AGENDA
Planning Commission Regular Meeting

Wednesday, May 28, 2025

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

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

MEETING ACCESS INFORMATION AND PUBLIC PARTICIPATION:

This will be an in-person meeting with access for the public to attend in person or via the Zoom link included. Zoom Link: https://us02web.zoom.us/j/82745593208

Zoom Call-In Information: 1 651 372 8299 or 1 301 715 8592 **Webinar ID:** 827 4559 3208

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. May 14, 2025

5. **DECLARATION OF CONFLICTS OF INTEREST**

6. **PUBLIC COMMENT**

   Citizens are invited to comment on any item not on the regular Agenda subject to a public hearing. Please limit your comments to five (5) minutes per person unless arrangements have been made

for a presentation with the Town Planner. Those who are speaking are requested to state their name and address for the record.

7. SPECIAL PRESENTATIONS

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

8. DESIGN REVIEW AND LAND USE PUBLIC HEARINGS

A. 0206 Miles End Lane - Changes to Approved Plans

B. 0125 Miles End Lane - New Single Family Residence

C. 491 Main Street - New Single Family Residence - Conditions Update

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

E. 222 Main Street - Addition to a Single Family Residence

9. DISCUSSION / DIRECTION ITEMS

10. STAFF REPORTS

A. Manager's Report - Brunvand

B. Manager's Report - Sickles

11. PLANNING COMMISSION COMMENTS

12. FUTURE MEETINGS

A. June 11, 2025

B. June 25, 2025

13. ADJOURN

OFFICIAL MINUTES
Planning Commission Regular Meeting

Wednesday, May 14, 2025

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

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

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

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

3. **APPROVAL OF REGULAR AGENDA**
   Opportunity for amendment or deletions to the agenda.
   Motion by Darell W., second by Michael B., to approve the agenda as presented. Motion passed 5-0.
   Note: Jeff A. is excused absent.

4. **APPROVAL OF MINUTES**

A. April 28, 2025

Michael B. had a correction on 491 Main Street condition number 3 “should be shown on the drawing”

Darell W. had a correction on 491 Main Street: would like to add detail on the discrepancies.

Motion by Amanda M., second by Darell W., to approve the minutes of April 28, 2025 as amended. Motion passed 5-0.
Note: Jeff A. is excused absent.

5. DECLARATION OF CONFLICTS OF INTEREST

Amanda M. would like to disclose that she is neighbors with 25 Harrison Ave – Meyer’s Barn, but has no conflict.

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. 0010 Abby Road - New Single Family Residence

Madison H. introduced the topic. This is a four bedroom, 2,866 (gross) square foot single-family building located at 0010 Abby Road in the South Town Belden Place PUD Zone District. The plans show a three-story with a basement single family residence with a maximum building height - measured via a weighted height calculation approved in the Belden Place PUD Guide – of 25 feet and 11 3/4 inches, under the maximum allowable 28-foot limit within the South Town Belden Place PUD Zone District for single-family units. Parking is adequate, with four off-street spaces, two of which are provided within the garage and two at surface level in front of the garage. This proposal respects all setbacks, lot and impervious coverage limitations, and snow storage requirements. Staff recommends approval of the project.

Darell W. asked about the length of the driveway.

Lynn T. asked about the development restriction.

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

Motion by Amand M., second by Darell W., to approve 0010 Abby Road – New Single Family Residence with conditions. Motion passed 5-0.

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

Note: Jeff A. is excused absent.

B. 0012 Abby Road - New Single Family Residence

Madison H. introduced the topic. This is a four bedroom, 2,866 (gross) square foot single-family building located at 0012 Abby Road in the South Town Belden Place PUD Zone District.

The plans show a three-story with a basement single family residence with a maximum building height - measured via a weighted height calculation approved in the Belden Place PUD Guide – of 25 feet and 11 3/4 inches, under the maximum allowable 28-foot limit within the South Town Belden Place PUD Zone District for single-family units. Parking is adequate, with four off-street spaces, two of which are provided within the garage and two at surface level in front of the garage. This proposal respects all setbacks, lot and impervious coverage limitations, and snow storage requirements. Staff recommends approval of the project.

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

Motion by Michael B., second by Darell W., to approve 0012 Abby Road – New Single Family Residence with conditions. Motion passed 5-0.

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

Note: Jeff A. is excused absent.

C. 0014 Abby Road - New Single Family Residence

Madison H. introduced the topic. This is a three bedroom, 3,462 (gross) square foot single-family building located at 0014 Abby Road in the South Town Belden Place PUD Zone District. The plans show a three-story with a basement single family residence with a maximum building height - measured via a weighted height calculation approved in the Belden Place PUD Guide – of 27 feet and 1 13/16 inches, under the maximum allowable 28-foot limit within the South Town Belden Place PUD Zone District for single-family units. Parking is adequate, with four off-street spaces, two of which are provided within the garage and two at surface level in front of the garage. This proposal respects all setbacks, lot and impervious coverage limitations, and snow storage requirements. Staff recommends approval of the project.

Darell W. asked if the area in the basement is a kitchen or a wet bar.

- Norman Angel, Architect Representative said that it's a wet bar.

Michael B. thanked staff for being transparent about comments.

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

Motion by Amanda M., second by Eric R., to approve 0014 Abby Road – New Single Family Residence with conditions. Motion passed 5-0.

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

Note: Jeff A. is excused absent.

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

Madison H. introduced the agenda item. This is a 1,712 (gross) square foot addition to an existing single family residence located at 1018 Mountain Drive in the South Town Residential Zone District. The plans show a two-story addition to a single family residence with a maximum building height of 27 feet and 2 1/2 inches, under the maximum allowable 28-foot limit within the South Town Residential Zone District. Parking is adequate, with four off-street spaces, two of which are provided within the garage and two at surface level in front of the garage. This proposal respects lot and impervious coverage limitations, snow storage

requirements and all setbacks with a caveat that a portion of the existing structure is within the setback, however, that portion is not being touched and should be considered a pre-existing non-conformity. Staff recommends approval of the project.

Darell W. asked about landscaping.
Matt Hansen, 82 Toledo, GC.
There will 3-4 foot perimeter of gravel around the house and then keeping all existing trees, bushes, and grass.

Amanda M. asked about the additional encroachments.

- Mr. Hansen said that the shed is not the property owners, they will not be touching the other encroachments.

Public comment opened.
Tracy Andersen, 1016 Mountain Drive.
Asked about the side setback.
Public comment closed.

Motion by Amanda M., second by Michael B., to approve 1018 Mountain Drive – Addition to a Single Family Residence as presented. Motion passed 5-0.
Note: Jeff A. is excused absent.

E. 801 Cemetery Road - Meyer's Barn Relocation to Little Beach Park
Request for continuance to the next meeting.

Motion by Eric R., second by Amanda M., to continue 801 Cemetery Road – Meyer's Barn Relocation to Little Beach Park to May 28, 2025. Motion passed 5-0.
Note: Jeff A. is excused absent.

9. DISCUSSION / DIRECTION ITEMS

10. STAFF REPORTS

A. Planning Director's Report – Hunn
   a. Public comment opened.
      Tracy Andersen, 1016 Mountain Drive
      Has concern because of the ballot initiative 1B, and how that affects the Maloit Park proposal.
      Public comment closed.

B. Manager's Report – Brunvand
C. Manager's Report – Sickles
D. Planning Department Update
   a. Amanda M. suggested a graffiti artist come and decorate the storage container.

11. PLANNING COMMISSION COMMENTS

No commission comments.

12. FUTURE MEETINGS

A. May 28, 2025
B. June 11, 2025

13. ADJOURN

Motion by Amanda M., second by Eric R., to adjourn the regular meeting May 14, 2025 at 6:36 p.m. Motion passed 5-0.
Note: Jeff A. is excused absent.

_____

Lynn Teach, Commission Chair

ATTEST:

_____

Scot Hunn, Planning Director

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

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

Design Review Board Hearing

Final Plan Review for New Home – Changes to Approved Plans

0206 Miles End Lane

Hearing Date:	May 28, 2025
File Name and Process:	Single-Family Residence Changes to Approved Plans Review
Owner/Applicant:	Daniel & Heather MacArthur
Representative:	Taylor Hermes & Rick Hermes, Minturn North Construction Company
Legal Description:	Subdivision: MINTURN NORTH PUD Lot: 5
Address:	0206 Miles End Lane
Zoning:	Game Creek Character Area – Minturn North PUD Zone District
Staff Member:	Madison Harris, Planner I
Recommendation:	**Approval**

Staff Report

I. Summary of Request:

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

The Applicants, Daniel and Heather MacArthur, request Final Plan review of a new, four-bedroom, 4,475 (gross) square foot single-family residence located at 0206 Miles End Lane in the Game Creek Minturn North PUD Zone District. The Applicant's representatives, Taylor Hermes and Rick Hermes of the Minturn North Construction Company, have been proactive in meeting with Town staff prior to submitting plans for a new home and have provided a relatively complete and thorough set of site, landscaping, and architectural plans.

Proposed Plans
The plans show a two-story, four-bedroom structure with a maximum building height - measured to the midpoint of the roof – of 26 feet 11 and 5/8 inches (previously 27 feet 9 and 1/8 inches), under the maximum allowable 28-foot limit within the Game Creek Minturn North PUD Zone District.

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

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

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

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

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

Staff is **recommending approval**.

II. Summary of Process and Code Requirements:

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

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

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

(d) Administrative procedure.

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

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

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

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

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

Staff suggests that the final plans for 0206 Miles End Lane meet the required findings 'a,' 'b,' and 'c' or subparagraph 3 – *Necessary findings*.

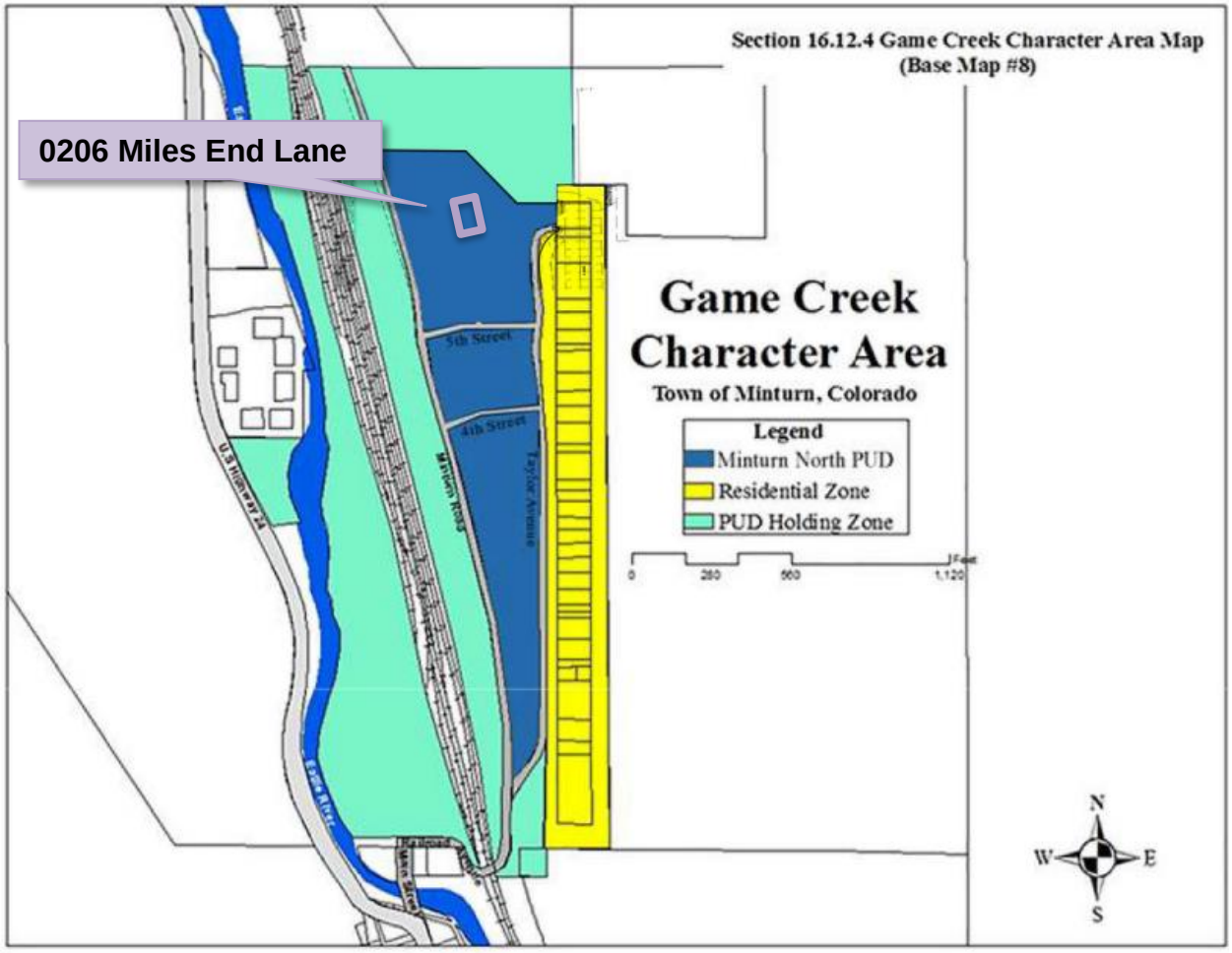
III. Zoning Analysis:

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

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

Rest of page left intentionally blank

Figure 1: Game Creek Character Area Zoning Map



Dimensional Limitations and Development Standards

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

Regulation	Allowed/Required	Proposed/Existing
Minimum Lot Area:	8,319.96 sq. ft.	8,319.96 sq. ft. (.191 ac.)
Maximum Building Height:	28 feet	26 feet – 11 5/8 inches
Minimum Front Setback:	20 feet	20 feet
Minimum Side Setback:	5 feet	5 feet

Minimum Rear Setback:	10 feet	10+ feet
Maximum Lot Coverage:	50% (4,159.98sq. ft.)	2,716 sq. ft. (32.64%) Proposed
Maximum Impervious Coverage:	60% (4,991.98 sq. ft.)	4,136 sq. ft. (49.71%) Proposed
Minimum Snow Storage Area:	5% of Lot Area (8,319.96 sq. ft. x .05 = 416 sq. ft.)	820 sq. ft.
Parking:	4 spaces	4 spaces

IV. Applicable Standards and Design Guideline Criteria:

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

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

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

"c. Massing and Scale

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

Staff Response:

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

V. Issues and Recommended Revisions:

Issues or Required Plan Revisions
Staff has identified no issues.

VI. Staff Recommendation:

Staff suggests that the Final Plans for 0206 Miles End Lane generally **comply** with or exceed the applicable provisions and/or minimum standards of Chapter 16 and the Town of Minturn Design Standards (Appendix 'B') of the Minturn Town Code.

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

DESIGN REVIEW APPLICATION

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

Project Name:

Minturn North – MacArthur Residence

Project Location

Street Address: 206 Miles End Lane

Zoning:	Parcel Number(s):
Residential	2103-262-30-005

Application Request:

DRB 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: Daniel & Heather MacArthur

Mailing Address: PO Box 927 Minturn, CO 81645

Phone:	Email:
970-846-1283 (Dan)	Daniel.L.MacArthur@gmail.com / Heather.MacArthur03@gmail.com

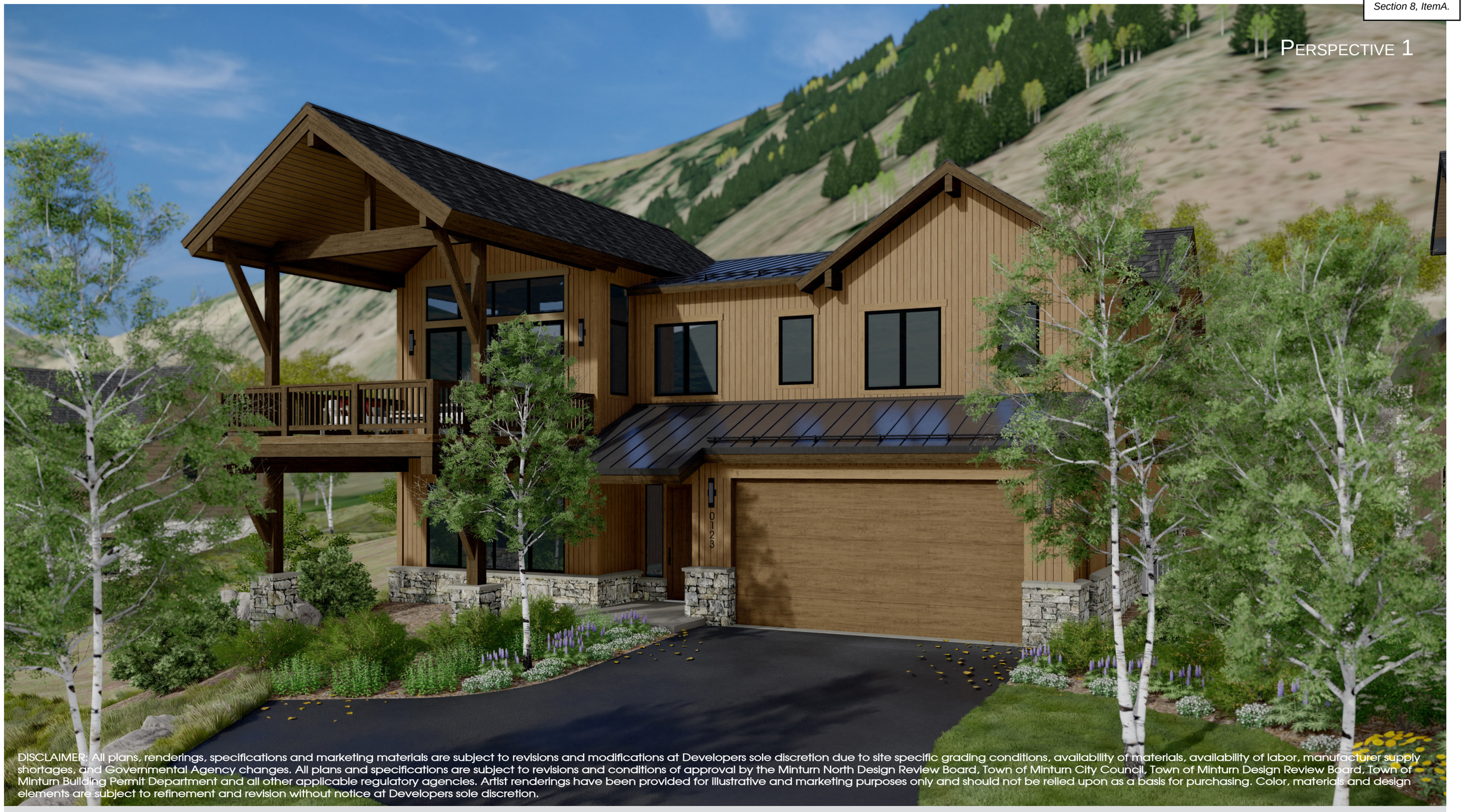
Required Information:

Lot Size:	Type of Residence (Single Family, ADU, Duplex)	# of Bedrooms	# On-site Parking Spaces
0.191 acres	SFH	4	4
# of Stories:	**Snow storage sq ft:**	**Building Footprint sq ft:**	**Total sq ft Impervious Surface:**
2	678 sf	2,716 sf	4,136 sf

Signature:

4/25/25

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



Perspective 1

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

Minturn North - Lot 5

EGGERS ARCHITECTURE, INC

AXIS VU DESIGN

DRB Design Review - 3D Views

April 8, 2025

Resort Concepts

Perspective 2

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

2021 IECC ENERGY COMPLIANCE

CLIMATE ZONE: 6 COMPLIANCE PATH: PRESCRIPTIVE (R401.1)

LOCATION	REQUIRED PER R402.1.3	R-VALUE PROVIDED	DESCRIPTION
CEILING	R-60	R-61.5	4 1/2" CLOSED CELL FOAM (R31.5) + 11" KRAFT FACED BATTS (R30)= R61.5
WOOD WALLS	R-30	R-30.35	2 1/2" CLOSED CELL FOAM (R17.5) + 3" BLOWN IN BLANKET (R12.85)= R30.35
FLOOR	R-30	R-31.5	4 1/2" CLOSED CELL FOAM (R31.5)
BSMT WALLS	R-19	R-21	3" CLOSED CELL FOAM (R21)
SLAB LESS THAN 12" BELOW GRADE	R-10 ci 4 FT.	R-10	2" RIGID POLYSTYRENE BOARD VERTICAL FROM TOP OF SLAB TO 48" BELOW GRADE MIN.
FENESTRATION	U=0.30 SHGC=NR	U-0.30 MIN	PER INDIVIDUAL WINDOW

GENERAL NOTES:

1. THE BUILDING THERMAL ENVELOPE INCLUDES ALL EXTERIOR WALLS, CANTILEVERED FLOOR AREAS, ROOFS, FOUNDATION WALLS AND GARAGE WALLS & ROOF.
2. ATTIC SPACES ARE INSULATED AT UNDERSIDE OF ROOF SHEATHING AND ARE UNVENTED.
3. ALL HOT WATER PIPING MUST BE INSULATED WITH MINIMUM R-3 INSULATION (R403.5.2).
4. THREE ADDITIONAL ENERGY EFFICIENCY REQUIREMENTS MUST BE PROVIDED (R401.2.5). REFER TO THE LIST BELOW FOR ADDED COMPLIANCE REQUIREMENTS.
5. A PERMANENT CERTIFICATE SHALL BE POSTED WITHIN THE MECHANICAL ROOM (R401.3). REFER TO THE LIST BELOW FOR ITEMS REQUIRED ON THE CERTIFICATE.

ADDED ENERGY EFFICIENCY REQUIREMENTS (R408.2):

1. 408.2.2 MORE EFFICIENT HVAC EQUIPMENT:	1. GREATER THAN OR EQUAL TO 95 AFUE NATURAL GAS FURNACE AND 16 SEER AIR CONDITIONER
2. 408.2.3 REDUCED ENERGY WATER HEATING:	1. GREATER THAN OR EQUAL TO 0.82 EF FOSSIL FUEL SERVICE WATER HEATING SYSTEM.
3. 408.2.4 MORE EFFICIENT DUCT THERMAL DISTRIBUTION:	1. 100% OF DUCTS AND AIR HANDLERS LOCATED ENTIRELY WITHIN BUILDING THERMAL ENVELOPE. 3. 100% OF DUCT THERMAL DISTRIBUTION SYSTEM LOCATED IN CONDITIONED SPACE PER SECTION 403.3.2
4. 408.2.5 IMPROVED AIR SEALING.	1. THE MEASURED AIR LEAKAGE RATE SHALL BE LESS THAN OR EQUAL TO 3.0 ACH50, WITH EITHER AN ERV OR HRV INSTALLED.

CERTIFICATE LISTING REQUIREMENTS (R401.3.):

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

5

MACARTHUR RESIDENCE

206 MILES END LANE
LOT 05, MINTURN NORTH
MINTURN, COLORADO

DRB SUBMITTAL SET	MAY 31, 2024
REVISED DRB SUBMITTAL	JUNE 26, 2024
BUILDING PERMIT SET	JULY 22, 2024
REVISED BUILDING PERMIT	SEPTEMBER 18, 2024
REVISED BUILDING PERMIT #2	OCTOBER 18, 2024
OWNER REVISIONS	APRIL 07, 2025

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

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

STRUCTURAL ENGINEER
SUNDQUIST DESIGN GROUP
PO BOX 676
CONIFER, COLORADO 80433
(303) 838-2222

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

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

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

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

PROJECT INFORMATION:

	FINISHED	MECH	GARAGE	TOTAL
ENTRY LEVEL:	1,523 SF	79 SF	666 SF	2,268 SF
MAIN LEVEL:	2,207 SF			2,207 SF
TOTALS:	3,730 SF	79 SF	666 SF	4,475 SF

LOT AREA:	8,319.96 SF		
BUILDING COVERAGE:	2,716 SF	32.64%	50% ALLOWABLE
IMPERVIOUS COVERAGE:	4,136 SF	49.71 %	60% ALLOWABLE

CODE INFORMATION:

JURISDICTION: TOWN OF MINTURN, COLORADO

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

OCCUPANCY: R-3, SINGLE FAMILY RESIDENCE
CONTRUCTION: TYPE V-B, NON RATED
SPRINKLER SYSTEM: NONE

DRAWING SCHEDULE

C	COVER	4-07-25
	FINAL PLAT MINTURN NORTH P.U.D.	8-13-23
C.7	MINTURN NORTH P.U.D. OVERALL GRADING PLAN	5-01-24
C1	SITE GRADING, DRAINAGE & EROSION CONTROL PLAN	9-18-24
C2	CIVIL DETAILS	9-18-24
L1	LANDSCAPE PLANTING PLAN	9-18-24
L2	LANDSCAPE SCHEDULES & DETAILS	9-18-24
A1.1	ENTRY LEVEL PLAN	4-07-25
A1.2	MAIN LEVEL PLAN	4-07-25
A1.3	ROOF PLAN	4-07-25
A2.1	BUILDING ELEVATIONS	4-07-25
A2.2	BUILDING ELEVATIONS	4-07-25
A3.1	BUILDING SECTIONS	4-07-25
A3.2	BUILDING SECTIONS	4-07-25
A3.3	DETAILS	4-07-25
A3.4	DETAILS	4-07-25
A3.5	DOOR/WINDOW SCHEDULE & DETAILS	4-07-25
A4.1	ENTRY LEVEL CEILING PLAN	4-07-25
A4.2	MAIN LEVEL CEILING PLAN	4-07-25
BH1	BUILDING HEIGHT CALCULATIONS	4-07-25
S1.1	STRUCTURAL NOTES & DETAILS	9-18-24
S2.1	FOUNDATION PLAN	9-18-24
S2.2	MAIN LEVEL FLOOR FRAMING PLAN	4-07-25
S2.3	ROOF FRAMING PLAN	4-07-25
S3.1	FOUNDATION DETAILS	9-18-24
S3.2	FRAMING DETAILS	4-07-25
E1.1	ENTRY LEVEL SCHEMATIC ELECTRICAL PLAN	4-07-25
E1.2	MAIN LEVEL SCHEMATIC ELECTRICAL PLAN	4-07-25
E1.3	ROOF SCHEMATIC ELECTRICAL PLAN	4-07-25

DEFERRED SUBMITTALS:
1. ALL PLUMBING, MECHANICAL AND HVAC SCHEDULES & DIAGRAMS TO BE SUBMITTED UNDER SEPARATE COVER PRIOR TO COMPLETION OF FRAMING.
2. TRUSS ENGINEERING WILL BE PROVIDED TO FIELD INSPECTOR AT TIME OF FRAMING INSPECTION.

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

MACARTHUR
206 MILES END LANE
LOT 05, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22-L05

ISSUED #	DATE	BY	COMMENTS
6	4-07-25	DWE	OWNER REVISIONS
5	10-18-24	DWE	REVISED PERMIT SET #2
4	9-18-24	DWE	REVISED PERMIT SET
3	7-22-24	DWE	BUILDING PERMIT SET

C

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

MINTURN TOWN CERTIFICATE

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

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

BY: _____ ATTEST: _____

MAYOR
TOWN OF MINTURN, COLORADO

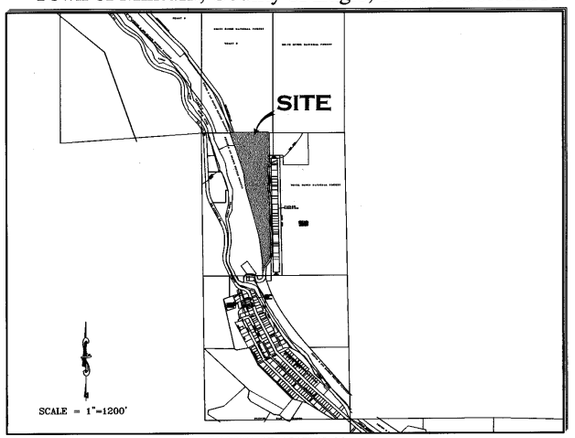
TOWN CLERK
TOWN OF MINTURN, COLORADO

SEAL
TOWN OF MINTURN COLORADO
1904

LAND USE TABLE

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

ADDRESSES ARE FOR INFORMATIONAL PURPOSES ONLY



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

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

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

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

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

SURVEYOR'S CERTIFICATE

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

COLORADO REGISTERED 34998 PROFESSIONAL LAND SURVEYOR
02-26-24

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

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

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

CERTIFICATE OF DEDICATION AND OWNERSHIP (AND PHILIP HADLEY)

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

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

BY: RICK HERMES
TITLE: MANAGER

STATE OF COLORADO)
)SS
COUNTY OF EAGLE)

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

MY COMMISSION EXPIRES: 6 AUG 27

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

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

SUBORDINATION BY MORTGAGEE

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

MORTGAGEE: Philip Hadley
BY: _____ as INDIVIDUAL

STATE OF COLORADO)
) §
COUNTY OF EAGLE)

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

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: AUG. 01, 2025

NOTARY PUBLIC

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

CERTIFICATE OF TAXES PAID

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

DATED THIS 1ST OF MARCH, A.D., 2024

R068101

TREASURER OF EAGLE COUNTY

TITLE CERTIFICATE

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

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

AGENT: _____

CLERK AND RECORDER'S CERTIFICATE # 5338

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

CLERK AND RECORDER

BY: _____ DEPUTY

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

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

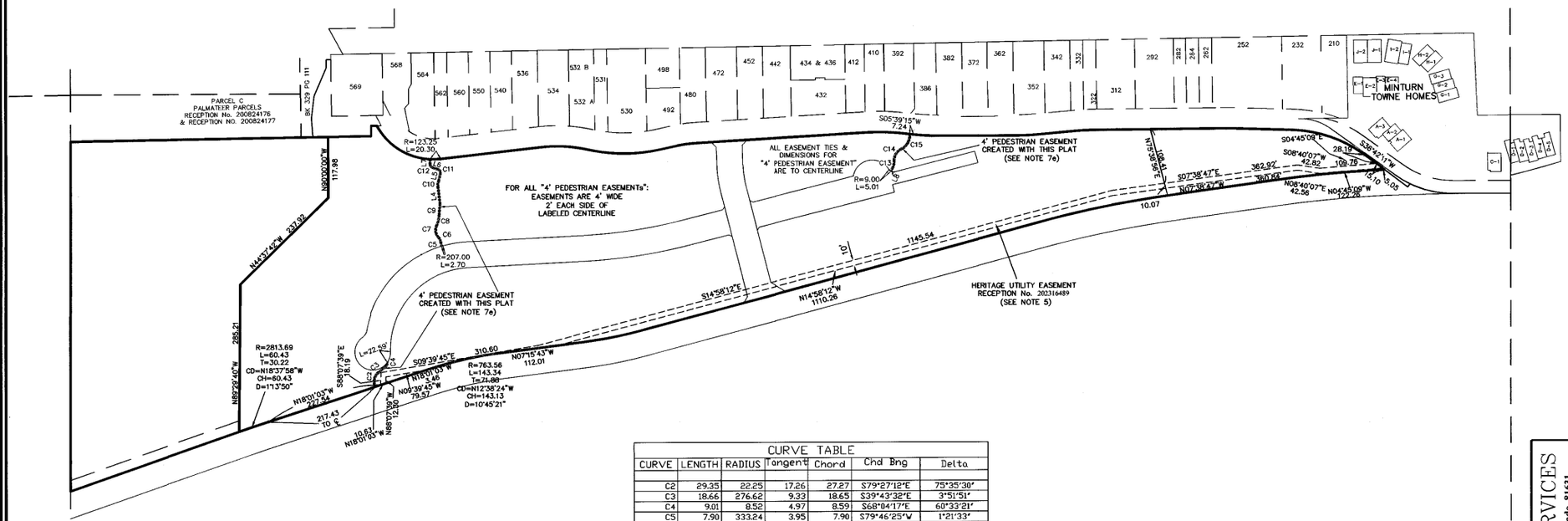
DRAWN BY:	JOB NUMBER:	DRAWING NAME:
MSS	22055	22055 FP2.dwg
SHEET 1 OF 5		DATE: 08-13-2023

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

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

SHEET 5 OF 5

ADDITIONAL EASEMENT DETAIL SHEET



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

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

100 0 50 100 200 400

1 INCH = 100 FEET

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
34998
02-26-24

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

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

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

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

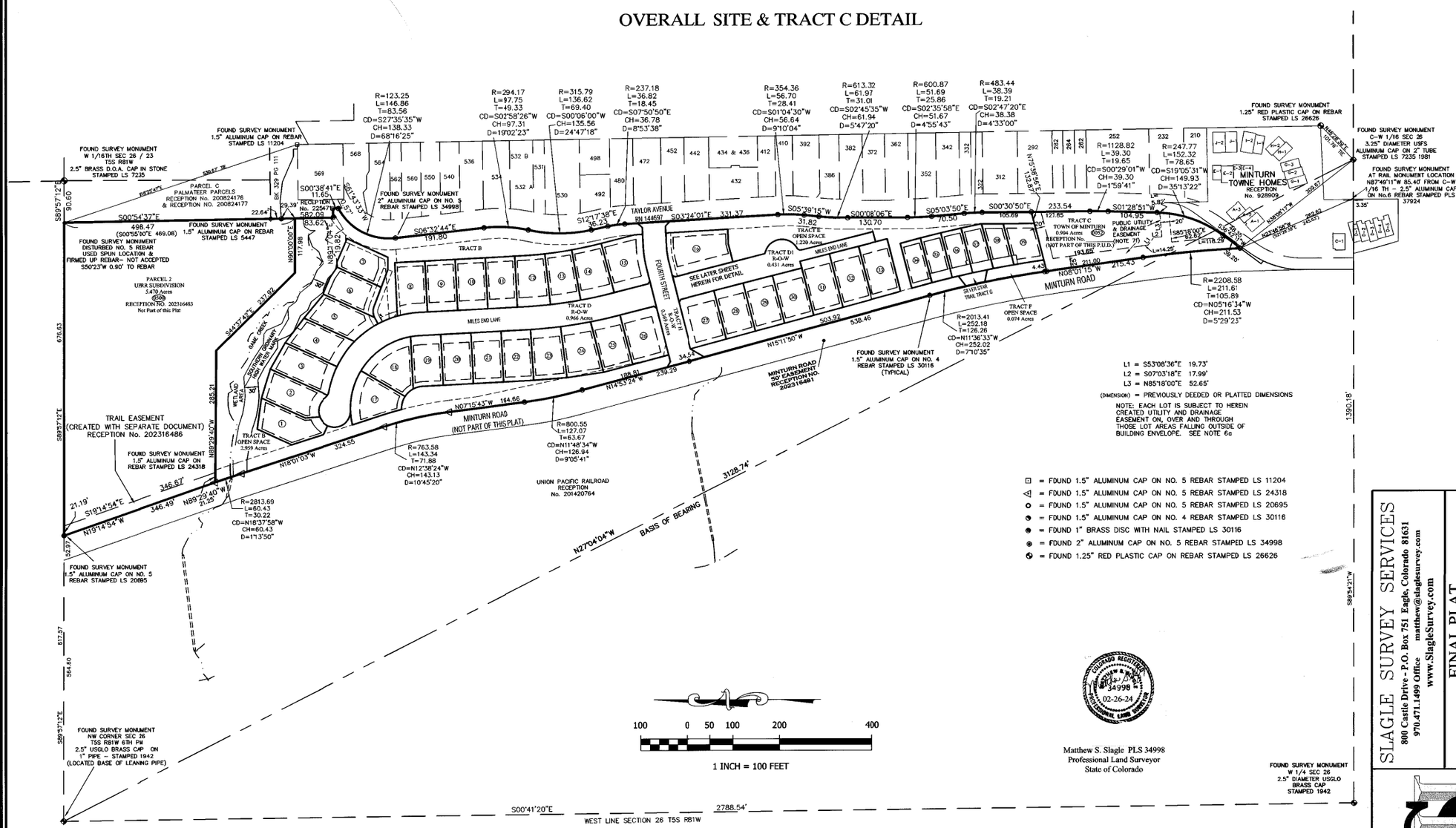
DRAWN BY: MSS | JOB NUMBER: 23055 | DRAWING NAME: 23055 FP2.dwg | DATE: 08-13-2023 | SHEET: 5 OF 5

202402234

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

SHEET 2 OF 5

OVERALL SITE & TRACT C DETAIL



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

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

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

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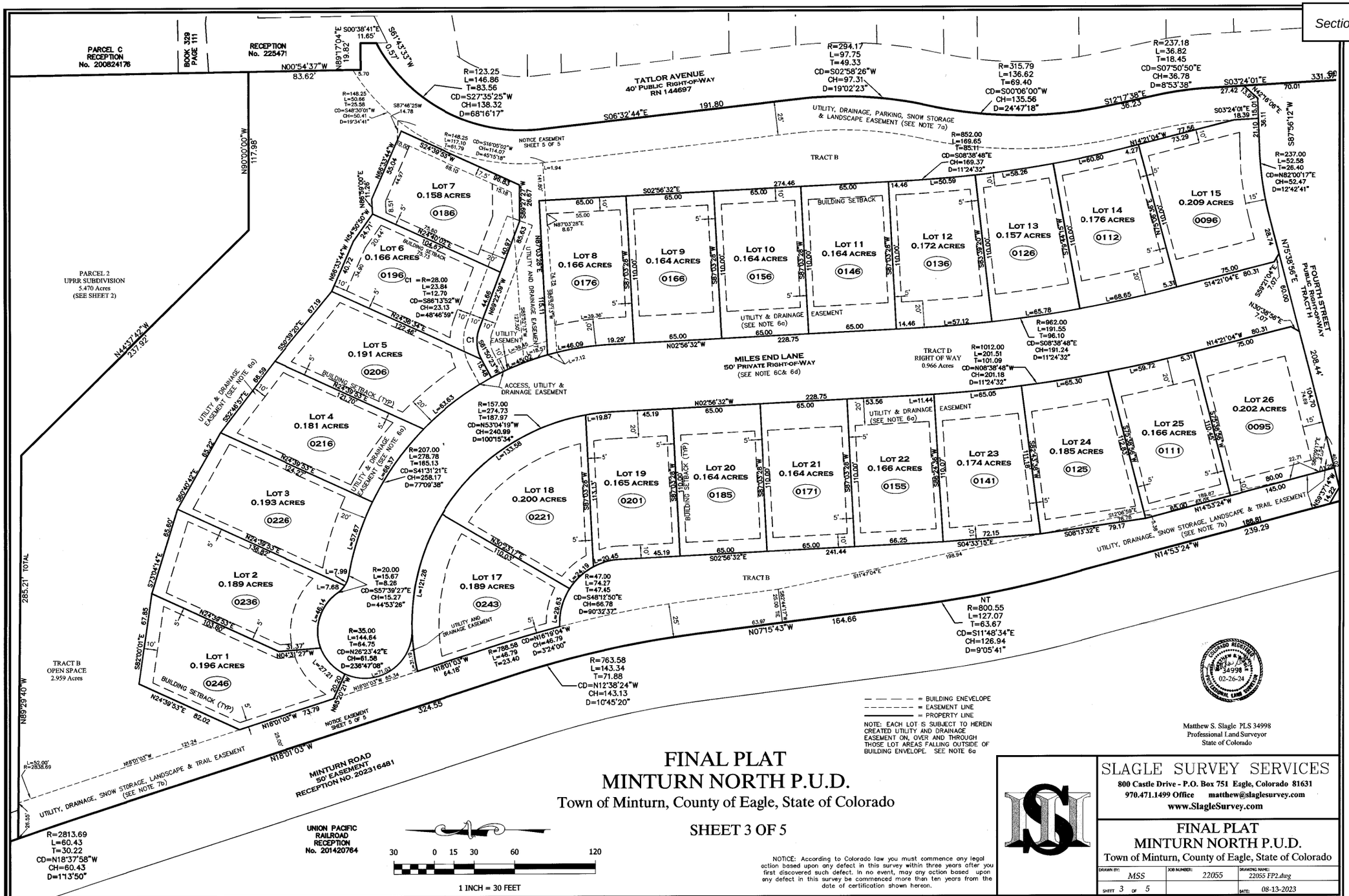
DRAWN BY:	JOB NUMBER:	DRAWING NAME:	DATE:
MSS	22055	22055 FP2.dwg	08-13-2023

SHEET 2 OF 5

202402234



FINAL PLAT
MINTURN NORTH P.U.D.

Town of Minturn, County of Eagle, State of Colorado

SHEET 3 OF 5

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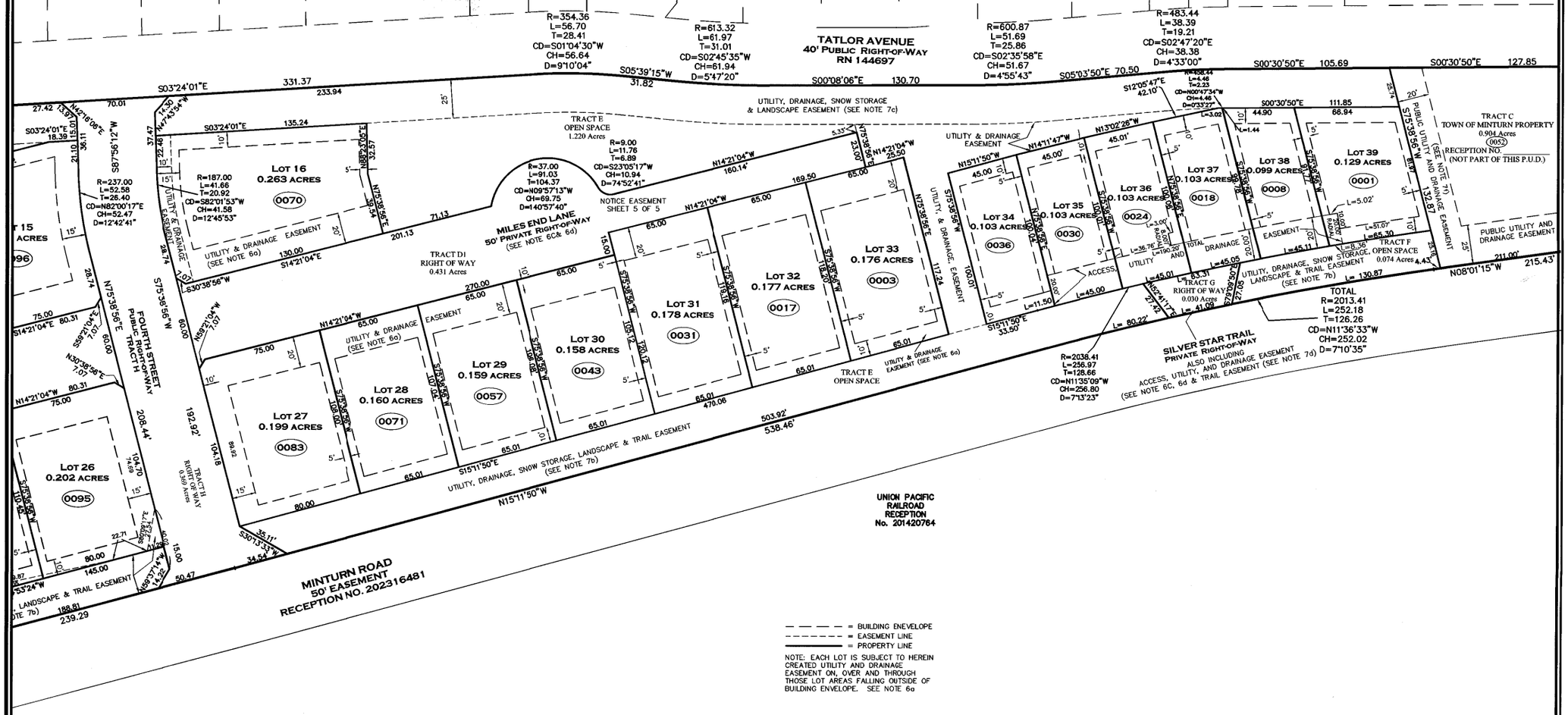
DRAWN BY:	JOB NUMBER:	DRAWING NAME:
MSS	22055	22055 FP2.dwg
SHEET 3 OF 5		DATE: 08-13-2023

202402234

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

SHEET 4 OF 5



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

30 0 15 30 60 120

1 INCH = 30 FEET

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

202402234

KEYMAP

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

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

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

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

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

GAME CREEK

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

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

SHAPE CURB TO ACCEPT DRAINAGE CHANNEL FROM ABOVE

6% TO BUILDING SETBACK

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

TRANSITION TO 12 FT. WIDE DRIVEWAY TO LOT

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

MATCH TO SHEET C.6

BUILDING SETBACK, TYP.

INCREASED BERM HEIGH TO 7 FEET ABOVE THE INUNDATION CHANNEL GRADE

6% TO BUILDING SETBACK

MILES END LANE

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

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

MATCH TO SHEET C.6

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

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

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

Engineer or Surveyor Seal

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

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

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

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

TOWN OF MINTURN, COLORADO

Minturn North P.U.D.

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

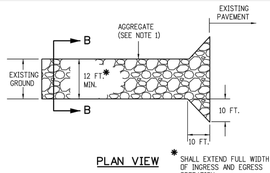
No.	Date	Revision	By
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			

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

Sheet *C.7*

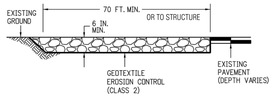
File Name: ***22036 c-grading.dwg***

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

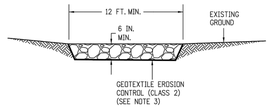


PLAN VIEW

* SHALL EXTEND FULL WIDTH OF INGRESS AND EGRESS OPERATION.



ELEVATION SECTION

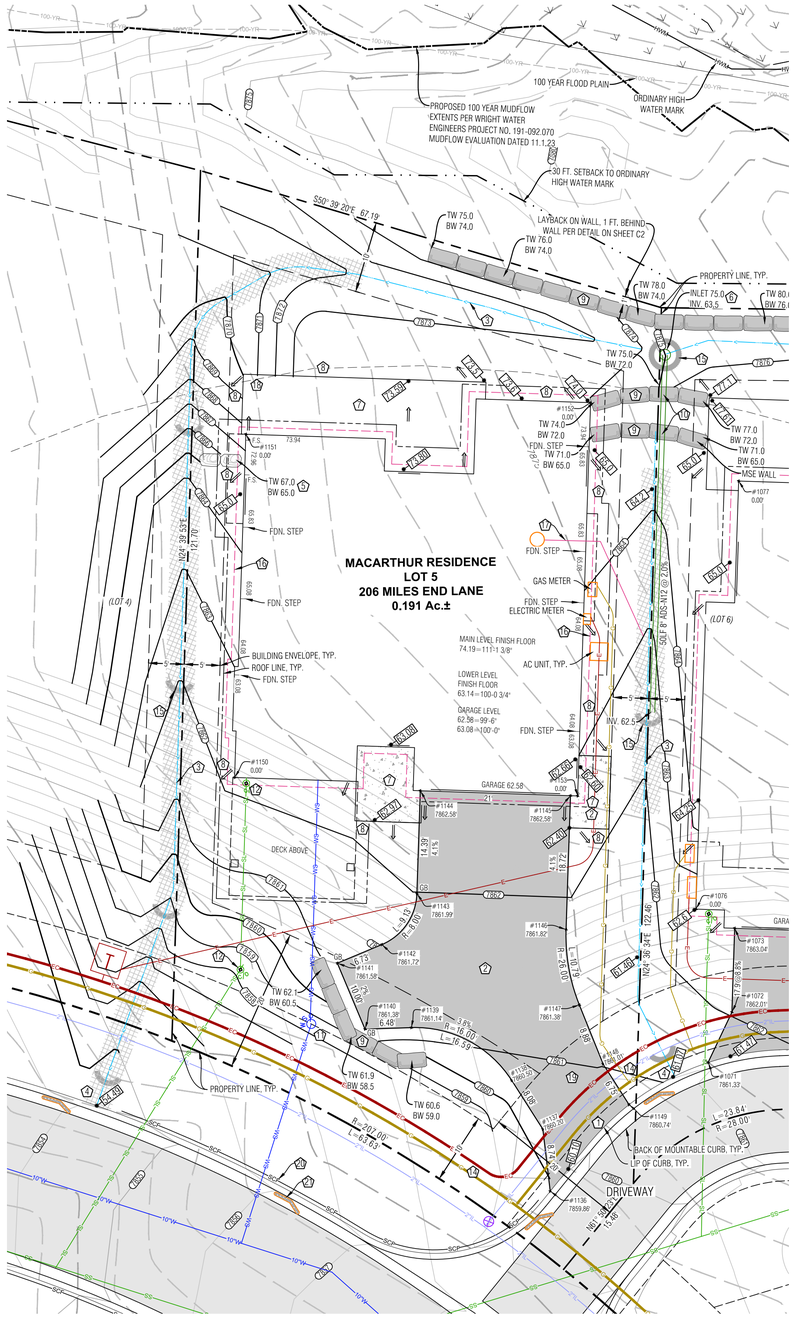


SECTION B-B

NOTES:

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

VEHICLE TRACKING PAD



Point Table				
Point #	Desc.	Elev.	North	East
1136	Driveway	7859.86'	4331.26'	5458.73
1137	Driveway	7860.20'	4339.66	5461.14
1138	Driveway	7860.50'	4347.62	5459.77
1139	Driveway	7861.14'	4359.86	5449.69
1140	Driveway	7861.38	4362.17	5443.64
1141	Driveway	7861.58	4372.17	5443.65
1142	Driveway	7861.72'	4372.16	5450.38
1143	Driveway	7861.99'	4376.82	5457.66
1144	Driveway	7862.58	4389.90	5463.66
1145	Driveway	7862.58	4381.14	5482.75
1146	Driveway	7861.82'	4364.13	5474.94
1147	Driveway	7861.38'	4353.68	5472.57
1148	Driveway	7861.01'	4344.80	5472.43
1149	Driveway	7860.74'	4338.15	5473.57
1150	House Corner	0.00'	4401.66	5440.45
1151	House Corner	0.00'	4445.28	5460.48
1152	House Corner	0.00'	4430.70	5506.61
1153	House Corner	0.00'	4380.72	5483.66

LEGEND

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

NOTES:

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

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

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

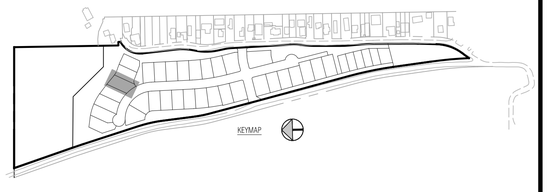
4) EXISTING CONTOUR INTERVAL IS 1 FT., PROPOSED CONTOUR INTERVAL IS 1 FT.

5) LOT AREA: 8,323 SF ±
DISTURBANCE AREA: 8,323 SF ±

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

FLAGNOTES:

1. MATCH TO BACK OF EXISTING CURB.
2. PROPOSED ASPHALT DRIVEWAY, AUTO-COURT AND CONCRETE WALKWAYS. STRUCTURAL FILL UNDER THE BUILDING TO FOLLOW THE DIRECTION OF THE GEOTECH REPORT. ALL EARTHWORK CONSTRUCTION TO BE APPROVED BY THE GEOTECHNICAL ENGINEER.
3. PROVIDE DRAINAGE SWALE AS SHOWN, WITH NORTH AMERICAN GREEN SC250 EROSION FABRIC OR RIPRAP WHERE SLOPE EXCEEDS 5%, SEE DETAIL.
4. SPILL THE LOCAL CHANNEL OVER THE TOP OF THE CURB LINE, FAN OUT DRAINAGE SWALE TO EVENLY DISSIPATE DRAINAGE, TYP.
5. INSTALL BOULDER WALL PER THE DETAIL ON SHEET C2. WALL DRAIN LINES NOT SHOWN.
6. INSTALL 8" NYLOPLAST DRAIN BASIN WITH DOME GRATE, SEE DETAIL ON SHEET C2, SHAPE & DRAIN ALL SURROUNDING AREA TO LOW POINT WHICH IS THE INLET. NO DRAINAGE ALLOWED TO RETAINING WALL. INSTALL HEAT TAPE IN BASIN AND OUTLET PIPE.
7. SLOPE PATIOS, DECKS AND WALKS AT 2% MIN. AWAY FROM THE STRUCTURE.
8. GRADE AROUND THE PERIMETER OF BUILDING AS NECESSARY 10% FOR 5-FEET MIN. (10 FT. WHERE POSSIBLE) IN UNPAVED AREAS TO ENSURE PROPER DRAINAGE AWAY FROM THE FOUNDATION. IT WILL BE IMPORTANT TO CONSTRUCT AND DIRECT SURFACE DRAINAGE AWAY FROM BUILDING, WALKS AND WALLS TO EITHER THE AUTOCOURT, THE OUTLET SWALE, OR DOWNWARD SLOPING NATURAL GRADE. VERIFY DRAINAGE AND SWALE INTEGRITY ON A REGULAR BASIS.
9. INSTALL MSE WALL PER THE DETAIL ON SHEET C2. WALL DRAIN LINES NOT SHOWN. WHERE WALL IS ADJACENT TO PARKING TURNOUT, TOP OF WALL TO BE APPROXIMATELY 6" HIGHER THAN TURNOUT TO ACT AS A CURB FOR AUTO SAFETY.
10. PROTECT STORM LINES AND UTILITIES WHEN CONSTRUCTING IMPROVEMENTS ABOVE FROM MATERIAL AND EQUIPMENT, TYP.
11. LOCATE EXISTING CURB STOP. CONFIRM LOCATION AND CONNECTION WITH THE WATER & SANITATION DISTRICT. CONNECT AND EXTEND NEW WATER SERVICE TO MECHANICAL ROOM. WATER SERVICE TO BE 1-1/2" CONTINUOUS COPPER LINE FROM THE CURB STOP TO THE MECHANICAL ROOM. MAINTAIN COVER OVER NEW SERVICE PER DISTRICT REGULATIONS. INSULATE THE WATER SERVICE IF 'COVER' IS LESS THAN 7 FEET NEAR THE RETAINING WALL.
12. APPROXIMATE LOCATION OF SEWER SERVICE STUB. CONNECT AND EXTEND NEW SEWER SERVICE TO MECHANICAL ROOM. MAINTAIN COVER OVER NEW SERVICE PER DISTRICT REGULATIONS. INSTALL CLEANOUTS AT HOUSE EXTERIOR AND ALL BEND LOCATIONS.
13. LOCATE, CONNECT TO, AND EXTEND GAS, ELECTRIC, AND COMMUNICATION SERVICES TO METER CABINET AND GAS METER LOCATION. MAINTAIN COVER & CLEARANCES BETWEEN/OVER NEW SERVICES PER UTILITY REGULATIONS
14. EROSION LOGS PER DETAIL ON SHEET C2.
15. FOUNDATION DRAIN, TYP., INSTALL IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. DRAIN @ 0.5% MIN. TO DAYLIGHT, SEE DETAIL ON SHT. C2.
16. EXTEND THE FOUNDATION DRAIN FROM SUMP PUMP IN HOUSE TO DAYLIGHT WITH SOLID PIPE. COVER WITH A RODENT SCREEN AT END.
17. HANDRAIL BY OTHERS.
18. INSTALL VEHICLE TRACKING PAD (DETAIL THIS SHEET) AT LOCATION OF DRIVEWAY. TRACKING PAD TO BE REMOVED PRIOR TO FINAL DRIVEWAY SUBGRADE PREPARATION AND PAVING.
19. SILT FENCE PER DETAIL ON SHEET C2.
20. INSTALL SILT SOCKS IN CURB LINE APPROXIMATELY EVERY 30 FT.



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

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

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

Engineer or Surveyor Seal

COLORADO LICENSED
BRUCE D. LEMKY
7/22/24
19082
PROFESSIONAL ENGINEER

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

NORTH
0 10' 20'
Scale: 1" = 10'

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

TOWN OF MINTURN, COLORADO

Lot 5, Minturn North P.U.D.

Site, Grading and Drainage Plan

Revised Permit Set 9/18/24

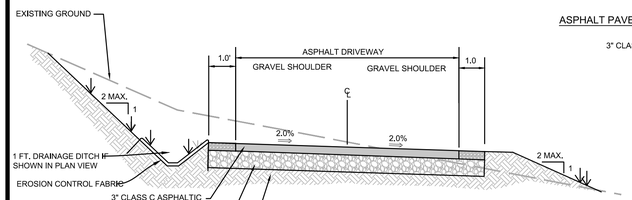
No.	Date	Revision	By
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			

PROJECT NO.
23035
Designer:
PAH
Drafter:
BUI
Date:
5/10/24

Sheet
C1

File Name: ***lot 5 sp-01.dwg***

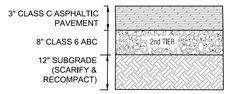
N:\PROJECTS\2023\23035-Minturn North Individual Lots\dwg\Lot 5 MacArthur\Lot 5 SP-01.dwg 9/10/2024 10:24 AM



PROPOSED DRIVEWAY TYP. SECTION

N.T.S. TO BE VERIFIED BY PROJECT GEOTECHNICAL ENGINEER

ASPHALT PAVEMENT SECTION

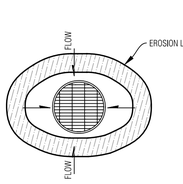


PAVEMENT SECTION

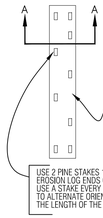
NOTE:
1. ALL AGGREGATE & SUBGRADE MATERIAL SHALL BE COMPACTED TO 95% STANDARD PROCTOR AT A MOISTURE CONTENT WITHIN 2% OF OPTIMUM.
2. IN NEW PAVING LOCATIONS STRIP ALL TOPSOIL, SCARIFY AND RECOMPACT SUBGRADE A MINIMUM OF 12" DEPTH TO 95% STANDARD PROCTOR.
3. EXTEND THE SECOND TIER (12" CLASS 2 ROAD BASE, OR 8" CLASS 6 ROAD BASE) 1 FT. BEYOND EDGE OF PAVEMENT OR GRAVEL SURFACE, BOTH SIDES.

DRIVEWAY & AUTOCOURT SECTION

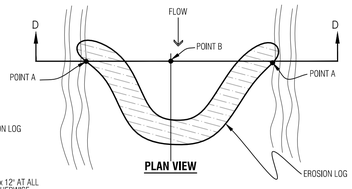
N.T.S. CONTRACTOR TO VERIFY WITH PROJECT GEOTECHNICAL CONSULTANT.



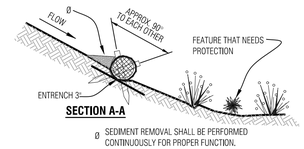
AREA DRAIN



PLAN VIEW

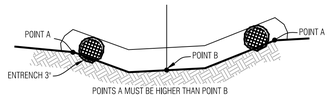


PLAN VIEW



SECTION A-A

Ø SEDIMENT REMOVAL SHALL BE PERFORMED CONTINUOUSLY FOR PROPER FUNCTION.

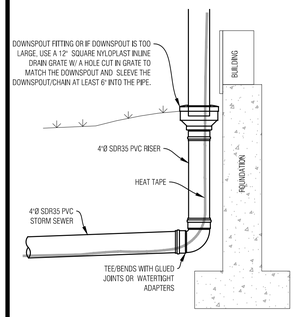


SECTION D-D

Temporary Erosion Control Log

N.T.S.

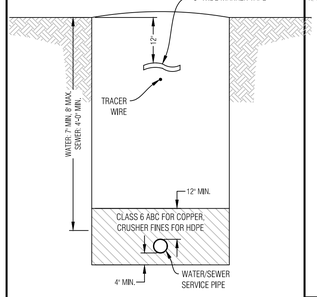
NOTES:
1. ROOF AND AREA DRAINS SHALL NOT BE CONNECTED TO THE FOUNDATION DRAIN SYSTEM.
2. ALL DOWNSPOUTS SHALL BE CONNECTED TO ADS N-12-WT CPP (WATERTIGHT), SCH.40 PVC OR SDR35 PVC. FLEXIBLE CORRUGATED PLASTIC IS NOT ACCEPTABLE.
3. ADDITIONAL FITTINGS AND BENDS MAY BE REQUIRED TO DEFLECT OVER OR AROUND LANDSCAPE WALLS.
4. HEAT TAPE SHALL BE INSTALLED IN ALL DOWNSPOUTS/STORM SEWER PIPES.



TYP. DOWNSPOUT CONNECTION

N.T.S.

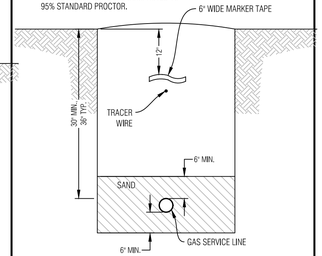
NOTES:
1. WATER SHALL BE INSTALLED WITH AT LEAST 10' OF SEPARATION BETWEEN WATER/SEWER AND 4' OF SEPARATION BETWEEN OTHER UTILITIES.
2. BACKFILL THE TRENCH WITH 4" MINUS ONSITE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR.



WATER/SEWER SERVICE TRENCH

N.T.S.

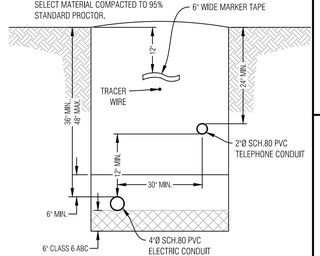
NOTES:
1. GAS SHALL BE INSTALLED WITH AT LEAST 4' OF SEPARATION BETWEEN OTHER UTILITIES.
2. BACKFILL THE TRENCH WITH 4" MINUS ONSITE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR.



GAS SERVICE TRENCH

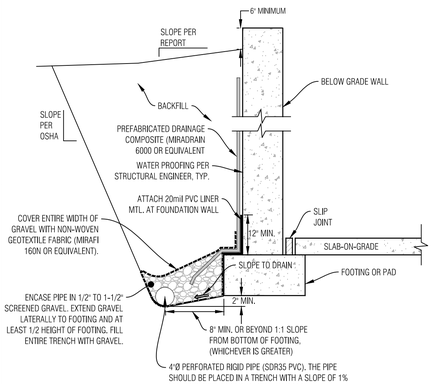
N.T.S.

NOTES:
1. ELECTRIC & TELEPHONE SHALL BE INSTALLED WITH AT LEAST 4' OF SEPARATION BETWEEN OTHER UTILITIES.
2. BACKFILL THE TRENCH WITH 4" MINUS ONSITE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR.



ELECTRIC & COMM. SERVICE TRENCH

N.T.S.



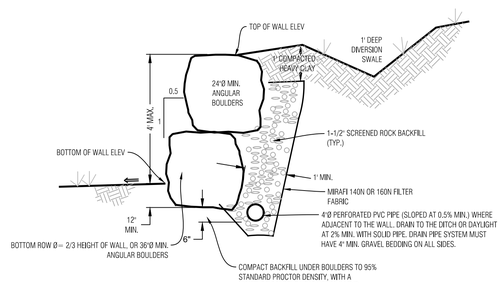
NOTES:
1. THE BOTTOM OF THE DRAIN SHOULD BE AT LEAST 2 INCHES BELOW BOTTOM OF FOOTING AT THE HIGHEST POINT AND SLOPE DOWNWARD TO A POSITIVE GRAVITY OUTLET OR TO A SUMP WHERE WATER CAN BE REMOVED BY PUMPING.
2. CONTRACTOR TO FOLLOW ANY ADDITIONAL RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER

TYPICAL FOUNDATION DRAIN

N.T.S.

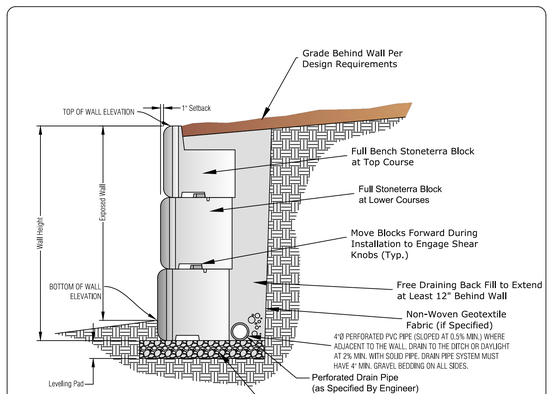
CONTRACTOR TO VERIFY WITH PROJECT GEOTECHNICAL CONSULTANT.

NOTES:
1. THIS DETAIL IS FOR RETAINING LANDSCAPED AREAS ONLY AND SHALL NOT BE USED TO RETAIN STRUCTURE OR VEHICLE LOADED AREAS.
2. FREE DRAINING WALL BACKFILL SHOULD BE CAPPED WITH AT LEAST 12 INCHES OF COMPACTED HEAVY CLAYS TO REDUCE SURFACE WATER INFILTRATION
3. ROUND RIVER BOULDERS ARE NOT ACCEPTABLE.
4. SET BASE ROWS ON BENCHES WHERE THE TOPSOIL HAS BEEN REMOVED AND THE SUBBASE HAS BEEN SCARIFIED TO 9" MINIMUM DEPTH & RECOMPACTED TO 95% STANDARD PROCTOR.
5. CARE SHOULD BE TAKEN NOT TO OVER COMPACT THE BACKFILL OR USE LARGE EQUIPMENT NEAR THE WALL.
6. SELECT AND PLACE BOULDERS IN A MANNER WHICH PERMITS AT LEAST 30% CONTACT AREA WITH ADJACENT BOULDERS.
7. PLACE LARGER BOULDERS AT BOTTOM AND TRANSITION TO SMALLER BOULDERS AT TOP OF WALL. UNDER NO CIRCUMSTANCES SHOULD ANY BOULDER BE PLACED ON TOP OF ANOTHER BOULDER WHICH IS SMALLER THAN ITSELF.



BOULDER WALL DETAIL, LANDSCAPED AREA

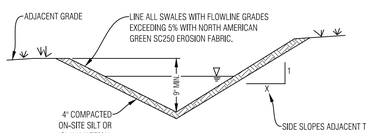
N.T.S. TO BE VERIFIED BY PROJECT SOILS ENGINEER REFER & COORDINATE WITH THE GEOTECHNICAL REPORT



INSTALL PER MANUFACTURES RECOMMENDATIONS. TO BE COORDINATED AND VERIFIED BY THE PROJECT SOILS ENGINEER

STONETERRA WALL SYSTEM
815 N.E. 172nd Ave.
VANCOUVER, WA 98684
800-377-3877 PH
360-694-0281 FAX

TITLE: Stoneterra - Gravity Wall	DRAWN BY: MLN	DATE: 11/16/2015 SCALE: NTS	SHEET #: ST-01



INSTALL EROSION CONTROL FABRIC PER MANUFACTURERS RECOMMENDATIONS

TYPICAL SWALE SECTION

N.T.S. SHAPE DITCH ACCORDING TO SITE PLAN

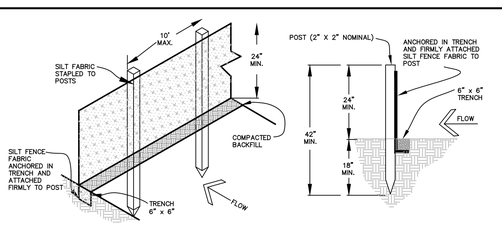
NOTE
SEE THE GRADING, DRAINAGE AND EROSION CONTROL SHEET FOR SWALE LOCATIONS

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL MEET OR EXCEED THE CURRENT CONSTRUCTION AND DESIGN STANDARDS ESTABLISHED BY THE DESIGN GUIDELINES AND TOWN OF MINTURN AND BE SUBJECT TO OBSERVATION BY THE TOWN AND THE PROJECT ENGINEER. IN THE EVENT OF CONFLICT PUD GUIDELINES SUPERCEDE TOWN.
2. THIS DESIGN WAS PREPARED WITHOUT THE BENEFIT OF A SUBSURFACE UTILITY ENGINEERING (SUE) STUDY OR MAP. THIS DESIGN HAS BEEN PREPARED FOR A PRIVATE DEVELOPMENT USING EXISTING UTILITY INFORMATION PROVIDED BY OTHERS. EXISTING UTILITIES ARE SHOWN AS THEY ARE BELIEVED TO EXIST, BUT MAY NOT REPRESENT ACTUAL FIELD CONDITIONS. BOUNDARIES UNLIMITED INC. DID NOT CONFIRM ANY DATA PROVIDED OR PERFORM ANY ADDITIONAL RESEARCH OR NOTIFICATION TO ELEVATE THESE PLANS TO SENATE BILL 18-167 STANDARDS, AS SUCH, BOUNDARIES UNLIMITED INC. MAKES NO GUARANTY, EXPRESSED OR IMPLIED, FOR THE LOCATION OF SUBSURFACE UTILITIES CONTAINED WITHIN THIS PLAN SET. IF THE CLIENT AND/OR CONTRACTOR REQUIRES A SUBSURFACE UTILITY ENGINEERING STUDY OR MAP FOR FULL COMPLIANCE WITH SENATE BILL 18-167, THEN A MORE EXHAUSTIVE INVESTIGATION SHALL BE OBTAINED BY THE CLIENT AND/OR CONTRACTOR PRIOR TO COMMENCING WITH ANY CONSTRUCTION. OTHERWISE, PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL CONTACT ALL APPROPRIATE UTILITY COMPANIES FOR LINE LOCATIONS. CONTRACTOR SHALL NOTIFY PROJECT ENGINEER OF ANY POTENTIAL CONFLICTS PRIOR TO UTILITY CONSTRUCTION SO THAT LINE OR GRADE CHANGES CAN BE MADE TO AVOID A CONFLICT WITH ANY EXISTING UTILITY. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION AND, AT NO EXPENSE TO THE CLIENT OR PROJECT ENGINEER, REPAIR ANY DAMAGED UTILITIES.
3. ALL EXCAVATIONS FOR UTILITY LINES, RETAINING WALLS, ROADWAYS, BUILDING STRUCTURES, DRAINAGE FACILITIES AND TRENCHES, SHALL MEET THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), COLORADO INDUSTRIAL COMMISSION, OR THE COLORADO DIVISION OF MINES, WHICH EVER APPLIES. SAFETY IS THE CONTRACTOR'S RESPONSIBILITY. NO OTHER PARTIES ARE RESPONSIBLE FOR SAFETY IN, ON OR ABOUT THE SITE, NOR FOR COMPLIANCE BY THE APPROPRIATE PARTY WITH ANY REGULATIONS RELATING HERETO.
4. COMPACTION MUST BE ATTAINED AND COMPACTION RESULTS SUBMITTED TO THE TOWN AND THE PROJECT ENGINEER PRIOR TO ACCEPTANCE. COMPACTION SHALL MEET OR EXCEED TOWN REGULATIONS. 95% STANDARD PROCTOR DENSITY IS REQUIRED FOR ALL ROADWAY AND DRIVEWAY SUBGRADE CONSTRUCTION AND TRENCH BACKFILL UNDER THE SAME. & 90% STANDARD PROCTOR DENSITY IN LANDSCAPE AREAS. UNLESS NOTED OTHERWISE OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER. SEE SOILS REPORT FOR STRUCTURAL FOUNDATION RECOMMENDATIONS.
5. THE CONTRACTOR SHALL CONTAIN HIS CONSTRUCTION ACTIVITIES TO THE AREA WITHIN THE STREET RIGHT OF WAY AND PROPERTY OWNED, OR EASEMENTS PROVIDED TO OWNER. THE CONTRACTOR SHALL NOT OPERATE OUTSIDE THIS AREA WITHOUT THE PRIOR CONSENT OF THE PROPERTY OWNER INVOLVED. ANY DAMAGE TO PRIVATE PROPERTY BY THE CONTRACTOR OUTSIDE THESE LIMITS WITHOUT THE PERMISSION OF THE PRIVATE PROPERTY OWNER WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
6. THE CONTRACTOR SHALL ENSURE DRAINAGE AWAY FROM ALL STRUCTURES IN ALL DIRECTIONS. DO NOT ALLOW WATER TO POND ON-SITE, PROVIDE SWALES TO DRAINAGE STRUCTURES AND RUNOUT. SHALLOW DRAINAGE SWALES HAVE A TENDENCY OVER TIME TO FILL IN & BECOME LESS EFFECTIVE. PERIODIC MAINTENANCE, AT LEAST TWICE A YEAR, IS NECESSARY TO CHECK THE INTEGRITY OF THE SWALE & MAINTAIN DRAINAGE CHARACTERISTICS. BUILDING FOUNDATION WALL HEIGHT TO BE A MINIMUM OF 6" ABOVE FINISH GROUND AT EXTERIOR WALL.
7. THE CONTRACTOR SHALL AT ALL TIMES KEEP TWO FULL SETS OF CONTRACT DRAWINGS MARKED UP TO INDICATE THE AS-BUILT CONDITIONS. THE DRAWINGS SHALL BE PROVIDED TO THE OWNER AND THE ENGINEER UPON COMPLETION OF THE WORK. WHERE PRACTICAL, THE CONTRACTOR IS TO PROVIDE AT LEAST TWO TIES FROM PHYSICAL MONUMENTS TO ALL FITTINGS, VALVES, MANHOLES, AND THE END OF ALL SERVICE LINES.
8. ON-SITE OBSERVATIONS AND REVIEW CONDUCTED BY THE TOWN OR THE PROJECT ENGINEER OF CONSTRUCTION WORK IN PROGRESS ARE NOT TO BE CONSTRUED AS A GUARANTEE OR WARRANTY BY THE TOWN OR THE PROJECT ENGINEER OF THE COMPLETED WORK AND THE CONTRACTOR'S RESPONSIBILITIES.
9. THE CONTRACTOR SHALL TAKE ALL APPROPRIATE PRECAUTIONS TO SIGNIFICANTLY REDUCE ANY POTENTIAL POLLUTION CAUSED BY HIS ACTIVITIES, INCLUDING VEHICLE FUELING, STORAGE OF FERTILIZERS OR CHEMICALS, ETC. THE CONTRACTOR SHALL HAVE IDENTIFIED PROCEDURES FOR HANDLING POTENTIAL POLLUTANTS AND IDENTIFIED SPILL PREVENTION AND RESPONSE PROCEDURES PRIOR TO ANY ACTIVITIES AT THE PROJECT SITE.
10. THE CONTRACTOR SHALL NOT SCALE DRAWINGS FOR CONSTRUCTION PURPOSES. ANY MISSING DIMENSIONS OR DISCREPANCIES IN PLANS, FIELD STAKING, OR PHYSICAL FEATURES SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER. IF THE CONTRACTOR PROCEEDS WITH THE WORK WITHOUT NOTIFYING THE ENGINEER, HE DOES SO AT HIS OWN RISK.
11. DISPOSAL OF TRASH, ASPHALT, CONCRETE AND CONSTRUCTION DEBRIS IS THE CONTRACTORS RESPONSIBILITY AND SHALL BE CONSIDERED PART OF THE WORK.
12. HORIZONTAL & VERTICAL INFORMATION FOR EXISTING PROPERTY LINES, TOPOGRAPHY, ROADWAY, UTILITIES & DRAINAGE STRUCTURES WERE TAKEN FROM THE DESIGN DRAWINGS FOR THE MINTURN NORTH PUD, ALSO SEE LANDSCAPE, ARCHITECTURAL AND STRUCTURAL ENGINEERING PLANS FOR ADDITIONAL BUILDING AND LANDSCAPE INFORMATION.
13. IN NON HARDSCAPE AREAS, GRADE AT A MINIMUM OF 12" IN THE FIRST 5 FEET AWAY FROM THE STRUCTURE, OR AS DIRECTED BY THE GEOTECHNICAL STUDY. EXTERIOR BACKFILL SHOULD BE ADJUSTED TO NEAR OPTIMUM MOISTURE AND COMPACTED TO AT LEAST 95% OF THE MAXIMUM STANDARD PROCTOR DENSITY IN PAVEMENT AREAS AND TO AT LEAST 90% OF THE MAXIMUM STANDARD PROCTOR DENSITY IN LANDSCAPE AREAS. SEE & FOLLOW RECOMMENDATIONS OF THE GEOTECHNICAL SUBSOIL STUDY BY KUMAR & ASSOCIATES, INC. DATED _____, JOB NO. _____.
14. ALL PRODUCT INFORMATION SHOWN IS AS PROVIDED BY THE MANUFACTURER. THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING AND COMPLYING WITH THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS FOR THE INSTALLATION OF ALL MATERIALS WITH SPECIAL ATTENTION TO PROPER SEALING OF MATING SURFACES. THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE DELIVERED PRODUCTS AND THOSE SHOWN ON THIS PLAN.
15. FOUNDATION AND RETAINING WALL DESIGNS TO BE OBTAINED FROM, OR VERIFIED BY THE PROJECT STRUCTURAL OR GEOTECHNICAL ENGINEER.
16. THE FOUNDATION DRAIN SYSTEM SHALL BE INSTALLED PER THE RECOMMENDATION OF THE STRUCTURAL AND GEOTECHNICAL ENGINEERS.
17. THE SURVEYOR RESPONSIBLE FOR STAKING THE FOUNDATION OF THE HOUSE IS RESPONSIBLE TO MAKE SURE HE HAS THE LATEST SITE, FOUNDATION & ARCHITECTURAL PLANS AVAILABLE, ALONG WITH ANY UPDATED LOTLINE, SETBACK & EASEMENT INFORMATION.
18. INSTALL ROOF GUTTERS AND DOWNSPOUTS THAT DISCHARGE WELL BEYOND THE LIMITS OF ALL BACKFILL. CONFIRM DOWNSPOUT DRAINAGE HAS GOOD POSITIVE GRADE RUNNING AWAY FROM THE HOUSE. STORM DRAIN PIPES TO BE INSTALLED WITH 1% MINIMUM SLOPE TO THE OUTFALL POINTS. HEAT TAPE SHALL BE INSTALLED IN ALL EXTERIOR ROOF GUTTERS, DRAIN PIPES, DOWNSPOUTS, AREA DRAINS, TRENCH DRAINS, STORM DRAIN PIPES AND GRATED STRUCTURES.
19. LANDSCAPING WHICH REQUIRES REGULAR HEAVY IRRIGATION SUCH AS SOD, AND LAWN SPRINKLER HEADS SHOULD BE LOCATED AT LEAST 10 FEET FROM FOUNDATION WALLS.
20. ACCUMULATED SNOWFALL SHALL BE REMOVED TO GRASS AREA TO ENSURE THAT PROPER DRAINAGE AWAY FROM THE BUILDING IS MAINTAINED.
21. FINISH GRADE & SPOT ELEVATIONS AT THE EXTERIOR OF THE STRUCTURE ASSUME THAT THE FOUNDATION WALLS EXTEND ABOVE THE BUILDING FINISH FLOOR & HANGER FLOOR JOISTS ARE USED. EXTERIOR GRADE TO BE A MINIMUM OF 6" BELOW TOP OF FOUNDATION WALL. THE FOUNDATION WALL HEIGHT MAY NEED TO BE EXTENDED IN ORDER TO ACHIEVE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE.
22. INSTALL DEEP & SHALLOW UTILITY SERVICES ACCORDING TO RESPECTIVE UTILITY COMPANY OR METRO DISTRICT SPECIFICATIONS AND REGULATIONS. HORIZONTAL LOCATIONS OF SERVICE LINES ARE SUGGESTIONS ONLY, PROPOSED UTILITY SERVICES TO THE RESIDENCE MAY BE VARIED FROM THE LOCATIONS SHOWN. ALL WATER AND SEWER SERVICES SHALL BE INSTALLED PER METRO DISTRICT REGULATIONS.
23. DRAINAGE PIPES CALLED OUT AS ADS SHALL BE ADVANCED DRAINAGE SYSTEMS N-12 WATER RESISTANT PIPE (ADS N-12-WT) OR ENGINEER APPROVED EQUAL. ALL PIPES SHALL BE INSTALLED WITH WATERTIGHT CONNECTIONS.
24. CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITTING FOR CONSTRUCTION FROM THE APPROPRIATE GOVERNMENTAL ENTITIES.
25. ALL UTILITIES, BOTH UNDERGROUND OR OVERHEAD, SHALL BE MAINTAINED IN CONTINUOUS SERVICE THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE AND LIABLE FOR DAMAGES TO, OR INTERRUPTION OF, SERVICES CAUSED BY THE CONSTRUCTION.

GENERAL NOTES

N.T.S.



EROSION CONTROL NOTES:

1. IMPLEMENTATION OF THE EROSION AND SEDIMENT CONTROL MEASURES SHALL PRECEDE STRIPPING OF NATIVE VEGETATIVE COVER AND AS GRADING PROGRESSES.
2. ALL TEMPORARY AND PERMANENT SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE MAINTAINED AND REPAIRED AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION. STRAW BALE DIKES OR SILT FENCING MAY REQUIRE PERIODIC REPLACEMENT. SEDIMENT TRAPS WILL REQUIRE PERIODIC SEDIMENT REMOVAL.
3. INSTALL PERMANENT EROSION FABRIC IN THE FLOW LINES OF DRAINAGE SWALES.

SEDIMENT CONTROL FENCE DETAIL

N.T.S.

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

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

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

Engineer or Surveyor Seal

COLORADO LICENSED PROFESSIONAL ENGINEER
BRUCE D. LEMKE
7/22/24
19082

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

NORTH
0 10' 20'
Scale: 1" = 10'

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

TOWN OF MINTURN, COLORADO

Lot 5, Minturn North P.U.D.

Details and Notes

Revised Permit Set 9/18/24

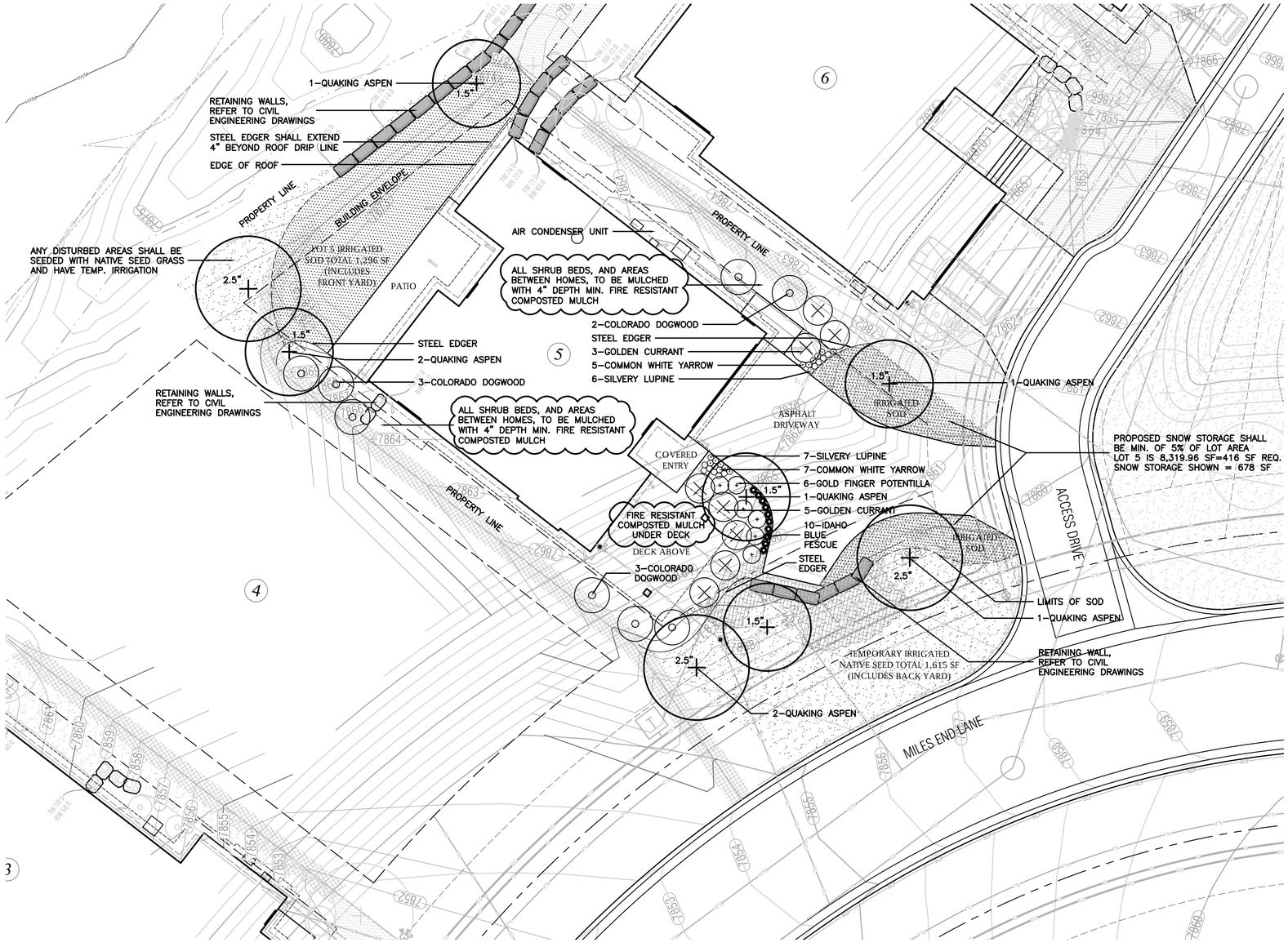
No.	Date	Revision	By
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			

PROJECT NO. **23035**
Designer: **PAH**
Drafter: **BUI**
Date: **5/10/24**

Sheet **C2**

File Name: **lot 5 sp-01.dwg**

N:\PROJECTS\2023\23035-Minturn North Individual Lots\dwg\Lot 5 MacArthur\Lot 5 SP-01.dwg 9/10/2024 10:24 AM



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 5 - LANDSCAPE PLAN

TOWN OF MINTURN, COLORADO

DESIGNED: TT
DRAWN: TT
CHECKED: RH
DATE: May 31, 2024
REVISIONS:

VERIFIED SQUARE FEET OF LOT AREA FOR SNOW STORAGE CALCULATION: 6.26.24

PERMIT SET: 7.22.24

REVISED PERMIT SET: 9.18.24

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 and Specifications:

1. All areas disturbed by construction and not designated a shrub bed or sod, shall be planted with the specified native grass seed.
2. The contractor shall maintain positive drainage away from all walls and walkways. Fine grading shall be approved prior to planting.
3. The Landscape Plan shall be reviewed on site prior to installation to ensure planting meets the intent of the design guidelines and Town of Minturn standards.
4. See Civil Engineering sheets for final grading and drainage.
5. Snow Storage area shall be a min. of 25% of all driveway and parking areas.

