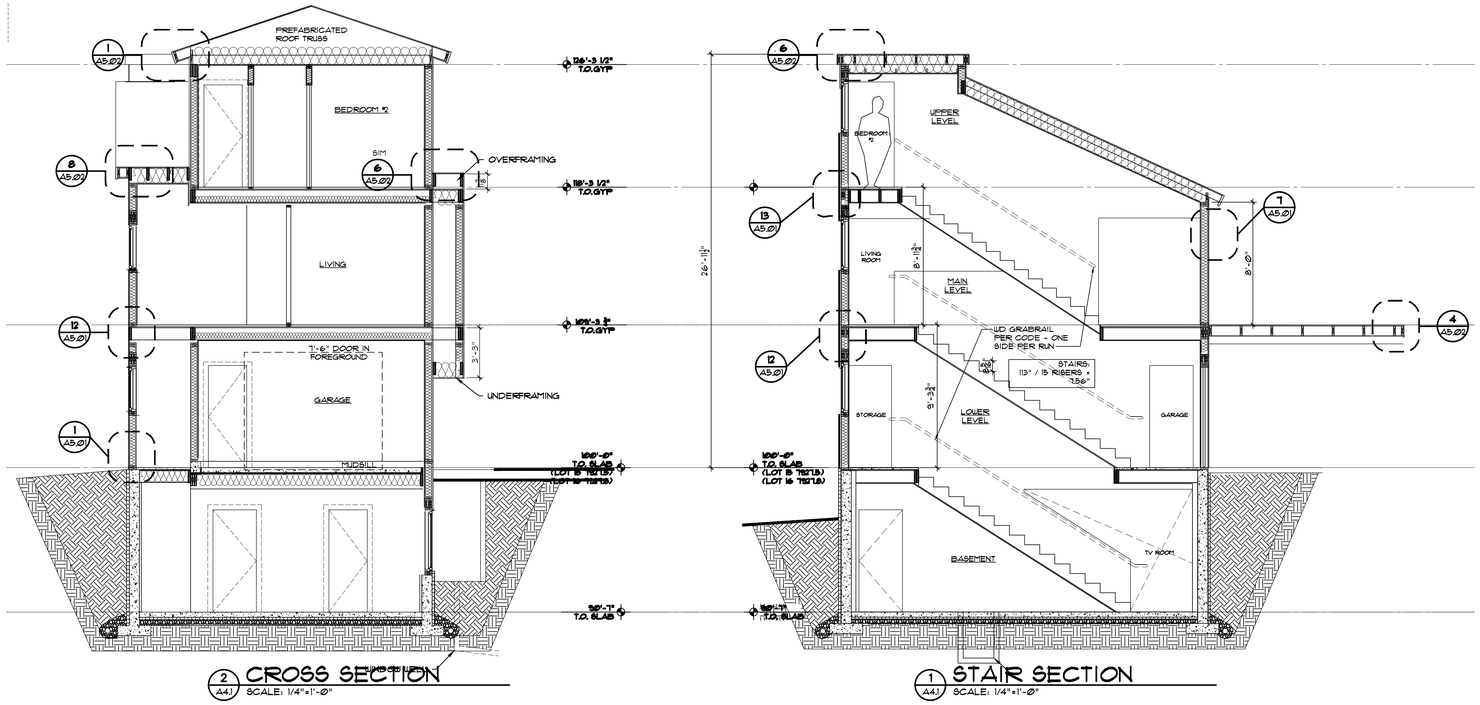
Revisions:

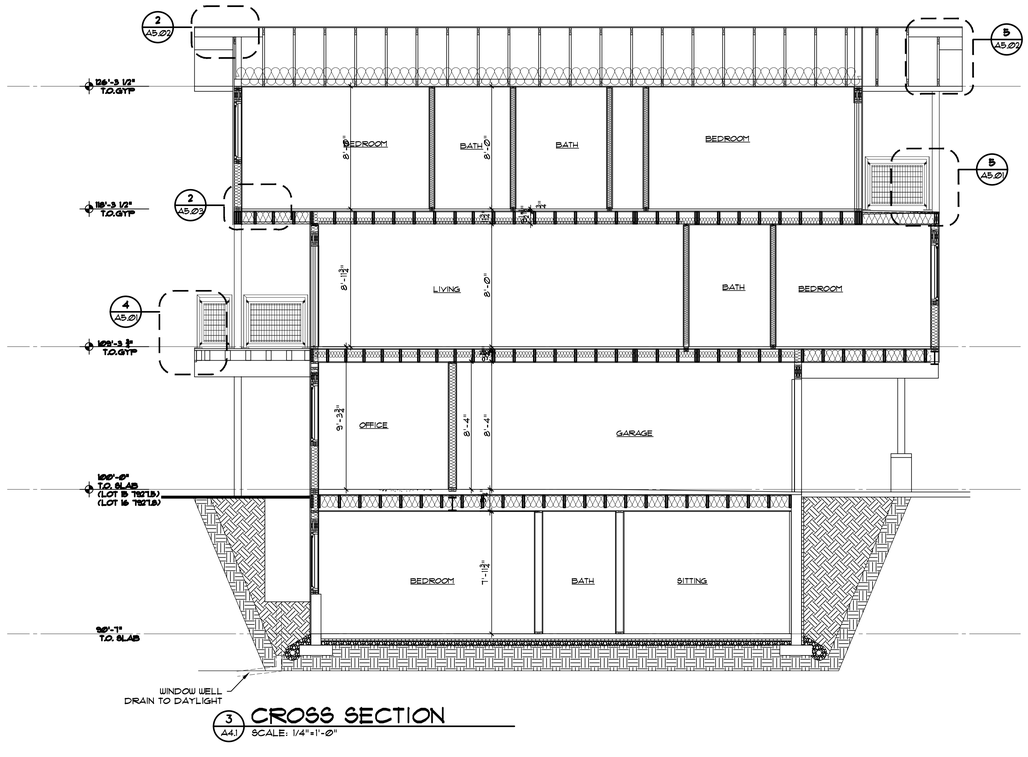
Issue Dates:
20220509 Struct Coord
DRB-11/28/2023

Sheet Title:
Renderings

Project No:
2215

Sheet No:
A3.3





TAB Associates
The Architectural Balance
0056 Edwards Village Blvd.
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

Seal

Belden Place - Single Family
Lot 15 - 0015 Beldan Way
Minturn, Colorado 81645

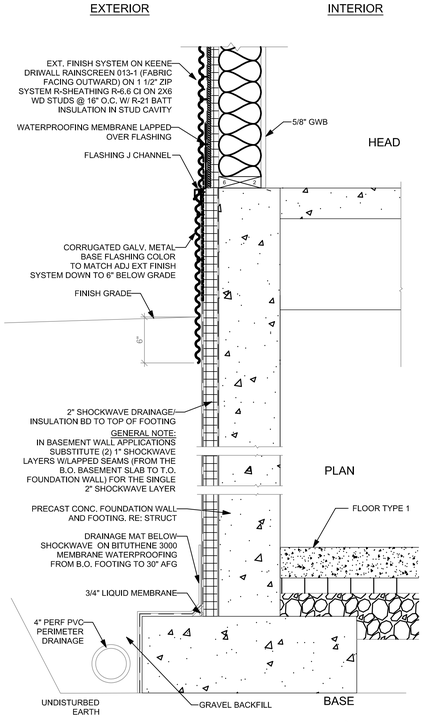
Revisions:

Issue Dates:
20220509 Struct Coord
CDs - 08/15/2022

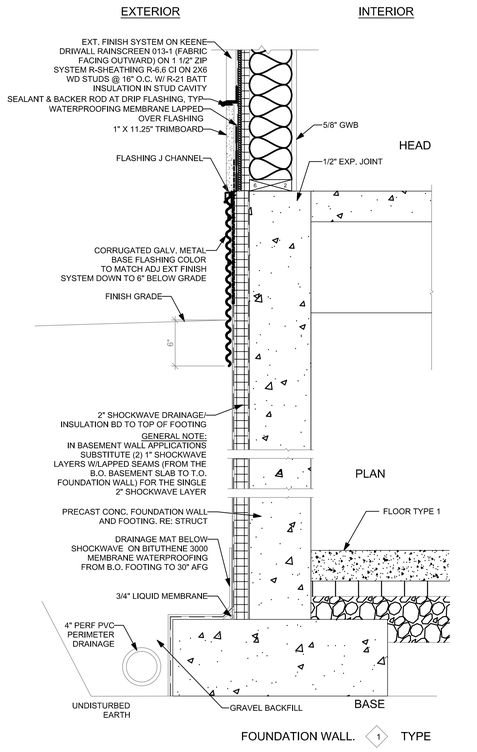
Sheet Title:
Building Sections

Project No:
2215

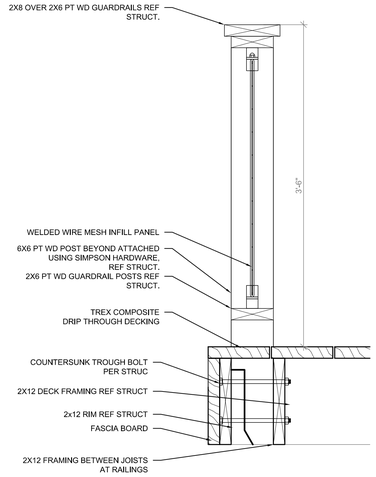
Sheet No:
A4.1



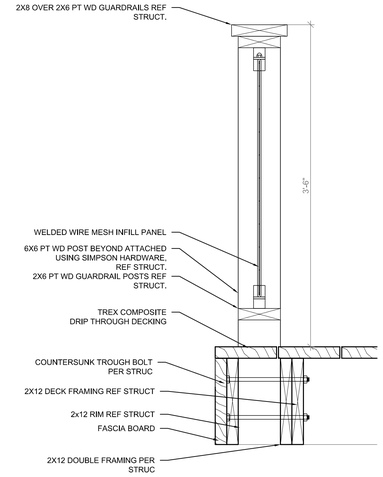
1 A5.01 **SECTION DETAIL - CORRUGATED SIDING**
SCALE: 3"=1'-0"



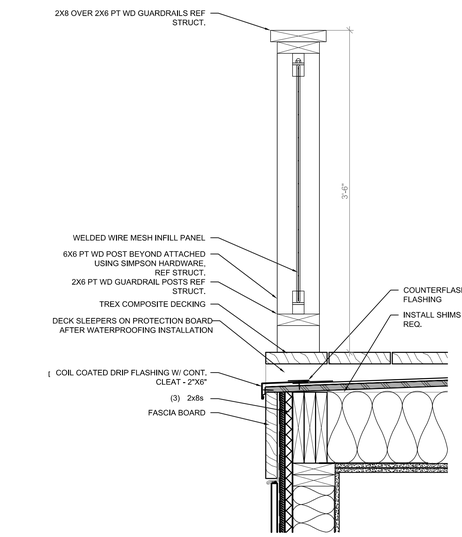
2 A5.01 **SECTION DETAIL - WOOD SIDING**
SCALE: 3"=1'-0"



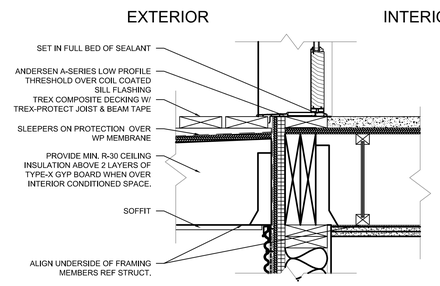
4A A5.01 **DRIP THRU DECK RAILING**
SCALE: 1 1/2"=1'-0"



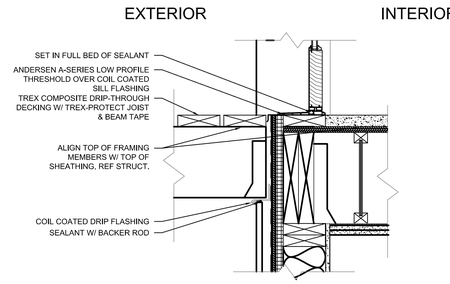
4B A5.01 **DRIP THRU DECK RAILING**
SCALE: 1 1/2"=1'-0"



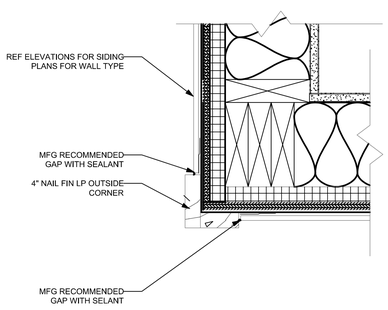
5 A5.01 **WP DECK RAILING**
SCALE: 1 1/2"=1'-0"



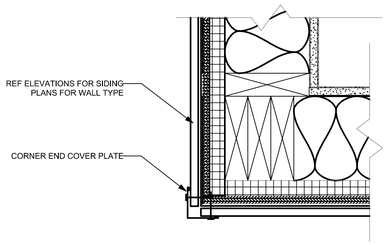
6 A5.01 **SECTION DETAIL - W.W.M. GUARDRAIL**
SCALE: 1 1/2"=1'-0"



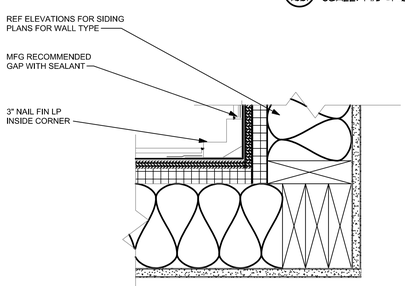
7 A5.01 **SECTION DETAIL - W.W.M. GUARDRAIL**
SCALE: 1 1/2"=1'-0"



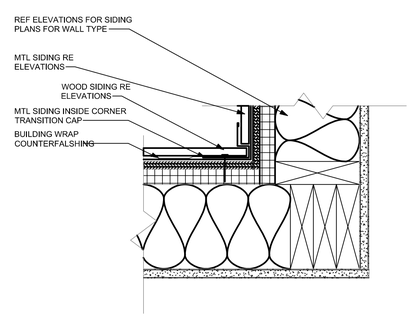
8 A5.01 **PLAN DETAIL - CORNER TRIM**
SCALE: 3"=1'-0"



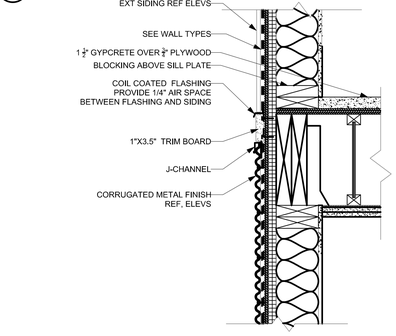
9 A5.01 **PLAN DETAIL - CORNER TRIM**
SCALE: 3"=1'-0"



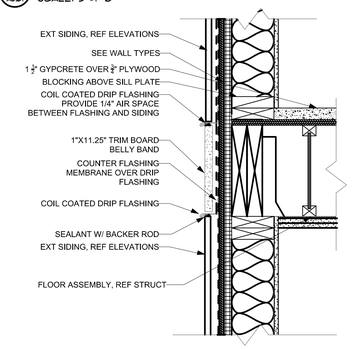
10 A5.01 **PLAN DETAIL - CORNER TRIM**
SCALE: 3"=1'-0"