Revegetation Notes:

1. Seed shall be broadcast and raked to ¼" depth.
2. Apply Biodegradable Green Dyed-Wood Celluose-Fiber Mulch to all seeded Areas at a rate of 20 lbs. per 1,000 s.f.
3. Prior to seeding, apply min. 6" topsoil, 10 lbs./1,000 s.f. Superphosphate and 40 lbs./1,000 s.f. Biosol Complete Fertilizer.

Fire Mitigation Recommendations:

1. Zone 1 (15' from building and integral planting): no highly flammable plants, such as evergreen trees and shrubs should be planted within 15' of the structure or attachments.
2. Zone 2 (70' from building and Integral planting): a 10' crown separation must be maintained for all evergreen trees and shrubs over 4' height. A 4' crown separation must be maintained for evergreen shrubs under 4' height.
3. Plants listed on forest service publication 6.305 FireWise Plant Material can be used in any zone.
4. Existing junipers within Zone 1 and Zone 2 must be limbed ⅓ of their total height, but no more than 10' height.
5. Dead limbs shall be removed from all existing Serviceberry within Zone 1 or Zone 2.
6. If necessary, final existing vegetation to be limbed or removed for fire mitigation purposes will be subject to the constraints of the final unit site plans and reviewed on site with a representative from the Town of Minturn on a unit by unit basis prior to construction.

LEGEND & IRRIGATION CALCULATIONS:

Permanent Irrigation		Square Footage of Irrigation
	Permanent Pop–Up Spray Irrigation For Bluegrass Sod	1,296 SF
	Permanent micro–spray or drip irrigation for perennial beds	25 PERENNIALS x 1 SF = 25 SF
	Permanent Drip Irrigation For B&B Trees	8 TREES x 4.5 SF = 36 SF
	Permanent Drip Irrigation For 5 gal. Shrubs & Grasses	32 SHRUBS x 3 SF = 96 SF
		TOTAL PERMANENT IRRIGATED AREA: 1,453 SF
	Temporary Spray Irrigation For Native Seed	1,615 SF

IRRIGATION NOTES:

1. DESIGN CRITERIA: DESIGN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO UNIFORMLY IRRIGATE ALL PLANTING AREAS. ZONE IRRIGATED SOD, NATIVE SEED GRASS, AND SHRUB PLANTING AREAS SEPARATELY. PROVIDE DRIP IRRIGATION FOR SHRUB BEDS. PROVIDE MICRO–SPRAY HEADS OR DRIP IRRIGATION, DEPENDING ON PLANT MATERIAL, IN PERENNIAL AND GROUNDCOVER BEDS. DESIGN ROTORS FOR TURF GRASS AREAS MORE THAN 40' WIDE, AND POP–UP SPRAY HEADS FOR AREAS LESS THAN 40' WIDE.
2. ALL TREES AND SHRUBS TO BE DRIP IRRIGATED.

ALL DISTURBED AREAS SHALL BE SEEDED WITH: 'DRY NATIVE MOUNTAIN' SEED MIX

THIS SEED MIX HAS BEEN CHOSEN FOR THE SPECIFIC PROJECT LOCATION AND ELEVATION. LANDSCAPE INSTALLER SHALL NOT DEVIATE FROM THIS REVEGETATION SEED MIX WITHOUT WRITTEN APPROVAL FROM THE RESORT CONCEPTS SITE MANAGER.

COMMON NAME	SEEDING RATE % MIX	BULK LBS PER ACRE
SANDBERG BLUE	10%	5.00
MOUNTAIN BROME	20%	10.00
SLENDER WHEATGRASS	15%	7.50
BLUEBUNCH WHEATGRASS	10%	5.00
ROCKY MOUNTAIN FESCUE	10%	5.00
THICKSPIKE WHEATGRASS	15%	7.50
BOTTLEBRUSH SQUIRRELTAIL	2.5%	1.25
STREAMBANK WHEATGRASS	15%	7.50
PRAIRIE JUNEGRASS	2.5%	1.25
TOTAL LBS./ACRE	100%	50

NOTES:

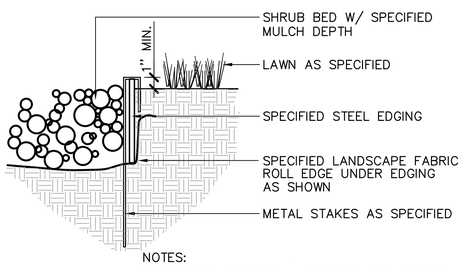
PERCENTAGES OF MIXES VARY YEAR–TO–YEAR DEPENDING ON HARVEST OF SEEDS. HYDROSEED OR HAND BROADCAST: 1 LB. PER 1,000 SQ. FT. OR 50 LBS. PER ACRE. RAKE IN ¼" DEEP AND IRRIGATE, IF POSSIBLE UNTIL ESTABLISHED. 'DRY NATIVE MOUNTAIN' SEED MIX IS AVAILABLE FROM PAWNEE BUTTES SEED INC., 605 25TH STREET, GREELEY, CO 80632.
PHONE: 1–800–782–5947
WEBSITE: PAWNEEBUTTESSEED.COM

PROPOSED PLANT MATERIALS LIST

Note: All plant material has been chosen from the CSU Extension Office recommended plant lists. These lists have been cross referenced to find suitable plants for the elevation of Minturn (10,000 ft and above), and also to maximize use of plants native to the area, low-water use plants, and plants that enhance habitat and food sources for insects, butterflies, birds and other animals. The cross referenced lists are the following:

- CSU Extension, Fire Wise Plant Materials - 6.305
- CSU Extension, Trees and Shrubs for Mountain Areas - Fact Sheet No. 7.423
- CSU Extension, Low-Water Native Plants for Colorado Gardens, Mountains 7,500' and Above - CO Native Plant Society
- CSU Extension, Native Trees for Colorado Landscapes - Fact Sheet No. 7.421
- CSU Extension, Native Shrubs for Colorado Landscapes - Fact Sheet No. 7.422

QUAN.	COMMON/ BOTANICAL NAME	FIRE MITIGATION ZONE	SIZE	COMMENTS
	DECIDUOUS TREES			
5	Quaking Aspen Populus tremuloides	1 & 2	1.5" cal.	Specimen quality B&B, guyed
3	Quaking Aspen Populus tremuloides	1 & 2	2.5" cal.	Specimen quality B&B, guyed
	ORNAMENTAL GRASSES (planted @ 12" O.C. spacing)			
10	Idaho Fescue Grass, Festuca idahoensis 'Siskiyou Blue'	1 & 2	1 gal.	Container Full
	PERENNIAL FLOWERS (planted @ 12" O.C. spacing)			
12	Common White Yarrow Achillea millefolium	1 & 2	Flats of 15 or 32	
13	Silvery Lupine Lupinus argenteus	1 & 2	Flats of 15	
	DECIDUOUS SHRUBS			
8	Colorado Dogwood Cornus sericea coloradense	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.
8	Golden Currant Ribes aureum	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.
6	Goldfinger Potentilla Potentilla fruticosa 'Goldfinger' or 'Gold Drop'	1 & 2	5 gal.	Container, 5 canes minimum 12"–18" ht.



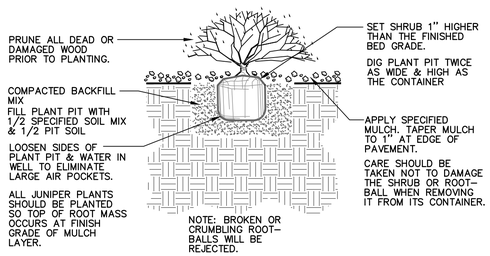
NOTES:
1) SET ALL EDGING 1" ABOVE FINISH GRADE AS SHOWN.

2) EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR, AND FLUSH W/ GRADES OF CONCRETE.

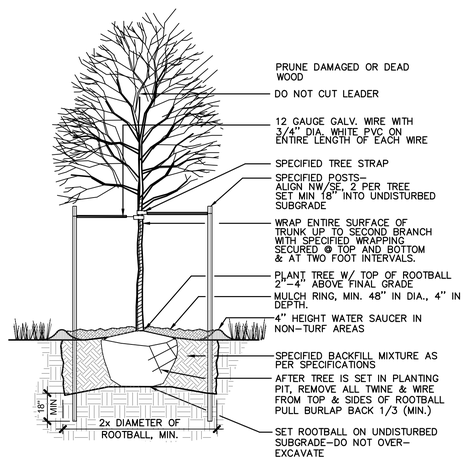
3) ALL JOINTS TO BE SECURELY STAKED.

4) CONTRACTOR SHALL CUT TOP EDGE(S) AS NEEDED TO BE PARALLEL WITH GRADE.

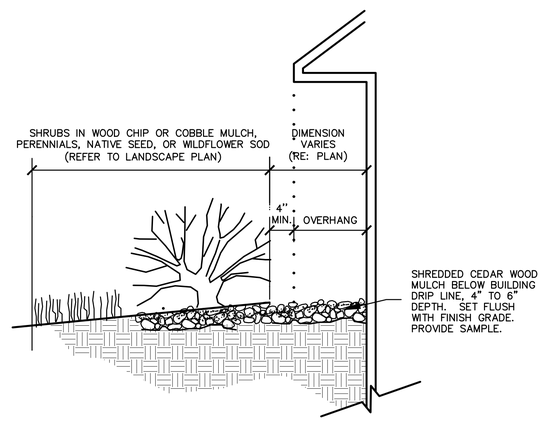
1/L2 STEEL EDGER — NOT TO SCALE



2/L2 SHRUB PLANTING — NOT TO SCALE



3/L2 DECIDUOUS TREE PLANTING — NOT TO SCALE



4/L2 MULCH ARMORED DRIP LINE — NOT TO SCALE

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

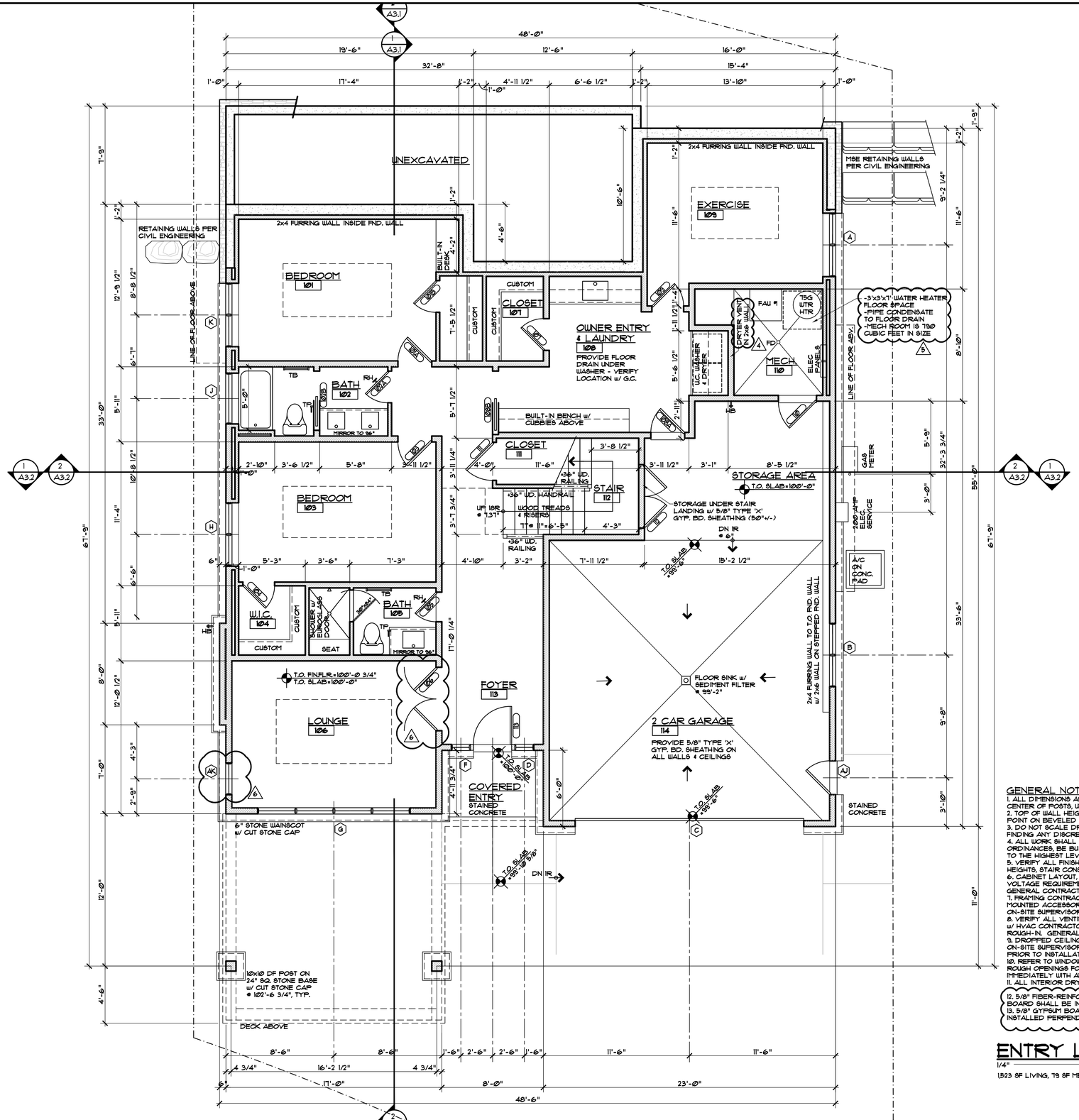
MINTURN NORTH P.U.D.
LOT 5 - LANDSCAPE PLAN
TOWN OF MINTURN, COLORADO

DESIGNED: TT
DRAWN: TT
CHECKED: RH
DATE: May 31, 2024
REVISIONS:
VERIFIED SQUARE FEET OF LOT AREA FOR SNOW STORAGE CALCULATION: 6.26.24
PERMIT SET: 7.22.24
REVISED PERMIT SET: 9.18.24

REVISED PERMIT SET

SHEET TITLE:
LANDSCAPE NOTES & DETAILS

SCALE: NOT TO SCALE
SHEET NUMBER: L2



GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE OR CENTER OF POSTS, UNLESS NOTED OTHERWISE.
2. TOP OF WALL HEIGHTS EQUAL TOP OF FLAT PLATE OR LOWER POINT ON BEVELED WALL PLATES.
3. DO NOT SCALE DRAWINGS. NOTIFY ARCHITECT IMMEDIATELY UPON FINDING ANY DISCREPANCIES IN DOCUMENTS.
4. ALL WORK SHALL COMPLY WITH STATE & LOCAL CODES AND ORDINANCES, BE BUILT TO INDUSTRY STANDARDS AND BE PERFORMED TO THE HIGHEST LEVEL OF CRAFTSMANSHIP.
5. VERIFY ALL FINISHED FLOOR THICKNESS FOR DETERMINING MOUNTING HEIGHTS, STAIR CONSTRUCTION, ETC. (3/4" SHOWN ON PLANS MAY VARY).
6. CABINET LAYOUT, APPLIANCE SPECIFICATIONS, AND ELECTRICAL/LOW VOLTAGE REQUIREMENTS & LOCATIONS NEED TO BE VERIFIED BY GENERAL CONTRACTOR PRIOR TO INSTALLATION.
7. FRAMING CONTRACTOR TO PROVIDE BLOCKING FOR ALL SURFACE MOUNTED ACCESSORIES AND SHALL COORDINATE PLACEMENT WITH ON-SITE SUPERVISOR PRIOR TO INSTALLATION.
8. VERIFY ALL VENTING, DUCTWORK, SUPPLY AND RETURN AIR LOCATIONS W/ HVAC CONTRACTOR PRIOR TO COMPLETION OF FRAMING & ELECTRICAL ROUGH-IN. GENERAL CONTRACTOR TO APPROVE ALL LOCATIONS.
9. DROPPED CEILING AND SOFFIT LOCATIONS SHALL BE APPROVED BY ON-SITE SUPERVISOR AND COORDINATED W/ M.E.P. SUB-CONTRACTORS PRIOR TO INSTALLATION.
10. REFER TO WINDOW MANUFACTURER SHOP DRAWINGS FOR EXACT ROUGH OPENINGS FOR ALL DOORS & WINDOWS. NOTIFY ARCHITECT IMMEDIATELY WITH ANY ISSUES REGARDING HEADERS AND/OR FOOTING.
11. ALL INTERIOR DRYWALL IS 5/8" GYPSUM BOARD, U.N.O.
12. 5/8" FIBER-REINFORCED GYPSUM PANELS OR FIBER-CEMENT BACKER BOARD SHALL BE INSTALLED IN ALL WET LOCATIONS BEHIND TILE.
13. 5/8" GYPSUM BOARD ON CEILING FRAMING AT 24" O.C. MUST BE INSTALLED PERPENDICULAR TO FRAMING MEMBERS. (5)

ENTRY LEVEL PLAN

1/4" = 1'-Ø"

1,523 SF LIVING, 79 SF MECH, 665 SF GARAGE

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

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

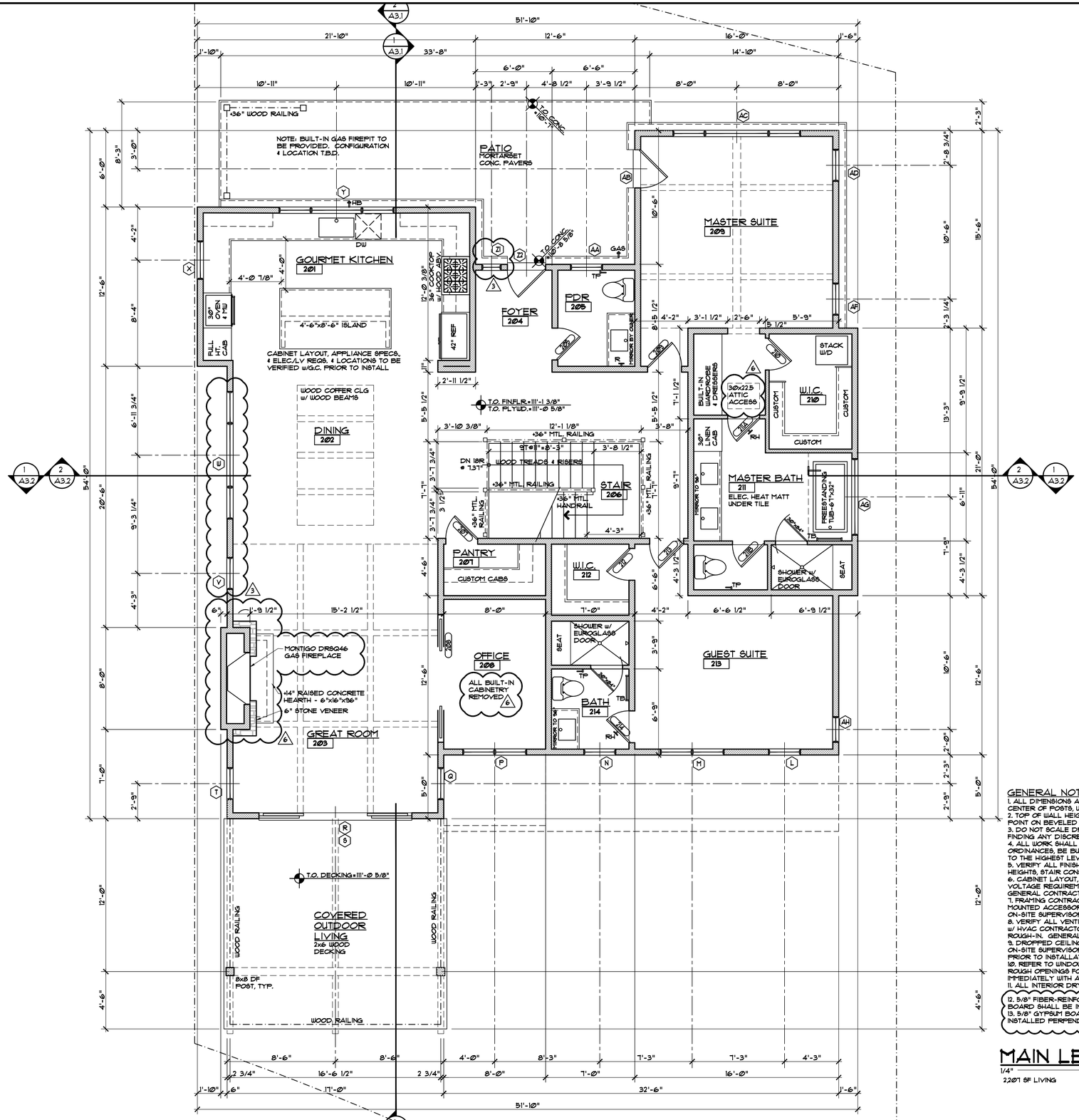
MACARTHUR
206 MILES END LANE
LOT 05, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22-L05

ISSUED

#	DATE	BY	COMMENTS
6	4-07-25	DUE	OWNER REVISIONS
5	10-18-24	DUE	REVISED PERMIT SET #2
4	9-18-24	DUE	REVISED PERMIT SET
3	7-22-24	DUE	BUILDING PERMIT SET

A1.1



GENERAL NOTES:

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13. 5/8" GYPSUM BOARD ON CEILING FRAMING AT 24" O.C. MUST BE INSTALLED PERPENDICULAR TO FRAMING MEMBERS. 5

MAIN LEVEL PLAN

1/4" = 1'-0"

2207 SF LIVING

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(970) 926-1720

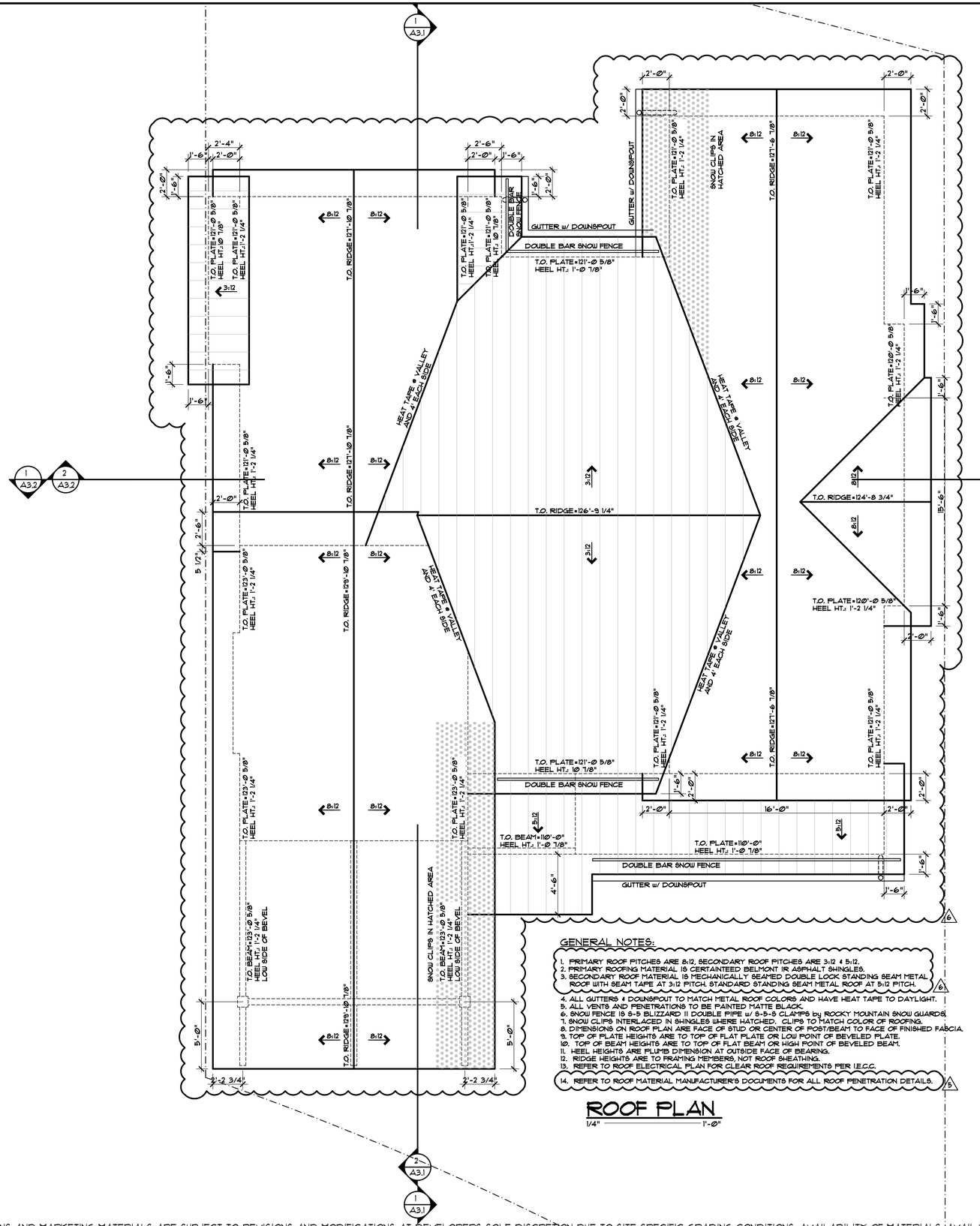
STATE OF COLORADO — DONALD W. EGGERS — 37888 — LICENSED ARCHITECT

MACARTHUR
206 MILES END LANE
LOT 05, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO:2412-22-L05

ISSUED #	DATE	BY	COMMENTS
6	4-07-25	DWE	OWNER REVISIONS
5	10-18-24	DWE	REVISED PERMIT SET #2
4	9-18-24	DWE	REVISED PERMIT SET
3	7-22-24	DWE	BUILDING PERMIT SET

A1.2



GENERAL NOTES:

1. PRIMARY ROOF PITCHES ARE 8:12, SECONDARY ROOF PITCHES ARE 3:12 & 5:12.
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 3:12 PITCH. STANDARD STANDING SEAM METAL ROOF AT 5:12 PITCH. 6
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 8-5 BLIZZARD II DOUBLE PIPE w/ 8-5-S CLAMPS by ROCKY MOUNTAIN SNOW GUARDS.
7. SNOW CLIPS INTERLACED IN SHINGLES WHERE HATCHED. CLIPS TO MATCH COLOR OF ROOFING.
8. DIMENSIONS ON ROOF PLAN ARE FACE OF STUD OR CENTER OF POST/BEAM TO FACE OF FINISHED FASCIA.
9. TOP OF PLATE HEIGHTS ARE TO TOP OF FLAT PLATE OR LOW POINT OF BEVELED PLATE.
10. TOP OF BEAM HEIGHTS ARE TO TOP OF FLAT BEAM OR HIGH POINT OF BEVELED BEAM.
11. HEEL HEIGHTS ARE PLUMB DIMENSION AT OUTSIDE FACE OF BEARING.
12. RIDGE HEIGHTS ARE TO FRAMING MEMBERS, NOT ROOF SHEATHING.
13. REFER TO ROOF ELECTRICAL PLAN FOR CLEAR ROOF REQUIREMENTS PER I.E.C.C.
14. REFER TO ROOF MATERIAL MANUFACTURER'S DOCUMENTS FOR ALL ROOF PENETRATION DETAILS. 5

ROOF PLAN

1/4" = 1'-Ø"

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STATE OF COLORADO — DONALD W. EGGERS — LICENSED ARCHITECT

MACARTHUR
206 MILES END LANE
LOT 05, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22-L05

ISSUED

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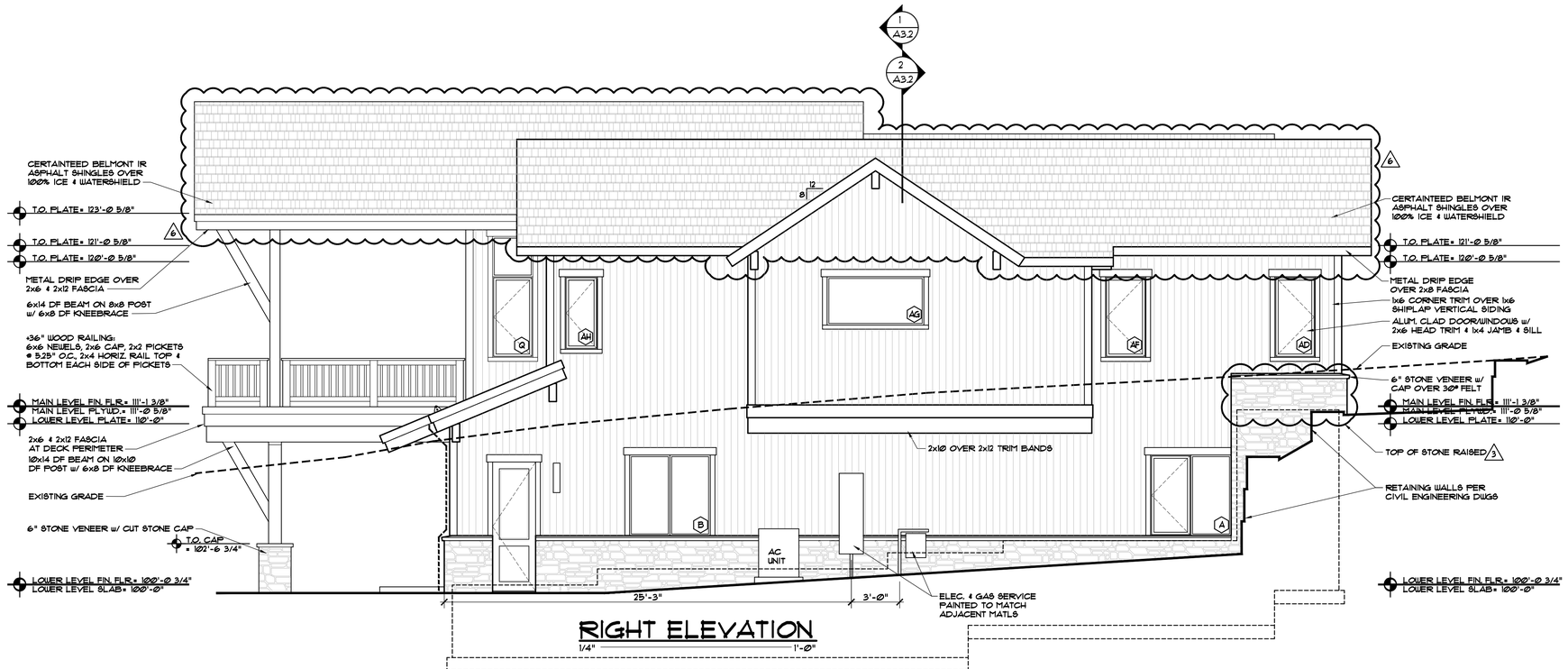
3	7-22-24	DWE	BUILDING PERMIT SET

A1.3



RIGHT ELEVATION

1/4" = 1'-0"

FRONT ELEVATION

1/4" = 1'-0"

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(970) 926-1720

STATE OF COLORADO — DONALD W. EGGERS — 19888 — LICENSED ARCHITECT

MACARTHUR
206 MILES END LANE
LOT 05, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22-L05

ISSUED

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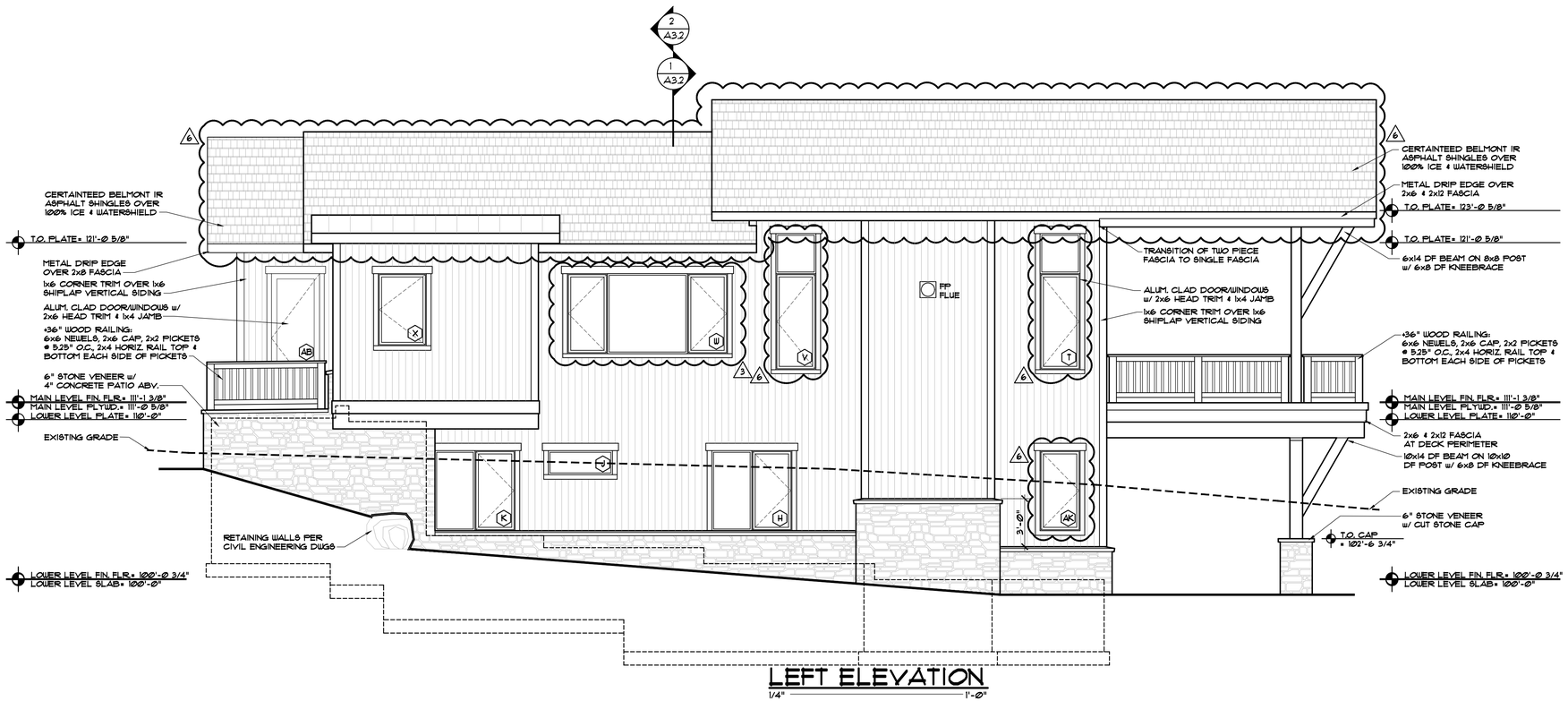
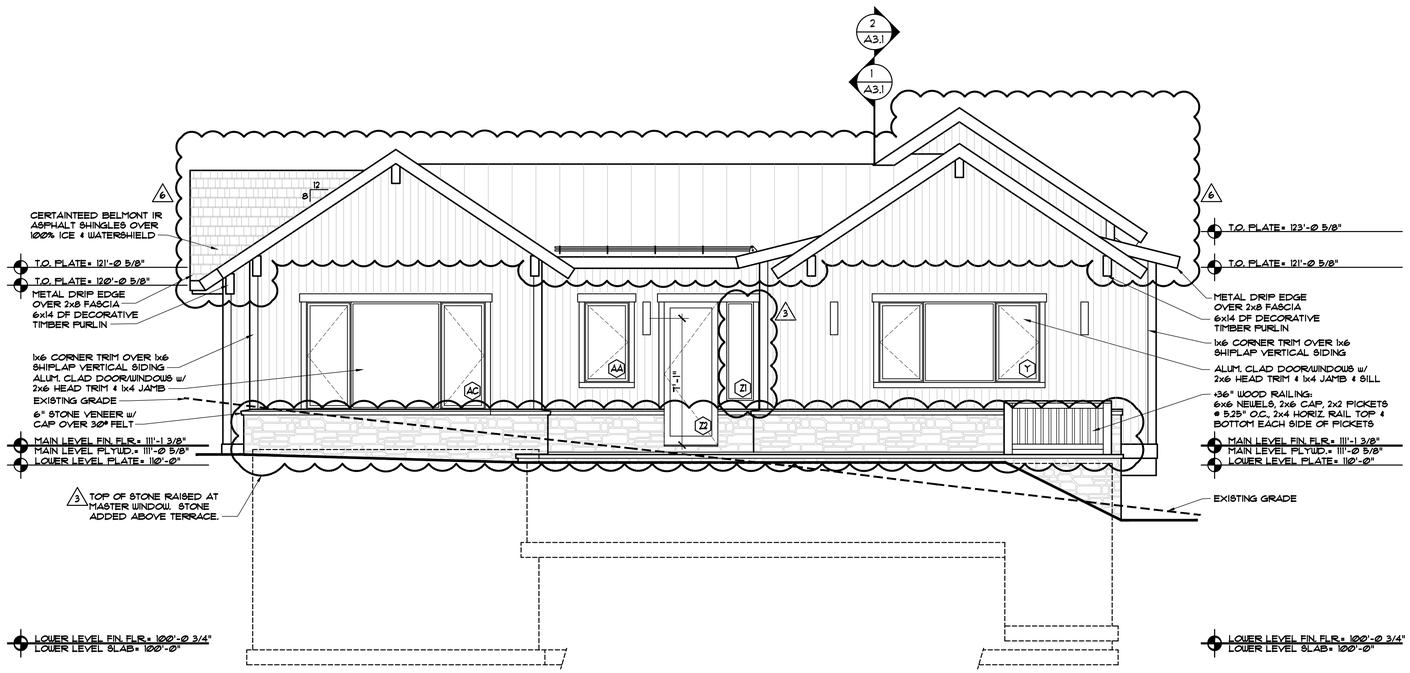
5	10-18-24	DUE	REVISED PERMIT SET #2
4	9-18-24	DUE	REVISED PERMIT SET
3	7-22-24	DUE	BUILDING PERMIT SET

A2.1



LEFT ELEVATION

1/4" = 1'-Ø"



REAR ELEVATION

1/4" = 1'-Ø"

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STATE OF COLORADO — DONALD W. EGGERS — 38288 — LICENSED ARCHITECT

MACARTHUR
206 MILES END LANE
LOT 05, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO:2412-22-L05

ISSUED

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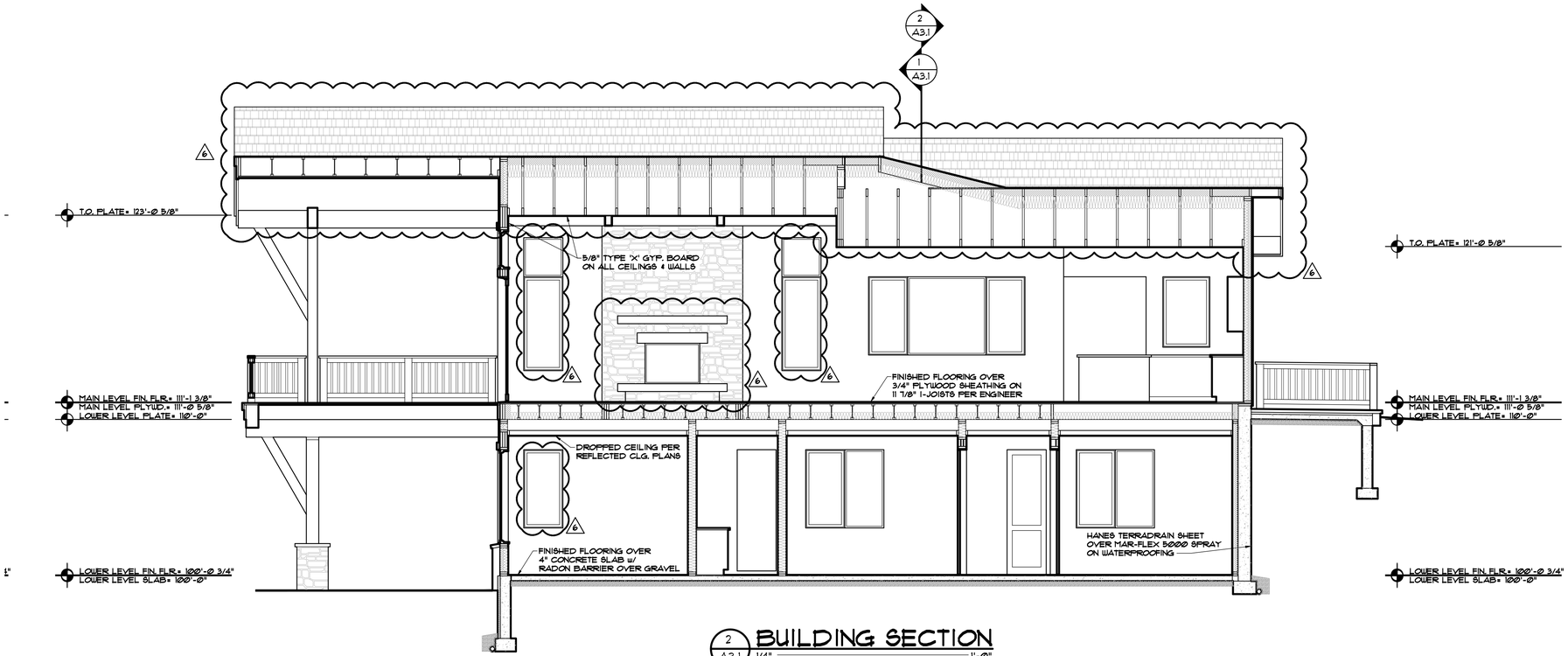
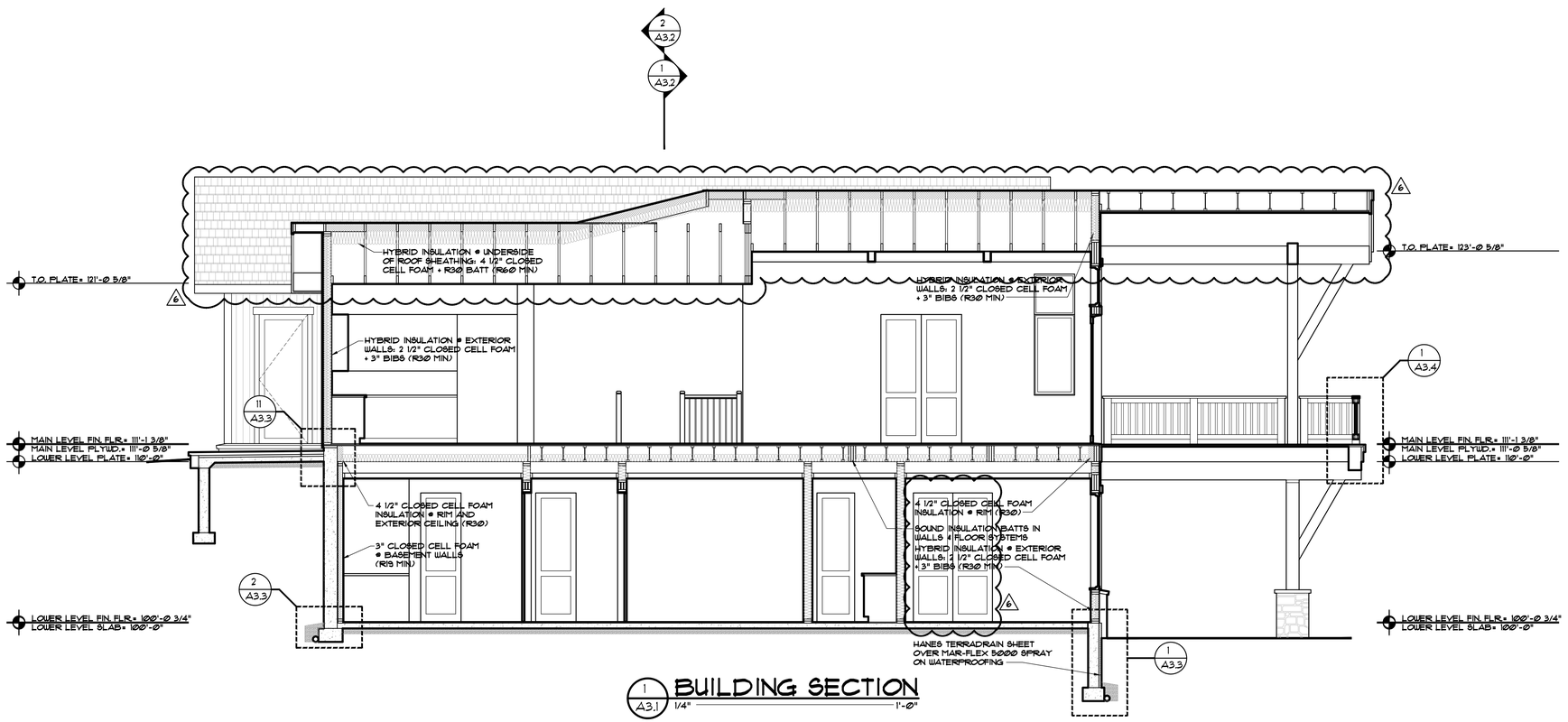
A2.2



2 A3.1 BUILDING SECTION 1/4" = 1'-Ø"



1 A3.1 BUILDING SECTION 1/4" = 1'-Ø"

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

MACARTHUR
206 MILES END LANE
LOT 05, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22-L05

ISSUED

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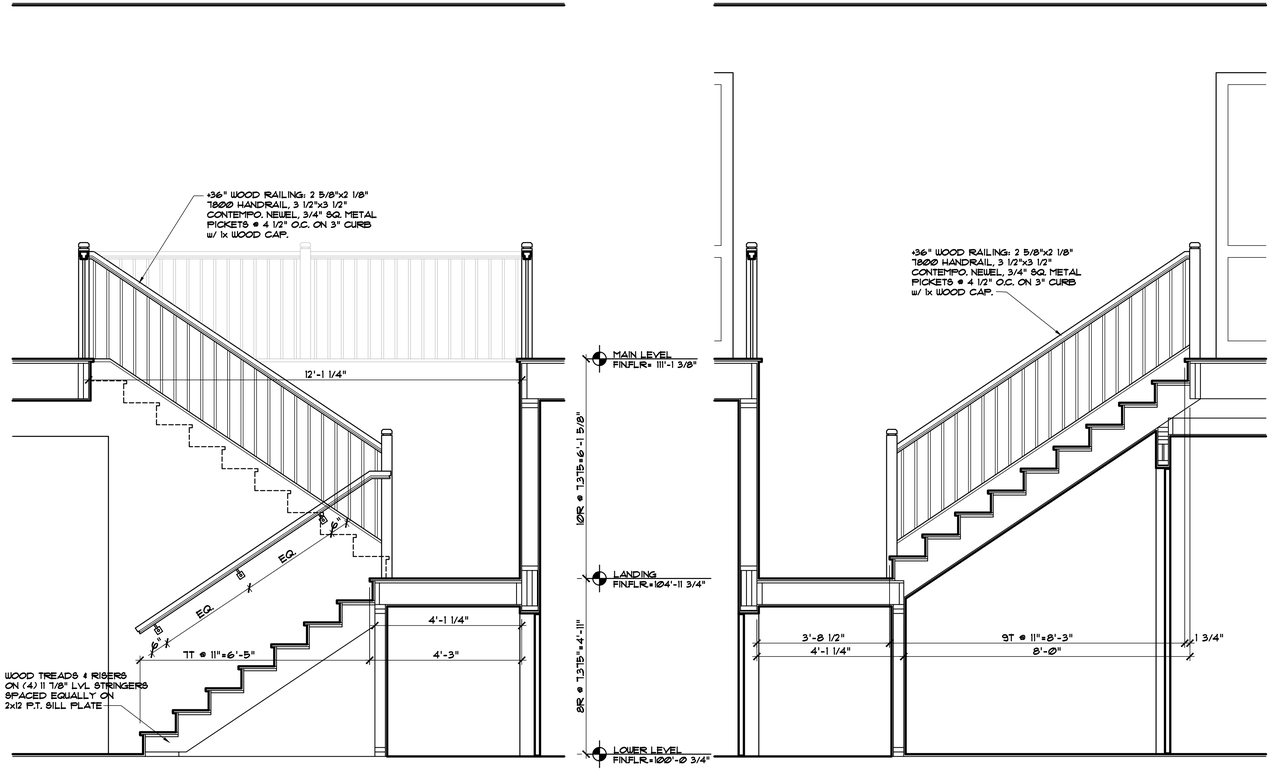
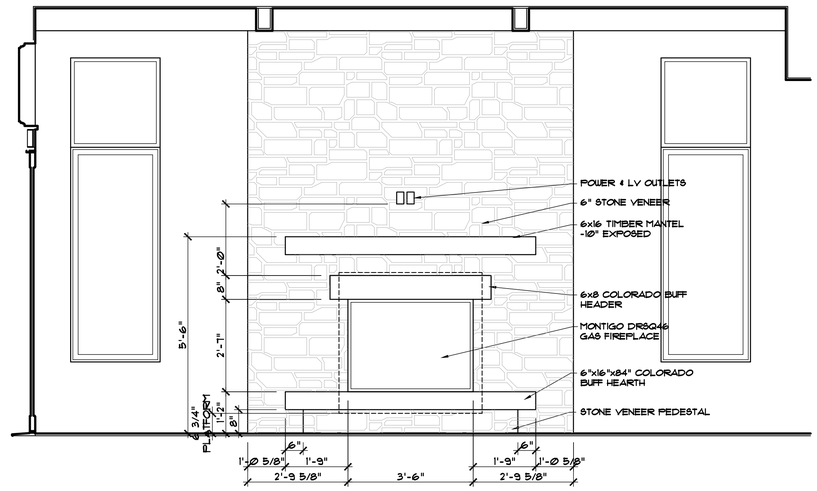
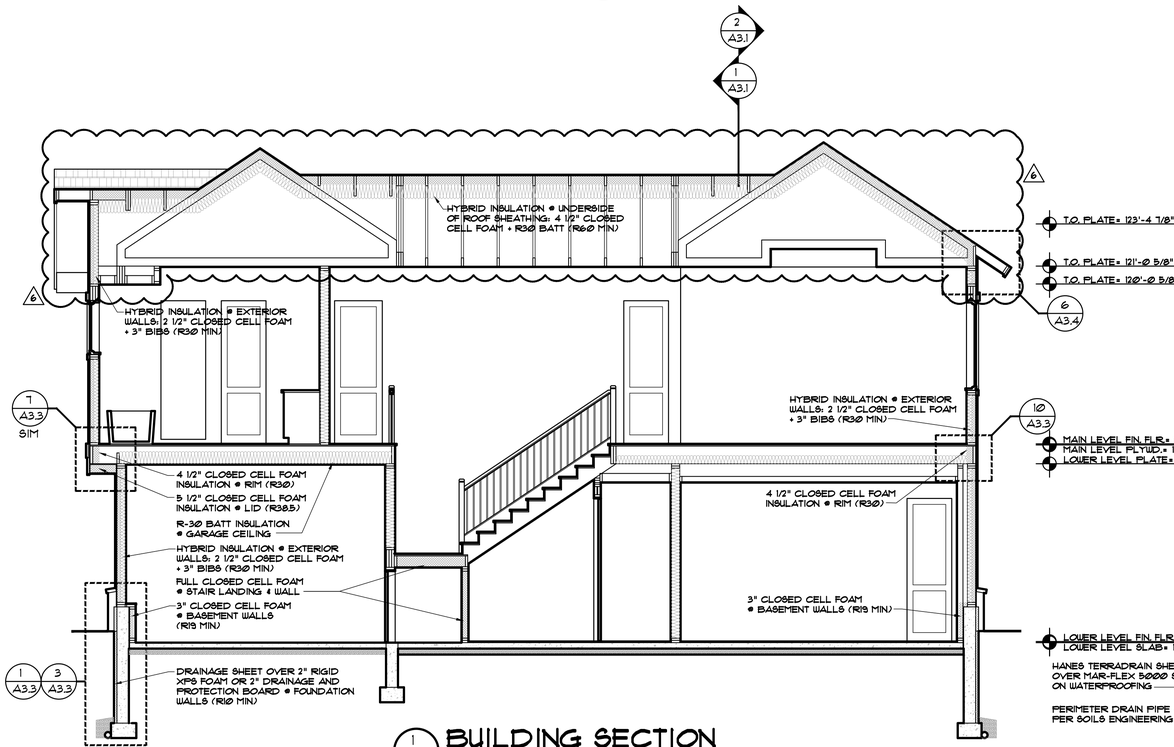
A3.1



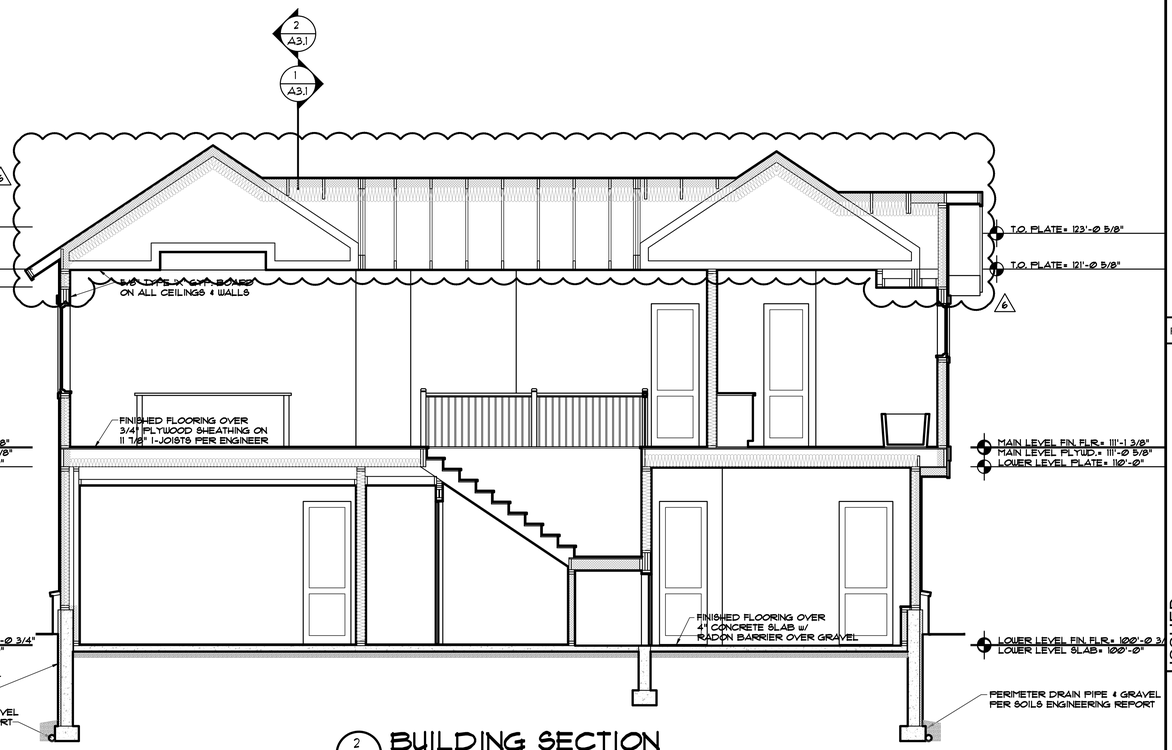
3 A3.2 **STAIR SECTIONS** 1/2" = 1'-0"



4 A3.2 **FIREPLACE ELEVATION** 1/2" = 1'-0" 6



1 A3.2 **BUILDING SECTION** 1/4" = 1'-0"



2 A3.2 **BUILDING SECTION** 1/4" = 1'-0"

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STATE OF COLORADO DONALD W. EGGERS 38888 LICENSED ARCHITECT

MACARTHUR
206 MILES END LANE
LOT 05, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO:2412-22-L05

ISSUED

#	DATE	BY	COMMENTS
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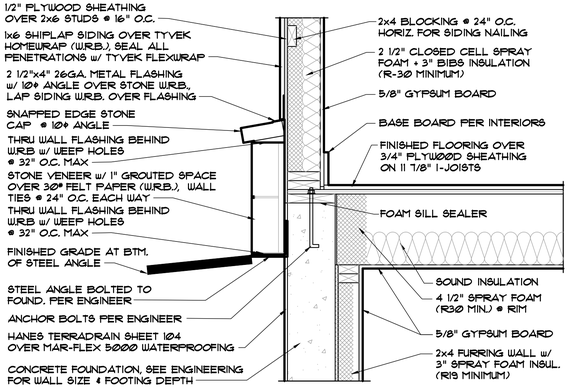
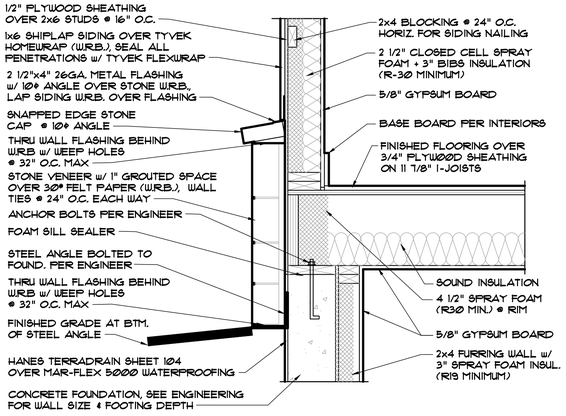
3	7-22-24	DUE	BUILDING PERMIT SET

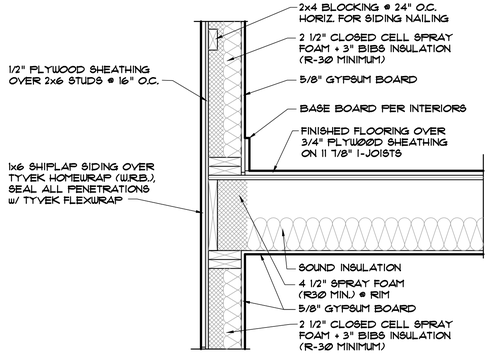
A3.2



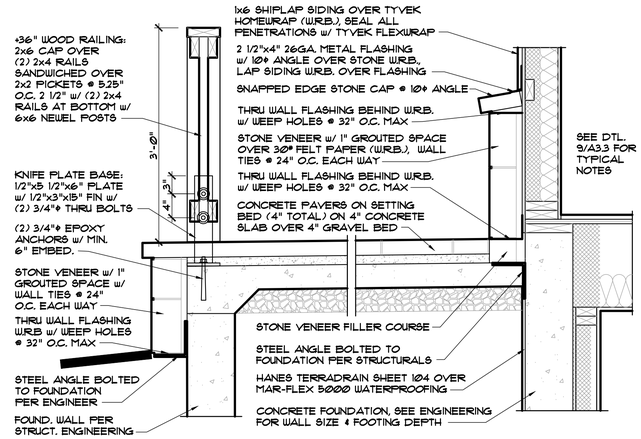
8 A3.3 — FLOOR ASSEMBLY HANGING INSIDE FOUNDATION WALL — 1" = 1'-0"



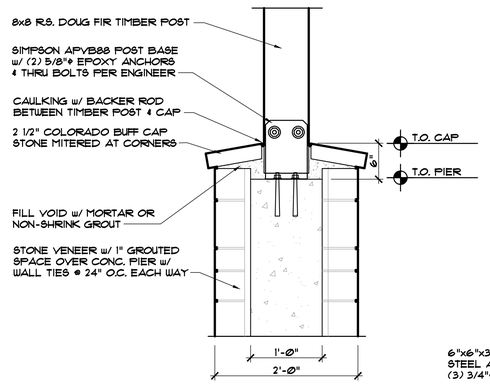
9 A3.3 — FLOOR ASSEMBLY BEARING ON FOUNDATION WALL — 1" = 1'-0"



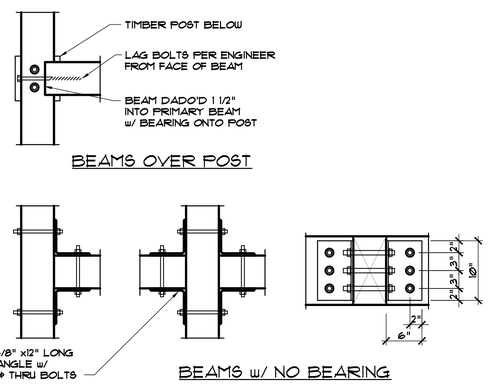
10 A3.3 — FLOOR ASSEMBLY ON FRAMING WALL BEARING — 1" = 1'-0"



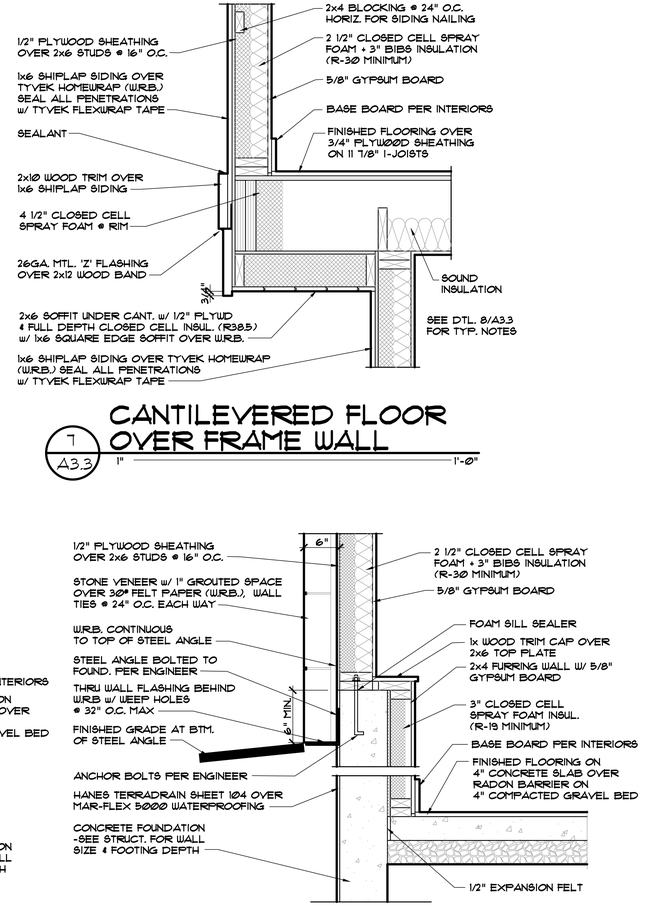
11 A3.3 — CONCRETE PAVER PATIO w/ WOOD RAILING CONNECTION — 1" = 1'-0"



5 A3.3 — STANDARD TIMBER POST ON STONE BASE — 1" = 1'-0"



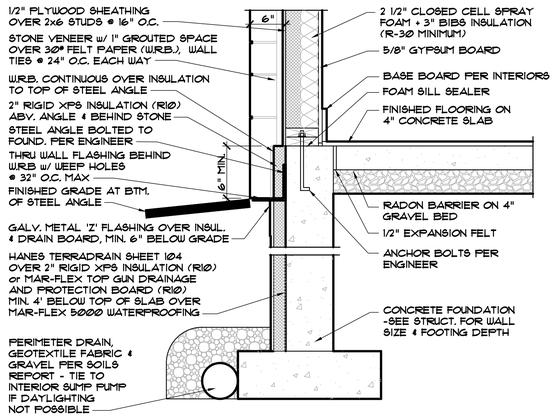
6 A3.3 — TIMBER BEAM CONNECTIONS — 1" = 1'-0"



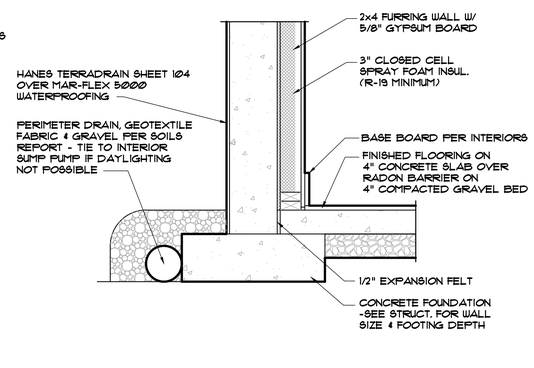
7 A3.3 — CANTILEVERED FLOOR OVER FRAME WALL — 1" = 1'-0"

SUBSLAB DEPRESSURIZATION RADON SYSTEM (PASSIVE):
1. 4" GAS PERMEABLE GRAVEL OVER SUB-GRADE.
2. SOIL-GAS-RETARDER FABRIC OVER GRAVEL & SEALED TO ALL PENETRATIONS.
3. 'T' FITTING VENT PIPE INSTALLED INTO THE GRAVEL AND EXTENDING TO 12" ABOVE ROOF.
4. A VENT PIPE SHALL BE INSTALLED IN EACH ZONE BROKEN BY INTERNAL SPREAD FOOTINGS.
5. RADON VENTS MUST RUN THROUGH INTERIOR FRAME WALLS.
6. ROUTING TO BE DETERMINED BY GENERAL CONTRACTOR.

FOUNDATION INSULATION & WATERPROOFING:
1. ALL FOUNDATION WALLS TO RECEIVE MARFLEX 5000 SPRAY ON WATERPROOFING.
2. WHERE CONCRETE SLAB IS LESS THAN 12" BELOW GRADE (WALK-OUT CONDITIONS & GARAGE SLABS) 2" RIGID FOAM INSULATION BOARD (R-10 MIN) IS TO BE INSTALLED TO 4'-0" MINIMUM DEPTH BELOW GRADE.
3. HANES TERRADRAIN SHEET 104 DRAINAGE MATT TO BE INSTALLED AT ALL WALLS PER SOILS REPORT.

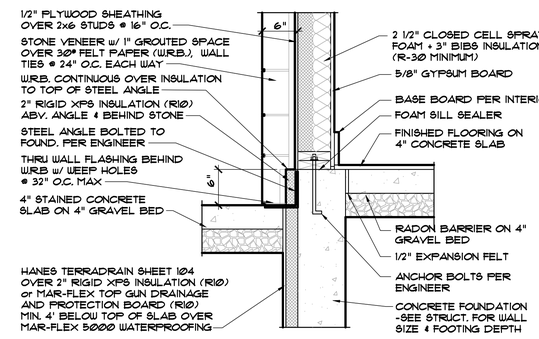


1 A3.3 — FOUNDATION @ SLAB ELEVATION WITH STEEL STONE SUPPORT — 1" = 1'-0"



2 A3.3 — FULL FOUNDATION WALL WTIH SLAB — 1" = 1'-0"

3 A3.3 — FOUNDATION ABOVE SLAB HEIGHT WITH STEEL STONE SUPPORT — 1" = 1'-0"



4 A3.3 — STAINED CONCRETE PATIO w/ STEEL STONE SUPPORT — 1" = 1'-0"

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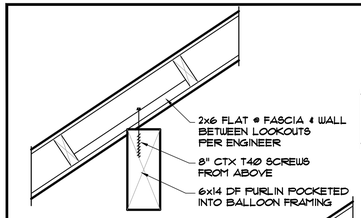
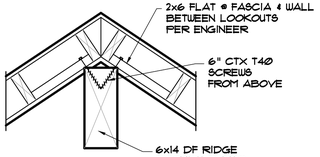
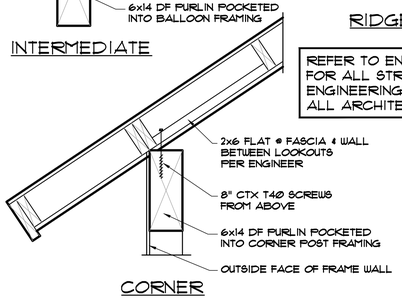
A3.3



INTERMEDIATE



RIDGE

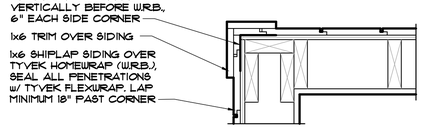


CORNER

REFER TO ENGINEERING DRAWING FOR ALL STRUCTURAL CONNECTIONS. ENGINEERING DETAILS SUPERCEDE ALL ARCHITECTURAL DETAILS.

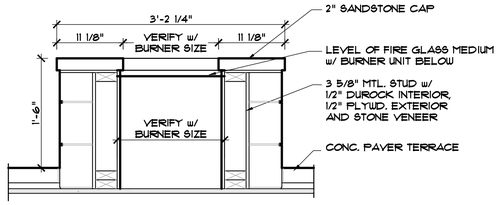
9 A3.4 DECO PURLIN ATTACHMENT

1" = 1'-0"



VERTICAL SIDING

11 A3.4 EXTERIOR CORNER DETAIL

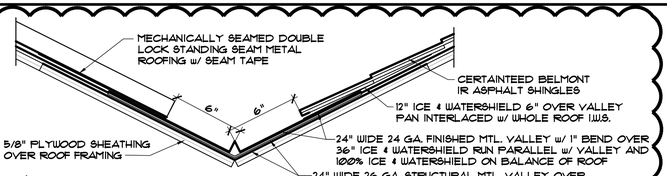


HPC 54"x16" RECTANGULAR H BURNER W/ ELECTRONIC IGNITION

PROVIDE POWER & GAS SHUT OFF PER MANUFACTURER

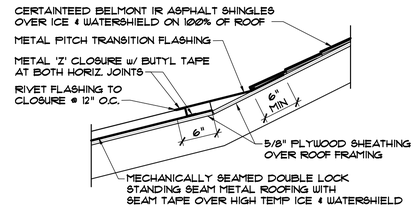
10 A3.4 FIREPIT ASSEMBLY

1" = 1'-0"



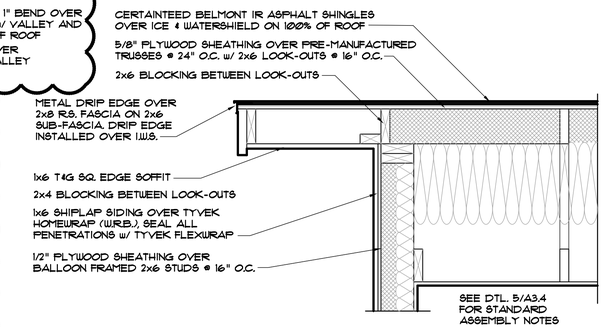
13 A3.4 VALLEY FLASHING

NTS



12 A3.4 PITCH CHANGE FLASHING

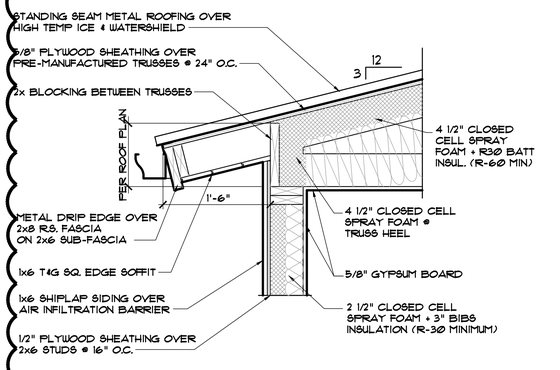
1" = 1'-0"



14 A3.4 RAKE DETAIL w/ SHINGLES

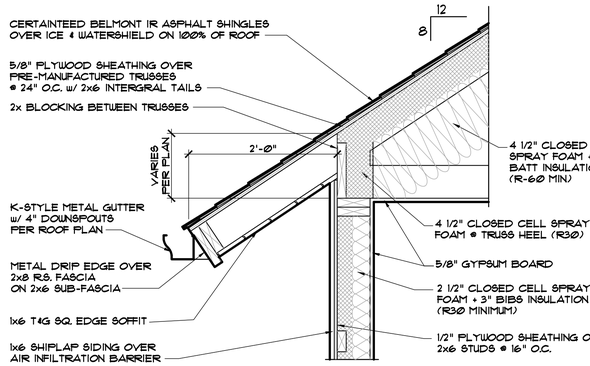
1" = 1'-0"

6



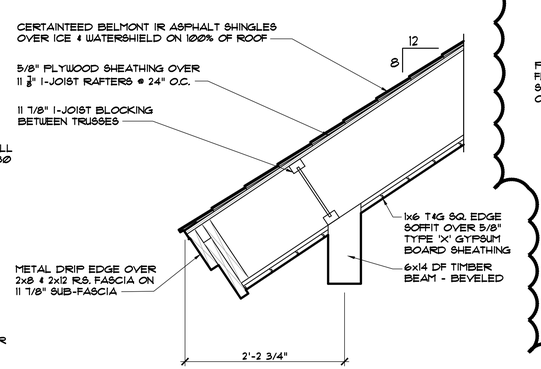
5 A3.4 EAVE DETAIL w/ 3:12 PITCH

1" = 1'-0"



6 A3.4 EAVE DETAIL w/ 8:12 PITCH ON PRE-MANUFACTURED TRUSSES

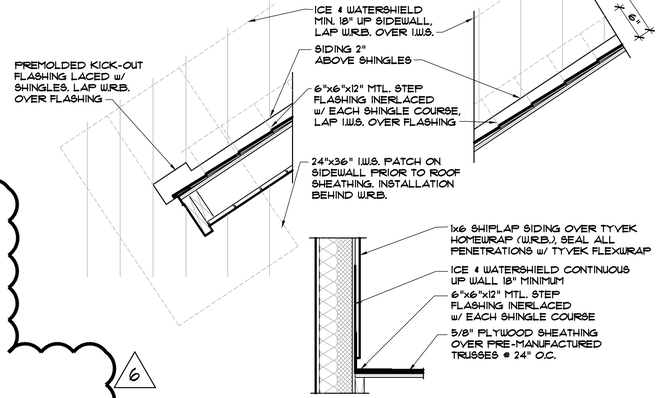
1" = 1'-0"



7 A3.4 EAVE DETAIL w/ 8:12 PITCH 11 7/8" I-JOIST RAFTERS ON TIMBER BEAM

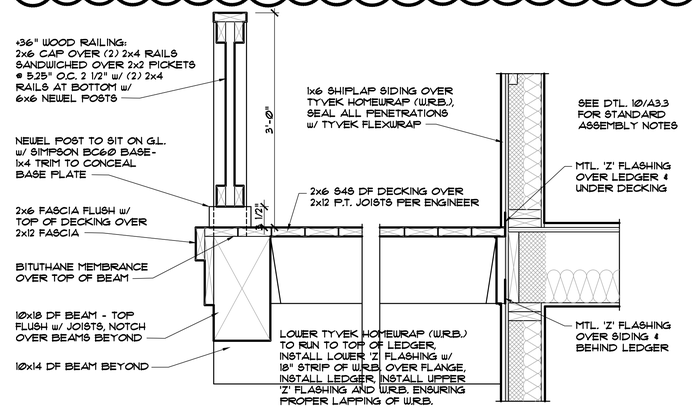
1" = 1'-0"

6



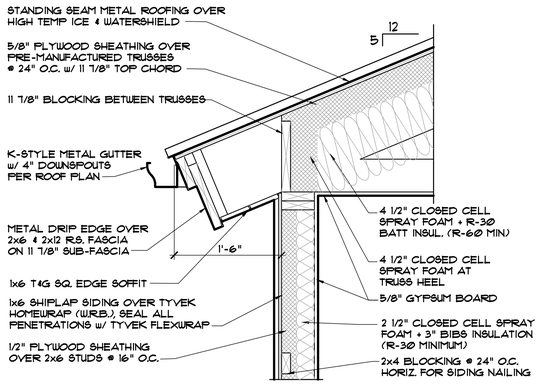
8 A3.4 SIDE WALL FLASHINGS

1" = 1'-0"



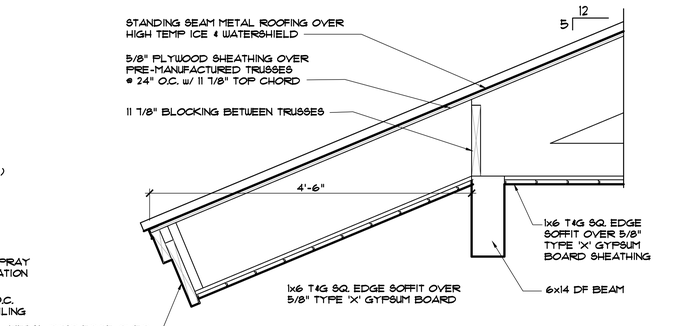
1 A3.4 DECK RAILING, DECK EDGE AND DECK ASSEMBLY AT WALL

1" = 1'-0"



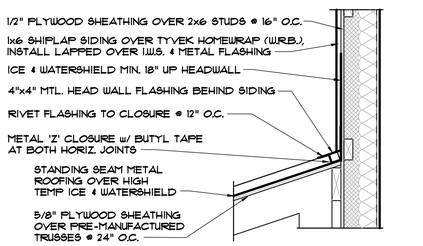
2 A3.4 EAVE DETAIL w/ 5:12 PITCH w/ 11 7/8" TOP CHORD

1" = 1'-0"



3 A3.4 EAVE DETAIL w/ 5:12 PITCH w/ 11 7/8" TOP CHORD @ ENTRY

1" = 1'-0"



4 A3.4 HEAD WALL FLASHINGS

1" = 1'-0"

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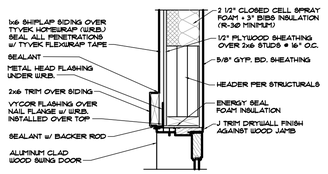
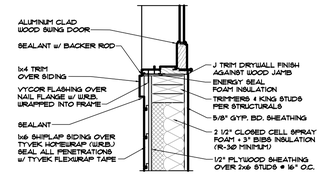
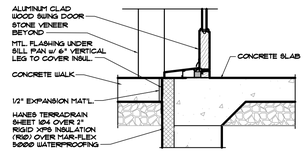
A3.4



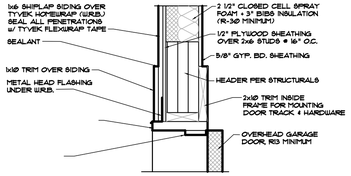
13 A3.5 SWING DOOR HEAD DTL. W/ VERTICAL SIDING 1" = 1'-0"



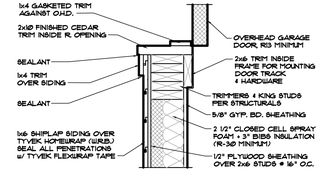
14 A3.5 SWING DOOR JAMB DTL. W/ VERTICAL SIDING 1" = 1'-0"



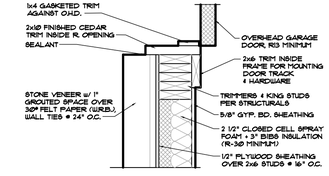
15 A3.5 SWING DOOR SILL DTL. ON CONCRETE SLAB 1" = 1'-0"



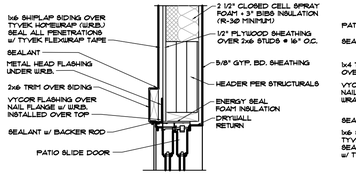
10 A3.5 OVERHEAD DOOR HEAD W/ VERTICAL SIDING 1" = 1'-0"



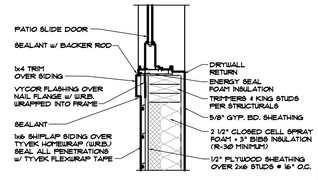
11 A3.5 OVERHEAD DOOR JAMB W/ VERTICAL SIDING 1" = 1'-0"



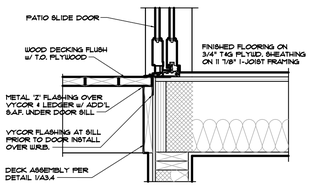
12 A3.5 OVERHEAD DOOR JAMB W/ STONE VENEER 1" = 1'-0"



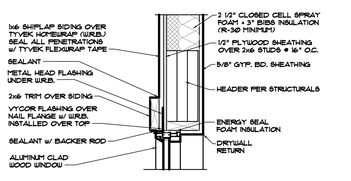
7 A3.5 HEAD DETAIL @ PATIO SLIDE DOOR 1 1/2" = 1'-0"



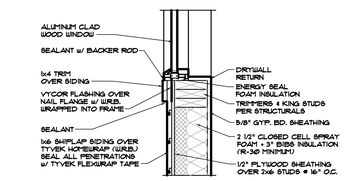
8 A3.5 JAMB DETAIL @ PATIO SLIDE DOOR 1 1/2" = 1'-0"



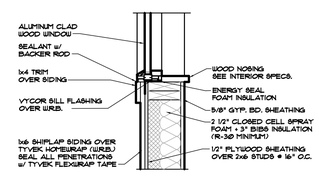
9 A3.5 SILL DETAIL @ PATIO SLIDE DOOR 1 1/2" = 1'-0"



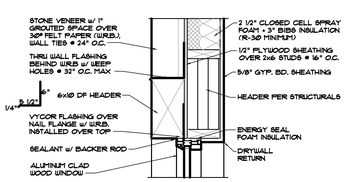
4 A3.5 HEAD DETAIL W/ VERTICAL SIDING 1" = 1'-0"



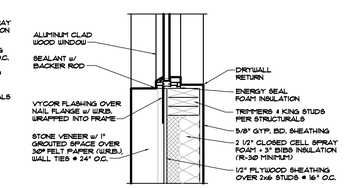
5 A3.5 JAMB DETAIL W/ VERTICAL SIDING 1" = 1'-0"



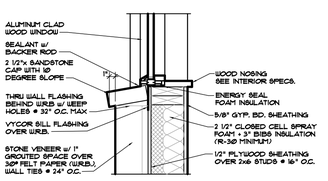
6 A3.5 SILL DETAIL W/ VERTICAL SIDING 1" = 1'-0"



1 A3.5 HEAD DETAIL W/ STONE 1" = 1'-0"



2 A3.5 JAMB DETAIL W/ STONE 1" = 1'-0"



3 A3.5 SILL DETAIL W/ STONE 1" = 1'-0"

NOTE: WINDOW AND DOOR INSTALLATION, INCLUDING WATER RESISTANT BARRIER, FLASHINGS, SEALANTS AND THEIR SEQUENCE SHALL BE COMPLETED PER THE MANUFACTURER'S INSTALLATION REQUIREMENTS & THEIR INSTRUCTIONS. 5

EXTERIOR DOOR & WINDOW SCHEDULE

WINDOW LETTER	WINDOW SIZE	HEAD HEIGHTS	COMMENTS
A	2'-6"x5'-0" CSMT + 2'-6"x5'-0" FIXED MULLED	8'-0"	
B	(2) 2'-6"x5'-0" FIXED MULLED	8'-0"	
C	18'-0"x9'-0" OVERHEAD DOOR	9'-0"	WOOD CLAD - HERRINGBONE PATTERN
D	1'-6"x6'-6" FIXED (T)	8'-0"	
F	1'-6"x6'-6" FIXED (T)	8'-0"	
G	3'-0"x6'-0" CSMT + (2) 3'-0"x6'-0" FIXED + 3'-0"x6'-0" CSMT MULLED	8'-0"	
H	2'-6"x5'-0" FIXED + 2'-6"x5'-0" CSMT MULLED (T)	8'-0"	
J	4'-0"x1'-6" FIXED (T)	8'-0"	
K	2'-6"x5'-0" FIXED + 2'-6"x5'-0" CSMT MULLED	8'-0"	
L	2'-6"x4'-6" CSMT	8'-0"	
M	(2) 2'-6"x5'-0" CSMT MULLED	8'-0"	
N	2'-6"x4'-6" CSMT	8'-0"	
P	2'-6"x4'-6" CSMT	8'-0"	
Q	2'-6"x2'-6" FIXED OVER 2'-6"x5'-0" CSMT MULLED	10'-6"	
R	12'-0"x8'-0" 4 PANEL BI-PARTING FULL LITE DOORS (T)	8'-0"	
S	(4) 3'-0"x2'-6" FIXED MULLED		5 1/2" LVL HDR BETWEEN R & S
6 T	2'-6"x2'-6" FIXED OVER 2'-6"x6'-0" CSMT MULLED	10'-6"	
6 V	2'-6"x2'-6" FIXED OVER 2'-6"x6'-0" CSMT MULLED	10'-6"	
W	2'-6"x6'-0" CSMT + 5'-0"x5'-0" FIXED + 2'-6"x5'-0" CSMT MULLED	8'-0"	
X	3'-0"x4'-6" CSMT	8'-0"	
Y	2'-6"x4'-6" CSMT + 4'-0"x4'-6" FIXED + 2'-6"x4'-6" CSMT MULLED	8'-0"	
1 Z1	1'-6"x5'-6" FIXED (T)	8'-0"	
1 Z2	3'-0"x8'-0" FULL LITE DOOR (T)	8'-0"	
AA	2'-6"x4'-6" CSMT	8'-0"	
AB	3'-0"x8'-0" FULL LITE DOOR (T)	8'-0"	
AC	2'-6"x6'-0" CSMT + 5'-0"x6'-0" FIXED + 2'-6"x6'-0" CSMT MULLED	8'-0"	
AD	2'-6"x5'-0" CSMT	8'-0"	
AF	2'-6"x5'-0" CSMT	8'-0"	
AG	6'-0"x3'-0" FIXED (T)	8'-0"	
AH	2'-0"x4'-6" CSMT	8'-0"	
5 AJ	2'-8"x8'-0" HALF LITE PATIO DOOR	8'-0"	MOVED FROM DOOR SCHEDULE
6 AK	2'-6"x5'-0" CSMT MULLED	8'-0"	

WINDOW & EXTERIOR DOOR NOTES:

1. ALL WINDOWS ARE TO BE ALUMINUM CLAD WOOD WINDOWS BY SIERRA PACIFIC IN BLACK COLOR.
2. WINDOW MANUFACTURER TO PROVIDE TEMPERED GLAZING IN ALL LOCATIONS AS REQUIRED BY THE 2021 I.R.C. INDICATED BY (T) IN SCHEDULE. 4
3. ALL WINDOWS TO MEET ENERGY CODE RATING PER THE 2021 I.R.C. U VALUE= .030 MAXIMUM, SHGC VALUE NOT REQUIRED IN ZONE 6. 5
4. PROVIDE SCREENS AT ALL OPERATING WINDOWS & DOORS.
5. DOOR HARDWARE AND HINGES TO MATCH INTERIOR HARDWARE COLORS.
6. WINDOW HEAD HEIGHTS ARE TO MATCH HEAD HEIGHT OF EXTERIOR DOORS.
7. HEAD HEIGHTS ARE ABOVE FINISHED FLOOR LEVELS.

DOOR SCHEDULE

DOOR #	DOOR TYPE	SIZE	DOOR MATERIAL	FRAME MATERIAL	FINISH	HARDWARE SET	COMMENTS
101A	SWING	2'-8" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	
101B	SWING	2'-6" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	PASSAGE	
102A	SWING	2'-6" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	
102B	POCKET	2'-4" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	POCKET	
103	SWING	2'-8" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	
104	SWING	2'-6" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	PASSAGE	
105	SWING	2'-4" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	
6 106	SWING	(2) 2'-6" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	T-ASTRAGAL & FLUSH BOLTS
107	SWING	2'-6" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	PASSAGE	
108A	SWING	2'-8" x 8'-0" x 2 1/4"	WOOD	WOOD	STAIN	PRIVACY	2Ø MIN/SELF-CLOSING/WEATHER STRIP
108B	POCKET	2'-6" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	POCKET	
109	SWING	2'-6" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	PASSAGE	
110	SWING	3'-0" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	PASSAGE	2Ø MIN/SELF-CLOSING/WEATHER STRIP
111	SWING	3'-0" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	PASSAGE	
112	SWING	PR. 2'-6"x4'-0"x 1 3/4"	WOOD	WOOD	STAIN	DUMMY	SPRING LATCHES @ HEAD
113	SWING	3'-0" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	ENTRY	CUSTOM ENTRY DOOR
1 114	MOVED TO WINDOW SCHEDULE						
205	SWING	2'-6" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	
207	SWING	2'-6" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	PASSAGE	
208	POCKET	PR. 2'-6" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	POCKET	
209	SWING	2'-8" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	
210	SWING	2'-6" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	PASSAGE	
211A	SWING	2'-6" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	
211B	SWING	2'-6" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	
212	SWING	2'-6" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	PASSAGE	
213	SWING	2'-8" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	
214	SWING	2'-6" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	

INTERIOR DOOR NOTES:

1. SEE INTERIOR SPECS FOR DOOR SPECIES AND PROFILE.
2. PROVIDE DOOR STOPS, EITHER HINGE OR BASEBOARD, AT ALL DOORS.
3. HINGES ARE TO MATCH INTERIOR HARDWARE FINISH
4. PROVIDE DEADBOLTS AT DOORS INTO GARAGES.
5. ALL SHOWER DOORS ARE EUROGLASS 1'-Ø" TALL IN 8'-Ø" OPENING.

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RESORT CONCEPTS
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STATE OF COLORADO — DONALD W. EGGERS — 37308 — REGISTERED ARCHITECT

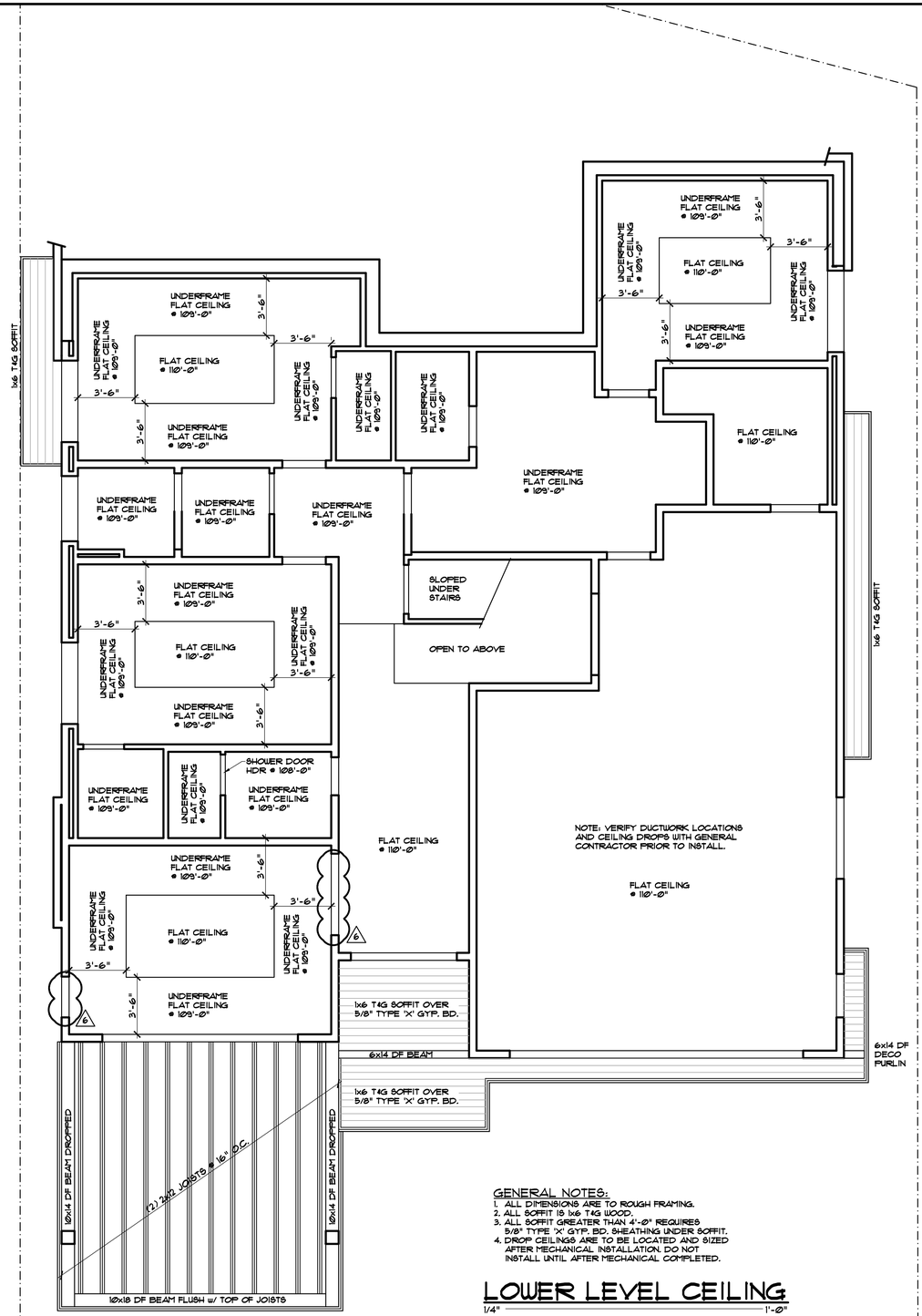
MACARTHUR
206 MILES END LANE
LOT 05, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22-L05

ISSUED

#	DATE	BY	COMMENTS
6	4-07-25	DUE	OWNER REVISIONS
5	10-18-24	DUE	REVISED PERMIT SET #2
4	9-18-24	DUE	REVISED PERMIT SET
3	7-22-24	DUE	BUILDING PERMIT SET

A3.5



GENERAL NOTES:
1. ALL DIMENSIONS ARE TO ROUGH FRAMING.
2. ALL SOFFIT IS 1x6 T&G WOOD.
3. ALL SOFFIT GREATER THAN 4'-0" REQUIRES 5/8" TYPE 'X' GYP. BD. SHEATHING UNDER SOFFIT.
4. DROP CEILINGS ARE TO BE LOCATED AND SIZED AFTER MECHANICAL INSTALLATION. DO NOT INSTALL UNTIL AFTER MECHANICAL COMPLETED.

LOWER LEVEL CEILING

1/4" = 1'-0"

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STATE OF COLORADO — DONALD W. EGGERS — LICENSED ARCHITECT

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206 MILES END LANE
LOT 05, MINTURN NORTH
MINTURN, COLORADO

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A4.1

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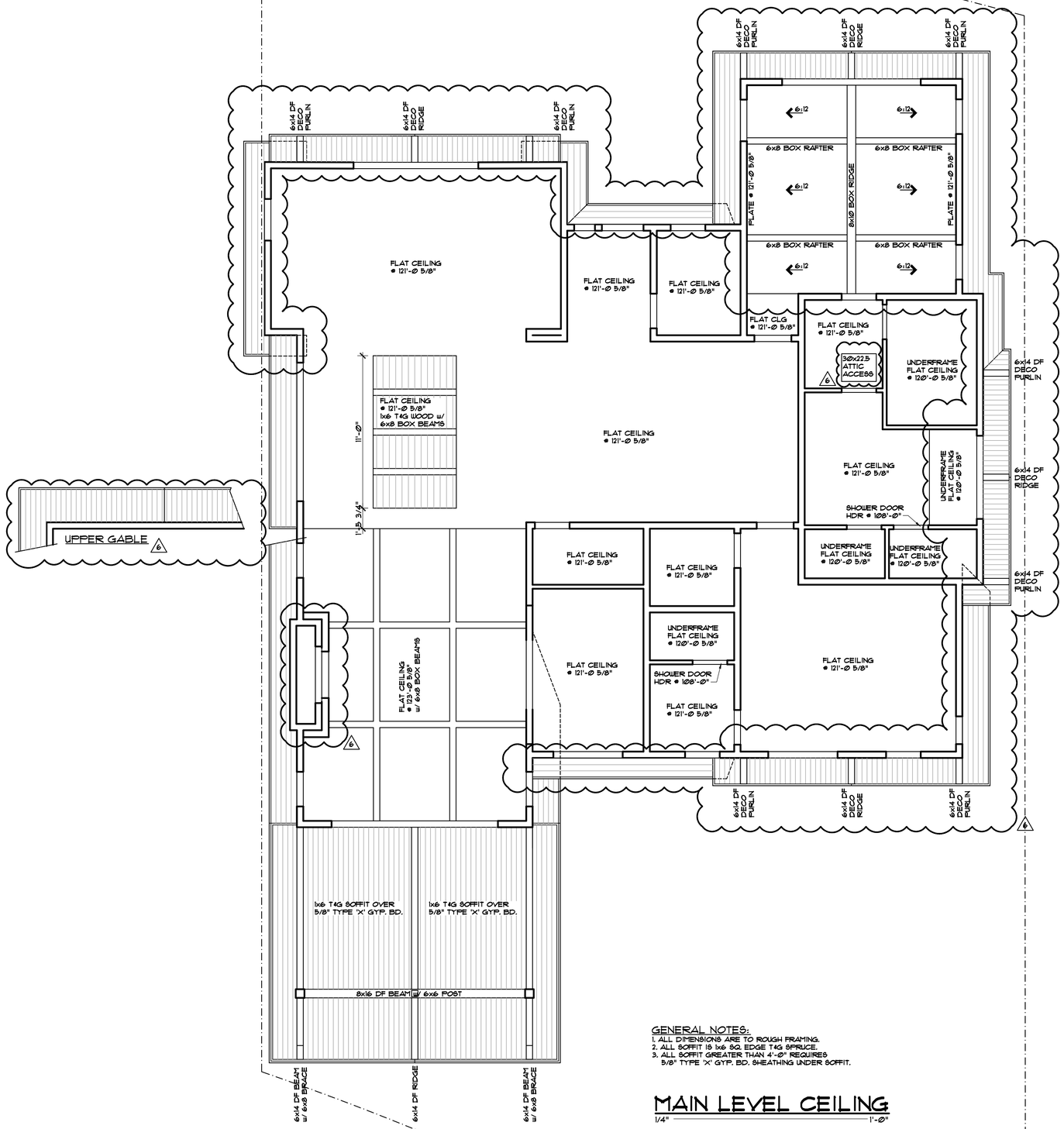

GENERAL NOTES:
1. ALL DIMENSIONS ARE TO ROUGH FRAMING.
2. ALL SOFFIT IS 1x6 SQ. EDGE T&G SPRUCE.
3. ALL SOFFIT GREATER THAN 4'-Ø" REQUIRES 5/8" TYPE 'X' GYP. BD. SHEATHING UNDER SOFFIT.

MAIN LEVEL CEILING
1/4" = 1'-Ø"

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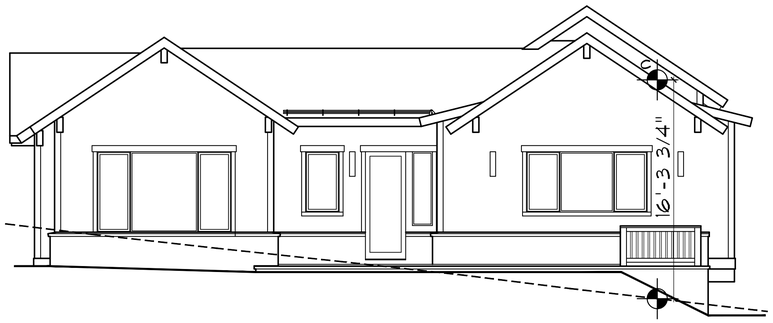
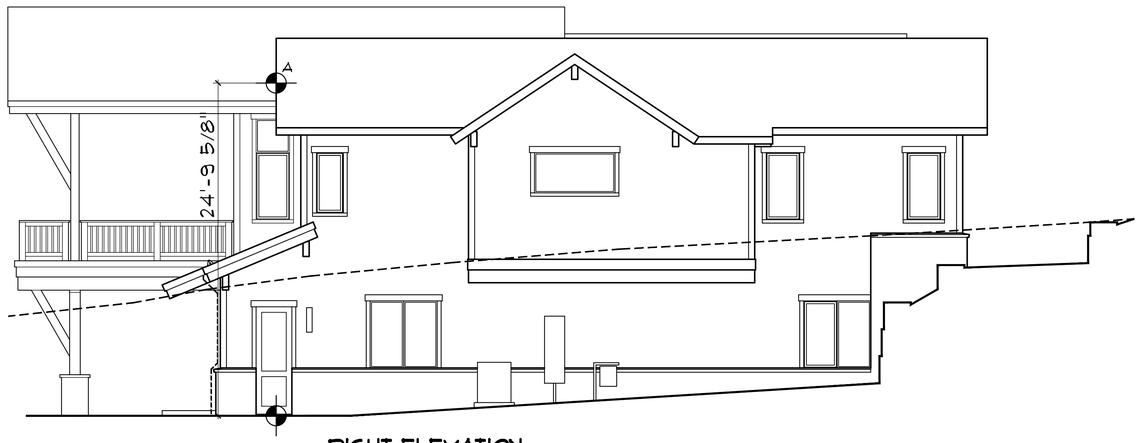
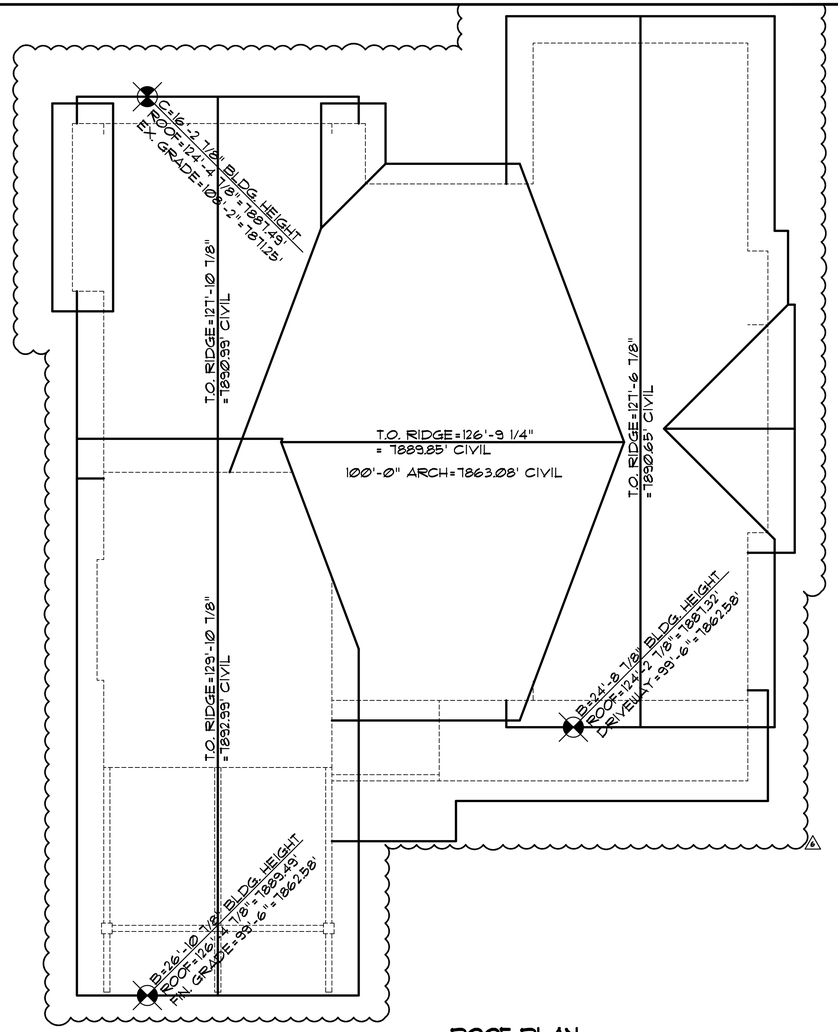
A4.2



REAR ELEVATION
1/4" 1'-0"

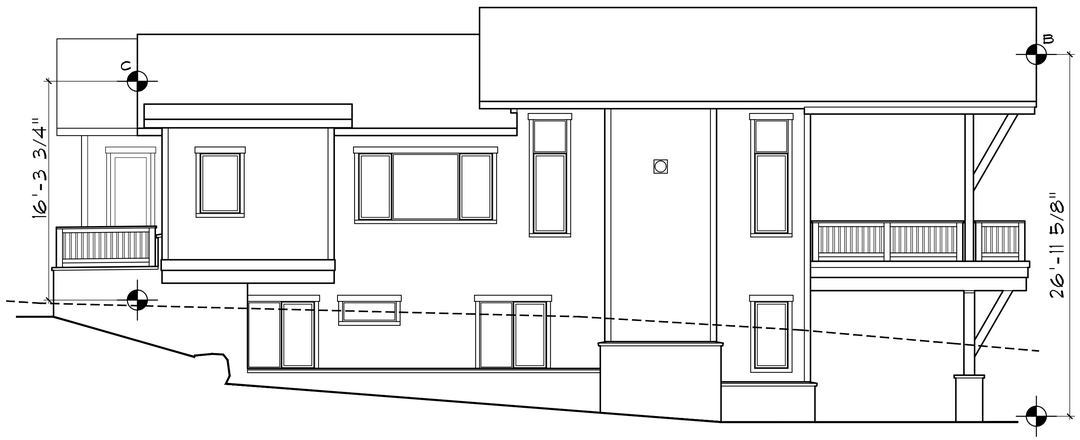


RIGHT ELEVATION
1/4" 1'-0"



ROOF PLAN
1/4" 1'-0"

FRONT ELEVATION
1/4" 1'-0"



LEFT ELEVATION
1/4" 1'-0"

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BH1

DRAWING SYMBOLS AND ABBREVIATIONS

DETAIL NUMBER
DETAIL LOCATION (SHEET NUMBER)
DETAIL, SECTION, OR ELEVATION REFERENCE

DETAIL NUMBER
DETAIL LOCATION (SHEET NUMBER)
DETAIL, SECTION, OR ELEVATION REFERENCE

DETAIL NUMBER
DETAIL LOCATION (SHEET NUMBER)
PLAN DETAIL REFERENCE

T.O.W. XX'-XX" — TOP OF WALL ELEVATION

T.O.F. XX'-XX" — TOP OF FOOTING ELEVATION

T.O.C. XX'-XX" — TOP OF CONCRETE ELEVATION

T.O.L. XX'-XX" — TOP OF BRICK / STONE LEDGE ELEVATION

(XX'-XX") — TOP OF STEEL ELEVATION

(XX'-XX") — TOP OF PAD FOOTING ELEVATION

XX'-XX" T.O. SLAB — TOP OF SLAB ELEVATION

XX'-XX" T.O. SHEATHING — TOP OF PLYWOOD SHEATHING ELEVATION

XX'-XX" T.O. DECKING — TOP OF DECKING ELEVATION

(A) — PAD FOOTING MARK

A — BASE PLATE MARK

1 — REVISION NUMBER MARK

STEP T.O.W. — LOCATION OF STEP IN TOP OF WALL

STEP T.O.F. — LOCATION OF STEP IN TOP OF FOOTING

A. BOLT	ANCHOR BOLT	L	ANGLE (AISC)
ARCH.	ARCHITECTURAL	LBS.	POUNDS
B.O.	BOTTOM OF	LL	DOUBLE ANGLE (AISC)
BCI	I-JOIST (BOISE CASCADE)	LVL	LAMINATED VENEER LUMBER
BRG.	BEARING	MAX.	MAXIMUM
C	CHANNEL (AISC)	MC	MISC. CHANNEL (AISC)
C.J.	CONTROL JOINT	MIN.	MINIMUM
CMU	CONCRETE MASONRY UNIT	N.S.	NEAR SIDE
CONC.	CONCRETE	o.c.	ON-CENTER SPACING
CONT.	CONTINUOUS	plf	POUNDS PER LINEAL FOOT
CTR.	CENTER	psf	POUNDS PER SQUARE FOOT
DIA.	DIAMETER	psi	POUNDS PER SQUARE INCH
DL	DEAD LOAD	PRE-ENG.	PRE-ENGINEERED MEMBER
EXP.	EXPANSION	PROJ.	PROJECTED
EXT.	EXTERIOR	RE:	REFERENCE; REFER TO
F.O.	FACE OF	REINF.	REINFORCE (MENT)
F.S.	FAR SIDE	REV.	REVISION
FDN.	FOUNDATION	SL	SNOW LOAD
FT.	FEET	STD.	STANDARD
GL	GLU-LAMINATED MEMBER	T&G	TONGUE AND GROOVE
H.A.S.	HEADED ANCHOR STUD	T.O.	TOP OF
HORIZ.; H.	HORIZONTAL	TS	TUBE STEEL (AISC)
HSS	HOLLOW STEEL SECTION	TYP.	TYPICAL
IN.	INCHES	VERT.; V.	VERTICAL
INT.	INTERIOR	W	WIDE FLANGE (AISC)
JT.	JOINT	W.W.F.	WELDED WIRE FABRIC
KIP	1,000 POUNDS	WL	WIND LOAD
klf	KIPS PER LINEAL FOOT	WT	TEE SECTION (AISC)
ksf	KIPS PER SQUARE FOOT		
ksi	KIPS PER SQUARE INCH		

GENERAL STRUCTURAL NOTES

STRUCTURAL DESIGN CRITERIA:

1. These General Structural Notes apply to these Structural Drawings and supplement the project Specifications. Refer to the Project Manual for additional requirements.

2. This project is located in Minturn, Colorado and has been designed in accordance with the 2021 Edition of the International Residential Code (including applicable amendments and supplements).

3. Design Loads:

A.	Roof Live Load:	Uniform Snow	100 psf
B.	Floor Live Loads:	Residential	40 psf
		Light Storage	125 psf
		Mechanical Room Areas	50 psf
		Stairs & Corridors	100 psf
		Balconies & Decks	100 psf
C.	Wind Analysis:	Basic Wind Speed	105 mph (3-second gust)
		Exposure	'C'
D.	Seismic Analysis:	Seismic Design Category 'B'	
E.	Frost / Fdn. Depth:	48" minimum below exterior ground surface to bottom of footing elevation	

4. Structural Design References:

American Concrete Institute (ACI); ACI 301, ACI 318, ACI 530
American Institute of Steel Construction (AISC); ASD 9th Edition
American Institute of Timber Construction (AITC); 4th Edition
American Iron and Steel Institute (AISI)
American Plywood Association (APA)
American Society of Civil Engineers (ASCE); ASCE 7
American Society for Testing and Materials (ASTM)
American Welding Society (AWS)
National Design Specification for Wood Construction (NDS)
International Residential Code (IRC)

COORDINATION:

1. Dimensions:
Written dimensions take precedence over scaled dimensions. All dimensions noted within the Structural Drawings shall be verified with the Architectural Drawings. Refer to Mechanical, Electrical, Plumbing, and Architectural Drawings for openings not noted within the Structural Drawings. Any dimensional discrepancies shall be noted in writing for review by the Architect and Structural Engineer.

2. Shop Drawings:
Shop drawings shall be prepared by the fabricator. Copying of these Construction Documents for use as shop drawings will not be permitted.

3. Field Verification:
The Contractor shall verify existing conditions prior to commencement of work, and shall notify the Architect and Structural Engineer for any interpretation or clarification.

4. Field Modifications to Structural Members:
The Contractor is responsible for securing the Architect's and Structural Engineer's approval prior to any cutting, notching, drilling or other modifications which may affect the integrity of the structure. When such modifications have been approved, they are to be completed in accordance with applicable building codes and manufacturer's instructions.

5. Duty of Cooperation:
Issuance of these documents presupposes further cooperation among the Owner, Contractor, Architect and Structural Engineer. Building design and construction are complex, and every contingency cannot be anticipated. Although the Structural Engineer(s) have performed their services with due care and diligence, they cannot guarantee perfection. Any ambiguity or discrepancy discovered through the use of these documents shall be promptly reported to the Architect and Structural Engineer for further clarification. Failure to do so may compound misinterpretation and increase construction costs, and such failure shall relieve the Structural Engineer of responsibility from consequences which may arise.

6. Changes to the Work:
Substitution of noted structural products or "approved equivalent" products will be acceptable only with the written approval of the Structural Engineer. Changes to the Contract Documents made without approval are unauthorized and shall relieve the Structural Engineer of responsibility from consequences which may arise.

7. Jobsite Safety:
These drawings do not include the necessary components for construction safety. The General Contractor shall provide for the jobsite safety of all personnel, work, materials, utilities, equipment and adjacent properties in accordance with accepted codes, regulations and industry practices.

STRUCTURAL CONCRETE:

1. Concrete has been designed and shall be constructed in accordance with the American Concrete Institute (ACI). Refer to the "Field Observations" paragraph of these General Structural Notes for observation requirements. All concrete shall be of stone aggregate, unless noted otherwise. Refer to the Project Manual and Specifications for additional requirements (durability, color, finish, etc.). The use of any concrete additive containing chlorides is prohibited.

2. Minimum 28-day compressive strength shall be as follows:

A.	Foundation Walls	3,000 psi
B.	Footings	3,000 psi
C.	Slabs on Grade	4,000 psi

3. Reinforcing is to be new billet steel ASTM A615 Grade 60 (field bent or welded bars shall be ASTM A706, Grade 60). No welding of reinforcement is permitted unless detailed. No splices of reinforcement are permitted except as detailed or authorized by Structural Engineer. Provide corner and bars to match all horizontal reinforcing. Provide minimum (2)#5 bars around all sides of all openings in concrete and extend 2'-0" minimum past edges of openings. Where permitted, use contact lap splices (40 bar diameters minimum lap). Welded wire fabric (W.W.F.) shall be in accordance with ASTM A185. Provide a minimum (1) full mesh lap at splice locations.

4. Placing of Reinforcement: Form ties are to be used for bar supports only when the clear dimensions shown on the details can be maintained. Provide wire chairs, bolsters, additional reinforcement, and accessories necessary to support reinforcement at position shown in the Structural Drawings. Support of reinforcement on wood, brick, or other unacceptable material will not be permitted.

5. The following minimum concrete cover over reinforcing shall be provided unless noted otherwise:

A.	Concrete cast against and permanently exposed to earth	3 inches
B.	Concrete exposed to earth or weather (#5 bars and smaller)	1-½ inches
C.	Piers, Beams and Columns	1-½ inches

STRUCTURAL STEEL:

1. Structural steel, including embedded angles, plates or other sections has been designed and shall be detailed and erected in accordance with the American Institute of Steel Construction (AISC), ASD Specifications and Code of Standard Practice. Steel detailing and erection shall accommodate provisions of AISC and OSHA standards (including OSHA Steel Erection Standard Part 1926, Subpart "R").

2. Minimum yield strengths (Fy) are 35 ksi for pipes (ASTM A53, Grade B), 46 ksi for tubes (ASTM A500, Grade B), 50 ksi for wide flange members (ASTM A572, Grade 50), and 36 ksi for all others (ASTM A36).

3. Connections:
Use standard framed beam connections meeting requirements of the AISC Manual of Steel Construction (ASD). Use 3/4" diameter minimum A325N bolts or welded equivalent. Minimum welds are per AISC, and not less than 3/16" continuous fillet using E70XX electrodes (unless noted otherwise). Welding of rebar anchors to angles or plates shall be completed to develop a minimum 150% of the yield strength of the reinforcing bar. Headed stud anchors shall conform to AWS D1.1 and shall be automatically end welded in the shop (unless noted otherwise). See specifications for testing requirements.

STRUCTURAL TIMBER:

1. Structural Timber has been designed and shall be constructed in conformance with provisions of the NDS Specification for Stress Grade Lumber and its Fastenings. The Contractor shall not cut, notch, or otherwise modify timber members without the written consent of the Structural engineer. Provide cross-bridging at 8'-0"o.c. maximum, and provide solid blocking between joists at all bearing supports.

2. Framing Lumber (minimum requirements) shall be as follows:

A.	Wall Studs	Hem-Fir (HF) Construction Grade
B.	Floor Joists (2x members)	Hem-Fir (HF) #2 Grade or Better
C.	Floor Beams	Douglas-Fir (DF) #1 Grade Beam & Stringer
D.	Roof Rafters (2x members)	Hem-Fir (HF) #2 Grade or Better
E.	Roof Beams	Douglas-Fir (DF) #1 Grade Beam & Stringer
F.	Posts / Columns	Douglas-Fir (DF) #1 Grade Post & Timber
G.	T&G Wood Decking	Douglas-Fir (DF) Commercial Grade

3. Wall, roof, and floor sheathing shall meet the minimum requirements of the APA and AITC. Provide thicknesses and fasten to framing members as noted in the Structural Drawings. Panels are to be oriented to span along their strong axis, and all panel joints are to be staggered.

4. Pre-fabricated structural connectors shall be as manufactured by Simpson Strong-Tie Company or approved equivalent.

5. I-joists (BCI) shall be as manufactured by Boise Cascade Corporation or approved equivalent. Provide member size and series as noted in the Structural Drawings. The Supplier shall furnish shop drawings showing all joist members, bridging, blocking, and miscellaneous accessories for review by the Structural Engineer prior to installation. Refer to the Manufacturer Installation Guide for further construction requirements.

6. Laminated Veneer Lumber (LVL) shall be as manufactured by Boise Cascade Corporation or approved equivalent. Provide member size as noted in the Structural Drawings (Fb = 2,800 psi minimum). Refer to the Manufacturer Installation Guide for further construction requirements.

STRUCTURAL TIMBER (CONT.):

7. Glue-Laminated (GL) members shall Visually Graded Western Species, conforming to combination 24F-V4 (multiple span beams shall be 24F-V8) strength and stiffness requirements, unless otherwise noted. Ship members to the jobsite stored in manufacturer's protective wrapping. Refer to Architectural drawings for appearance grade requirements.

8. Pre-Engineered wood roof trusses shall be designed by a registered Professional Engineer licensed in the State of Colorado. Calculated live load deflections of all trusses shall not exceed 1/240 of the span length. Shop drawings and calculations bearing the seal and signature of the design engineer shall be submitted for the review of the Structural Engineer. These submittals shall indicate the design loads, locations of all trusses, connection plate sizes and capacities, and the size and grade of lumber to be used. Shop drawing review by the Structural Engineer must be completed prior to truss fabrication. The truss manufacturer shall indicate and provide blocking at bearing locations and lateral bridging as required for truss stability.

9. Tongue and Groove (T&G) Wood Decking shall be installed with tongues oriented upslope on sloped roofs. It shall be laid with patterned faces down and exposed on the underside. Controlled random lay-up shall be provided with a minimum distance of two feet between end joints in adjacent rows. Each row shall be toe-nailed through the tongue and face nailed with one nail to each support. Provide 16d nails for 2" nominal decking and 40d toe-nails and 60d face-nails for 3" and 4" nominal decking. Spike rows together with 8" spikes at 30" o.c. through pre-drilled holes in 3" and 4" nominal decking.

FOUNDATIONS:

1. The structure shall be founded upon spread footings placed upon APPROVED undisturbed native soils OR compacted structural fill with a maximum allowable bearing pressure of 2,500 psf.

2. Retaining walls have been designed in accordance with the following design values:

A.	Coefficient of Friction	0.40
B.	Lateral Earth Pressure	55 pcf
C.	Passive Pressure	325 pcf

3. Refer to Geotechnical Report #SU01922.000-120-R1, dated 08-26-2020, prepared by CTL | Thompson, Inc.; Breckenridge, Colorado for other pertinent soils information. The Contractor shall be fully familiar with all aspects of the report before beginning construction and shall refer to the report for specifications and details for placement of structural fill, vapor barriers, gravel layers, perimeter drains, and any other soils related items.

4. Foundation walls are designed to be supported top and bottom by floor construction. Walls are not to be backfilled until such floors are in place or adequate shoring is provided.

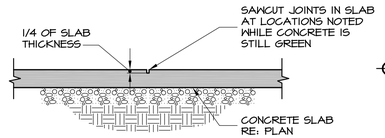
5. Provide 1-1/2" void below all non-bearing partitions constructed upon concrete slabs-on-grade.

The Soils Engineer shall review all foundation excavations prior to the placement of formwork or reinforcement. All structural fill shall be observed and tested by the Soils Engineer during the grading and fill placement process.

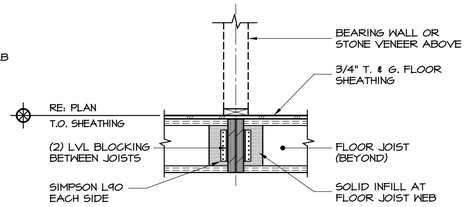
SPECIAL INSPECTIONS:

1. It is the responsibility of the Contractor to coordinate all structural inspections as required by governing building codes and the Construction Documents. A qualified independent testing company is to provide Special Inspections for portions of the Work, as indicated in the Construction Documents and as required by local jurisdictions.

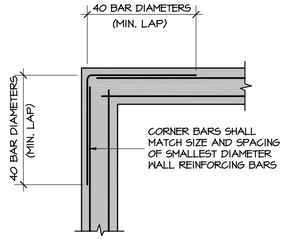
2. The Special Inspector shall be responsible for completing, maintaining, and resubmitting all special inspection logs and forms required by Local Building Officials.



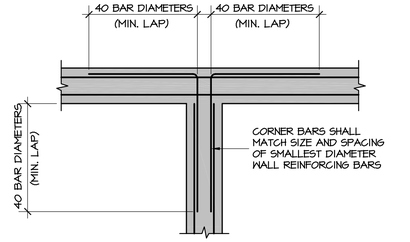
1 Typical Control Joint (C.J.)
S1.1 3/4"=1'-0"



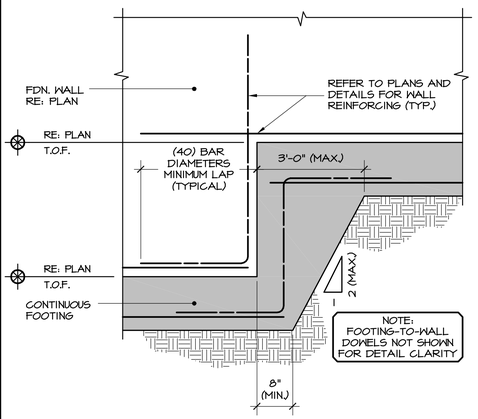
2 Typical Floor Blocking Detail
S1.1 3/4"=1'-0"



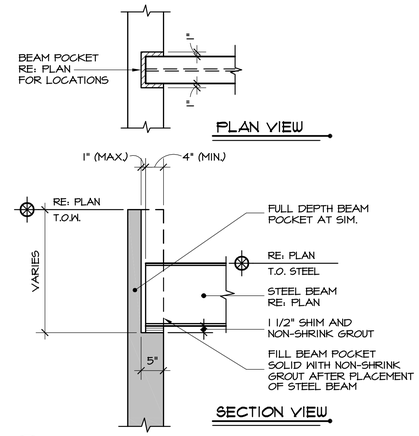
3 Typical Corner Reinforcing
S1.1 3/4"=1'-0"



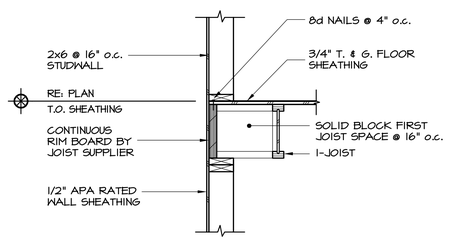
4 Typical Intersection Reinforcing
S1.1 3/4"=1'-0"



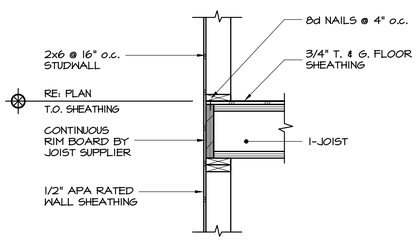
5 Typical Footing Step Detail
S1.1 3/4"=1'-0"



6 Typical Beam Pocket Detail
S1.1 3/4"=1'-0"



7 Typical Floor Framing Detail
S1.1 3/4"=1'-0"



8 Typical Floor Framing Detail
S1.1 3/4"=1'-0"

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DAVID SUNDQUIST
35715
PROFESSIONAL ENGINEER
09/18/24

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MacARTHUR
Lot 05 | Minturn North

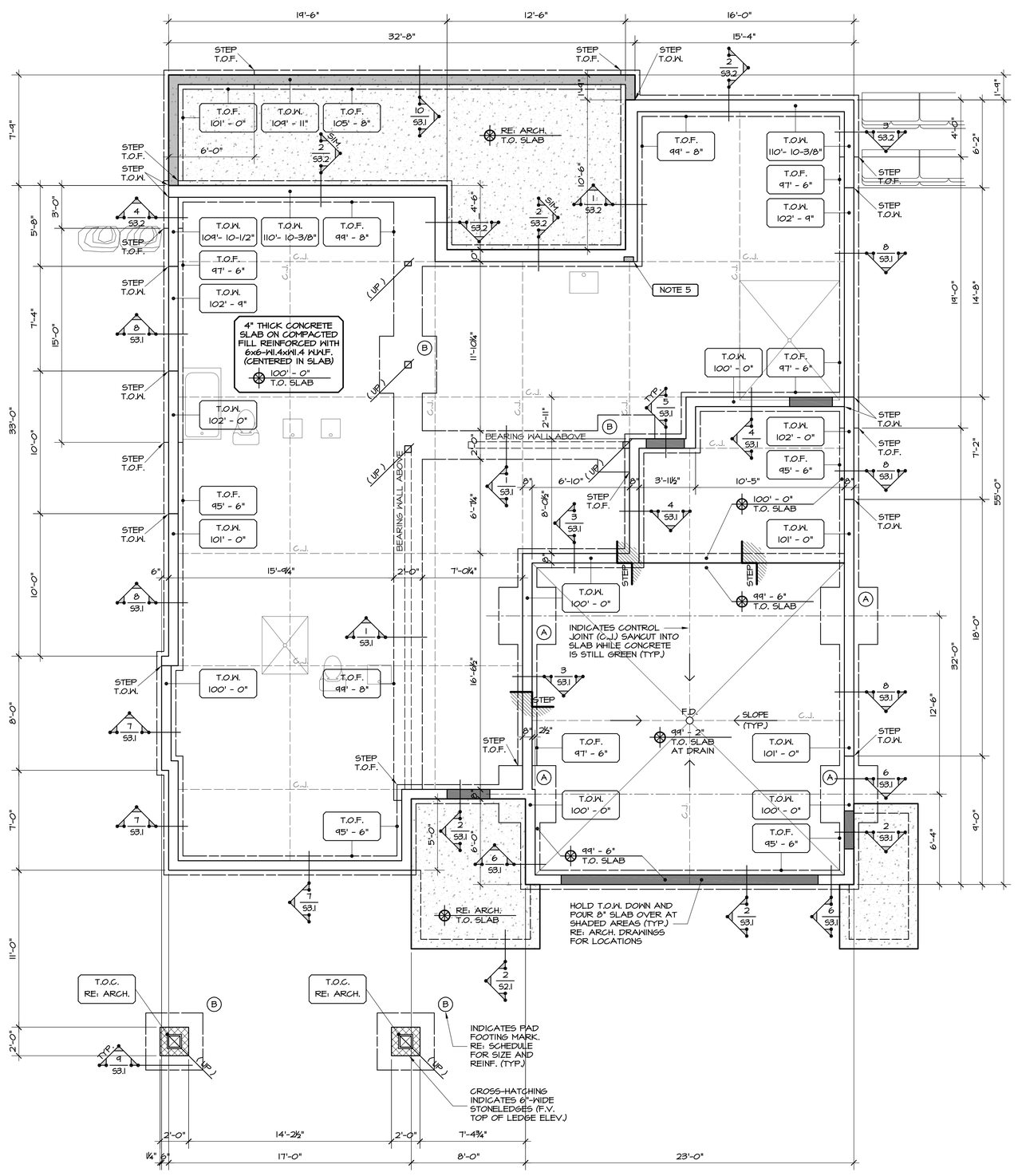
206 Miles End Lane
Minturn, Colorado

Date	•	09/18/2024
SDG Project No.	•	24-111
Drawn By	•	SDG
Checked By	•	JDS

Date	•	Issue
07/09/24	•	Review Set
07/22/24	•	Building Permit
09/18/24	•	Revised Permit Set
	•	
	•	
	•	

Title • General Notes and Standard Details

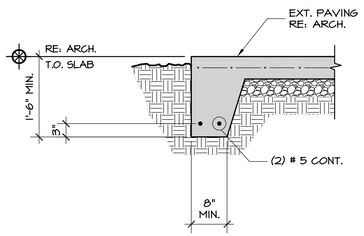
S1.1



1 Foundation Plan

SCALE: 1/4"=1'-0"

NOTES:
1. REFER TO SHEET S1.1 FOR GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS.
2. REFER TO SOILS REPORT FOR ALL EXCAVATION, FILL, COMPACTION, AND OTHER SUBGRADE CONSIDERATIONS. COORDINATE ALL DRAINAGE, WATERPROOFING, VAPOR BARRIERS AND OTHER PREPARATIONS WITH ARCHITECTURAL DRAWINGS AND SOILS REPORT.
3. REFER TO ARCHITECTURAL DRAWINGS FOR MISC. FOUNDATION PENETRATIONS.
4. REFER TO ARCHITECTURAL DRAWINGS FOR PLUMBING FIXTURE LOCATIONS.
5. REFER TO DETAIL 6/S1.1 FOR TYPICAL BEAM POCKET REQUIREMENTS.
6. G.C. IS TO VERIFY THAT A MINIMUM FROST DEPTH OF 48" HAS BEEN ACHIEVED FOR THE FOUNDATION WALLS AND EXTERIOR PIERS.
7. G.C. TO COORDINATE UFER GROUND LOCATION (GEE).



2 Exterior Slab Edge Detail

S2.1 3/4"=1'-0"

PAD FOOTING SCHEDULE

MARK	FOOTING DIMENSIONS Plan Size	Depth	REINFORCING
A	4'-0" x 4'-0"	0'-10"	(5) # 5 Bars Each Way
B	4'-0" x 4'-0"	1'-0"	(5) # 5 Bars Each Way
C			
D			
E			

NOTES:
1. PAD FOOTINGS ARE TO BE CENTERED BELOW COLUMN CENTERLINES (U.N.O.).
2. PROVIDE 3" CLEAR DISTANCE FROM BOTTOM OF FOOTING TO REINFORCING.
3. REFER TO PLAN FOR TOP OF FOOTING ELEVATIONS.

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Lot 05 | Minturn North

206 Miles End Lane
Minturn, Colorado

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SDG Project No.	• 24-111
Drawn By	• SDG
Checked By	• JDS

Date	• Issue
07/09/24	• Review Set
07/22/24	• Building Permit
09/18/24	• Revised Permit Set
	•
	•
	•

Title • Foundation Plan

S2.1

TYPICAL WALL HEADER NOTES

ALL DOOR, WINDOW AND OTHER BEARING WALL PENETRATIONS ARE TO BE HEADERED WITH INSULATED (2) 1-3/4" x 9-1/2" LVL's (MINIMUM) OR (3) 2x10 WITH A SINGLE 2x6 TRIMMER AND A SINGLE 2x6 KING STUD AT EACH END (UNLESS NOTED OTHERWISE).

I-JOIST HANGER SCHEDULE

SINGLE I-JOIST

JOIST HEIGHT	TOP FLANGE MODEL	FACE MOUNT MODEL
11-7/8" BCI 5000	ITS2.06/11.88	IUS2.06/11.88
11-7/8" BCI 6000 / 60	ITS2.37/11.88	IUS2.37/11.88
11-7/8" BCI 90	ITS3.56/11.88	IUS3.56/11.88

LVL BEAMS AND HEADER HANGER SCHEDULE

1-PLY : 1-3/4" VERSA-LAM LVL

MEMBER	TOP FLANGE MODEL	FACE MOUNT MODEL
11-7/8"	MIT11.88	HUI1

2-PLY : 1-3/4" VERSA-LAM LVL

MEMBER	TOP FLANGE MODEL	FACE MOUNT MODEL
11-7/8"	HB3.56/11.88	HHUS410

3-PLY : 1-3/4" VERSA-LAM LVL

MEMBER	TOP FLANGE MODEL	FACE MOUNT MODEL
11-7/8"	HGLTV5.37	HGUS5.50/12

4-PLY : 1-3/4" VERSA-LAM LVL

MEMBER	TOP FLANGE MODEL	FACE MOUNT MODEL
11-7/8"	HGLTV7	HGUT.25-SDS

TYPICAL FRAMING PLAN NOTES

PLAN NOTATIONS: GL: GLU-LAMINATED BEAM
BCI: I-JOIST
LVL: LAMINATED VENEER BEAM

BEAM BEARING CONDITION:

(5) (TYPICAL U.N.O.) — INDICATES TOTAL NUMBER OF GANG STUDS TO BE LOCATED AT BEAM BEARING LOCATIONS. ALL GANG STUDS ARE TO TRACK DOWN TO FOUNDATION WALLS (U.N.O.)

HEADER BEARING CONDITION:

(2) T (2) K (U.N.O.) — INDICATES NUMBER OF MULTIPLE TRIMMER AND KING STUDS TO BE LOCATED AT HEADER BEARING LOCATIONS. MULTIPLE TRIMMER AND KING STUDS ARE TO TRACK DOWN TO FOUNDATION WALLS (U.N.O.)
T = TRIMMER STUDS
K = KING STUDS

MISCELLANEOUS CONDITIONS:

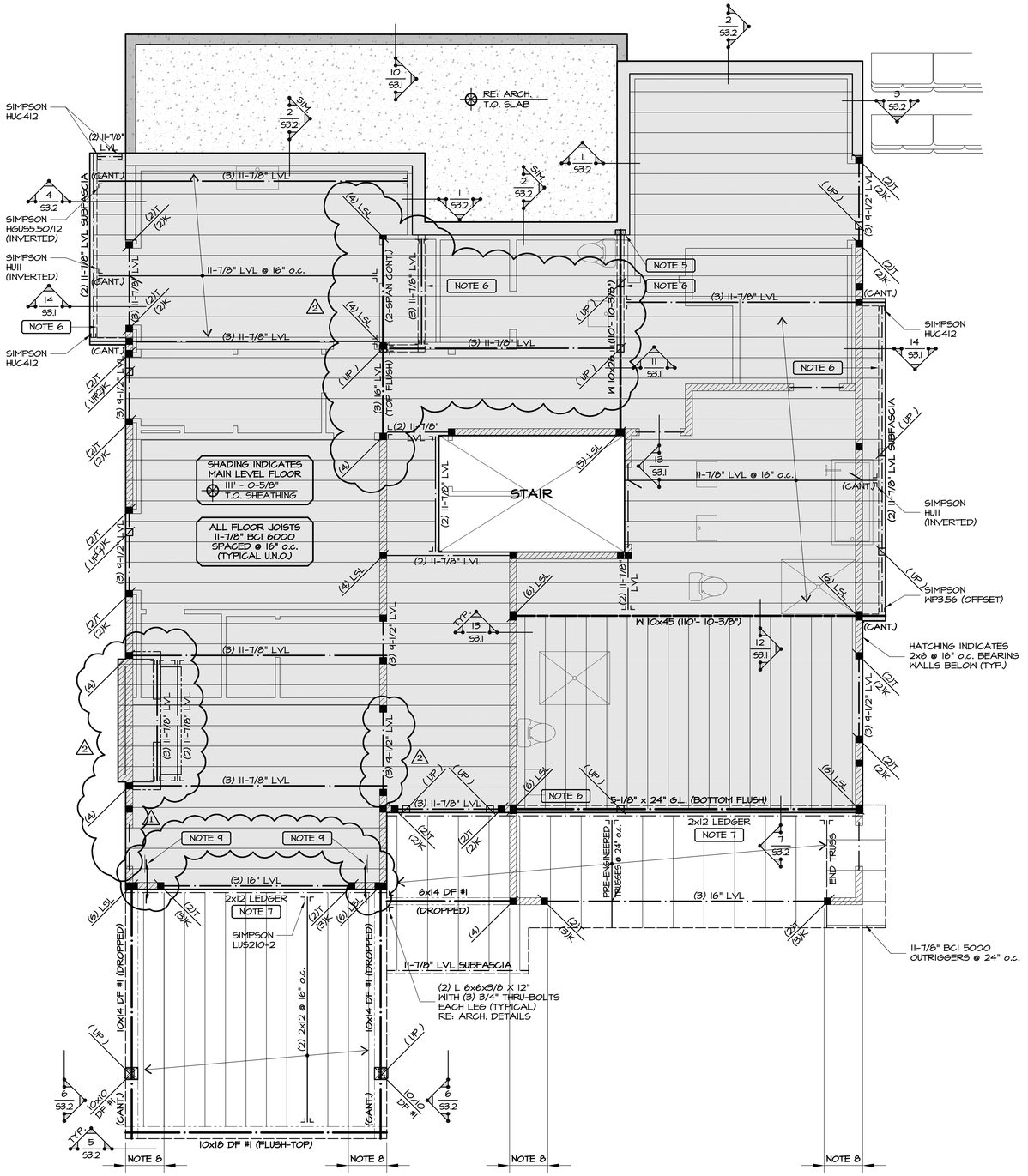
(UP) — INDICATES COLUMN / STUDS FROM A LEVEL ABOVE, POSTING DOWN TO THE CURRENT FRAMING LEVEL

(5) (DN) — INDICATES COLUMN / STUDS POSTING DOWN TO FRAMING MEMBER NOTED ON THE CURRENT FRAMING LEVEL

TYPICAL SHEATHING NAILING NOTES

APPLICATION	SHEATHING	PANEL EDGE NAILING	INTERMEDIATE (FIELD) NAILING	ATTACHMENTS
FLOORS	3/4" T. & G. APA RATED STURD-I-FLOOR	6"o.c.	10"o.c.	8d RING SHANK NAILS (ALT. 10d COMMON) GLUED WITH CONST. ADHESIVE
WALLS	1/2" APA RATED C-C, C-D	6"o.c.	12"o.c.	8d COMMON NAILS
ROOFS	5/8" APA RATED EXPOSURE 1 RATED 40/20	6"o.c.	12"o.c.	10d COMMON NAILS

NOTES:
1. USE REQUIREMENTS SHOWN ABOVE UNLESS NOTED OTHERWISE.
2. REFER TO THE 2021 INTERNATIONAL RESIDENTIAL CODE FOR ADDITIONAL SHEATHING REQUIREMENTS.
3. EDGE NAILING PERPENDICULAR TO FRAMING MEMBERS REQUIRED AT WALL PANELS ONLY.



1 Main Level Floor & Low Roof Framing Plan

SCALE: 1/4"=1'-0"

NOTES:
1. REFER TO SHEET S1.1 FOR GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS.
2. REFER TO ARCHITECTURAL DRAWINGS FOR MISC. FLOOR PENETRATIONS.
3. ALL FLOOR BEAMS ARE FLUSH-FRAMED (UNLESS NOTED OTHERWISE).
4. REFER TO ARCHITECTURAL DRAWINGS FOR PLUMBING FIXTURE LOCATIONS.
5. REFER TO DETAIL 6/S1.1 FOR TYPICAL BEAM POCKET REQUIREMENTS.
6. INDICATES 2x6 @ 16" o.c. BEARING WALLS ABOVE.
7. ATTACH LEDGER TO WALL / RIM WITH (3) ROWS OF 5"-LONG LEDGER-LOCK SCREWS SPACED @ 16" o.c. (MAX.).
8. THIS WALL IS TO BE FRAMED WITH 1-3/4" x 5-1/2" LSL STUDS @ 16" o.c.
9. ALL WALL STUDS THAT EXCEED 15 FT. IN HEIGHT ARE TO BE FRAMED USING LSL/LVL MATERIAL.
10. INSTALL SIMPSON DTT2 CONNECTOR FOR LATERAL LOAD RESISTANCE (IRC R507.9.2). CONNECTOR IS TO BE INSTALLED A MAXIMUM OF 24" FROM THE OUTER EDGE OF THE DECK. PROVIDE SOLID LVL BLOCKING BETWEEN I-JOIST MEMBERS AS NECESSARY (RE: DETAIL 2/S1.1), AND REFER TO MANUFACTURER'S LITERATURE FOR INSTALLATION REQUIREMENTS. (1)

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MacARTHUR
Lot 05 | Minturn North

206 Miles End Lane
Minturn, Colorado

Date	• 04/07/2025
SDG Project No.	• 24-111
Drawn By	• SDG
Checked By	• JDS

Date	•	Issue
07/09/24	•	Review Set
07/22/24	•	Building Permit
1 09/18/24	•	Revised Permit Set
2 04/07/25	•	Owner Revisions
	•	
	•	

Title • Main Level Floor & Low Roof Framing Plan

S2.2

TYPICAL WALL HEADER NOTES

ALL DOOR, WINDOW AND OTHER BEARING WALL PENETRATIONS ARE TO BE HEADERED WITH INSULATED (2) 1-3/4" x 9-1/2" LVL's (MINIMUM) OR (3) 2x10 WITH A SINGLE 2x6 TRIMMER AND A SINGLE 2x6 KING STUD AT EACH END (UNLESS NOTED OTHERWISE).

PRE-ENGINEERED ROOF TRUSSES

MINIMUM STRUCTURAL DESIGN CRITERIA:

THE PRE-ENGINEERED TRUSS SUPPLIER IS TO DESIGN ALL TRUSS MEMBERS IN ACCORDANCE WITH THE MINIMUM DESIGN CRITERIA NOTED BELOW (ALL TRUSS CONNECTIONS AND BRIDGING BY TRUSS DESIGNER / SUPPLIER).

ALL TRUSS CALCULATIONS SUBMITTED TO THE ARCHITECT AND TO THE ENGINEER OF RECORD MUST INCLUDE REFERENCE TO THESE DESIGN STANDARDS.

1. ROOF LIVE LOAD (SNOW) = 100 psf - NOT REDUCED.
2. ROOF DEAD LOAD (TOP CHORD) = 20 psf.
3. ROOF DEAD LOAD (BOTTOM CHORD) = 5 psf.

TYPICAL FRAMING PLAN NOTES

PLAN NOTATIONS:
GL: GLU-LAMINATED BEAM
BCI: I-JOIST
LVL: LAMINATED VENEER BEAM

BEAM BEARING CONDITION:

(3) (TYPICAL U.N.O.) — INDICATES TOTAL NUMBER OF GANG STUDS TO BE LOCATED AT BEAM BEARING LOCATIONS. ALL GANG STUDS ARE TO TRACK DOWN TO FOUNDATION WALLS (U.N.O.)

HEADER BEARING CONDITION:

(2) T (2) K (U.N.O.) — INDICATES NUMBER OF MULTIPLE TRIMMER AND KING STUDS TO BE LOCATED AT HEADER BEARING LOCATIONS. MULTIPLE TRIMMER AND KING STUDS ARE TO TRACK DOWN TO FOUNDATION WALLS (U.N.O.)
T = TRIMMER STUDS
K = KING STUDS

MISCELLANEOUS CONDITIONS:

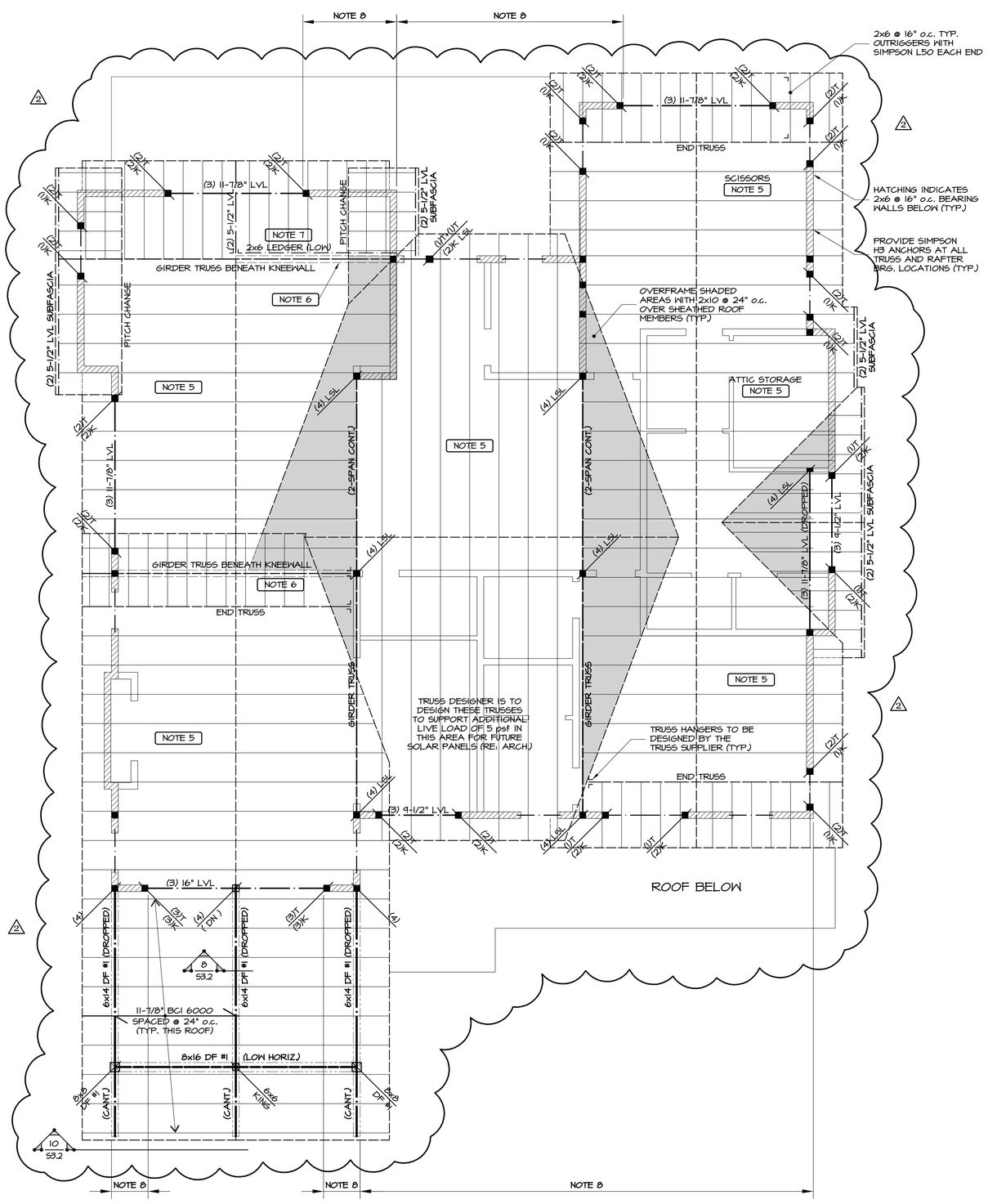
(UP) — INDICATES COLUMN / STUDS FROM A LEVEL ABOVE, POSTING DOWN TO THE CURRENT FRAMING LEVEL

(DN) — INDICATES COLUMN / STUDS POSTING DOWN TO FRAMING MEMBER NOTED ON THE CURRENT FRAMING LEVEL

TYPICAL SHEATHING NAILING NOTES

APPLICATION	SHEATHING	PANEL EDGE NAILING	INTERMEDIATE (FIELD) NAILING	ATTACHMENTS
FLOORS	3/4" T. & G. APA RATED STURD-I-FLOOR	6"o.c.	10"o.c.	8d RING SHANK NAILS (ALT. 10d COMMON) GLUED WITH CONST. ADHESIVE
WALLS	1/2" APA RATED C-C, C-D	6"o.c.	12"o.c.	8d COMMON NAILS
ROOFS	5/8" APA RATED EXPOSURE 1 RATED 40/20	6"o.c.	12"o.c.	10d COMMON NAILS

NOTES:
1. USE REQUIREMENTS SHOWN ABOVE UNLESS NOTED OTHERWISE.
2. REFER TO THE 2021 INTERNATIONAL RESIDENTIAL CODE FOR ADDITIONAL SHEATHING REQUIREMENTS.
3. EDGE NAILING PERPENDICULAR TO FRAMING MEMBERS REQUIRED AT WALL PANELS ONLY.



1 High Roof Framing Plan

SCALE: 1/4"=1'-0"

NOTES:
1. REFER TO SHEET S1.1 FOR GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS.
2. REFER TO ARCHITECTURAL DRAWINGS FOR MISC. ROOF PENETRATIONS.
3. ALL 2x AND LVL BEAMS ARE FLUSH-FRAMED (UNLESS NOTED OTHERWISE).
4. ALL HEAVY TIMBER AND GLU-LAM ROOF BEAMS ARE DROPPED (U.N.O.)
5. **ALL ROOF MEMBERS ARE PRE-ENGINEERED TRUSSES @ 24" o.c. (U.N.O.).**
6. INDICATES 2x6 @ 16"o.c. KNEEWALL DOWN TO LOWER ROOF PLANE.
7. ATTACH LEDGER TO WALL/RIM WITH (3) ROWS OF 5"-LONG LEDGER-LOCK SCREWS SPACED @ 16" o.c. (MAX.).
8. THIS WALL IS TO BE FRAMED WITH 1-3/4" x 5-1/2" LSL STUDS @ 16" o.c.
9. ALL WALL STUDS THAT EXCEED 15 FT. IN HEIGHT ARE TO BE FRAMED USING LSL/LVL MATERIAL.

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COLORADO LICENSED PROFESSIONAL ENGINEER — JOSEPH D. SUNDQUIST — 35715 — 04/07/25

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MacARTHUR
Lot 05 | Minturn North

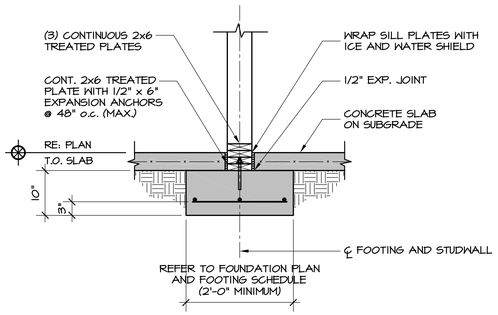
206 Miles End Lane
Minturn, Colorado

Date	04/07/2025
SDG Project No.	24-111
Drawn By	SDG
Checked By	JDS

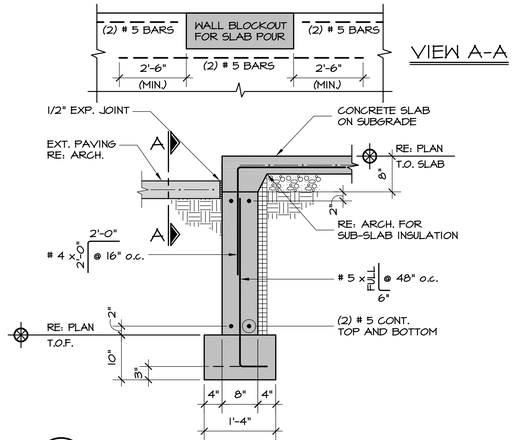
Date	Issue
07/09/24	Review Set
07/22/24	Building Permit
09/18/24	Revised Permit Set
2 04/07/25	Owner Revisions

Title • High Roof Framing Plan

S2.3



1 Foundation Detail
S3.1 3/4"=1'-0"



2 Foundation Detail
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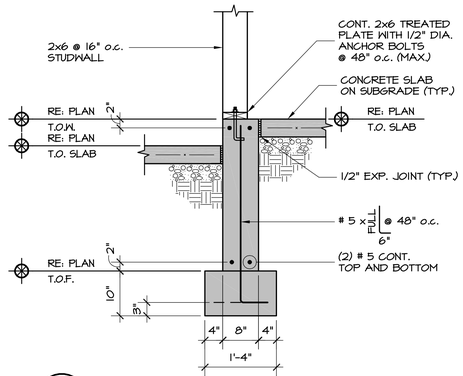

3 Foundation Detail
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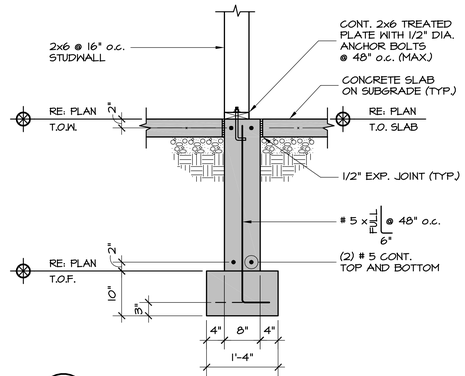

4 Foundation Detail
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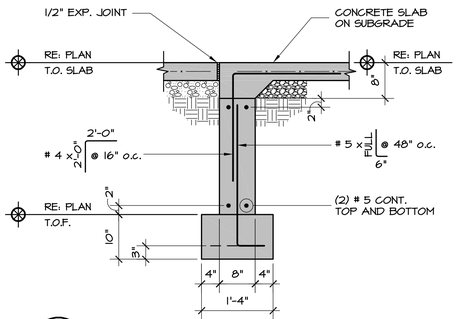

5 Foundation Detail
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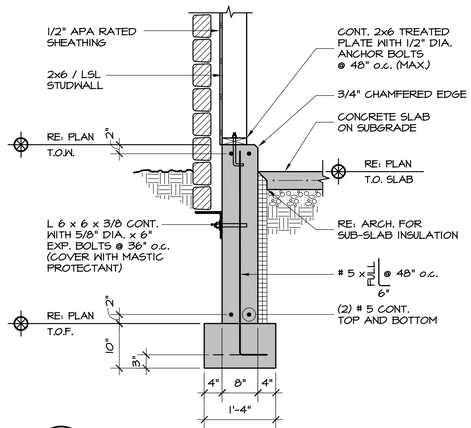

6 Foundation Detail
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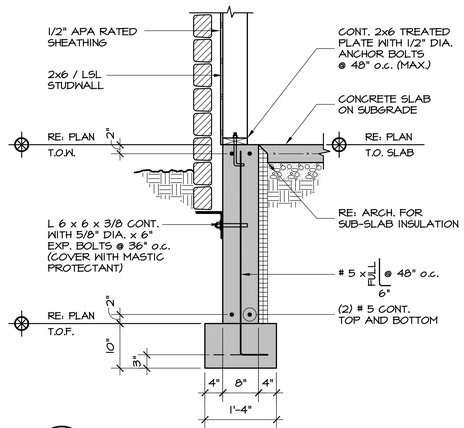

7 Foundation Detail
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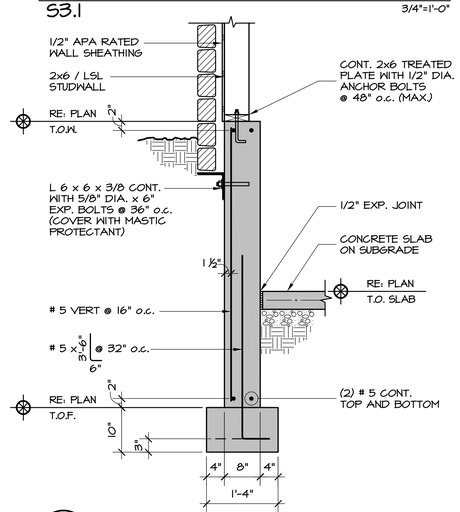

8 Foundation Detail
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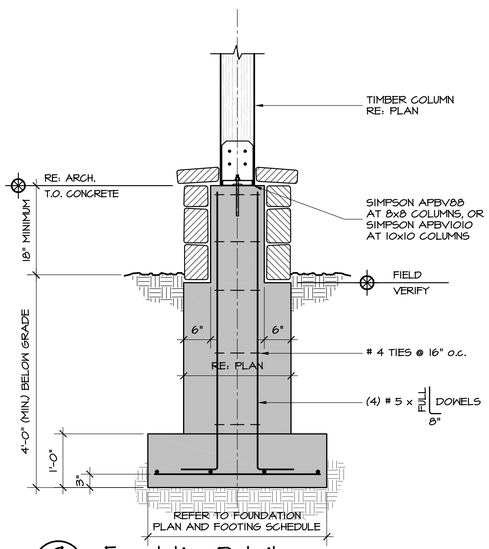

9 Foundation Detail
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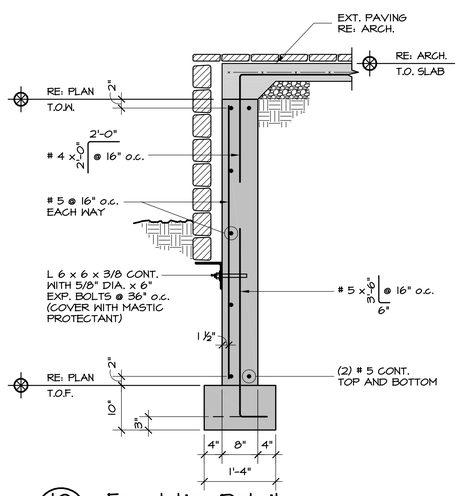

10 Foundation Detail
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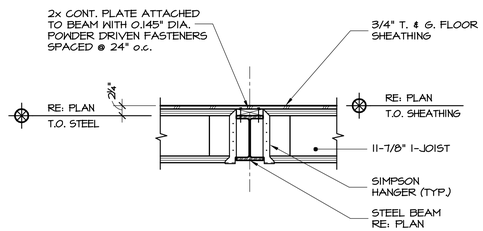
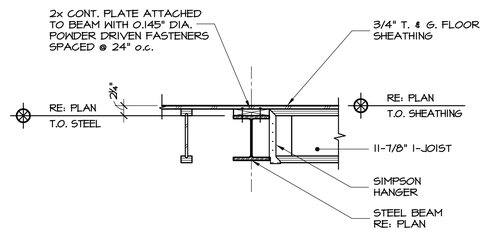


11 Framing Detail
S3.1 3/4"=1'-0"



12 Framing Detail
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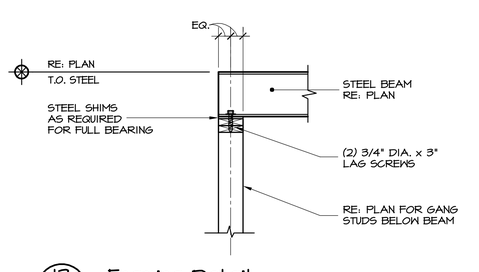

13 Framing Detail
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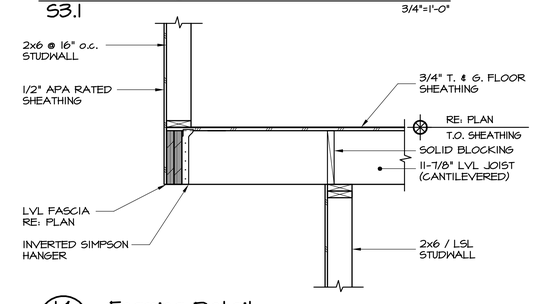

14 Framing Detail
S3.1 3/4"=1'-0"

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COLORADO LICENSED
DAVID SUNDQUIST
35715
PROFESSIONAL ENGINEER
09/18/24

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MacARTHUR
Lot 05 | Minturn North

206 Miles End Lane
Minturn, Colorado

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SDG Project No.	•	24-111
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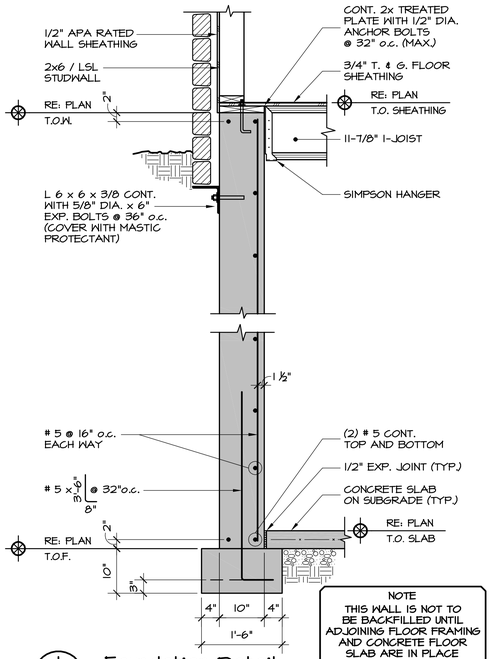
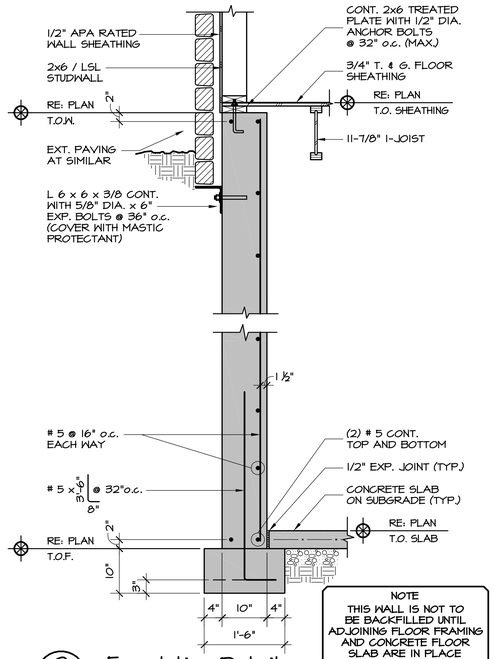
09/18/24	•	Revised Permit Set
	•	
	•	
	•	

Title • Foundation Details and Framing Details

S3.1



1 Foundation Detail
S3.2 3/4"=1'-0"



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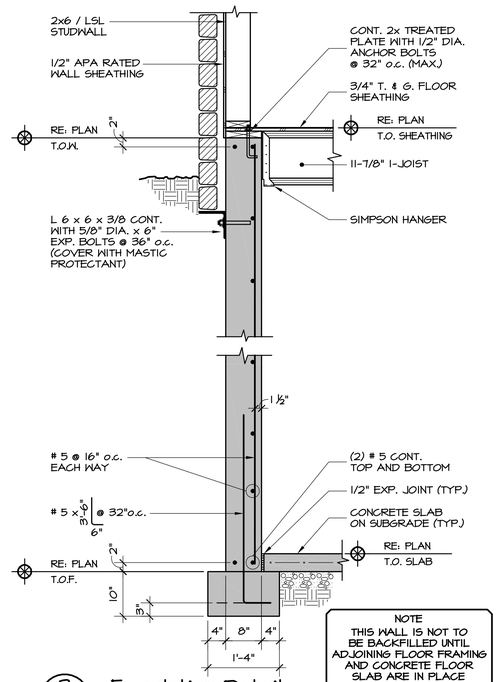

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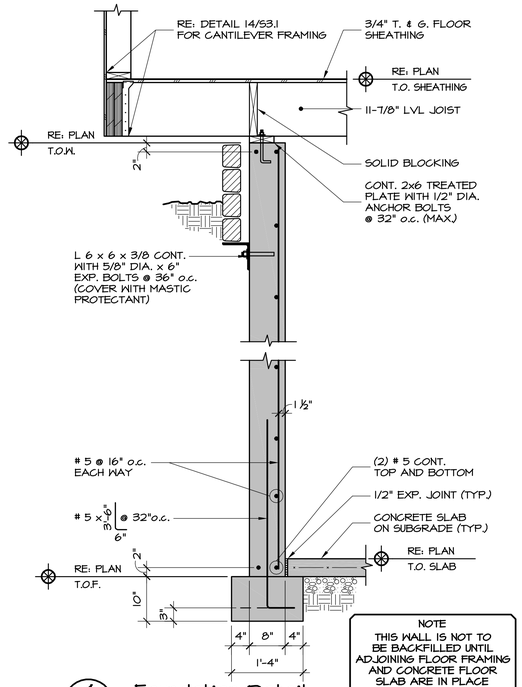

4 Foundation Detail
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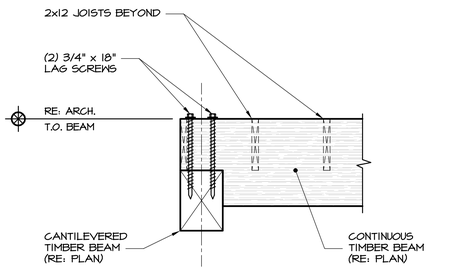
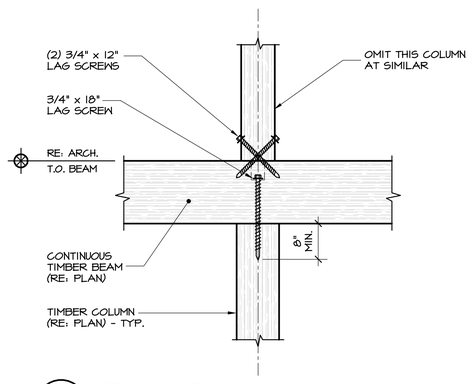


5 Framing Detail
S3.2 3/4"=1'-0"



6 Framing Detail
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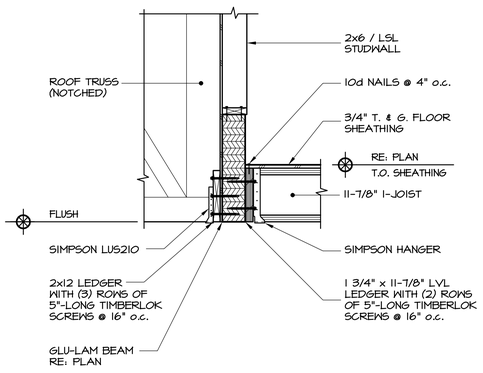

7 Framing Detail
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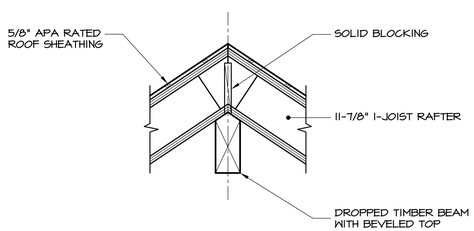
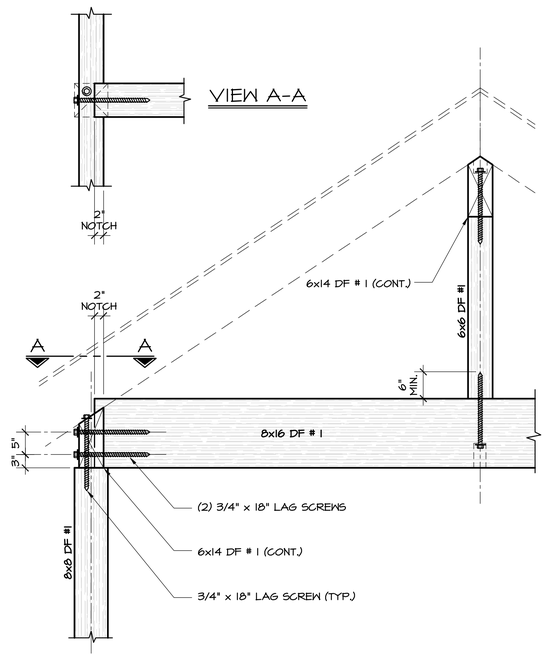


8 Framing Detail
S3.2 3/4"=1'-0"

9 Detail Not Used
S3.2 3/4"=1'-0"



10 Framing Detail
S3.2 3/4"=1'-0"

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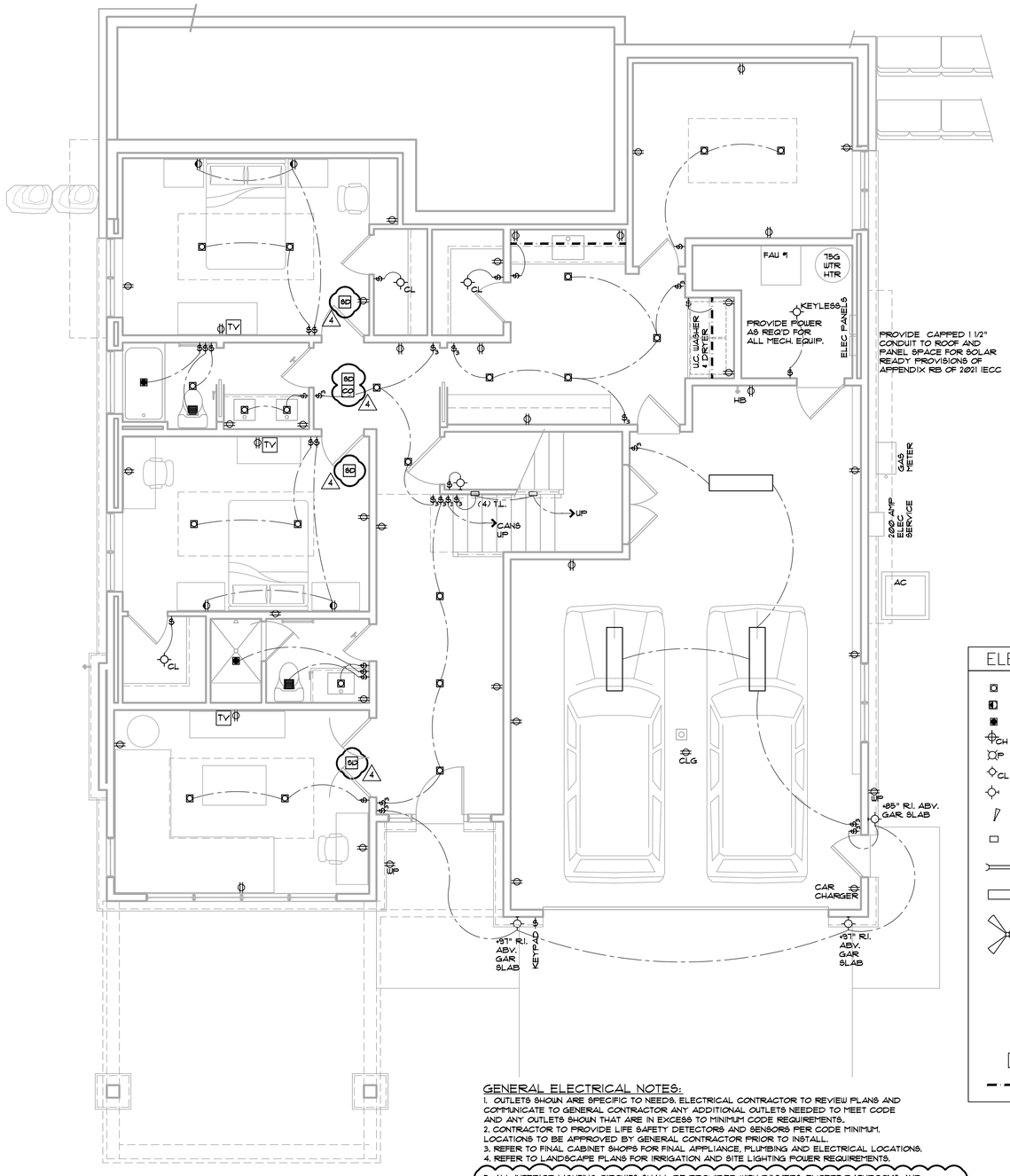
Title • Foundation Details and Framing Details

S3.2



ELECTRICAL LEGEND

- 4" LED DOWNLIGHT CAN
- 4" LED DIRECTIONAL CAN
- 4" LED SHOWER CAN
- CH CHANDELIER BY OWNER
- P PENDANT BY OWNBER
- CL CLOSET DOME LIGHT
- EXTERIOR WALL SCONCE
- MONOPOINT SPOT LIGHT
- STEP LIGHT
- DOOR HEADER LED LIGHT
- 1'X4' LED LIGHT
- CEILING FAN BY OWNER
- SMOKE ALARM
- CO CARBON MONOXIDE DETECTOR
- EXHAUST FAN
- FLOOR OUTLET
- 1/2 HOT SWITCHED OUTLET
- TV TELEVISION
- LED STRIP LIGHTING UNDER CABINET

5 R404.4 Additional electric infrastructure. All combustion equipment shall be installed in accordance with Section R403.5.4 and shall be provided with a junction box that is connected to an electrical panel by continuous raceways and conductors that meet the following requirements:

1. The junction box, raceway, and bus bar in the electric panel and conductors serving the electric panel shall be sized to accommodate electric equipment that is sized to serve the same load as the combustion equipment.
2. The panel shall have reserved physical space for a dual-pole circuit breaker.
3. The junction box and electrical panel directory entry for the dedicated circuit breaker space shall have labels stating "For future electric equipment."
4. The junction box shall allow for the electric equipment to be installed within the same place of the combustion equipment that it replaces.