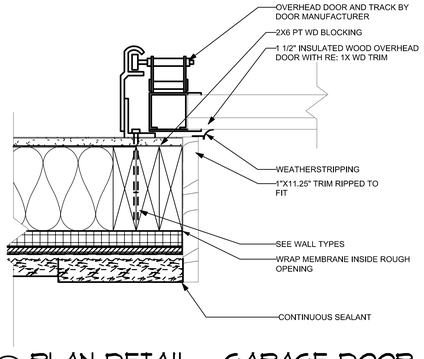
11 A5.01 **INTERIOR CORNER TRIM**
SCALE: 3"=1'-0"



12 A5.01 **SECTION DETAIL - FLOOR TRANSITION**
SCALE: 1 1/2"=1'-0"



13 A5.01 **SECTION DETAIL - FLOOR TRANSITION**
SCALE: 1 1/2"=1'-0"



14 A5.01 **PLAN DETAIL - GARAGE DOOR**
SCALE: 3"=1'-0"

TAB Associates
The Architectural Balance
0056 Edwards Village Blvd.
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

Seal

Belden Place - Single Family
Lot 15 - 00150 Beldan Way
Minturn, Colorado 81645

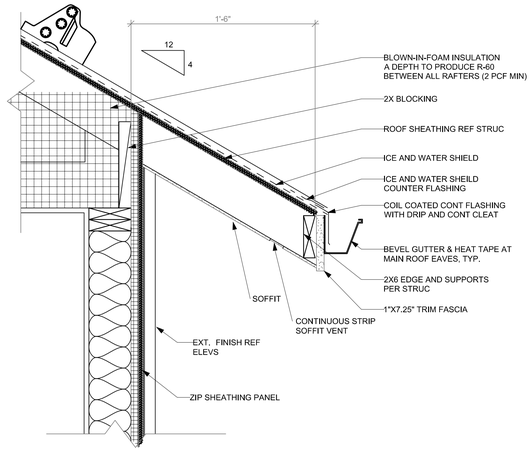
Revisions:

Issue Dates:
20220509 Struct Coord
DRB-11/28/2023

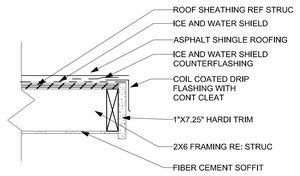
Sheet Title:
Details

Project No:
2215

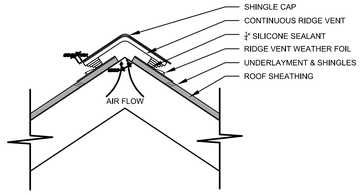
Sheet No:
A5.1



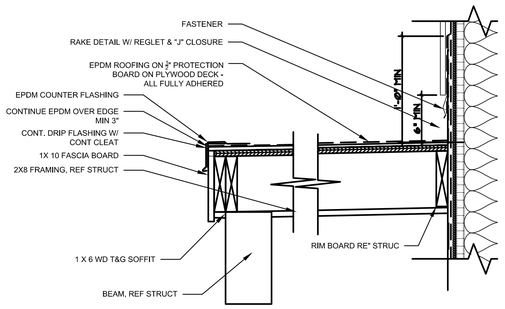
1 A5.01 **SECTION DETAIL - FASCIA**
SCALE: 1 1/2"=1'-0"



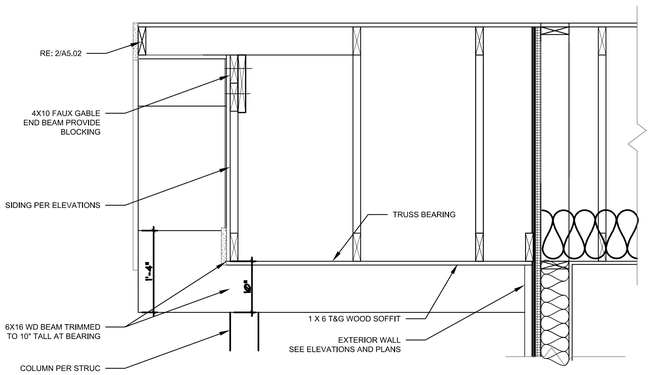
2 A5.01 **SECTION DETAIL - EAVE**
SCALE: 1 1/2"=1'-0"



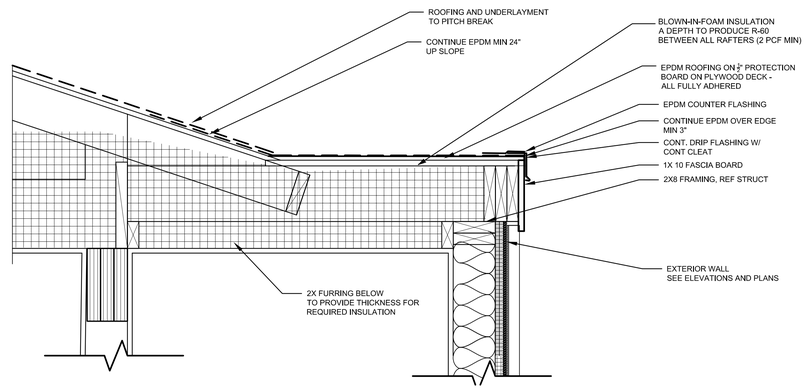
3 A5.01 **SECTION DETAIL - RIDGE**
SCALE: 1 1/2"=1'-0"



4 A5.01 **SECTION DETAIL - COVERED WALKWAY**
SCALE: 1 1/2"=1'-0"



5 A5.01 **SECTION DETAIL - GABLE END**
SCALE: 1"=1'-0"



6 A5.01 **STAIR ROOF - LOW SLOPE**
SCALE: 1 1/2"=1'-0"

TAB Associates
The Architectural Balance
0056 Edwards Village Blvd.
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

Seal

Belden Place - Single Family
Lot 15 - 0015 Beldan Way
Minturn, Colorado 81645

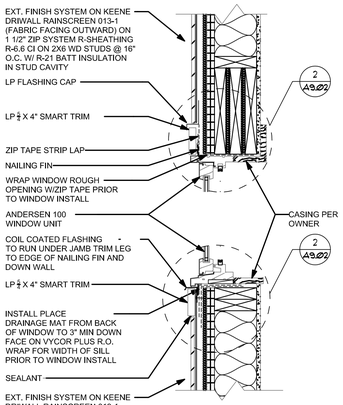
Revisions:

Issue Dates:
20220509 Struct Coord
DRB-11/28/2022

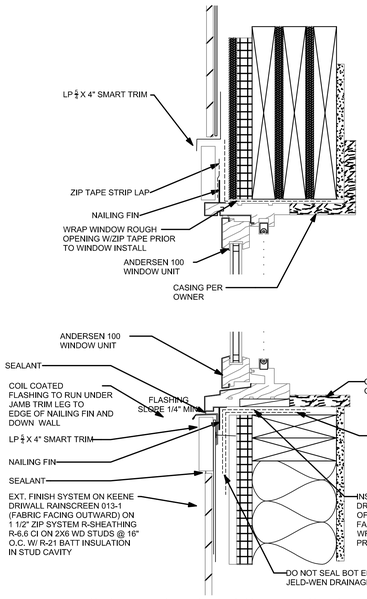
Sheet Title:
Details

Project No:
2215

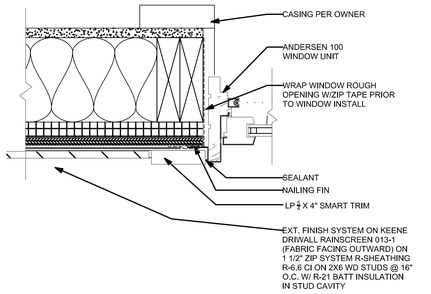
Sheet No:
A5.2



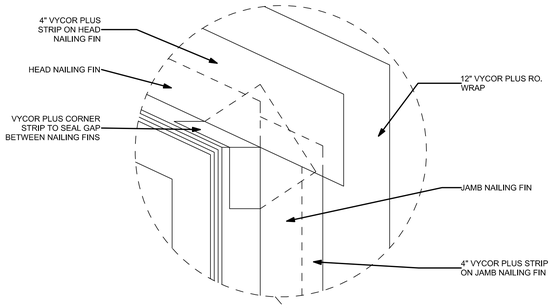
2 A5.03 WINDOW DETAIL - HEAD/SILL
SCALE: 1 1/2"=1'-0"

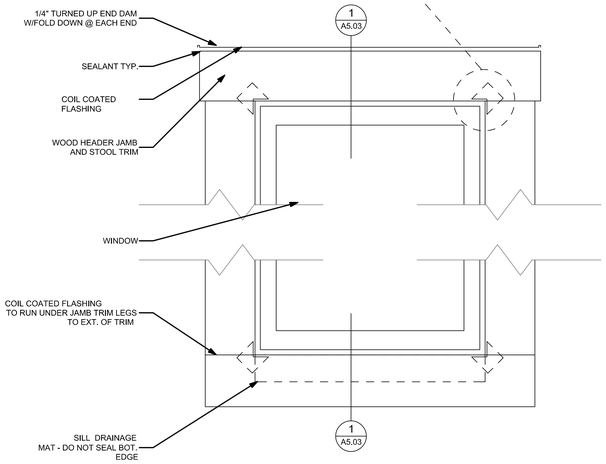


3 A5.03 WINDOW DETAIL - HEAD/SILL
SCALE: 3"=1'-0"



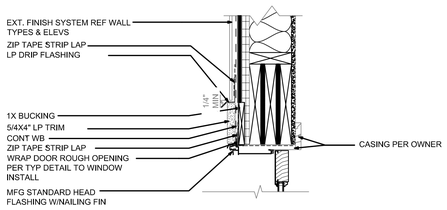
4 A5.03 WINDOW DETAIL - JAMB
SCALE: 3"=1'-0"



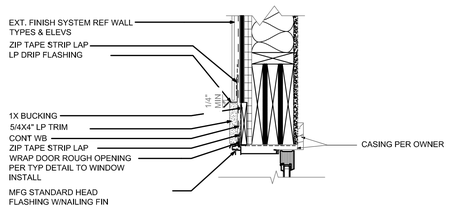


1 A5.03 WINDOW DETAIL - FLASHING
SCALE: 1 1/2"=1'-0"

EXTERIOR INTERIOR

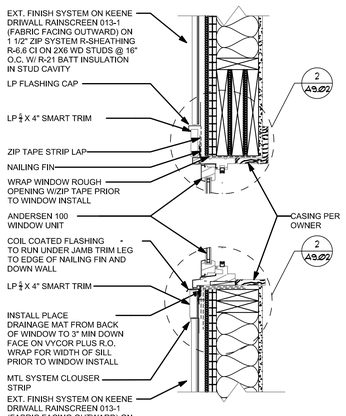


EXTERIOR INTERIOR

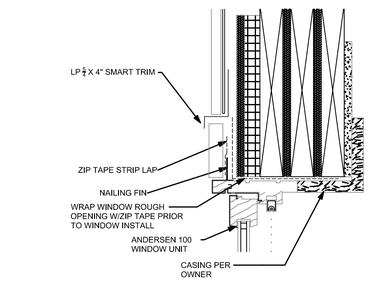


5 A5.03 DOOR DETAIL - INSWING HEAD TYP.
SCALE: 1 1/2"=1'-0"

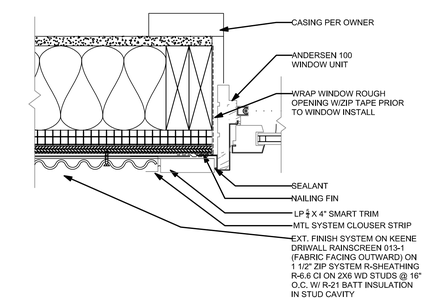
6 A5.03 DOOR DETAIL - SLIDER HEAD TYP.
SCALE: 1 1/2"=1'-0"



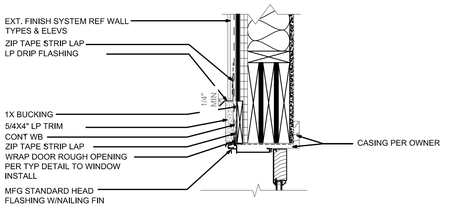
7 A5.03 WINDOW DETAIL - HEAD/SILL
SCALE: 1 1/2"=1'-0"



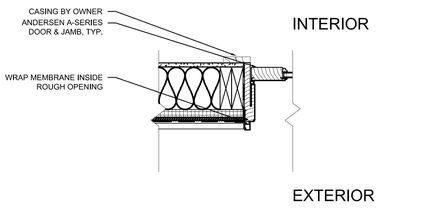
8 A5.03 WINDOW DETAIL - HEAD/SILL
SCALE: 3"=1'-0"



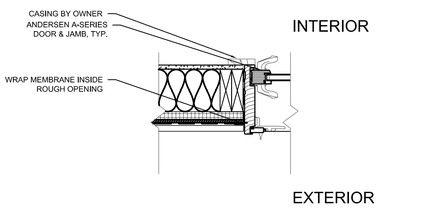
9 A5.03 WINDOW DETAIL - JAMB
SCALE: 3"=1'-0"



10 A5.03 DOOR DETAIL - INSWING HEAD TYP.
SCALE: 1 1/2"=1'-0"



11 A5.03 DOOR DETAIL - INSWING JAMB, TYP.
SCALE: 1 1/2"=1'-0"



12 A5.03 DOOR DETAIL - SLIDER JAMB, TYP.
SCALE: 1 1/2"=1'-0"

TAB Associates
The Architectural Balance
0056 Edwards Village Blvd.
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

Seal

Belden Place - Single Family
Lot 15 - 0015 Belden Way
Mintum, Colorado 81645

Revisions:

Issue Dates:
20220609 Struct Coord
DRB-11/28/2022

Sheet Title:
Details

Project No:
2215

Sheet No:
A5.3

Inter-Mountain ENGINEERING
Civil Engineers & Surveyors

September 18, 2024

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

Re: 0015 Belden Way
Lot 15, Belden Place PUD
DRB Resubmittal Review
Project No. 24-0001

Dear Madison:

We reviewed the plans entitled *"Belden Place; Lot 15 – 0015 Beldan (sp) Way, Minturn Colorado"* prepared September 13, 2024, by TAB Associates (Plans) included in the DRB application for Lot 33, Minturn North PUD. Our review was for compliance with the engineering requirements of Section 16-21-615: Design Review applications of the Minturn Municipal Code (MMC).

General:

1. The plans should be spell checked – Beldan should be Belden
2. Several plan sheets are titled Unit 16 – they should be revised to reference Unit 15.

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 entire recorded Plat for Belden Place (5 sheets) should be included in the submittal. This plat and associated title commitment were reviewed by the Town and if included, suitable as the Boundary Survey for this application.~~ . **Resolved**. A note was added to Sheet 3 of 5 incorporating the complete "*Final Plat, Beden Place PUD*" by reference as part of the Application. The Plat and associated title commitment were reviewed by the Town and fulfill the requirements as the Boundary Survey for this application.

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. Sheets C.200 (Overall Utility Plan) and Sheet C.300 (Grading and Drainage Plan) should also be included to reflect the~~

Madison Harris
Re: 0015 Belden Way
Lot 15, Belden Plane PUD
DRB Resubmittal Review
Project No. 24-0001

~~basis for design and fulfill the requirements of Paragraphs f through i~~. **Resolved.** A note was added to Sheet C.111 incorporating the complete "*Belden Place PUD – Final Plan Submittal*" by reference a part of the Application. These plans are the basis of the design and fulfil the requirements of paragraph f through i.