Exceptions:

1. Fossil fuel space heating equipment where a 208/240-volt electrical circuit with a minimum capacity of 40 amps exists for space cooling equipment.

5 R1004 One- and two- family dwellings and townhouses. One EV ready space shall be provided for each dwelling unit. The branch circuit shall be identified as EV ready in the service panel or subpanel directory, and the termination location shall be marked as EV ready.

ELECTRIC VEHICLE READY SPACE (EV READY SPACE). An automobile parking space that is provided with a branch circuit and receptacle that will support an installed EVSE. Labeled as "CAR CHARGER" on electrical plan.

GENERAL ELECTRICAL NOTES:

1. OUTLETS SHOWN ARE SPECIFIC TO NEEDS. ELECTRICAL CONTRACTOR TO REVIEW PLANS AND COMMUNICATE TO GENERAL CONTRACTOR ANY ADDITIONAL OUTLETS NEEDED TO MEET CODE AND ANY OUTLETS SHOWN THAT ARE IN EXCESS TO MINIMUM CODE REQUIREMENTS.
2. CONTRACTOR TO PROVIDE LIFE SAFETY DETECTORS AND SENSORS PER CODE MINIMUM. LOCATIONS TO BE APPROVED BY GENERAL CONTRACTOR PRIOR TO INSTALL.
3. REFER TO FINAL CABINET SHOPS FOR FINAL APPLIANCE, PLUMBING AND ELECTRICAL LOCATIONS.
4. REFER TO LANDSCAPE PLANS FOR IRRIGATION AND SITE LIGHTING POWER REQUIREMENTS.

5 5. ALL INTERIOR LIGHTING CIRCUITS SHALL BE PROVIDED WITH DIMMERS, EXCEPT BATHROOMS AND HALLWAYS. (R404.2).
6. ALL EXTERIOR LIGHTING CIRCUITS SHALL BE INSTALLED WITH A MANUAL ON/OFF SWITCH WHICH PERMITS AUTOMATIC SHUT-OFF ACTIONS AND SHALL AUTOMATICALLY SHUT OFF WHEN DAYLIGHT. (R404.3).

LOWER LEVEL SCHEMATIC ELECTRICAL PLAN

1/4" = 1'-0"

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

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

MACARTHUR
206 MILES END LANE
LOT 05, MINTURN NORTH
MINTURN, COLORADO

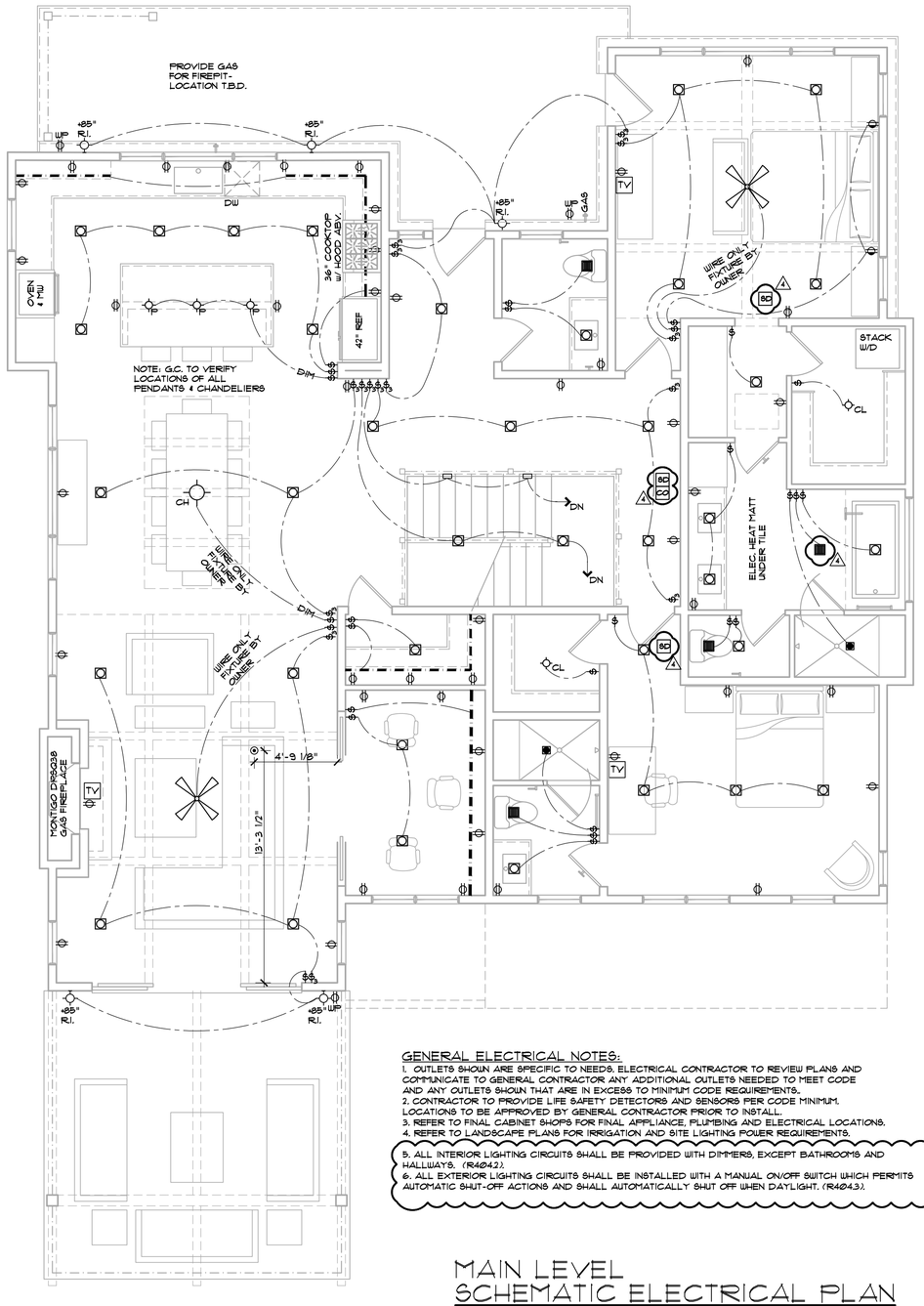
PROJECT NO: 2412-22-L05

ISSUED

#	DATE	BY	COMMENTS
6	4-07-25	DUE	OWNER REVISIONS
5	10-18-24	DUE	REVISED PERMIT SET #2
4	9-18-24	DUE	REVISED PERMIT SET
3	7-22-24	DUE	BUILDING PERMIT SET

E1.1

DISCLAIMER: ALL PLANS, RENDERINGS, SPECIFICATIONS AND MARKETING MATERIALS ARE SUBJECT TO REVISIONS AND MODIFICATIONS AT DEVELOPERS SOLE DISCRETION DUE TO SITE SPECIFIC GRADING CONDITIONS, AVAILABILITY OF MATERIALS, AVAILABILITY OF LABOR, MANUFACTURER SUPPLY SHORTAGES, AND GOVERNMENTAL AGENCY CHANGES. ALL PLANS AND SPECIFICATIONS ARE SUBJECT TO REVISIONS AND CONDITIONS OF APPROVAL BY THE 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.



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- P PENDANT BY OWNER
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- STEP LIGHT
- F1 DOOR HEADER LED LIGHT
- F2 1'X4' LED LIGHT
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- TV TELEVISION
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5

MAIN LEVEL SCHEMATIC ELECTRICAL PLAN

1/4" = 1'-0"

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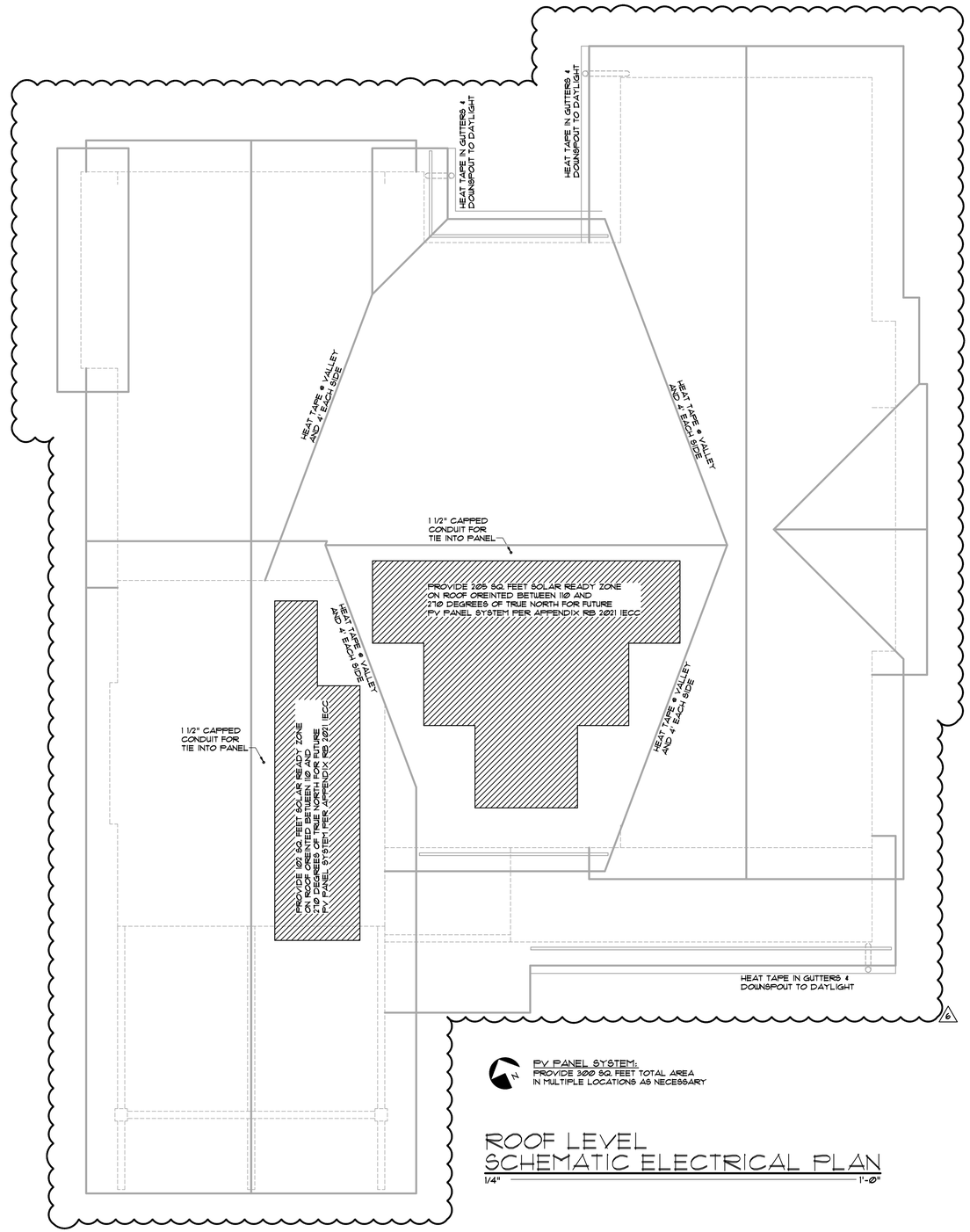
ISSUED

#	DATE	BY	COMMENTS
6	4-07-25	DUE	OWNER REVISIONS
5	10-18-24	DUE	REVISED PERMIT SET #2
4	9-18-24	DUE	REVISED PERMIT SET
3	7-22-24	DUE	BUILDING PERMIT SET

E1.2

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



ROOF LEVEL SCHEMATIC ELECTRICAL PLAN

1/4" = 1'-0"

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

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

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

MACARTHUR
206 MILES END LANE
LOT 05, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22-L05

ISSUED

#	DATE	BY	COMMENTS
6	4-07-25	DUE	OWNER REVISIONS
5	10-18-24	DUE	REVISED PERMIT SET #2
4	9-18-24	DUE	REVISED PERMIT SET
3	7-22-24	DUE	BUILDING PERMIT SET

E1.3

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

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

Design Review Board Hearing

Final Plan Review for New Home

0125 Miles End Lane

Hearing Date:	May 28, 2025
File Name and Process:	Single-Family Residence Final Plan Review
Owner/Applicant:	Bob & Mara Goldstein
Representative:	Taylor Hermes & Rick Hermes, Minturn North Construction Company
Legal Description:	Subdivision: MINTURN NORTH PUD Lot: 24
Address:	0125 Miles End Lane
Zoning:	Game Creek Character Area – Minturn North PUD Zone District
Staff Member:	Madison Harris, Planner I
Recommendation:	**Approval**

Staff Report

I. Summary of Request:

The Applicants, Bob and Mara Goldstein, request Final Plan review of a new, five-bedroom, 5,990 (gross) square foot single-family residence located at 0125 Miles End Lane in the Game Creek Minturn North PUD Zone District. The Applicant's representatives, Taylor Hermes and Rick Hermes of the Minturn North Construction Company, have been proactive in meeting with Town staff prior to submitting plans for a new home and have provided a relatively complete and thorough set of site, landscaping, and architectural plans.

Proposed Plans
The plans show a two-story, five-bedroom structure with a maximum building height - measured to the midpoint of the roof – of 27 feet 10 and 3/8 inches measured to existing grade which is the

most restrictive, under the maximum allowable 28-foot limit within the Game Creek Minturn North PUD Zone District.

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

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

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

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

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

Staff is **recommending approval**.

II. Summary of Process and Code Requirements:

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

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

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

(d) Administrative procedure.

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

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

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

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

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

Staff suggests that the final plans for 0125 Miles End Lane meet the required findings 'a,' 'b,' and 'c' or subparagraph 3 – *Necessary findings*.

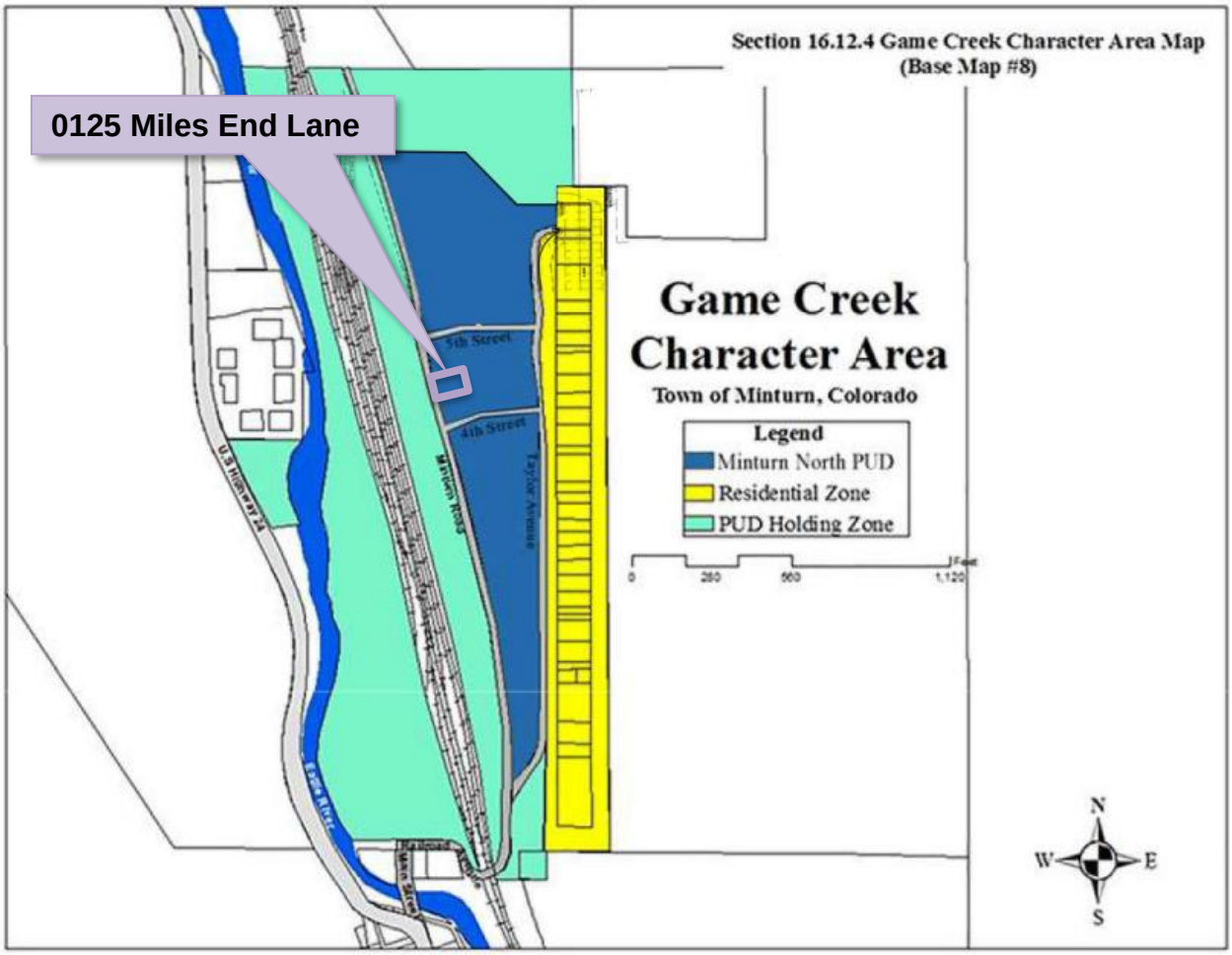
III. Zoning Analysis:

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

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

Rest of page left intentionally blank

Figure 1: Game Creek Character Area Zoning Map



Dimensional Limitations and Development Standards

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

Regulation	Allowed/Required	Proposed/Existing
Minimum Lot Area:	8,058.60 sq. ft.	8,058.60 sq. ft. (.185 ac.)
Maximum Building Height:	28 feet	27 feet – 10 3/8 inches
Minimum Front Setback:	20 feet	20 feet
Minimum Side Setback:	5 feet	5 feet
Minimum Rear Setback:	10 feet	10 feet

Maximum Lot Coverage:	50% (4,029.3 sq. ft.)	3,470 sq. ft. (43.06%) Proposed
Maximum Impervious Coverage:	60% (4,835.16 sq. ft.)	4,063 sq. ft. (50.42%) Proposed
Minimum Snow Storage Area:	5% of Lot Area 8,058.60 sq. ft. x .05 = 402.93 sq. ft.)	488 sq. ft.
Parking:	4 spaces	4 spaces

IV. Applicable Standards and Design Guideline Criteria:

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

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

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

"c. Massing and Scale

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

Staff Response:
Staff believes that the design and scale of the proposed structure incorporates a simple central form with additive features and is complementary to adjacent residential structures and character on nearby parcels. Staff further suggests that the scale of the project is appropriate and will not

overpower surrounding natural and built environments. Proposed roof forms and pitches, materials and textures are compatible and complementary to the surrounding built and natural environments.

V. Issues and Recommended Revisions:

Issues or Required Plan Revisions
Staff has identified no issues.

VI. Staff Recommendation:

Staff suggests that the Final Plans for 0125 Miles End Lane generally **comply** with or exceed the applicable provisions and/or minimum standards of Chapter 16 and the Town of Minturn Design Standards (Appendix 'B') of the Minturn Town Code.

Staff is **recommending approval** of the plans.

Inter-Mountain ENGINEERING
Civil Engineers & Surveyors

April 29, 2025

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

Re: 125 Miles End Lane
Lot 24, Minturn North PUD
DRB submittal Review
Project No. 24-0001

Dear Madison:

We reviewed the plans entitled *"Goldstein Residence; Lot 24, Minturn North, Minturn Colorado"* prepared April 17, 2025 by Eggers Architecture Inc. (Plans) included in the DRB application for Lot 24, Minturn North PUD. Our review was for compliance with the engineering requirements of Section 16-21-615: Design Review applications of the Minturn Municipal Code (MMC).

MMC Section 16-21-615 Section C:

Section (C) (2) Boundary Survey:
Paragraphs a through e:
"Final Plat: Minturn North PUD" recorded March 4, 2024 (Reception No. 202402234) has been included as the Boundary Survey. This plat and associated title commitment were reviewed by the Town and the plat is suitable as the Boundary Survey for this application.

Paragraphs f through l:
Sheet C.5 of the *"Minturn North PUD Overall Grading and Drainage Plan; Construction Plan Set 5/1/24"* prepared by Boundaries Unlimited Inc. is included in the application. The Town issued a Grading Permit based on the Construction Plan Set and Sheet C.5 shows the grading and utilities underway at Minturn North. This plan reflects the basis for design, and fulfills the requirements of Paragraphs f through i.

Section (C) (3) Site Plan:
Sheet BH1 provides Building height information necessary for Planning Staff review.

Madison Harris
Re: 125 Miles End Lane
Lot 24, Minturn North PUD
DRB Submittal Review
Project No. 24-0001

Section (C) (4) Grading & Drainage Plan:
Sheet C1 of the Plans "*Lot 24 Minturn North PUD; Site Grading and Drainage Plan"* prepared April 17, 2025 by Boundaries Unlimited presents the proposed site grading and drainage and fulfills Grading and Drainage Plan requirements.

Review by Inter-Mountain Engineering is for general conformance with Minturn Municipal Code requirements and is not a peer review. The Town and Inter-Mountain Engineering are relying on the design professional's work and review by Inter-Mountain Engineering in no way relieves any responsibilities of design professionals associated with the project.

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

Inter-Mountain Engineering (Town Engineer)

Jeffery M. Spanel PE

CC: Scot Hunn, Taylor Hermes Arnold Martinez

DESIGN REVIEW APPLICATION

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

Project Name:

Minturn North – Goldstein Residence

Project Location

Street Address: 125 Miles End Lane

Zoning:	Parcel Number(s):
Residential	2103-262-30-025

Application Request:

Design review of new single-family home

Applicant:

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

Mailing Address: PO Box 2633 Edwards, CO 81632

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

Property Owner:

Name: Bob & Mara Goldstein

Mailing Address: 26 WILLOW CRES BROOKLINE, MA 02445-4132

Phone:	Email:
303-324-0024	rsgbrook@gmail.com / mararriemer@gmail.com

Required Information:

Lot Size:	Type of Residence (Single Family, ADU, Duplex)	# of Bedrooms	# On-site Parking Spaces
0.185 ac	SFH	4	2
# of Stories:	**Snow storage sq ft:**	**Building Footprint sq ft:**	**Total sq ft Impervious Surface:**
3	488 sf	3,470 sf	4,063 sf

Signature:

4/23/25

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

DESIGN REVIEW APPLICATION

SUBMITTAL CHECKLIST REQUIREMENTS
(TO BE INCLUDED WITH APPLICATION)

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

Elements needed on the Site Plan

- Scale
- North Arrow
- Date Prepared
- Lot Dimensions, Area, Entire Site Acreage

Architecture Details – Materials Board

- Windows – Placement and Color
- Doors – Placement and Color
- Siding – Type and Color
- Roof Material – Type and Color
- Paint Color

Boundary Survey with a stamp and signature of a licensed surveyor

- Date of survey (survey date must be within 6 months of the project application date
- Right-of-way and property lines; including bearings, distances and curve information.
- Labeled ties to existing USGS benchmark.
- Property boundaries to the nearest one-hundredth (.01) of a foot accuracy. Distances and bearings and a basis of bearing must be shown. Show existing pins or monuments found and their relationship to the established corner.
- All existing easements recorded with the County Clerk and Recorder. Include bearings and distances.
- Spot elevations at the edge of asphalt along the street frontage of the property at five-foot intervals, and a minimum of two (2) spot elevations on either side of the lot.
- Topographic conditions at two-foot contour intervals.
- Existing trees or groups of trees having trunks with diameters of four (4) inches or more.
- Rock outcroppings and other significant natural features.
- All utility meter locations, including any pedestals on site or in the right-of-way adjacent to the site and the exact location of existing utility sources.
- Environmental hazards where applicable (i.e., rock fall, wetlands and floodplain).
- Watercourse setbacks, if applicable. Show centerline and edge of stream or creek in addition to the required stream setback from the ordinary high water mark.

Grading and Drainage Plan

- Existing contours. Existing two-foot contours must be provided for all disturbed areas. Contours for undisturbed areas must be shown when drainage in those areas impacts the disturbed area.
- Proposed contours. Proposed two-foot contours for all disturbed areas must be shown and must demonstrate positive drainage.
- Spot elevations. Show critical spot elevations, as necessary to demonstrate positive drainage and the direction of flow. Finished grade at all building corners must be provided.
- Top-of-foundation elevations. The top-of-foundation elevation must be shown on the plan and must be consistent with the foundation plan. For buildings on slopes of thirty percent (30%) or greater, elevations for stepped foundation walls must be shown.
- Drainage arrows. Include drainage arrows that show how stormwater will be routed around buildings and where stormwater will exit the property. Stormwater cannot cause damage to any adjacent property. Drainage and erosion control features needed to prevent damage must be included.
- Drainage facilities. Proposed drainage facilities, such as French drains or culverts, must be shown.
- Retaining walls. Retaining wall details are required and must include drainage details. Note top- and bottom-of-wall elevations at each location where the retaining wall steps up or down, and include the tallest point of the retaining wall.

RESORT CONCEPTS
REDEFINING THE RESORT EXPERIENCE

April 24, 2025
Town of Minturn Planning Commission
Attn: Madison Harris

RE: Goldstein Residence
Lot 24 Minturn North – 0125 Miles End Lane, Minturn, CO 81645
Design Review Letter of Intent

Madison:

The attached submittal includes a single-family residence within the Minturn North neighborhood. The home is subject to the Minturn North PUD Guide, Town of Minturn Code and all pertinent documents approved by the Town Council.

Lot 24 is located at 0125 Miles End Lane on a downhill sloping undisturbed vacant lot which drops in elevation approximately 8' through the building envelope. The home has been oriented facing west, parallel to the building envelope lines to maximize the site's primary view facing Meadow Mountain. The home has been designed as a walkout residence due to the gently sloping topography. The architectural style is a mix of gable forms and low pitch shed roofs to create a composition of forms rather than a single massive structure. Overall, the structure has been nestled into the topography to balance the entry elevation with the west facing patio elevation of the home.

The home exterior is a balanced mix of stone and wood with appropriate architectural detailing which enhances the mountain vernacular. The landscaping Is Intentionally minimal In-keeping with the intent of the approved Minturn North PUD.

Should you have any questions or need clarifications, please don't hesitate to contact me.

Sincerely,

Taylor Hermes
512.468.3012

Terraces & Walkways
Stained Concrete

Exterior Stone
Colorado Buff

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

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

Columns, Fascia & Sofits
1"x8" – Butt Joint, Rough
Color: Custom Stain

Wood Columns per Plan
Color: Custom Stain

Roofing
Mfg: CertainTeed Belmont Asphalt Shingles
Color: Black Granite

Roofing
Standing Seam Metal
Color: Matte Black

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

Windows and Doors
Mfg: Sierra Pacific
Color: Bahama Brown

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

Entry Door
Solid Wood
Color: Custom Stain

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

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

PERSPECTIVE 1

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

MINTURN NORTH - LOT 24

EGGERS ARCHITECTURE, INC

AXIS VU DESIGN

DRB DESIGN REVIEW - 3D VIEWS

APRIL 7, 2025

RESORT CONCEPTS

Perspective 2

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GOLDSTEIN RESIDENCE

LOT 24
MINTURN NORTH
MINTURN, COLORADO

DRB SUBMITTAL SET APRIL 17, 2025

NOTE: ALL SITE & LANDSCAPE PLANS, FLOOR PLANS, ELEVATIONS & DETAILS ARE SUBJECT TO TOWN OF MINTURN DESIGN REVEIW BOARD APPROVAL

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:	2,046 SF	168 SF		2,214 SF
MAIN LEVEL:	2,289 SF		605 SF	2,894 SF
UPPER LEVEL:	882 SF			882 SF
TOTALS:	5,217 SF	168 SF	605 SF	5,990 SF

LOT AREA:	8,058.60 SF		
BUILDING COVERAGE:	3,470 SF	43.06 %	50% ALLOWABLE
IMPERVIOUS COVERAGE:	4,063 SF	50.42 %	60% ALLOWABLE

CODE INFORMATION:

JURISDICTION: TOWN OF MINTURN, COLORADO

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

DRAWING SCHEDULE

C	COVER
	FINAL PLAT MINTURN NORTH P.U.D.
C.5	MINTURN NORTH P.U.D. FINAL GRADING PLAN
C1	SITE GRADING, DRAINAGE & EROSION CONTROL PLAN
C2	CIVIL DETAILS
L1	LANDSCAPE PLANTING PLAN
L2	LANDSCAPE SCHEDULES & DETAILS
A1.1	LOWER LEVEL PLAN
A1.2	MAIN LEVEL PLAN
A1.3	UPPER LEVEL PLAN
A1.4	ROOF PLAN
A2.1	BUILDING ELEVATIONS
A2.2	BUILDING ELEVATIONS
BH1	BUILDING HEIGHT CALCULATIONS

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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

GOLDSTEIN
LOT 24
MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L24

ISSUED #	DATE	BY	COMMENTS
6	4-17-25	DWE	DRB SUBMITTAL SET

C

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

MINTURN TOWN CERTIFICATE

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

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

BY: _____ ATTEST: _____

MAYOR
TOWN OF MINTURN, COLORADO

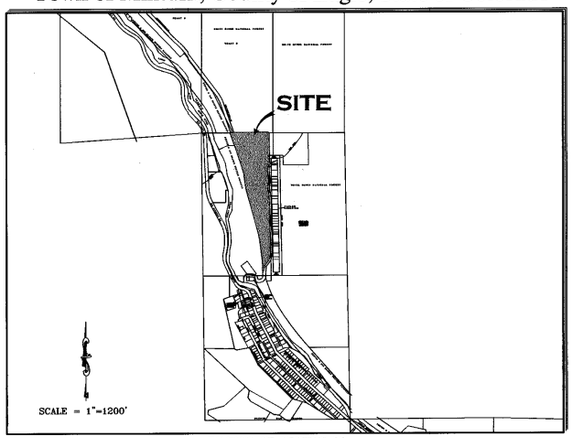
TOWN CLERK
TOWN OF MINTURN, COLORADO

SEAL
TOWN OF MINTURN COLORADO
1904

LAND USE TABLE

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

ADDRESSES ARE FOR INFORMATIONAL PURPOSES ONLY



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

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

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

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

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

SURVEYOR'S CERTIFICATE

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

COLORADO REGISTERED 34998 PROFESSIONAL LAND SURVEYOR 02-26-24

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

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

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

CERTIFICATE OF DEDICATION AND OWNERSHIP AND PHILIP HADLEY

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

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

BY: RICK HERMES
TITLE: MANAGER

STATE OF COLORADO)
)SS
COUNTY OF EAGLE)

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

MY COMMISSION EXPIRES: 6 AUG 27

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

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

SUBORDINATION BY MORTGAGEE

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

MORTGAGEE: Philip Hadley
BY: _____ as INDIVIDUAL

STATE OF COLORADO)
) §
COUNTY OF EAGLE)

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

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: AUG. 01, 2025

NOTARY PUBLIC

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

CERTIFICATE OF TAXES PAID

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

DATED THIS 1ST OF MARCH, A.D., 2024

R0068101

TREASURER OF EAGLE COUNTY

TITLE CERTIFICATE

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

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

AGENT: _____

CLERK AND RECORDER'S CERTIFICATE # 5398

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

CLERK AND RECORDER

BY: _____ DEPUTY

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

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

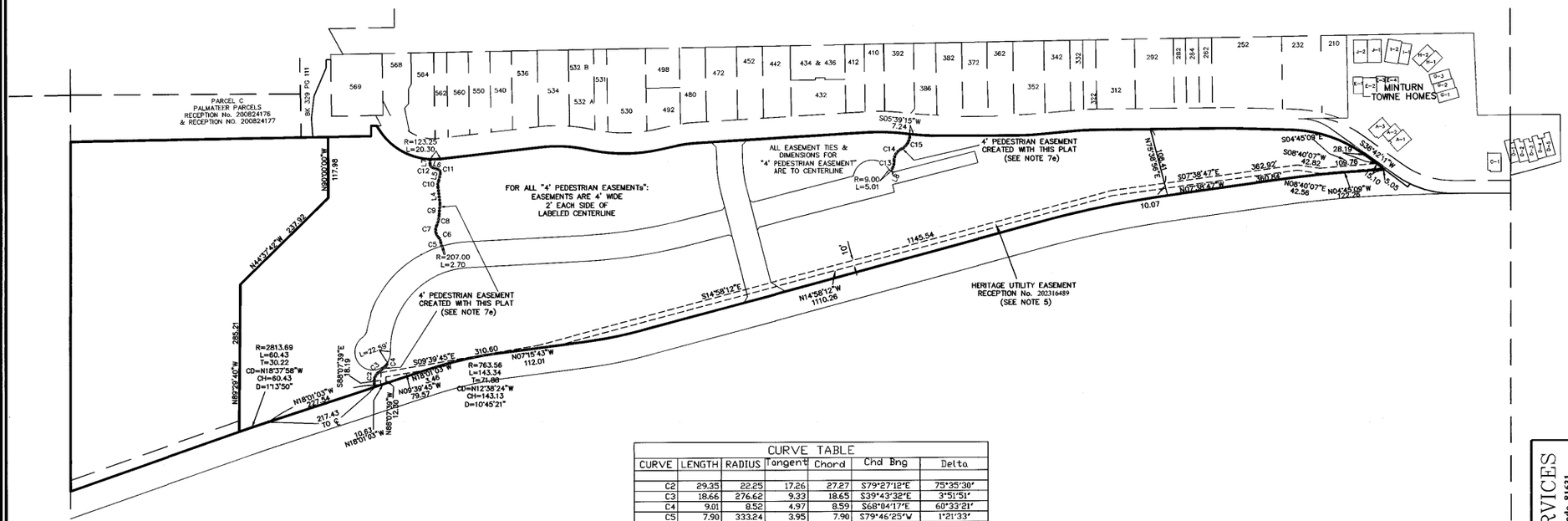
DRAWN BY:	JOB NUMBER:	DRAWING NAME:
MSS	22055	22055 FP2.dwg
SHEET 1 OF 5		DATE: 08-13-2023

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

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

SHEET 5 OF 5

ADDITIONAL EASEMENT DETAIL SHEET



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

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

100 0 50 100 200 400

1 INCH = 100 FEET

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
34998
02-26-24

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

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

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

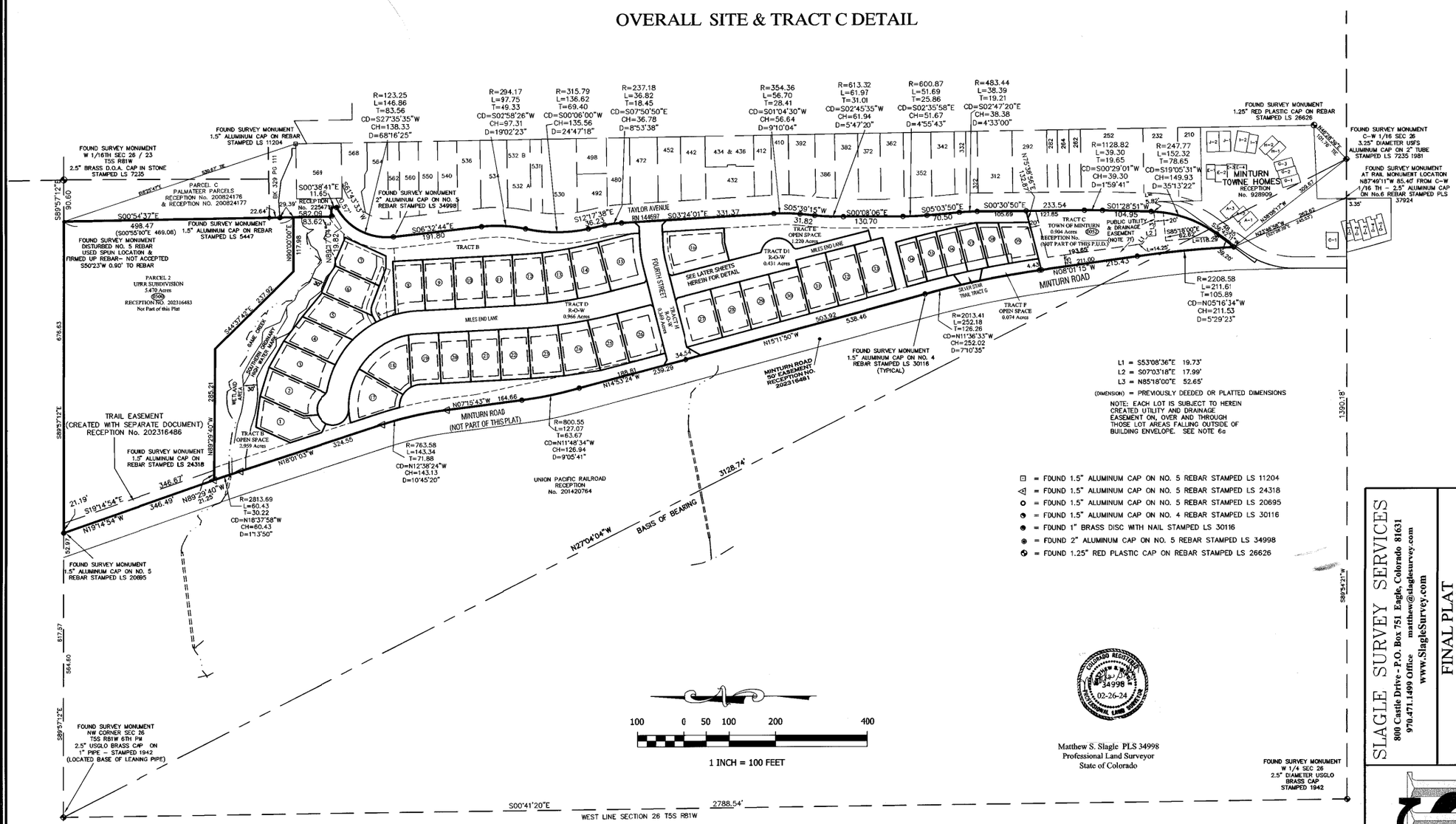
DRAWN BY: MSS | JOB NUMBER: 23055 | DRAWING NAME: 23055 FP2.dwg | DATE: 08-13-2023 | SHEET: 5 OF 5

202402234

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

SHEET 2 OF 5

OVERALL SITE & TRACT C DETAIL



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

02-26-24

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FINAL PLAT
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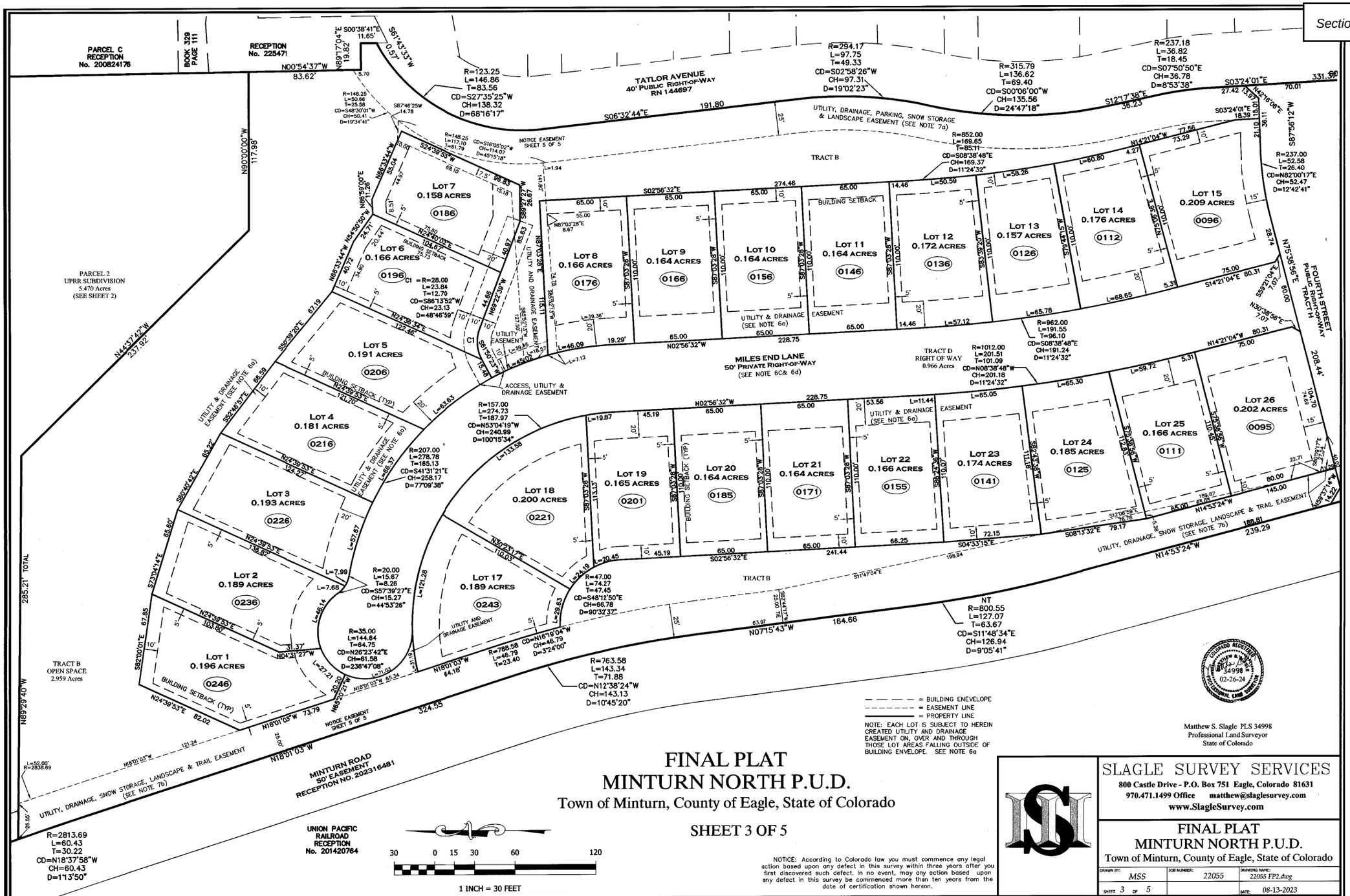
Town of Minturn, County of Eagle, State of Colorado

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

SHEET 2 OF 5

202402234



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

FINAL PLAT
MINTURN NORTH P.U.D.

Town of Minturn, County of Eagle, State of Colorado

SHEET 3 OF 5

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

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

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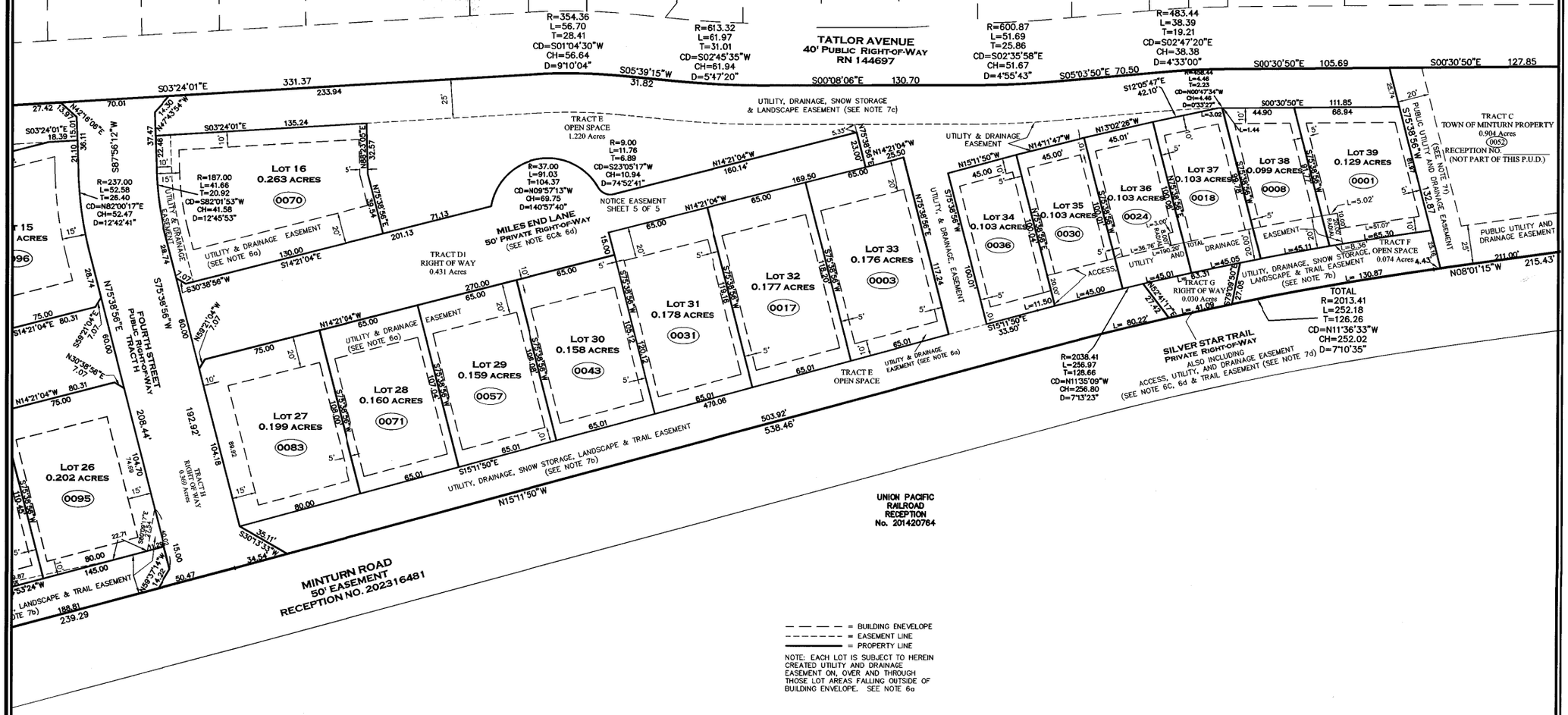
FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

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

202402234

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

SHEET 4 OF 5



COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
34998
12-26-2024

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

30 0 15 30 60 120

1 INCH = 30 FEET

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

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

202402234

MATCH TO SHEET C.7

MATCH TO SHEET C.6

MATCH TO SHEET C.4

KEYMAP

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

TAYLOR AVENUE

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

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

APPROXIMATE LIMITS OF CONTAMINATED SOIL REMOVAL. SEE SHEET D.2

44 LF 24" RCP @ 1.3%, INV. IN 39.00, INV. OUT 38.43 SEE DETAIL SHT. DT.R4

INSTALL BOULDER WALL WHERE NEEDED TO ENABLE DITCH DEPTH & BE ABLE TO CATCH GRADE ON THE DOWNHILL SIDE. DETAIL SHT. DT.R3

TW 45.0 BW 43.5 TW 47.0 BW 45.6

TW 43.0 BW 42.0

(OC-28) INSTALL TRAPEZOIDAL DITCH, 24" DEEP, 24" BOTTOM WIDTH W 2:1 SIDESLOPES, NAG P550 AS SHOWN ON SHEETS E.4 & E.5, W 12" CHECK DAMS EVERY 50 FT.

TW 49.0 BW 47.5

TW 51.0 BW 50.2

INSTALL 130 LF GUARDRAIL PER CDOT M 606-1. USE CAUTION WHEN PLACING POSTS NOT TO DAMAGE STORM PIPES & UTILITIES

(OC-10) INSTALL TRAPEZOIDAL DITCH, 24" DEEP, 36" BOTTOM WIDTH W 2:1 SIDESLOPES, NAG P550 AS SHOWN ON SHEETS E.4 & E.5, W 12" CHECK DAMS WHERE SHOWN. SEE DETAIL SHT. DT.R4

TYPE R CURB INLET STRUCTURE #F W SNOUT & BIO-SKIRT, CL LIP EL:36.44, INV. EL: 32.32, 4.5' SUMP, 18F SNOUT

24 LF 18" ADS-N12 @ 2.1%

40 LF 24" RCP @3.5%, INV. IN 32.38, INV. OUT 30.99 SEE DETAIL SHT. DT.R4

TYPE R CURB INLET STRUCTURE #E W SNOUT & BIO-SKIRT, CL LIP EL:36.20, INV. EL: 32.38, 4.5' SUMP, 18F SNOUT

TYPE R CURB INLET STRUCTURE #D W SNOUT & BIO-SKIRT, CL LIP EL:36.02, INV. EL (E.): 31.80, INV. EL (W.): 31.60, 4.5' SUMP, 18F SNOUT

MILES END LANE

24 LF 18" ADS-N12 @ 2.1%

97 LF 18" ADS-N12 @ 4.3%, INV. OUT 30.44 W FES

TYPE R CURB INLET STRUCTURE #C W SNOUT & BIO-SKIRT, CL LIP EL:35.60, INV. EL (E.): 31.87, INV. EL (SW.): 31.67, 4.5' SUMP, 18F SNOUT

56 LF 18" ADS-N12 @ 2.1%, INV. OUT 30.49 W FES

(OC-10) INSTALL TRAPEZOIDAL DITCH, 24" DEEP, 48" BOTTOM WIDTH W 2:1 SIDESLOPES, NAG P550 AS SHOWN ON SHEETS E.4 & E.5, W 12" CHECK DAMS WHERE SHOWN, SEE DETAIL SHT. DT.R4

INSTALL 120 LF GUARDRAIL PER CDOT M 606-1. USE CAUTION WHEN PLACING POSTS NOT TO DAMAGE STORM PIPES & UTILITIES

TYPE R CURB INLET STRUCTURE #B W SNOUT & BIO-SKIRT, CL LIP EL:29.95, INV. IN: 27.03, INV. OUT 26.83, SUMP EL: 23.0

4 LF 18" ADS-N12 @ 2.0%, INV. OUT 26.75 W FES

FOURTH STREET

24 LF 18" ADS-N12 @ 1.0%

TYPE R CURB INLET STRUCTURE #A W SNOUT & BIO-SKIRT, CL LIP EL:29.95, INV. EL: 27.27, SUMP EL: 23.52

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

20 LF 18" ADS-N12 @ 10.5%, INV. IN 27.50 W FES

TYPE 16 DOUBLE CURB INLET STRUCTURE (#2)W SNOUT & BIO-SKIRT, GRATE FL EL:28.20, INV. EL (E. W): 25.40, 4.5' SUMP, 18F SNOUT

TYPE 16 DOUBLE CURB INLET STRUCTURE (#3)W SNOUT & BIO-SKIRT, GRATE FL EL:29.22 INV. EL: 25.72, 4.5' SUMP, 18F SNOUT

34 LF 18" ADS-N12 @ 2.70%, INV. OUT 24.80

INSTALL V DITCH, 12" DEEP W 2.5:1 SIDESLOPES

MINTURN ROAD

52 LF DUAL 24" RCP @ 2.58%, INV. IN 26.14, INV. OUT 24.80 SEE DETAIL SHT. DT.R4

RIPRAP SWALES TO EXISTING CHANNEL, 12" NOMINAL SIZE RIPRAP, 24" DEEP. DETAIL SHEET DT.R1

REPLACE EX. 15" HDPE

THERE IS A POSSIBILITY THAT A 200 PAIR UNDERGROUND COPPER TELEPHONE CABLE EXISTS ALONG THE MINTURN ROAD CORRIDOR. LOCATE PRIOR TO CONSTRUCTION.

REGRADE & RIPRAP 15 LF. OF CHANNEL 12" NOMINAL SIZE RIPRAP, 24" DEEP. DETAIL SHEET DT.R1

EXISTING CHANNEL

34 LF 18" ADS-N12 @ 1.2%, INV. OUT 25.00 W FES

GENERAL SHEET NOTES:

USE EXTREME CAUTION IN THE VICINITY OF THE HIGH PRESSURE GAS LINES, TYP.

SEE POINT TABLE ON SHEET C18, TYP.

9 (0166) 10 (0156) 11 (0146) 12 (0136) 13 (0126) 14 (9112) 15 (0096) 16 27 (0083) 26 (0095) 25 (0111) 24 (0125) 23 (0141) 22 (0155) 21 (0171) 20 (0185)

NORTH

0 20' 40'

Scale: 1" = 20'

Know what's below. Call before you dig.

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

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

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

Engineer or Surveyor Seal

COLORADO LICENSED
BRUCE D. TEMPEL
5/1/24
19082
PROFESSIONAL ENGINEER

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

TOWN OF MINTURN, COLORADO

Minturn North P.U.D.

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

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

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

Sheet
C.5

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

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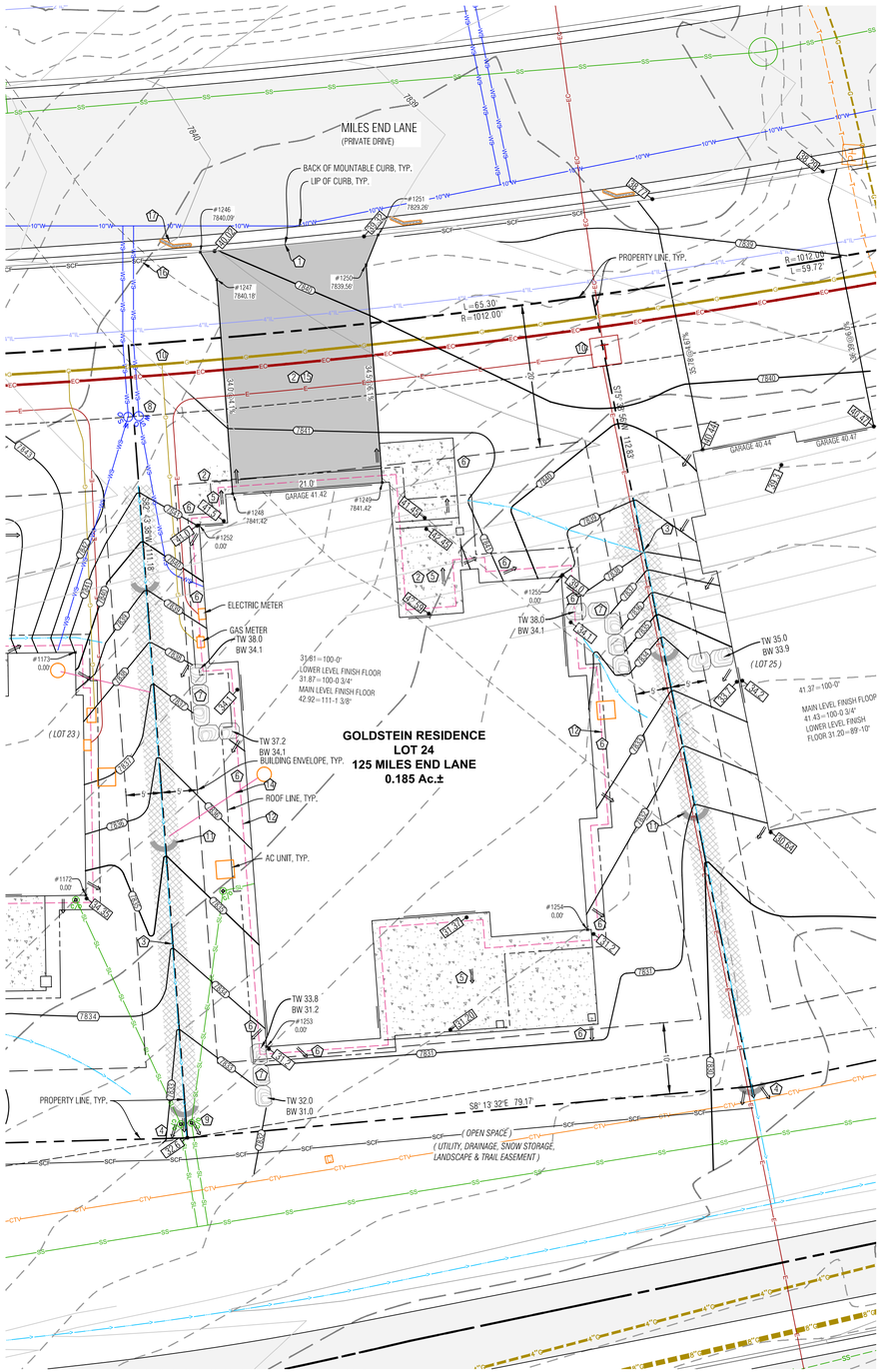


LEGEND

TW	TOP OF WALL
BW	BOTTOM OF WALL
GB	GRADE BREAK
EX	EXISTING
LP	LOW POINT
HP	HIGH POINT
8016.79	PROPOSED SPOT ELEVATION
	DRAINAGE SWALE
	FLOW ARROW
SCF	SEDIMENT CONTROL FENCE
8020 / 8018	PROPOSED MAJOR/MINOR CONTOUR
8020 / 8018	EXISTING MAJOR/MINOR CONTOUR
	EROSION LOGS
	ASPHALT DRIVEWAY & AUTOCOURT
	NORTH AMERICAN GREEN SC-250BN EROSION CONTROL FABRIC OR RIPRAP ALTERNATIVE
	FLAGNOTE
	EX CURB STOP
PROPOSED / EXISTING E	POSSIBLE ELECTRIC SERVICE
G	POSSIBLE GAS SERVICE
WS	POSSIBLE WATER SERVICE
SL	POSSIBLE SEWER SERVICE
	FOUNDATION DRAIN
8"SD	DOWNSPOUT & STORM DRAIN WITH SIZE
	BOULDER WALL

Point Table				
Point #	Desc.	Elev.	North	East
1246	Driveway	7840.09'	3916.86	5462.60
1247	Driveway	7840.18'	3914.37	5458.91
1248	Driveway	7841.42'	3910.57	5429.11
1249	Driveway	7841.42'	3889.74	5431.77
1250	Driveway	7839.56'	3893.60	5462.06
1251	Driveway	7829.26'	3892.14	5466.35
1252	House Corner	0.00'	3915.02	5424.51
1253	House Corner	0.00'	3901.75	5352.11
1254	House Corner	0.00'	3857.77	5370.83
1255	House Corner	0.00'	3864.03	5419.93

NOTES:

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

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

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

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

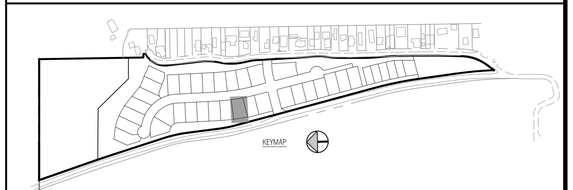
5) LOT AREA: 8,045 SF ±
DISTURBANCE AREA: 8,045 SF ±

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

7) CONSTRUCTION ACCESS TO BE LIMITED TO THE AREA WITHIN THE VEHICLE TRACKING PAD. SILT SOCKS TO BE INSTALLED EVERY 30 FEET WITHIN THE CURB LINE ALONG THE LOT FRONTAGE. DIRT TRACKED ONTO PUBLIC ROW TO BE CLEANED AFTER ANY MAJOR STORM EVENT OR WITHIN THREE WORKING DAYS.

FLAGNOTES:

1. MATCH TO BACK OF EXISTING CURB.
2. PROPOSED ASPHALT DRIVEWAY, AUTO-COURT AND CONCRETE WALKWAYS. STRUCTURAL FILL UNDER THE BUILDING TO FOLLOW THE DIRECTION OF THE GEOTECH REPORT. ALL EARTHWORK CONSTRUCTION TO BE APPROVED BY THE GEOTECHNICAL ENGINEER.
3. PROVIDE DRAINAGE SWALE AS SHOWN. WITH NORTH AMERICAN GREEN SC250 EROSION FABRIC OR RIPRAP WHERE SLOPE EXCEEDS 5%. SEE DETAIL.
4. WHERE PROPOSED SWALE DAYLIGHTS WITH NATURAL GROUND, FAN OUT DRAINAGE SWALE TO EVENLY DISSIPATE DRAINAGE, TYP.
5. SLOPE PATIOS, DECKS AND WALKS AT 2% MIN. AWAY FROM THE STRUCTURE.
6. GRADE AROUND THE PERIMETER OF BUILDING AS NECESSARY 10% FOR 5-FEET MIN. (10 FT. WHERE POSSIBLE) IN UNPAVED AREAS TO ENSURE PROPER DRAINAGE AWAY FROM THE FOUNDATION. IT WILL BE IMPORTANT TO CONSTRUCT AND DIRECT SURFACE DRAINAGE AWAY FROM BUILDING, WALKS AND WALLS TO EITHER THE AUTOCOURT, THE OUTLET SWALE, OR DOWNWARD SLOPING NATURAL GRADE. VERIFY DRAINAGE AND SWALE INTEGRITY ON A REGULAR BASIS.
7. INSTALL BOULDER WALL FOR LANDSCAPE AREAS PER THE DETAIL ON SHEET C2. WALL DRAIN LINES NOT SHOWN.
8. LOCATE EXISTING CURB STOP, CONFIRM LOCATION AND CONNECTION WITH THE WATER & SANITATION DISTRICT. CONNECT AND EXTEND NEW WATER SERVICE TO MECHANICAL ROOM. WATER SERVICE TO BE 1-1/2" CONTINUOUS COPPER LINE FROM THE CURB STOP TO THE MECHANICAL ROOM, MAINTAIN COVER OVER NEW SERVICE PER DISTRICT REGULATIONS.
9. APPROXIMATE LOCATION OF SEWER SERVICE STUB. CONFIRM INVERT PRIOR TO CONSTRUCTION FOR ABILITY TO SERVICE HOUSE BY GRAVITY, OR WHETHER A PUMP MAY BE REQUIRED. CONNECT AND EXTEND NEW SEWER SERVICE TO MECHANICAL ROOM. MAINTAIN COVER OVER NEW SERVICE PER DISTRICT REGULATIONS. INSTALL CLEANOUTS AT HOUSE EXTERIOR AND ALL BEND LOCATIONS.
10. LOCATE, CONNECT TO, AND EXTEND GAS, ELECTRIC, AND COMMUNICATION SERVICES TO METER CABINET AND GAS METER LOCATION. MAINTAIN COVER & CLEARANCES BETWEEN/OVER NEW SERVICES PER UTILITY REGULATIONS.
11. EROSION LOGS PER DETAIL ON SHEET C2.
12. FOUNDATION DRAIN, TYP., INSTALL IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. DRAIN @ 0.5% MIN. TO DAYLIGHT, SEE DETAIL ON SHT. C2.
13. EXTEND THE FOUNDATION DRAIN FROM SUMP PUMP IN HOUSE TO DAYLIGHT WITH SOLID PIPE. COVER WITH A RODENT SCREEN AT END.
14. INSTALL VEHICLE TRACKING PAD (DETAIL SHEET C2) AT LOCATION OF DRIVEWAY, TRACKING PAD TO BE REMOVED PRIOR TO FINAL DRIVEWAY SUBGRADE PREPARATION AND PAVING.
15. SILT FENCE PER DETAIL ON SHEET C2.
16. INSTALL SILT SOCKS WITHIN CURB LINE, EVERY 30 FT. ±.



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Glenwood Springs, CO 81601
(T) 970.945.5252
www.bu-inc.com

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

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

Engineer or Surveyor Seal

NOT FOR CONSTRUCTION
Review

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

NORTH
0 10' 20'
Scale: 1" = 10'

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

TOWN OF MINTURN, COLORADO

Lot 24, Minturn North P.U.D.

Site, Grading and Drainage Plan

DRB Review Set 4/17/25

No.	Date	Revision	By
1.			
2.			
3.			
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PROJECT NO.
23035
Designer:
PAH
Drafter:
BUI
Date:
8/10/24

Sheet
C1

File Name: ***mn lot 24 sp-01.dwg***

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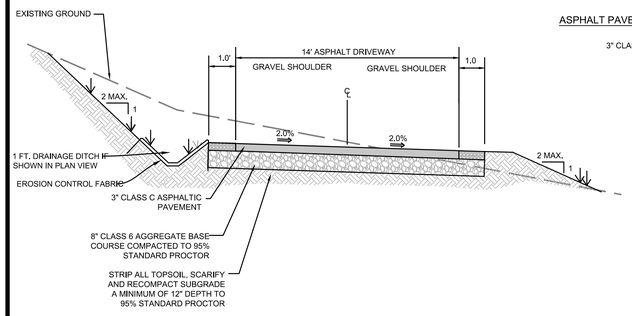
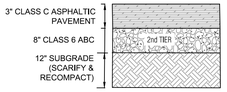


ASPHALT PAVEMENT SECTION



PAVEMENT SECTION

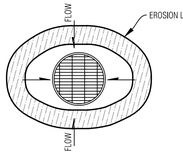
NOTE:
1. ALL AGGREGATE & SUBGRADE MATERIAL SHALL BE COMPACTED TO 95% STANDARD PROCTOR AT A MOISTURE CONTENT WITHIN 2% OF OPTIMUM.
2. IN NEW PAVING LOCATIONS STRIP ALL TOPSOIL, SCARIFY AND RECOMPACT SUBGRADE A MINIMUM OF 12" DEPTH TO 95% STANDARD PROCTOR.
3. EXTEND THE SECOND TIER (12" CLASS 2 ROAD BASE, OR 8" CLASS 6 ROAD BASE) 1 FT. BEYOND EDGE OF PAVEMENT OR GRAVEL SURFACE, BOTH SIDES.

DRIVEWAY & AUTOCOURT SECTION

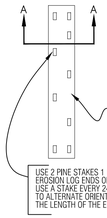
N.T.S. CONTRACTOR TO VERIFY WITH PROJECT GEOTECHNICAL CONSULTANT.

PROPOSED DRIVEWAY TYP. SECTION

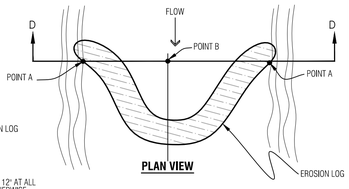
N.T.S. TO BE VERIFIED BY PROJECT GEOTECHNICAL ENGINEER



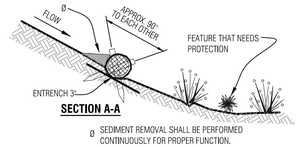
AREA DRAIN



PLAN VIEW

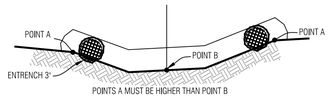


PLAN VIEW



SECTION A-A

Ø SEDIMENT REMOVAL SHALL BE PERFORMED CONTINUOUSLY FOR PROPER FUNCTION.

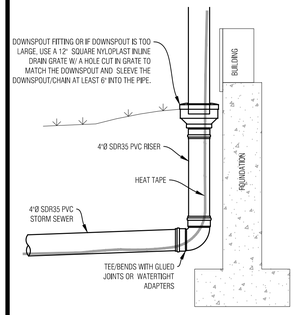


SECTION D-D

Temporary Erosion Control Log

N.T.S.

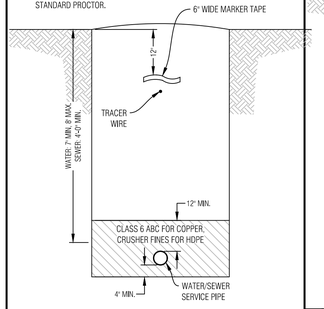
NOTES:
1. ROOF AND AREA DRAINS SHALL NOT BE CONNECTED TO THE FOUNDATION DRAIN SYSTEM.
2. ALL DOWNSPOUTS SHALL BE CONNECTED TO ADS N-12-WT CPP (WATERTIGHT), SCH.40 PVC OR SDR35 PVC. FLEXIBLE CORRUGATED PLASTIC IS NOT ACCEPTABLE.
3. ADDITIONAL FITTINGS AND BENDS MAY BE REQUIRED TO DEFLECT OVER OR AROUND LANDSCAPE WALLS.
4. HEAT TAPE SHALL BE INSTALLED IN ALL DOWNSPOUTS/STORM SEWER PIPES.



TYP. DOWNSPOUT CONNECTION

N.T.S.

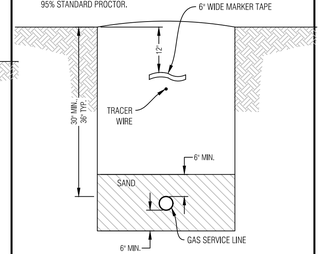
NOTES:
1. WATER SHALL BE INSTALLED WITH AT LEAST 10' OF SEPARATION BETWEEN WATER/SEWER AND 4' OF SEPARATION BETWEEN OTHER UTILITIES.
2. BACKFILL THE TRENCH WITH 4" MINUS ONSITE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR.



WATER/SEWER SERVICE TRENCH

N.T.S.

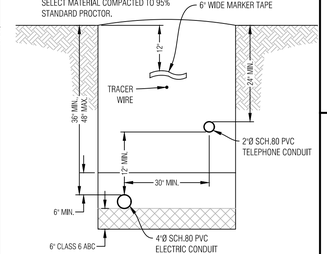
NOTES:
1. GAS SHALL BE INSTALLED WITH AT LEAST 4' OF SEPARATION BETWEEN OTHER UTILITIES.
2. BACKFILL THE TRENCH WITH 4" MINUS ONSITE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR.



GAS SERVICE TRENCH

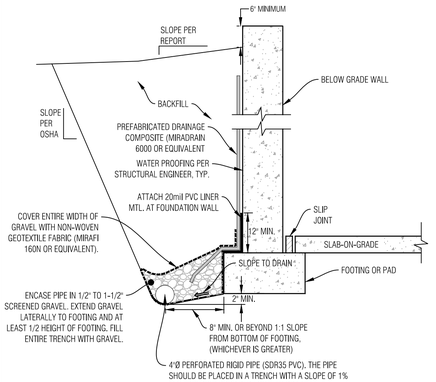
N.T.S.

NOTES:
1. ELECTRIC & TELEPHONE SHALL BE INSTALLED WITH AT LEAST 4' OF SEPARATION BETWEEN OTHER UTILITIES.
2. BACKFILL THE TRENCH WITH 4" MINUS ONSITE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR.



ELECTRIC & COMM. SERVICE TRENCH

N.T.S.



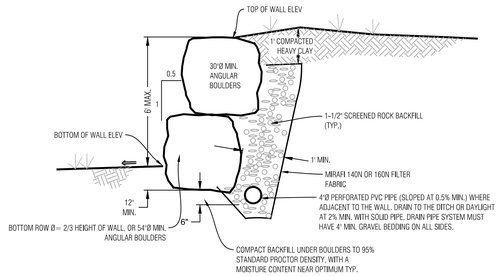
NOTES:
1. THE BOTTOM OF THE DRAIN SHOULD BE AT LEAST 2 INCHES BELOW BOTTOM OF FOOTING AT THE HIGHEST POINT AND SLOPE DOWNWARD TO A POSITIVE GRAVITY OUTLET OR TO A SUMP WHERE WATER CAN BE REMOVED BY PUMPING.
2. CONTRACTOR TO FOLLOW ANY ADDITIONAL RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER

TYPICAL FOUNDATION DRAIN

N.T.S.

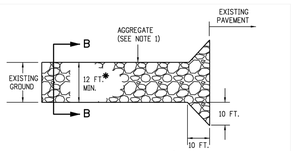
CONTRACTOR TO VERIFY WITH PROJECT GEOTECHNICAL CONSULTANT.

NOTES:
1. THIS DETAIL IS FOR RETAINING LANDSCAPED AREAS ONLY AND SHALL NOT BE USED TO RETAIN STRUCTURE OR VEHICLE LOADED AREAS.
2. FREE DRAINING WALL BACKFILL SHOULD BE CAPPED WITH AT LEAST 12 INCHES OF COMPACTED HEAVY CLAYS TO REDUCE SURFACE WATER INFILTRATION.
3. ROUND RIVER BOULDERS ARE NOT ACCEPTABLE.
4. SET BASE ROWS ON BENCHES WHERE THE TOPSOIL HAS BEEN REMOVED AND THE SUBBASE HAS BEEN SCARIFIED TO 9" MINIMUM DEPTH & RECOMPACTED TO 95% STANDARD PROCTOR.
5. CARE SHOULD BE TAKEN NOT TO OVER COMPACT THE BACKFILL OR USE LARGE EQUIPMENT NEAR THE WALL.
6. SELECT AND PLACE BOULDERS IN A MANNER WHICH PERMITS AT LEAST 30% CONTACT AREA WITH ADJACENT BOULDERS.
7. PLACE LARGER BOULDERS AT BOTTOM AND TRANSITION TO SMALLER BOULDERS AT TOP OF WALL. UNDER NO CIRCUMSTANCES SHOULD ANY BOULDER BE PLACED ON TOP OF ANOTHER BOULDER WHICH IS SMALLER THAN ITSELF.

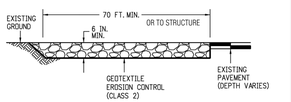


BOULDER WALL DETAIL, LANDSCAPED AREA

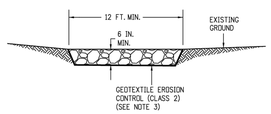
N.T.S.



PLAN VIEW * SHALL EXTEND FULL WIDTH OF INGRESS AND EGRESS OPERATION.



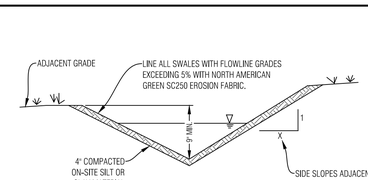
ELEVATION SECTION



SECTION B-B

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

VEHICLE TRACKING PAD



INSTALL EROSION CONTROL FABRIC PER MANUFACTURERS RECOMMENDATIONS

TYPICAL SWALE SECTION

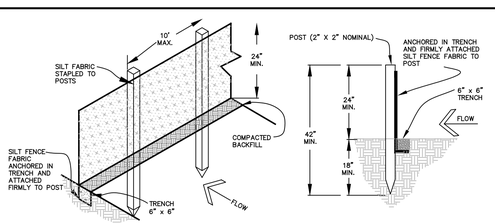
N.T.S. SHAPE DITCH ACCORDING TO SITE PLAN

NOTE
SEE THE GRADING, DRAINAGE AND EROSION CONTROL SHEET FOR SWALE LOCATIONS

GENERAL NOTES:
1. ALL CONSTRUCTION SHALL MEET OR EXCEED THE CURRENT CONSTRUCTION AND DESIGN STANDARDS ESTABLISHED BY THE DESIGN GUIDELINES AND TOWN OF MINTURN AND BE SUBJECT TO OBSERVATION BY THE TOWN AND THE PROJECT ENGINEER. IN THE EVENT OF CONFLICT PUD GUIDELINES SUPERCEDE TOWN.
2. THIS DESIGN WAS PREPARED WITHOUT THE BENEFIT OF A SUBSURFACE UTILITY ENGINEERING (SUE) STUDY OR MAP. THIS DESIGN HAS BEEN PREPARED FOR A PRIVATE DEVELOPMENT USING EXISTING UTILITY INFORMATION PROVIDED BY OTHERS. EXISTING UTILITIES ARE SHOWN AS THEY ARE BELIEVED TO EXIST, BUT MAY NOT REPRESENT ACTUAL FIELD CONDITIONS. BOUNDARIES UNLIMITED INC. DID NOT CONFIRM ANY DATA PROVIDED OR PERFORM ANY ADDITIONAL RESEARCH OR NOTIFICATION TO ELEVATE THESE PLANS TO SENATE BILL 18-167 STANDARDS, AS SUCH, BOUNDARIES UNLIMITED INC. MAKES NO GUARANTY, EXPRESSED OR IMPLIED, FOR THE LOCATION OF SUBSURFACE UTILITIES CONTAINED WITHIN THIS PLAN SET. IF THE CLIENT AND/OR CONTRACTOR REQUIRES A SUBSURFACE UTILITY ENGINEERING STUDY OR MAP FOR FULL COMPLIANCE WITH SENATE BILL 18-167, THEN A MORE EXHAUSTIVE INVESTIGATION SHALL BE OBTAINED BY THE CLIENT AND/OR CONTRACTOR PRIOR TO COMMENCING WITH ANY CONSTRUCTION. OTHERWISE, PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL CONTACT ALL APPROPRIATE UTILITY COMPANIES FOR LINE LOCATIONS. CONTRACTOR SHALL NOTIFY PROJECT ENGINEER OF ANY POTENTIAL CONFLICTS PRIOR TO UTILITY CONSTRUCTION SO THAT LINE OR GRADE CHANGES CAN BE MADE TO AVOID A CONFLICT WITH ANY EXISTING UTILITY. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION AND, AT NO EXPENSE TO THE CLIENT OR PROJECT ENGINEER, REPAIR ANY DAMAGED UTILITIES.
3. ALL EXCAVATIONS FOR UTILITY LINES, RETAINING WALLS, ROADWAYS, BUILDING STRUCTURES, DRAINAGE FACILITIES AND TRENCHES, SHALL MEET THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), COLORADO INDUSTRIAL COMMISSION, OR THE COLORADO DIVISION OF MINES, WHICH EVER APPLIES. SAFETY IS THE CONTRACTOR'S RESPONSIBILITY. NO OTHER PARTIES ARE RESPONSIBLE FOR SAFETY IN, ON OR ABOUT THE SITE, NOR FOR COMPLIANCE BY THE APPROPRIATE PARTY WITH ANY REGULATIONS RELATING HERETO.
4. COMPACTION MUST BE ATTAINED AND COMPACTION RESULTS SUBMITTED TO THE TOWN AND THE PROJECT ENGINEER PRIOR TO ACCEPTANCE. COMPACTION SHALL MEET OR EXCEED TOWN REGULATIONS. 95% STANDARD PROCTOR DENSITY IS REQUIRED FOR ALL ROADWAY AND DRIVEWAY SUBGRADE CONSTRUCTION AND TRENCH BACKFILL UNDER THE SAME, & 90% STANDARD PROCTOR DENSITY IN LANDSCAPE AREAS, UNLESS NOTED OTHERWISE OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER. SEE SOILS REPORT FOR STRUCTURAL FOUNDATION RECOMMENDATIONS.
5. THE CONTRACTOR SHALL CONTAIN HIS CONSTRUCTION ACTIVITIES TO THE AREA WITHIN THE STREET RIGHT OF WAY AND PROPERTY OWNED, OR EASEMENTS PROVIDED TO OWNER. THE CONTRACTOR SHALL NOT OPERATE OUTSIDE THIS AREA WITHOUT THE PRIOR CONSENT OF THE PROPERTY OWNER INVOLVED. ANY DAMAGE TO PRIVATE PROPERTY BY THE CONTRACTOR OUTSIDE THESE LIMITS WITHOUT THE PERMISSION OF THE PRIVATE PROPERTY OWNER WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
6. THE CONTRACTOR SHALL ENSURE DRAINAGE AWAY FROM ALL STRUCTURES IN ALL DIRECTIONS. DO NOT ALLOW WATER TO POND ON-SITE, PROVIDE SWALES TO DRAINAGE STRUCTURES AND RUNOUT. SHALLOW DRAINAGE SWALES HAVE A TENDENCY OVER TIME TO FILL IN & BECOME LESS EFFECTIVE. PERIODIC MAINTENANCE, AT LEAST TWICE A YEAR, IS NECESSARY TO CHECK THE INTEGRITY OF THE SWALE & MAINTAIN DRAINAGE CHARACTERISTICS. BUILDING FOUNDATION WALL HEIGHT TO BE A MINIMUM OF 6" ABOVE FINISH GROUND AT EXTERIOR WALL.
7. THE CONTRACTOR SHALL AT ALL TIMES KEEP TWO FULL SETS OF CONTRACT DRAWINGS MARKED UP TO INDICATE THE AS-BUILT CONDITIONS. THE DRAWINGS SHALL BE PROVIDED TO THE OWNER AND THE ENGINEER UPON COMPLETION OF THE WORK. WHERE PRACTICAL, THE CONTRACTOR IS TO PROVIDE AT LEAST TWO TIES FROM PHYSICAL MONUMENTS TO ALL FITTINGS, VALVES, MANHOLES, AND THE END OF ALL SERVICE LINES.
8. ON-SITE OBSERVATIONS AND REVIEW CONDUCTED BY THE TOWN OR THE PROJECT ENGINEER OF CONSTRUCTION WORK IN PROGRESS ARE NOT TO BE CONSTRUED AS A GUARANTEE OR WARRANTY BY THE TOWN OR THE PROJECT ENGINEER OF THE COMPLETED WORK AND THE CONTRACTOR'S RESPONSIBILITIES.
9. THE CONTRACTOR SHALL TAKE ALL APPROPRIATE PRECAUTIONS TO SIGNIFICANTLY REDUCE ANY POTENTIAL POLLUTION CAUSED BY HIS ACTIVITIES, INCLUDING VEHICLE FUELING, STORAGE OF FERTILIZERS OR CHEMICALS, ETC. THE CONTRACTOR SHALL HAVE IDENTIFIED PROCEDURES FOR HANDLING POTENTIAL POLLUTANTS AND IDENTIFIED SPILL PREVENTION AND RESPONSE PROCEDURES PRIOR TO ANY ACTIVITIES AT THE PROJECT SITE.
10. THE CONTRACTOR SHALL NOT SCALE DRAWINGS FOR CONSTRUCTION PURPOSES. ANY MISSING DIMENSIONS OR DISCREPANCIES IN PLANS, FIELD STAKING, OR PHYSICAL FEATURES SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER. IF THE CONTRACTOR PROCEEDS WITH THE WORK WITHOUT NOTIFYING THE ENGINEER, HE DOES SO AT HIS OWN RISK.
11. DISPOSAL OF TRASH, ASPHALT, CONCRETE AND CONSTRUCTION DEBRIS IS THE CONTRACTORS RESPONSIBILITY AND SHALL BE CONSIDERED PART OF THE WORK.
12. HORIZONTAL & VERTICAL INFORMATION FOR EXISTING PROPERTY LINES, TOPOGRAPHY, ROADWAY, UTILITIES & DRAINAGE STRUCTURES WERE TAKEN FROM THE DESIGN DRAWINGS FOR THE MINTURN NORTH PUD, ALSO SEE LANDSCAPE, ARCHITECTURAL AND STRUCTURAL ENGINEERING PLANS FOR ADDITIONAL BUILDING AND LANDSCAPE INFORMATION.
13. IN NON HARDSCAPE AREAS, GRADE AT A MINIMUM OF 12" IN THE FIRST 5 FEET AWAY FROM THE STRUCTURE, OR AS DIRECTED BY THE GEOTECHNICAL STUDY. EXTERIOR BACKFILL SHOULD BE ADJUSTED TO NEAR OPTIMUM MOISTURE AND COMPACTED TO AT LEAST 95% OF THE MAXIMUM STANDARD PROCTOR DENSITY IN PAVEMENT AREAS AND TO AT LEAST 90% OF THE MAXIMUM STANDARD PROCTOR DENSITY IN LANDSCAPE AREAS. SEE & FOLLOW RECOMMENDATIONS OF THE GEOTECHNICAL SUBSOIL STUDY BY KUMAR & ASSOCIATES, INC. DATED _____, JOB NO. _____.
14. ALL PRODUCT INFORMATION SHOWN IS AS PROVIDED BY THE MANUFACTURER. THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING AND COMPLYING WITH THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS FOR THE INSTALLATION OF ALL MATERIALS WITH SPECIAL ATTENTION TO PROPER SEALING OF MATING SURFACES. THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE DELIVERED PRODUCTS AND THOSE SHOWN ON THIS PLAN.
15. FOUNDATION AND RETAINING WALL DESIGNS TO BE OBTAINED FROM, OR VERIFIED BY THE PROJECT STRUCTURAL OR GEOTECHNICAL ENGINEER.
16. THE FOUNDATION DRAIN SYSTEM SHALL BE INSTALLED PER THE RECOMMENDATION OF THE STRUCTURAL AND GEOTECHNICAL ENGINEERS.
17. THE SURVEYOR RESPONSIBLE FOR STAKING THE FOUNDATION OF THE HOUSE IS RESPONSIBLE TO MAKE SURE HE HAS THE LATEST SITE, FOUNDATION & ARCHITECTURAL PLANS AVAILABLE, ALONG WITH ANY UPDATED LOTLINE, SETBACK & EASEMENT INFORMATION.
18. INSTALL ROOF GUTTERS AND DOWNSPOUTS THAT DISCHARGE WELL BEYOND THE LIMITS OF ALL BACKFILL. CONFIRM DOWNSPOUT DRAINAGE HAS GOOD POSITIVE GRADE RUNNING AWAY FROM THE HOUSE. STORM DRAIN PIPES TO BE INSTALLED WITH 1% MINIMUM SLOPE TO THE OUTFALL POINTS. HEAT TAPE SHALL BE INSTALLED IN ALL EXTERIOR ROOF GUTTERS, DRAIN PIPES, DOWNSPOUTS, AREA DRAINS, TRENCH DRAINS, STORM DRAIN PIPES AND GRATED STRUCTURES.
19. LANDSCAPING WHICH REQUIRES REGULAR HEAVY IRRIGATION SUCH AS SOD, AND LAWN SPRINKLER HEADS SHOULD BE LOCATED AT LEAST 10 FEET FROM FOUNDATION WALLS.
20. ACCUMULATED SNOWFALL SHALL BE REMOVED TO GRASS AREA TO ENSURE THAT PROPER DRAINAGE AWAY FROM THE BUILDING IS MAINTAINED.
21. FINISH GRADE & SPOT ELEVATIONS AT THE EXTERIOR OF THE STRUCTURE ASSUME THAT THE FOUNDATION WALLS EXTEND ABOVE THE BUILDING FINISH FLOOR & HANGER FLOOR JOISTS ARE USED. EXTERIOR GRADE TO BE A MINIMUM OF 6" BELOW TOP OF FOUNDATION WALL. THE FOUNDATION WALL HEIGHT MAY NEED TO BE EXTENDED IN ORDER TO ACHIEVE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE.
22. INSTALL DEEP & SHALLOW UTILITY SERVICES ACCORDING TO RESPECTIVE UTILITY COMPANY OR METRO DISTRICT SPECIFICATIONS AND REGULATIONS. HORIZONTAL LOCATIONS OF SERVICE LINES ARE SUGGESTIONS ONLY. PROPOSED UTILITY SERVICES TO THE RESIDENCE MAY BE VARIED FROM THE LOCATIONS SHOWN. ALL WATER AND SEWER SERVICES SHALL BE INSTALLED PER METRO DISTRICT REGULATIONS.
23. DRAINAGE PIPES CALLED OUT AS ADS SHALL BE ADVANCED DRAINAGE SYSTEMS N-12 WATER RESISTANT PIPE (ADS N-12-WT) OR ENGINEER APPROVED EQUAL. ALL PIPES SHALL BE INSTALLED WITH WATERTIGHT CONNECTIONS.
24. CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITTING FOR CONSTRUCTION FROM THE APPROPRIATE GOVERNMENTAL ENTITIES.
25. ALL UTILITIES, BOTH UNDERGROUND OR OVERHEAD, SHALL BE MAINTAINED IN CONTINUOUS SERVICE THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE AND LIABLE FOR DAMAGES TO, OR INTERRUPTION OF, SERVICES CAUSED BY THE CONSTRUCTION.