Section (C) (3) Site Plan:

Sheet C.1 of the Plans "Belden Place – Unit 15 Single Family Residence" prepared by Timberline Engineering (not dated) presents the proposed site plan. The following elements from the MMC should be added:

a. ~~The Site Plan should show dimensioned property lines, easements, setbacks and include dimensions locating the building~~. **Resolved**. Sheet C1 of the Plans *"Belden Place – Unit 16 Single Family Residence"* prepared by Timberline Engineering (dated September 17, 2024) has been revised to provide the required information
b. ~~The building appears to encroach into the side setback~~. **Resolved**. The PUD Guide allows stairs to encroach into the setback.
c. Sheet A3.1 provides Building height information for Planning Staff review.

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

Sheet C.1 of the Plans "*Belden Place – Unit 15 Single Family Residence"* prepared by Timberline Engineering (not dated) presents the proposed site grading. The following elements from the MMC should be added:

~~a. Existing and proposed contour lines.~~
~~e. Temporary and permanent erosion controls specific to Lot 15.~~

Resolved. Sheets C1 and C2 of the Plans *"Belden Place – Unit 15 Single Family Residence"* prepared by Timberline Engineering (dated September 17,2024) have been revised to provide the required information.

Review by Inter-Mountain Engineering is for general conformance with Minturn Municipal Code requirements and is not a peer review. Review by Inter-Mountain Engineering in no way relieves any responsibilities of design professionals associated with the project. Please feel free to contact us if you have additional questions.

Respectfully,
Inter-Mountain Engineering (Town Engineer)



Jeffery M. Spanel PE

CC: Scot Hunn, Arnold Martinez

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: September 17, 2024
To: Minturn Planning Commission
From: Madison Harris, Planner I
Re: Planning Department Update

---

43 Miles End Lane - Minor DRB Permit
Taylor Hermes recently applied for a building permit and for minor changes to the approved plans for 43 Miles End. The changes specifically are to Sheet A1.3: A shed roof element was added over the gas meter and electrical service, and Sheet A2.1: The gas meter and electrical service moved as well as the front door changed. This was approved September 17, 2024. The application and relevant pages from the plan set are attached for reference.

DESIGN REVIEW APPLICATION

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

Project Name:

Minturn North – Reich Residence

Project Location

Street Address: 43 Miles End Lane

Zoning:	Parcel Number(s):
Residential	2103-262-30-034

Application Request:

DRB Minor Modifications

Applicant:

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

Mailing Address: PO Box 2633 Edwards, CO 81632

Phone:	Email:
970-926-1720	THermes@ResortConceptsCO.com

Property Owner:

Name: Bob & Denise Reich

Mailing Address: 6191 S. Boston Circle Greenwood Village, CO 80111

Phone:	Email:
303-437-4534	Bob.Reich@outlook.com / DenReich@gmail.com

Required Information:

Lot Size: 0.158 acres	Type of Residence (Single Family, ADU, Duplex): SFH	# of Bedrooms: 5	# On-site Parking Spaces: 4
# of Stories: 2	Snow storage sq ft: 471 sf	Building Footprint sq ft: 3,311 sf	Total sq ft Impervious Surface: 3,802 sf

Signature:

8/30/24

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

EGGERS
ARCHITECTURE, INC

August 20, 2024

Town of Minturn Planning Department

RE: 0043 Miles End Lane, Lot 30
Building Permit Review

All:

Please find attached revised documents to address permit review comments per the following:

Staff comments letter dated August 9, 2024:

1. The gable roof element added to sheet A1.3 for utility protection has been bubbled.
2. The utility meter locations on sheet A2.1 have been bubbled.
3. The change to the front door has been bubbled on sheet A2.1.

Inter-Mountain Engineering letter dated July 29, 2024:

1. The name of the geotechnical engineer has been added to the Cover sheet.
2. Sheet C1 has been revised to address the erosion & sediment control comments.
3. Sheet C1 notes have been updated to address the copper water service comment.

Shums Coda letter dated August 7, 2024:

A1: Sheets E1.1 & E1.2 have been updated to include smoke and CO alarms.
A2: The window schedule on sheet A3.5 has been updated to show tempered window locations.
M1: A separate document is provided that shows the BTU requirements of the mechanical system components and the gas line sizing to those elements.
M2: A note has been added to sheet A1.2 regarding the dryer vent in a 2x6 wall.
M3: A separate document is provided that shows the BTU requirements of the mechanical system components and the gas line sizing to those elements.
M4: Sheet E1.2 has been updated to show the additional exhaust fan.
EN1: A manual JDS has been included in the attachments.
E1: See A1 above.
S1: Sheet S2.2 has been updated to include the deck lateral connection.

Please let me know if you have any questions or need clarifications.

Sincerely,

Don Eggers
Eggers Architecture, Inc.

P.O. Box 798 Kremmling Colorado 80459
(970) 724-3411 Fax (970) 724-3412

REICH RESIDENCE

43 MILES END LANE
LOT 30, MINTURN NORTH
MINTURN, COLORADO

DRB SUBMITTAL SET	MAY 17, 2024
REVISED DRB SUBMITTAL	JUNE 14, 2024
BUILDING PERMIT SET	JULY 8, 2024
REVISED BUILDING PERMIT	AUGUST 19, 2024



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

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

STRUCTURAL ENGINEER
SUNDQUIST DESIGN GROUP
PO BOX 249
TARPON SPRINGS, FLORIDA 34688
(303) 335-6034

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

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

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

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

PROJECT INFORMATION:

FLOOR AREA:	FINISHED	MECH	GARAGE	TOTAL
LOWER LEVEL:	2,090 SF	95 SF		2,185SF
MAIN LEVEL:	2,219 SF		504SF	2,723 SF
TOTALS:	4,309SF	95 SF	504SF	4,908 SF

LOT AREA:	6,882.48 SF		
BUILDING COVERAGE:	3,311 SF	48.1 %	50% ALLOWABLE
IMPERVIOUS COVERAGE:	3,802 SF	55.2 %	60% ALLOWABLE

CODE INFORMATION:

JURISDICTION: TOWN OF MINTURN, COLORADO

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

DRAWING SCHEDULE

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

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

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

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

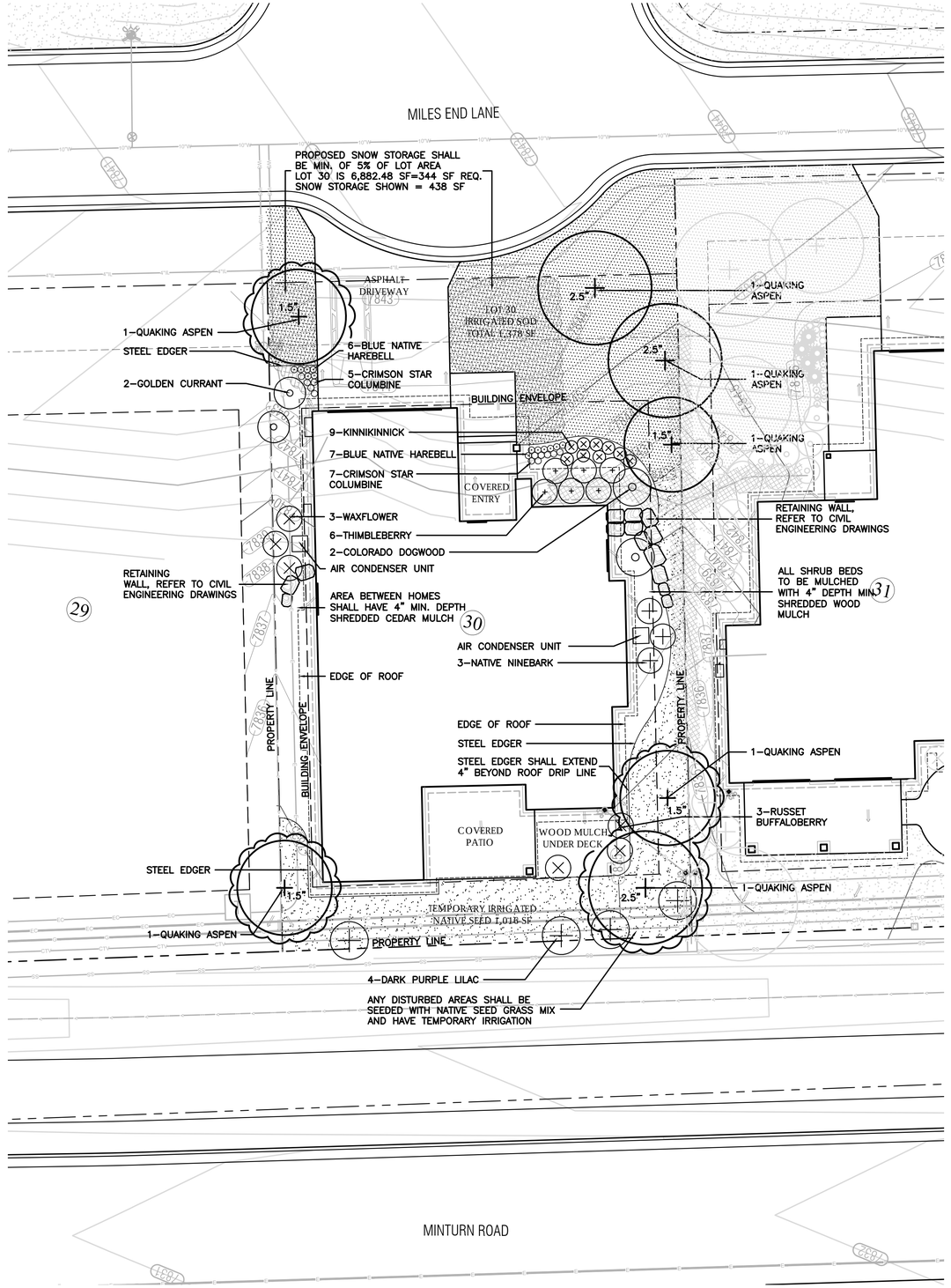
STATE OF COLORADO — DONALD W. EGGERS — LICENSED ARCHITECT

REICH
43 MILES END LANE
LOT 30, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L30

ISSUED #	DATE	BY	COMMENTS
4	8-19-24	DWE	REVISED PERMIT SET
3	7-8-24	DWE	BUILDING PERMIT SET
2	6-14-24	DWE	REVISED DRB SUBMITTAL
1	5-17-24	DWE	DRB SUBMITTAL SET

C



LEGEND

- IRRIGATED SOD, REFER TO L2 FOR DETAILS
- NATIVE SEED MIX WITH TEMPORARY IRRIGATION, REFER TO L2 FOR DETAILS
- PROPOSED RETAINING WALL, REFER TO CIVIL ENGINEERING FOR DETAILS
- PROPOSED DECIDUOUS TREE
- PROPOSED EVERGREEN TREE
- PROPOSED DECIDUOUS SHRUBS
- PROPOSED ORNAMENTAL GRASSES
- PROPOSED FLOWERING PERENNIALS
- SNOW STORAGE AREA

Know what's below. Call before you dig.

LANDSCAPE ARCHITECT:
TOMINA TOWNSEND, LA
PO BOX 3000, PMB 301
EDWARDS, CO 81632
P. 303.572.7876
TTownsend@ResortConceptsCO.com

MINTURN NORTH P.U.D.

LOT 30-LANDSCAPE PLAN

TOWN OF MINTURN, COLORADO

DESIGNED: TT
DRAWN: TT
CHECKED: RH
DATE: May 17, 2024
REVISIONS:

REVISION BASED ON DRB COMMENTS: 6.14.24
VERIFIED SQUARE FEET OF LOT AREA AND ADJUSTED SNOW STORAGE AND TREES TO BE OUTSIDE ROW

PERMIT SET: 7.22.24

REVISED PERMIT SET: 8.19.24
(4 TREE LOCATIONS SHIFTED DUE TO CONFLICTS WITH REVISED UNDERGROUND UTILITY LOCATIONS)

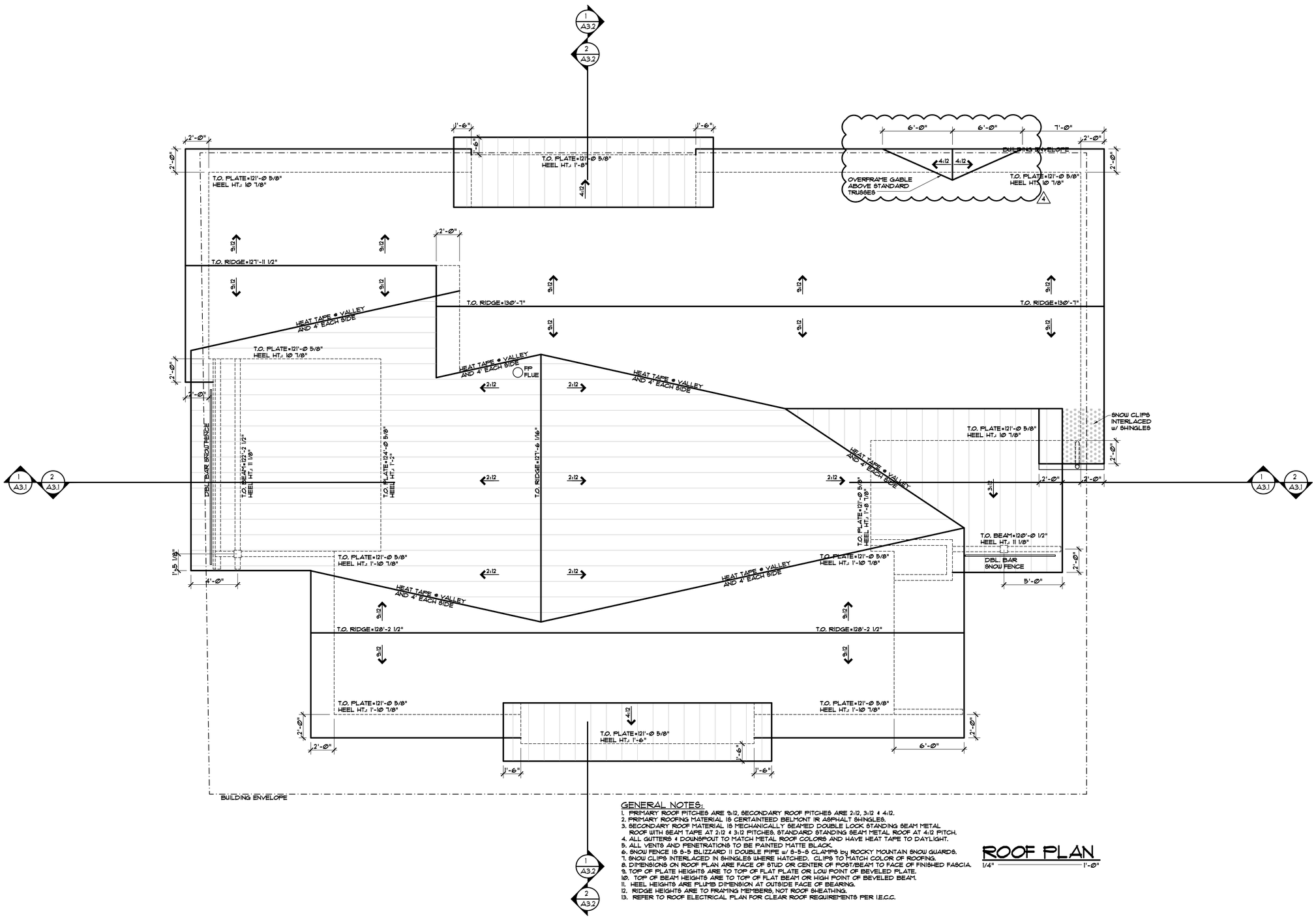
0 5 10 20
SCALE: 1"=10'-0"

REVISED PERMIT SET

SHEET TITLE:
PROPOSED LANDSCAPE PLAN

SCALE: 1"=10'-0"

SHEET NUMBER:
L1



GENERAL NOTES:

1. PRIMARY ROOF PITCHES ARE 9:12, SECONDARY ROOF PITCHES ARE 2:12, 3:12 & 4:12.
2. PRIMARY ROOFING MATERIAL IS CERTAINTEED BELMONT IR ASPHALT SHINGLES.
3. SECONDARY ROOF MATERIAL IS MECHANICALLY SEAMED DOUBLE LOCK STANDING SEAM METAL ROOF WITH SEAM TAPE AT 2:12 & 3:12 PITCHES. STANDARD STANDING SEAM METAL ROOF AT 4:12 PITCH.
4. ALL GUTTERS & DOWNSPOUT TO MATCH METAL ROOF COLORS AND HAVE HEAT TAPE TO DAYLIGHT.
5. ALL VENTS AND PENETRATIONS TO BE PAINTED MATTE BLACK.
6. SNOW FENCE IS 9-5 BLIZZARD II DOUBLE PIPE w/ 9-5-9 CLAMPS by ROCKY MOUNTAIN SNOW GUARDS.
7. SNOW CLIPS INTERLACED IN SHINGLES WHERE HATCHED. CLIPS TO MATCH COLOR OF ROOFING.
8. DIMENSIONS ON ROOF PLAN ARE FACE OF STUD OR CENTER OF POST/BEAM TO FACE OF FINISHED FASCIA.
9. TOP OF PLATE HEIGHTS ARE TO TOP OF FLAT PLATE OR LOW POINT OF BEVELED PLATE.
10. TOP OF BEAM HEIGHTS ARE TO TOP OF FLAT BEAM OR HIGH POINT OF BEVELED BEAM.
11. HEEL HEIGHTS ARE PLUMB DIMENSION AT OUTSIDE FACE OF BEARING.
12. RIDGE HEIGHTS ARE TO FRAMING MEMBERS, NOT ROOF SHEATHING.
13. REFER TO ROOF ELECTRICAL PLAN FOR CLEAR ROOF REQUIREMENTS PER I.E.C.C.