GENERAL NOTES

N.T.S.



EROSION CONTROL NOTES:

1. IMPLEMENTATION OF THE EROSION AND SEDIMENT CONTROL MEASURES SHALL PRECEDE STRIPPING OF NATIVE VEGETATIVE COVER AND AS GRADING PROGRESSES.
2. ALL TEMPORARY AND PERMANENT SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE MAINTAINED AND REPAIRED AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION. STRAW BALE DIKES OR SILT FENCING MAY REQUIRE PERIODIC REPLACEMENT. SEDIMENT TRAPS WILL REQUIRE PERIODIC SEDIMENT REMOVAL.
3. INSTALL PERMANENT EROSION FABRIC IN THE FLOW LINES OF DRAINAGE SWALES.

SEDIMENT CONTROL FENCE DETAIL

N.T.S.

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

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

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

Engineer or Surveyor Seal

NOT FOR Review CONSTRUCTION

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

NORTH
0 10' 20'
Scale: 1" = 10'

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

TOWN OF MINTURN, COLORADO

Lot 24, Minturn North P.U.D.

Details and Notes
DRB Review Set 4/17/25

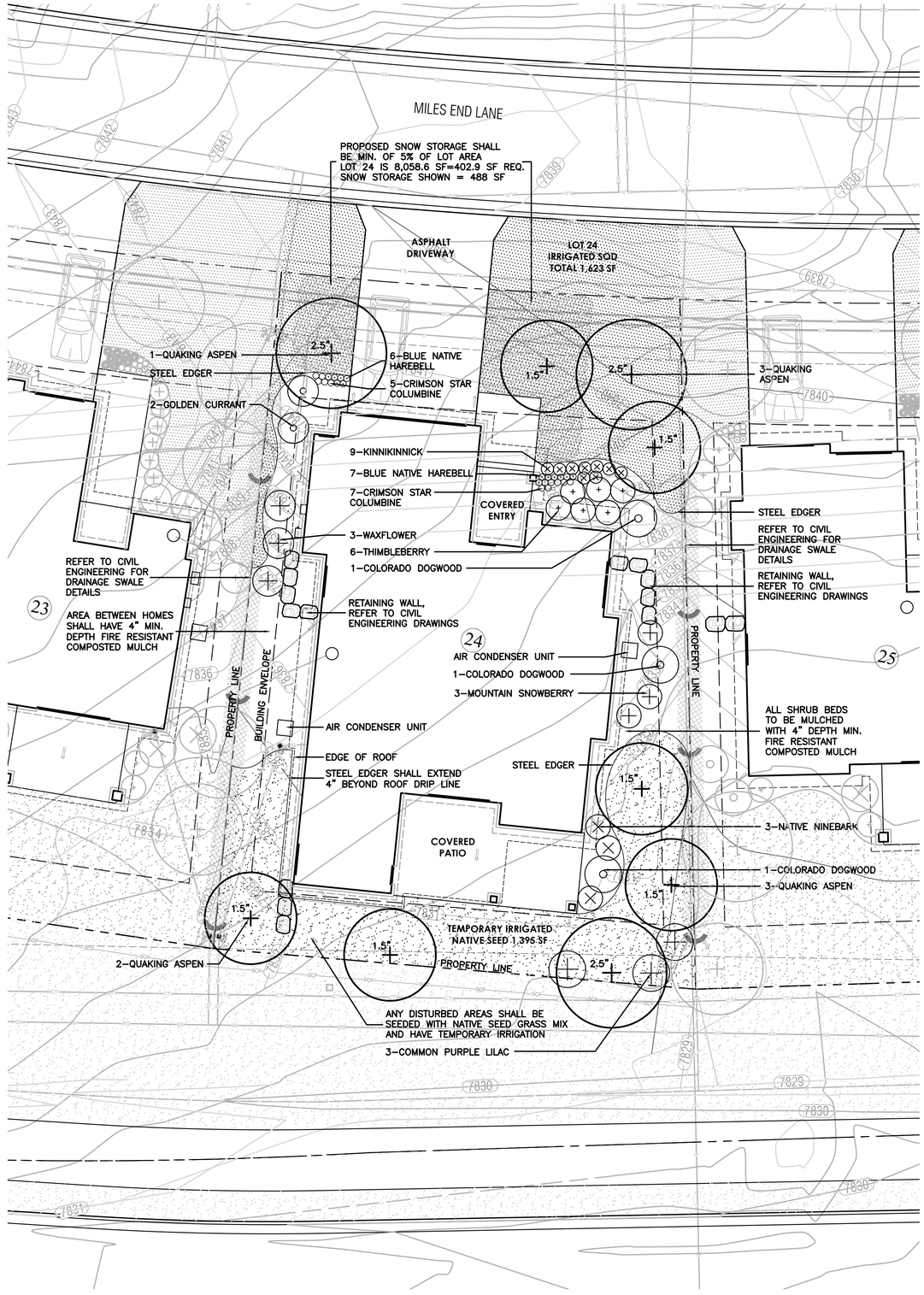
No.	Date	Revision	By
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			

PROJECT NO. **23035**
Designer: **PAH**
Drafter: **BUI**
Date: **8/10/24**

Sheet **C2**

File Name: **mn lot 24 sp-01.dwg**

N:\PROJECTS\2023\23035-Minturn North Individual Lots\dwg\Lot 24 Goldstein\MN Lot 24 SP-01.dwg 4/15/2025 9:46 AM



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 24-LANDSCAPE PLAN

TOWN OF MINTURN, COLORADO

DESIGNED: TT
DRAWN: TT
CHECKED: RH
DATE: April 17, 2025
REVISIONS:

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

DRB SUBMITTAL

SHEET TITLE:

PROPOSED LANDSCAPE PLAN

SCALE: 1"=10'-0"

SHEET NUMBER:

L1

General Notes and Specifications:

1. All areas disturbed by construction and not designated a shrub bed or sod, shall be planted with the specified native grass seed.
2. The contractor shall maintain positive drainage away from all walls and walkways. Fine grading shall be approved prior to planting.
3. The Landscape Plan shall be reviewed on site prior to installation to ensure planting meets the intent of the design guidelines and Town of Minturn standards.
4. See Civil Engineering sheets for final grading and drainage.
5. Snow Storage area shall be a min. of 25% of all driveway and parking areas.

Revegetation Notes:

1. Seed shall be broadcast and raked to ¼" depth.
2. Apply Biodegradable Green Dyed-Wood Celluose-Fiber Mulch to all seeded Areas at a rate of 20 lbs. per 1,000 s.f.
3. Prior to seeding, apply min. 6" topsoil, 10 lbs./1,000 s.f. Superphosphate and 40 lbs./1,000 s.f. Biosol Complete Fertilizer.

Fire Mitigation Recommendations:

1. Zone 1 (15' from building and integral planting): no highly flammable plants, such as evergreen trees and shrubs should be planted within 15' of the structure or attachments.
2. Zone 2 (70' from building and Integral planting): a 10' crown separation must be maintained for all evergreen trees and shrubs over 4' height. A 4' crown separation must be maintained for evergreen shrubs under 4' height.
3. Plants listed on forest service publication 6.305 FireWise Plant Material can be used in any zone.
4. Existing junipers within Zone 1 and Zone 2 must be limbed ⅓ of their total height, but no more than 10' height.
5. Dead limbs shall be removed from all existing Serviceberry within Zone 1 or Zone 2.
6. If necessary, final existing vegetation to be limbed or removed for fire mitigation purposes will be subject to the constraints of the final unit site plans and reviewed on site with a representative from the Town of Minturn on a unit by unit basis prior to construction.

LEGEND & IRRIGATION CALCULATIONS:

Permanent Irrigation		Square Footage of Irrigation
	Permanent Pop–Up Spray Irrigation For Bluegrass Sod	1,623 SF
	Permanent micro–spray or drip irrigation for perennial beds	25 PERENNIALS x 1 SF = 25 SF
	Permanent Drip Irrigation For B&B Trees	9 TREES x 4.5 SF = 41 SF
	Permanent Drip Irrigation For 5 gal. Shrubs & Grasses	32 SHRUBS x 3 SF = 96 SF
		TOTAL PERMANENT IRRIGATED AREA: 1,785 SF
	Temporary Spray Irrigation For Native Seed	1,395 SF

IRRIGATION NOTES:

1. DESIGN CRITERIA: DESIGN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO UNIFORMLY IRRIGATE ALL PLANTING AREAS. ZONE IRRIGATED SOD, NATIVE SEED GRASS, AND SHRUB PLANTING AREAS SEPARATELY. PROVIDE DRIP IRRIGATION FOR SHRUB BEDS. PROVIDE MICRO–SPRAY HEADS OR DRIP IRRIGATION, DEPENDING ON PLANT MATERIAL, IN PERENNIAL AND GROUNDCOVER BEDS. DESIGN ROTORS FOR TURF GRASS AREAS MORE THAN 40' WIDE, AND POP–UP SPRAY HEADS FOR AREAS LESS THAN 40' WIDE.
2. ALL TREES AND SHRUBS TO BE DRIP IRRIGATED.

ALL DISTURBED AREAS SHALL BE SEEDED WITH: 'DRY NATIVE MOUNTAIN' SEED MIX

THIS SEED MIX HAS BEEN CHOSEN FOR THE SPECIFIC PROJECT LOCATION AND ELEVATION. LANDSCAPE INSTALLER SHALL NOT DEVIATE FROM THIS REVEGETATION SEED MIX WITHOUT WRITTEN APPROVAL FROM THE RESORT CONCEPTS SITE MANAGER.

COMMON NAME	SEEDING RATE % MIX	BULK LBS PER ACRE
SANDBERG BLUE	10%	5.00
MOUNTAIN BROME	20%	10.00
SLENDER WHEATGRASS	15%	7.50
BLUEBUNCH WHEATGRASS	10%	5.00
ROCKY MOUNTAIN FESCUE	10%	5.00
THICKSPIKE WHEATGRASS	15%	7.50
BOTTLEBRUSH SQUIRRELTAIL	2.5%	1.25
STREAMBANK WHEATGRASS	15%	7.50
PRAIRIE JUNEGRASS	2.5%	1.25
TOTAL LBS./ACRE	100%	50

NOTES:

PERCENTAGES OF MIXES VARY YEAR–TO–YEAR DEPENDING ON HARVEST OF SEEDS. HYDROSEED OR HAND BROADCAST: 1 LB. PER 1,000 SQ. FT. OR 50 LBS. PER ACRE. RAKE IN ¼" DEEP AND IRRIGATE, IF POSSIBLE UNTIL ESTABLISHED. 'DRY NATIVE MOUNTAIN' SEED MIX IS AVAILABLE FROM PAWNEE BUTTES SEED INC., 605 25TH STREET, GREELEY, CO 80632.
PHONE: 1–800–782–5947
WEBSITE: PAWNEEBUTTESSEED.COM

PROPOSED PLANT MATERIALS LIST

Note: All plant material has been chosen from the CSU Extension Office recommended plant lists. These lists have been cross referenced to find suitable plants for the elevation of Minturn (10,000 ft and above), and also to maximize use of plants native to the area, low-water use plants, and plants that enhance habitat and food sources for insects, butterflies, birds and other animals. The cross referenced lists are the following:

- CSU Extension, Fire Wise Plant Materials - 6.305
- CSU Extension, Trees and Shrubs for Mountain Areas - Fact Sheet No. 7.423
- CSU Extension, Low-Water Native Plants for Colorado Gardens, Mountains 7,500' and Above - CO Native Plant Society
- CSU Extension, Native Trees for Colorado Landscapes - Fact Sheet No. 7.421
- CSU Extension, Native Shrubs for Colorado Landscapes - Fact Sheet No. 7.422

QUAN.	COMMON/ BOTANICAL NAME	FIRE MITIGATION ZONE	SIZE	COMMENTS
	DECIDUOUS TREES			
6	Quaking Aspen Populus tremuloides	1 & 2	1.5" cal.	Specimen quality B&B, guyed
3	Quaking Aspen Populus tremuloides	1 & 2	2.5" cal.	Specimen quality B&B, guyed
	GROUND COVERS (planted @ 18" to 24" O.C. spacing)			
9	Kinnikinnick Arctostaphylos uva–ursi	1 & 2	1 gal.	Container Full, 5 canes minimum
	PERENNIAL FLOWERS (planted @ 12" O.C. spacing)			
13	Blue Native Harebell Campanula rotundifolia	1 & 2	Flats of 15 or 32	
12	Crimson Star Columbine Aquilegia 'Crimson Star'	1 & 2	Flats of 15	
	DECIDUOUS SHRUBS			
3	Colorado Dogwood Cornus sericea coloradense	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.
3	Common Purple Lilac Syringa vulgaris	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.
2	Golden Currant Ribes aureum	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.
3	Mountain Snowberry Symphoricarpos oreophilus	1 & 2	5 gal.	Container, 5 canes minimum 12"–18" ht.
3	Native Ninebark Physocarpus monogynus	1 & 2	5 gal.	Container, 5 canes minimum 12"–18" ht.
6	Thimbleberry Rubus parviflorus	1 & 2	5 gal.	Container, 5 canes minimum 18"–24" ht.
3	Waxflower Jamesia americana	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.

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

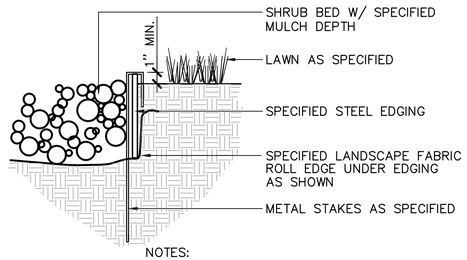
MINTURN NORTH P.U.D.
LOT 24-LANDSCAPE PLAN
TOWN OF MINTURN, COLORADO

DESIGNED: TT
DRAWN: TT
CHECKED: RH
DATE: April 17, 2025
REVISIONS:

DRB SUBMITTAL

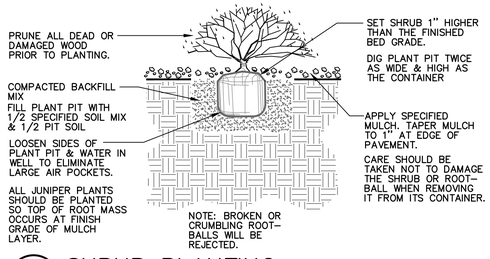
SHEET TITLE:
LANDSCAPE NOTES & DETAILS

SCALE: NOT TO SCALE
SHEET NUMBER:
L2

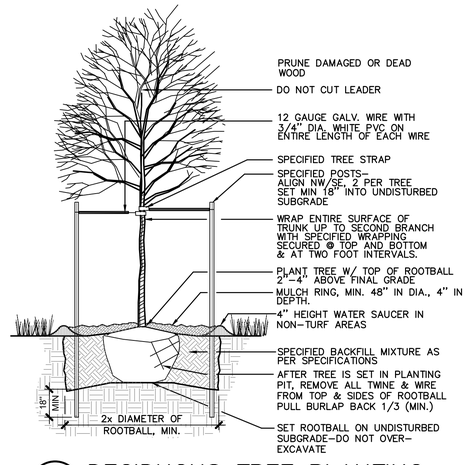


NOTES:
1) SET ALL EDGING 1" ABOVE FINISH GRADE AS SHOWN.
2) EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR, AND FLUSH W/ GRADES OF CONCRETE.
3) ALL JOINTS TO BE SECURELY STAKED.
4) CONTRACTOR SHALL CUT TOP EDGE(S) AS NEEDED TO BE PARALLEL WITH GRADE.

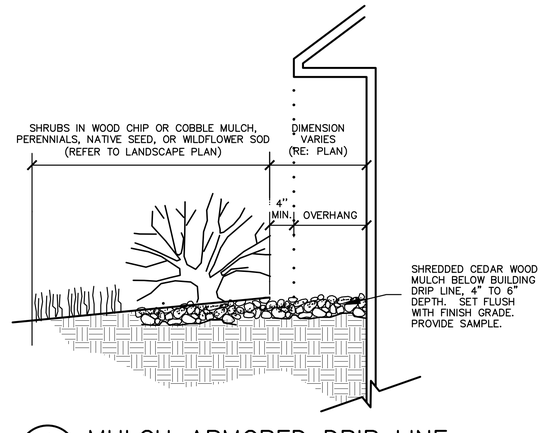
1 L2 STEEL EDGER — NOT TO SCALE



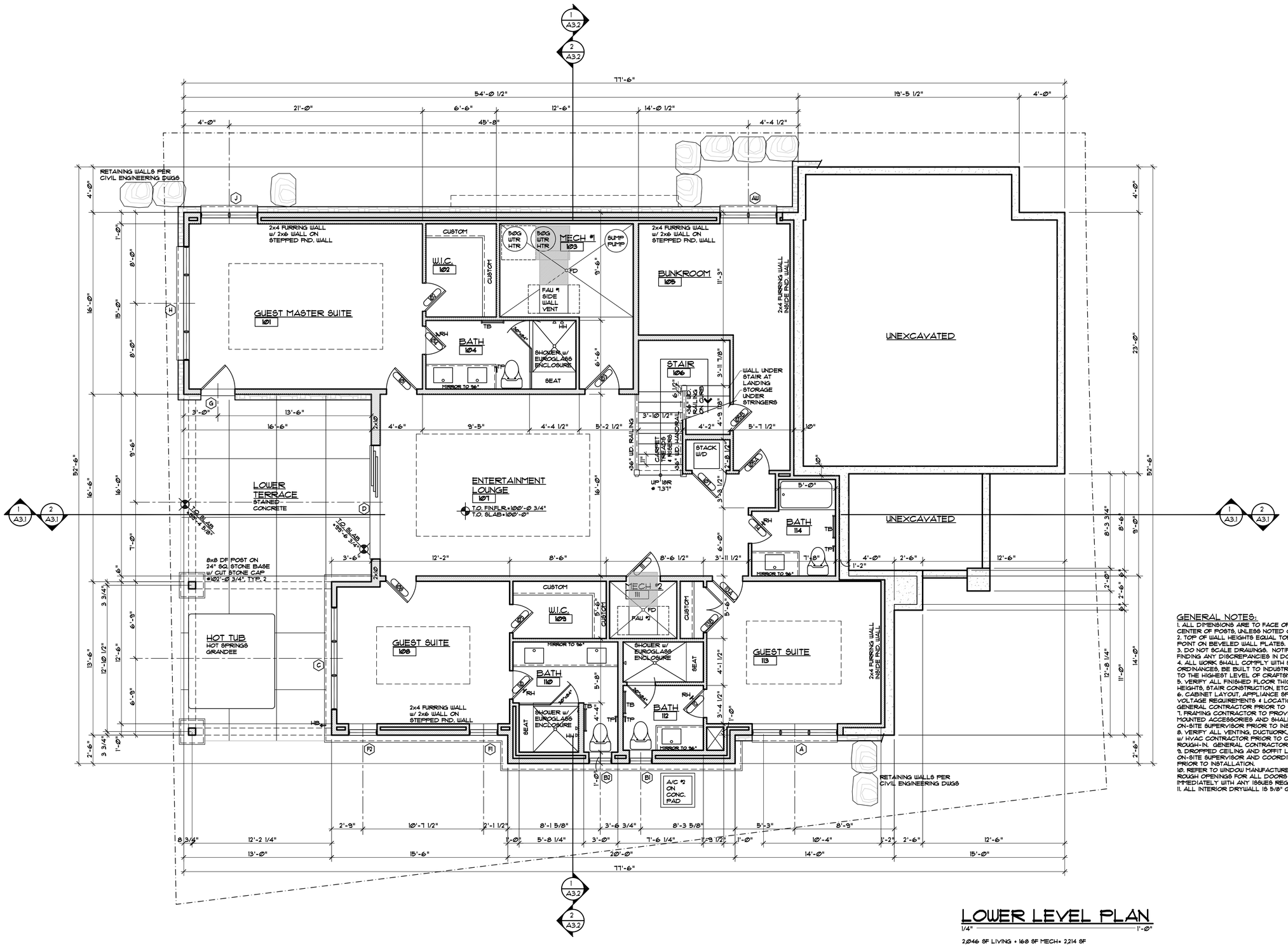
2 L2 SHRUB PLANTING — NOT TO SCALE



3 L2 DECIDUOUS TREE PLANTING — NOT TO SCALE



4 L2 MULCH ARMORED DRIP LINE — NOT TO SCALE



LOWER LEVEL PLAN

1/4" = 1'-0"

2,046 SF LIVING + 168 SF MECH= 2,214 SF

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE OR CENTER OF POSTS, UNLESS NOTED OTHERWISE.
2. TOP OF WALL HEIGHTS EQUAL TOP OF FLAT PLATE OR LOWER FRONT ON BEVELED WALL PLATES.
3. DO NOT SCALE DRAWINGS. NOTIFY ARCHITECT IMMEDIATELY UPON FINDING ANY DISCREPANCIES IN DOCUMENTS.
4. ALL WORK SHALL COMPLY WITH STATE & LOCAL CODES AND ORDINANCES, BE BUILT TO INDUSTRY STANDARDS AND BE PERFORMED TO THE HIGHEST LEVEL OF CRAFTSMANSHIP.
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11. ALL INTERIOR DRYWALL IS 5/8" GYPSUM BOARD, U.N.O.

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(970) 926-1720

GOLDSTEIN
LOT 24
MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L24

ISSUED #	DATE	BY	COMMENTS
6	4-17-25	DUE	DRB SUBMITTAL SET

A1.1

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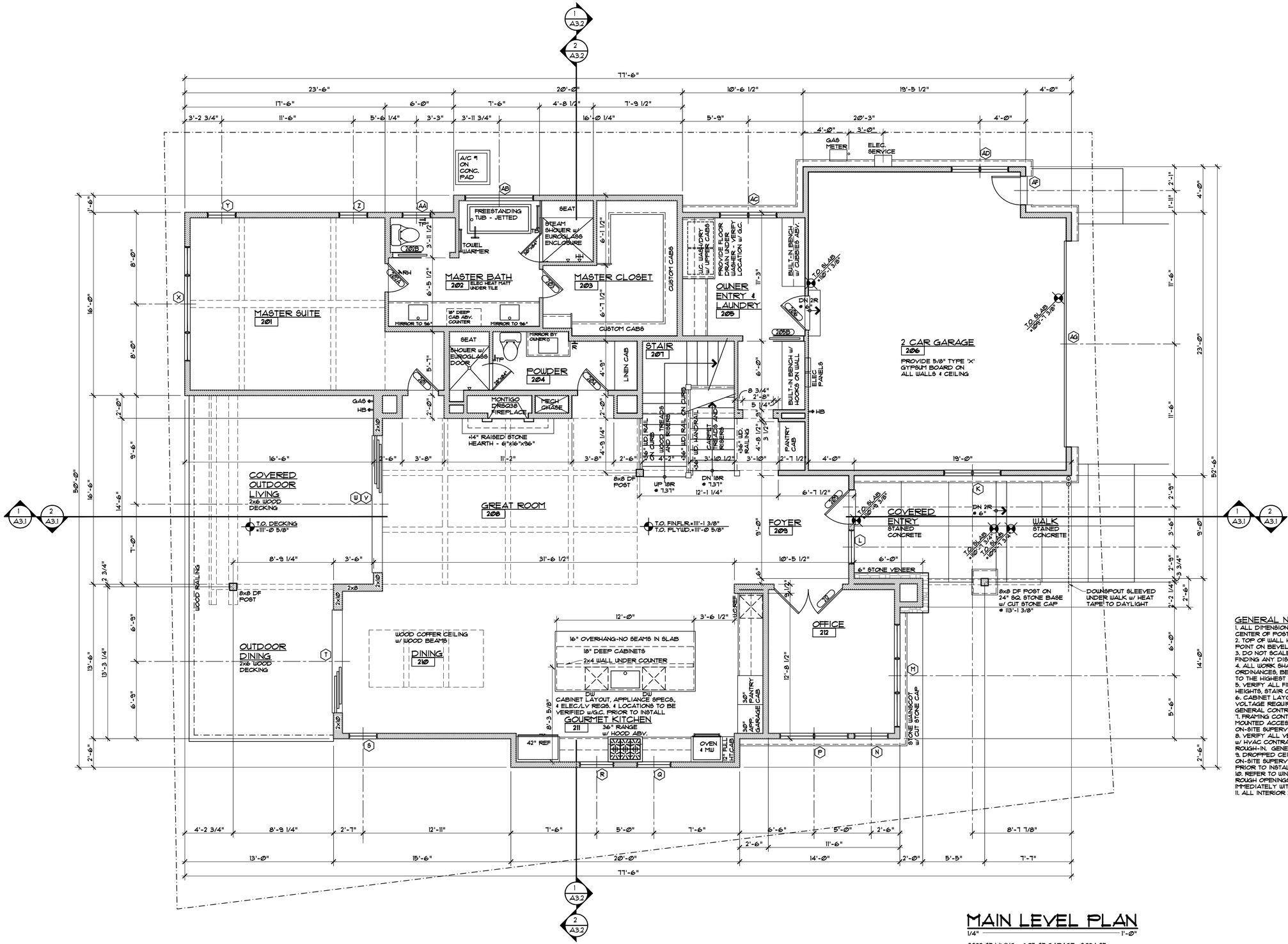

MAIN LEVEL PLAN

1/4" = 1'-0"

2,289 SF LIVING + 605 SF GARAGE = 2,894 SF

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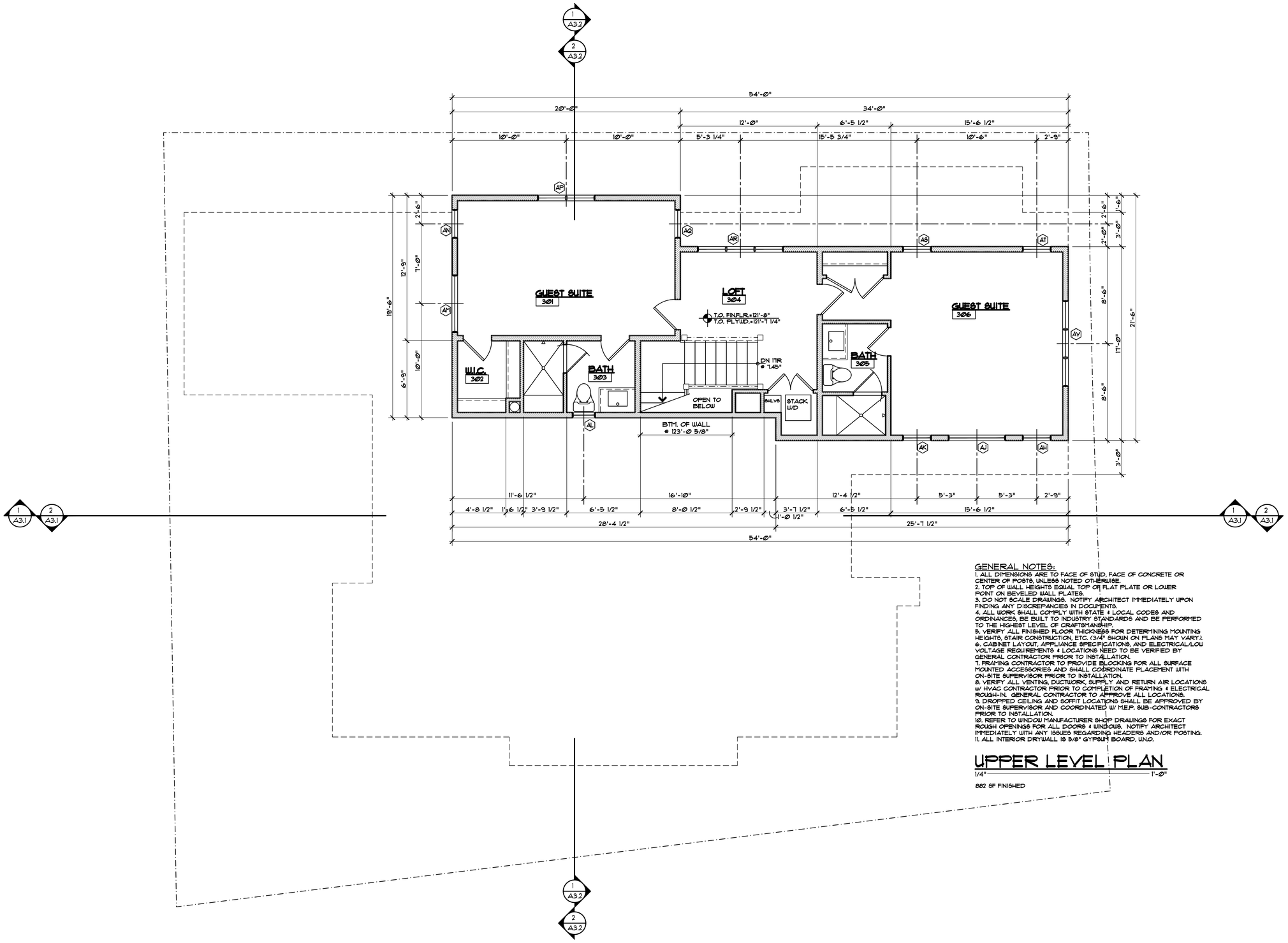

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UPPER LEVEL PLAN

1/4" = 1'-Ø"

882 SF FINISHED

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MINTURN NORTH
MINTURN, COLORADO

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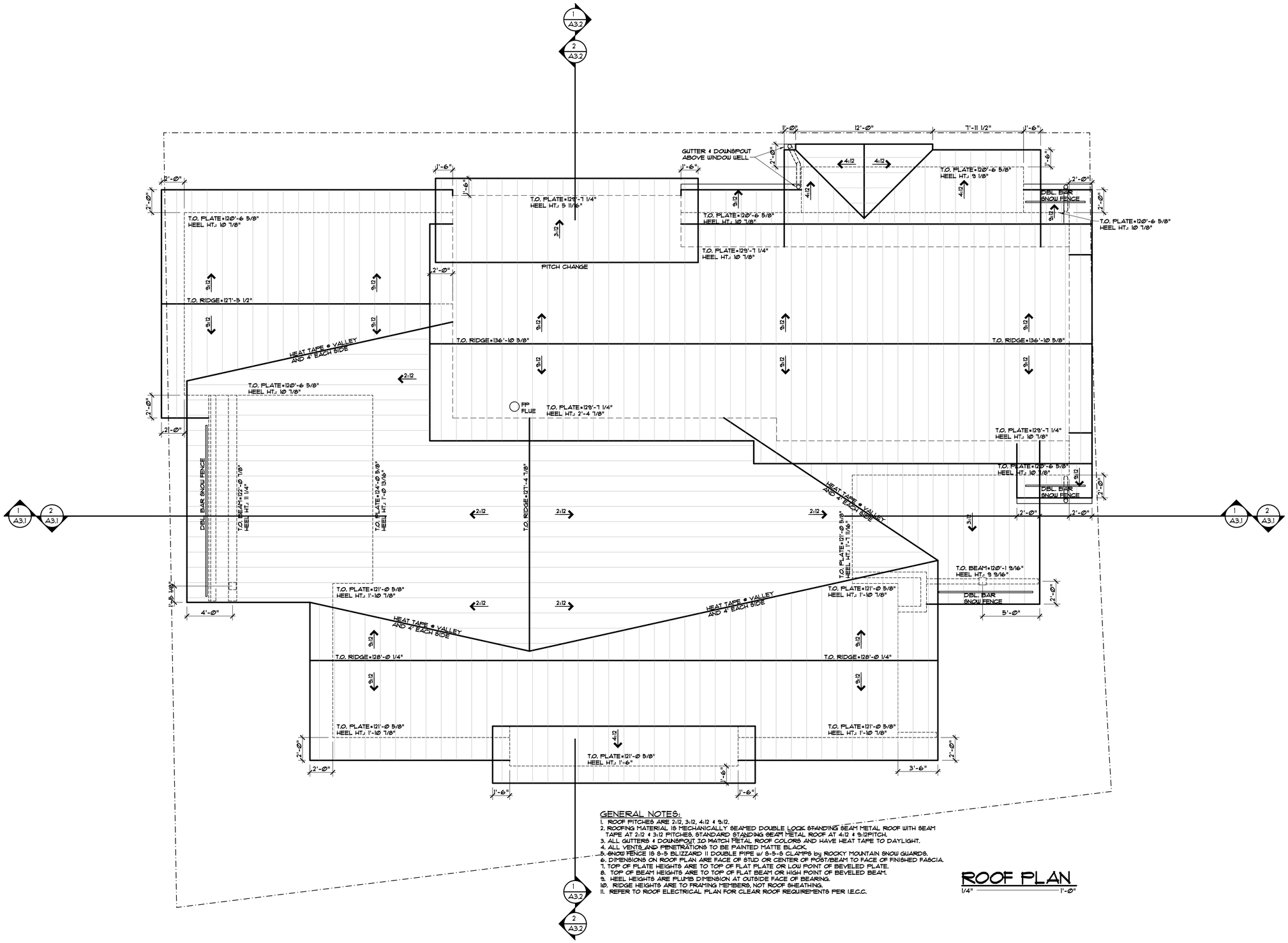
A1.3



GENERAL NOTES:

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

ROOF PLAN

1/4" = 1'-0"

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A1.4

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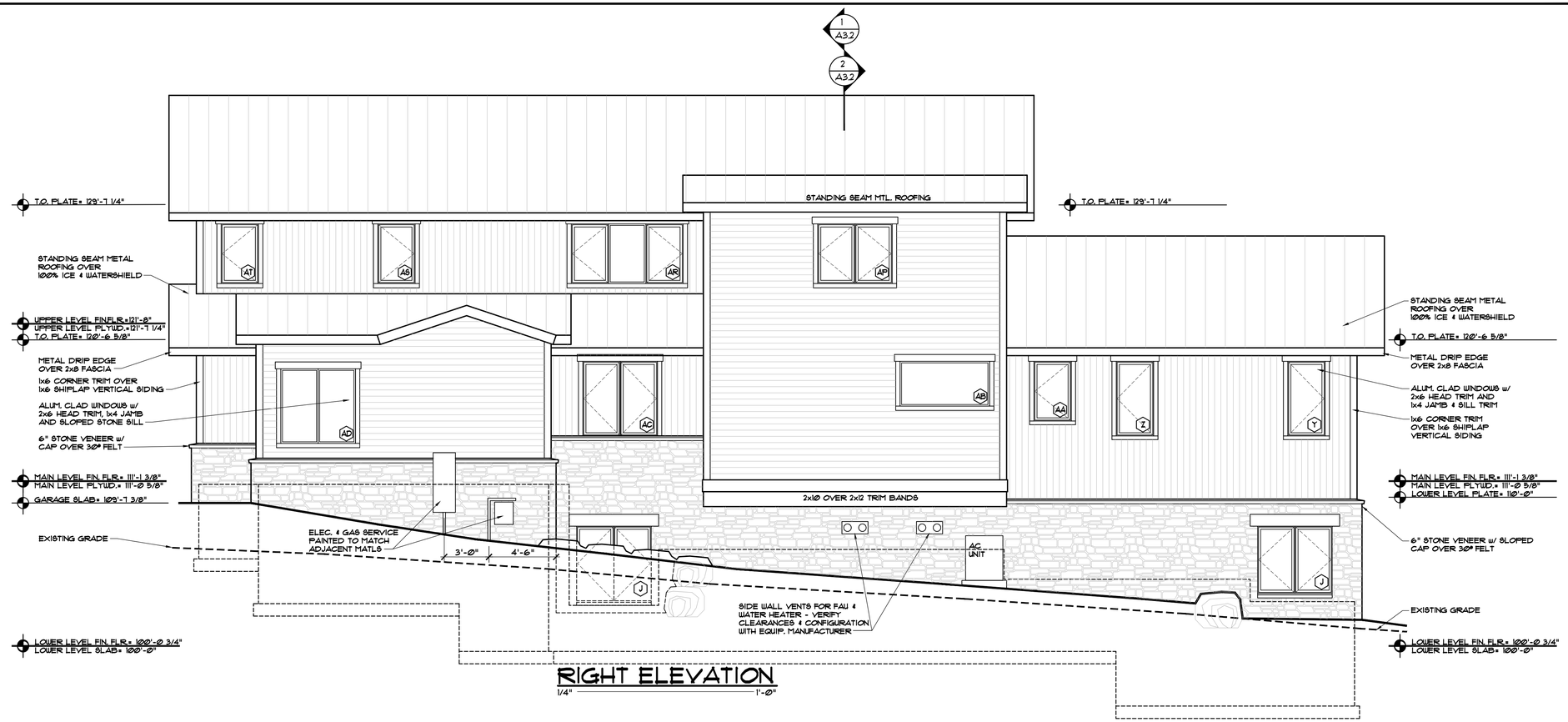
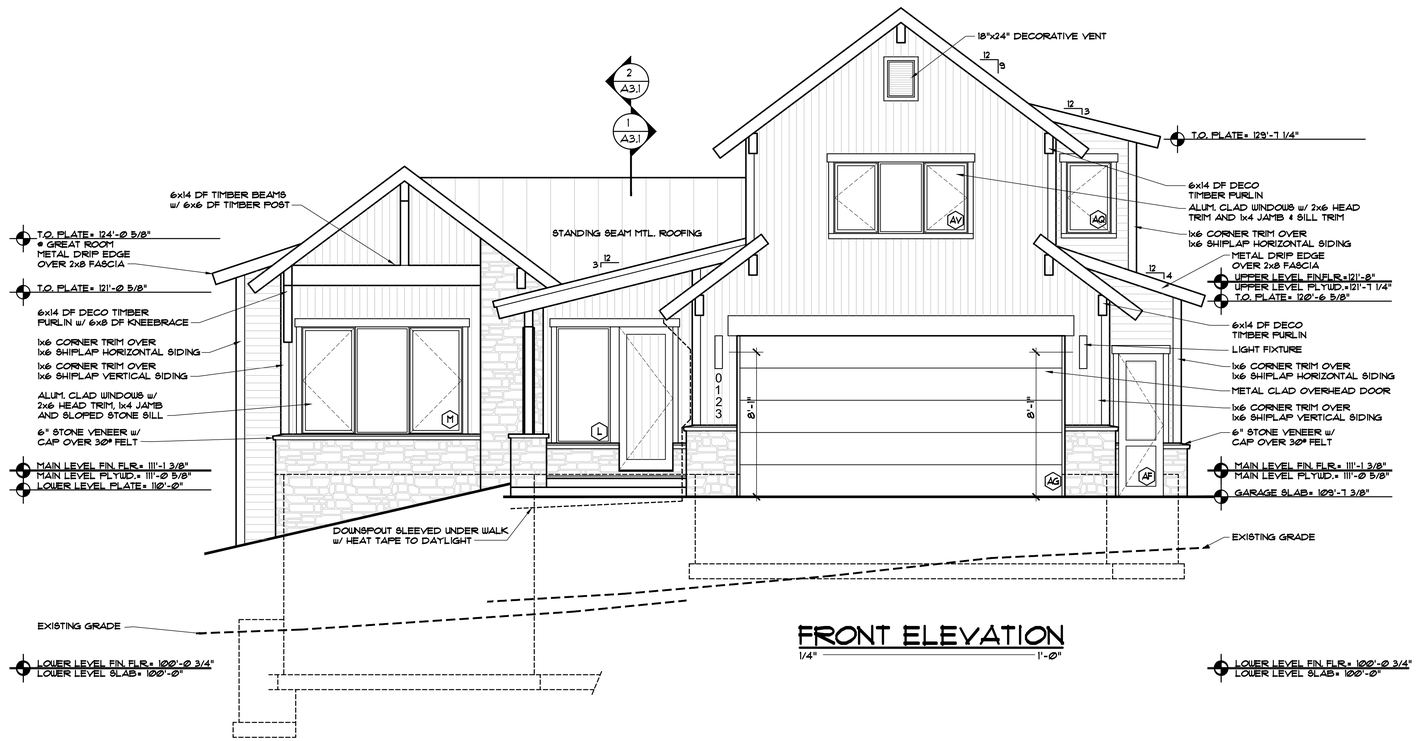


RIGHT ELEVATION

1/4" = 1'-Ø"



FRONT ELEVATION

1/4" = 1'-Ø"

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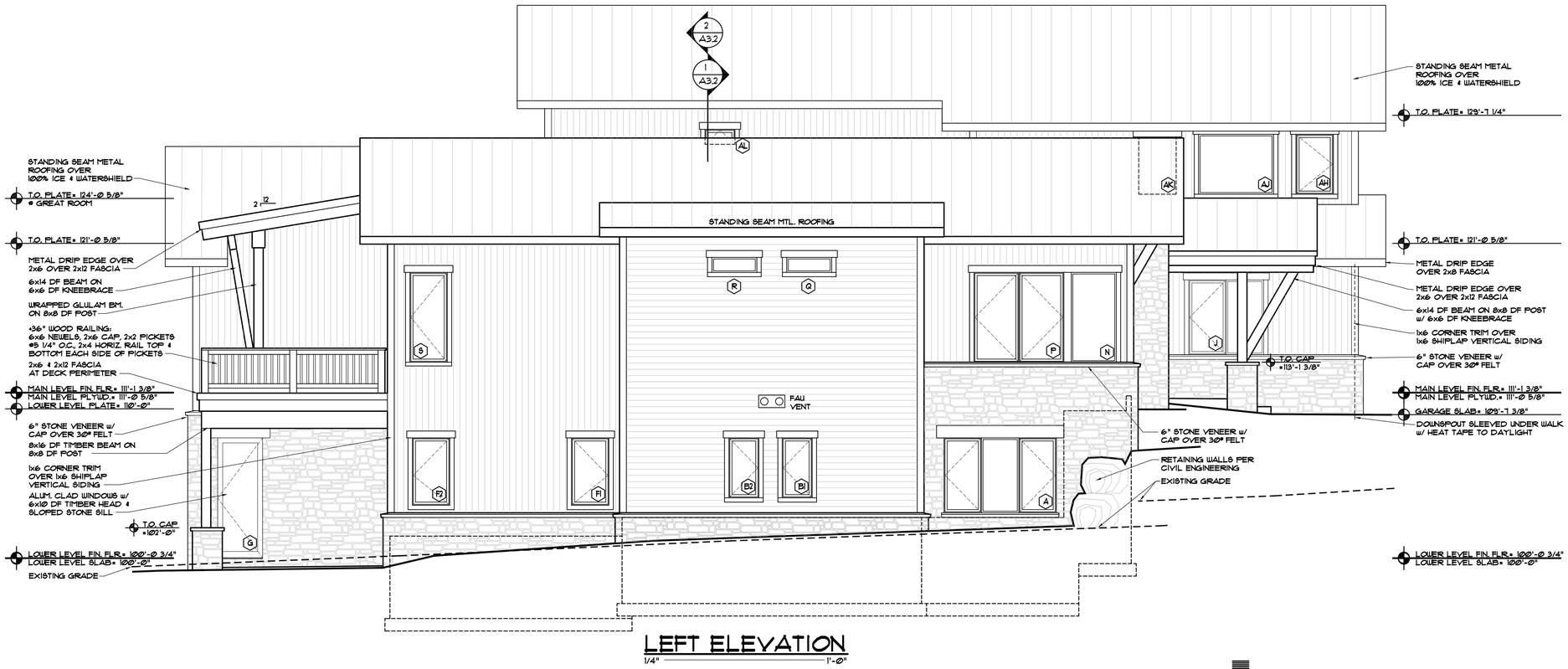
A2.1



LEFT ELEVATION

1/4" = 1'-0"

REAR ELEVATION

1/4" = 1'-0"

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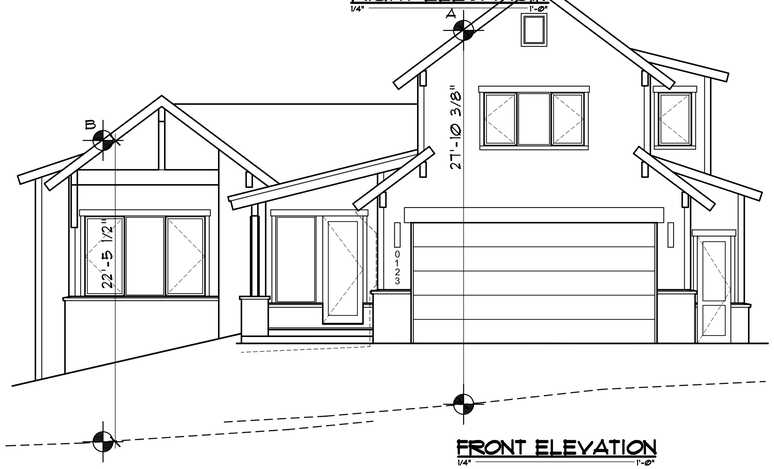
A2.2

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



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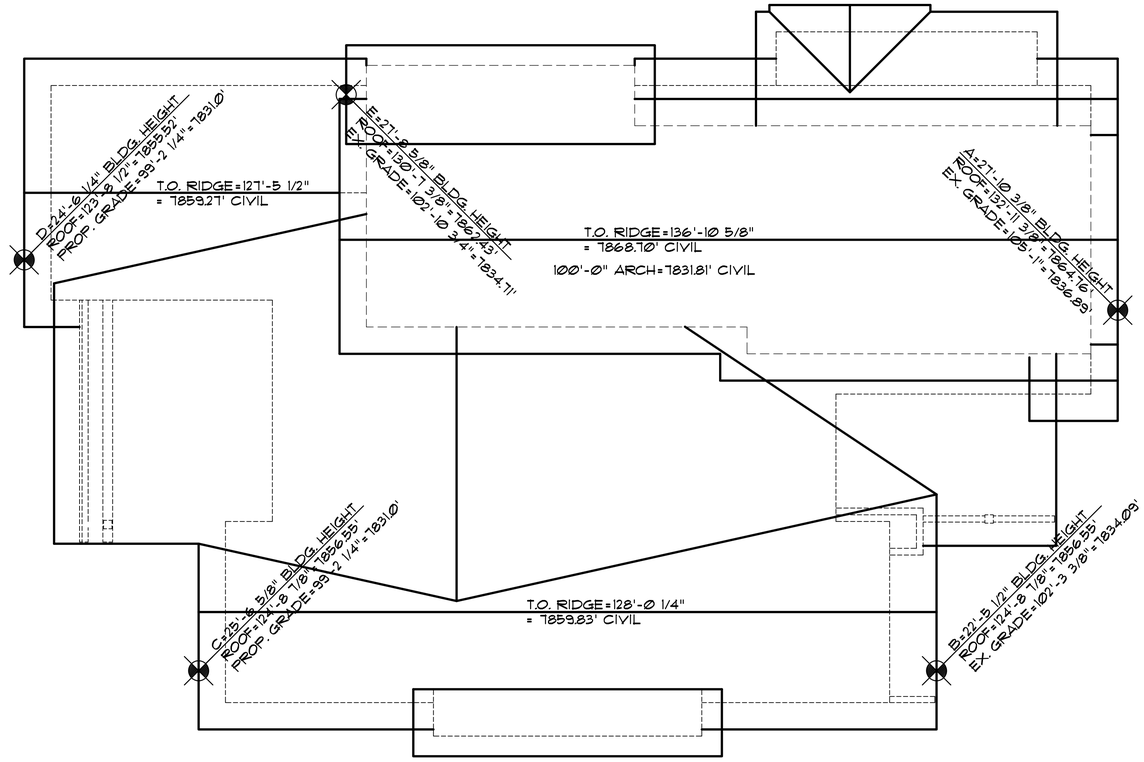

ROOF PLAN
1/4" = 1'-0"

LEFT ELEVATION
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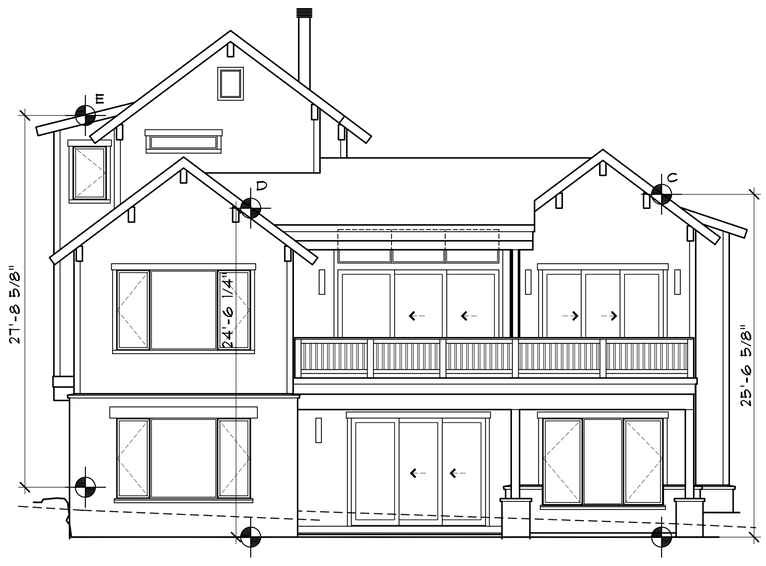

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BH1

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

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

Design Review Board Hearing

Final Plan Review for New Home – Conditions Update

491 Main Street

Hearing Date:	May 28, 2025
File Name and Process:	Single-Family Residence Final Plan Review
Owner/Applicant:	David Pfeifer
Representative:	David Pfeifer
Legal Description:	Section: 26 Township: 5 Range: 81 PCLIN SE1/4SW1/4 Subdivision: BALDAUF ADDITION Block: 1 Lot: 12 PART OF
Address:	491 Main Street
Zoning:	Old Town Character Area – Mixed-Use Zone District
Staff Member:	Madison Harris, Planner I
Recommendation:	**Approval**

Staff Report

I. Update:

At the April 28, 2025 meeting, the Planning Commission approved the plans for 491 Main Street with the caveat that the following conditions be addressed at the May 28, 2025 meeting:

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

The discrepancies mentioned are in regards to the lot size shown as three different numbers between the three documents (application, plan set, and staff report) which subsequently effects

the amount of snow storage required, as well as affects lot and impervious coverage percentage calculations.
The lot size has been confirmed by the surveyor to be 4,801 square feet and all calculations will be based off this number. The dimension of 15 feet at the corner of Boulder and Meek has been provided and it clearly complies with the clear vision requirements. Parking is now entirely provided on the property.

The rest of this staff report is provided as a matter of record, but only the sections pertaining to the conditions of approval have been updated.

II. Summary of Request:

The Applicant, David Pfeifer, requests Final Plan review of a new, four-bedroom, 2,507 (gross) square foot single-family residence located at 491 Main Street in the Old Town Mixed Use Zone District. The Applicant has been proactive in meeting with Town staff prior to submitting plans for a new home and have provided a relatively complete and thorough set of site, landscaping, and architectural plans.

Proposed Plans
The plans show a two-story, four-bedroom structure with a maximum building height - measured to the midpoint of the roof – of 25 feet 8 inches, under the maximum allowable 28-foot limit within the Old Town Mixed Use Zone District.

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

The plans show the ground level with the garage and primary living area, the upper level has a game room which could double as a bedroom, and the lower level has the four bedrooms. Parking is adequate, with three off-street spaces, one of which is provided within the garage and two in front of the garage.

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

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

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

Staff is **recommending approval**.

III. 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 491 Main Street meet the required findings 'a,' 'b,' and 'c' or subparagraph 3 – *Necessary findings* – with proposed conditions of approval.

IV. Zoning Analysis:

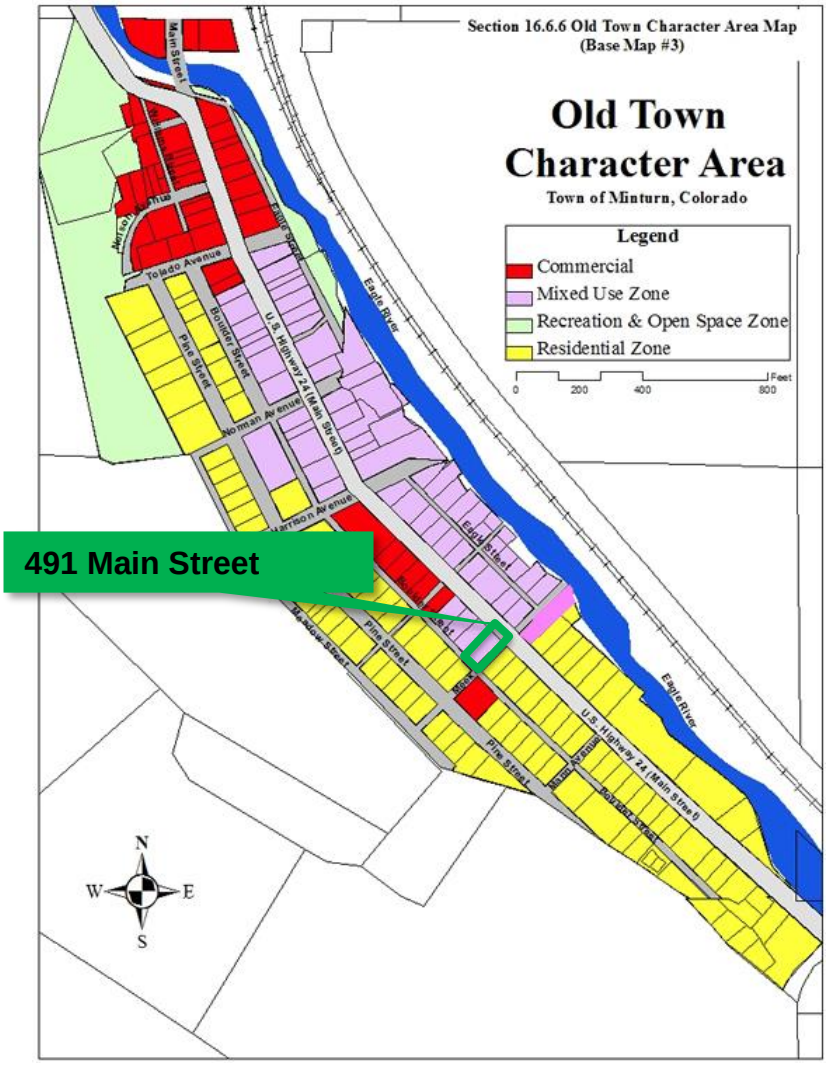
Zoning

The subject property is located within the "Old Town Character Area" Mixed Use Zone District, described as follows:

*(a) This area allows a compatible mix of **residential uses**, low-impact commercial uses and institutional uses that serve residents and visitors. **The Old Town Mixed-Use Zone can accommodate various types of development** if found not to significantly impact nearby properties.*

*(b) The Old Town Mixed-Use Zone is **intended to provide sites for** combined **residential** and low-impact commercial and service uses which maintain a predominantly residential appearance. **This area can accommodate reasonable growth** where land and services are available and when services and amenities are needed for residents and visitors.*

Figure 1: Old Town Character Area Zoning Map



Dimensional Limitations and Development Standards

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

Regulation	Allowed/Required	Proposed/Existing
Minimum Lot Area:	5,000 sq. ft.	4,801 sq. ft. (.110 ac.)
Maximum Building Height:	28 feet	25 feet – 8 inches
Minimum Front Setback:	10 feet	10+ feet
Minimum Side Setback:	5 feet	5+ feet
Minimum Rear Setback:	10 feet	10+ feet

Maximum Lot Coverage:	45% (2,160.45 sq. ft.)	1,425 sq. ft. (29.68%) Proposed
Maximum Impervious Coverage:	55% (2,640.55 sq. ft.)	2,300 sq. ft. (47.91%) Proposed
Minimum Snow Storage Area:	5% of Lot Area (4,801 sq. ft. x .05 = 240.05 sq. ft.)	250 sq. ft.
Parking:	3 spaces	3 spaces

V. 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.

VI. Items of Note:

Items of Note
Any items of note in the previous iteration of the staff report have been addressed.

VII. Staff Recommendation:

Staff suggests that the Final Plans for 491 Main Street generally **comply** with or exceed the applicable provisions and/or minimum standards of Chapter 16 and the Town of Minturn Design Standards (Appendix 'B') of the Minturn Town Code.

Staff is **recommending approval** of the plans.

Inter-Mountain ENGINEERING
Civil Engineers & Surveyors

April 21, 2025

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

Re: 491 Main Street
Lot 12, Block 1Bauldauf Addition
DRB Resubmittal Review
Project No. 25-0001

Dear Madison:

We reviewed the plans entitled *"491 Main Street – Minturn, CO; Single Family Home"* , prepared by Anderson Mason Dale Architects February 21, 2025; Revised April 16, 2025 (Plans) included in the DRB application for 491 Main Street. Our review was for general compliance with the engineering requirements of Section 16-21-615: Design Review applications of the Minturn Municipal Code (MMC).

MMC Section 16-21-615 Section C:

Section (C) (2) Boundary Survey:
Paragraphs a through l: *"Improvement Survey Plat; Lot 12, Block 1 Baldauf Addition, SW1/4 SW ¼ Section 26, Township 4 South, Range 81 West of the 6th P.M, County of Eagle, State of Colorado"* prepared by Roaring Fork Engineering, January 9, 2025, was provided as the Boundary and Topographical Survey for this application. We offer the following comments:

a. ~~The plat should include "Town of Minturn" in the title and Property Description.~~ Resolved.
b. ~~We recommend the survey is revised to include the results of a Title Commitment prepared by a local Title Insurance company.~~ Resolved; Please provide a copy of the commitment with the Building Permit application.
c. ~~Basis of Bearings shown as Note 1.~~
   i. ~~315 feet is shown between the southeast corner of Lot 12 and the southwest corner of Lot 6. This is the record distance between these property corners. Survey measurements in this part of Minturn rarely match platted distances. Please note both the record and measured distance on the plat to eliminate future questions~~. Resolved
   ii. ~~A tie to CDOT Right of Way Monument 554 is shown on the plat. Please add both record and measured distance to this monument~~. Resolved
d. ~~Please darken the contour and edge of vegetation lines – they are very light and difficult to see.~~ Resolved
e. ~~This Plat should be deposited with the County Surveyor – please include the appropriate certificate.~~ This is not a Design Review requirement; however, the certificate should be added to the survey submitted with the Building Permit application. Applicant response: ***"This will be deposited with County Surveyor"*** Resolved for DRB.

Madison Harris
Re: 491 Main Street
Lot 12, Block 1Bauldauf Addition
DRB Resubmittal Review
Project No. 25-0001

Section (C) (3) Site Plan:

Sheet A-100a and A100b of the Plans are the *"Site Plan*". The following elements from the MMC should be added:

a. ~~Paragraphs a, b, and c: The Site Plan should show dimensioned property lines, building dimensions, easements, setbacks, and dimensions locating the building on the property.~~ Resolved
b. ~~Paragraph d - It appears the existing building will be demolished – a Demolition Plan should be included.~~ Resolved
c. ~~Water and sanitary utility connections should be shown – please note the Town requires copper water service lines.~~ The development includes the demolition of an existing house, and the applicant intends to reuse the existing water and sewer services. The services need to be located and integrity verified prior to the application of a Building Permit. Applicants acknowledge copper service lines are required. Resolved for DRB
d. ~~Water and sanitary sewer service appears to be located in Main Street (US 24). CDOT permits will be required with the Building Permit application if service lines will be placed in the right of way~~. Applicant Response *"Understood. CDOT permits will be obtained if required. The project intends to connect to existing water and sanitary sewer service within the existing property lines, assuming that this will avoid sanitary sewer."* In the event existing utility services need to be replaced in the US 24 right of way, CDOT Permits need to be submitted with the Building Permit application. Resolved for DRB.
e. Parking Spaces 2 & 3 appear to extend into the Boulder Street right-of-way. Applicant response: "*From discussions with the Town Planner It has been our understanding that there is precedent on Boulder St. for owners to request and receive an encroachment agreement. This project intends to pursue such an agreement as noted on the site plans."*
f. ~~The sidewalk chases extend into Main Street (US 24) right-of-way and will require CDOT Permits. The Permits are required with the Building Permit application~~. The use of a curb chase is an improvement to existing conditions. If a CDOT Permit is required, it must be submitted with the Building Permit Application. Resolved for DRB.

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

Sheet A100c of the Plans " *Grading Plan"* presents the proposed site grading. The following elements from the MMC should be added:

a. ~~Paragraph c. requires "*Spot elevations. Show critical spot elevations, as necessary to demonstrate positive drainage and the direction of flow."* corners must be provided." Additional spot elevations should be provided to verify slope away from the building. Particularly at the back of walk and at the top and bottom of French drains~~. Resolved
b. ~~Paragraph d. requires: "Top of foundation elevations." The spot elevations at the corners of the structure appear to be ground elevations. Please clarify.~~ Resolved
c. ~~No erosion control is provided.~~ Resolved.

Except for the parking issue (Site Plan Issue e), which is not an engineering issue, the concerns expressed in our report have been resolved for DRB review.

Madison Harris
Re: 491 Main Street
Lot 12, Block 1Bauldauf Addition
DRB Resubmittal Review
Project No. 25-0001

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

Respectfully,
Inter-Mountain Engineering (Town Engineer)

Jeffery M. Spanel PE

CC: Scot Hunn, Ivan Martin PLS, Sean Fletcher, Arnold Martinez, David Pfeifer - highstreet574@gmail.com, Stephan Hall SHall@amdarchitects.com

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:

Pfeifer Residence

Project Location

Street Address:

491 Main Street Minturn, CO 81649

Zoning:	Parcel Number(s):
Old Town Character Area - Mixed Use Zone	2103-263-15-034

Application Request:

New Building - Single Family Residence

Applicant:

Name:

David Pfeifer

Mailing Address:

720 Franklin Street Denver, CO 80218

Phone:	Email:
(303)204-8468	highstreet574@gmail.com

Property Owner:

Name:

David Pfeifer

Mailing Address:

720 Franklin Street Denver, CO 80218

Phone:	Email:
(303)204-8468	highstreet574@gmail.com

Required Information:

Lot Size:	Type of Residence (Single Family, ADU, Duplex)	# of Bedrooms	# On-site Parking Spaces
4,801 sf Revised 5/9/2025 DCP	Single Family	4	3 (one in garage, two on driveway)
# of Stories:	**Snow storage sq ft:**	**Building Footprint sq ft:**	**Total sq ft Impervious Surface:**
2	200 sf	1,425 sf	2,440 sf

Signature:

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

DESIGN REVIEW APPLICATION

SUBMITTAL CHECKLIST REQUIREMENTS
(TO BE INCLUDED WITH APPLICATION)

Applicant	Staff	
X		**Application Fee** (Non-Refundable application fee shall be collected)
		• Design Review Board - $200.00 paid by phone/CC 2/24/2025
X		**Letter of Intent**
		-- What is the purpose of the project including;
X		• Relevant Background
X		• Current Status of the Site
X		• All Proposed Uses and Structures
X		• How the Proposal Differs from what already exists
X		• Information regarding Easements or Dedicated Tracts, etc.
X		**Vicinity Map**
		-- Directional Map indicating how to get to the Property involved in the request.
X		• Zoning of Property
X		**Site Plan showing Precise Nature of the Proposed Use –**
X		**To Scale**
X		• Scaled Drawings of Proposed Design of Structure
		○ Plan View and Sections
X		• Building Heights – all 4 directions N/S/E/W
X		• topography
X		• Building Location and impervious coverage
X		• Setbacks
X		• Ordinary High Water Mark determined by the Town Engineer and paid for by Applicant
X		• Parking Plan
X		• Traffic Circulation
X		○ Location and Width of Existing and Proposed Access Points
X		○ Location of Existing Driveways and Intersections
X		• Landscaped Area – Plan including existing and proposed vegetation.
X		• Approximate Location of Existing Wooded Areas and Rock Outcrops
X		• Location and Type of Existing and Proposed Easements
X		• Utility Easements
X		• Drainage Features
X		• Snow Storage areas expressed in square feet as a percentage of the overall site area
X		**Preliminary Building Plans and Elevations**
X		• Indicates Dimensions
X		• General Appearance
X		• Scale
X		• Interior Plan for the Buildings

Elements needed on the Site Plan

- Scale
- North Arrow
- Date Prepared
- Lot Dimensions, Area, Entire Site Acreage

Architecture Details – Materials Board

- Windows – Placement and Color
- Doors – Placement and Color
- Siding – Type and Color
- Roof Material – Type and Color
- Paint Color

Boundary Survey with a stamp and signature of a licensed surveyor

- Date of survey (survey date must be within 6 months of the project application date
- Right-of-way and property lines; including bearings, distances and curve information.
- Labeled ties to existing USGS benchmark.
- Property boundaries to the nearest one-hundredth (.01) of a foot accuracy. Distances and bearings and a basis of bearing must be shown. Show existing pins or monuments found and their relationship to the established corner.
- All existing easements recorded with the County Clerk and Recorder. Include bearings and distances.
- Spot elevations at the edge of asphalt along the street frontage of the property at five-foot intervals, and a minimum of two (2) spot elevations on either side of the lot.
- Topographic conditions at two-foot contour intervals.
- Existing trees or groups of trees having trunks with diameters of four (4) inches or more.
- Rock outcroppings and other significant natural features.
- All utility meter locations, including any pedestals on site or in the right-of-way adjacent to the site and the exact location of existing utility sources.
- Environmental hazards where applicable (i.e., rock fall, wetlands and floodplain).
- Watercourse setbacks, if applicable. Show centerline and edge of stream or creek in addition to the required stream setback from the ordinary high water mark.

Grading and Drainage Plan

- Existing contours. Existing two-foot contours must be provided for all disturbed areas. Contours for undisturbed areas must be shown when drainage in those areas impacts the disturbed area.
- Proposed contours. Proposed two-foot contours for all disturbed areas must be shown and must demonstrate positive drainage.
- Spot elevations. Show critical spot elevations, as necessary to demonstrate positive drainage and the direction of flow. Finished grade at all building corners must be provided.
- Top-of-foundation elevations. The top-of-foundation elevation must be shown on the plan and must be consistent with the foundation plan. For buildings on slopes of thirty percent (30%) or greater, elevations for stepped foundation walls must be shown.
- Drainage arrows. Include drainage arrows that show how stormwater will be routed around buildings and where stormwater will exit the property. Stormwater cannot cause damage to any adjacent property. Drainage and erosion control features needed to prevent damage must be included.
- Drainage facilities. Proposed drainage facilities, such as French drains or culverts, must be shown.
- Retaining walls. Retaining wall details are required and must include drainage details. Note top- and bottom-of-wall elevations at each location where the retaining wall steps up or down, and include the tallest point of the retaining wall.

Town of Minturn Planning and Zoning Department
P.O. Box 309 302 Pine Street
Minturn, Colorado 81649-0309

February 23, 2025

Re: New Home Design for 491 Main Street, Minturn, CO

To the Town Planning Office -

I am pleased to submit for your review the design review package for a new single-family home to be constructed at 491 Main Street in Minturn. The property sits at the intersection of Meek Avenue and Main Street on the southern portion of the downtown area. I have been in contact with Madison Harris and Scot Hunn with whom I had a pre-Design submittal review on February 18, 2025. Madison and I have been in contact for years as I have been developing ideas about the design of a new home on this property.

I purchased 491 Main Street in the summer of 2018. I used the house seasonally for a year and had hoped to make some improvements to the existing house. However, after extended consideration and design (I am an architect in Denver) I decided to demolish the house. It has an inadequate structure, has many signs of having been shored up over time in the roof, has inadequate foundations and significant settlement, does not have a heating system aside from a wood-burning stove and thus must be winterized every time it is not occupied in the winter, has a dangerously outdated electrical system with exposed aluminum wiring resting on wooden structural members, and many other challenges. It also lacks the inherent architectural character of so many of Minturn's wonderful older homes.

Regarding demolition, following a conversation with Madison Harris in the summer of 2024, a notice was posted in the front yard declaring an intent for demolition and asking if anyone wished to recommend the house be considered as a historic property in the town. Madison received no such requests for that posting.

The current status of the site is that the home is not occupied. It has been abated for hazardous materials, primarily asbestos. A demolition permit has been issued by the town for the home’s removal; this work should be completed by the end of April. Following the Town's design review, I will submit drawings for building a permit as soon as possible with the hope of beginning construction in late spring of this year (I am in contact with two general contractors interested in the project).

As noted above, I have been working with Madison Harris in the planning department for several years about how one should properly go through a process of demolition, design review and new construction. She reviewed one earlier iteration of the home’s design and gave me excellent counsel on some modifications which are all included in the design presented in this application.

The proposed design for the property is a single-family home; the use of the property will remain precisely as it is now no proposed change of use. The new home will be a four bedroom, 2 1/2 bath, two story gabled roof structure that will sit to the northern side of the property. The gabled roof forms and exterior materials (board and batten siding, similar to the house directly south of the property across

David Pfeifer | 720 Franklin Street | Denver, CO | 80218 | highstreet574@gmail.com | (303) 204-8468

Meek) are very consistent with so many homes in Minturn. Fire resistive materials are a part of the consideration of exterior materials (the board and batten is a cementitious product, and pricing for a dark metal roof is a part of the bidding process). The home's massing is very consistent with homes in Minturn. Construction will preserve a large heritage lilac bush on Main Street which slightly buffers the house from the street and traffic. It is a simple structure oriented along its east/west axis to maximize solar access (solar panels are perfectly oriented on the south side of the gable roof). Great consideration of town design standards has been taken into account and informed the design of the house. The proposed site design meets the Town's snow storage requirement and provides two surface parking spaces in the rear adjacent to the single car garage.

The property has a single easement for the Colorado Department of Transportation at the southeast corner of the site at the intersection of Meek Avenue and Main Street. A streetlamp, crossing signal and accessible sidewalk skirt were installed at the intersection several years ago. The new home construction will not affect the work done at this location.

This home is intended solely for me and my three children and our families to use for a very long time to come (it is not intended as an investment to be quickly sold). Designing this property has been a great joy. We have spent so much time in the Vail and Eagle River Valleys over many years. I am very eager to begin construction on a home that I believe will be a wonderful addition to Minturn and the community. I look forward to a conversation with the Design Review Board very soon about this project.

Sincerely,

David C. Pfeifer

David Pfeifer | 720 Franklin Street | Denver, CO | 80218 | highstreet574@gmail.com | (303) 204-8468

491 Main Street - Minturn, CO

SINGLE FAMILY HOME

TOWN OF MINTURN DESIGN REVIEW APPLICATION

SUBMITTAL PACKAGE

FEBRUARY 21, 2025

AndersonMasonDale Architects

ABBREVIATIONS

NOTE: NOT ALL ABBREVIATIONS AND SYMBOLS ARE USED ON DRAWINGS CONTAINED IN THE SET. SYMBOLS AND ABBREVIATIONS ON THIS SHEET APPLY ONLY TO ARCHITECTURAL DRAWINGS

A/C	AIR CONDITIONING
ACF	ACCESS FLOORING
ACR	ACRYLIC
ACST	ACOUSTIC
AD	AREA DRAIN
ADD	ADDENDUM
ADH	ADHESIVE
ADJ	ADJACENT
ADJST	ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
AL. ALUM	ALUMINUM
ALT	ALTERNATE
ANOD	ANODIZED
APC	ACOUSTICAL PANEL CEILING
APPROX	APPROXIMATE (LY)
ARCH	ARCHITECT(URAL)
ARGB	ABUSE RESISTANT GYPSUM BOARD
ASPH	ASPHALT
AUTO	AUTOMATIC
AW	ALUMINUM WINDOW
BD	BOARD
BLDG	BUILDING
BLK(G)	BLOCK (ING)
BM	BEAM
BO	BY OTHERS
BOT	BOTTOM
BR	BACKER ROD
BRG	BEARING
BRK	BRICK
BS	BOTH SIDES
BSMT	BASEMENT
BTWN	BETWEEN
BUR	BUILT UP ROOFING
BZD	BRONZE DOOR
BZF	BRONZE FRAME
CAB	CABINET
CFM	CUBIC FEET/MINUTE
CG	CORNER GUARD
CIPC	CAST-IN-PLACE CONCRETE
CJ	CONTROL JOINT
CL	CENTERLINE
CLG	CEILING
CLO	CLOSET
CLR	CLEAR (ANCE)
CMU	CONCRETE MASONRY UNIT
CNC	CONCRETE COUNTERTOP
CO	CLEANOUT
COL	COLUMN
COMP	COMPRESSED (ED, ION, IBLE, OR)
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS OR CONTINUE
CONTR	CONTRACT (OR)
COORD	COORDINATE
CORR	CORRIDOR
CORRUG	CORRUGATED
CP	CEMENT PLASTER (STUCCO)
CPT	CARPET (ED)
CS	CAST STONE
CSNK	COUNTERSINK/COUNTERSUNK
CT	CERAMIC TILE
CTR	CENTERLINE
CW	CURTAIN WALL
DBL	DOUBLE
DEMO	DEMOLISH, DEMOLITION
DF	DRINKING FOUNTAIN
DG	DECORATIVE GLAZING
DIAM	DIAMETER
DIM	DIMENSION
DISP	DISPOSAL
DM	DECORATIVE METAL
DN	DOWN
DP	DEMOUNTABLE PARTITION
DPF	DAMP PROOFING
DR	DOOR
DRY	DRYER
DS	DOWNSPOUT
DTL	DETAIL
DWG	DRAWING
EA	EACH
EC	EXPANSION CONTROL
EF	ENTRANCE FLOORING (GRILLES OR MATTS)
EFC	ENTRANCE FLOOR CARPETING
EJ	EXPANSION JOINT
EL	ELEVATOR
ELEC	ELECTRIC (AL)
ELEV	ELEVATION
ENC	ENCLOSE (URE)
ENT	ENTRANCE
EPNT	EPOXY PAINT
EQ	EQUAL
EQP	EQUIPMENT
EWC	ELECTRIC WATER COOLER
EXH	EXHAUST
EXIST, EX	EXISTING
EXP	EXPOSED
EXPN	EXPANSION
EXT	EXTERIOR
FBO	FURNISHED BY OWNER
FD	FLOOR DRAIN
FEC	FIRE EXTINGUISHER CABINET
FEX	FIRE EXTINGUISHER
FIN	FINISH (ED)
FLR(G)	FLOOR (ING)
FND	FOUNDATION
FOS	FACE OF STUD
FR	FIRE RESISTIVE
FT	FOOT, FEET
FTG	FOOTING
FUT	FUTURE
GA	GAUGE, GAGE
GALV	GALVANIZED
GB	GYPSUM BOARD
GBAR	GRAB BAR
GC	GENERAL CONTRACT (OR)
GL	GLASS, GLAZING
GR	GRILLE
HB	HOSE BIB
HC	HOLLOW CORE
HDW	HARDWARE
HM	HOLLOW METAL
HOR	HORIZONTAL
HPT	HIGH POINT
HR	HOUR
HT	HEIGHT
HTR	HEATER
HVAC	HEATING/VENTILATION/AC
HW	HOT WATER
HWH	HOT WATER HEATER
ID	INSIDE DIAMETER
IN	INCH (ES)
INCAN	INCANDESCENT
INCL	INCLUDE (D, ING)
INFO	INFORMATION
INS	INSULATE (D, ION)
INT	INTERIOR
INV	INVERT
JT	JOINT
LAB	LABORATORY
LAM	LAMINATE (D)
LAV	LAVATORY
LB	POUND (S)
LIB	LIBRARY
LIN	LINEAL
LKR	LOCKER
LT	LIGHT
MAINT	MAINTAIN (ENANCE)
MAS	MASONRY
MAX	MAXIMUM
MC	MECHANICAL CONTRACTOR
MECH	MECHANIC (AL)
MET	METAL
MFR	MANUFACTURE (ER)
MH	MANHOLE
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MR	MOISTURE RESISTANT
MT	MOUNT (ED, ING)
MTL	MATERIAL (S)
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NR	NONE REQUIRED
NRC	NOISE REDUCTION COEFFICIENT
NTS	NOT TO SCALE
OA	OVERALL
OB	OBSCURE
OC	ON CENTER (S)
OD	OUTSIDE DIAMETER
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED OWNER INSTALLED
OH	OVERHEAD
OPG	OPENING
OPH	OPPOSITE HAND
OPP	OPPOSITE
ORD	OVERFLOW ROOF DRAIN
OZ	OUNCE
PAR	PARALLEL
PC	PRECAST CONCRETE
PERP	PERPENDICULAR
PL	PLATE
PLAM	PLASTIC LAMINATE
PLBG	PLUMBING
PNT	PAINT (ED)
PRN	PORCELAIN
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PTN	PARTITION
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
PWD	PLYWOOD
QTY	QUANTITY
R	RESISTANCE, THERMAL, RISER
RAD	RADIUS
RB	RESILIENT BASE
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
RE	REFERENCE, REFER TO
REINF	REINFORCING
REM	REMOVE
REQ	REQUIRED (D)
RM	ROOM
RO	ROUGH OPENING
ROW	RIGHT OF WAY
RR	RESTROOM
SBLK	SPLASH BLOCK
SC	SOLID CORE
SCH	SCHEDULE
SD	STORM DRAIN
SEC	SECTION
SF	STOREFRONT
SHT	SHEET
SHTH	SHEATHING
SIM	SIMILAR
SOG	SLAB ON GRADE
SPEC	SPECIFICATION (S)
SPL	SPECIAL
SQ	SQUARE
SST	STAINLESS STEEL
STC	SOUND TRANSMISSION CLASS
STD	STANDARD
STL	STEEL
STO	STORAGE
STRUC	STRUCTURAL
SUS	SUSPENDED
SYM	SYMMETRICAL
T	TREAD
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
TEL	TELEPHONE
TEMP	TEMPERATURE
THK	THICK (NESS)
THR	THRESHOLD
THRU	THROUGH
TO	TOP OF
TOB	TOP OF BEAM
TOC	TOP OF CURB
TOI	TOP OF INSULATION
TOM	TOP OF MASONRY
TOP	TOP OF PARAPET
TOS	TOP OF SLAB
TOSTL	TOP OF STEEL
TOW	TOP OF WALL
TPART	TOILET PARTITION
TPD	TOILET PAPER DISPENSER
TR	TRANSOM
TS	TUBE STEEL
TV	TELEVISION
TYP	TYPICAL
TZ	TERRAZZO
UL	UNDERWRITERS LABORATORY
UNFIN	UNFINISHED
UON	UNLESS OTHERWISE NOTED
UR	URINAL
VAR	VARIABLE (VARIES)
VB	VAPOR BARRIER
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
W	WIDE OR WIDTH
W/	WITH
W/O	WITHOUT
WC	WATER CLOSET
WD	WOOD
WP (G)	WATERPROOF (ING)
WR	WATER RESISTANT
WWF	WELDED WIRE FABRIC

SYMBOLS LEGEND

GRAPHIC SYMBOLS

BUILDING SECTION SYMBOL:
UPPER=THE SECTION NUMBER
LOWER=THE SHEET WHERE DRAWN

WALL SECTION SYMBOL:
UPPER=THE SECTION NUMBER
LOWER=THE SHEET WHERE DRAWN

DETAIL SYMBOL:
UPPER=THE SECTION NUMBER
LOWER=THE SHEET WHERE DRAWN

EXTERIOR ELEVATION SYMBOL:
UPPER=THE ELEVATION NUMBER
LOWER=THE SHEET WHERE DRAWN

INTERIOR ELEVATION SYMBOL: THE DARKENED CORNERS INDICATE DRAWN WALLS. ELEVATION DRAWINGS ARE ARRANGED NUMERICALLY BY ROOM NUMBER ON THE INTERIOR ELEVATION SHEETS.

CABINET TYPE SYMBOL:
UPPER=CABINET STYLE
LOWER=CABINET SIZE IN INCHES

EQUIPMENT TYPE INDICATOR:
LETTER= GROUP FUNCTION
NUMBER= ITEM NUMBER

TOILET ACCESSORY INDICATOR:
TA= TOILET ACCESSORY
NUMBER= ITEM NUMBER

FINISH TYPE INDICATOR:
REFER TO FINISH SCHEDULE FOR LEGEND

STRUCTURAL GRIDLINE IDENTIFIER

HEIGHT INDICATOR

MATCHLINE FLAG

PLAN AND TRUE NORTH INDICATOR: THE HEAVY LINE REPRESENTS PLAN NORTH (USUALLY TOWARD THE TOP OF THE SHEET) THE SMALL ARROW INDICATES TRUE NORTH (IF DIFFERENT FROM PLAN NORTH).