ROOF PLAN

1/4" = 1'-0"

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

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

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

STATE OF COLORADO — DONALD W. EGGERS — LICENSED ARCHITECT

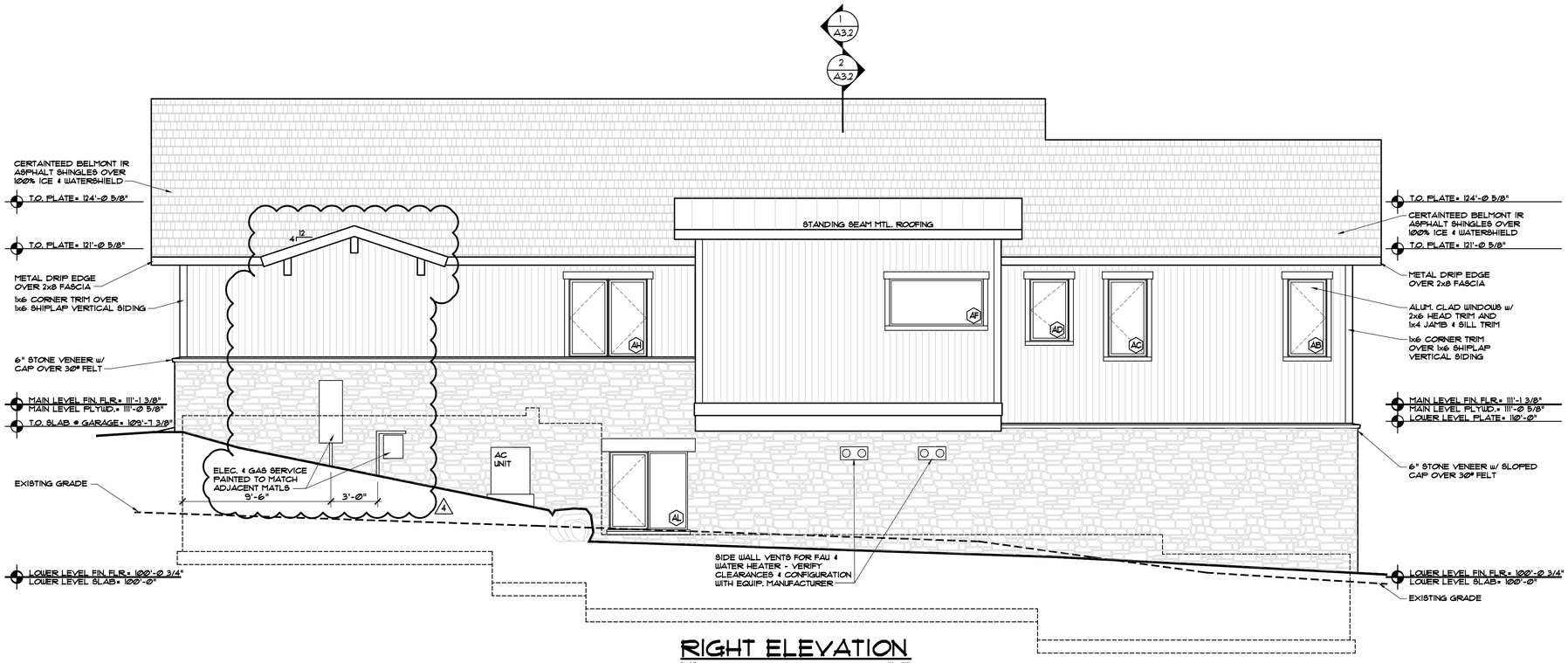
REICH
43 MILES END LANE
LOT 30, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L30

ISSUED

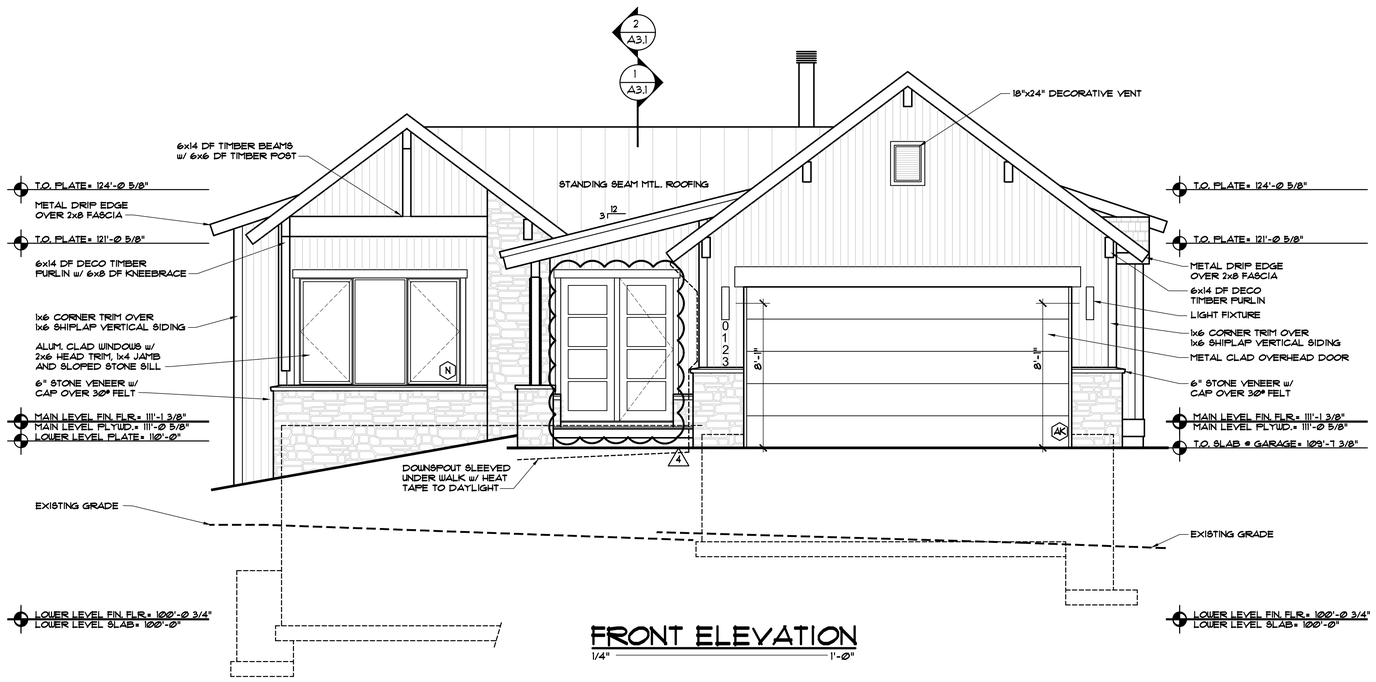
#	DATE	BY	COMMENTS
4	8-19-24	DJE	REVISED PERMIT SET
3	7-8-24	DJE	BUILDING PERMIT SET
2	6-14-24	DJE	REVISED DRB SUBMITTAL
1	5-17-24	DJE	DRB SUBMITTAL SET

A1.3



RIGHT ELEVATION

1/4" = 1'-Ø"



FRONT ELEVATION

1/4" = 1'-Ø"

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

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

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

STATE OF COLORADO — DONALD W. EGGERS — 37688 — LICENSED ARCHITECT

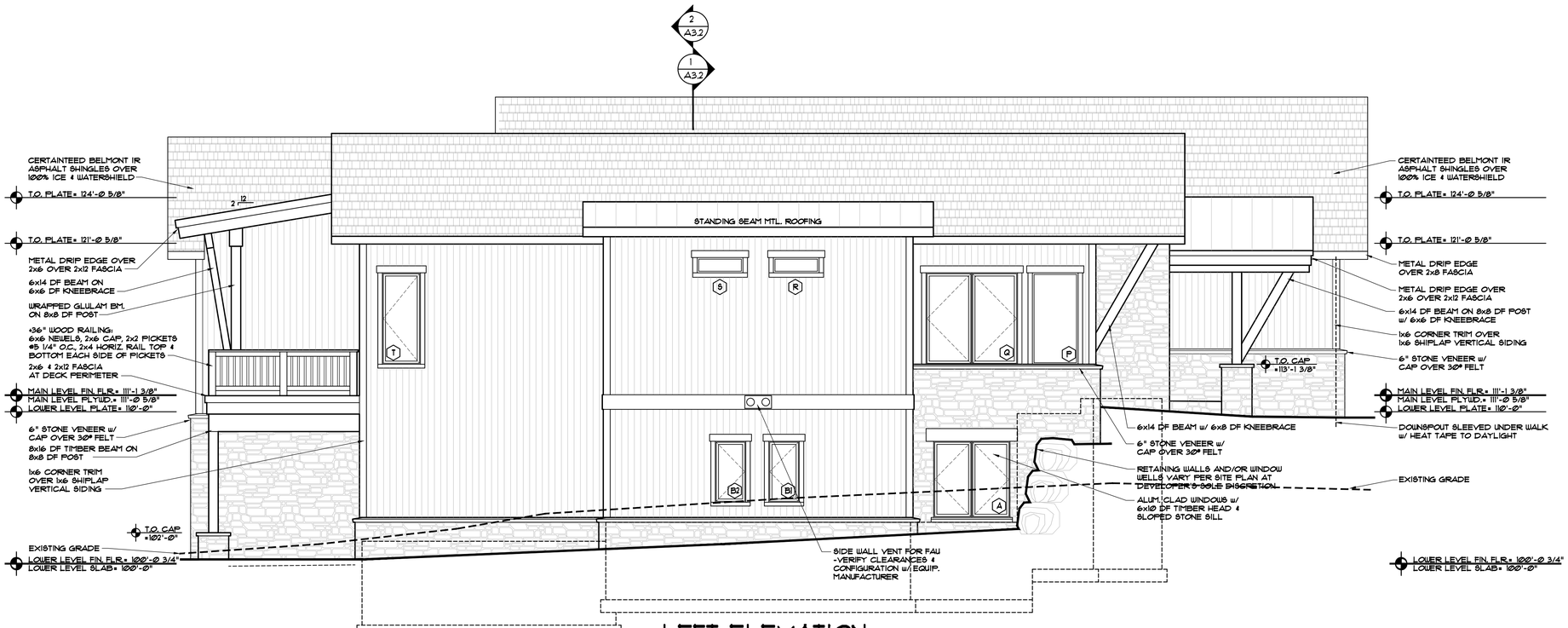
REICH
43 MILES END LANE
LOT 30, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L30

ISSUED

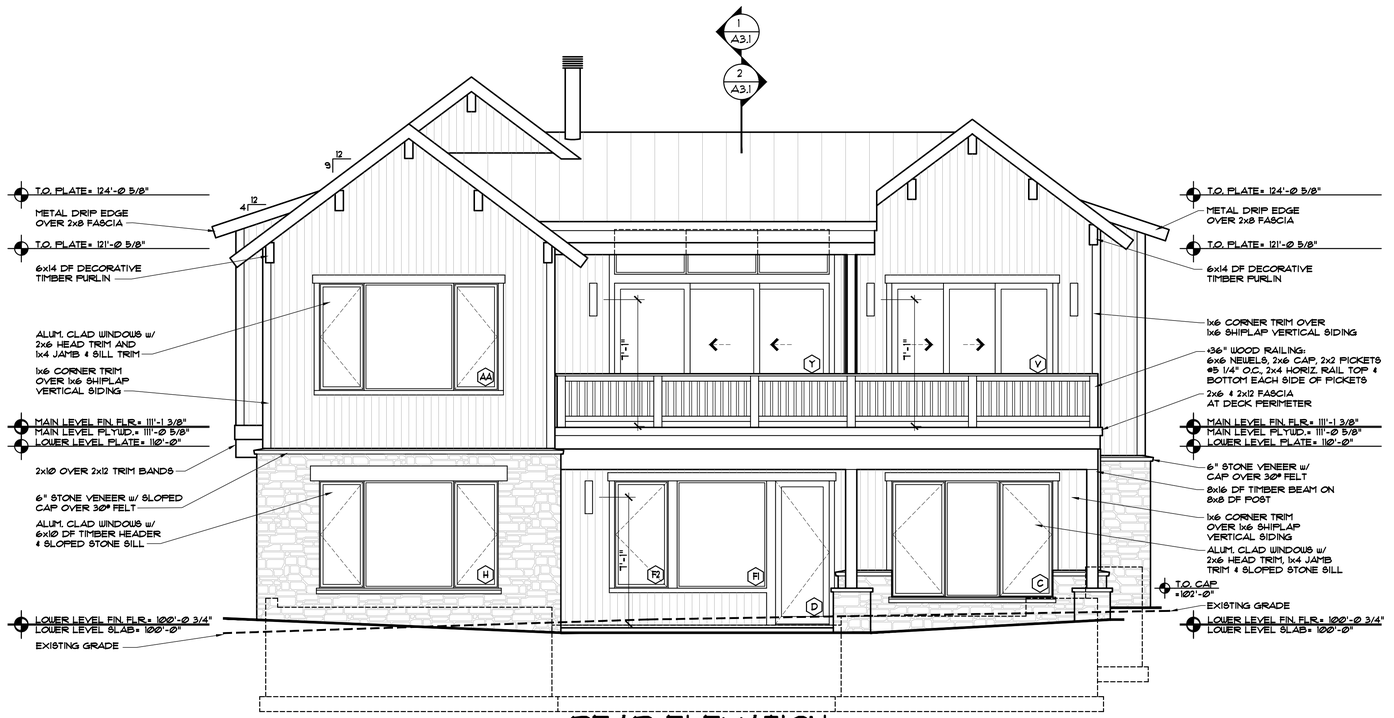
#	DATE	BY	COMMENTS
4	8-19-24	DWE	REVISED PERMIT SET
3	7-8-24	DWE	BUILDING PERMIT SET
2	6-14-24	DWE	REVISED DRB SUBMITTAL
1	5-17-24	DWE	DRB SUBMITTAL SET

A2.1



LEFT ELEVATION

1/4" = 1'-Ø"



REAR ELEVATION

1/4" = 1'-Ø"

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

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

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

STATE OF COLORADO — DONALD W. EGGERS — 37888 — LICENSED ARCHITECT

REICH
43 MILES END LANE
LOT 30, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L30

ISSUED

#	DATE	BY	COMMENTS
4	8-19-24	DWE	REVISED PERMIT SET
3	7-8-24	DWE	BUILDING PERMIT SET
2	6-14-24	DWE	REVISED DRB SUBMITTAL
1	5-17-24	DWE	DRB SUBMITTAL SET

A2.2

To: Minturn Town Council
From: Michelle Metteer
Date: September 18, 2024
RE: Town Manager Update

Bellm Bridge Feasibility Study & Grant Opportunity

Jeff Spanel, Inter-Mountain Engineering and I met with SEH Engineering who is conducting the Bellm Bridge Feasibility Study as well as Sarah Marin, with Sustainable Strategies who is tasked with Minturn's grant application for any bridge repairs. The group reviewed the current progress of the Feasibility Study along with the timeline for the CDOT Bridge grant application.