PARTITION TYPE INDICATOR

EXTERIOR ASSEMBLY TYPE INDICATOR

WINDOW OR LOUVER TYPE INDICATOR:

WORK NOTE INDICATOR

DETAIL IDENTIFICATION: DASHED LINE INDICATES EXTENT OF ENLARGED PLAN OR DETAIL

ROOM IDENTIFICATION:

DOOR IDENTIFICATION:
DOOR NUMBER=NUMBER OF ROOM ACCESSED

REVISION MARKER: CLOUD INDICATES AREA OF REVISION

TEXT SYMBOLS

&	AND
@	AT
X OR x	BY
#	POUND OR NUMBER
/ OR :	PER
X'	(X) FEET
X"	(X) INCHES

DISCIPLINE INDEX

G	GENERAL INFORMATION
C	CIVIL DRAWINGS
L	LANDSCAPE DRAWINGS
S	STRUCTURAL DRAWINGS
A	ARCHITECTURAL DRAWINGS
M	MECHANICAL DRAWINGS
P	PLUMBING DRAWINGS
E	ELECTRICAL DRAWINGS

CONTENT INDEX

0	GENERAL INFORMATION AND STANDARDS
1	PLANS INCLUDING SITE, FLOOR, CEILING, FINISH AND ROOF DRAWINGS
2	EXTERIOR ELEVATIONS AND BUILDING SECTIONS
4	ENLARGED FLOOR PLANS AND INTERIOR ELEVATIONS
5	SCHEDULES AND ASSOCIATED DETAILS
6	WALL SECTIONS AND EXTERIOR DETAILS
7	INTERIOR DETAIL DRAWINGS
8	POWER AND SIGNAL DRAWINGS

SHEET NUMBERING

DISCIPLINE ABBREVIATION
DRAWING CONTENT CATEGORY
SHEET NUMBER

A-401

KEYNOTES

08 71 11 A01

INTERNAL IDENTIFIER, NOT RELATED TO SPEC
SPEC SECTION FOR IDENTIFIED ELEMENT

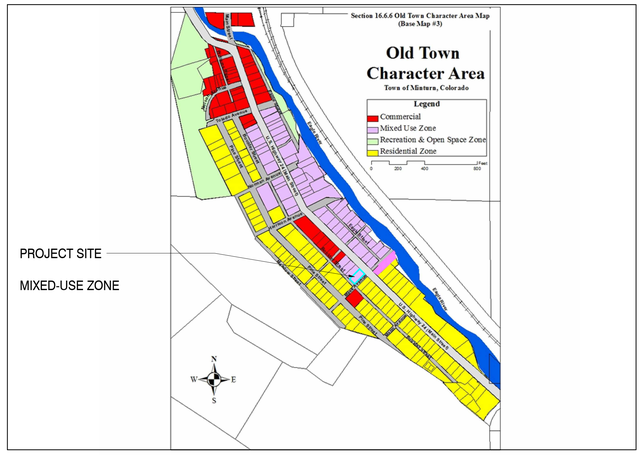
MATERIAL PATTERNS

BRICK MASONRY
CEMENT PLASTER
CONCRETE - CAST-IN-PLACE
CONCRETE MASONRY
EARTH OR BACKFILL
GRAVEL OR ROAD BASE
GYPSUM BOARD
INSULATION - BATT
INSULATION - BATT - MINERAL WOOL
INSULATION - RIGID
INSULATION - RIGID - MINERAL WOOL
INSULATION - SPRAY FOAM
LIMESTONE
METAL - ALUMINUM
METAL - STEEL
MORTAR
PLYWOOD
WOOD
DAMPPROOFING (BROWN)
WATERPROOFING (BLUE)
AIR BARRIER (GREEN)
FLEXIBLE FLASHING - AIR BARRIER (GREEN)
WEATHER BARRIER (GREEN)
UNDERLAYMENT (BLUE)
VAPOR RETARDER (BROWN)
FLEXIBLE FLASHING - MASONRY (BLUE)
FLASHING, ROOF MEMBRANE (BLUE)

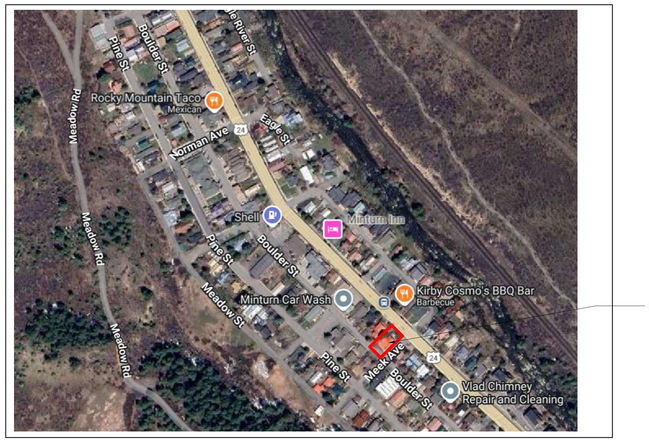
DRAWING INDEX

G-000	COVER SHEET
G-100	INDEX & ABBREVIATIONS | ZONING MAP & VICINITY MAP
C-100	IMPROVEMENT SURVEY PLAT
C-100d	DEMO PLAN
C-101	EROSION CONTROL PLAN
A-100a	SITE PLAN RENDERED
A-100b	SITE PLAN
A-100c	GRADING PLAN
A-101	FLOOR PLANS
A-202	SOUTH ELEVATION
A-203	EAST ELEVATION
A-204	NORTH ELEVATION
A-205	WEST ELEVATION
A-206	MATERIALS BOARD

ZONING MAP



VICINITY MAP



PFEIFER RESIDENCE

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NOT FOR CONSTRUCTION

Issue	Date
DESIGN APPLICATION	21 FEB 2025
DESIGN APPLICATION REV. 1	16 APR 2025

Project Number:	Minturn CO, 81620
Drawn By:	SH
Reviewed By:	DP
Approved By:	DP

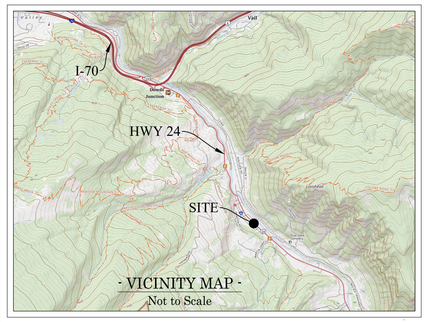
INDEX & ABBREVIATIONS

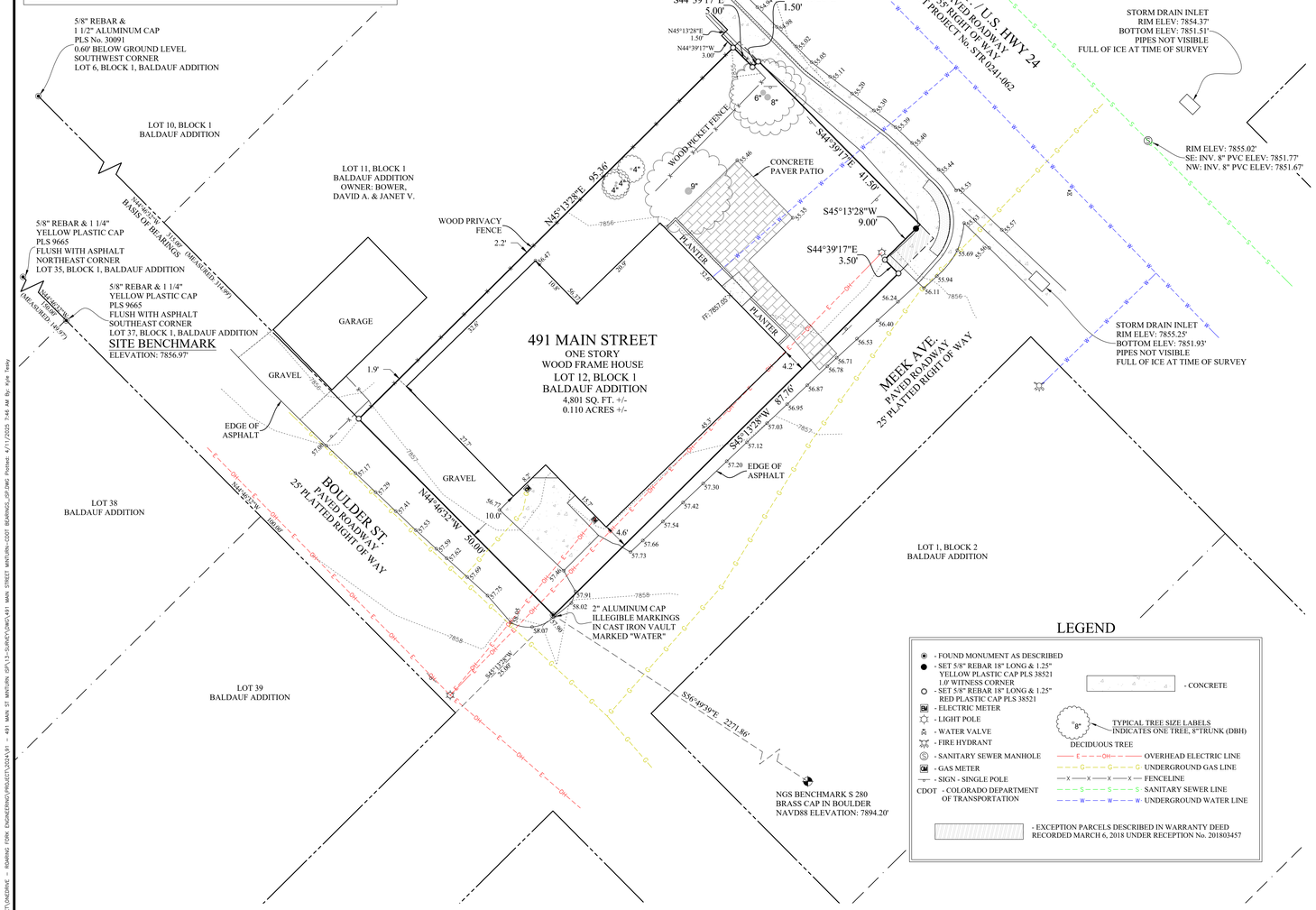
G-100

4/16/2025 12:54:12 AM

IMPROVEMENT SURVEY PLAT

LOT 12, BLOCK 1, BALDAUF ADDITION
SW1/4 SW1/4 SECTION 26, TOWNSHIP 4 SOUTH, RANGE 81 WEST OF THE 6TH P.M.
TOWN OF MINTURN, COUNTY OF EAGLE, STATE OF COLORADO
PARCEL No. 2103-263-15-034





LEGEND

- ◉ - FOUND MONUMENT AS DESCRIBED
- ● - SET 5/8" REBAR 18" LONG & 1.25" YELLOW PLASTIC CAP PLS 38521 I.#' WITNESS CORNER
- ○ - SET 5/8" REBAR 18" LONG & 1.25" RED PLASTIC CAP PLS 38521
- EM - ELECTRIC METER
- ☼ - LIGHT POLE
- WV - WATER VALVE
- FH - FIRE HYDRANT
- Ⓢ - SANITARY SEWER MANHOLE
- GM - GAS METER
- ⊸ - SIGN - SINGLE POLE
- CDOT - COLORADO DEPARTMENT OF TRANSPORTATION
- - CONCRETE
- 8" - TYPICAL TREE SIZE LABELS INDICATES ONE TREE, 8"TRUNK (DBH)
- DECIDUOUS TREE
- E — OH — OVERHEAD ELECTRIC LINE
- G — G — G — UNDERGROUND GAS LINE
- X — X — X — X — FENCELINE
- S — S — S — S — SANITARY SEWER LINE
- W — W — W — W — UNDERGROUND WATER LINE
- - EXCEPTION PARCELS DESCRIBED IN WARRANTY DEED RECORDED MARCH 6, 2018 UNDER RECEPTION No. 201803457

PROPERTY DESCRIPTION:

LOT 12, BLOCK 1, BALDAUF ADDITION TO THE TOWN OF MINTURN, TOWN OF MINTURN, COUNTY OF EAGLE, STATE OF COLORADO.

EXCEPTING THEREFROM THAT PORTION AS DESCRIBED IN WARRANTY DEED RECORDED MARCH 6, 2018 UNDER RECEPTION No. 201803457.

NOTES:

1. BASIS OF BEARINGS: A BEARING OF N44°46'32"W, BETWEEN THE SOUTHWEST CORNER OF LOT 12, BLOCK 1, BALDAUF ADDITION AND THE SOUTHWEST CORNER OF LOT 6 OF SAID BLOCK 1. BOTH CORNERS BEING MONUMENTED AS SHOWN HEREON.
2. THIS MAP HAS BEEN PREPARED PURSUANT TO CLIENT REQUEST FOR AN IMPROVEMENT SURVEY PLAT.
3. DATE OF FIELD SURVEY: JANUARY 02 & 07, 2025.
4. UNITS OF LINEAR MEASUREMENTS ARE DISPLAYED IN US SURVEY FEET.
5. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) REFERENCED FROM THE NATION GEODETIC SURVEY (NGS) STATION S 280 HAVING AN ELEVATION OF 7894.20' TRANSFERRED TO SITE VIA GPS WITH A BENCHMARK ELEVATION AS SHOWN HEREON.
6. CONTOUR INTERVALS ARE SHOWN AT ONE (1) FOOT INTERVALS.
7. ADD 7800.00' TO SPOT ELEVATIONS SHOWN HEREON (XX.XX').
8. ANY SUBSURFACE UTILITIES NOT SHOWN, WERE NOT MARKED BY APPROPRIATE UTILITY COMPANIES AT THE TIME OF THIS SURVEY AND THEREFORE MAY NOT BE SHOWN HEREON. UNDERGROUND UTILITIES LOCATES HAVE BEEN MARKED BY ROARING FORK UTILITY LOCATORS ON JANUARY 02, 2025. ONLY PAINT MARKS AND UTILITY PIN FLAGS ON THE GROUND SURFACE WERE SURVEYED BY ROARING FORK ENGINEERING AS PART OF THIS SURVEY. CLIENT/CONTRACTOR MUST CONTACT SPECIFIC UTILITY COMPANIES TO VERIFY BOTH THE LOCATION AND DEPTH OF RESPECTIVE UTILITIES. ADDITIONAL SURVEYING WORK MAY BE REQUIRED TO SHOW ANY SUCH SUBSURFACE UTILITY LOCATIONS ON THIS DRAWING. ROARING FORK ENGINEERING WILL NOT BE RESPONSIBLE FOR PROTECTION OF SUBSURFACE UTILITIES NOT MARKED ON THE GROUND AT THE TIME OF THIS SURVEY.
9. PROPERTY DESCRIPTIONS SHOWN HEREON ARE BASED ON BALDAUF ADDITION TO THE TOWN OF MINTURN RECORDED AS RECEPTION No. 65797; CDOT RIGHT OF WAY PLANS PROJECT No. STR 0241-062; FINAL PLAT - A RESBUDIVISION OF LOT 8 AND THE 15' ALLEY BETWEEN LOTS 7 AND 8, BLOCK 1, BALDAUF ADDITION TO MINTURN RECORDED AS RECEPTION No. 859730; MINTURN LOFTS SUBDIVISION RECORDED AS RECEPTION No. 200710008; WARRANTY DEED RECORDED AS RECEPTION No. 201803457; AND MONUMENTS FOUND IN PLACE AS SHOWN HEREON.
10. FENCES SHOWN HEREON, IF ANY, HAVE BEEN SHOWN FOR GENERAL REFERENCE AND DO NOT NECESSARILY DEPICT LIMITS OF OWNERSHIP.
11. DUE TO CURRENT SNOW COVER ON THIS PROPERTY, IT IS POSSIBLE THAT SOME GROUND LEVEL FEATURES MAY NOT BE SHOWN, OR THE LOCATIONS SHOWN HEREON MAY BE APPROXIMATE (I.E. EDGE OF DRIVES, WALKS, WATER VALVES, ETC.).
12. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, BUILDING SETBACKS OR OTHER RESTRICTIONS OF RECORD, AS SUCH ITEMS MAY AFFECT THIS PROPERTY. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY THIS SURVEYOR TO DETERMINE OWNERSHIP OR TO DISCOVER EASEMENTS OR OTHER ENCUMBRANCES OF RECORD. ALL INFORMATION PERTAINING TO OWNERSHIP, EASEMENT AND OTHER ENCUMBRANCES OF RECORD HAS BEEN TAKEN FROM THE TITLE INSURANCE COMMITMENT ISSUED BY LAND TITLE GUARANTEE COMPANY, COMMITMENT NO. V50050962-2, HAVING AN EFFECTIVE DATE OF JULY 11, 2018.

SURVEYOR'S CERTIFICATE:

I, KYLE J. TESKY, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY TO DAVID PFEIFER, THAT THIS IS AN IMPROVEMENT SURVEY PLAT AS DEFINED BY CRS 38-51-102(9), RESULTING FROM A MONUMENTED LAND SURVEY, SHOWING THE CURRENT LOCATION OF ALL SIGNIFICANT VISIBLE STRUCTURES, UTILITIES, FENCES, HEDGES, OR WALLS SITUATED ON THE DESCRIBED PARCEL AND WITHIN FIVE FEET OF ALL BOUNDARIES OF SUCH PARCEL, AND ALSO ANY VISIBLE CONFLICTING BOUNDARY EVIDENCE OR ENCROACHMENTS, AND ALL EASEMENTS AND RIGHTS-OF-WAY OF A PUBLIC OR PRIVATE NATURE THAT ARE VISIBLE, OR APPARENT, OR OF RECORD, AND UNDERGROUND UTILITIES DESCRIBED IN OR OTHER SOURCES AS SPECIFIED IN THE TITLE COMMITMENT REFERENCED HEREON, AND THAT THIS IMPROVEMENT SURVEY PLAT WAS PREPARED BY ROARING FORK ENGINEERING, ON THIS DATE, JANUARY 09, 2025, BASED ON SITE CONDITIONS AS THEY EXISTED DURING A FIELD SURVEY PERFORMED ON JANUARY 02 & 07, 2025, UNDER MY DIRECT SUPERVISION AND CHECKING AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

KYLE J. TESKY
COLORADO PLS # 38521
FOR, AND ON BEHALF OF
ROARING FORK ENGINEERING

COLORADO LICENSED 38521 PROFESSIONAL LAND SURVEYOR
01/09/2025

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.

GRAPHIC SCALE
0 5 10
IN FEET: 1" = 10'

ROARING FORK ENGINEERING
592 HIGHWAY 133
CARBONDALE, CO 81623
RFENG.BIZ | (970) 340-4130

By:	Date:	Revision
KJT	4/11/25	ADDRESSED TOWN OF MINTURN COMMENTS

IMPROVEMENT SURVEY PLAT
LOT 12, BLOCK 1, BALDAUF ADDITION
TOWN OF MINTURN, COUNTY OF EAGLE, STATE OF COLORADO

SURVEYED	DRAWN
KJT	KJT

PROJECT NUMBER
2024-091

DATE
JANUARY 09, 2025

SHEET NO.
1 OF 1

PFEIFER RESIDENCE
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E-mail: highstreet574@gmail.com

NOT FOR CONSTRUCTION

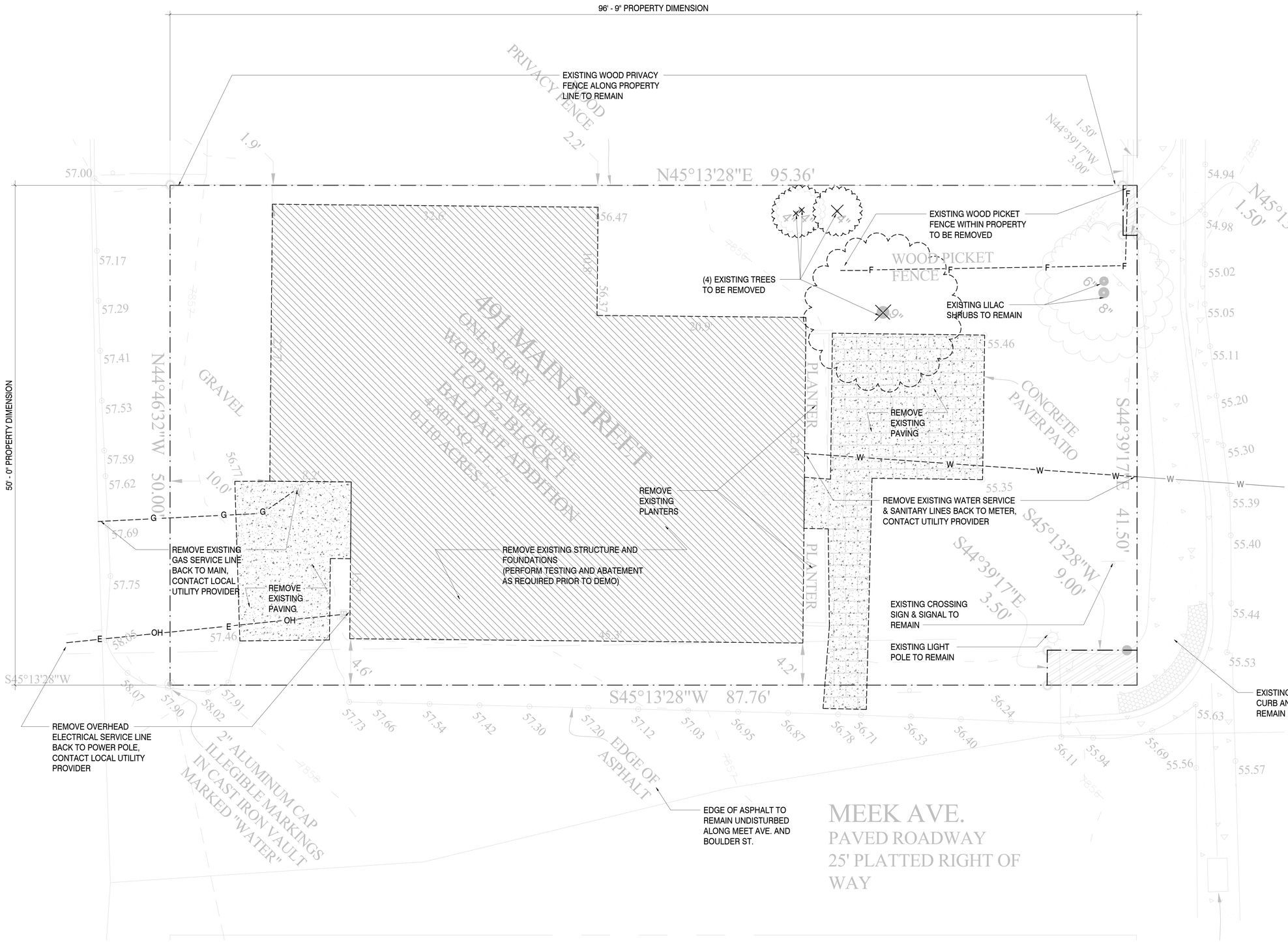
Issue	Date
DESIGN APPLICATION	21 FEB 2025
DESIGN APPLICATION REV. 1	16 APR 2025

Project Number: -
Drawn By: ROARING FORK ENG.
Reviewed By: ROARING FORK ENG.
Approved By: ROARING FORK ENG.

IMPROVEMENT SURVEY PLAT

C-100

2/17/2026 6:40:28 AM
C:\USERS\KYLE\DOCUMENTS\ROARING FORK ENGINEERING\PROJECTS\2024\491 MAIN ST MINTURN, CO\13-SURVEY\CAD\491 MAIN STREET MINTURN-DEEP BEARINGS_SP.DWG Printed: 4/11/2025 7:48 AM By: Kyle Tesky



DEMO PLAN

1" 2" 4" 8" A-201 1/4" = 1'-0" 1 C-100d

3/30/2025 11:56:15 PM

GENERAL NOTES

1. RENDERED SITE PLAN FOR CONTEXT AND GENERAL DESIGN INTENT, REFER TO CIVIL SITE PLAN, GRADING PLAN, UTILITY PLAN FOR MORE INFO

GENERAL DEMO NOTES

1. CLEAR SITE OF ALL STRUCTURES, MATERIALS, LANDSCAPE MATERIALS, PLANTINGS AND DEBRIS UNLESS OTHERWISE NOTED ON PLANS.
2. EXISTING ELEMENTS TO REMAIN ARE IN GRAY / HALFTONE LINES WHILE EXISTING TO BE REMOVED ARE IN BLACK DASHED LINES
3. ALL DEMO ACTIVITY TO REMAIN INSIDE OF PROPERTY LINE
4. CONTRACTOR TO ERECT AND MAINTAIN CONSTRUCTION FENCING ON THE EAST, SOUTH AND WEST PROPERTY LINES
5. CONTRACTOR RESPONSIBLE FOR EROSION CONTROL DURING DEMOLITION, CONSTRUCTION AND PLACEMENT OF FINAL EROSION CONTROL AFTER FINAL GRADING.
6. CONTRACTOR TO PROVIDE REINFORCED EROSION CONTROL WIRE-BACK SILT FENCE AT ALL PROPERTY LINES
7. STOCK-PILE TOP 6" INCHES OF TOP SOIL TO INCLUDE IN FINAL AMENDED SOIL BEFORE PLANTING
8. REMOVAL OF THE EXISTING STRUCTURE INCLUDES: REMOVAL OF ALL FOUNDATION ELEMENTS AND REMOVAL AND CAPPING OF EXISTING UNDERGROUND UTILITY SERVICES TO THE SATISFACTION OF THE GOVERNING AGENCY.
9. REMOVAL OF EXISTING ELECTRICAL AND GAS SERVICE SHALL BE COORDINATED WITH LOCAL UTILITY PROVIDER.
10. CONTRACTOR IS RESPONSIBLE FOR COORDINATING REMOVAL OF UTILITY SERVICES.

WORK NOTES

PFEIFER RESIDENCE

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E-mail: highstreet574@gmail.com

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DESIGN APPLICATION	21 FEB 2025
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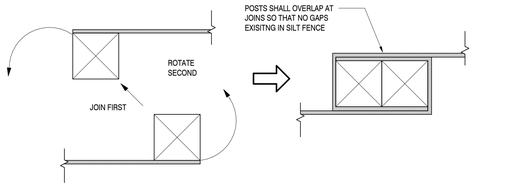
SITE DEMO PLAN

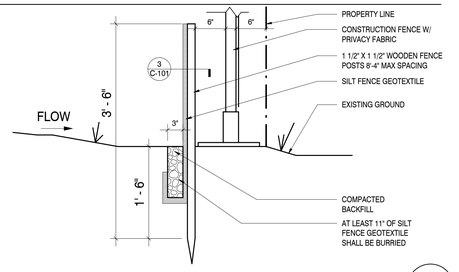
C-100d

STILT FENCE INSTALLATION NOTES

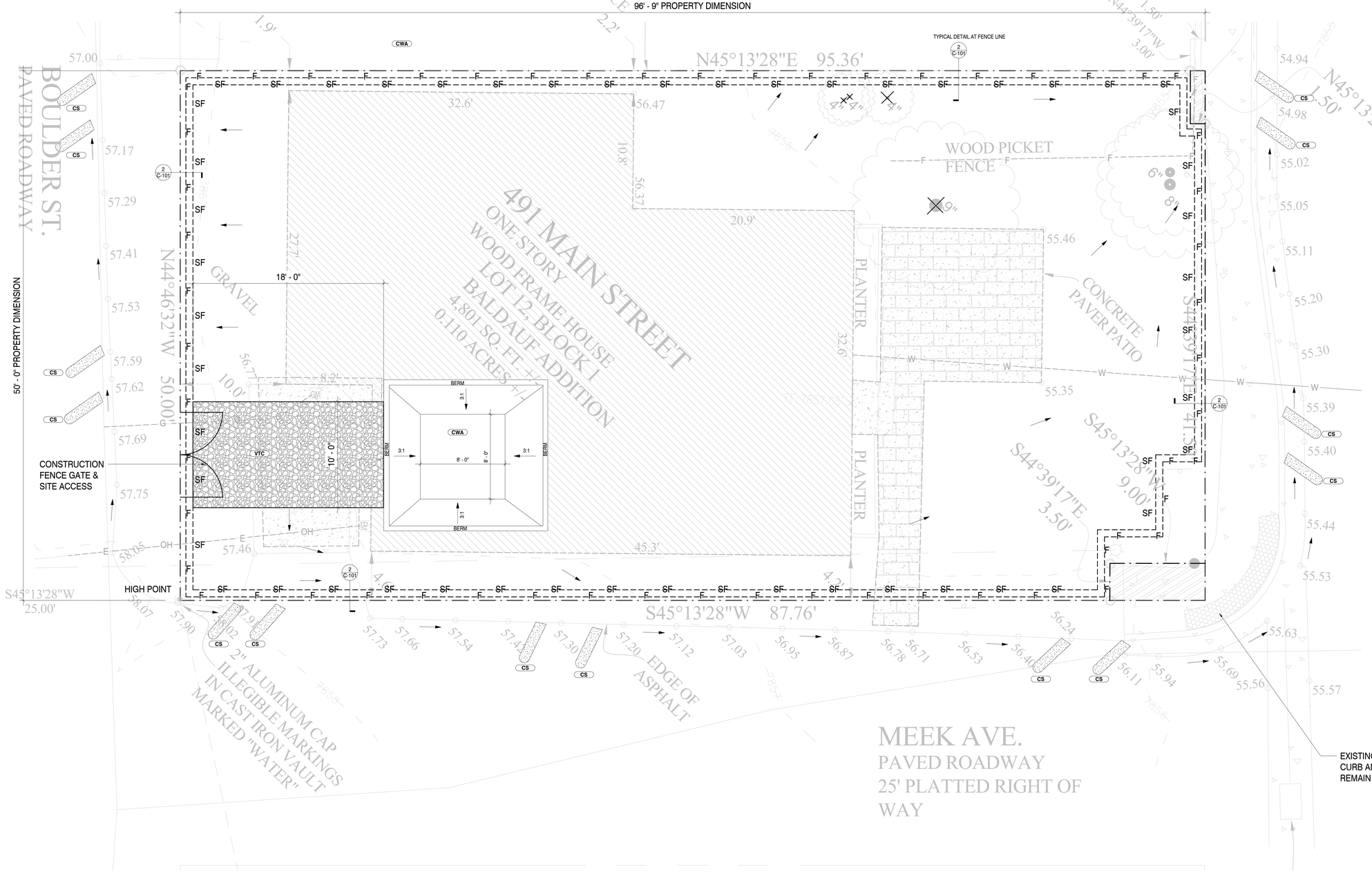
1. SILT FENCE ALONG ENTIRE PERIMETER OF PROPERTY LINE AND CONSTRUCTION FENCE, EXCEPT AS ACCESS GATE
2. ANCHOR TRENCH SHALL BE EXCAVATED WITH TRENCHER, OR WITH SILT FENCE INSTALLATION MACHINE. NO ROAD GRADERS, BACKHOES, ETC. SHALL BE USED. TRENCH SHALL BE COMPACTED BY HAND, WITH 'JUMPING JACK', OR BY WHEEL ROLLING. COMPACTION SHALL BE SUCH THAT SILT FENCE RESISTS BEING PULLED OUT OF ANCHOR TRENCH BY HAND
3. SILT FENCE GEOTEXTILE SHALL MEET THE FOLLOWING REQUIREMENTS:
   - A. 6 TO 12 GALLONS PER MINUTE PER SQUARE FOOT FLOW CAPACITY
   - B. 90 IBS TENSILE STRENGTH PER ASTM D4632
   - C. UV DESIGN AT 500 HRS MIN. 70% STRENGTH RETAINED PER ASTM D 4355
4. SILT FENCE TO BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES
5. MAINTENANCE
   - A. GENERAL CONTRACTOR SHALL INSPECT FENCE DAILY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT UPSTREAM SEDIMENT AS NECESSARY
   - B. SEDIMENT ACCUMULATED UPSTREAM OF SILT FENCE SHALL BE REMOVED WHEN THE UPSTREAM SEDIMENT REACHES A DEPTH OF 6-INCES
   - C. SILT FENCE SHALL BE REMOVED WHEN THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER OR FINISH LANDSCAPE MATERIAL IS APPROVED BY CITY. IF ANY DISTURBED AREA EXIST AFTER REMOVAL, AREA TO BE SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE TOWN.



PLAN DETAIL - SILT FENCE JOINTS — 3 / C-101 — 1/2" 1" 2" 4" C-101 6" = 1'-0"



SECTION DETAIL - SILT FENCE — 2 / C-101 — C-101 1" = 1'-0"



EROSION CONTROL PLAN — 1 / C-101 — A-201 — 1" 2" 4" 8" — 1/4" = 1'-0"

GENERAL NOTES

1. RENDERED SITE PLAN FOR CONTEXT AND GENERAL DESIGN INTENT, REFER TO CIVIL SITE PLAN, GRADING PLAN, EROSION CONTROL PLAN AND UTILITY PLAN FOR MORE INFO

CONSTRUCTION FENCE INSTALLATION NOTES

1. LOCATE JUST INSIDE PROPERTY LINE (ALL SIDES)
2. INSTALL PRIOR TO ANY OTHER BMPS OR ANY LAND-DISTURBING ACTIVITIES OF ANY KIND
3. STEEL POSTS SHALL BE UTILIZED FOR SUPPORT OF CONSTRUCTION FENCE. MAXIMUM SPACING 15'-0"
4. ANY DAMAGE OR MOVED FENCE SHALL BE REPAIRED ON A DAILY BASIS THROUGH CONSTRUCTION
5. FENCE SHALL BE REMOVED AT THE END OF CONSTRUCTION.
6. IF ANY DISTURBED AREA EXISTS AFTER FENCE REMOVAL, PROVIDED DRILLED SEEDING AND CRIMPED MULCH OR OTHERWISE STABILIZED IN A MANNER AS PROVED BY THE TOWN OF MINTURN

VEHICLE TRACKING CONTROL INSTALLATION NOTES

1. VEHICLE TRACKING CONTROL PADS SHALL BE INSTALLED AT ACCESS POINT TO SITE
2. VTC PADS SHALL CONSISTS OF HARD, DENSE, DURABLE STONE, ANGULAR IN SHAPE AND RESISTANT TO WEATHERING, NO ROUNDED STOP OR BOULDERS.
3. 3" STONE (MAX 6")
4. WOVEN GEOTEXTILE FABRIC SHALL BE PLACED UNDER THE VTC STONE TO HELP MINIMIZE MIGRATION OF THE STONE INTO THE UNDERLYING MATERIAL
5. CRACKED OR DAMAGED, CURB SHALL BE REPLACED BY PERMITTEE
6. A STOP SIGN TO BE INSTALLED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICE (MUTCD), AS AMENDED, SHALL BE INSTALLED EXISTING TRAFFIC AT VTC
7. CONTRACTOR SHALL INSPECT VTC PADS DAILY.
   - A. ACCUMULATED SEDIMENT SHALL BE REMOVED
   - B. STONE SURFACE SHALL BE CLEANED AND LOOSE ENOUGH TO RO RUT SLIGHTLY UNDER WHEEL LOAD TO CAUSE GRAVEL TO DISLODGE MUD / SEDIMENT FROM VEHICLE TIRES
8. VTC SHALL BE REMOVED AT THE END OF CONSTRUCTION, THE STONE MATERIAL AND GEOTEXTILE REMOVED OR CRUSHED TO 3" STONE MAX AND USED ON SITE, IF PERMITTED BY CITY. THE AREA TO BE TOPSOILED, DRILL SEEDED AND CRIMP MULCHED OR OTHER FINIAL STABILIZED LANDSCAPE MATERIALS PROVIDED PER SITE PLAN

CONCRETE WASH OUT INSTALLATION NOTES

1. CONCRETE WASHOUT AREA TO BE INSTALLED PRIOR TO ANY CONCRETE PLACEMEN TON SITE
2. VEHICLE TRACKING CONTROL IS REQUIRED AT ACCESS POINT, PER PLANS
3. SIGN SHALL BE PLACED AT CONSTRUCTION SITE ENTRANCE, AT THE WASHOUT AREA AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATED THE LOCATION OF THE CONCRETE WASHOUT AREA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS
4. EXCAVATED MATERIAL SHALL BE UTILIZED IN PERIMETER BERM CONSTRUCTION
5. CONCRETE WASHOUT SHALL BE REPAIRED OR CLEANED AS NECESSARY FOR CAPACITY OF WASTED CONCRETE
6. INSPECT WEEKLY, DURING AND AFTER STORM EVENT
7. WHEN CONCRETE WASHOUT IS REMOVED THE DISTURBED AREA SHALL BE DRILL SEEDED AND CRIMP MULCHED, UNTIL FINAL LANDSCAPE MATERIAL INSTALLED

CURB SOCK INSTALLATION NOTES

1. SOCKS WILL BE USED UPGRADIENT OF INLET, PERPENDICULAR AND FLUSH CURB
2. NO LESS THAN TWO 10' DIAMETER SOCK USED IN SEQUENCE, SPACED NO MORE THAN 5 FEET PART
3. INCLINE AT 30 DEGREES FROM PERPENDICULAR, OPPOSITE THE DIRECTION OF FLOW, RE: PLAN
4. CONTRACTOR SHALL INSPECT THE CURB SOCKS WEEKLY, DURING AND AFTER ANDY STORM EVENTS AND MAKE REPAIRS OR CLEAN OUT UPGRADIENT SEDIMENT AS NECESSARY

LEGEND

PL	PROPERTY LINE	
LOC	LIMITS OF CONSTRUCTION LINE OF CONSTRUCTION FENCE	
SF	SILT FENCE, RE: DETAILS	
	FLOW DIRECTION ARROW	
CS	CURB SOCK	
CWA	CONCRETE WASH OUT AREA	
VTC	VEHICLE TRACKING CONTROL	

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Architect
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E-mail: highstreet574@gmail.com

NOT FOR CONSTRUCTION

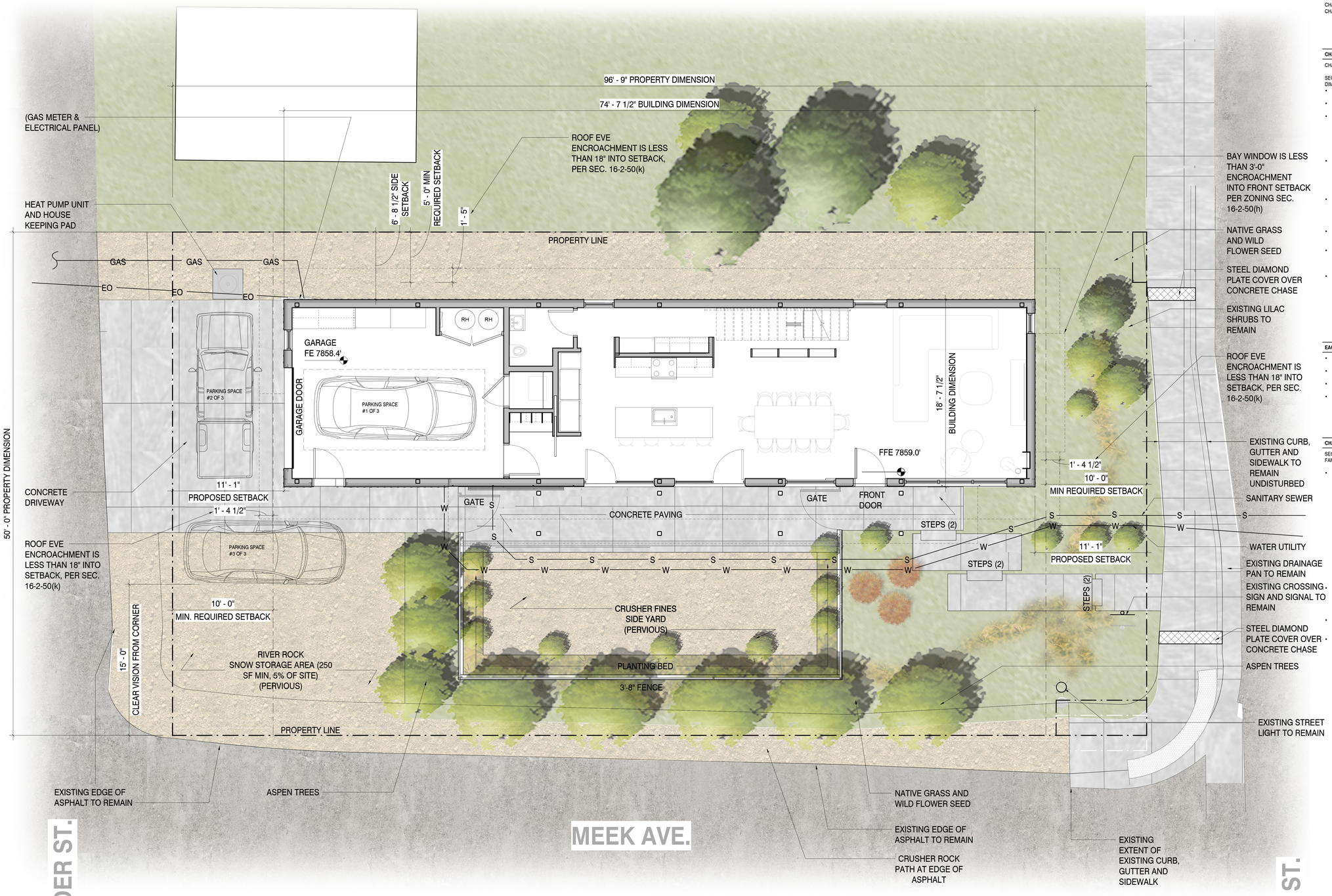
Issue	Date
DESIGN APPLICATION	21 FEB 2025
DESIGN APPLICATION REV. 1	16 APR 2025

Project Number:	Minturn CO, 81620
Drawn By:	SH
Reviewed By:	DP
Approved By:	DP

EROSION CONTROL PLAN

C-101

4/16/2025 12:52:57 AM



PLANTING SCHEDULE

ABBR.	BOTANICAL NAME	COMMON NAME	QUANITY	SIZE	COMMENTS
DECIDUOUS TREES					
ASP	Populus tremuloides	Quaking Aspen	1	1 1/2" Caliper MIN.	
DECIDUOUS SHRUBS					
LIL	Syringa vulgaris	Lilac	4	N/A	EXISTING TO REMAIN
GRASSES / PERENNIALS / VINES					
BLA	Bouteloua gracillis 'Blonde Ambition'	Blond Ambition Grama Grass	7	1 GAL	INSIDE YARD PLANTING BED ONLY
CLV	Clematis species	Clematis Vine	5	1 GAL	INSIDE YARD PLANTING BED ONLY
HYS	Agastache rupestris	Hyssop, Sunset	5	1 GAL	INSIDE YARD PLANTING BED ONLY
PEN	Penstamon mexicale 'Red Rocks'	Penstemon, Mexicale 'Red Rocks'	3	#1	INSIDE YARD PLANTING BED ONLY
POP	Eschscholzia Californica	Poppy, California	7	#1	INSIDE YARD PLANTING BED ONLY
GROUND COVER					
CPJ	Lysimachia nummularia 'Aurea' Moneywort	Creeping Jenny / Money Wart	1	Flat	INSIDE YARD PLANTING BED ONLY
TYM	Thymus speciosa 'Elfin'	Thyme, Elfin	1	Flat	INSIDE YARD PLANTING BED ONLY
VCM	Vinca minor 'Bowles'	Vinca Minor / Periwinkle-blue	1	Flat	INSIDE YARD PLANTING BED ONLY
WILD FLOWER SEED MIX					
	MONTANE MEADOW NATIVE MIX (BY WESTERN NATIVE SEED)	70% GRASSES / 30% WILD FLOWER	1800	Sq Ft	FRONT & SIDE YARD

RENDERED SITE PLAN

1/4" = 1'-0"

1 A-100a

GENERAL NOTES

1. RENDERED SITE PLAN FOR CONTEXT AND GENERAL DESIGN INTENT, REFER TO CIVIL SITE PLAN, GRADING PLAN, UTILITY PLAN FOR MORE INFO

TOWN OF MINTURN MUNICIPAL CODE - 2024

CHAPTER 16 - ZONING
CHAPTER 18 - BUILDING REGULATIONS

CHAPTER 16 - ZONING CODE COMPLIANCE SUMMARY

CHARACTER AREA: OLD TOWN MIXED-USE RESIDENTIAL

SECTION 16-2-40 (TABLE 16-A) LOT REQUIREMENTS AND DIMENSION STANDARDS:
- MIN. LOT AREA - 5000 SF (COMPLIES)
- MIN LOT DIMENSION - 50 FT. (COMPLIES)
- MAX ALLOWABLE BUILDING LOT COVERAGE - 45% (COMPLIES):
  - BUILDING FOOTPRINT (INCLUDES CANTILEVERED BUILDING ELEMENTS): 2,050 SF
  - LOT SIZE 4,801 SF
  - ACTUAL BUILDING LOT COVER: 42.7%
- MAX ALLOWABLE IMPERVIOUS SURFACE AREA - 55% (COMPLIES):
  - IMPERVIOUS AREA (ROOF AND PAVING) 2,300
  - LOT SIZE 4,801 SF
  - ACTUAL IMPERVIOUS SURFACE AREA: 47%
- BUILDING SETBACKS
  - FRONT MINIMUM 10 FT. (COMPLIES)
  - REAR MINIMUM SETBACK 10 FT. (COMPLIES)
  - SIDE MINIMUM SETBACK 5 FT. (COMPLIES)
- MAX BUILDING HEIGHT 28 FT. (PER TABLE 16-B) (COMPLIES), RE: SHEET A-201 EXTERIOR ELEVATIONS
- MAX CONTINUOUS ROOF LENGTH 60 FT. PER TOWN OF MINTURN DESIGN GUIDELINES (COMPLIES, SEE ROOF PLAN AND ELEVATIONS
- SNOW STORAGE (SECTION 16-16-130) 5% OF TOTAL LAND AREA OF PARCEL IN QUESTION (COMPLIES)
  - SNOW STORAGE AREA 250 SF
  - LOT SIZE 4,801

EAGLE COUNTY WILD FIRE CONSTRUCTION GUIDELINES

- PROJECT LOCATED IN MODERATE HAZARD RATING AREA
- ROOF TO BE MIN. CLASS B (COMPLIES ASPHALT SHINGLES PROPOSED ROOFING)
- EXTERIOR WALL CLADDING NO LIMITATIONS (THERMALLY MODIFIED WOOD SIDING PROPOSED)
- SOFFIT EAVES - PROJECTION OVER 48" TO BE FIRE RESISTIVE CONSTRUCTION (COMPLIES: PROPOSED CONSTRUCTION PROJECTIONS ARE LESS THAT 48")

CHAPTER 16 - LANDSCAPE STANDARD COMPLIANCE

SECTION 16-17-170 LANDSCAPE STANDARDS FOR SINGLE FAMILY DWELLING COMPLIES WITH THE FOLLOWING:

- WATER EFFICIENT DESIGN PRINCIPALS ARE FOLLOWED PER SEC. 16-17-150
  - MAINTENANCE PROGRAM AND TEMPORARY IRRIGATION TO BE PROVIDED FOR (2) YEARS) TO ENSURE PLANT ESTABLISHMENT
  - NO TURF OR HIGH WATER CONSUMPTIVE SPECIES TO BE USED
  - LOW WATER PLANTS SPECIES TO BE PROVIDED PER PLANTING SCHEDULE
  - IRRIGATION (DESIGN BUILD) TO BE OPERATED AND MAINTAINED FOR EFFICIENCY
  - SOIL AMENDED FOR PERENNIALS: 6" DEPTH, (5%) ORGANIC MATTER BY VOLUME
  - SOIL AMENDMENT FOR TREES: 36" DEPTH, (3%) ORGANIC MATER BY VOLUME, SOIL TURNED (3) TIMES THE DIMENSION OF ROOTBALL
  - MULCH APPLIED OVER TREES AND PLANTING BEDS
- THE ENTIRE PROPERTY TO BE RE-VEGETATED OR COVERED WITH PAVING OR MULCH MATERIAL TO ENSURE EROSION CONTROL BOTH DURING AND AFTER CONSTRUCTION
- PERCENTAGE OF PERVIOUS AND IMPERIOUS PROVIDED IN NOTES ABOVE PER SEC. 16-2-40
- PLANT SPECIES TO BE HARDINESS ZONE 4b

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NOT FOR CONSTRUCTION

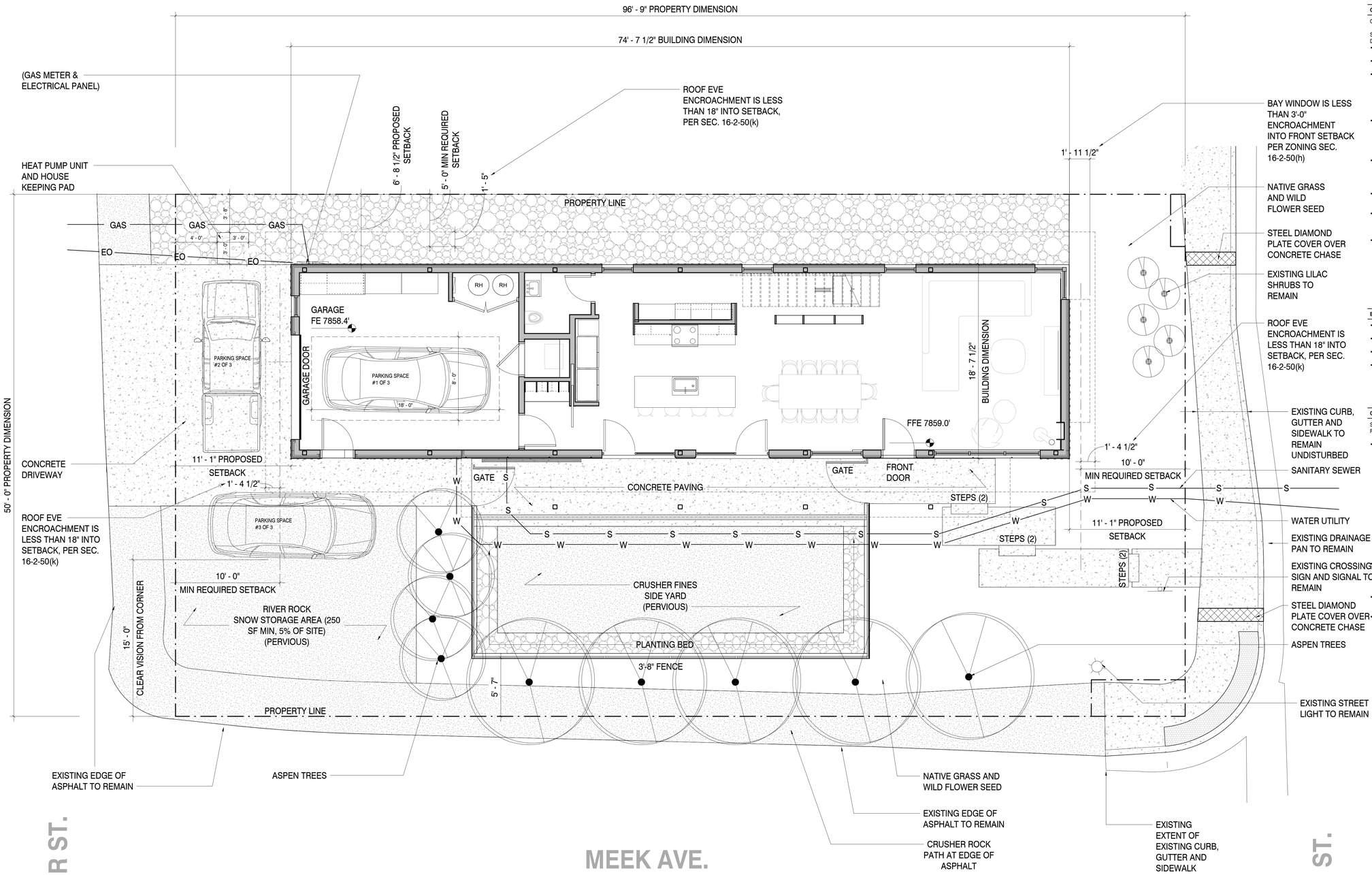
Issue	Date
DESIGN APPLICATION	21 FEB 2025
DESIGN APPLICATION REV. 1	31 MAR 2025
DESIGN APPLICATION REV. 2	8 MAY 2025

Project Number:	Minturn CO, 81620
Drawn By:	SH
Reviewed By:	DP
Approved By:	DP

SITE PLAN RENDERED

A-100a

5/8/2025 11:41:18 PM



PLANTING SCHEDULE

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ASP	Populus tremuloides	Quaking Aspen	1	1 1/2" Caliper MIN.	
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LIL	Syringa vulgaris	Lilac	4	N/A	EXISTING TO REMAIN
GRASSES / PERENNIALS / VINES					
BLA	Bouteloua gracilis 'Blonde Ambition'	Blond Ambition Grama Grass	7	1 GAL	INSIDE YARD PLANTING BED ONLY
CLV	Clematis species	Clematis Vine	5	1 GAL	INSIDE YARD PLANTING BED ONLY
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GROUND COVER					
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TYM	Thymus speciosa 'Elfin'	Thyme, Elfin	1	Flat	INSIDE YARD PLANTING BED ONLY
VCM	Vinca minor 'Bowles'	Vinca Minor / Periwinkle-blue	1	Flat	INSIDE YARD PLANTING BED ONLY
WILD FLOWER SEED MIX					
	MONTANE MEADOW NATIVE MIX (BY WESTERN NATIVE SEED)	70% GRASSES / 30% WILD FLOWER	1800	Sq Ft	FRONT & SIDE YARD

SITE PLAN
1" 2" 4" 8"
A-201
1/4" = 1'-0"
1 A-100b
TRUE NORTH

5/8/2025 11:42:02 PM

GENERAL NOTES

1. RENDERED SITE PLAN FOR CONTEXT AND GENERAL DESIGN INTENT, REFER TO CIVIL SITE PLAN, GRADING PLAN, UTILITY PLAN FOR MORE INFO

TOWN OF MINTURN MUNICIPAL CODE - 2024

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NOT FOR CONSTRUCTION

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DESIGN APPLICATION REV. 1	31 MAR 2025
DESIGN APPLICATION REV. 2	8 MAY 2025

Project Number:	Minturn CO, 81620
Drawn By:	SH
Reviewed By:	DP
Approved By:	DP

SITE PLAN

A-100b

GENERAL NOTES

1. CONCEPT DRAWINGS - NOT FOR CONSTRUCTION
2. (E) = MATCH EXISTING SPOT ELEVATION
3. VERIFY ALL EXISTING ELEVATIONS IN FIELD

WORK NOTES

PFEIFER RESIDENCE

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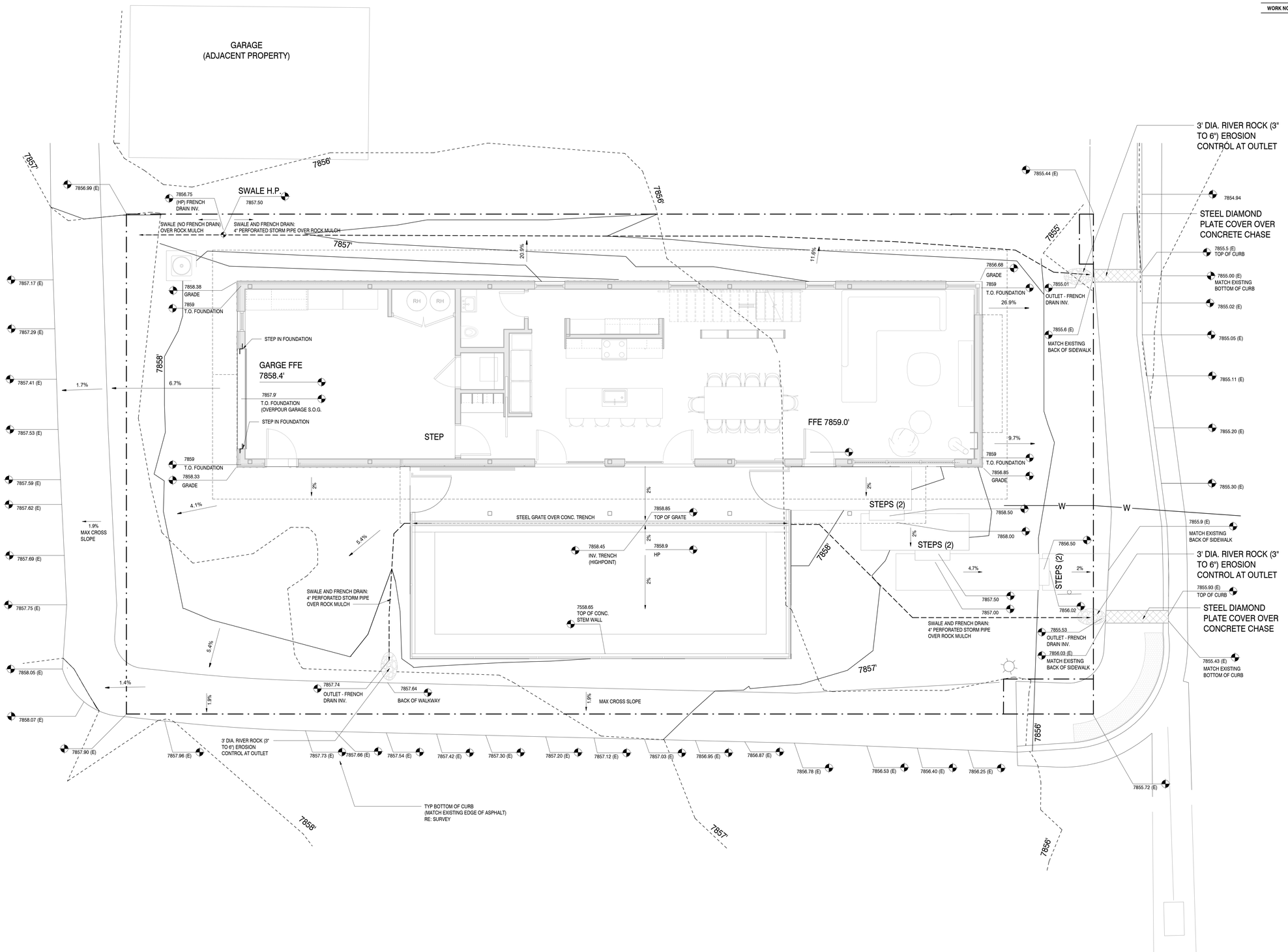


NOT FOR CONSTRUCTION

Issue	Date
DESIGN APPLICATION	21 FEB 2025
DESIGN APPLICATION REV. 1	16 APR 2025

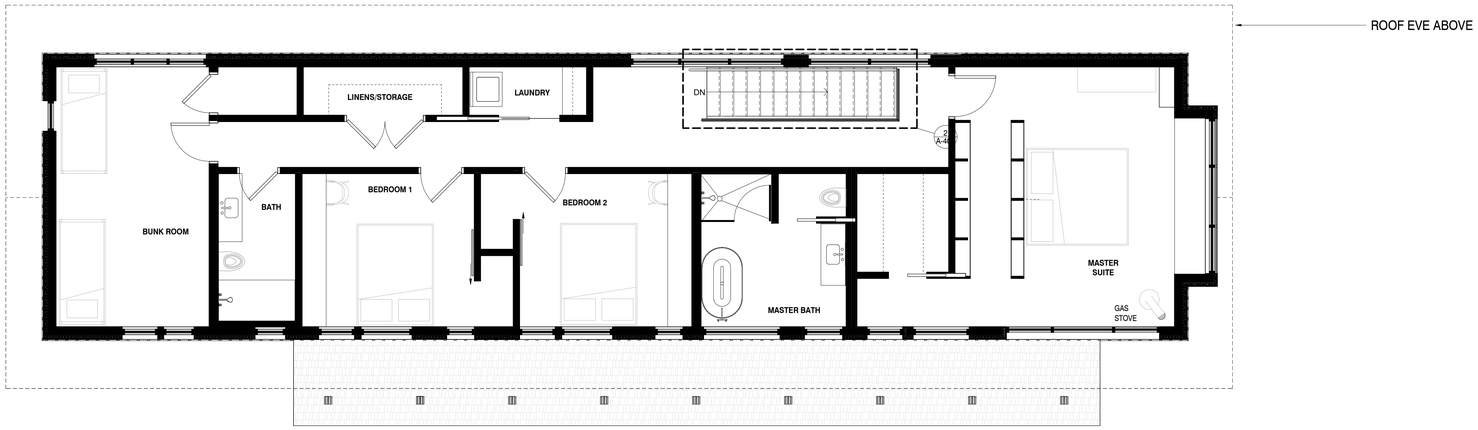
Project Number:	-
Drawn By:	SH
Reviewed By:	DP
Approved By:	DP

GRADING PLAN

A-100c

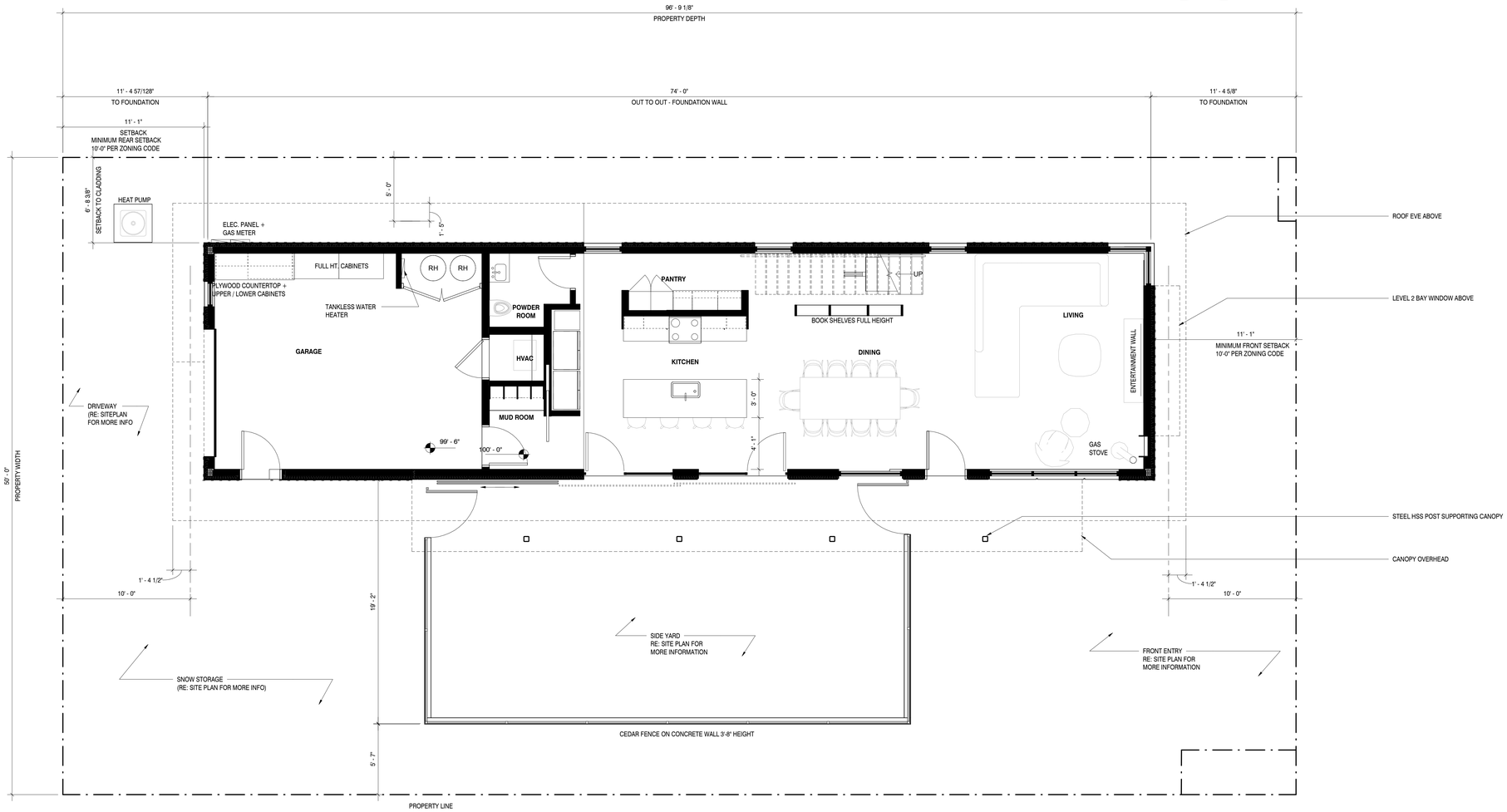
GRADING PLAN
1" 2" 4" 8"
A-201
1/4" = 1'-0"
1
A-100c
TRUE NORTH

3/31/2025 12:01:52 AM



LEVEL 2 FLOOR PLAN

1" 2" 4" 8" A-201 1/4" = 1'-0" 2 A-101 TRUE NORTH



LEVEL 1 FLOOR PLAN

1" 2" 4" 8" A-201 1/4" = 1'-0" 1 A-101 TRUE NORTH

2/21/2025 3:44:37 PM

WORK NOTES

GENERAL NOTES

1. CONCEPT DRAWINGS - NOT FOR CONSTRUCTION

PFEIFER RESIDENCE

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NOT FOR CONSTRUCTION

Issue	Date
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Approved By:	DP

FLOOR PLANS

A-101

PFEIFER RESIDENCE

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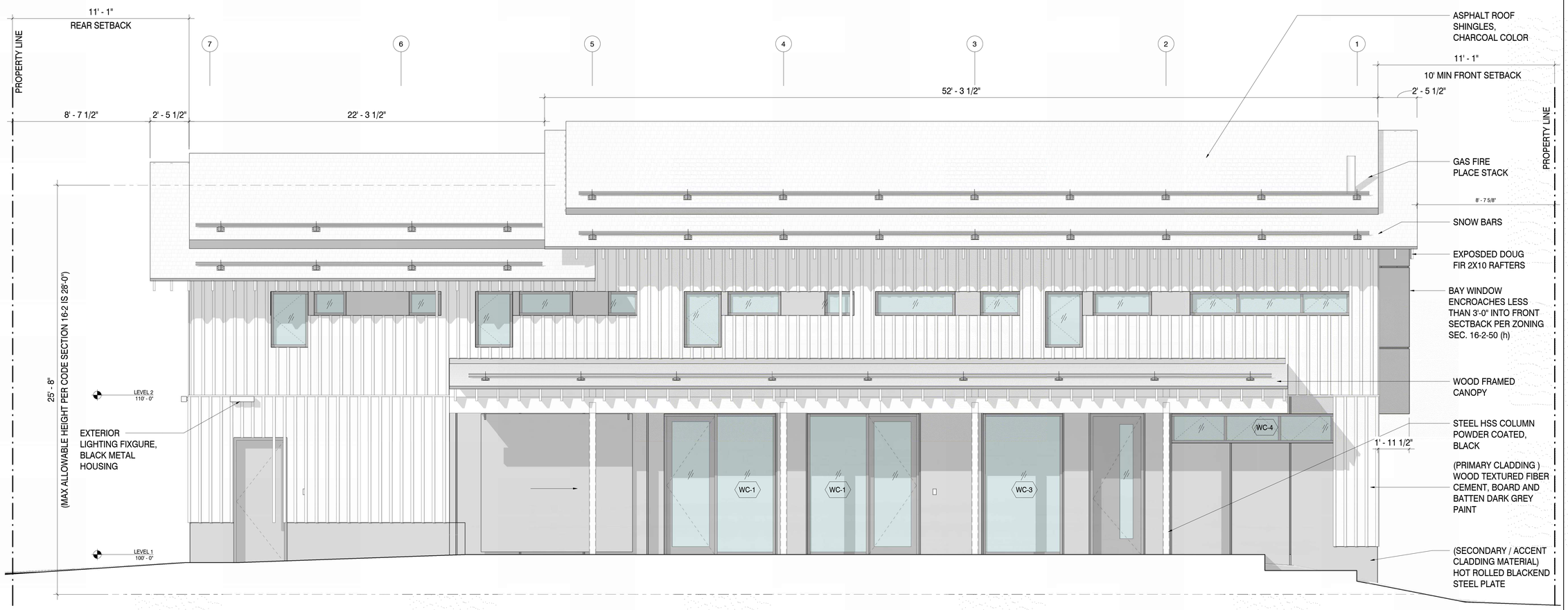

SOUTH ELEVATION
6" 1' 2' 4'
A-101
3/8" = 1'-0"
1
A-202

NOT FOR CONSTRUCTION

Issue	Date
DESIGN APPLICATION	21 FEB 2025

Project Number:	-
Drawn By:	SH
Reviewed By:	SH
Approved By:	DP

SOUTH ELEVATION

A-202

2/21/2025 3:49:01 PM

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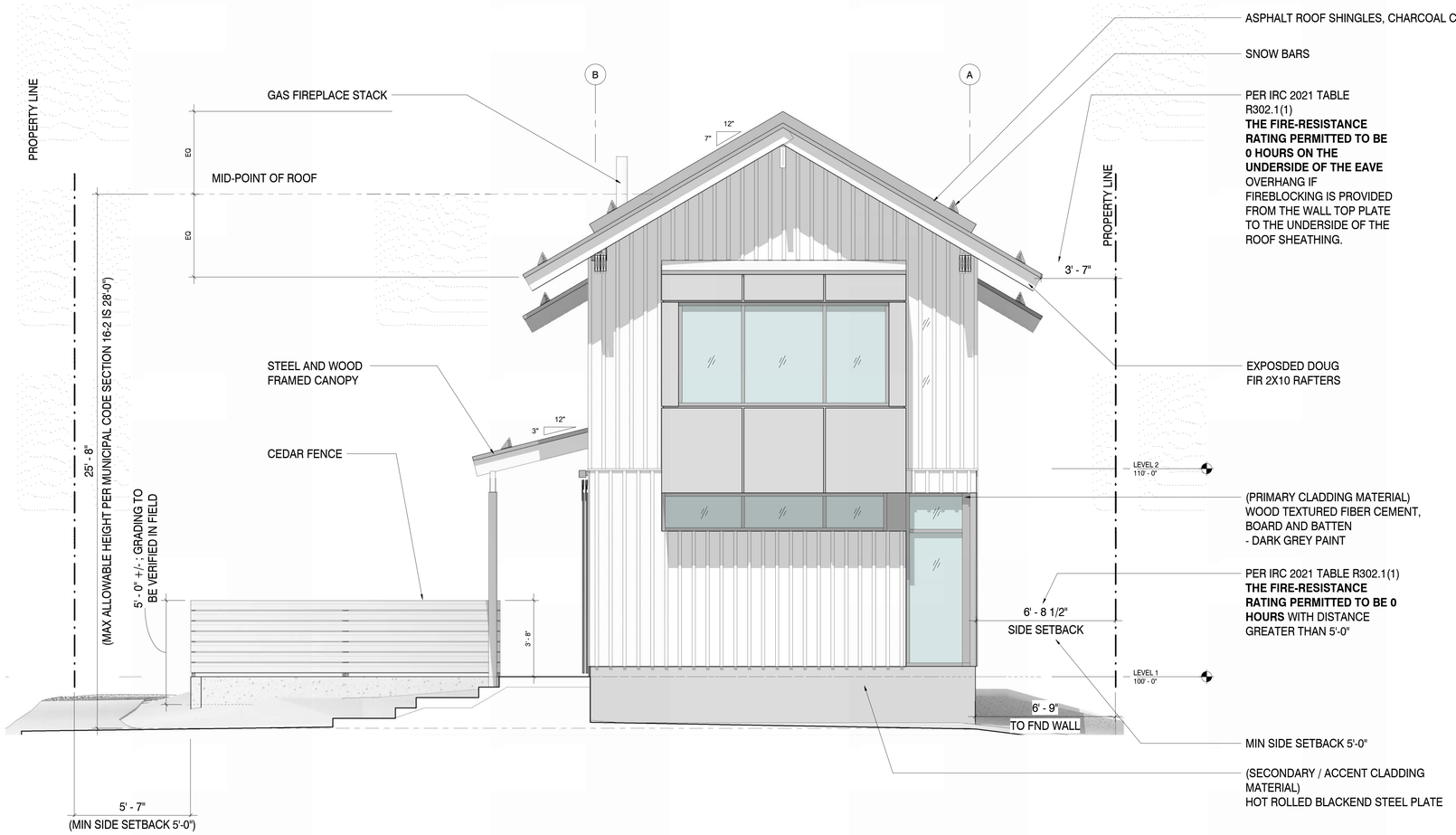

EAST ELEVATION RENDERED
6" 1' 2' 4' A-101 3/8" = 1'-0" 1 A-203

NOT FOR CONSTRUCTION

Issue	Date
DESIGN APPLICATION	21 FEB 2025

Project Number:	-
Drawn By:	SH
Reviewed By:	SH
Approved By:	DP

EAST ELEVATION

A-203

2/21/2025 3:52:06 PM

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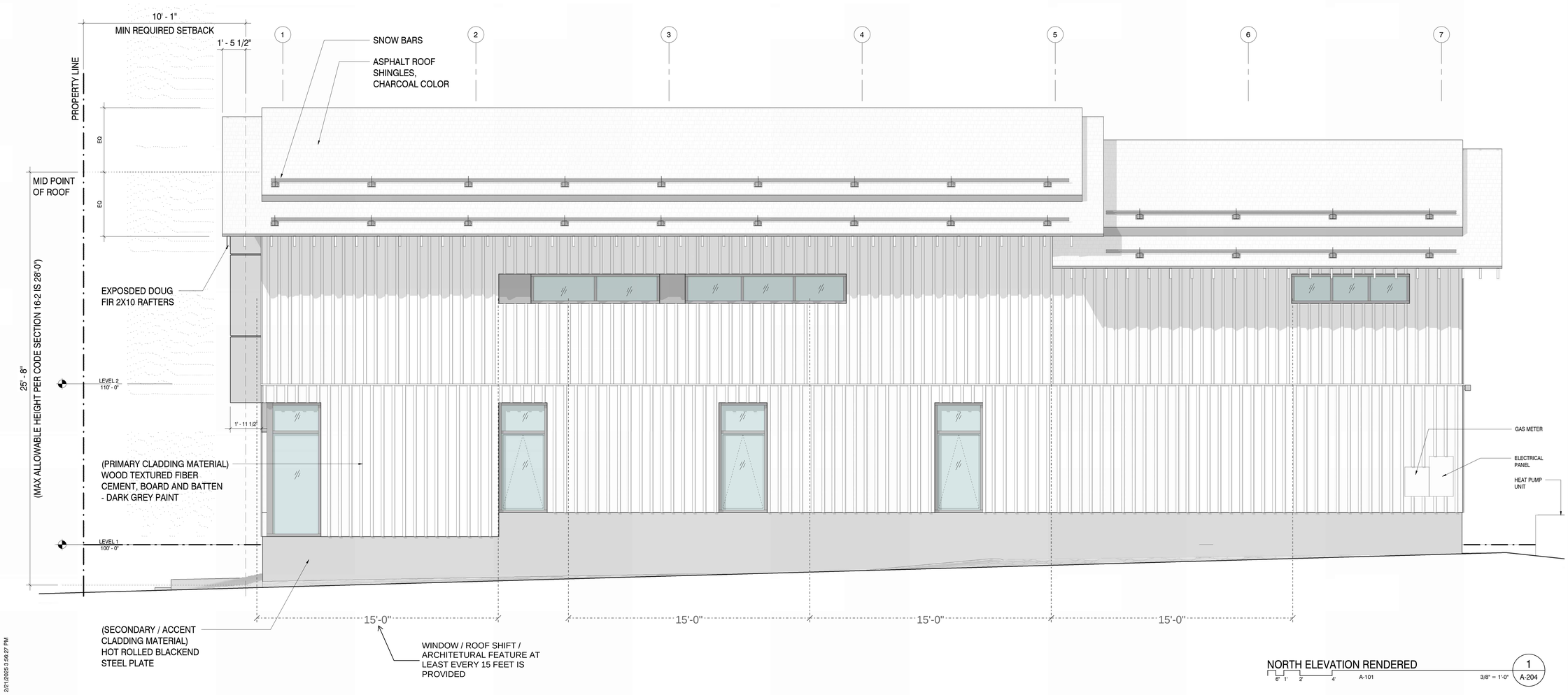


NORTH ELEVATION RENDERED

1 / A-204

3/8" = 1'-0"

6" 1' 2' 4' A-101

NOT FOR CONSTRUCTION

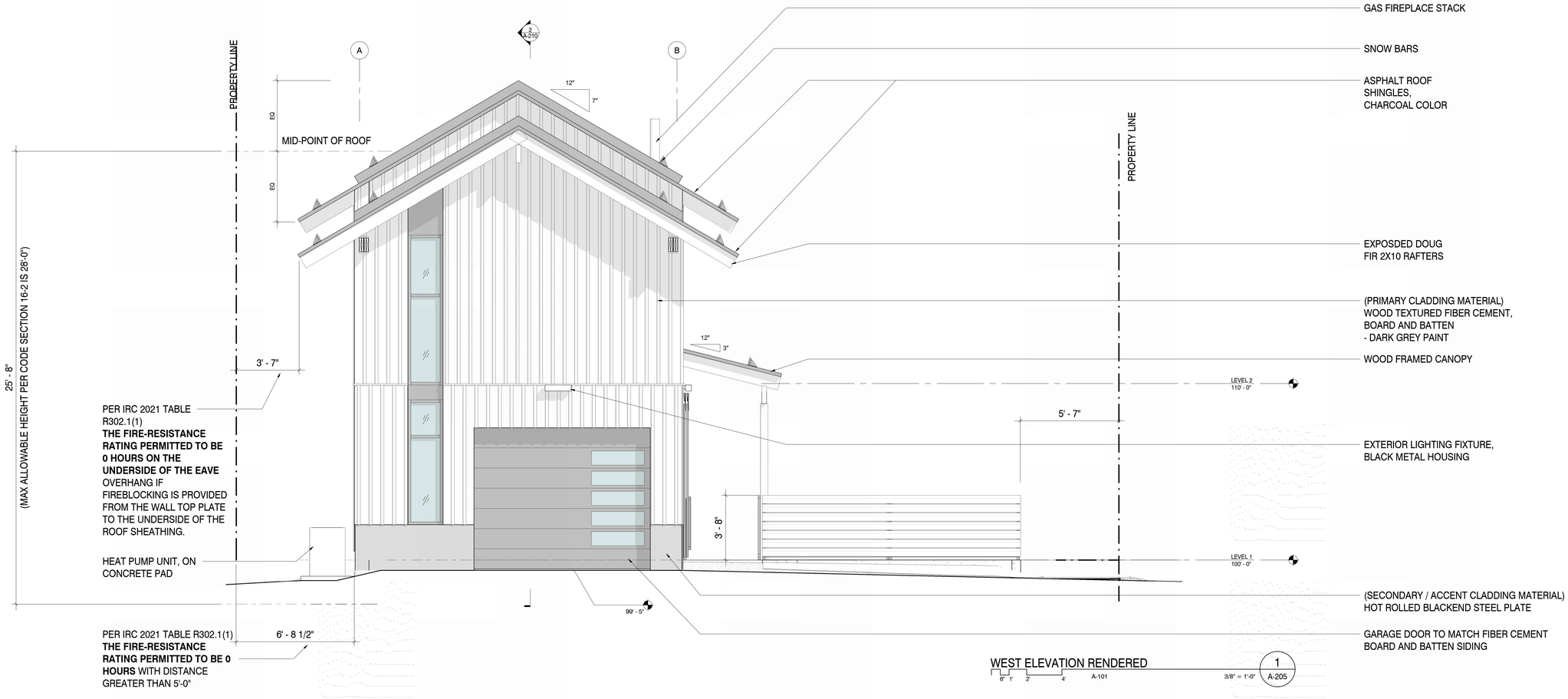
Issue	Date
DESIGN APPLICATION	21 FEB 2025

Project Number:	-
Drawn By:	SH
Reviewed By:	SH
Approved By:	DP

NORTH ELEVATION

A-204

2/21/2025 3:56:27 PM



WEST ELEVATION RENDERED

1
A-205

3/8" = 1'-0"

6" 1' 2' 4'

A-101

2/21/2025 3:58:56 PM

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WEST ELEVATION

A-205

491 Main St. | Single Family Residence | Town of Minturn Design Review Application

Material Board

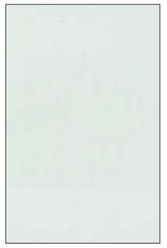
Doug Fir Exposed Roof Framing
2x Exposed Rafters
T&G Finish Soffit Material to Match

Board and Batten Fiber Cement Siding
Color: Charcoal
Texture: Wood Textured Fiber Cement, Vertical Battens
Sizes: 8” O.C. Spaced 2” Battens

Asphalt Shingle
Color: Verigated Charcoal

Hot Rolled Blackend Steel Plate
Pre-Oxidized Blackened Steel
Size: custom sizes - large format plate

Glazing
Low-E Coated High Performance Glazing
Basis of Design:
“Solar Ban 90”



WINDOW MULLIONS & METAL TRIM
Black, Metallic

AndersonMasonDale

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Project Number:	-
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MATERIALS BOARD

A-206

2/12/2025 12:12:00 PM

To: Minturn Planning Commission
From: Madison Harris
Date: May 23, 2025
Agenda Item: Relocation of Meyer's Barn from 25 Harrison Avenue to 801 Cemetery Road – Little Beach Park

REQUEST:
Review the application for relocation of the Meyer's Barn from 25 Harrison Avenue to 801 Cemetery Road – Little Beach Park based on the criteria outlined in the Minturn Municipal Code citing as findings of fact for this recommendation, and public testimony.

Current Location: 25 Harrison Avenue
Proposed Location: Little Beach Park – 801 Cemetery Road
Zoning: Old Town Character Area – Mixed-Use Zone
Owner: Powpownow LLC (locally Loren Bendele)
Applicant(s): Ken Halliday, Woody Woodruff, and Kelly Toon

CASE SUMMARY:
A request for relocation has been submitted for the Historic Landmark located at 25 Harrison Avenue known as the Meyer's Barn. Staff reviewed and deemed the application complete. As such, staff scheduled a public hearing for the Planning Commission meeting on May 14, 2025. Adjacent properties were notified via certified mail, a poster posted to the property, and a notice placed in the Vail Daily 10 days before the public hearing.

CRITERIA EVALUATION
Town staff found that the application for relocation demonstrates that the proposal supports the Little Beach Park Sub-Area Master Plan. It is staff's understanding that there is little use for the structure in its current location, whereas the Little Beach Park Sub Area Master Plan specifically calls out a building of similar dimensions to be placed at the top.

Based on the plans submitted, staff does believe that the structure can be dismantled, moved, and reassembled while not affecting the integrity of the components very much. There are plans to replace a couple of the logs that have rotted near the ground.

There are no current plans to replace the Meyer's Barn with a new structure as there is another existing structure on the site.

Staff believes that the relocation of the Meyer's Barn is, while not this specific structure, one similar is contemplated in the Little Beach Park Sub Area Master Plan adopted by the Town, and thus supportive of this relocation. The log cabin should not impose on the structures already in the area, but instead provide additional charm and should not diminish the integrity of the neighborhood.

POINTS OF NOTE:
Attached to this memo is a memo from the Interim Town Manager Katie Sickles as well as a response to the questions posed in that memo by Ken Halliday, Applicant. When this whole project started two years ago, the only item that was being proposed out at Little Beach Park was the Meyer's Barn. Since then momentum has picked up and there are plans for the replacement of the playground equipment, the road/ramp down to the amphitheater will need to be regraded, the retaining wall requires significant work, and there are tentative plans for bathrooms. A significant portion of this will be done this year. In light of that, staff believes that this application for relocation can be approved, but that more detail should be put into a site plan that encompasses all of these improvements as well as coordination of the timing of all of this. To that end, staff has recommended conditions attached to this staff report.

PUBLIC REVIEW PROCESS:
Town staff has met all posting and notification requirements delineated in Chapter 16, Sec 16-21-610 identifying legal notice procedures. Adjacent properties were notified via certified mail by May 5, 2025, a poster posted to 801 Cemetery Road – Little Beach Park, and a notice placed in the Vail Daily 10 days before the public hearing.

PUBLIC COMMENTS:
Public comments are being accepted via planner1@minturn.org until May 28, 2025 at 4:00 p.m., via letter to the Planning Department at 301 Boulder St #309, Minturn, CO 81645 by May 28, 2025 at 4:00 p.m., or in person at the public hearing on May 14, 2025 at 5:30 p.m.

RECOMMENDED ACTION OR PROPOSED MOTION:
Grant the Historical Landmark Meyer's Barn located at 25 Harrison Avenue to be relocated to Little Beach Park with the following conditions:

1. The Applicant(s) shall work with the Town of Minturn to produce a detailed site plan prepared by a professional land planner at no cost to the Applicant prior to or concurrent with any building permit application. The site plan will show, at a minimum and to scale, all existing and proposed contours, grading and drainage details, and any revegetation and/or planting details recommended by the professional land planner. The site plan will show how the barn structure will be placed to allow construction of other buildings such as bathroom facilities in or around the same general area of the site.
2. The Applicant(s) shall work with the Town of Minturn to produce a detailed construction management plan to be prepared by a professional land planner at no cost to the Applicant indicating the limits of disturbance and any required fencing, erosion control, and noting proposed construction commencement date, anticipated completion date, and any construction time limitations to limit disruption and disturbance of Little Beach Park.

ATTACHMENTS:

- Memo from Interim Town Manager Katie Sickles
- Response from Ken Halliday
- Public Comment received as of 5/23/25
- Relocation Application

Town Council
Mayor – Earle Bidez
Mayor Pro Tem – Eric Gotthelf
Council Members:
Tom Priest
Lynn Feiger
Gusty Kanakis
Brian Rodine
Kate Schifani

Meyers Barn Memo

Date: May 14, 2025
To: Planning Commission
From: Katie Sickles Interim Town Manager
Cc: Ken Halliday

First, I am in support of the relocation of the Meyers Barn to Little Beach Park generally.