The above group has tentatively scheduled to bring this matter before the Council at the October 2, 2024, meeting for consideration of either a repair or replacement of the bridge. The grant application process is highly competitive and the costs for either repair or replacement will be extensive – meaning, at this point, Minturn will not be able to conduct the infrastructure improvements without a loan or a grant.

HWY 24/Main Street Phase II Sidewalk Project Update

As the project nears construction, scheduled for the spring of 2025, costs continue to increase. Currently the sidewalk is estimated at $1000 per linear foot. With this updated construction cost, the Town will only have funds for the east (river) side of the road and the sidewalk, originally scoped to be built to the entrance of the Boneyard Open Space, will end well before that location. I am scheduling Stolfus Engineering to attend an upcoming Council meeting and provide a more detailed update.

Tank #3 (New Concrete Water Tank) Project Closeout

Staff are working toward the project close out of the concrete water tank (tank #3). This includes the finalization of the State Revolving Fund (SRF) loan. The loan was originally approved for $3M and the town has been paying on the loan at a total assumed project cost of $3M (as required until project close out). With the total project cost coming in at $2,265,112.96, the SRF loan, and subsequent debt repayment will be decreased by $734,887.04. Once these internal project close-out transactions are completed, Council will have the option of decreasing the debt repayment currently billed to the utility customers or absorbing this difference to minimize any future rate increases required for new infrastructure.

First Friday Event

Success! The September First Friday, held at the Eagle River Inn, had over 200 attendees. The October First Friday event will be at Kirby Cosmos BBQ and include a pig roast. Thus far, after extensive outreach by Cindy Krieg, no other businesses have expressed interest in hosting the event, which is sponsored by the Town of Minturn, so unfortunately October may be the last First Friday.

Public Utilities Commission – Railroad Ave Pedestrian Improvements Application

The application for installing a sidewalk over the rail line at Railroad Ave and Taylor St has been submitted. Once approved, the Town can move forward with the pedestrian improvements awarded through the CDOT Revitalization grant.

Battle Mountain Settlement/Closing

All closing documents by both parties were submitted to the title companies on September 12, 2024. We anticipate the recording of the documents to be completed prior to this council meeting. Additionally, the stipulation for dismissal with prejudice will be filed with the court at which point we expect the courts' acknowledgement/stamp thereby resolving all court matters related to the lawsuit.

High Five Media Board Representation

If the Council is unable to appoint a representative, I recommend the Town relinquish its seat on the High Five Media Board.

Little Beach Park Grant Application

An application for the Phase I improvements to Little Beach Park has been submitted to Great Outdoors Colorado (GOCO) for consideration. Included with this manager's report is a copy of the application and improvements to be made if the application is approved. The Town should know later this fall if the application is awarded by GOCO however, the process is very competitive and there are not enough funds to support the number of applications submitted, so an approval is unknown.

Special Highway Committee

CML - 1144 Sherman Street, Denver, Colorado 80203 Ph: 303-831-6411
CCI - 800 Grant Street, Suite 500, Denver, Colorado 80203 Ph: 303-861-4076

MEMORANDUM

To: County Commissioners, City/Town Managers, Clerks in municipalities without managers

From: Bev Stables, Colorado Municipal League
Kristin Dunn, Colorado Counties, Inc.

Date: August 28, 2024

Re: 2025-2026 Bridge Funds Available

The Special Highway Committee is accepting applications for bridge funds for rehabilitation or replacement of substandard bridges. **County applications are due to CCI's offices and municipal applications are due to CML's offices, by 5:00 p.m., Friday, November 1, 2024.**

There is approximately $15.3 million in anticipated bridge funds available for allocation between 2025 and 2026. Priority will be given to projects on bridges that have been deemed scour critical, have the lowest sufficiency ratings, and are ready for construction.

Program Guidelines

(1) The program generally funds projects on an 80% grant and 20% local funding basis. The maximum amount of the grant is 80% of the eligible project costs.

(2) Federally-funded bridges must be included in the STIP (Statewide Transportation Improvement Plan) and, if an applicant entity is in a metropolitan planning organization area, in the regional TIP before the project can be funded. Inclusion in the STIP and TIP can be accomplished after the Special Highway Committee's recommendation process.

(3) All federally-funded projects are administered according to CDOT and federal procedures, including review and oversight of the consulting engineer selection process, bridge design, and construction oversight.

(4) Any bridge grants awarded must be completed within FOUR years of the grant award.

Eligibility

Bridges that are on the Select List of the federal bridge inventory with a sufficiency rating of 50.0 or less are eligible for replacement funding. Bridges on the Select List with a sufficiency rating of greater than 50.0 are eligible for rehabilitation funds only, unless the cost of rehabilitation is documented as exceeding the cost of replacement. Generally, any bridge with a sufficiency rating of 50.0 or less is on the Select List. **Bridges must be rated as Structurally Deficient or Functionally Obsolete to qualify for funding.** You can check a bridge's eligibility by consulting the Select List which is provided with this memorandum. If you have any questions regarding the bridges on the Select List, contact Natasha Butler, CDOT Bridge Asset Manager, by emailing natasha.butler@state.co.us.

Be sure to assess the need for bridge replacement or rehabilitation on the most current data. If you have a vehicular bridge, open to the public, that has never been inspected (it must have a span of 20 feet or greater, abutment to abutment), contact Ms. Butler at CDOT to have the bridge added to the federal bridge inventory.

Application

We are asking that all local governments submit their applications electronically to the e-mail addresses provided below. If you are unable to submit electronically, please contact CCI or CML for assistance.

The following information **must** be provided in the application for each structure submitted for funding:

- A copy of the bridge inspection report
- A brief narrative discussing the need for the work
- Cost estimate
- Estimated start date and project completion date
- Photographs of the bridge
- Average daily traffic (ADT) numbers for bridge in question

The enclosed Bridge Project Cost Estimate form can be used to provide much of the required information.

If you submit more than one off-system bridge project, please indicate your priority for funding among your projects. The Special Highway Committee makes an effort to recommend funding for at least one bridge project per applicant prior to funding additional projects for a single jurisdiction.

Municipal applications should be sent to:
Bev Stables
Colorado Municipal League
bstables@cml.org
1144 Sherman Street
Denver, CO 80203-2207

County applications should be sent to:

Kristin Dunn
Colorado Counties, Inc.
kdunn@ccionline.org
800 Grant Street, Suite 500
Denver, CO 80203

Notification of Approval

The Committee anticipates that projects will be reviewed, funding recommendations made, and applicants notified by mid to late-December.

If you have any other questions concerning your applications, please call Bev Stables at 978.973.4401 or Kristin Dunn at 303.861.4076.

GREAT OUTDOORS COLORADO

Project Summary Information

Project Title: Minturn's Little Beach Park Enhancement Project

Applicant Organization(s): Town of Minturn

Applicant Name(s): Michelle Metteer

Partner Organization (if applicable): NA

Partner Name (if applicable): NA

Amount Requested: $475,291

Estimated Total Project Cost: $790,488

Estimated Grant Period (years): 2

Brief Project Description (limit to space provided without expanding the text box; use 10 pt font)

The Town of Minturn seeks $475,291 in GOCO Community Impact funds, with $315,197 in match, for the Little Beach Park Enhancement Project. Little Beach Park is nestled between the Minturn cliffs and the Eagle River, is within walking distance of downtown Minturn, and serves as Minturn's only community park. At nearly 20 years old, the park faces threats, including failing structures and lack of accessibility, that also present an opportunity to leverage immediate repair needs to transform this outdated, unsafe recreational amenity into a premier riverfront asset for Minturn. With GOCO's support, the Town will finalize design through a robust bilingual community outreach process and construct new and improved park amenities that meet the needs of the community and catalyze investment in Minturn. GOCO funds will also facilitate river education through community events and interpretive signage to encourage stewardship and ensure the health of the Eagle River.

Minturn's Little Beach Park Enhancement Project – Project Narrative

Proposed Project

The Town of Minturn seeks $475,291 in GOCO Community Impact funds, with $315,197 in match, for the Little Beach Park Enhancement Project. Little Beach Park is nestled between the Minturn cliffs and the Eagle River, is within walking distance of downtown Minturn, and serves as Minturn's only community park. At nearly 20 years old, the park faces threats, including failing structures and lack of accessibility, that also present an opportunity to leverage immediate repair needs to transform this outdated, unsafe recreational amenity into a premier riverfront asset for Minturn. With GOCO's support, the Town will finalize design through a robust bilingual community outreach process and construct new and improved park amenities that meet the needs of the community and catalyze investment in Minturn. GOCO funds will also facilitate river education through community events and interpretive signage to encourage stewardship and ensure the health of the Eagle River.

Little Beach Park, built in 2005, has a small amphitheater, the Town's only playground, swings & a see-saw, a climbing wall, a half basketball court, picnic tables with grills, a pit toilet, and a small non-ADA accessible parking lot. The park is located along the riverbank and is connected to the amphitheater by an asphalt path. The amphitheater features a covered stage and a sloped lawn for seating. The covered stage, a timber wood structure, is located close to the river and faces north, providing performers with views of the Minturn Cliffs. Residents can access the river through a non-ADA-accessible social trail where residents fish and enjoy one of the few spots in Minturn along the river.

Minturn is a small (population 978) workforce community located almost 7 miles from I-70 along State Highway 24. While the median household income is $101,950, residents struggle with the high cost of living. The average sales price of a residential home in the last year was $1.35 million (REDFIN), leaving little funding for additional recreational activities. Most residents work for the ski town of Vail, and Minturn's proximity to the resort community has put additional pressure on the housing market. Further, residents living below the poverty line (4.8%) and with a disability (4.2%) lack access to amenities along the I-70 corridor and have limited access to public transit through the Eagle Valley Transit Authority American Community Survey).

The Town is requesting GOCO support to leverage DOLA funding to transform Little Beach Park as Phase II of the enhancement project. Together, state, local, and GOCO funding will revitalize the park and breathe new life into Minturn. With GOCO funding, the Town **may** construct a modern, accessible playground, demolish the pit restrooms and replace them with an ADA accessible trailer styled porta potty, improve internal circulation and ADA access for vehicles, build a full multi-use court, provide additional park seating and ADA river trail access, and stabilize the river bank while incorporating educational elements, as outlined in the 2023 Little Beach Park Area Recreation Plan (LBP Plan). GOCO funds will ensure the creation of a public space that expands the number of families with access to outdoor recreation. Project activities will draw additional attendance to existing amphitheater events and allow Minturn to expand the number of events at the amphitheater, enhance active and passive offerings, and invigorate the local economy.

While the Town has already completed large-scale public outreach and planning to determine community desires for the park, an emerging partnership with Eagle Valley Outdoor Movement (EVOM) allows Minturn to expand and strengthen communication with Latino residents. Other than addressing immediate retaining wall stabilization needs, the Town **has not** determined the final amenities for the park. Minturn will work with community partners to gather additional public input and finalize recreational opportunities, keeping ***inclusiveness***, ***equitable recreation***, ***community vitality***, ***youth connections***, and ***outdoor stewardship*** as guiding principles.

Community Need: GOCO funds will expand safe, equitable access to outdoor recreation for youths, residents, and visitors, plus explore how to create ADA access to a community cut off from the Eagle River. Minturn is a small, youthful, rural town with a median age of 38.1 and a sizable Latino population (19.8%). Increasing community vitality will help the Town reverse a troubling population loss and grow the local tax base. Since 2010, the population of Minturn has steadily declined by almost 15% (American Community Survey). This population loss has strained the Town's finances, which is highly dependent on sales tax.

The risk to the playground makes the need to need to leverage additional resources to preserve the community's existing recreational assets paramount. The only park Minturn residents have access to, Little Beach Park, is facing an immediate threat: a failing and unsafe retaining wall that keeps the hillside from falling into the playground. To address this health and safety risk, Minturn has applied to the Colorado Department of Local Affairs (DOLA) for Phase I of the project, repairing and stabilizing the retaining wall.

While supportive of the project, DOLA has informed Minturn that grant funding will likely be contingent on GOCO approving funding for Phase II since the Town cannot fully finance the project. DOLA does not typically award funding for parks but makes exceptions for projects requiring basic infrastructure with direct health and safety benefits. Unless GOCO awards this funding, Minturn's only playground will be in danger of being closed as the retaining wall fails. If Minturn must close its only playground, the closest park playground is Stephens Park, which is 5.1 miles from Minturn in West Vail. The loss of the playground would impact not only Minturn's residents but also the hundreds of residents who live along State Highway 24 who would also need to drive to West Vail.

Ensuring ADA-accessible youth recreational opportunities is essential as 18.7% of residents are under 18, and the community faces a deficit in park access. Located in a narrow valley, Minturn has topographical constraints that limit recreation development. Little Beach Park is the Town's only outdoor passive and active recreation facility and the Town's highest priority, as its recreational amenities no longer meet community needs. The playground area is aging, and its outdated features include wood chip surfacing, which can obscure hazards, present a choking hazard, and do not allow for wheelchairs or other mobility devices. The Colorado Intergovernmental Risk Sharing Agency (CIRSA) has cited the wooden playground as a safety risk for almost a decade.

The playground is a highly valued outdoor recreational amenity, and its location adjacent to the amphitheater provides synergistic family evenings during events such as the Summer Concert Series. Adults and older children enjoy live music, while younger children happily play at the playground. The park's proximity to downtown and residential neighborhoods offers invaluable opportunities to enhance the vitality of Minturn’s commercial core and neighborhoods. These areas have struggled with population loss and an unstable tax base. Improvements to outdoor recreation offerings, amenities, and accessibility can help redress these issues.

Safeguarding the playground, transforming the park into a modern community asset, and committing to long-term maintenance are high priorities for the small community that struggles to fund capital projects. Not only is Minturn budgeting $130,017 in matching funds, but the Town is also committing to the long-term care of the park. Recognizing the need to maintain capital investments, the residents of Minturn approved a 2018 use tax on building materials solely dedicated to a Capital Fund. To ensure that GOCO's investment in the park is protected in the future, Minturn's Town Council Resolution of Support commits to using Capital Improvement Funds for the ongoing maintenance of Little Beach Park. Residents' willingness to approve a tax on building materials they pay themselves and the Town Council's dedication of Capital Improvement Funds to Little Beach Park highlights how important recreation amenities and the park are to the community.

Project Planning Process

Community-Driven Vision: The Little Beach Park Enhancement Project grew from the larger 2023 Little Beach Park Recreation Area Plan (LBP Plan). As part of the LBP Planning process, Minturn worked with the community to examine Little Beach Park and Amphitheater, Minturn's Riverview Cemetery, the Public Works Facility and Storage Yards, and the Minturn Bike Park and Mini-Mile Trail. The LBP planning process engaged the residents and stakeholders of Minturn through an open house, pop-up events, in-person and virtual meetings, and guided tours of the area and outlined various potential improvements suggested and vetted with members of the public and stakeholders. Public engagement activities started in the late summer of 2021 and ran through the summer of 2022. The planning process paralleled the Town's Community Plan Update, benefitting from the overlap to align planning efforts. The robust planning process established a conceptual framework plan for the area, identified community-supported potential improvements, and outlined recommendations based on the input received.

The LBP Plan incorporated several phases to revitalize and upgrade Little Beach Park. Overall improvements include stabilizing the retaining wall, expanding seating, demolition and removal of the existing restroom, replacing the pit toilet with separate ADA-complaint men's and women's restrooms, providing increased access to the Eagle River, widening an asphalt access road to support ADA access to the amphitheater, expanding and improving the amphitheater, and updating and replacing the playground to include ADA equipment and rubber safety play surface. The recommended improvements from the LBP Plan are included as a two-page attachment to the application. The Town is unable to move forward with future phases of the project at this time due to resource constraints, but Minturn will explore future improvements to the amphitheater in the coming years.

Continued Engagement: Phases I and II of Minturn's proposed project are included in and guided by the LBP Plan, which the Town considers as a baseline for **possible** recreational amenities. To improve upon the already robust engagement process described above, Minturn will continue engagement through the fall of 2024 and during the design process to fine-tune recreational amenities. A burgeoning partnership with Eagle Valley Outdoor Movement (EVOM) will allow Minturn to enhance communication with Latino residents, starting with a community-wide picnic that will double as an outreach event for **all** residents at the park. EVOM will invite Latino residents using their established network and provide Spanish interpreters to ensure residents can participate equally.

Following the grant award, Minturn and EVOM will continue their partnership. EVOM and the Town will follow best management practices for bilingual outreach at public meetings. EVOM will be a member of the Project Team and help Minturn not only translate all meeting materials into Spanish but also design public outreach intentionally to facilitate accessibility and inclusivity for diverse communities. The Town and EVOM will deploy an online and paper survey in English and Spanish and hold public meetings, with Spanish translation, at 30% and 50% design for additional input. The Town will hold these meetings at varying times to ensure the public can attend. To increase public awareness of input opportunities, Minturn will advertise meetings on its website and social media accounts, and project partners and supporters will be asked to share public input events and project updates with their stakeholders.

The Town will use the suggested park improvements from the LBP Plan as the initial vision for park upgrades while seeking new voices and ideas to improve the project. Should the community raise ideas outside of the budget available for the project, the Town will seek additional funding from foundations, undertake community fundraising, and budget additional monies in the Town's FY 2025 budget. If these funding sources do not provide enough revenue, the Town will work with the community to value engineer selected priorities, keeping the community-driven amenities' vision intact.

Intended Outcomes & Benefits: The Project will immediately improve safety for youths at the existing playground. Phase I of the project is nearly shovel-ready. If awarded by DOLA in November of 2024,

repairs to the retaining wall will be under construction as soon as weather allows in June 2025. Importantly, Phase II park improvements cannot progress without Phase I. The retaining wall has deteriorated to the point that any work in the playground risks imminent failure.

Phase II of the project will quickly start after Phase I, following final community input and design. The project's second phase will deploy modern recreational amenities and provide improved ADA access to these new amenities, potentially including river access for residents who have long been cut off from the Eagle River. While the community provided significant input on recreational amenities as part of the 2023 LBP Plan, the final design and amenities of the park will be determined by this last community-driven process. Minturn, EVOM, and the design team will start community visioning conversations with what types of amenities **could** fit in the park space from the LBP Plan, such as universal playground equipment, ADA river access, a river trail with education signage, additional seating, a multi-purpose court, and improved interior road access. The community-driven design will result in expanded, equitable outdoor recreational opportunities for Minturn's youths and foster increased community vitality. Finally, the design process will explore how to create ADA access to the river trail, providing residents of the Town with an amenity they lack due to the impacts of the Eagle Mine Superfund, located one mile south of Minturn.

Minturn's expanded engagement and outreach process will increase equitable outcomes in the final project. Public meetings will be held at the park and include elements to entice resident engagement, like music and food. To ensure residents are aware of outreach events, EVOM and Minturn staff will develop collateral, including bi-lingual door hangers, social media messaging, and posts on Minturn's website, and ask community partners to share them with their stakeholders. The partnership with EVOM will benefit the project's outcomes and foster an ongoing relationship with EVOM that will allow Minturn to create new communication pathways with Latino residents, strengthening future projects.

The park is within walking distance of downtown Minturn, most residential homes, and businesses along State Highway 24. The Project will allow Minturn to enhance the community's appeal and improve the quality of life for existing residents, making it less likely for residents to leave in search of better amenities and allowing Minturn to reverse its population losses. Park investments will also generate a high quality of life, attracting visitors, businesses, and entrepreneurs. The National Recreation and Park Association's 2022 study on the Economic Impact of Local Parks found local parks spur increased sales tax at local restaurants/bars and hotels and create economic activity that goes well beyond the initial investment. Minturn's economy depends on visitors who supplement the market for local businesses. The Town is at risk of losing businesses that provide essential tax revenue, jobs, and services without ample visitation. A modern and accessible park will help sustain existing businesses, create additional reasons for families to live in Minturn, and expand regional travel to the community, helping to spur new investment and increase the tax base.

The project will also study how to provide ADA access to the Eagle River and how to improve the social trails that provide fishing access. In addition, project partners will work with Minturn to integrate bi-lingual signage about local ecosystems, water quality mitigation, and the importance of healthy rivers. River access in Minturn is rare due to the 235-acre Eagle Mine Superfund Site (one mile south of the Town), which resulted in high levels of metals in soils, surface water, and groundwater. The State of Colorado, the US EPA, and the property owner engaged in remediation and monitoring efforts, which resulted in significant water quality improvements. However, as a condition of the Eagle River Restoration Project, the Town can only access the river at three points and must maintain a natural riparian zone in all other locations. Little Beach Park is one of the three approved sites by the Department of Public Health and Environment.

Partnerships

Minturn has four committed partners: EVOM, the Eagle River Coalition (ERC), the Eagle River Fund, and the Vail Valley Mountain Trails Alliance (VVMTA). EVOM is a GOCO Generation Wild Coalition led

by the Walking Mountains Science Center, whose mission is to provide equal access to outdoor spaces and opportunities for youth and families in the Eagle Valley. EVOM will partner with the Town to gain additional public input for the project and build a replicable outreach model for Minturn to use going forward. The Town and EVOM have agreed to a scope for outreach, which the Town can share upon request. See the **Continued Engagement Section** of the application for an-in-depth discussion of the partnership.

The ERC's mission is to advocate for the health of the Upper Colorado and Eagle River basins through research, monitoring, projects, and education. Minturn's partnership with ERC will support a request to the Eagle River Fund for bi-lingual signage and to secure funding for native riparian vegetation intended to provide erosion control measures by stabilizing the northern riverbank. ERC has committed to helping Minturn by coordinating and overseeing at least one community volunteer-driven river remediation project to install riparian vegetation and provide experiential education to participants.

The Eagle River Fund (ERF) is a long-term field of interest fund intended to support eligible collaborative projects that protect water quality and quantity, as well as the health of natural riparian infrastructure in the Eagle River Watershed. The project aligns with the ERF's vision to protect local waterways for decades due to the bi-lingual educational signage, improved river trail accessibility, and the opportunity to engage the community directly through a volunteer planting project envisioned to mitigate streambank erosion. While the Town will have to apply to the fund through an invitation-only process, leadership at the ERF believes the Project will be strongly competitive and has provided a letter of support detailing why they are encouraging Minturn to be included in the applications requesting ERF support in the upcoming funding cycle.

The VVMTA's mission is to connect the community to the outdoors through sustainable recreation. The VVMTA advocates for soft surface trails, manages trail stewardship programs, maintains and builds trails, coordinates and trains volunteers, educates outdoor recreational users, and creates opportunities to access the outdoors. The non-profit has committed to helping Minturn and the ERC determine the best route for a possible ADA trail to the river, strategize on improving social trails along the riverbank to promote responsible river access and coordinate volunteers to build future trails at Little Beach Park outside of this grant application.

The Town anticipates integrating all four partners into future projects, strengthening Minturn's outreach, improving outcomes for Latino residents and the Eagle River, and expanding outdoor recreational trails through community volunteer events. All four partners provided letters confirming their support and role in the project. The Town will also invite other community partners, such as the Minturn Community Fund, the Minturn Family Enrichment Center, and Eagle County, to participate, support community outreach and engagement, and help guide the project.

GOCO Values

The goals and intended outcomes of Minturn's Little Beach Project strongly align with GOCO's core values. The project promotes *Outdoor Stewardship*, *Youth Connections, Community Vitality, and Equitable Access* for the residents, regional visitors, and businesses of the Minturn community. The Project also establishes new outreach strategies and relationships for the Town to replicate in future community projects and programs.

The Town will promote ***Outdoor Stewardship*** by working with the Eagle River Coalition (ERC) to apply to the Eagle River Fund to stabilize the northern riverbank, reduce runoff, and design and install bi-lingual educational signage in the park and along the river. The signage will focus on strategies to promote river health and the success of the Eagle River Restoration Project. Finally, the ERC will manage an educational river restoration volunteer event with support from Town staff. These events will involve working with the

community to plant native species to improve the riparian zone outside the potential ADA path and existing social trails.

To increase ***Youth Connections,*** Minturn will revitalize Little Beach Park, replacing unsafe and outdated outdoor recreation amenities with modern, accessible features. Youth connection to outdoor recreation is essential for Minturn since 18.7% of residents are under 18. Additionally, the significant loss in population (almost 15%) since 2010 makes investing in projects that entice families to stay or relocate to Minturn necessary for the community's long-term sustainability. By working with EVOM on additional outreach, the Town will intentionally seek out the voices of youth and families to determine final project elements, connecting youth to the outdoor amenities at Little Beach Park.

The project will increase ***Community Vitality*** by improving a regional park and community asset within walking distance of neighborhoods and downtown Minturn. Solidifying Little Beach Park as a regional amenity will entice more visitors to the area, supporting local businesses, drawing more attendees to special events at the amphitheater, and allowing the Town to hold more events at the park. Since outdoor amenities will be chosen through an inclusive, community-driven planning process, the project will increase the quality of life for Minturn's residents, who will select the final recreational features.

Minturn's project will emphasize building ADA recreational amenities and forge a new partnership with EVOM, creating ***Equitable Access*** to outdoor recreation for this project and future projects. The park lacks ADA access, and the playground equipment lacks accessible features. The Town will explore how to create additional ADA access to the playground and amphitheater through proposed improvements to the interior road and explore ADA access to the river. The new playground space will be fully accessible and inclusive for users of all abilities.

By reopening the public input process and working with EVOM, Minturn has a unique chance to discover how to promote safe outdoor recreation, responsible river access, and increase exercise among the Town's marginalized youth. The Town intends to continue the partnership with EVOM to integrate Latino voices and expand equitable access to Minturn's amenities and services.

Closing:

Minturn's Little Beach Park Project will protect the existing parkland, build vibrant new amenities for residents and rural neighbors, reinvigorate the local economy, and explore how to connect community members to the Eagle River, which they lack due to the Eagle Mine Superfund Site. The new park will provide improved ADA access to recreational amenities and increase the quality of life for families. The Town will support local businesses, entice residents to remain in Minturn, and protect and expand the local tax base. Finally, Minturn will build a long-term partnership with EVOM and create a replicable model for increasing meaningful communication with the Latino population. GOCO's investment in Minturn will immediately benefit current residents by ensuring a safer park while providing and fostering longer-term positive impacts. Little Beach Park will be transformed into a regional treasure, but the community needs GOCO's support to realize this vision.

PROJECT BUDGET & DETAILS

APPLICATION SCOPE OF WORK

Source of Funds (CASH)	Date Secured	GOCO Funds	Matching Funds
	12/6/24	$475,291.00	
Town of Minturn, Colorado	9/3/24		$131,197.00
Business and Community Donations for Additional Recreational Amenities	6/1/25		$5,000.00
Eagle River Fund	2/1/25		$12,000.00
DOLA EIAF Grant	12/1/24		$147,000.00
Source of Funds (IN-KIND)			
Town of Minturn, Colorado	9/3/24		$20,000.00
	subtotal	$475,291.00	$315,197.00
TOTAL SOURCE OF FUNDS			**$790,488.00**

Use of Funds (CASH)	Description	GOCO Funds	Matching Funds	Total Funding
Design				
TBD	Final Design/Drawings	$30,000.00	$0.00	$30,000.00
EVOM	Bi-Lingual Outreach	$5,000.00	$5,000.00	$10,000.00
Special Event	River Remidiation and Bank Stablization		$4,000.00	$4,000.00
Construction				
TBD	Playground equipment	$210,924.00	$0.00	$210,924.00
TBD	Multiuse Court	$33,270.00	$0.00	$33,270.00
TBD	Demolish Existing Bathrooms	$10,000.00	$9,500.00	$19,500.00
TBD	Repair Retaining Wall	$0.00	$147,000.00	$147,000.00
TBD	TBD Park Improvements	$112,025	$59,597.00	$171,622.00
TBD	Reconstruct Interior Road Access	$74,072.00	$0.00	$74,072.00
TBD	Seating Area	$0.00	$62,100.00	$62,100.00
TBD	Bi-Lingual Signage	$0	$8,000.00	$8,000.00
	subtotal	***$475,291.00***	***$295,197.00***	***$770,488.00***

Use of Funds (IN-KIND)	Description	Matching Funds
In-Kind	Staff Project Management Oversight of Design and Construction	$20,000.00
	subtotal	*$20,000.00*

	GOCO Funds	Matching Funds
subtotal	*$475,291.00*	*$315,197.00*
TOTAL USE OF FUNDS*		**$790,488.00**

** The Total Use of Funds must equal the Total Source of Funds in the section above.*

OTHER LEVERAGED RESOURCES (OPTIONAL)

CASH OR IN-KIND	Description	Total Funding
Cash	Fall Community Picnic	$1,000
In-Kind	Volunteer Support for the River Educational Restoration Volunteer Event	$720.00
	Eagle River Coalition	$525.00
	subtotal	*$2,245.00*

TOTAL PROJECT VALUE	**$792,733.00**
GOCO % of project cost	*60%*
GOCO % of project value	*60%*

Budget Narrative - Town of Minturn Little Beach Park Enhancement Project

Source of Funds ($5,000 Business and Community Donations for Additional Recreational Amenities)

The Town will seek donations from local business and the community throughout 2024 and 2025 to increase community ownership of the project.