Second, this is a great opportunity to engineer and design the Little Beach Park recreational amenities while identifying a specific Meyers Barn location versus engineering around the Meyers Barn location. Here are the points outlined in the May 14 Planning Commission Agenda.

1. The following statement is provided in the packet: *"All Proposed Uses and Structures. The barn is proposed to be used as the multipurpose concession building to support the Little Beach Amphitheater as contemplated in the Little Beach Master Plan. The barn is the only structure in Phase I of the plan."*

   Has a community survey been done for uses?

2. Scaled Drawings of Proposed Design of the Structure:

   From my understanding an extended roof line may be anticipated as a weather shelter, patio, picnic area, posted informational area, etc. The current building permit is likely to include the Meyers Barn, however some thought should be considered regarding the future roof extension. The drawings identify ROOR Detail, however it looks like a ROOF.

3. The following statement is provided in the packet: "*Building Location and Impervious Cover. We propose to locate the barn 35' from the top of the ramp to Little Beach Amphitheater as shown on the site plan attached as Exhibit B-1 (the "Site Plan"). We propose to have the long side of the barn face the amphitheater. The impervious cover will be limited to the footprint of the barn which is 460 square feet. An entire copy of the Town's survey is attached as Exhibit B-2 (the "Town's Survey") to provide more context. The team will meet on site with Town officials to set and approve the final location and orientation before the foundation is dug."*

   I have asked Zehren to consider coordinating a site plan for the Meyers Barn. They would like to coordinate this site plan for approximately $5000 with Council approval. Considerations include:
   a) Coordination with the applicant's architect, engineer and Inter-Mountain as the Town Engineer.
   b) Scenic view from inside the building and near the building.
   c) Snow storage, removal and snow/ice shade
   d) Optimal gateway location, such as event ticket sales, other indoor uses
   e) ADA
   f) Plan for utilities; electric, water, HVAC/sewer even if not possible, internet, remote wifi, other.

3. *The following statement is provided in the packet: "Parking Plan; Traffic Circulation. The barn will support the Little Beach Amphitheater and users of the barn would use parking generally available in the area. Since the barn will be located near the edge of what is a very large parking lot, we don't expect any material impacts to traffic circulation."*

   Handicap Parking, access and protection from vehicular traffic accidents should be incorporated into a site plan.

4. The following statement is provided in the packet: *"Landscaped Area; Location of Existing Wooded Areas and Rock Outcrops. We don't plan any landscaping in Phase I of project. We do, however, expect landscaping will be included in Phase II of the project. The barn will be located more than 100' from any trees. There are some large boulders on the river slope off the edge of the parking lot along the amphitheater ramp, but they would not impact the site."*

   Hiring Zehren will include a location for landscaping even if implementation is not planned immediately.

5. The following statement is provided in the packet: *"Utility Easements; Drainage Features; Snow Storage. The team is not aware of any utility easements affecting the site, and none are shown on the Town's Survey. The Site Plan includes design features to channel drainage away from the foundation and structure. Given the limited size of the barn and its location in the parking lot where the Town stores snow, the team expects that existing snow storage near the site is more than sufficient."*

   The survey is dated September 20, 2012, almost 13 years from the date of the estimated relocation. Without a current survey there is no guarantee of the location of ownership, easements. An updated survey would establish possible recreational amenities in coordination with critical infrastructure including the Meyers Barn.

6. The following statement is provided in the packet: *"The Scaled Drawing includes features to channel drainage away from the foundation and structure. Given the limited size of the barn and its location in a large parking lot, the team expects that drainage surrounding the barn should be sufficient to address water coming off the roof of the 17'x27' structure."*

   A professional site plan should consider drainage including any extension of the roof line.

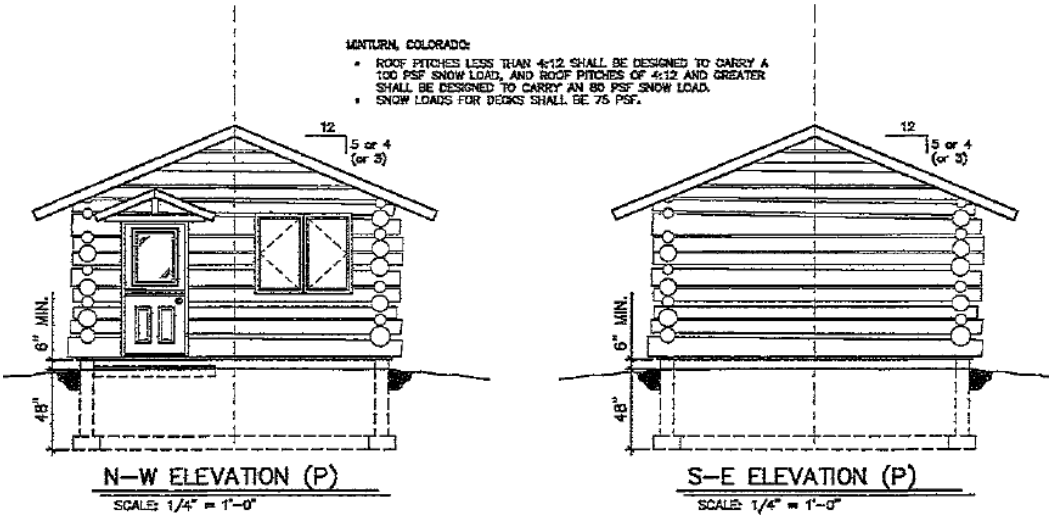
Lastly, in addition to considering hiring Zehren to proceed with a professional site plan, grant leverage is also a point to consider.

7. A message plus the attachment was sent to Dan Omasta at GOCO (Great Outdoors Colorado) the following is his response. This communication included Debra Figueroa, the town grant writer. The Town will rely on Debra and her colleagues to draft a competitive grant app.

   "Thanks for checking on this - I had an opportunity to discuss the cabin with our team today. Including the historic cabin at the site to support multiple community priorities seems like a great approach. GOCO funding would likely be better suited to the outdoor recreation facilities (trails, landscaping, playground, pathways, signage, courts, bathrooms, etc.) than a concession stand. We have supported a couple of projects that used small structures for storage of park maintenance equipment, but I would encourage you all to use outside funding for the cabin/concession stand and put GOCO money towards the outdoor rec pieces. The cabin can be used as a match or leverage depending on timing of build-out for that phase. Does that make sense?" We responded Yes, it makes sense.

Little Beach Park Recreation Plan January 4, 2023

Historic Meyers Barn in the current location and condition



Drawing of the Historic Meyers Barn reassembled and relocated to Little Beach Park as the anchor building to provide a concession facility and shelter adjacent to future restrooms.

Madison Harris

From: Kenneth Halliday <khalliday62@gmail.com>
Sent: Thursday, May 22, 2025 7:51 AM
To: Madison Harris; Katie Sickles; Scot Hunn
Cc: Woody Woodruff; Kelly Toon
Subject: Meyer's Barn
Attachments: P&Z Letter of Intent April 2025.docx

Madison-please include this in the P&Z packet with Katie's memo to add more context.

To: Commissioners, Katie, Madison, Scot

Our team (me, Woody Woodruff and Kelly Toon) has been working with the Town for two years. We had a team assess the barn for disassembly and reassembly in summer of 2023 and 2024, and since then we have worked to figure out the many complex issues associated with this project. During this process, we met with the Town on several occasions to discuss how best to proceed. Then we raised funds necessary after getting HPC and initial Council approval.

Working with the Town, it was decided to divide the project into two Phases (see the Letter of Intent submitted to P&Z). Phase I is just to do a foundation, disassemble and reassemble the barn at the new site. Phase II would address the "finish-out" of the barn, including electricity, water/sewer rough outs (for when these services are available), flooring, chinking the exterior logs, landscaping, windows and doors, shed roof extension, etc.

Here are some items discussed with the Town:

1. Should the Town engage the master planning team (we don't have money for this)? The Manager told us that it was not necessary since the barn would be located in the parking lot and the Town believed that it could be sited with support from the Town using the existing master plan. If the Commission decides to proceed with master plan team guidance, we would be supportive; however, it could affect Loren Bendele (owner of the barn) and Jim Parker (key volunteer with specialized log structure assembly experience). Everything else could be adjusted.

2. Should the Town get a new survey (we don't have money for this)? The Manager said no since the Town owns the land and Staff is not aware of any restrictions or easements (other than the 100' easement from the railroad tracks that does not get close enough to the site to be a possible issue).

3. What about a foundation soil study (we don't have money for this)? We were advised by Albert Ewing, the barn project engineer, that we should do an "open pit inspection" of the soil once the hole is dug. Based on that inspection, we were advised the foundation could easily be adjusted as needed given the small size of the barn.

4. What about parking requirements? We were told that the Town was comfortable with parking based on the existing parking for the amphitheater and the barn's planned use as an amenity to the amphitheater.

5. What about community input? It was decided that it would make the most sense to get input needed to drive the "finish-out" plan after the barn was on site. Part of the rationale I believe was that the Little Beach master plan had community input so a building of this nature in this general location had demonstrated support but we would need input from caterers and other users as well as the community in general to drive the Phase II finish out plan.

6. What about bathrooms? We were told that the Town envisioned the bathrooms being a separate structure if the barn was used.

7. Phase II Commitment? The Manager asked us, and we agreed, to continue on the project after Phase I to then work on the Phase II "finish-out" plan. We agreed that we would work on that plan, with support from the Town and its consultants, and then seek all required approvals. We also agreed we would raise additional funds needed for Phase II.

We hope this additional context is helpful.

Thank you,

Ken Halliday

Madison Harris

From: David McMillan <dmac78613@gmail.com>
Sent: Saturday, May 10, 2025 5:40 AM
To: Madison Harris
Subject: Meyer's Barn Relocation to Little Beach Park

You don't often get email from dmac78613@gmail.com. Learn why this is important

I live almost directly across the river from Little Beach Park at 822 Main Street and am in complete agreement and you have my full support of the proposed relocation of Meyer's Barn to the park. Thank you.

--
David McMillan
512-917-8658

DESIGN REVIEW APPLICATION

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

Project Name:

Meyer's Barn Relocation

Project Location

Street Address: Relocated to flat area in parking lot near the top of the ramp down to the Little Beach Amphitheater.

Zoning:	Parcel Number(s):
Lionshead Character Area	NA

Application Request:

Seeking approval for Phase I described in the Letter of Intent.

Applicant:

Name: Ken Halliday on behalf of the team (Ken Halliday, Woody Woodruff and Kelly Toon)

Mailing Address: Ken Halliday, P.O. Box 1153, Minturn, CO 81645-1153

Phone:	Email:
210-867-1514	khalliday62@gmail.com

Property Owner:

Name: PowPowNow LLC (Loren Bendele)

Mailing Address: 933 Kalmia Avenue, Boulder, CO 80304

Phone:	Email:
310-266-2787	loren.bendele@gmail.com

Required Information:

Lot Size: 17'x27'	Type of Residence (Single Family, ADU, Duplex) Multi-use barn	# of Bedrooms NA	# On-site Parking Spaces NA
# of Stories: One	Snow storage sq ft: NA	Building Footprint sq ft: 460 sq feet	Total sq ft Impervious Surface: 460 sq feet

Signature:

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

DESIGN REVIEW APPLICATION

SUBMITTAL CHECKLIST REQUIREMENTS
(TO BE INCLUDED WITH APPLICATION)

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

Elements needed on the Site Plan

- Scale
- North Arrow
- Date Prepared
- Lot Dimensions, Area, Entire Site Acreage

Architecture Details – Materials Board

- Windows – Placement and Color
- Doors – Placement and Color
- Siding – Type and Color
- Roof Material – Type and Color
- Paint Color

Boundary Survey with a stamp and signature of a licensed surveyor

- Date of survey (survey date must be within 6 months of the project application date
- Right-of-way and property lines; including bearings, distances and curve information.
- Labeled ties to existing USGS benchmark.
- Property boundaries to the nearest one-hundredth (.01) of a foot accuracy. Distances and bearings and a basis of bearing must be shown. Show existing pins or monuments found and their relationship to the established corner.
- All existing easements recorded with the County Clerk and Recorder. Include bearings and distances.
- Spot elevations at the edge of asphalt along the street frontage of the property at five-foot intervals, and a minimum of two (2) spot elevations on either side of the lot.
- Topographic conditions at two-foot contour intervals.
- Existing trees or groups of trees having trunks with diameters of four (4) inches or more.
- Rock outcroppings and other significant natural features.
- All utility meter locations, including any pedestals on site or in the right-of-way adjacent to the site and the exact location of existing utility sources.
- Environmental hazards where applicable (i.e., rock fall, wetlands and floodplain).
- Watercourse setbacks, if applicable. Show centerline and edge of stream or creek in addition to the required stream setback from the ordinary high water mark.

Grading and Drainage Plan

- Existing contours. Existing two-foot contours must be provided for all disturbed areas. Contours for undisturbed areas must be shown when drainage in those areas impacts the disturbed area.
- Proposed contours. Proposed two-foot contours for all disturbed areas must be shown and must demonstrate positive drainage.
- Spot elevations. Show critical spot elevations, as necessary to demonstrate positive drainage and the direction of flow. Finished grade at all building corners must be provided.
- Top-of-foundation elevations. The top-of-foundation elevation must be shown on the plan and must be consistent with the foundation plan. For buildings on slopes of thirty percent (30%) or greater, elevations for stepped foundation walls must be shown.
- Drainage arrows. Include drainage arrows that show how stormwater will be routed around buildings and where stormwater will exit the property. Stormwater cannot cause damage to any adjacent property. Drainage and erosion control features needed to prevent damage must be included.
- Drainage facilities. Proposed drainage facilities, such as French drains or culverts, must be shown.
- Retaining walls. Retaining wall details are required and must include drainage details. Note top- and bottom-of-wall elevations at each location where the retaining wall steps up or down, and include the tallest point of the retaining wall.

PLANNING COMMISSION
DESIGN REVIEW PROCESS

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

The Town Planner shall have the following powers and duties:

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

Planning Commission as Design Review Board

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

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

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

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

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

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

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

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

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

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

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

DESIGN REVIEW CRITERIA

1. SITE DESIGN

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

a. Natural Features

(1) Topography

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

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

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

(2) Water Bodies

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

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

b. Orientation

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

Snow Storage, Snow Shedding and Solar Orientation

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

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

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

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

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

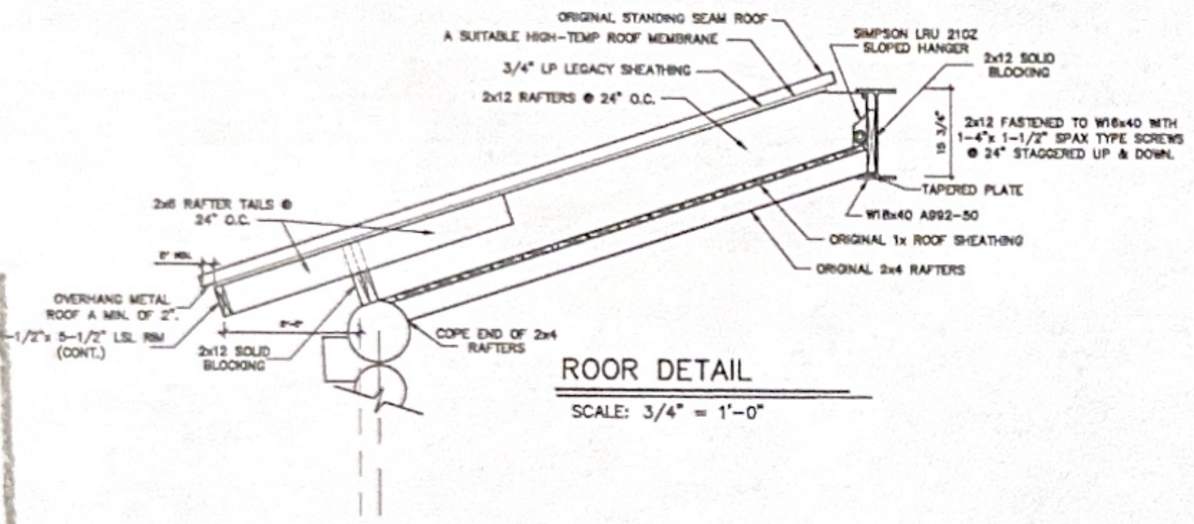
Both residential and commercial areas within the Town shall be required to screen certain visually obtrusive areas, including, but not limited to, refuse storage, general storage, loading areas, mechanical equipment and parking areas.

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.

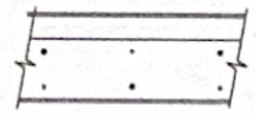
EXHIBIT A-2
SCALED DRAWING

NOTE:
ALL WIDE FLANGE BEAMS ARE FASTENED W/ (2): SPAX POWER LAGS–HEX WASHER HEAD 1/2"x 5" (5/8" HEX DRIVE), EACH END, (ONE ON EACH SIDE OF WEB), THROUGH BOTTOM FLANGE INTO BOTTOM OG BEAM POCKET.



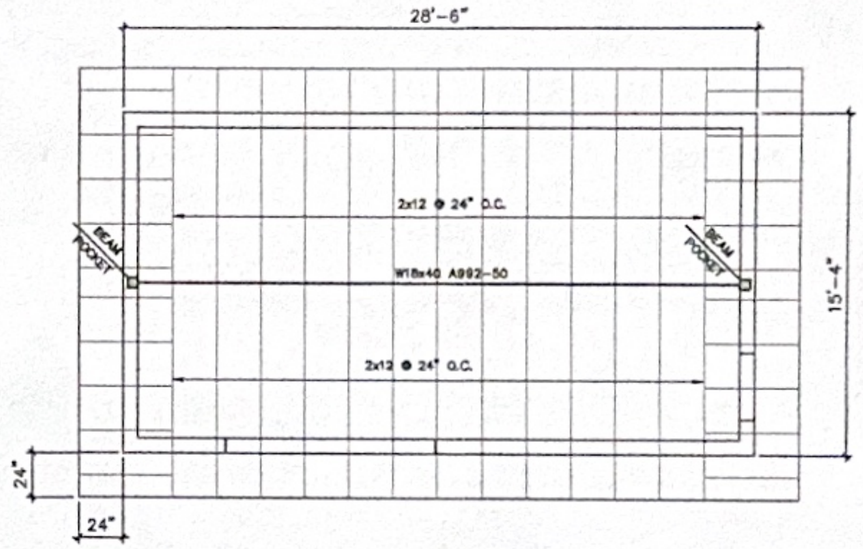
ROOR DETAIL
SCALE: 3/4" = 1'-0"

W18x40 A992-50
SCALE: 3/4" = 1'-0"



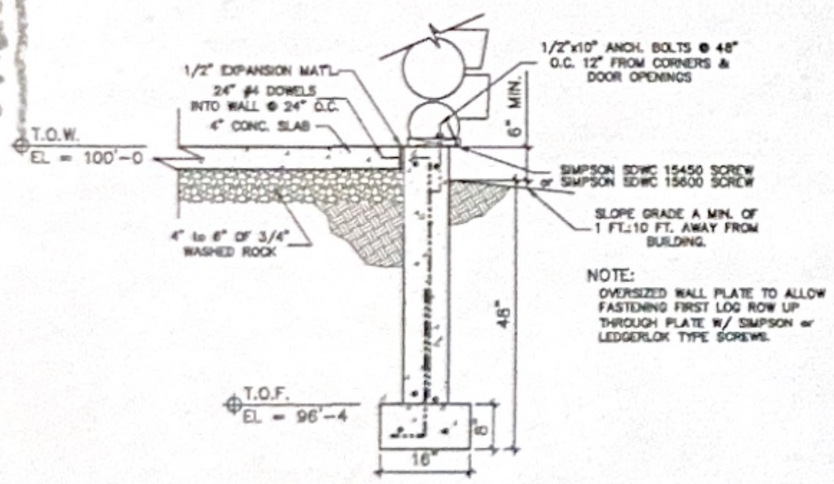
BEAM PACK-OUT
SCALE: 3/4" = 1'-0"

NOTE:
WIDE FLANGE BEAM FASTENED W/ (2): SPAX POWER LAGS–HEX WASHER HEAD 1/2"x 5" (5/8" HEX DRIVE), EACH END, (ONE ON EACH SIDE OF WEB), THROUGH BOTTOM FLANGE INTO BOTTOM OF BEAM POCKET.



ROOF
SCALE: 1/4" = 1'-0"

NORTH



NOTE:
OVERSIZED WALL PLATE TO ALLOW FASTENING FIRST LOG ROW UP THROUGH PLATE W/ SIMPSON or LEDGERLOK TYPE SCREWS.

WALL DETAIL
SCALE: 3/4" = 1'-0"

FOUNDATION REINFORCEMENT:

FOOTINGS: # 5 DOWELS MIN. 30" BENT @ 6" SPACED @ 48" o.c.
(2) #5 REBAR HORIZ. IN 16" FOOTINGS & THICKENED SLABS

4" WALLS: # 5 VERTICAL (FULL HT.) @ 48" o.c.
w/ TWO #5 REBAR HORIZONTAL T. & B.

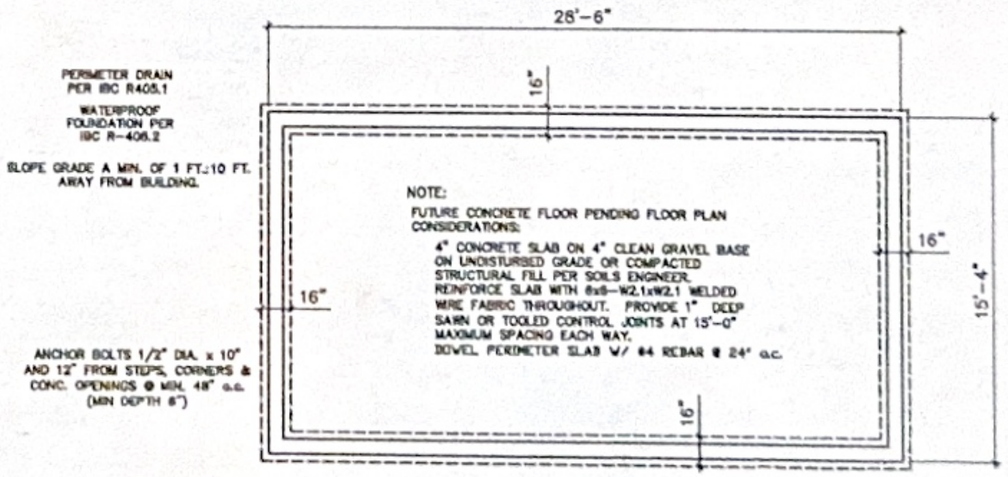
ROUND CONCRETE PIERS: LESS THAN 4 FT. TALL: (3) #4 VERTICAL (FULL HT.) AND ONE #3 REBAR HOOP 12" DOWN FROM TOP
4 FT. TO 8 FT. TALL: (3) #5 VERTICAL (FULL HT.) AND ONE #3 REBAR HOOP 12" DOWN FROM TOP AND @ 24" O.C.

SQUARE CONCRETE PIERS: LESS THAN 5 FT. TALL: (4) #4 VERTICAL (FULL HT.) ONE IN EACH CORNER. AND ONE #3 REBAR HOOP 12" DOWN FROM TOP.
5 FT. TO 8FT. TALL: (4) #5 VERTICAL (FULL HT.) ONE IN EACH CORNER. AND #3 REBAR SQ. SPIRAL, W/ 12" PITCH, FULL HEIGHT.

NOTE: #4 & #5 REBAR IS ASTM 40 GRADE
W/ 24" NOMINAL (22-5/8" MIN.) OVERLAP ON #5 REBAR SPLICES
18" MIN. OVERLAP ON #4 REBAR SPLICES

FOUNDATION NOTES

1. ELEVATIONS OF CONCRETE FOUNDATION ELEMENTS INDICATED ON PLAN THUS: T.O.W.=TOP OF CONCRETE WALL. T.O.F.=TOP OF CONCRETE FOOTING THESE ELEVATIONS RELATE TO ACTUAL SITE ELEVATIONS.
2. TOP OF FOOTING ELEVATIONS ARE BASED ON FINDING ADEQUATE SOIL BEARING CONDITIONS AT THAT DEPTH. CONTACT ENGINEER IF OVEREXCAVATION IS REQUIRED.
3. STEPS IN TOP OF CONCRETE WALL INDICATED:
4. CONTINUOUS CONCRETE FOOTINGS ARE CENTERED BENEATH CONCRETE FOUNDATION WALLS WHERE POSSIBLE AND/OR UNLESS NOTED OTHERWISE.
5. CONCRETE FOUNDATION WALLS ARE 8" THICK AND CONTINUOUS FOOTINGS ARE 8" THICK x 16" WIDE UNLESS NOTED OTHERWISE.
6. PERIMETER DRAIN PER IBC R405.1
7. WATERPROOF FOUNDATION PER IBC R406.2
8. INSULATE THE EXTERIOR OF FOUNDATION W/ 2" EPS (RECOMENDED–NOT REQ'D.)
9. DO NOT SCALE DRAWINGS.



FOUNDATION
SCALE: 1/4" = 1'-0"

NORTH

EWING ENGINEERING, inc.
ALBERT N. EWING, COLO. P.E. 15862
P.O. BOX 2526
VAIL, COLORADO 81658
EMAIL: ewing-vail@comcast.net
PHONE: 970-949-5153

MEYER'S CABIN RELOCATION

804 CEMETERY ROAD
PARCEL 9,
TOWN OF MINTURN, EAGLE COUNTY, COLORADO

ISSUED
PRELIM.: 3/12/25
PERMIT: 4/4/25

SHEET
S1

P&Z Application Requirements
Meyer's Barn Relocation

April __, 2025

GENERAL

Current Status of Site. The site is on flat land in the parking lot near the top of the ramp down to the Little Beach Amphitheater.

All Proposed Uses and Structures. The barn is proposed to be used as the multi-purpose concession building to support the Little Beach Amphitheater as contemplated in the Little Beach Master Plan. The barn is the only structure in Phase I of the plan.

How the Proposal Differs From What Already Exists. The barn will not replace an existing building.

Information Regarding Easements or Dedicated Tracts. The existing Town survey does not indicate any easements or dedicated tracts impacting the site.

Zoning of the Property. The site is located in the Lionshead Character Area.

Scaled Drawings of Proposed Design of the Structure; Building Heights. The historic barn will be disassembled and reassembled in Phase I using existing logs and roof materials to the maximum extent practical. We do anticipate needing to replace a few rotted logs that sit closest to the ground. The team has identified a source for replacement old logs that look similar. The team engaged Albert Ewing to prepare the scaled drawing attached as Exhibit A (the "Scaled Drawing") addressing, among other items, structure dimensions, a foundation plan, improvement of the roof (adding a steel center beam for strength) and drainage.

Building Location and Impervious Cover. We propose to locate the barn 35' from the top of the ramp to Little Beach Amphitheater as shown on the site plan attached as Exhibit B-1 (the "Site Plan"). We propose to have the long side of the barn face the amphitheater. The impervious cover will be limited to the footprint of the barn which is 460 square feet. An entire copy of the Town's survey is attached as Exhibit B-2 (the "Town's Survey") to provide more context. The team will meet on site with Town officials to set and approve the final location and orientation before the foundation is dug.

Setbacks. As indicated on the Town's Survey, the site is outside of the 100' setback established by the Railroad.

Ordinary High-Water Mark. The site is located in the parking lot well above the river and any ordinary high-water mark.

Parking Plan; Traffic Circulation. The barn will support the Little Beach Amphitheater and users of the barn would use parking generally available in the area. Since the barn

will be located near the edge of what is a very large parking lot, we don't expect any material impacts to traffic circulation.

Landscaped Area; Location of Existing Wooded Areas and Rock Outcrops. We don't plan any landscaping in Phase I of project. We do, however, expect landscaping will be included in Phase II of the project. The barn will be located more than 100' from any trees. There are some large boulders on the river slope off the edge of the parking lot along the amphitheater ramp, but they would not impact the site.

Utility Easements; Drainage Features; Snow Storage. The team is not aware of any utility easements affecting the site, and none are shown on the Town's Survey. The Site Plan includes design features to channel drainage away from the foundation and structure. Given the limited size of the barn and its location in the parking lot where the Town stores snow, the team expects that existing snow storage near the site is more than sufficient.

PRELIMINARY BUILDING PLANS AND ELEVATIONS

Dimensions, General Appearance, Scale. Please see the Site Plan.

Interior Plan. Phase I involves disassembling and reassembling the barn on the proposed site. The interior of the barn will be addressed in Phase II. However, please note that as part of Phase I, we plan to run conduit and/or pipe from the outside of the barn through the foundation and into the inside of the barn so we can bring electrical and water (if and when available) into the barn as part of Phase II.

ELEMENTS NEEDED ON THE SITE PLAN

Scale; North Arrow; Date Prepared; Lot Dimensions, Area, Entire Site Acreage. Please see the Scaled Drawing, Site Plan and the Town's Survey.

ARCHITECTURE DETAILS

Windows, Doors, Siding, Roof Material, Paint Color. In Phase I, the barn will be reassembled in its current form with a few logs replaced and a steel beam added to support the reassembled roof. To the maximum extent practical, the team plans to have the barn look like it does currently, except that the small shed on the side of the barn (facing the amphitheater) will not be rebuilt in Phase I. The materials will be preserved for possible use in Phase II but the opening for the shed will be covered until addressed in Phase II. No building changes are planned for Phase I.

BOUNDARY SURVEY

Please see the Town's Survey.

GRADING AND DRAINAGE PLAN

The Scaled Drawing includes features to channel drainage away from the foundation and structure. Given the limited size of the barn and its location in a large parking lot, the team expects that drainage surrounding the barn should be sufficient to address water coming off the roof of the 17’x27’ structure.

EXHIBIT A-1
SCALED DRAWINGS

DESIGN CRITERIA:

ROOF SNOW LOAD	(ELEV. 8,000) 80 PSF
ROOF LIVE LOAD	20 PSF
ROOF DEAD LOAD	20 PSF
FLOOR LIVE LOAD	50 PSF
FLOOR DEAD LOAD	20 PSF
DECK LIVE LOAD	60 PSF
DECK DEAD LOAD	25 PSF
SEISMIC ZONE	B
EXPOSURE	C
WIND (3 SECOND GUST)	115 MPH
IBC/IRC EDITION	2021

GENERAL REQUIREMENTS:

a. Structural erection and bracing: The structural drawings illustrate the completed structure with all elements in their final positions, properly supported and braced. The contractor, in the proper sequence, shall provide shoring and bracing as may be required during construction to achieve the final completed structure. Contact structural engineer for consultation (not in contract) as required.
b. Shop drawings: Submit shop and erection drawings for structural steel, miscellaneous steel, steel joists and girders, steel deck, masonry reinforcing steel, wood trusses, manufactured wood joists and glue-lan beams to engineer for review prior to fabrication. This review is for general compliance with the intent of the structural design. The architect and/or contractor are responsible for checking quantities, dimensions and coordination with other trades.
c. Existing structures: Contractor shall be responsible for verifying dimensions, elevations, framing, foundation and anything else that may affect the work shown on the drawings. Underpinning, shoring and bracing of existing structures shall be the responsibility of the contractor.
d. Dimensions: Check all dimensions against architectural drawings prior to construction. Do not scale drawings.
e. Construction practices: General contractor is responsible for means, methods, techniques, sequences and procedures for construction of this project. Notify structural engineer of omissions or conflicts between the working drawings and existing conditions. Coordinate requirements for mechanical/electrical/plumbing penetrations through structural elements with structural engineer. Jobsite safety is the sole responsibility of the contractor. All methods used for construction shall be in accordance with the latest editions of the IBC/IRC.
f. Details not specifically shown on the drawings shall be constructed in a manner similar to the details that are shown for like conditions. These items shall be brought to the attention of the structural engineer as soon as possible for approval. Approval shall be obtained prior to installation.
g. It is the responsibility of the contractor to contact the structural engineer at the appropriate time to perform site observations visits. Observation visits to the jobsite by the engineer are for determination of general conformance with the construction documents and shall not be construed as inspection.
h. Though every effort is made to provide a complete and clear set of construction documents, discrepancies or omissions may occur. Release of these drawings anticipates cooperation and continued communication between the contractor, architect and engineer to provide the best possible structure. These drawings have been prepared for the use of a qualified contractor experienced in the construction techniques and systems depicted.

SITE PREPARATIONS:

Verify all utilities on property. And locate all utility connection locations to building prior to any excavation

CODES TO BE USED:

2021 INTERNATIONAL BUILDING CODE
2021 INTERNATIONAL RESIDENTIAL CODE
2021 INTERNATIONAL FIRE CODE
2021 INTERNATIONAL PLUMBING CODE
2021 INTERNATIONAL MECHANICAL CODE
2021 INTERNATIONAL FUEL GAS CODE
2021 INTERNATIONAL ENERGY CONSERVATION CODE
2021 INTERNATIONAL EXISTING BUILDING CODE
2020 NATIONAL ELECTRICAL CODE

ENERGY CODE INFORMATION:

- SPF (R-7 PER INCH) & BIBs (R-4.3 PER INCH) INSULATION MATERIALS
- FENESTRATION U-FACTOR ≤ .30
- DUCT SEALING DUCT AND PIPE INSULATION PER IECC SECTION R403.3
- AIR SEALING DETAILS AND AIR BARRIER LOCATION PER IECC SECTION R402.4

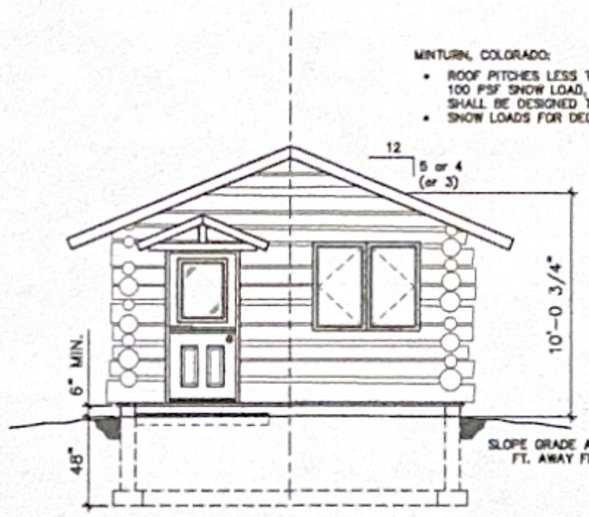
ROOF SYSTEM:

- RE-USE EXISTING STANDING SEAM METAL ROOF.
- A SUITABLE HI-TEMP ROOF MEMBRANE
- 3/4" LP LEGACY SHEATHING (OR EQUIV.) OVER RAFTERS
- 1-1/4" SPF INSULATION R-9
- 10" BIBS INSULATION: R-43

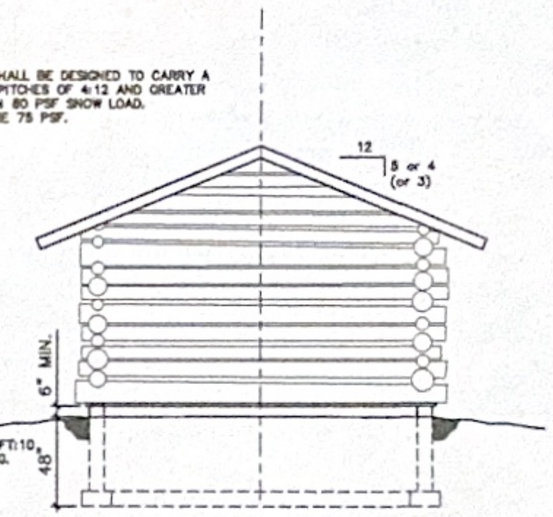
TOTAL R VALUE FOR ROOF IS R-52 MIN.

MINTURN, COLORADO:

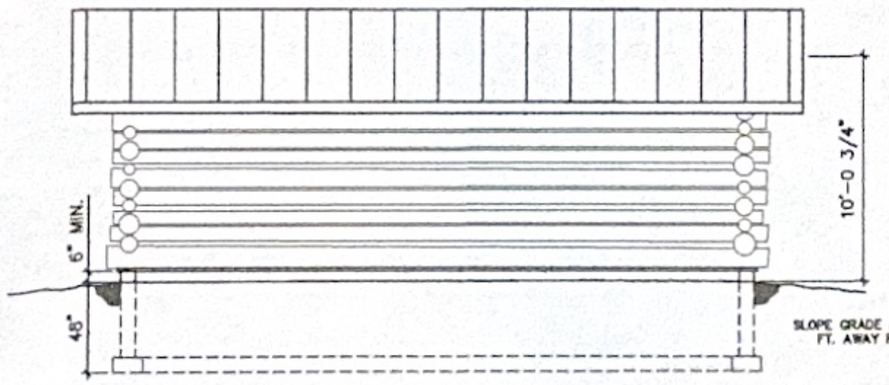
- ROOF PITCHES LESS THAN 4:12 SHALL BE DESIGNED TO CARRY A 100 PSF SNOW LOAD, AND ROOF PITCHES OF 4:12 AND GREATER SHALL BE DESIGNED TO CARRY AN 80 PSF SNOW LOAD.
- SNOW LOADS FOR DECKS SHALL BE 75 PSF.



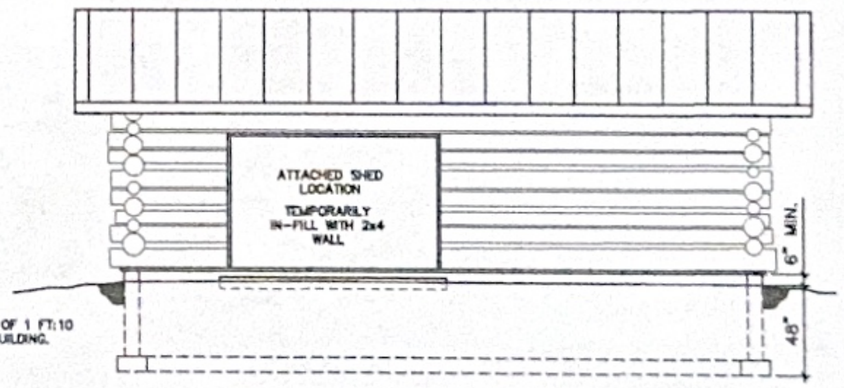
N-W ELEVATION (P)
SCALE: 1/4" = 1'-0"



S-E ELEVATION (P)
SCALE: 1/4" = 1'-0"



N-E ELEVATION (P)
SCALE: 1/4" = 1'-0"



S-W ELEVATION (P)
SCALE: 1/4" = 1'-0"

EWING ENGINEERING, inc.
ALBERT N. EWING, COLO. P.E. 15862
P.O. BOX 2526
VAIL, COLORADO 81658
EMAIL: ewing-vail@comcast.net
PHONE: 970-949-5153

MEYER'S CABIN RELOCATION
804 CEMETERY ROAD
PARCEL 9,
TOWN OF MINTURN, EAGLE COUNTY, COLORADO

ISSUED
PRELIM.: 3/12/25
PERMIT: 4/4/25

SHEET
A1

LETTER OF INTENT
MEYER'S BARN RELOCATION

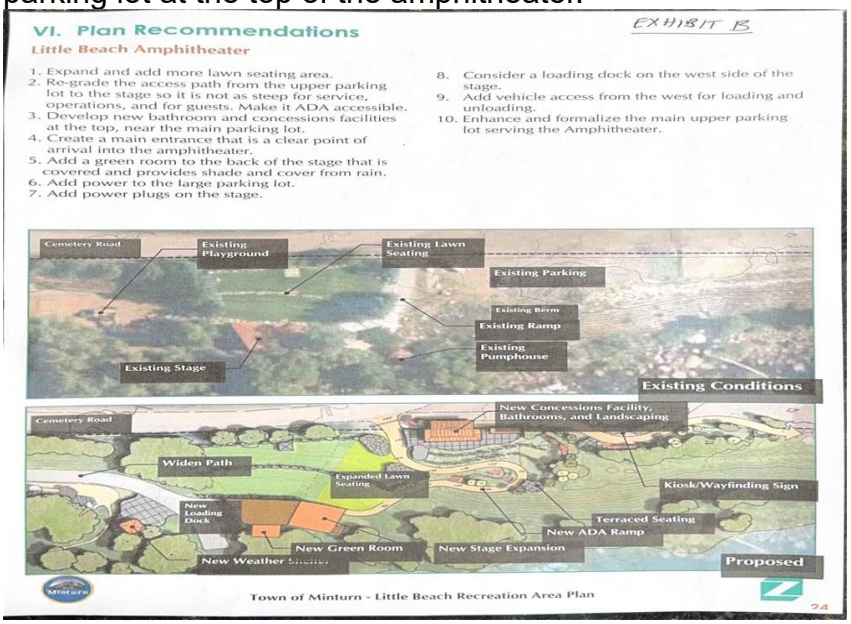
April 7, 2025

Minturn Planning and Zoning
302 Pine Street
Minturn, CO 81549

Ladies and Gentlemen:

The late 1800's 17'x27' Meyer's Barn, located at 25 Harrison, Minturn, was designated historic in 2023.

During that same year, the Little Beach Park Sub-Area Master Plan was approved. The Plan envisions a concession/multi-purpose building (similar in size to the barn) in the parking lot at the top of the amphitheater.



Our plan is to relocate and refurbish the Meyer's Barn to become the concession/multi-purpose building envisioned in the Master Plan.

This project is a community project organized by a community volunteer team, including Ken Halliday, Woody Woodruff and Kelly Toon.

The team plans to execute this project in two phases.

Phase I (planned for summer 2025):

- Locate, excavate and construct a concrete foundation at the new site
- Dissemble the roof and barn logs at its current site
- Move the disassembled roof and logs to the new site
- Reassemble the log walls and roof on the new foundation

Phase II:

- After the barn has been reassembled, work with the Town Staff on plans to finish-out the barn, which will include prepping for electric, water/sewar rough-outs (when these services become available to the site later), flooring, chinking the exterior logs, windows and doors; and then obtain all requisite approvals for Phase II and raise further funds as needed.

We estimate that we will need $35,000 to complete Phase I. The Minturn Community Fund (the "MFC") has agreed to act as the 501(c)(3) fiscal sponsor for raising the money necessary to fund this project. Through MCF, we have raised the funds needed for Phase I.

The volunteer team includes Jim Parker from the Texas Hill Country is Ken Halliday's close friend. Jim has disassembled, moved, reassembled and finished out eight 1800's vintage log cabins and barns. Jim participated on site with our local team to create the Phase I plan and cost estimates. Like most team members, Jim will be volunteering his time. We plan to recognize volunteers and donors in a plaque to be affixed to the barn. The barn will also have a historical marker approved by the HPC.

Town Staff has also requested that any potential Hantavirus risk be addressed as part of the plan. We are working with Kreg Everhard with Mountain Hound Rodent Control, a licensed exterminator, to determine the best way to address any Hantavirus risk. We will present the plan to Town Staff for approval before commencing any work at the barn.

Historic Preservation reviewed our overall plan on October 15, 2024, and recommended approval by the Town Council. Town Council approved the plan on November 6, 2024.

It is our intent to complete Phase I of the project by July 31, 2025.

Submitted by Ken Halliday on behalf of the team

EXHIBIT B-1

SITE PLAN

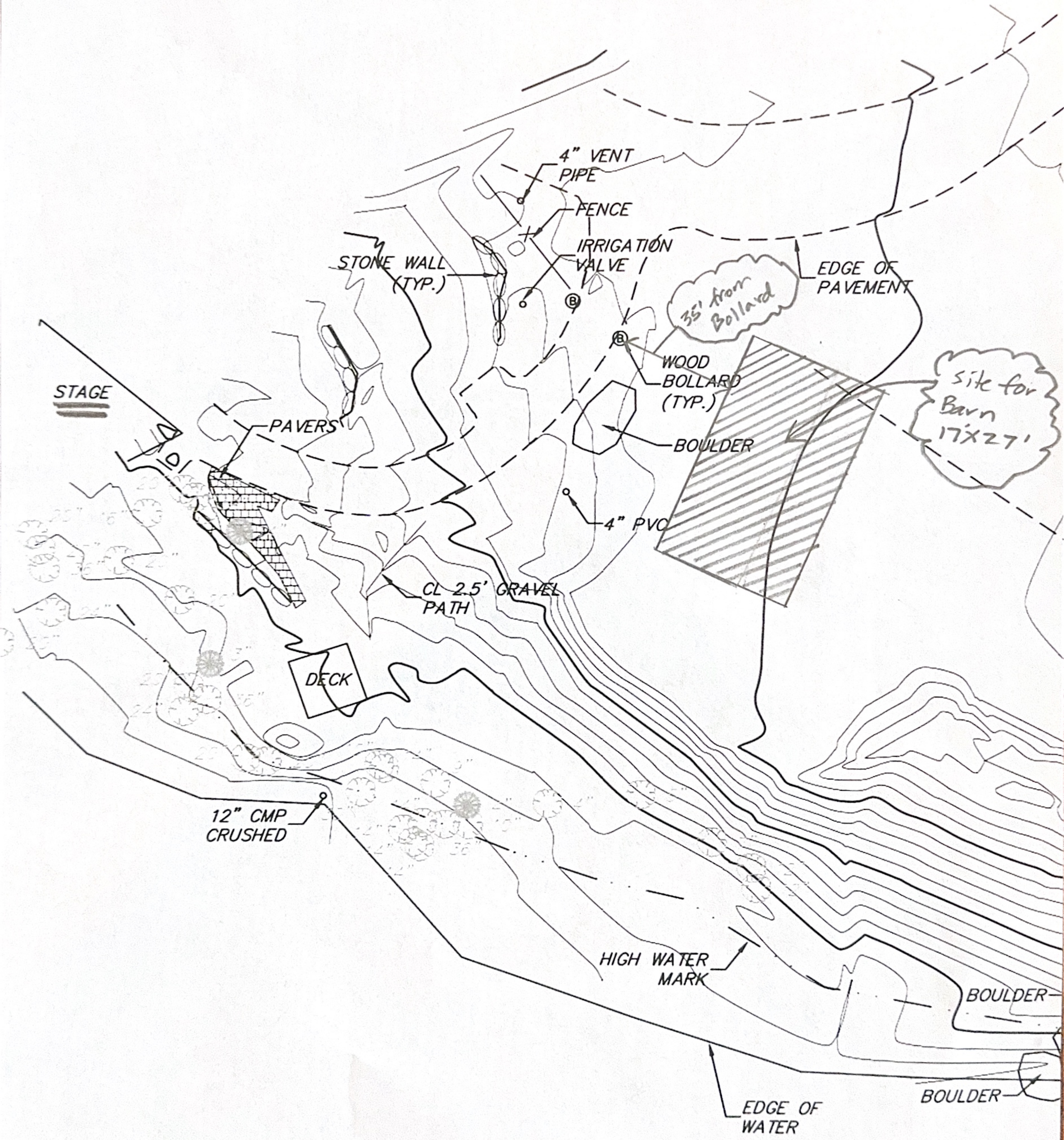


EXHIBIT B-2

TOWN'S SURVEY

Amphitheater Stage

Site for Barn

RR 100' Setback

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.

SURVEYOR'S CERTIFICATE

I, Duane Fenniger, a duly registered land surveyor in the State of Colorado, do hereby certify that this survey shown hereon was done by me or under my direct supervision and the horizontal and vertical measurements are correct to the best of my knowledge and belief.

Duane Fenniger

COLORADO REGISTERED L.S. AND P.L.S.

N00°35'47"E 57.63'

N77°48'54"E 307.63'

Contour Interval = 2 Feet

SHEET NO. 1 OF 1	PROJECT NO. 12-0043	DRAWN BY: SPF; CHECKED BY: JDF; DATE ISSUED: 9-17-12	CHECKED BY:

TOPOGRAPHIC MAP

LITTLE BEACH PARK
TOWN OF MINTURN
EAGLE COUNTY, COLORADO

CLIENT: TOWN OF MINTURN

This document was prepared for the exclusive use of the Client specified herein. The use of this document or the information contained herein by any other person or entity is not authorized. In the event that any other person or entity desires to use this document or the information contained herein for any purpose they must first obtain written authorization from Inter-Mountain Engineering. This document and any information contained herein is intended to be used within one year of the date hereof. Use after that period is not authorized.

Inter-Mountain ENGINEERING
Civil Engineers & Surveyors

NO.	DATE	REVISION	BY

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

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

Design Review Board Hearing

Final Plan Review for Addition to Single Family Residence

222 Main Street

Hearing Date:	May 28, 2025
File Name and Process:	Addition to Single-Family Residence Final Plan Review
Owner/Applicant:	Joe & Jenn Bianchi
Representative:	Jeff Armistead, 10th Mountain Builders
Legal Description:	Subdivision: BOOCO Block: E Lot: 2 Thru Lot: 4 PT OF
Address:	222 Main Street
Zoning:	Old Town Character Area – Mixed-Use Zone District
Staff Member:	Madison Harris, Planner I
Recommendation:	**Approval**

Staff Report

I. Summary of Request:

The Applicants, Joe and Jenn Bianchi, request Final Plan review of a new, three-bedroom, 1,406 (gross) square foot addition to a single-family residence located at 222 Main Street in the Old Town Mixed-Use Zone District. The Applicant's representative, Jeff Armistead of 10th Mountain Builders, has been proactive in meeting with Town staff prior to submitting plans for the addition and has provided a relatively complete and thorough set of site, landscaping, and architectural plans.

Proposed Plans
The plans show a two-story, three-bedroom addition with a maximum building height - measured to the midpoint of the roof – of 26 feet 6 inches measured to existing grade which is the most restrictive, under the maximum allowable 28-foot limit within the Old Town Mixed-Use Zone District.

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

Parking is adequate, with four off-street spaces in the driveway. The plans show the first floor with the two existing bedrooms four bedrooms and primary living area, and the second floor has the three remaining bedrooms.

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 addition to a 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 222 Main Street meet the required findings 'a,' 'b,' and 'c' or subparagraph 3 – *Necessary findings*.

III. Zoning Analysis:

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

*(a) This area allows a compatible **mix of residential uses**, low-impact commercial uses and institutional uses that serve residents and visitors. The Old Town Mixed-Use Zone can accommodate various types of development if found not to significantly impact nearby properties.*
*(b) The Old Town Mixed-Use Zone is intended to provide sites for combined residential and low-impact commercial and service uses which maintain a predominantly residential appearance. **This area can accommodate reasonable growth** where land and services are available and when services and amenities are needed for residents and visitors.*

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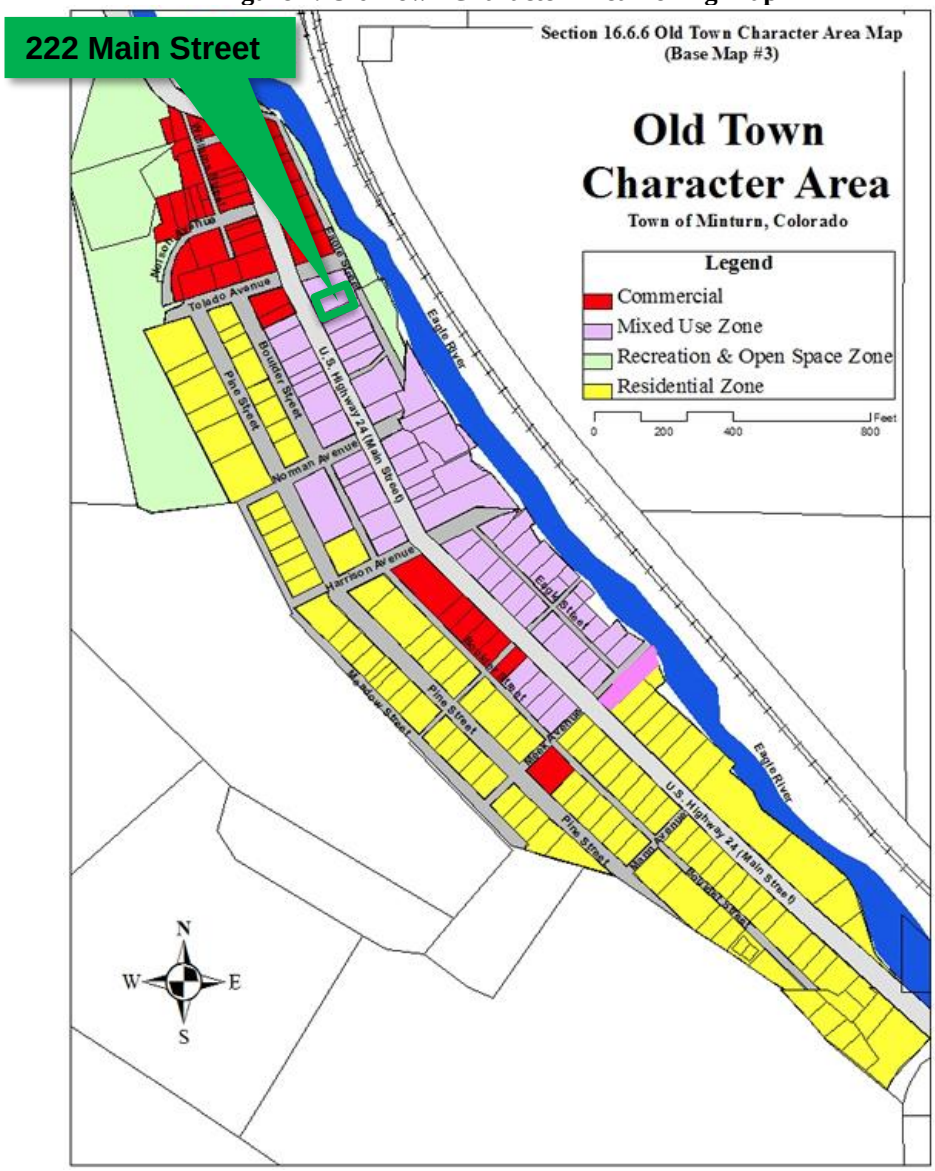
Figure 1: Old Town Character Area Zoning Map



Dimensional Limitations and Development Standards

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

Regulation	Allowed/Required	Proposed/Existing
Minimum Lot Area:	5,000 sq. ft.	6,487 sq. ft. (.149 ac.)
Maximum Building Height:	28 feet	26 feet – 6 inches
Minimum Front Setback:	10 feet	16 feet

Minimum Side Setback:	5 feet	5 feet*
Minimum Rear Setback:	10 feet	10+ feet
Maximum Lot Coverage:	45% (2,919.15 sq. ft.)	2,913 sq. ft. (44.91%) Proposed
Maximum Impervious Coverage:	55% (3,567.85 sq. ft.)	3,451 sq. ft. (53.20%) Proposed
Minimum Snow Storage Area:	5% of Lot Area (6,487 sq. ft. x .05 = 324.35 sq. ft.)	650 sq. ft.
Parking:	4 spaces	4 spaces

* The north side/portion of the existing structure is within the setback, however, that should be considered a pre-existing non-conformity and is not being exacerbated.

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."*

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

V. Issues and Recommended Revisions:

Issues or Required Plan Revisions
Staff has identified no issues.

VI. Staff Recommendation:

Staff suggests that the Final Plans for 222 Main Street generally **comply** with or exceed the applicable provisions and/or minimum standards of Chapter 16 and the Town of Minturn Design Standards (Appendix 'B') of the Minturn Town Code.

Staff is **recommending approval** of the plans.

Design Review Application

2/10/2025 3:39:21 PM

Project Information

Please ensure you are familiar with the Design Review Process Guide & Appendix B.II.A prior to filling out an application.

Project Information

Is this a Minor or Major DRB Project?: Major

Project Name: 222 Main Street Renovation

Street Address

Address Line 1: 222 Main Street

Address Line 2:

City: Minturn

State: Colorado

Zip: 81645

Zoning: Old Town Mixed Use

Application Request: Add 2nd Story to front 1/2 of existing home

Applicant Information

Name: Jeff Armistead

Mailing Address

Address Line 1: PO Box 955

Address Line 2:

City: Minturn

State: Colorado

Zip: 81645

Phone: (970) 471-0618

Email: jafamilyman@gmail.com

Is the Property Owner different than the Applicant?: Yes

Property Owner Information

Name: Joe and Jenn Bianchi

Mailing Address

Address Line 1: PO Box 955

Address Line 2:

City: Minturn

State: Colorado

Zip: 81645

Phone: (970) 390-4420

Email: jprave@comcast.net

Additional Information

Submittal Requirements (as applicable)

Lot Size: 6487

# of Stories: 2

Type of Residence: Single Family

Snow Storage (sq ft): 227

# of Bedrooms: 3

Building Footprint (sq ft): 2710

# of On-site Parking Spaces: 4

Total Impervious Surfaces (sq ft): 938

Uploads

Submittal Checklist Requirements (as applicable)

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.

Letter of Intent: 222 Letter of Intent.pdf

Vicinity Map

Directional Map indicating how to get to the Property involved in the request.

- Zoning of Property

Vicinity Map: 222 Vicinity Map Letter.pdf

Boundary Survey with a stamp and signature of a licensed surveyor

- Date of survey (survey date must be within 6 months of the project application date
- Right-of-way and property lines; including bearings, distances and curve information.
- Labeled ties to existing USGS benchmark.
- Property boundaries to the nearest one-hundredth (.01) of a foot accuracy. Distances and bearings and a basis of bearing must be shown. Show existing pins or monuments found and their relationship to the established corner.
- All existing easements recorded with the County Clerk and Recorder. Include bearings and distances.
- Spot elevations at the edge of asphalt along the street frontage of the property at five-foot intervals, and a minimum of two (2) spot elevations on either side of the lot.
- Topographic conditions at two-foot contour intervals.
- Existing trees or groups of trees having trunks with diameters of four (4) inches or more.
- Rock outcroppings and other significant natural features.
- All utility meter locations, including any pedestals on site or in the right-of-way adjacent to the site and the exact location of existing utility sources.
- Environmental hazards where applicable (i.e., rock fall, wetlands and floodplain).
- Watercourse setbacks, if applicable. Show centerline and edge of stream or creek in addition to the required stream setback from the ordinary high water mark.

Boundary Survey with a stamp and signature of a licensed surveyor: Stamped_24045 - 222 Main Street Minturn-ILC.pdf

Site Plan showing Precise Nature of the Proposed Use – To Scale

- Scaled Drawings of Proposed Design of Structure - Plan View and Sections
- Building Heights – all 4 directions N/S/E/W
- Topography
- Building Location and impervious coverage
- Setbacks
- Ordinary High Water Mark determined by the Town Engineer and paid for by Applicant
- Parking Plan
- Traffic Circulation - Location and Width of Existing and Proposed Access Points & Location of Existing Driveways and Intersections
- Landscaped Area – Plan including existing and proposed vegetation
- Approximate Location of Existing Wooded Areas and Rock Outcrops
- Location and Type of Existing and Proposed Easements
- Utility Easements
- Drainage Features
- Snow Storage areas expressed in square feet as a percentage of the overall site area

Site Plan:

Preliminary Building Plans and Elevations

- Indicates Dimensions
- General Appearance
- Scale
- Interior Plan for the Buildings

Preliminary Building Plans and Elevations: 21-124 Bianchi Renovation FINAL SET 12-19-24.pdf

Elements needed on the Site Plan

- Scale
- North Arrow
- Date Prepared
- Lot Dimensions, Area, Entire Site Acreage

Elements needed on the Site Plan:

Architecture Details – Materials Board

- Windows – Placement and Color
- Doors – Placement and Color
- Siding – Type and Color
- Roof Material – Type and Color
- Paint Color

Architecture Details – Materials Board:

Grading and Drainage Plan

- Existing contours. Existing two-foot contours must be provided for all disturbed areas. Contours for undisturbed areas must be shown when drainage in those areas impacts the disturbed area.
- Proposed contours. Proposed two-foot contours for all disturbed areas must be shown and must demonstrate positive drainage.
- Spot elevations. Show critical spot elevations, as necessary to demonstrate positive drainage and the direction of flow. Finished grade at all building corners must be provided.
- Top-of-foundation elevations. The top-of-foundation elevation must be shown on the plan and must be consistent with the foundation plan. For buildings on slopes of thirty percent (30%) or greater, elevations for stepped foundation walls must be shown.
- Drainage arrows. Include drainage arrows that show how stormwater will be routed around buildings and where stormwater will exit the property. Stormwater cannot cause damage to any adjacent property. Drainage and erosion control features needed to prevent damage must be included.
- Drainage facilities. Proposed drainage facilities, such as French drains or culverts, must be shown.
- Retaining walls. Retaining wall details are required and must include drainage details. Note top- and bottom-of-wall elevations at each location where the retaining wall steps up or down, and include the tallest point of the retaining wall.

Grading and Drainage Plan:

Approval Page

Comments:

Applicant Signature

X I declare under penalty of perjury in the second degree that the statements made in the above application are true and complete to the best of my knowledge.

Signature: Jeff Armistead

Date: 02-10-2025

Jeff Armistead
10TH MOUNTAIN BUILDERS
PO BOX 955
970-471-0618
jafamilyman@gmail.com

4/11/25

Hi Scot and Madison,

As I explained in our pre-application meeting on February 13, 2025, Jenn and Joe Bianchi wish to renovate the front portion of their existing home at 222 Main Street to allow them to create more space, specifically 3 new bedrooms with 3 bathrooms for their 12-year-old triplet children. This will involve surgical demolition the portions of the front elevation on Main Street and adding a 2nd floor. The proposed renovation has made specific accommodations not to exacerbate any non-conforming elements and actually brings the 2nd story into conformance with current zoning code. The proposed renovation will not require any variances. No changes are proposed regarding grading, drainage, etc. as the scopes of work are focused on adding the 2nd story to the front of the house only. Per the attached Site Plan, all proposed grading will match existing grades and drainage patterns will remain the same.

Per Staff recommendations, 3D renderings of the Front and Rear Elevations accompany the CD ready Architectural drawings for the P&Z Board to review. Stamped Structural Drawings will be attached to the Building Permit Application that they hope to submit in early May.

See the attached page that addreses the items discussed at the Feb 13 meeting:

Sincerely,

Jeff Armistead

3D Modelings and/or colored renderings might be helpful - Included

Window packages should be consistent – They are consistent and match existing

Please provide building height calculations around the structure
Included on Elevation Pages of Revised Architectural Plans

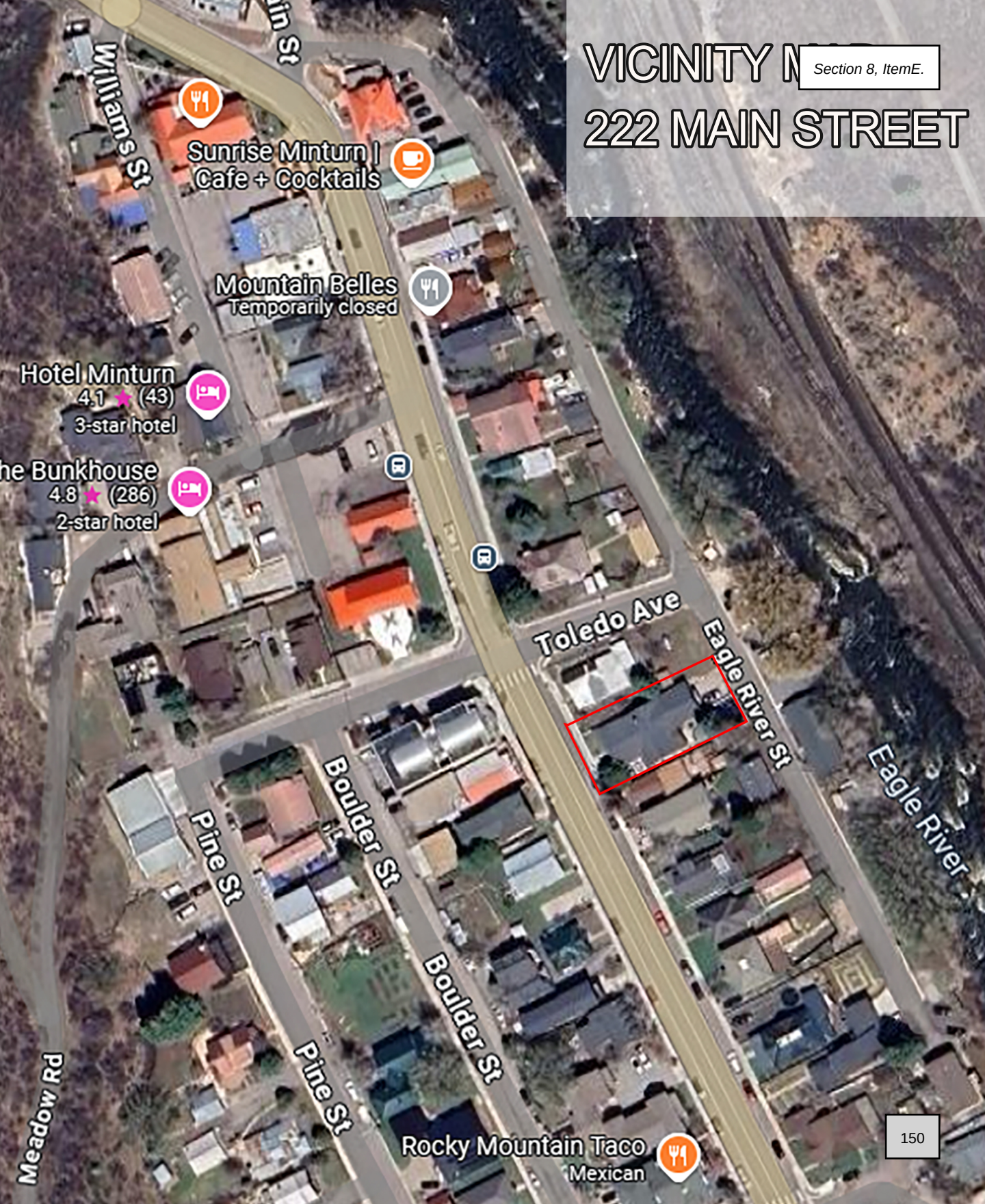
Boundary Survey – New Updated Survey included

Sec. 16-21-615(c)(2) requires A boundary survey, with a stamp and signature (or electronic equivalent) of a licensed surveyor, that includes the following information:
Date of survey (survey date must be within six (6) months of the project application date).
Right-of-way and property lines; including bearings, distances, and curve information.
Labeled ties to existing USGS benchmark.
Property boundaries to the nearest one-hundredth (0.01) of a foot accuracy. Distances and bearings and a basis of bearing must be shown.
Show existing pins or monuments found and their relationship to the established corner.
All existing easements recorded with the County Clerk and Recorder. Include bearings and distances.
Spot elevations at the edge of asphalt along the street frontage of the property at five-foot intervals, and a minimum of two (2) spot elevations on either side of the lot.
Topographic conditions at two-foot contour intervals.
Existing trees or groups of trees having trunks with diameters of four (4) inches or more.
Rock outcroppings and other significant natural features.
All utility meter locations, including any pedestals on site or in the right-of-way adjacent to the site and the exact location of existing utility sources.
Environmentally sensitive areas or areas of natural hazards, where applicable (i.e., rock fall, wetlands, or floodplain).
Watercourse setbacks and floodplain information, if applicable. Show centerline and edge of stream or creek in addition to the one hundred-year floodplain, as well as the required stream setback from the ordinary high-water mark.
Site Plan with landscaping and snow storage

***Scaled Site Plan**: **included** Sec. 16-21-615(c)(3) requires A scaled site plan showing the following information:*
Property line locations and dimensions based on a current boundary survey of the property.
Setback lines.
Existing and proposed easements.
Existing and proposed buildings, including sheds and enclosures. Include decks, patios, and balconies. Indicate the building footprint and the outside face of exterior walls, inclusive of all cantilevered elements of the building, with a solid line and the roof/eave edge with a dashed line.
Height elevations of all roof ridgelines and/or the top of all flat roof elements, as well as the mid-point of all sloped roof elements.
Driveways and parking areas. Indicate finished surface, heated or unheated, grade, percent slope, dimensions, turning radii and spot elevations at the property line.
Identify all slopes between thirty percent (30%) and forty percent (40%), as well as any slopes in excess of forty (40%) percent.
Existing and proposed retaining walls including materials and spot elevations.
Existing and proposed fences (including height and materials).
Waterbodies, stream setbacks from the ordinary high-water mark, and floodplain information according to a current survey of the property, if applicable to the subject property.
Snow storage areas denoted with hatching and showing corresponding area (expressed in square feet) as a percentage of overall site area.
Sidewalks and walkways.
All areas of lot and impervious coverage denoted with hatching and showing corresponding area (expressed in square feet) as a percentage of overall site area.

Historic Preservation – See Public Notice included
Please fill out and submit this form as the structure has an Actual Build Date of 1892, over the 75 year limit, and Sec. 19-9-10 requires a two-week posting period

VICINITY M
222 MAIN STREET



Minturn Planning Department
Minturn Town Center
302 Pine Street
Minturn, Colorado 81645
Planner1@minturn.org
970-827-5645

Minturn Historic Preservation Commission
Chair – Ken Halliday
Vice-Chair – Robert Creasy
Tracy Andersen
Lynn Teach
Kelly Toon

Sworn Certification of Posting

I, Jeff Armistead (*name*), in accordance with the Minturn Municipal Code Section 19-9-10 posted a sign to the property 222 Main Street (*Property address*) from February 14, 2025 (*Starting date*) to February 28, 2025 (*Ending date*) stating that an application for alteration has been submitted to the Town, and that my property might be eligible for nomination to be designated as a historic property under Chapter 19 of the MMC, and that any qualified person desiring to submit an application for nomination must do so by February 27, 2025 (*Deadline Date*) at 5:00 PM (*Time*) to the Town.

I hereby declare and affirm that the above-mentioned statement is, to the best of my knowledge, true and correct.

Signature: _____ Date: 3/14/25

STATE OF COLORADO)
) ss.
COUNTY OF EAGLE)

The foregoing Statement was acknowledged before me this 14TH day of MARCH, 2025 by JEFFRY ARMISTEAD.

Witness my hand and official seal.
My commission expires: 10/11/2027.

JOHN EDWARD WARREN III
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20234038571
MY COMMISSION EXPIRES OCT 11, 2027

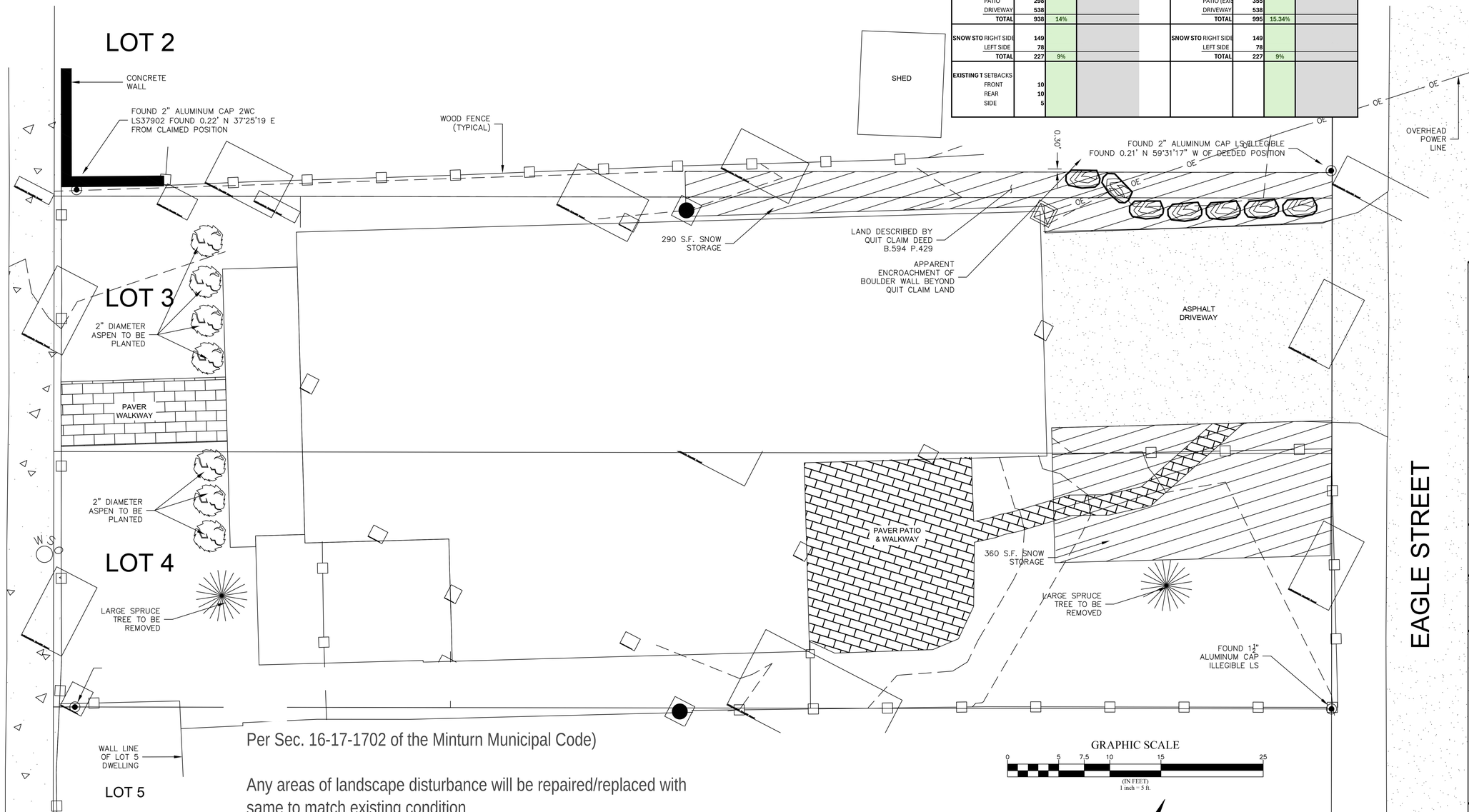
{S E AL}

_____
Notary Public

NOTICE

222 MAIN STREET ZONING REVIEW

		%				%	
LOT SIZE	**6487**				**6487**		
EXISTING CONDITION				**PROPOSED**			
LOT COVERAGE	2475			**LOT COVERAGE**	2489		
PORCH	235			PORCH	195		
				PROPOSED	229	MAX sq foot for office	
TOTAL	2710	42%		**TOTAL**	2913	44.9%	
IMPERVIOL WALK	102			**IMPERVIOL** WALK (EXIS	102		
PATIO	298			PATIO (EXIS	355		
DRIVEWAY	538			DRIVEWAY	538		
TOTAL	938	14%		**TOTAL**	995	15.34%	
SNOW STO RIGHT SIDE	149			**SNOW STO** RIGHT SIDE	149		
LEFT SIDE	78			LEFT SIDE	78		
TOTAL	227	9%		**TOTAL**	227	9%	
EXISTING T SETBACKS							
FRONT	10						
REAR	10						
SIDE	5						



GRAPHIC SCALE

0 5 7.5 10 15 25

(IN FEET)
1 inch = 5 ft.

Per Sec. 16-17-1702 of the Minturn Municipal Code)

Any areas of landscape disturbance will be repaired/replaced with same to match existing condition

Grading at new addition to match existing and maintain current drainage patterns

All post construction snow melt, storm water to remain on subject property and not to shed into neighboring property

Due to the 2 large Spruce trees that need to be removed, applicant will replace with minimum (6) native Aspen trees

SYMBOL LEGEND

- CURB STOP
- GAS METER
- ELECTRIC METER

DESIGN
CREATIVE COLLABORATIVE
WWW.TKHOMEDESIGN.COM
26030 PONTIAC TRAIL
SOUTH LYON, MI 48178
PHONE: (248)-446-1960
FAX: (248)-446-1961

COPYRIGHT 2024 TK DESIGN AND ASSOCIATES
DO NOT SCALE DRAWINGS. USE CALCULATED DIMENSIONS ONLY. CONTRACTOR TO FIELD VERIFY ALL DRAWING ASPECTS BEFORE CONSTRUCTION. DISCREPANCIES AND DESIGN CHANGES SHALL BE REPORTED TO THE DESIGNER IN WRITTEN FORM IMMEDIATELY. CALL MISS DIG AT 680.482.7271 3 DAYS PRIOR TO ANY EXCAVATION. CONSTRUCTION IS THE SOLE RESPONSIBILITY OF THE PERMIT HOLDER

CLIENT / PROJECT

BIANCHI RESIDENCE
222 MAIN ST
MINTURN,
CO 81645

JOB No.	21-124
DRAWN:	JY
CHECKED:	ECT
FRAMED:	N.A.
REVIEW	-
FINAL:	12-19-24
REVISION	4-11-25

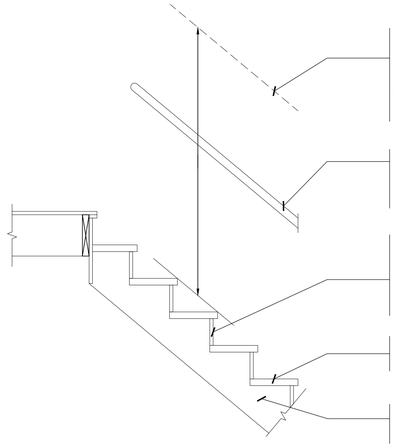
SCALE:
PER PLAN

SHEET #
SITEPLAN

DRAWING: R:\CUSTOM RENOVATIONS_2021\21-124 Bianchi Renovation\Production\Arch\24X36 - ISP-2010 EXPORT.dwg

FRONT ELEVATION RENDERING

REAR ELEVATION RENDERING



R311.7.2 HEADROOM
THE HEADROOM IN STAIRWAYS SHALL BE NOT LESS THAN 6'-8" MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF THE STAIRWAY.

R311.7.8 HANDRAILS
HANDRAILS THAT HAVE MINIMUM AND MAXIMUM HEIGHTS OF 34" AND 38" RESPECTIVELY, MEASURED VERTICALLY FROM THE NOSING OF THE TREAD.

R311.7.5.1 RISER HEIGHT
THE MAX. RISER HEIGHT SHALL BE 7 3/4". THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF ADJACENT TREADS. THE GREATEST RISER HEIGHT SHALL NOT EXCEED THE SHORTEST BY 3/8". LIKEWISE THE SHORTEST RUN SHALL NOT EXCEED THE GREATEST BY 3/8".

R311.7.5.2 TREAD DEPTH
THE MIN. TREAD DEPTH SHALL BE 10". (NOSE TO NOSE W/ A NOSE OVERHANG OF $\frac{3}{4}$" TO 1 $\frac{1}{4}$").

TYPICAL STRINGERS
DOUBLE 2x12 MINIMUM STRINGERS AT ENDS AND ONE (1) STRINGER AT CENTER

EXTERIOR STAIR DETAIL
SCALE: 3/4" = 1'-0"

GENERAL NOTES

WOOD TRUSS SPECIFICATIONS
1. Designs shall conform with the latest versions of (NDS), "National Design Specification for Wood Construction" by the American Forest & Paper Association, and Design Standard for "Metal Plate Connected Wood Truss Construction by the American Standard (ANSI) and the Truss Plate Institute (T.P.I.) and the local code jurisdiction.
2. Trusses shall be spaced as indicated on the plans unless the designer determines that different spacing is required to meet deflection requirements.
3. Maximum deflection of floor trusses shall be limited to 1/360 for total load and 1/480 for live load. Maximum deflection of roof trusses shall be limited to 1/240 for total loads and 1/360 for live load u.n.o.
4. Adequate camber shall be built into floor and parallel chord roof trusses to compensate for normal dead load deflection.
5. Design loads:

- A 15% increase on allowable stresses for short term loading is allowed. Drift loading shall be accounted for per the current "COLORADO Residential Code" requirements.
- Add additional attic storage live loads per the current "COLORADO Residential Code" requirements.
- Tile, marble, or other special features shall be designed using the appropriate dead loads and deflection limitations. Partition loads shall also be considered where appropriate.
- All conventional framed floor decks shall be 2 x 10 #2 or 2 x 12 #2 Douglas Fir or better.

HANDLING AND ERECTION SPECIFICATIONS
1. Trusses are to be handled with particular care during fabrication, bundling, loading, delivery, unloading and installation in order to avoid damage and weakening of the trusses.
2. Temporary and permanent bracing for holding the trusses in a straight and plumb position is always required and shall be designed and installed by the erecting contractor. Temporary bracing during installation, includes cross bracing between the trusses to prevent toppling or "dominoing" of the trusses.
3. Permanent bracing shall be installed in accordance with the latest of the "National Design Standard", as published by the American Forest & Paper Association and H.I.B.-91 and D.S.B.-89 as published by the truss plate institute. Permanent bracing consists of lateral and diagonal bracing not to exceed spacing requirements of the truss fabricator. Top chords of trusses must be continuously braced by roof sheathing unless otherwise note on the truss shop drawings. Bottom chords must be braced at intervals not to exceed 10' o.c. or as noted on the truss fabricators drawings.
4. Construction loads greater than the design loads of the trusses shall not be applied to the trusses at any time.
5. No loads shall be applied to the truss until all fastening and required bracing is installed.
6. The supervision of the truss erecting shall be under the direct control of persons(s) experienced in the installation and proper bracing of wood trusses.
7. Field modification or cutting of pre-engineered roof trusses is strictly prohibited without expressed prior written consent and details from a licensed professional structural engineer experienced in wood truss design and modifications.

SOIL REQUIREMENTS & EARTH WORK AND CONCRETE
1. All top soil, organic and vegetative material should be removed prior to construction. Any required fill shall be clean, granular material compacted to at least 95% of maximum dry density as determined by ASTM D-1557.
2. Foundations bearing on existing soils have been designed for a minimum allowable soil bearing capacity of 3000 psf, u.n.o.
3. Notify the engineer/architect if the allowable soil bearing capacity is less than 3000 psf so that the foundations can be redesigned for the new allowable bearing capacity.

1. R404.1.1 Backfill placement.
Backfill shall not be placed against the wall until the wall has sufficient strength and has been anchored to the floor above or has been sufficiently braced to prevent damage by the backfill.

R506.2.1. Fill.
Fill material shall be free of vegetation and foreign material. The fill shall be compacted to ensure uniform support of the slab, and except where approved, the fill depths shall not exceed 24 inches (610 mm) for clean sand or gravel and 8 inches (203 mm) for earth.

R506.2.3 Vapor retarder.
A minimum 10-mill (0.010 inch; 0.254 mm) vapor retarder conforming to ASTM E1745 Class A requirements with joints lapped not less than 6 inches (152 mm) shall be placed between the concrete floor slab and the base course or the prepared subgrade where a base course does not exist.

1. Concrete work shall conform to the requirements of ACI 301-96, "Specifications for Structural Concrete for Buildings", except as modified as supplemental requirements.
2. Concrete shall have a minimum of 3000 psi, 28 day compressive strength, unless noted otherwise. (4 sacks) (a water/cement ratio not to exceed 6 gallons per sack.). Exterior concrete slabs shall have a minimum of 4000 psi, 28 day compressive strength, & 4%% air entrainment.
3. The use of additives such as fly ash or calcium chloride is not allowed without prior review from the architect.

R405.1 Concrete or masonry foundations.
Drains shall be provided around all concrete or masonry foundations that retain earth and enclose habitable or usable spaces located below grade. Drainage tiles, gravel or crushed stone drains, perforated pipes or other approved systems or materials shall be installed at or below the area to be protected and shall discharge by gravity or mechanical means into an approved drainage system. Gravel or crushed stone drains shall extend at least 1 foot beyond the outside edge of the footing and 6 inches above the top of the footing and be covered with an approved filter membrane material. The top of open joints of drain tiles shall be protected with strips of building paper, and the drainage tiles or perforated pipe shall be placed on a minimum of 2 inches of sidered gravel or crushed rock at least one sieve size larger than the tile joint opening or perforation and covered with not less than 6 inches of the same material.

Exception:
A drainage system is not required when the foundation is installed on well-drained ground or sand-gravel mixture soils according to the Unified Soil Classification System, Group I Soils, as detailed in Table R405.1.

STRUCTURAL STEEL SPECIFICATIONS
1. Structural steel shapes, plates, bars, etc. are to be ASTM A-36 (unless noted other wise) designed and constructed per the 1989 AISC "Specifications For The Design, Fabrication, And Erection Of Steel For Buildings", and the latest edition of the AISC "Manual Of Steel Construction".
2. Steel columns shall be ASTM A-501, Fy36 KSI. Structural tubing shall be ASTM A500, grade B, Fy46 KSI.
3. Welds shall conform with the latest AWS D1.1 "Specifications For Welding In Building Construction", And shall utilize E70XX electrodes unless noted otherwise.
4. Bolted connections shall utilize ASTM A-325 bolts tightened to a "snug fit" condition (unless noted otherwise).

REINFORCING STEEL SPECIFICATIONS
1. Reinforcing bars, dowels and ties shall conform to ASTM-615 grade 60 requirements and shall be free of rust, dirt, and mud.
2. Welded wire fabric shall conform to ASTM A-185 and be positioned at the mid height of slabs U.N.O.
3. Reinforcing shall be placed and securely tied in place sufficiently ahead of placing of concrete to allow inspection and correction, if necessary without delaying the concrete placement.
4. Extend reinforcing bars a minimum of 36" around corners and lap bars at splices a minimum of 24" U.N.O.
5. Welding of reinforcing steel is not allowed.