Sources of Funds - DOLA EIAF Grant ($147,000)

The Town has applied to the Colorado Department of Local Affairs (DOLA EIAF) to repair and stabilize the retaining wall. DOLA has indicated support for the project due to the urgency of the failing wall and its imminent threat to the playground. However, DOLA will not fund the grant unless GOCO awards funding to revitalize Little Beach Park. The Town sought DOLA funding for Phase I of the project, since recreation improvements (Phase II) cannot move forward before the retaining wall is secure.

Sources of Funds – Eagle River Fund ($12,000)

The Eagle River Fund is encouraging the Town to apply for $4,000 for plantings for an educational river remediation volunteer event and $8,000 for bi-lingual signage.

Bi-Lingual Outreach ($5,000 GOCO and $5,000 TOM)

Minturn will contract with EVOM to support bi-lingual and youth public outreach efforts to finalize recreational amenities for Little Beach Park.

TBD Park Improvements ($171,622: $112,025 GOCO and $59,597 TOM)

The budget sets aside $171,622 in funding for undefined park improvements. While many of the park amenities were selected during the Little Beach Park Area Recreation Plan process, additional outreach will occur in 2024 and early 2025, that will likely result in additional recreational amenities. As part of this line item, the Town will ask residents about ADA river access and improvements to social trails along the river for fishing and river access.

If the community identifies project elements that are significantly more expensive, the Town will follow the process below to ensure that community priorities drive the final budget:

a. Minturn will pursue funding from additional grant resources such as the Colorado Health Foundation or the Gates Foundation.
b. Raise local funding from businesses and community donations.
c. The Town will consider if it can increase its local match in the 2025 budget cycle.
d. Working with the community to value engineer project elements while still maintaining the community's vision.

In-Kind Use of Funds ($20,000 TOM)

Staff at Minturn will oversee the design and construction of the project at an estimated $20,000.

Other Leveraged Resources ($1,000 TOM)

The Town will hold a communitywide picnic in August to gain additional feedback on recreational amenities ($1,000).

Other Leveraged Resources ($720 Volunteers)

Volunteer support for the river educational restoration volunteer event. The event will have six volunteers participating for 4 hours and 30 per hour.

Other Leveraged Resources ($525 ERC)

ERC staff will dedicate up to 15 hours of time for an educational river restoration volunteer event. Their time will include creating and posting marketing materials, managing waivers and registration, providing planting supplies like gloves and tools, consulting regarding orders and quantities of vegetation, and spearheading the event.

Vision/Design/Construction Timeline

The Town of Minturn (TOM) is already underway with additional community visioning. The Town is partnering with Eagle Valley Outdoor Movement (EVOM) and will have a member of EVOM's staff work as part of the project team. The Town will hire an Engineering and Design firm (s) that will integrate engagement into the final design. The project team expects the updated outreach/design process to be completed in October 2025, with construction underway by May 2026 and completed by October 2026.

The Town anticipates following the schedule below:

- November 2024: Fall picnic in the park with support from EVOM to obtain additional feedback.
- December 8, 2024: GOCO awards funds to TOM.
- January 2025: Contract with EVOM for Latino outreach and planning support.
- January 2025: Contract with a design and engineering firm that specializes in working with diverse communities and river mitigation projects.
- Feburary 2025: Bid for Retaining Wall
- February 2025: Kick-off meeting with the Project Team to include EVOM.
- March 2025: Create surveys in Spanish (EVOM) and English (TOM).
- March 2025 – April 2025: Survey results gathered by TOM and EVOM.
- May 2025: Onsite meeting at Little Beach Park (TOM, EVOM, and design firm). 30% designs with potential park layouts and options included in English and Spanish. TOM and EVOM will distribute surveys and hold a public listening session.
- June 2025-August 2025: Retaining Wall stabilized.
- June 2025: Second onsite meeting at Little Beach Park (TOM, EVOM, and Design Firm) to present 60% designs. TOM and design consultant will have incorporated feedback from the first onsite meeting and surveys.
- August 2025: 90% design review of Little Beach Park with Project Team.
- October 2025: 100% design of Little Beach Park.
- November 2025: Design put out to bid.
- January 2026: TOM awards construction bid.
- *April 2026: Mobilization of construction equipment.
- *May 2026: Groundbreaking for community.
- *October 2026: Finished construction of all park elements.
- October 2026: Community celebration held at Little Beach Park

* Minturn will partner CPW to follow Best Management Practices for instream work associated with the project. As such in stream work will take place only through August 15 - September 30 annually. Additionally, Minturn will minimize heavy construction or earth moving activities during the winter months to avoid auditory disturbance for wintering elk (December 1- April 15 annually). Minturn will also include educational signage relative to human-moose conflict and monitor and treat for noxious weeds post site disturbance.

TOWN OF MINTURN, COLORADO
RESOLUTION 50 – SERIES 2024

RESOLUTION AUTHORIZING AND SUPPORTING A COMMUMITY IMPACT GRANT APPLICATION TO GREAT OUTDOORS COLORADO FOR THE LITTLE BEACH PARK ENHANCEMENT PROJECT

WHEREAS, the Town of Minturn ("Town") is a political subdivision of the State of Colorado, and therefore an eligible applicant for the community impact grant program offered by Great Outdoors Colorado ("GOCO"); and

WHEREAS, Great Outdoors Colorado invests a portion of Colorado Lottery proceeds to help preserve and enhance the state's parks, trails, wildlife, rivers and open spaces awarding competitive grants to local governments and land trusts and makes investments through Colorado Parks and Wildlife; and

WHEREAS, the Town will undertake a community outreach process partnering with Eagle Valley Outdoor Movement (EVOM) to undertake a bi-lingual, youth driven public outreach process to determine final amenities at Little Beach Park; and

WHEREAS, the Town is highly committed to protecting existing outdoor recreation at Little Beach Park the community's only park and expanding outdoor recreation with new and updated park equipment, amenities and services for the residents of Minturn; and

WHEREAS, the Town has been invited by GOCO Program Officer to submit a Community Impact Fund Grant Application, after having received a favorable review of the Town's concept paper, to request a total of $475,291 in GOCO funding with a Town of Minturn cash match of $131,197 and an in-kind match of $20,000, community donations of $5,000, an Eagle River Fund contribution of $12,000, and a Colorado Department of Local Affairs grant award of $147,000 for the design and construction of the improvements for Little Beach Park; and

WHEREAS, the Town Council will commit revenue from the Construction Use Tax via the Capital Improvement Fund for the ongoing maintenance of the park facilities.

WHEREAS, the Minturn Town Council finds that the Little Beach Enhancement Project will promote the health, safety and general welfare of the Minturn community.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN OF MINTURN, COLORADO, THAT:

Section 1. The above recitals are hereby incorporated as findings by the Town.

Section 2. The Town Council of the Town of Minturn supports the Community Impact Fund Grant Application and will authorize the expenditure of funds necessary to meet the terms and obligations of any grant awarded pursuant to a Grant Agreement with GOCO.

Section 3. If the grant is awarded, the Town Council hereby authorizes the Mayor or his designee to sign the grant agreement with Great Outdoors Colorado.

Section 4. This resolution to be in full force and effect from and after its passage and approval.

INTRODUCED, READ, APPROVED, RESOLVED, AND ADOPTED THIS 3rd DAY OF SEPTEMBER, 2024.

_____
Earle Bidez, Mayor

Attests:

_____
Jay Brunvand, Town Clerk/Treasurer



COLORADO PARKS & WILDLIFE

WILDLIFE REVIEW

The applicant is responsible for addressing any environmental impacts associated with the project, including securing all necessary permits, licenses, clearances, and environmental analysis necessary to comply with local, state, or federal law.

Applicant

Name: Town of Minturn

Email: manager@minturn.org

Title: Town Manager

Phone: 970-827-5645

Please consult with your local Colorado Parks & Wildlife (CPW) District or Area Manager to complete the table below and associated narrative questions as appropriate.

CPW Representative

Name: Matt

Email: matt.yamashita@state.co.us

Title: Area Wildlife Manager

Phone: 970.947.2927

☐ CPW representative, check this box if no significant environmental considerations exist and skip the remainder of the form.

GOCO
GREAT OUTDOORS COLORADO

Environmental Considerations	Not Applicable	Negligible Impacts	Minor Impacts	Significant Impacts	Insufficient Information
Plant/animal species of special concern; state/federal listed or proposed listed	☐	☑	☐	☐	☐
Unique or important habitat (*i.e. migration, winter-range, reproductive considerations*)	☐	☐	☑	☐	☐
Unique or important aquatic habitat (*i.e. fish passage, spawning habitat*)	☐	☑	☐	☐	☐
Water quality/quantity – surface and ground water considerations	☐	☑	☐	☐	☐
Stream flow characteristics	☑	☐	☐	☐	☐
River corridors/lakes/ponds/ seasonal water ways	☐	☑	☐	☐	☐
Wetlands/floodplains	☐	☑	☐	☐	☐
Storm water runoff	☐	☑	☐	☐	☐
Sedimentation	☐	☑	☐	☐	☐
Disturbances to neighboring properties	☐	☑	☐	☐	☐
Soil/erosion	☐	☑	☐	☐	☐
Introduction or promotion of non-native species	☑	☐	☐	☐	☐
Environmental disturbances during construction	☐	☐	☑	☐	☐

MITIGATION Please describe any necessary mitigation measures under consideration for impacts exceeding negligible (consider alternative design or trail route system; screening users from wildlife area, protection of critical habitat, channeling use through less sensitive habitat areas; re-vegetation of disturbed areas and control of invasive species; management of users and related activities with signs, fencing, and education programs; consideration of runoff when selecting project materials, such as uncured concrete to encourage seepage; comprehensive storm water runoff plan).

CPW recommends implementation of Best Management Practices for any instream work associated with this project. Typical work windows for applicable trout species are August 15 - September 30 annually. Additionally, it is recommended to avoid or minimize heavy construction or earth moving activities during the winter months to avoid auditory disturbance for wintering elk (December 1 - April 15 annually). CPW also recommends educational signage relative to human-moose conflict. CPW plans to work with the Town to provide information etc. in order to fulfill this recommendation. Lastly, CPW recommends the Town of Minturn also monitor and treat for noxious weeds post site disturbance.

BENEFIT Please describe any anticipated positive impacts on wildlife and/or sensitive species (consider habitat improvement such as restoration of native habitat, wetlands restoration, erosion reduction, sediment reduction, river corridor clean-up, or plantings with a diversity of species and plant types for habitat restoration, and the reduction or elimination of non-native plant species; education of users through environmental education programs, opportunities for "watchable wildlife," and wildlife impact monitoring).

CPW anticipates this project will improved fishing access for members of the public, and also provide the opportunity for wildlife viewing.

ENVIRONMENTAL COMPLIANCE The applicant is responsible for adhering to all applicable environmental compliance regulations including, but not limited to Migratory Bird Treaty Act; concurrence with US Fish and Wildlife Service if any federally listed species of concern exist in project area; Clean Water Act section 404; US Army Corps of Engineers 404 permits; raptor buffer guidelines and incorporation of CPW recommended wildlife best management practices; CO Senate Bill 40 (33-5-101-107, CRS 1973 as amended); Colorado Historical, Prehistoric and Archeological Resources Act.

N/A

September 5, 2024

Dear Great Outdoors Colorado Board and Staff,

The Eagle Valley Outdoor Movement (EVOM), is excited to support the Town of Minturn's grant application to engage the community in a planning effort to improve a local park. EVOM is a group of organizations and community members, led by Walking Mountains Science Center, striving to provide equal access to outdoor spaces and opportunities for youth and families in the Eagle River Valley. EVOM is partnering with the Town of Minturn to ensure our Spanish speaking residents have an opportunity to learn about the planning process and provide input for future park improvements.

The project aligns with several goals of EVOM, but specifically to prioritize safe outdoor spaces within walking distance to community member's homes. This park provides opportunities for the community to come together for social and cultural connection. Creating an updated park for local youth and families to enjoy is an unbelievable benefit.

As a partner of this project we will assist the Town of Minturn to accomplish the following:
-Conduct meaningful bilingual community outreach
-Administer a bilingual community survey to gain feedback on park improvements
-Spanish translation at public planning meetings so that all community members can participate
-Increase overall community engagement

The project outlined in their grant application will increase local access to safe outdoor spaces and allow for the community to participate in the planning effort, which will result in ownership of essential gathering spaces. These efforts are important to the EVOM because spending time in nature should be within reach for all.

Sincerely,

Gina Van Hekken
Senior Director of Strategic Initiatives
Walking Mountains Science Center

Teresa Cierco-Lopez
EVOM Manager
Eagle Valley Outdoor Movement

EAGLE RIVER COALITION

Protecting Our Local Watersheds

September 10, 2024

Jackie Miller
Executive Director
Great Outdoors Colorado
1900 Grant St., Suite 725,
Denver, CO 80203

RE: Eagle River Coalition supports Minturn's Little Beach Park Enhancement Project

Dear Ms. Jackie Miller,

I am writing to express our strong support for the Town of Minturn's application to the Great Outdoors Colorado (GOCO) Community Impact Grant program. The Project will support both stabilizing the retaining wall and transforming the outdated and unsafe park into a premier river amenity. Working with the Little Beach Park Area Recreation Plan (LBP Plan) as a framework, the Town will partner with Eagle County Outdoor Moves (EVOM) to expand Latino outreach before finalizing park amenities. Potential park improvements include a modern, accessible playground, demolishing the pit restrooms and replacing them with an ADA accessible trailer styled porta potty, improving internal circulation and ADA access for vehicles, a full multi-use court, additional park seating, ADA river trail access, and river mitigation with bi-lingual educational signage.

Eagle River Coalition advocates for the health of the Upper Colorado and Eagle River watersheds through research, education, and restoration projects. We protect and enhance the natural, scenic, and economic values that our rivers and tributaries provide to the residents, visitors, and wildlife of Eagle County. We support the Project because the park's location near the Eagle River and the

project's intention of integrating riparian restoration work provide powerful opportunities to educate the community and protect its natural resources. Bilingual signage will provide access to education on the importance of healthy riparian areas and enrich the experiences of users from visitors and the local community. The park is an inclusive and accessible hub for recreation, and our support recognizes that the project creates a foundation for long-term efforts of advancing water quality efforts with its path, maintaining and increasing watershed education through signage, and thereby growing community stewardship.

The Eagle River Coalition is ready to be engaged and supportive of the Minturn Little Beach Park Enhancement Project moving forward. We proudly commit to partnering with Minturn in planning activities as the Project moves forward and we will use existing communication channels to update the community on the Project as well as engagement opportunities. Please give Minturn's application the highest consideration. Thank you.

Sincerely,



Melanie Smith

Development Director, Eagle River Coalition

THE EAGLE RIVER FUND

September 10, 2024

Jackie Miller
Executive Director
Great Outdoors Colorado
1900 Grant St., Suite 725,
Denver, CO 80203

RE: Expressing Support for Minturn's Little Beach Park Enhancement Project

Dear Ms. Jackie Miller,

I am writing to express our support for the Town of Minturn's application to the Great Outdoors Colorado (GOCO) Community Impact Grant program. The Project will support both stabilizing the retaining wall and transforming the outdated and unsafe park into a premier river amenity. Working with the Little Beach Park Area Recreation Plan (LBP Plan) as a framework, the Town will partner with Eagle County Outdoor Moves (EVOM) to expand Latino outreach before finalizing park amenities. Potential park improvements include a modern, accessible playground, demolishing the pit restrooms and replacing them with an ADA accessible trailer styled porta potty, improving internal circulation and ADA access for vehicles, a full multi-use court, additional park seating, ADA river trail access, and river mitigation with bi-lingual educational signage.

The Eagle River Fund is a long-term field of interest fund intended to support eligible collaborative projects that protect water quality and quantity, as well as the health of natural riparian infrastructure in the Eagle River Watershed. On behalf of the Fund, I wish to express support for the Project because it is an example of the type of project that is anticipated to present as competitive in the Eagle River Fund application process requesting financial support.

THE EAGLE RIVER FUND

I believe the Project to be strongly competitive because it is a collaborative effort with multiple anticipated funding sources; it realizes items that have been documented as in line with Minturn community values through the Town's long-term planning processes; and it includes elements that are anticipated to benefit water quality and improve natural infrastructure. These elements – specifically the bi-lingual educational signage, improved river trail accessibility, and the opportunity to engage the community directly through a volunteer planting project envisioned to mitigate streambank erosion – are in line with the Eagle River Fund's vision to protect local waterways for decades to come.

The Eagle River Fund is supportive of the Minturn Little Beach Park Enhancement Project moving forward. We commit to encouraging the Project to be included in applications requesting Eagle River Fund support in its upcoming funding cycle. We hope that you will give Minturn's application strong consideration. Thank you.

Sincerely,

Melanie Smith

Operations Manager, Eagle River Fund

Vail Valley Mountain Trails Alliance
PO Box 3986
Avon, CO 81620
www.vvmta.org

September 10, 2024

Jackie Miller
Executive Director
Great Outdoors Colorado
1900 Grant St., Suite 725,
Denver, CO 80203

RE: VVMTA's support for Minturn's Little Beach Park Enhancement Project

Dear Ms. Jackie Miller,

I am writing to express our strong support for the Town of Minturn's application to the Great Outdoors Colorado (GOCO) Community Impact Grant program. The Project will support both stabilizing the retaining wall and transforming the outdated and unsafe park into a premier river amenity. Working with the Little Beach Park Area Recreation Plan (LBP Plan) as a framework, the Town will partner with Eagle County Outdoor Movement (EVOM) to expand Latino outreach before finalizing park amenities. Potential park improvements include a modern, accessible playground, demolishing the pit restrooms and replacing them with an ADA accessible trailer styled porta potty, improving internal circulation and ADA access for vehicles, a full multi-use court, additional park seating, ADA river trail access, and river mitigation with bi-lingual educational signage.

The VVMTA's mission is to connect our community to the outdoors through sustainable recreation. Little Beach Park is a growing hub for the Minturn community that with this support, will provide a stronger, inclusive and accessible recreation area for the community.

The VVMTA is excited to be a partner for this project. We are committed to providing our expertise and resources to help Minturn and the Eagle River Coalition determine the best route for an ADA trail to the river, strategize on improving social trails along the riverbank to promote responsible river access, and coordinate volunteers to build future trails at Little Beach Park.

We strongly support Minturn's application. Please give Minturn's application the highest consideration. Thank you.

Sincerely,

Executive Director
ernest@vvmta.org

September 5, 2024

Jackie Miller
Executive Director
Great Outdoors Colorado
1900 Grant Street, Suite 725
Denver, CO 80203

RE: Minturn Community Fund supports Minturn's Little Beach Park Enhancement Project

Dear Ms. Miller,

I am writing to express our strong support for the Town of Minturn's application to the Great Outdoors Colorado (GOCO) Community Impact Grant program. The Project will support both stabilizing the retaining wall and transforming the outdated and unsafe park into a premier river amenity. Working with the Little Beach Park Area Recreation Plan (LBP Plan) as a framework, the Town will partner with Eagle County Outdoor Moves (EVOM) to expand Latino outreach before finalizing park amenities. The potential park improvements include a modern, accessible playground, demolishing the pit restrooms and replacing them with an ADA accessible trailer styled porta potty, improving internal circulation and ADA access for vehicles, a full multi-use court, additional park seating, ADA river trail access, and river mitigation with bi-lingual educational signage.

The Minturn Community Fund (MCF) is a non-profit organization that was founded over 20 years ago and exists to connect the people, enhance the lives, and preserve the culture of Minturn. We have partnered with the Town of Minturn since our inception and value the many collaborative projects and programs we have produced together over the years, most of which happen at Little Beach Park. The park and amphitheater are more than just amenities, they are the heart and soul of Minturn, providing a gathering place for our free summer concert series, traveling children's theater workshops, interactive drum circles, aerial arts performances, winter "rail jam" expos, Boy Scout court of honor ceremonies, and many memorial services and weddings. To say that Little Beach Park is the center of all happenings in Minturn is an understatement. It encourages grass-root, intercultural, and multi-generational connections and is truly a community gem.

The MCF is ready to be engaged and supportive of the Minturn Little Beach Park Enhancement Project moving forward. We commit to take part in planning activities as the project moves forward, use existing communication channels to update the community on the project, and will work with the Town to fundraise for additional recreational amenities. Please give Minturn's application the highest consideration.

Thank you.

Sincerely,

Diana Scherr, President of the Board

Minturn's Little Beach Park Enhancement Project Pictures



Failing Retaining Wall, Playground, and Interior Driveway



Existing Multi-Use Court



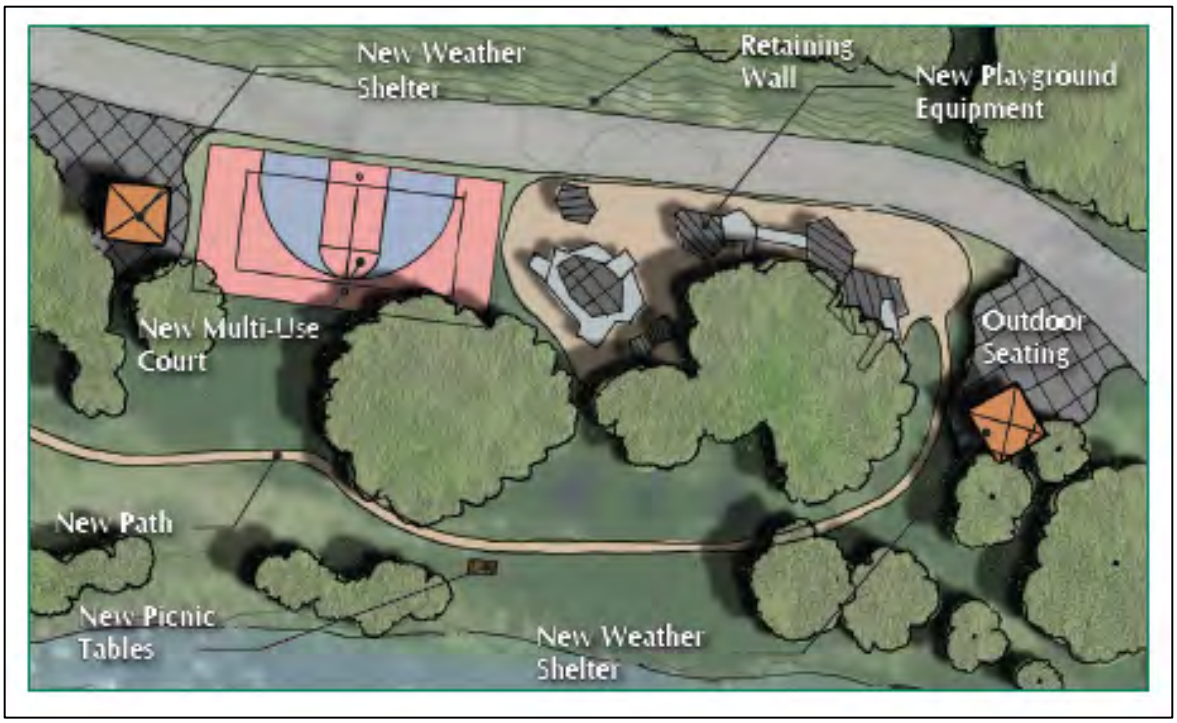
Non-Code Compliant Playground Structure



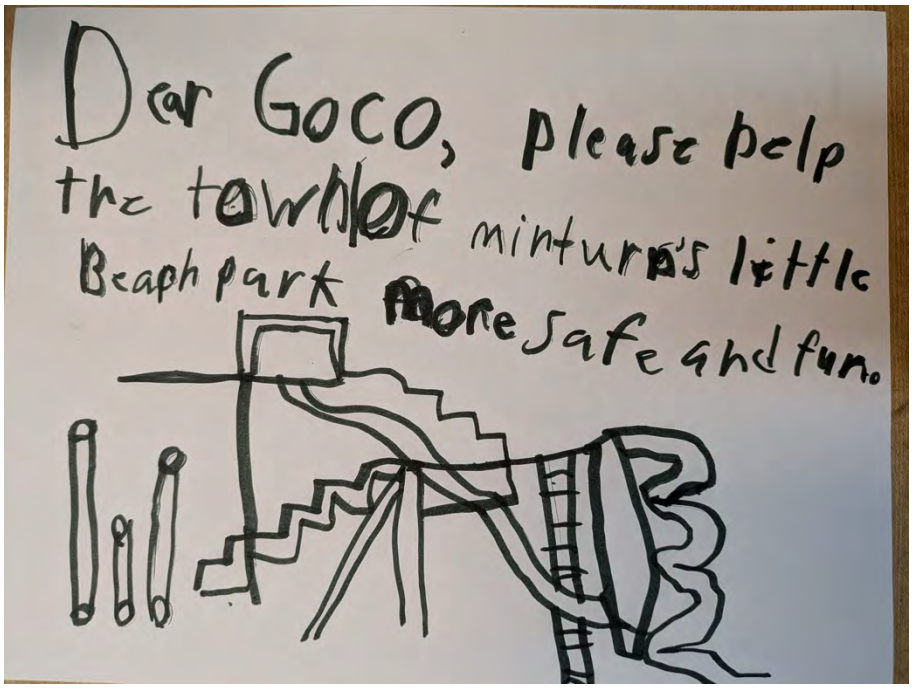
Town Manager Metteer discuss river restoration and ADA river access with the Eagle River Coalition



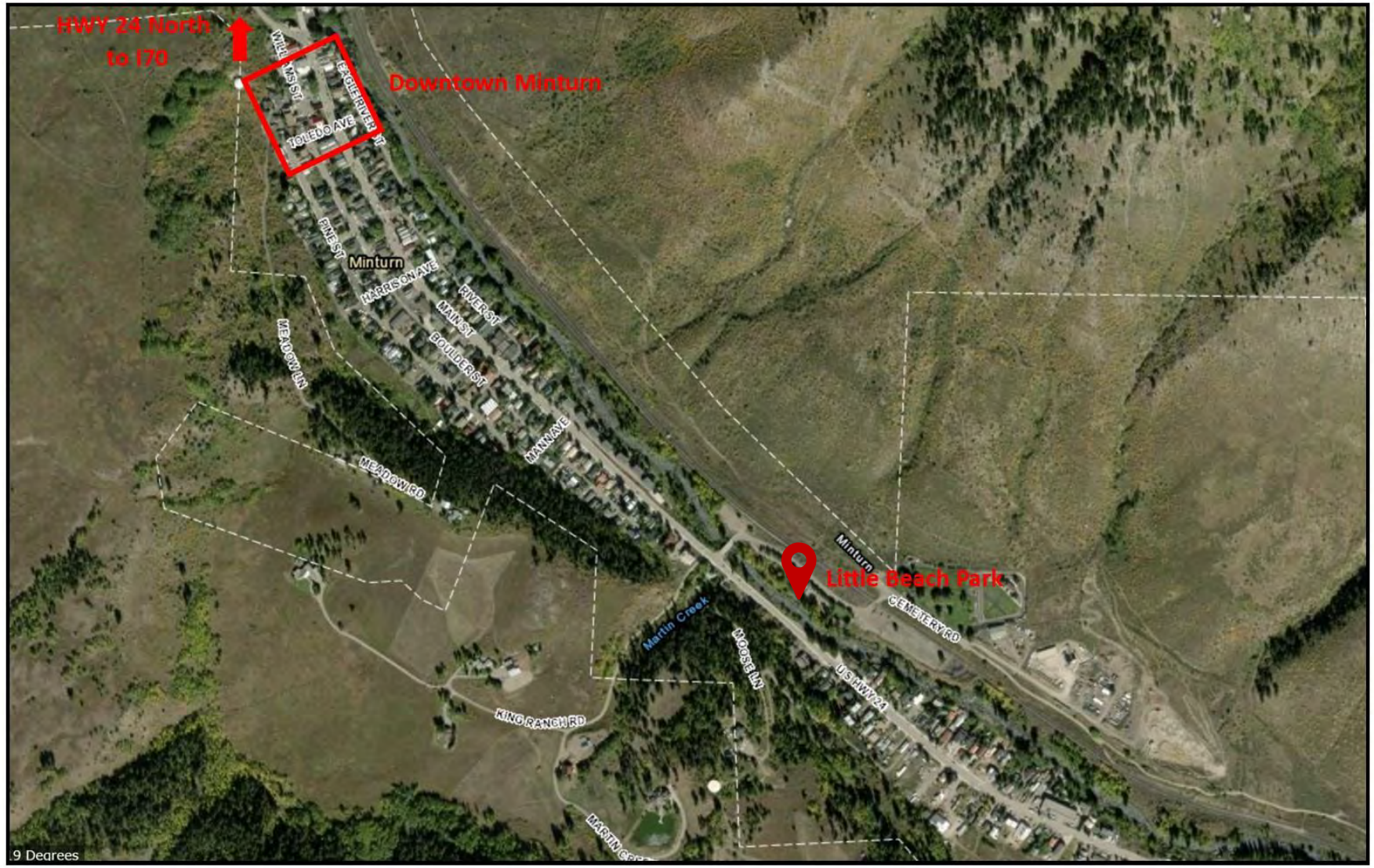
Small Parking Lot – Future ADA Access



Phase I and Phase II of Little Beach Park Concept Plan



MINTURN / LITTLE BEACH PARK
AREA MAP




MINTURN / LITTLE BEACH PARK
AREA MAP
INTERSTATE
70
Dowds
Junction
Downtown Minturn
Minturn
Little Beach Park
Minturn
White River
National Forest
Martin Creek

VI. Plan Recommendations

Plan Recommendations for Specific Facilities

Little Beach Park

1. Eliminate the driveway and small parking lot on the north side of the Park. Convert these spaces to park uses.
2. Upgrade or replace the bathrooms with new ones.
3. Update the playground equipment.
4. Create a new multi-use court in the location of parking and the current bathrooms.
5. Add additional park amenities such as picnic tables, benches, and site furnishings.
6. Enhance access to Eagle River while promoting safety during high water times of year.
7. Confirm stability of timber retaining wall.
8. Integrate educational elements into the Park.



VI. Plan Recommendations

Little Beach Amphitheater

1. Expand and add more lawn seating area.
2. Re-grade the access path from the upper parking lot to the stage so it is not as steep for service, operations, and for guests. Make it ADA accessible.
3. Develop new bathroom and concessions facilities at the top, near the main parking lot.
4. Create a main entrance that is a clear point of arrival into the amphitheater.
5. Add a green room to the back of the stage that is covered and provides shade and cover from rain.
6. Add power to the large parking lot.
7. Add power plugs on the stage.
8. Consider a loading dock on the west side of the stage.
9. Add vehicle access from the west for loading and unloading.
10. Enhance and formalize the main upper parking lot serving the Amphitheater.