STAIRWAYS AND HANDRAILS
R311.7.1 Width.
Stairways shall not be less than 36 inches (914 mm) in clear width at all points above the permitted handrail height and below the required headroom height. Handrails shall not project more than 4.5 inches (114 mm) on either side of the stairway and the minimum clear width of the stairway at and below the handrail height, including treads and landings, shall not be less than 31-1/2 (787 mm) where a handrail is installed on one side and 27 inches (698 mm) where handrails are provided on both sides.
Exception: The width of spiral stairways shall be in accordance with Section R311.7.10.1.

R311.7.8 Handrails.
Handrails shall be provided on at least one side of each continuous run of treads or flight with four or more risers.

R311.7.8.1 Height.
Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm).

Exceptions:
1. The use of a volute, turnout or starting easing shall be allowed over the lowest tread.
2. When handrail fittings or bendings are used to provide continuous transition between flights, the transition from handrail to guardrail, or used at the start of a flight, the handrail height at the fittings or bendings shall be permitted to exceed the maximum height.

SMOKE ALARMS
R314.3 Smoke Alarms
Smoke alarms shall be installed in the following locations:
1. In each sleeping room.
2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
3. On each additional story of the dwelling, including basements and habitable attics but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

When more than one smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit.

CARBON MONOXIDE DETECTOR
A Carbon monoxide device shall be located in the vicinity of the bedrooms, which may include 1 device capable of detecting carbon monoxide near all adjacent bedrooms in areas within the dwelling adjacent to an attached garage, and in areas adjacent to any fuel-burning appliances. Carbon Monoxide Detectors shall not be placed within fifteen feet of fuel-burning heating or cooking appliances such as gas stoves, furnaces, or fireplaces, or in or near very humid areas such as bathrooms.

FLASHING AND WEEPHOLES
R703.8.5 Flashing.
Flashing shall be located beneath the first course of masonry above finished ground level above the foundation wall or slab and at other points of support, including structural floors, shelf angles and lintels where masonry veneers are designed in accordance with Section R703.8. See Section R703.4 for additional requirements.

R703.8.6 Weepholes.
Weepholes shall be provided in the outside wythe of masonry walls at a maximum spacing of 33 inches (838 mm) on center. Weepholes shall not be less than 3/16 inch (5 mm) in diameter. Weepholes shall be located immediately above the flashing.

R703.4 Flashing.
Approved corrosion-resistant flashing shall be applied shingle-fashion in a manner to prevent entry of water into the wall cavity or penetration of water to the building structural framing components. Self-adhered membranes used as flashing shall comply with AAMA 711. The flashing shall extend to the surface of the exterior wall finish. Approved corrosion- resistant flashings shall be installed at all of the following locations:

1. Exterior window and door openings. Flashing at exterior window and door openings shall extend to the surface of the exterior wall finish or to the water-resistive barrier for subsequent drainage.
2. At the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco copings.
3. Under and at the ends of masonry, wood or metal copings and sills.
4. Continuously above all projecting wood trim.
5. Where exterior porches, decks or stairs attach to a wall or floor assembly of wood-frame construction.
6. At wall and roof intersections.
7. At built-in gutters.

FIREPLACES
R1001.10 Hearth extension dimensions.
Hearth extensions shall extend at least 16 inches (406 mm)in front of and at least 8 inches (203 mm) beyond each side of the fireplace opening.) or larger, 2 Where the fireplace opening is 6 square feet (0.6 m the hearth extension shall extend at least 20 inches (508 mm) in front of and at least 12 inches (305 mm) beyond each side of the fireplace opening.

EGRESS WINDOW REQUIREMENTS
- Min. net clear opening of 5.7 sq. ft. (second floor bedrooms)
- Min. net clear opening of 5.0 sq. ft. (first floor bedrooms only)
- Min. net clear opening ht. of 24 inches
- Min. net clear opening width of 20 inches
- Max. sill ht. above finish floor of 44 inches

AREAS THAT REQUIRE SAFETY GLAZING
R308.4 Hazardous locations.
The locations specified in Sections R308.4.1 through R308.4.7 shall be considered to be specific hazards for the purposes of glazing.

R308.4.1 Glazing in doors.
Glazing in fixed and operable panels of swinging, sliding and bifold doors considered to be a hazardous location.

Exceptions:
1. Glazed openings of a size through which a 3-inch diameter (76 mm) sphere is unable to pass.
2. Decorative glazing.

R308.4.2 Glazing adjacent to doors.
Glazing in an individual fixed or operable panel adjacent to a door shall be considered to be a hazardous location where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) above the floor or walking surface and it meets either of the following conditions:

1. Where the glazing is within 24 inches (610 mm) of either side of the door in the plane of the door in a closed position.
2. Where the glazing is on a wall perpendicular to the plane of the door in a closed position and within 24 inches (610 mm) of the hinge side of an in-swinging door.

Exceptions:
1. Decorative glazing.
2. Where there is an intervening wall or other permanent barrier between the door and the glazing.
3. Where access through the door is to a closet or storage area 3 feet (914 mm) or less in depth. Glazing in this application shall comply with Section R308.4.3.
4. Glazing that is adjacent to the fixed panel of patio doors.

R308.4.3 Glazing in windows.
Glazing in an individual fixed or operable panel that meets all of the following conditions shall be considered to be a hazardous location:

1. The exposed area of an individual pane is larger than 9 square feet (0.836 m2)
2. The bottom edge of the glazing is less than 18 inches (457 mm) above the floor.
3. The top edge of the glazing is more than 36 inches (914 mm) above the floor, and
4. One or more walking surfaces are within 36 inches (914 mm), measured horizontally and in a straight line, of the glazing.

Exceptions:
1. Decorative glazing.
2. When a horizontal rail is installed on the accessible side(s) of the glazing 34 to 38 inches (864 to 965) above the walking surface. The rail shall be capable of withstanding a horizontal load of 50 pounds per linear foot (730 N/m) without contacting the glass and be a minimum of 1½ inches (38 mm) in cross sectional height.
3. Outboard panes in insulating glass units and other multiple glazed panels when the bottom edge of the glass is 25 feet (7620 mm) or more above grade, a roof, walking surfaces, or other horizontal (within 45 degrees (0.79 rad.) of horizontal) surface adjacent to the glass exterior.

R308.4.4 Glazing in guards and railings.
Glazing in guards and railings, including structural baluster panels and nonstructural in-fill panels, regardless of area or height above a walking surface shall be considered to be a hazardous location.

R308.4.5 Glazing and wet surfaces.
Glazing in walls, enclosures or fences containing or facing hot tubs, spas, whirlpools, saunas, steam rooms, bathtubs, showers and indoor swimming pools where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) measured vertically above any standing or walking surface shall be considered to be a hazardous location. This shall apply to single glazing and each pane in multiple glazing.

Exceptions:
Glazing that is more than 60 inches (1524 mm), measured horizontally and in a straight line, from the water's edge of a bathtub, hot tub, spa, whirlpool or swimming pool or from the edge of a shower, sauna or steam room.

R308.4.6 Glazing adjacent to stairs and ramps.
Glazing where the bottom exposed edge of the glazing is less than 36 inches (914 mm) above the plane of the adjacent walking surface of stairways, landings between flights of stairs and ramps shall be considered to be a hazardous location.

Exceptions:
1. Where a rail is installed on the accessible side(s) of the glazing 34 to 38 inches (864 to 965 mm) above the walking surface. The rail shall be capable of withstanding a horizontal load of 50 pounds per linear foot (730 N/m) without contacting the glass and have a cross-sectional height of not less than 1½ inches (38 mm).
2. Glazing 36 inches (914 mm) or more measured horizontally from the walking surface.

R308.4.7 Glazing adjacent to the bottom stair landing.
Glazing adjacent to the landing at the bottom of a stairway where the glazing is less than 36 inches (914 mm) above the landing and within a 60-inch (1524 mm) horizontal arc less than 180 degrees from the bottom tread nosing shall be considered to be a hazardous location.

Exception:
The glazing is protected by a guard complying with Section R312 and the place of the glass is more than 18 inches (457 mm) from the ground.

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REVISION	4-11-25

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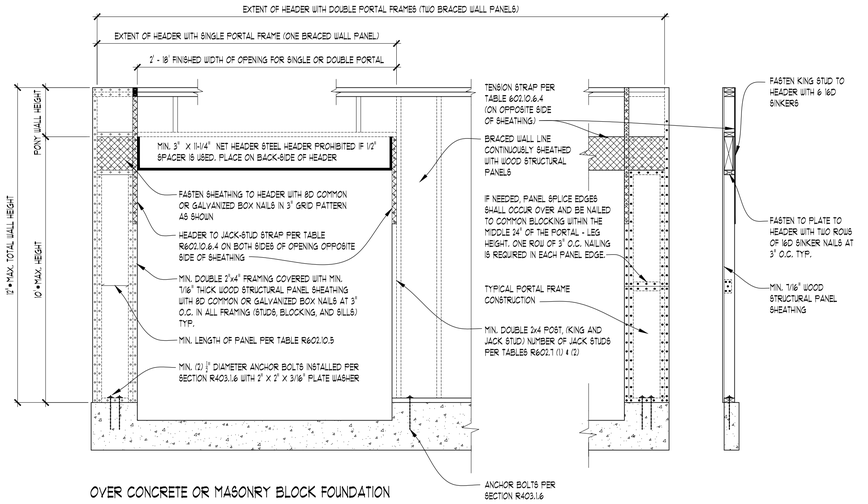
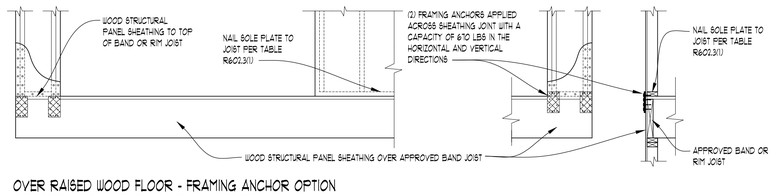
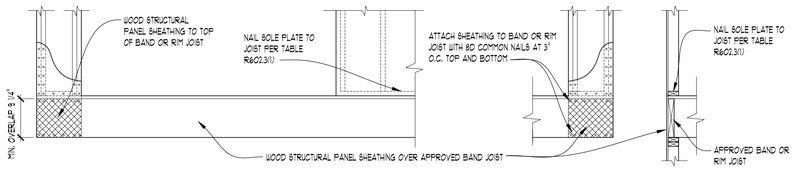


OVER CONCRETE OR MASONRY BLOCK FOUNDATION



OVER RAISED WOOD FLOOR - FRAMING ANCHOR OPTION
(WHERE PORTAL SHEATHING DOES NOT LAP OVER BAND OR RIM JOIST)



OVER RAISED WOOD FLOOR - OVERLAP OPTION
(WHERE PORTAL SHEATHING LAPS OVER BAND OR RIM BOARD)

FRONT ELEVATION SECTION

FIGURE R602.10.6.4
METHOD CS-PF: CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION

FOR SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm NOT TO SCALE

TABLE R602.10.6.4
TENSION STRAP CAPACITY FOR RESISTING WIND PRESSURES PERPENDICULAR TO METHODS PFH, PFG AND CS-PF BRACED WALL PANELS

MINIMUM WALL STUD FRAMING NOMINAL SIZE AND GRADE	MAXIMUM PONY WALL HEIGHT (feet)	MAXIMUM TOTAL WALL HEIGHT (feet)	MAXIMUM OPENING WALL HEIGHT (feet)	TENSION STRAP CAPACITY REQUIRED (pounds)[a,b]					
				Ultimate Design Wind Speed V_{ult} (mph)					
				110	115	130	110	115	130
				Exposure B			Exposure C		
2 x 4 No. 2 Grade	0	10	18	1,000	1,000	1,000	1,000	1,000	1,050
	1	10	9	1,000	1,000	1,000	1,000	1,000	1,750
			16	1,000	1,025	2,050	2,075	2,500	3,950
			18	1,000	1,275	2,375	2,400	2,850	DR
	2	10	9	1,000	1,000	1,475	1,500	1,875	3,125
			16	1,775	2,175	3,525	3,550	4,125	DR
			18	2,075	2,500	3,950	3,975	DR	DR
	2	12	9	1,150	1,500	2,650	2,675	3,175	DR
			16	2,875	3,375	DR	DR	DR	DR
			18	3,425	3,975	DR	DR	DR	DR
	4	12	9	2,275	2,750	DR	DR	DR	DR
			12	3,225	3,775	DR	DR	DR	DR
2 x 6 Stud Grade	2	12	9	1,000	1,000	1,700	1,700	2,025	3,050
			16	1,825	2,150	3,225	3,225	3,675	DR
			18	2,200	2,550	3,725	3,750	DR	DR
	4	12	9	1,450	1,750	2,700	2,725	3,125	DR
			16	2,050	2,400	DR	DR	DR	DR
			18	3,350	3,800	DR	DR	DR	DR

For SI: 1 inch = 25.4 mm, 1 mile per hour = 0.447 m/s.
a. DR = Design Required
b. Straps shall be installed in accordance with manufacturer's recommendations.

TABLE R602.3.(5)
SIZE, HEIGHT AND SPACING OF WOOD STUDS a.

STUD SIZE (inches)	BEARING WALLS					NONBEARING WALLS	
	Laterally unsupported stud height 'o' (feet)	Maximum spacing when supporting roof-ceiling assembly or a habitable attic assembly, only (inches)	Maximum spacing when supporting one floor, plus a roof-ceiling assembly or a habitable attic assembly (inches)	Maximum spacing when supporting two floors, plus a roof-ceiling assembly or a habitable attic assembly (inches)	Maximum spacing when supporting one floor height 'o' (inches)	Laterally unsupported stud height 'o' (feet)	Maximum spacing (inches)
2x3 b	-	-	-	-	-	10	16
2x4	10	24 c	16 c	-	24	14	24
3x4	10	24	24	16	24	14	24
2x5	10	24	24	-	24	16	24
2x6	10	24	24	16	24	20	24

For SI: 1 inch = 25.4 mm. 1 foot = 304.8 mm.

a. Listed heights are distances between points of lateral support placed perpendicular to the plan of the wall. Bearing walls shall be sheathed on not less than one side or bridging shall be installed not greater than 4 feet apart measured vertically from either end of the stud. Increases in unsupported height are permitted where in compliance with Exception 2 of Section R602.3.1 or designed in accordance with accepted engineering practice.

b. Shall not be used in exterior walls.

c. A habitable attic assembly supported by 2 x 4 studs is limited to a roof span of 32 feet. Where the roof span exceeds 32 feet, the wall studs shall be increased to 2 x 6 or the studs shall be designed in accordance with accepted engineering practice.

TABLE R703.8.3.1
ALLOWABLE SPANS FOR LINTELS SUPPORTING MASONRY VENEER a,b,c,d

SIZE OF STEEL ANGLE a.c.d (inches)	NO STORY ABOVE	ONE STORY ABOVE	TWO STORIES ABOVE	NO. OF 1/2" OR EQUIVALENT REINFORCING BARS b.d
3x3x1/4	6'-0"	4'-6"	3'-0"	1
4x3x1/4	8'-0"	6'-0"	4'-6"	1
5x3 1/2x5/16	10'-0"	8'-0"	6'-0"	2
6x3 1/2x5/16	14'-0"	9'-6"	7'-0"	2
2-6x3 1/2x5/16	20'-0"	12'-0"	9'-6"	4

a. Long leg of angle shall be placed in a vertical position.

b. Depth of reinforcing lintels shall not be less than 8 inches and all cells of hollow masonry lintels shall be grouted solid. Reinforcing bars shall extend not less than 8 inches into the support.

c. Steel members indicated are adequate typical examples; other steel members meeting structural design requirements shall be permitted to be used.

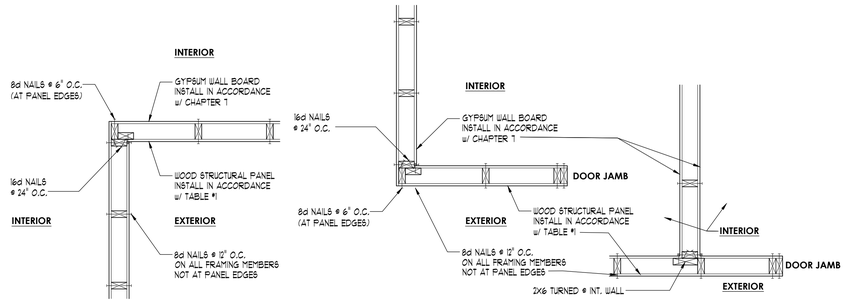
d. Either steel angle or reinforced lintel shall span opening.

TABLE R404.1.2(8)
MINIMUM VERTICAL REINFORCEMENT FOR 6-, 8-, 10-, 12 INCH NOMINAL FLAT CONCRETE BASEMENT WALLS[a,b,c,d,e,f,g,h,i,j,k,l,m,n,o]

MAXIMUM WALL HEIGHT (feet)	MAXIMUM UNBALANCED BACKFILL HEIGHT[a] (feet)	MINIMUM VERTICAL REINFORCEMENT - BAR SIZE AND SPACING (INCHES)											
		Soil classes[a] and design lateral soil (psf per foot of depth)											
		GW, GP, SW, SP 30				GM, GC, SM, SM-SC and ML 45				SC, ML-CL and incorganic CL 60			
		Minimum nominal wall thickness (inches)											
		6	8	10	12	6	8	10	12	6	8	10	12
5	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
6	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	NR	NR[i]	NR	NR	4 @ 35	NR[i]	NR	NR
	6	NR	NR	NR	NR	5 @ 48	NR	NR	NR	5 @ 36	NR	NR	NR
7	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	NR	NR	NR	NR	5 @ 47	NR	NR	NR
	6	NR	NR	NR	NR	5 @ 42	NR	NR	NR	6 @ 43	5 @ 48	NR[i]	NR
	7	5 @ 46	NR	NR	NR	6 @ 42	5 @ 46	NR[i]	NR	6 @ 34	6 @ 48	NR	NR
8	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	4 @ 38	NR[i]	NR	NR	5 @ 43	NR	NR	NR
	6	4 @ 37	NR[i]	NR	NR	5 @ 37	NR	NR	NR	6 @ 37	5 @ 43	NR[i]	NR
	7	5 @ 40	NR	NR	NR	6 @ 37	5 @ 41	NR[i]	NR	6 @ 34	6 @ 43	NR	NR
	8	6 @ 43	5 @ 47	NR[i]	NR	6 @ 34	6 @ 43	NR	NR	6 @ 27	6 @ 32	6 @ 44	NR
9	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	4 @ 35	NR[i]	NR	NR	5 @ 40	NR	NR	NR
	6	4 @ 34	NR[i]	NR	NR	6 @ 48	NR	NR	NR	6 @ 36	6 @ 39	NR[i]	NR
	7	5 @ 36	NR	NR	NR	6 @ 34	5 @ 37	NR	NR	6 @ 33	6 @ 38	5 @ 37	NR[i]
	8	6 @ 38	5 @ 41	NR[i]	NR	6 @ 33	6 @ 38	5 @ 37	NR[i]	6 @ 24	6 @ 29	6 @ 39	4 @ 48[m]
	9	6 @ 34	6 @ 46	NR	NR	6 @ 26	6 @ 30	6 @ 41	NR	6 @ 19	6 @ 23	6 @ 30	6 @ 39
10	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	4 @ 33	NR[i]	NR	NR	5 @ 38	NR	NR	NR
	6	5 @ 48	NR[i]	NR	NR	6 @ 45	NR	NR	NR	6 @ 34	5 @ 37	NR	NR
	7	6 @ 47	NR	NR	NR	6 @ 34	6 @ 48	NR	NR	6 @ 30	6 @ 35	6 @ 48	NR[i]
	8	6 @ 34	5 @ 38	NR	NR	6 @ 30	6 @ 34	6 @ 47	NR[i]	6 @ 22	6 @ 26	6 @ 35	6 @ 45[m]
	9	6 @ 34	6 @ 41	4 @ 48	NR[i]	6 @ 23	6 @ 27	6 @ 35	4 @ 48[m]	DR	6 @ 22	6 @ 27	6 @ 34
	10	6 @ 28	6 @ 33	6 @ 45	NR	DR[i]	6 @ 23	6 @ 29	6 @ 38	DR	6 @ 22	6 @ 22	6 @ 28

For SI:1 foot = 304.8 mm; 1 inch = 25.4 mm; 1 pound per square foot per foot = 0.1571 kPa²/m, 1 pound per square inch = 6.895 kPa/mm.

a. Soil classes are in accordance with the Unified Soil Classification System. Refer to Table R405.1.
b. Table values are based on reinforcing bars with a minimum yield strength of 60,000 psi.
c. Vertical reinforcement with a yield strength of less than 60,000 psi and/or bars of a different size than specified in the table are permitted in accordance with Section R404.1.2.3.7.6 and Table R404.1.2(9).
d. NR indicates no vertical reinforcement is required, except for 6-inch nominal walls formed with stay-in-place forming systems in which case vertical reinforcement shall be #4@48 inches on center.
e. Allowable deflection criterion is L/240, where L is the unsupported height of the basement wall in inches.
f. Interpolation is not permitted.
g. Where walls will retain 4 feet or more of unbalanced backfill, they shall be laterally supported at the top and bottom before backfilling.
h. Vertical reinforcement shall be located to provide a cover of 1.25 inches measured from the inside face of the wall. The center of the steel shall not vary form the specified location by more than the greater of 10 percent of the wall thickness or 3/8-inch.
i. Concrete cover for reinforcement measured from the inside face of the wall shall not be less than 3/4-inch. Concrete cover for reinforcement measure from the outside face of the wall shall not be less than 1 1/2 inches for No. 5 bars and smaller, and not less than 2 inches for larger bars.
j. DR means design is required in accordance with the applicable building code, or where there is no code in accordance with ACI 318.
k. Concrete shall have a specified compressive strength, f'_c, of not less than 2,500 psi at 28 days, unless a higher strength is required by footnote l or m.
l. The minimum thickness is permitted to be reduced 2 inches, provided the minimum specified compressive strength of concrete, f'_c, is 4,000 psi.
m. A plain concrete wall with a minimum nominal thickness of 12 inches is permitted, provided minimum specified compressive strength of concrete, f'_c is 3,500 psi.
n. See Table R608.3 for tolerance from nominal thickness permitted for flat walls.
o. The use of this table shall be prohibited for soil classifications not shown.



WALL BRACING DETAIL
NO SCALE

LENGTH REQUIREMENTS FOR BRACED WALL PANELS IN A CONTINUOUSLY SHEATHED WALL TABLE #1

LENGTH OF BRACED WALL PANEL (INCHES)				MAXIMUM OPENING HEIGHT NEXT TO BRACED WALL PANEL (% OF WALL HEIGHT)
8-FOOT WALL	9-FOOT WALL	10-FOOT WALL	12-FOOT WALL**	
48"	54"	60"	72"	100%
32"	36"	40"	48"	85%
24"	27"	30"	36"	65%

*THESE VALUES CAN BE REDUCED BY 50% IF SHEATHING IS PROVIDED ON INTERIOR AND EXTERIOR
**12 FOOT TALL STUDS SUPPORTING ONLY A ROOF MAY BE 2 X 4 @ 16" O.C. 12 FOOT TALL STUDS SUPPORTING ONE OR TWO FLOORS AND A ROOF SHALL BE 2 X 6 @ 16" O.C.

TABLE R404.1.2(1)
MINIMUM HORIZONTAL REINFORCEMENT FOR CONCRETE BASEMENT WALLS[a,b]

MAXIMUM UNSUPPORTED HEIGHT OF BASEMENT WALL (feet)	LOCATION OF HORIZONTAL REINFORCEMENT
≤ 8	One N. 4 bar within 12 inches of the top of the wall story and one No. 4 bar near mid-height of the wall story
> 8	One N. 4 bar within 12 inches of the top of the wall story and one No. 4 bar near third points in the wall story

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square inch = 6.895 kPa.

a. Horizontal reinforcement requirements are for reinforcing bars with a minimum yield strength of 40,000 psi and concrete with a minimum concrete compressive strength 2,500 psi.
b. See Section R404.1.2.2 for minimum reinforcement required for foundation walls supporting above-grade concrete walls.

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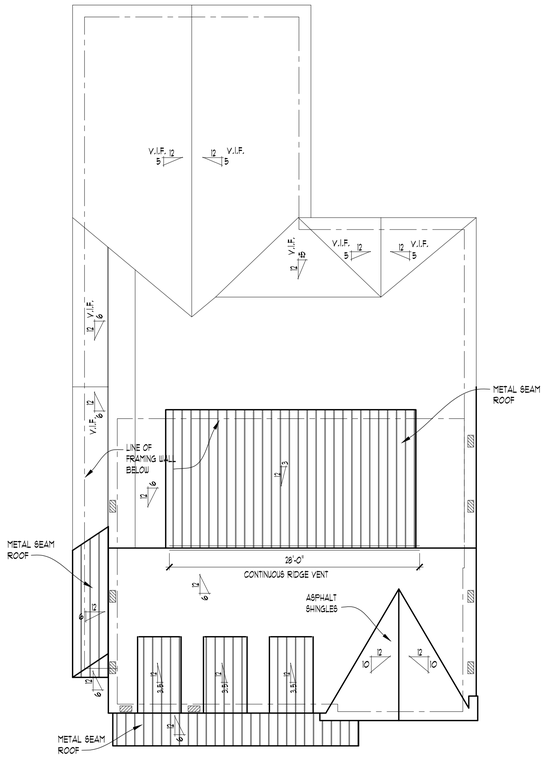
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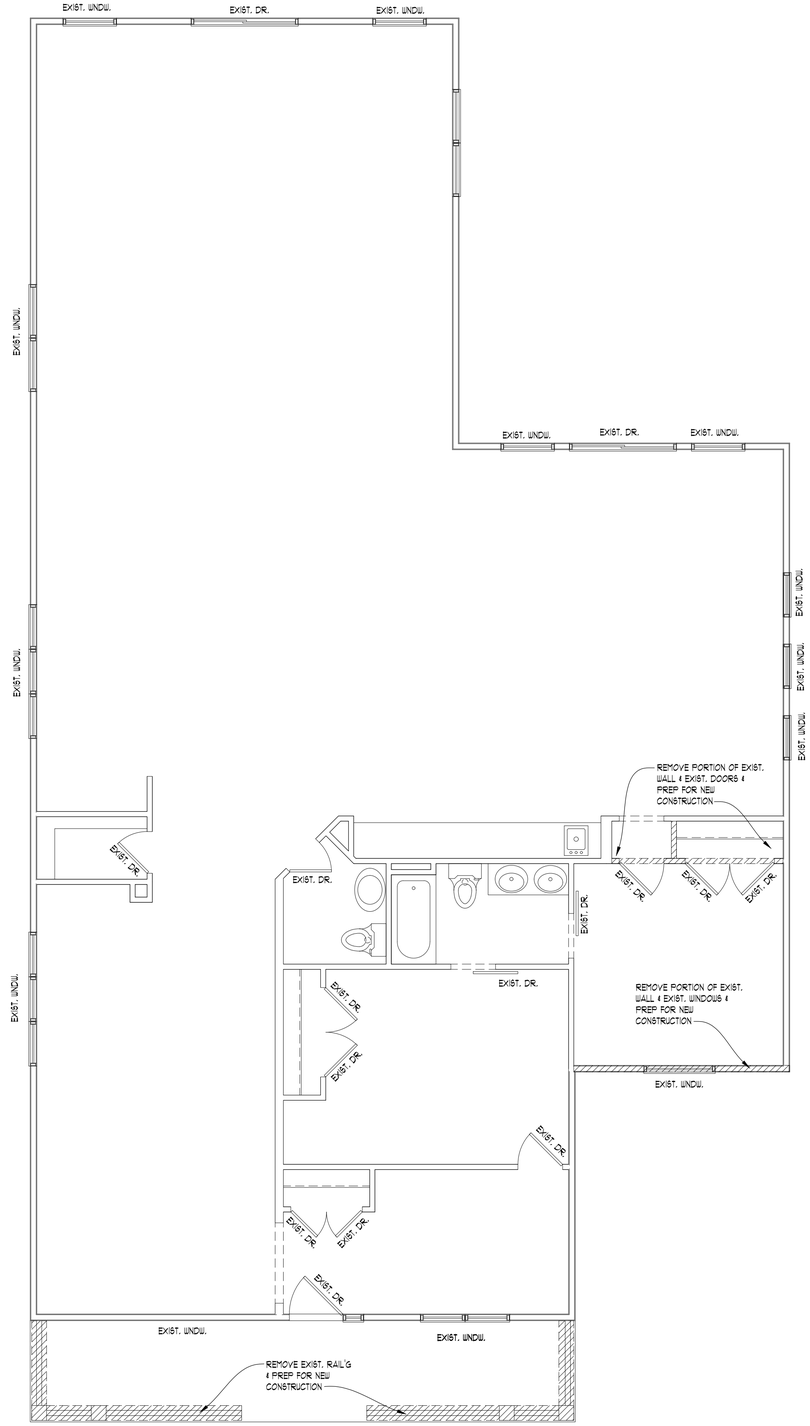
DEMOLITION NOTES

1. EXTERIOR GRADE SHALL BE INSPECTED AND LOCATIONS WHERE THE GRADE IS WITHIN 8" OF THE SILL PLATE. INSPECT CLOSELY FOR SIGNS OF ROT. ANY ROTTED WOOD SHALL BE REMOVED AND REPLACED AND THEN SPOT TREATED WITH TIMBOR OR AN EQUIVALENT PRESERVATIVE.
2. NEW SILICONE SEALANT SHALL BE APPLIED AROUND ANY OPENINGS THROUGH THE FOUNDATION (PIPES, WIRES, ETC).
3. ALL VERTICAL CRACKS NOTED SHALL BE TUCK POINTED WITH AN EPOXY MORTAR.
4. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL SUB-TRADES.
5. ALL WORK IS TO BE DONE BY LICENSED CONTRACTORS
6. CONTRACTOR SHALL VERIFY ALL ON SITE CONDITIONS & DIMENSIONS AND TO NOTIFY TK DESIGN & ASSOCIATES OF ANY DISCREPANCIES OR OMISSIONS PRIOR TO CONSTRUCTION/DEMOLITION.
7. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL CONSTRUCTION RELATED DEBRIS, TRASH, RUBBISH ETC. AND TO DISPOSE OF ALL MATERIALS IN A LEGAL MANNER. CONTRACTOR IS TO KEEP THE PROJECT AREA CLEAN AT ALL TIMES.
8. CONTRACTOR SHALL NOTIFY, COORDINATE, AND SCHEDULE ANY AND ALL DISCONNECTIONS OF EXISTING UTILITY SERVICE WITH THE OWNER PRIOR TO THE WORK BEING DONE.
9. REPAIR DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED. RETURN STRUCTURES AND SURFACES TO REMAIN TO CONDITION EXISTING PRIOR TO COMMENCEMENT OF SELECTIVE DEMOLITION WORK. REPAIR ADJACENT CONSTRUCTION OR SURFACES SOILED OR DAMAGED BY SELECTIVE DEMOLITION WORK.
10. MAINTAIN EXISTING UTILITY SERVICES AND PROTECT AGAINST DAMAGE DURING ALL PHASES OF CONSTRUCTION.
11. IF HAZARDOUS MATERIALS ARE ENCOUNTERED DURING DEMOLITION OPERATIONS, COMPLY WITH APPLICABLE REGULATIONS, LAWS, AND ORDINANCES CONCERNING REMOVAL, HANDLING, AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTION.
12. ALL DRAWINGS ARE SCHEMATIC. EXTENT OF DEMOLITION SHOWN IS APPROXIMATE. FIELD VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
13. ALL STRUCTURAL MEMBERS ARE TO REMAIN (TYP. UNLESS NOTED OTHERWISE)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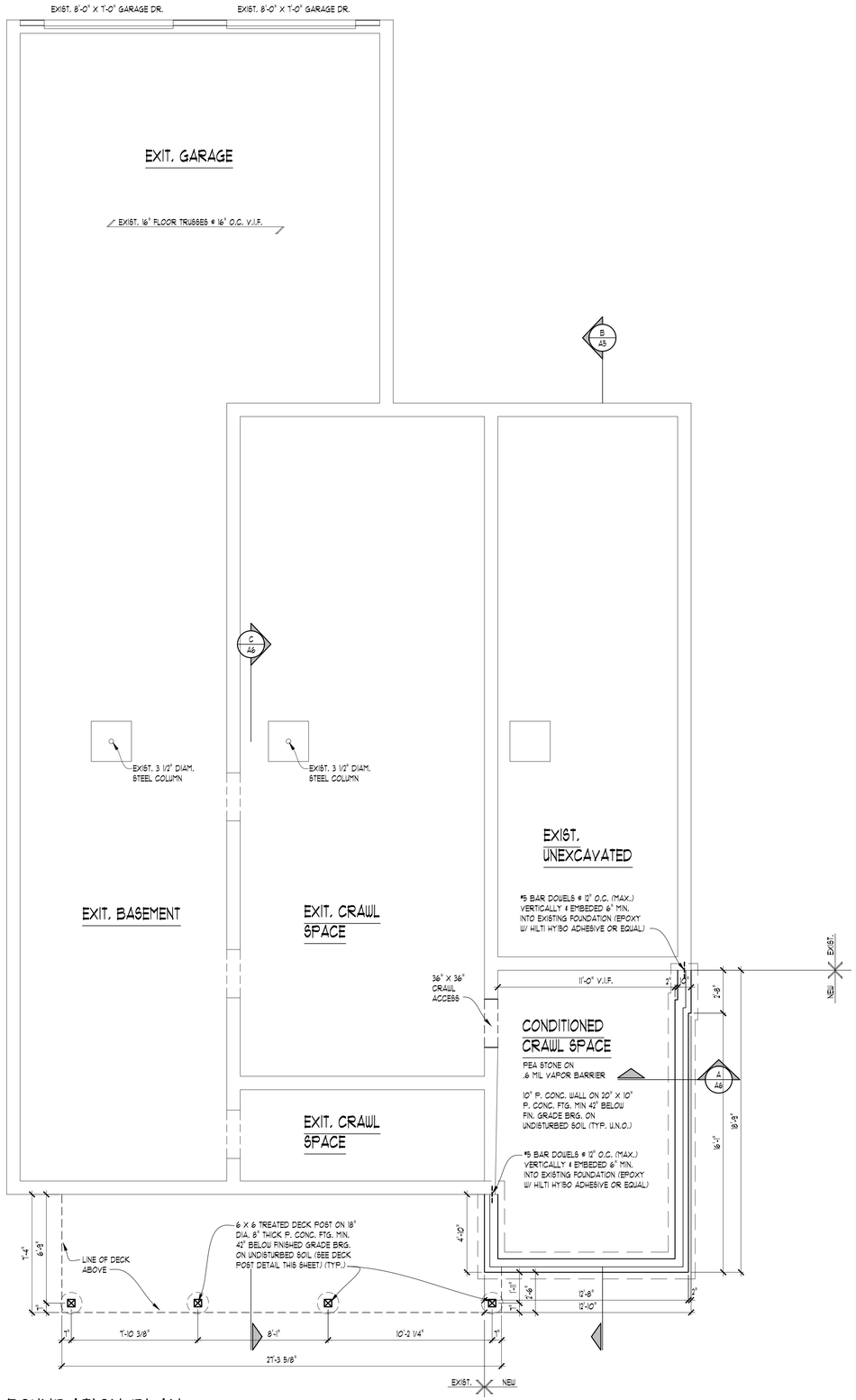
FOUNDATION NOTES

NOTE:

ALL FOOTINGS ARE DESIGNED BY OTHERS. FOR VARYING CONDITIONS REFER TO TABLE R403.1(1), R403.1(2), & R403.1(3) OF THE CURRENT COLORADO RESIDENTIAL CODE.

1. ALL COLUMNS SHOWN SHALL BE 3" DIA. SCHEDULE 40 STANDARD STEEL PIPE COLUMN ON 30" X 30" X 18" DEEP CONC. FTG. TOP OF CONCRETE FTG. TO BE 4" BELOW FINISH BASEMENT SLAB. (TYPICAL UNLESS NOTED OTHERWISE)
2. WHERE STEEL BEAMS REST ON FOUNDATION WALLS, SIZE BEAM POCKET APPROPRIATELY AND SHIM AS REQUIRED.
3. AS REQUIRED DROP FOYER FLOOR SHEATHING 3/4" FOR MUDSET TILE INSTALLATION
4. VERIFY ALL UTILITY LOCATIONS W/ BUILDER.
5. PROVIDE GUARDRAIL AT STAIRS DURING CONSTRUCTION.
6. PROVIDE LADDERING UNDER ANY WALL RUNNING PARALLEL W/ JOIST THAT DOES NOT LAND DIRECTLY ON A JOIST
7. PROVIDE SQUASH BLOCKS UNDER ALL BEARING CONDITIONS.
8. GROUT SOLID @ BEARING CONDITIONS WHERE BLOCK IS USED.
9. PROVIDE 2" X 24" (MIN. R-10) RIGID PERIMETER INSULATION AT ALL BASEMENT SLABS THAT ARE LESS THAN 42" BELOW EXTERIOR FINISHED GRADE
10. BASEMENT CEILING HEIGHTS MAY VARY AT LOCATIONS DEPENDING ON MECHANICAL DROPS, LOW STRUCTURAL BEAMS IF REQUIRED, OR ANY FINISHED CLG. TREATMENTS.



FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

NOTE:

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- EXTERIOR WALL THICKNESS
- EXISTING ROOF PITCH
- EXISTING HEEL HEIGHT
- OVERHANG DIMENSIONS
- OVERALL DIMENSIONS ACROSS TOP PLATES
- EXISTING FLOOR JOIST AND ROOF FRAMING DIRECTION

PRIOR TO BIDDING / TRUSS FABRICATION / MATERIAL TAKEOFF

NOTE:

ALL STRUCTURAL FRAMING SPECS / PLANS / DETAILS DONE BY OTHERS.

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CLIENT / PROJECT

BIANCHI RESIDENCE
222 MAIN ST
MINTURN,
CO 81645

JOB No.	21-124
DRAWN:	JY
CHECKED:	ECT
FRAMED:	N.A.
REVIEW	-
FINAL:	12-19-24
REVISION	4-11-25

SCALE:
PER PLAN

SHEET #
A-1

PLAN NOTES

INTERIOR WALLS:
1/2" GYPSUM WALL BOARD ON EACH SIDE OF 2x4 WOOD STUDS @ 16" O.C. 3 1/2" THICK TYPICAL (UNLESS NOTED OTHERWISE). ALL DIMENSION TAKEN FROM STUD EDGES

EXTERIOR WALLS:
SIDING AND/OR MASONRY WITH AIRSPACE, MOISTURE BARRIER PAPER (HOUSE WRAP) ON 7/16" O.S.B. SHEATHING ON 2X6 WOOD STUDS @ 16" O.C. OR AS NOTED, INSUL. (SEE PERFORMANCE COMPLIANCE REPORT), 1/2" GYPSUM WALL BOARD (GLUE & SCREW). WALL TO BE 6" THICK WITH SIDING AND 10" THICK WITH MASONRY (TYPICAL UNLESS NOTED OTHERWISE). ALL DIMENSION TAKEN FROM FRAMING (FLOOR PLANS) OR FOUNDATION CORNERS (FOUNDATION PLAN)

1. OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH 20-MINUTE FIRE-RATED DOORS (OR EQUIVALENT PER CURRENT COLORADO RESIDENTIAL CODE SECTION R302.5.1).
2. VENT ALL EXHAUST FANS TO EXTERIOR.
3. WHEN POSSIBLE DIRECT ALL FLUES AND VENTS THAT PENETRATE ROOF BEHIND MAIN RIDGE.
4. INSTALL WATER SUPPLY AND DRAIN BOX (GREY BOX) AT WASHING MACHINE LOCATION.
5. USE MOISTURE RESISTANT DRYWALL AT ALL AREAS SUSCEPTIBLE TO MOISTURE.
6. ALL FIRST FLOOR INTERIOR DOORS TO BE FRAMED FOR 6'-8" TALL DOORS, ALL SECOND FLOOR INTERIOR DOORS TO BE FRAMED 8'-8" TALL DOORS UNLESS NOTED OTHERWISE. VERIFY W/ BUILDER
7. PROVIDE GUARDRAIL AT STAIRS DURING CONSTRUCTION.
8. PROVIDE SQUASH BLOCKS UNDER ALL BEARING CONDITIONS.
9. GARAGE WALLS TO BE 2X6 STUDS IF OVER 10'-0" TALL.
10. ALL EXTERIOR SLIDING GLASS DOORS TO BE VERIFIED W/ BUILDER FOR ACTIVE DIRECTION.

WALL KEY
- NEW STUD WALL
- EXISTING STUD WALL TO REMAIN

NOTE:
PORCH CLG. FINISH PER BUILDER'S SPEC.

NOTE:
S.D. ⊙
SD/C ◉
ALL SMOKE & CARBON MONOXIDE DETECTORS INTERCONNECTED W/ BATTERY BACK-UP PER CODE.

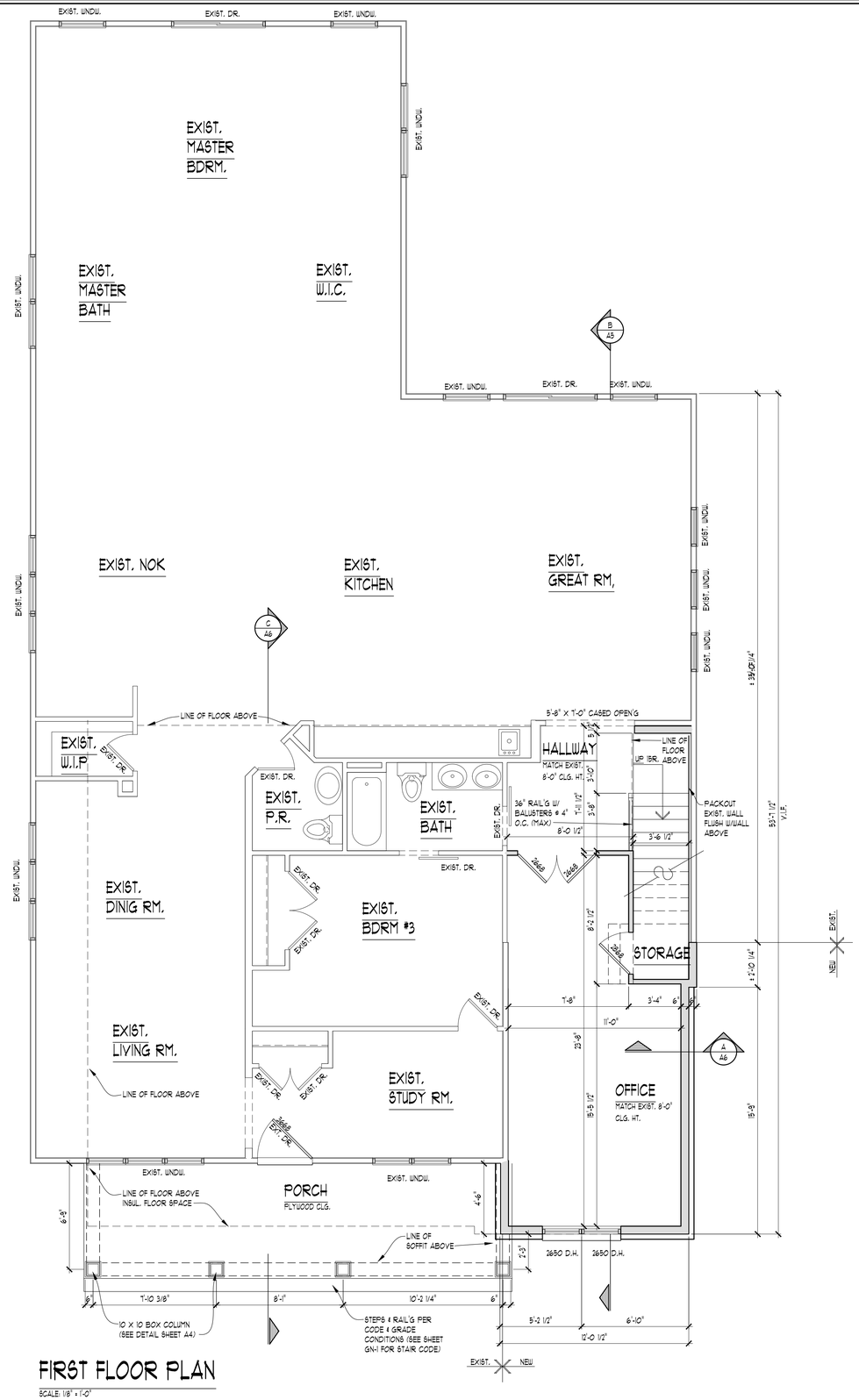
NOTE:
DOOR & WINDOW LOCATIONS:

ALL DOORS & WINDOWS ARE ASSUMED TO BE EITHER IN THE CENTER OF THE WALL MASS OR MIN. 4 INCHES FROM PERPENDICULAR WALL FOR CASING UNLESS NOTED OTHERWISE

NOTE:
VERIFY DROPPED FLOOR AREAS FOR TILE WITH BUILDER

FIREPLACE NOTE
ALL FIREPLACE DIMENSIONS & ROUGH OPENINGS TO BE VERIFIED W/ MANUFACTURER SPECS INCLUDING BUT NOT LIMITED TO WIDTH, DEPTH, HEIGHT, CHIMNEY CLEARANCES, ETC. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL SPECS TO CARPENTER PRIOR TO FRAMING

FIRE SEPARATION NOTE
FIRE SEPARATION (R302.6)
GARAGE SPACE BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8-INCH TYPE X GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2-INCH GYPSUM BOARD OR EQUIVALENT. ALL OTHER GARAGE SPACE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2-INCH GYPSUM BOARD APPLIED TO THE GARAGE SIDE. DROP CLG. UNDER FLR. ABV. (ENCLOSE MECHANICAL AND STRUCTURAL ELEMENTS) VERIFY W/ BLDR.



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

NOTE:
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PRIOR TO BIDDING / TRUSS FABRICATION / MATERIAL TAKEOFF

NOTE:
ALL STRUCTURAL FRAMING SPECS / PLANS / DETAILS DONE BY OTHERS.

AREA SUMMARY:

EXIST. FLOOR AREA:	
EXIST. FIRST FLOOR	2490 S.F.
FIRST FLOOR ADDITION	229 S.F.
SECOND FLOOR ADDITION	1171 S.F.
OVERALL FLOOR AREA:	
FIRST FLOOR	2719 S.F.
SECOND FLOOR	1171 S.F.
TOTAL AREA	3886 S.F.

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BIANCHI RESIDENCE
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CO 81645

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CHECKED:	ECT
FRAMED:	N.A.
REVIEW	-
FINAL:	12-19-24
REVISION	4-11-25

SCALE:
PER PLAN

SHEET #
A-2

PLAN NOTES

INTERIOR WALLS:
1/2" GYPSUM WALL BOARD ON EACH SIDE OF 2x4 WOOD STUDS @ 16" O.C. 3 1/2" THICK TYPICAL (UNLESS NOTED OTHERWISE). ALL DIMENSION TAKEN FROM STUD EDGES

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8. PROVIDE SQUASH BLOCKS UNDER ALL BEARING CONDITIONS.
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WALL KEY

NEW STUD WALL

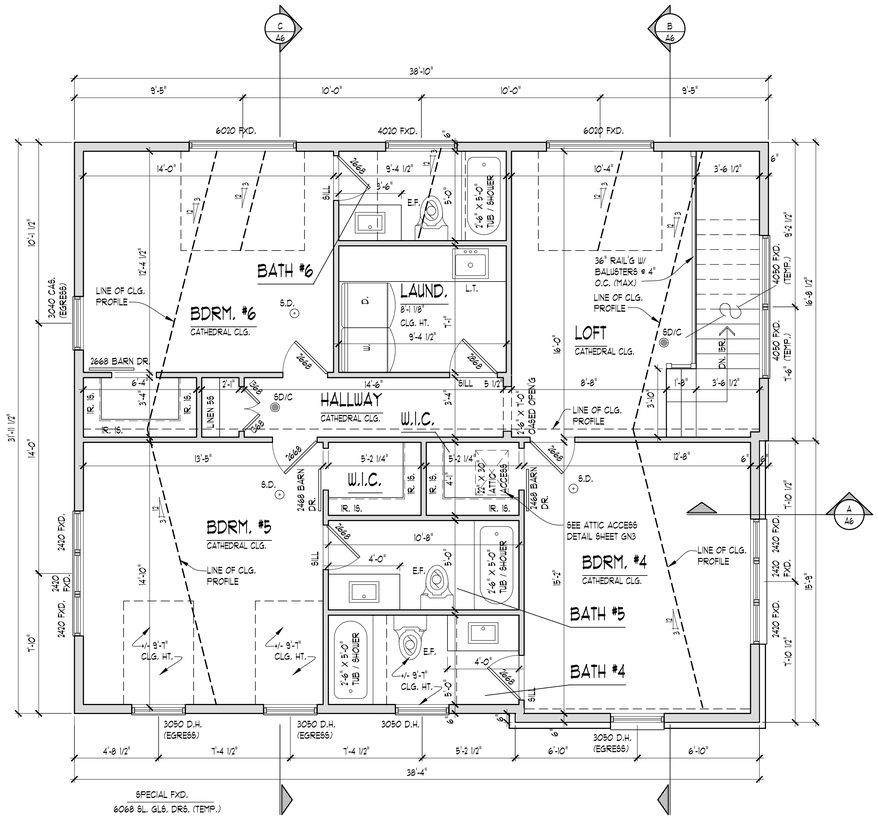
EXISTING STUD WALL TO REMAIN

NOTE:
S.D. ⊙
SD/C ◉
ALL SMOKE & CARBON MONOXIDE DETECTORS INTERCONNECTED W/ BATTERY BACK-UP PER CODE.

NOTE:
DOOR & WINDOW LOCATIONS:

ALL DOORS & WINDOWS ARE ASSUMED TO BE EITHER IN THE CENTER OF THE WALL MASS OR MIN. 4 INCHES FROM PERPENDICULAR WALL FOR CASING UNLESS NOTED OTHERWISE

NOTE:
VERIFY DROPPED FLOOR AREAS FOR TILE WITH BUILDER



SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

NOTE:

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NOTE:

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SHEET #
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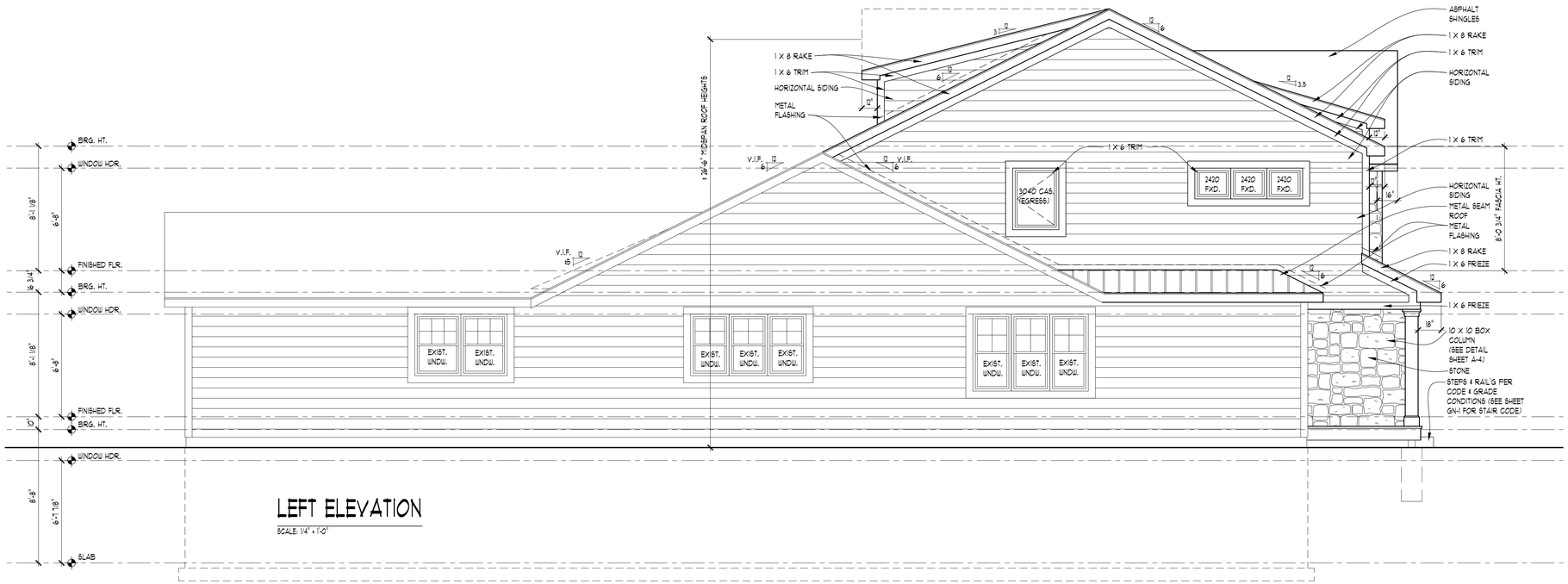

LEFT ELEVATION

SCALE: 1/4" = 1'-0"

ELEVATION NOTES

1. ALL ROOF SADDLES TO BE O.S.B. SHEATHED WITH ICE & WATER SHIELD AND SHINGLES.
2. PROVIDE ICE & WATER SHIELD MIN. 6'-0" COVERAGE AT ALL VALLEYS
3. FIREPLACE FLUE TO BE DETERMINED PER MANUFACTURER'S SPECIFICATION
4. METAL FLASHING AS REQUIRED BY CODE.
5. ROOF & SOFFIT VENTS AS REQUIRED BY CODE.
6. PROVIDE GUTTERS & DOWNSPOUTS FOR DRAINAGE OF ROOF WATER. DOWNSPOUTS ARE TO BE LOCATED SO THAT THE DISCHARGE WILL NOT SPILL ON OR FLOW ACROSS ANY PORCHES, WALKS OR DRIVES.
7. CARPENTER TO VERIFY THICKNESS OF MASONRY PRIOR TO BUILDING BRICK RACK

TYPICAL WINDOW DESIGNATION

NOTE:
GENERAL REFERENCE FOR ROUGH OPENING SIZES ONLY. CONSULT WITH WINDOW MANUFACTURER FOR EXACT WINDOW SIZES & REQUIREMENTS.

NOTE:
ALL BASEMENT VENTING TO BE VERIFIED W/ BUILDER/ HOMEOWNER PRIOR TO ORDERING WINDOWS

NOTE:
WINDOW MANUFACTURER TO VERIFY ALL WINDOW GRID PATTERNS WITH HOME OWNER.

3'-0"
3080 D.H.
6'-0"

NOTE:
OVERHANG DIMENSIONS (O.H.) ARE FROM SHEATHING U.N.O.

NOTE:
ALL WINDOW SILLS OVER 6'-0" ABOVE EXTERIOR GRADE OR SURFACE BELOW TO BE MINIMUM 24" ABOVE FINISHED FLOOR OR HAVE SASH LIMITERS PER CODE REQUIRMENTS

NOTE:
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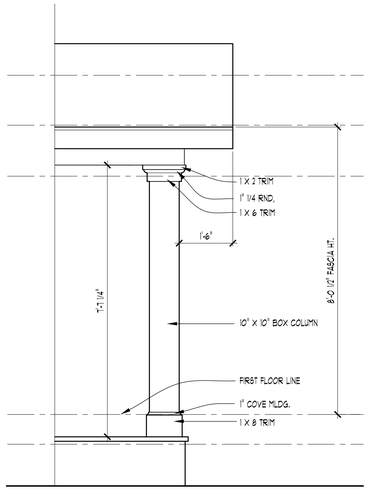
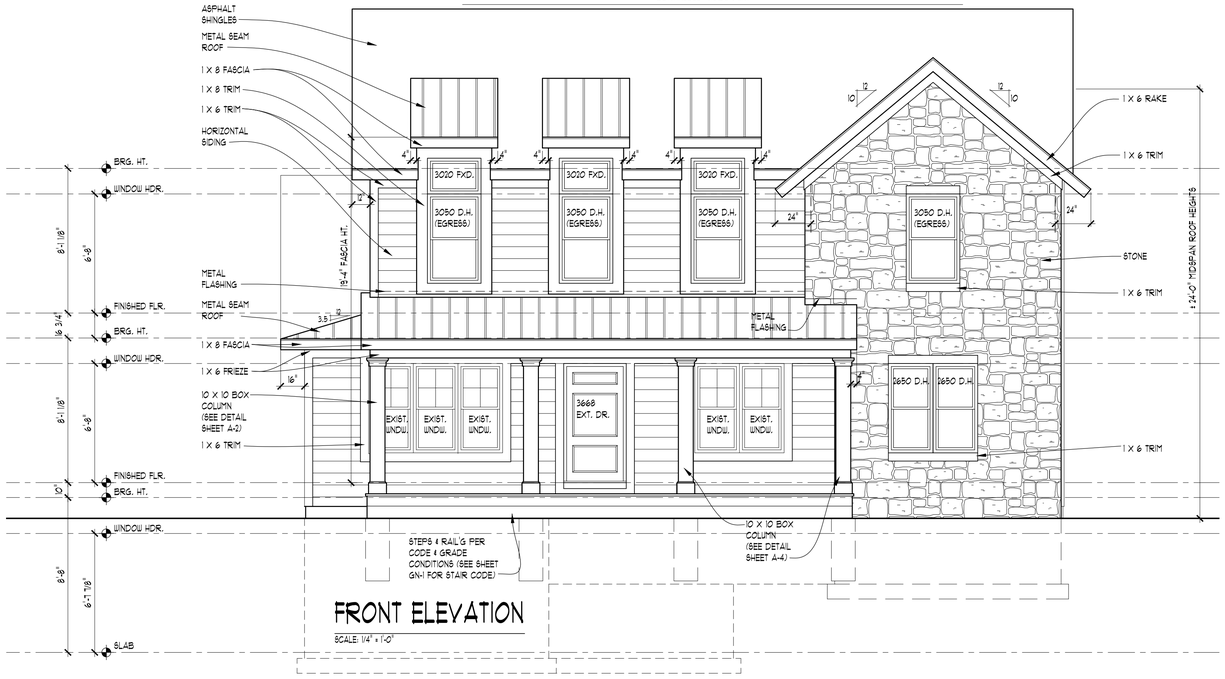
PRIOR TO BIDDING / TRUSS FABRICATION / MATERIAL TAKEOFF



PORCH COLUMN DETAIL

SCALE: 1/2" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

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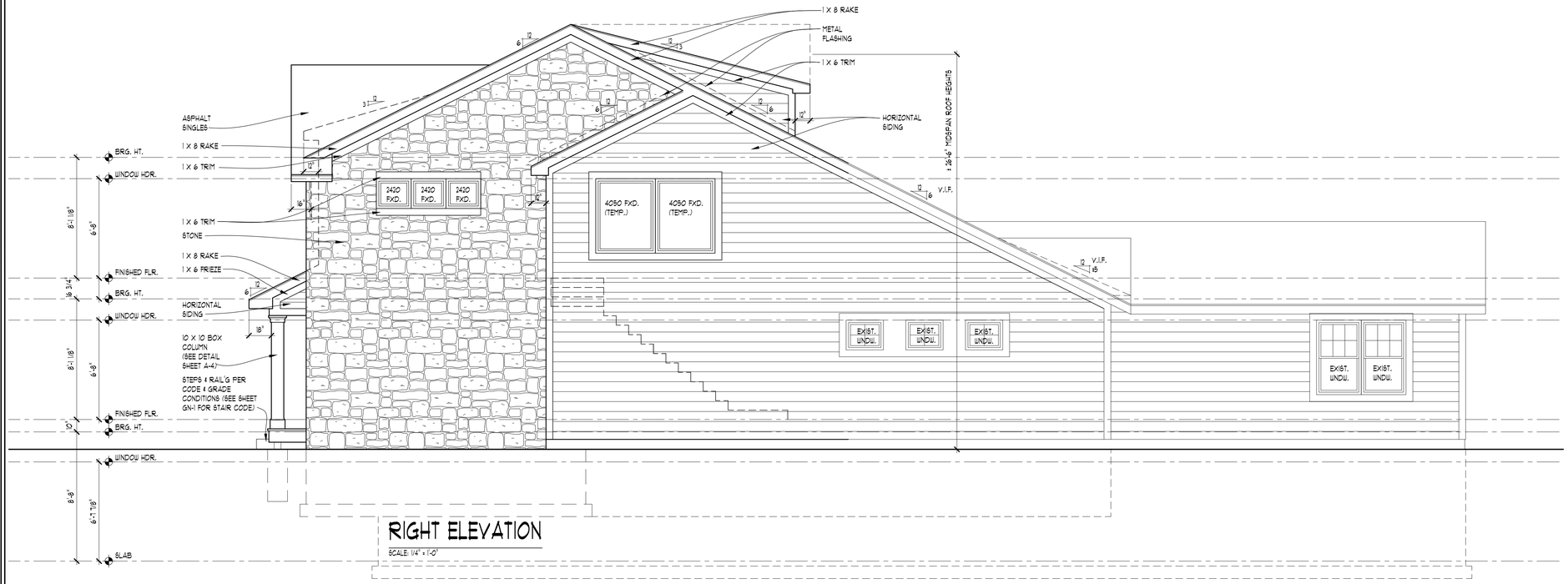
SCALE:
PER PLAN

SHEET #
A-4



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

ELEVATION NOTES

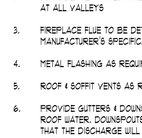
1. ALL ROOF SADDLES TO BE O.S.B. SHEATHED WITH ICE & WATER SHIELD AND SHINGLES.
2. PROVIDE ICE & WATER SHIELD MIN. 6'-0" COVERAGE AT ALL VALLEYS
3. FIREPLACE FLUE TO BE DETERMINED PER MANUFACTURER'S SPECIFICATION
4. METAL FLASHING AS REQUIRED BY CODE.
5. ROOF & SOFFIT VENTS AS REQUIRED BY CODE.
6. PROVIDE GUTTERS & DOWNSPOUTS FOR DRAINAGE OF ROOF WATER. DOWNSPOUTS ARE TO BE LOCATED SO THAT THE DISCHARGE WILL NOT SPILL ON OR FLOW ACROSS ANY PORCHES, WALKS OR DRIVES.
7. CARPENTER TO VERIFY THICKNESS OF MASONRY PRIOR TO BUILDING BRICK RACK

TYPICAL WINDOW DESIGNATION

NOTE:
GENERAL REFERENCE FOR ROUGH OPENING SIZES ONLY. CONSULT WITH WINDOW MANUFACTURER FOR EXACT WINDOW SIZES & REQUIREMENTS.

NOTE:
ALL BASEMENT VENTING TO BE VERIFIED W/ BUILDER/ HOMEOWNER PRIOR TO ORDERING WINDOWS

NOTE:
WINDOW MANUFACTURER TO VERIFY ALL WINDOW GRID PATTERNS WITH HOME OWNER.



NOTE:

OVERHANG DIMENSIONS (O.H.) ARE FROM SHEATHING U.N.O.

NOTE:

ALL WINDOW SILLS OVER 6'-0" ABOVE EXTERIOR GRADE OR SURFACE BELOW TO BE MINIMUM 24" ABOVE FINISHED FLOOR OR HAVE SASH LIMITERS PER CODE REQUIRMENTS

NOTE:

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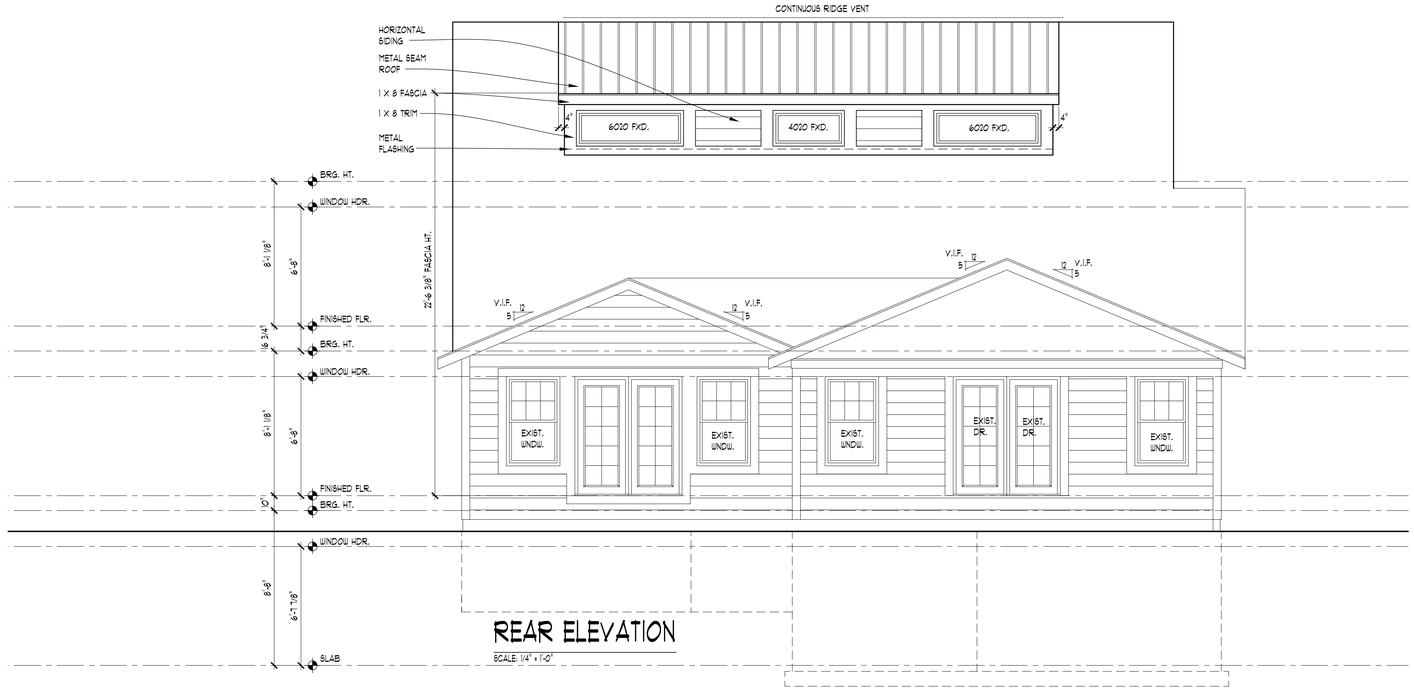
PRIOR TO BIDDING / TRUSS FABRICATION / MATERIAL TAKEOFF



REAR ELEVATION

SCALE: 1/4" = 1'-0"

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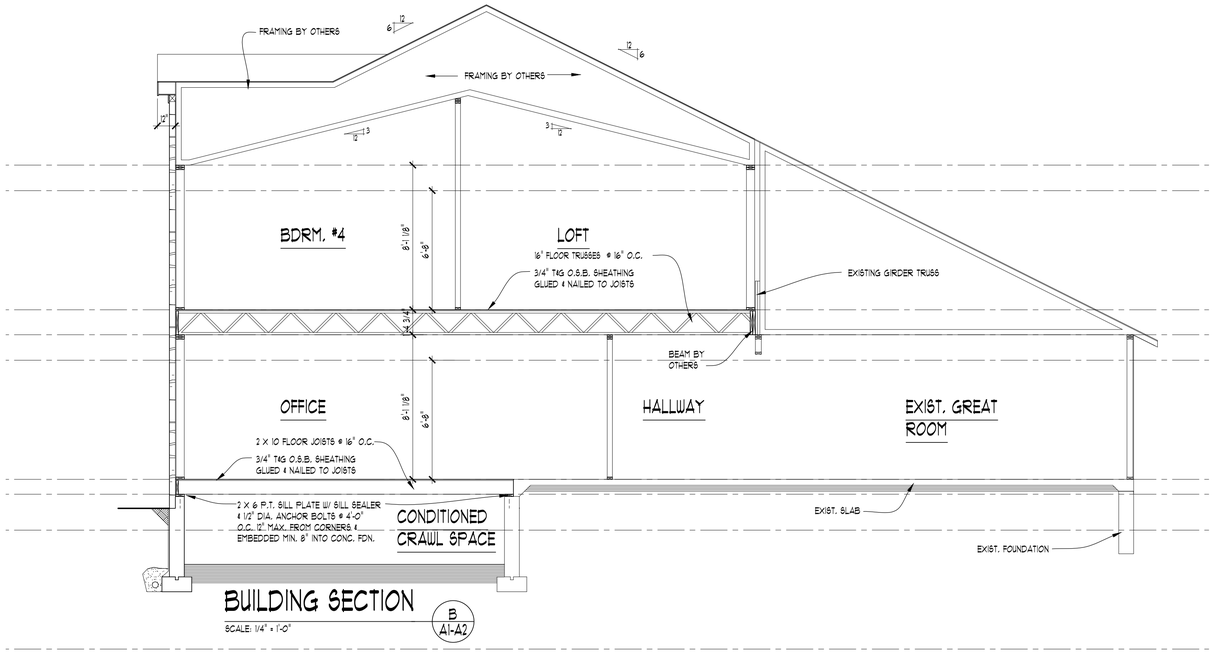
SCALE:
PER PLAN

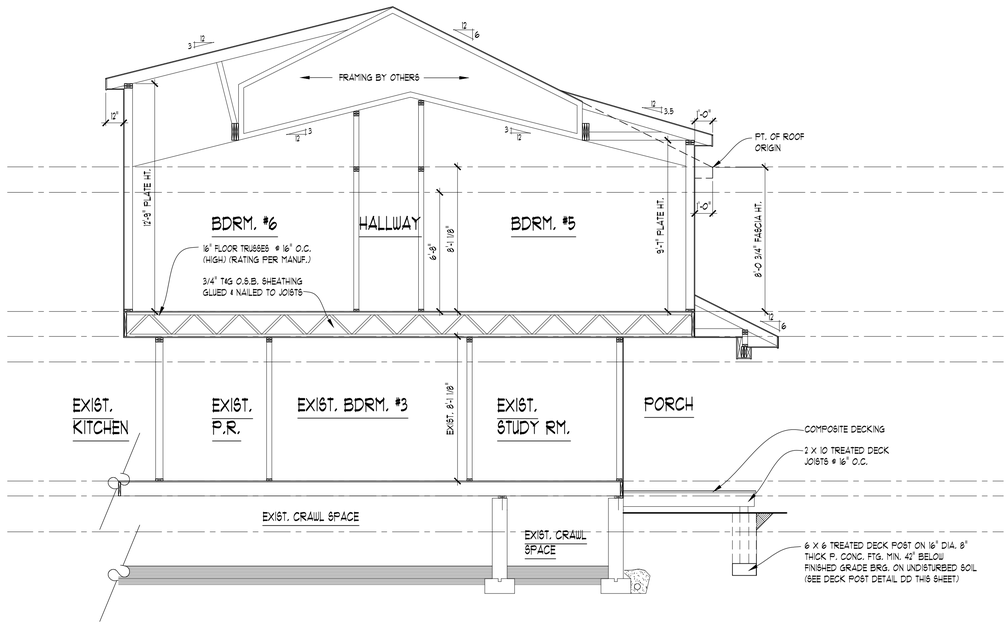
SHEET #
A-5



BUILDING SECTION

SCALE: 1/4" = 1'-0"

B
A1-A2



BUILDING SECTION

SCALE: 1/4" = 1'-0"

C
A1-A2

INSULATION

FOR ALL WALL ASSEMBLIES, CEILING & RIM JOISTS SEE RESCHECK OR PERFORMANCE COMPLIANCE REPORT FOR INSULATION SPECIFICATIONS. (REPORT BY OTHERS)

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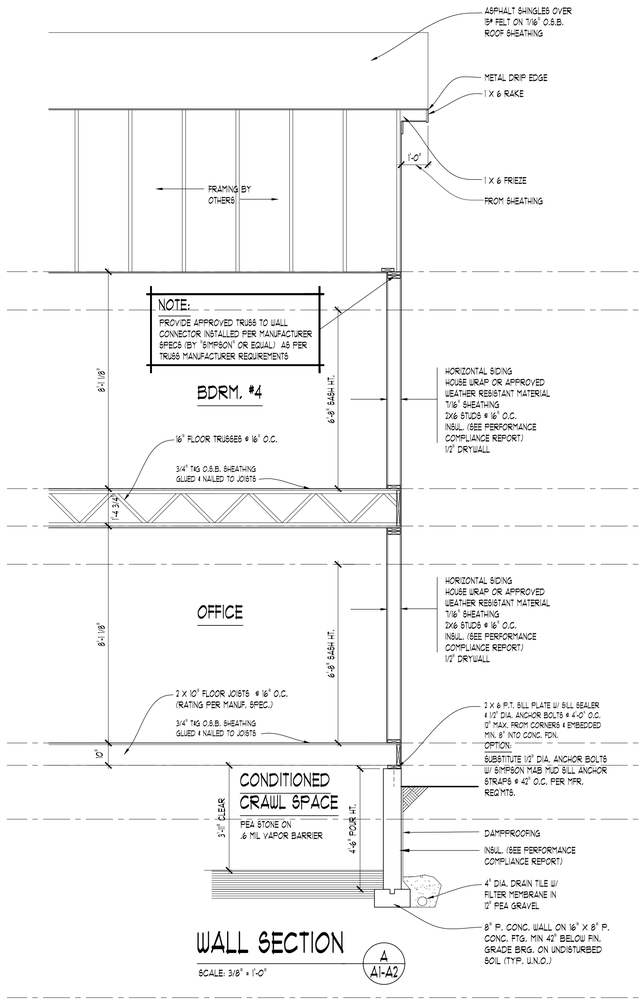

WALL SECTION

SCALE: 3/8" = 1'-0"

A
A1-A2

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DO NOT SCALE DRAWINGS, USE CALCULATED DIMENSIONS ONLY CONTRACTOR TO FIELD VERIFY ALL DRAWING ASPECTS BEFORE CONSTRUCTION. DISCREPANCIES AND DESIGN CHANGES SHALL BE REPORTED TO THE DESIGNER IN WRITTEN FORM IMMEDIATELY. CALL MISS DIG AT 1-800-482-7171 3 DAYS PRIOR TO ANY EXCAVATION. CONSTRUCTION IS THE SOLE RESPONSIBILITY OF THE PERMIT HOLDER

CLIENT / PROJECT

BIANCHI RESIDENCE
222 MAIN ST
MINTURN,
CO 81645

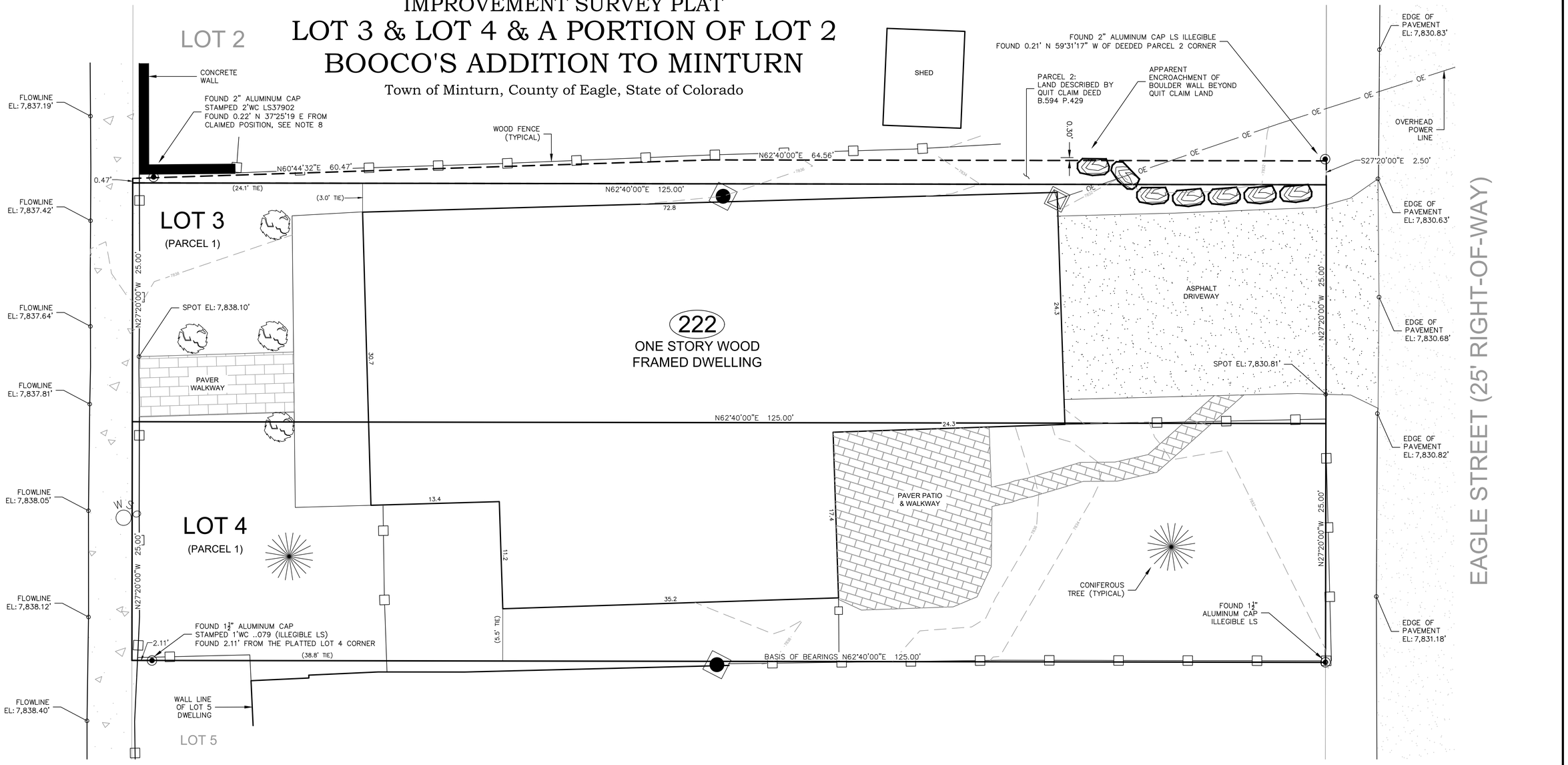
JOB No.	21-124
DRAWN:	JY
CHECKED:	ECT
FRAMED:	N.A.
REVIEW	-
FINAL:	12-19-24
REVISION	4-11-25

SCALE:
PER PLAN

SHEET #
A-6

IMPROVEMENT SURVEY PLAT
LOT 3 & LOT 4 & A PORTION OF LOT 2 BOOCO'S ADDITION TO MINTURN

Town of Minturn, County of Eagle, State of Colorado



LEGAL DESCRIPTION

PARCEL 1:
LOTS 3 AND 4, BLOCK "E", BOOCO'S ADDITION TO THE TOWN OF MINTURN, COUNTY OF EAGLE, STATE OF COLORADO.

PARCEL 2:
THAT PART OF LOT 2, BLOCK "E", BOOCO'S ADDITION TO THE TOWN OF MINTURN, ACCORDING TO THE PLAT THEROF RECORDED IN THE OFF ICE OF THE EAGLE COUNTY, COLORADO, CLERK AND RECORDER, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 2, THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 2, N. 27°20' W. 0.47 FEET; THENCE DEPARTING SAID SOUTHWESTERLY LINE N. 60°44'32" E. 60.47 FEET; THENCE N. 62°40'00" E. 64.58 FEET TO THE NORTHEASTERLY LINE OF SAID LOT 2; THENCE ALONG SAID NORTHEASTERLY LINE S. 27°20' e. 2.50 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 2; THENCE ALONG THE SOUTHESTERLY LINE OF SAID LOT 2 S. 02°40'W. 125 FEET TO THE POINT OF BEGINNING

REFERENCE DOCUMENTS

All recorded at the Eagle County Clerk & Recorder's Office

- Plat – Booco's Addition to Minturn, recorded on February 14, 1891 at Book PLAT Page 15
- Deed – Quit Claim Deed, recorded April 17, 1992 in Book 594 Page 429

NOTES

1. DATE OF SURVEY: August 9, 2024 & March 20, 2025
2. STREET ADDRESS: 222 Main Street (posted)
3. All lineal distances are in units of U.S. survey feet. Contour interval: 2–foot.
4. Bearings are based upon two found 1½" aluminum caps with illegible LS numbers, the western cap also being stamped 1.5WC, monumenting the southeast property line of Lot 4 of the herein referenced plat of Booco's Addition to the Town of Minturn, the bearing being N 62°40'00 E a measured distance of 122.89 feet (125.00 feet record distance).
5. Elevations are based upon the NAVD88 vertical datum by way of nearby NGS monument "T–280" (PID:KL0004) with a record elevation of 7,731.29 feet.
6. A client supplied title commitment prepared by Land Title Guarantee Company of Vail, CO with order number V50073896 and effective date of February 12, 2025 was referenced in preparation of this survey.
7. Location of improvements, lot lines, and easements are based upon the reference documents, title commitment, and Survey Monuments found at the time of this survey as shown hereon.
8. This monument is stamped as, and appears to be, a 2–foot witness corner of the deeded corner of Parcel 2. Parcel 2 is not formally platted and no monument descriptions exist in the legal description in order to confirm these findings, however. As such, we label this as the "claimed position" based on the reasonable assumption of the intent of the surveyor that set the monument.

SURVEYOR'S CERTIFICATION

I, Thomas S. Marcin, a Professional Land Surveyor in the State of Colorado, do hereby certify that this Improvement Survey Plat was prepared for Joseph Bianchi and is the result of a survey performed by me or under my direct supervision, responsibility and checking. I further certify that this Improvement Survey Plat is in conformance with 38–51 C.R.S. and standard survey methods practiced in the area at the time of this survey.

COLORADO LICENSED THOMAS S. MARCIN 37999 03.25.2025 PROFESSIONAL LAND SURVEYOR

Thomas S. Marcin, PLS 37999
Colorado Registered Professional
Land Surveyor

GRAPHIC SCALE

0 5 7.5 10 15 25
(IN FEET)
1 inch = 5 ft.

SYMBOL LEGEND

- CURB STOP
- SHRUB
- GAS METER
- ELECTRIC METER

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.

IMPROVEMENT SURVEY PLAT
LOT 3 & LOT 4 & A PORTION OF LOT 2
BOOCO'S ADDITION TO MINTURN
Town of Minturn, County of Eagle, State of Colorado

DRAWN BY: PST	DATE: 03/21/25
CHECKED BY: TSM	DRAWING NO.: 24046
JOB NO: 24046	SHEET: 1 OF 1

MARCIN ENGINEERING LLC
P.O. BOX 1062
AVON, CO 81620
(970) 748-0274
(970) 748-9021 FAX

DRAWING: C:\Users\Owner\Marcin Engineering Dropbox\Projects\2024\24046 – 222 Main Street, LC Bianchi Residence Minturn\dwg\SURV\24046 – ISP.dwg

To: Minturn Town Council
From: Jay Brunvand
Date: May 21, 2025
RE: Town Manager Update

Town Manager:
On this agenda, Council will formally appoint Rob Gutierrez as the Minturn Town Manager and approve his contract. Rob's first official day will be Monday June 9. My intent is to assist Rob to a comfortable landing in Minturn and his managerial duties, not to just toss him in the blender and hope for the best. I will step back to my Clerk and Treasurer duties and will cease my interim manager agreement effective June 6.

Seasonal Street Sweeping
Minturn Public Works has been hard at work on the annual street sweeping. Please take note of the temporary signs as they are placed out, the intent is to have the signs placed where the cleaning will be completed the next day. The work includes cleaning the streets, washing down the sidewalks as needed, and mucking out the drainage vaults. This work will be done throughout the month of May and will culminate with the annual cleanup day. This year cleanup day is Saturday, May 31st.

You may notice the street sweeper being used on some larger private property areas such as the Minturn Town Homes. This is a service that we have offered each year and some years it is taken up. We do charge for this service and any income simply defrays the cost of the sweeper to the town. The cost to lease the sweeper is budgeted in the Streets and Sidewalks and runs $13k for a month rental.

Town Manager's House
I have reached out to several local contractors in an effort to get the house spruced up in anticipation of the new Town Manager's arrival. This work will include some roof repair, indoor painting, outside wood siding staining, and general R&M. When the house was built the dryer vent and bathroom fans were just vented to the attic space. This appears to be causing ice damming in some areas of the roof. The work will include actual venting and attic vents which should alleviate these issues. The siding and decks have not been treated since the house was built. The FY2025 budget includes a line item for public buildings r&m, I do not expect the combined total to exceed more than $7500 or so.

Town Hall Windows
This project was originally scheduled for the end of April. With the Town Manager interviews this pushed back. It now appears this will be done in July. We are trying to get this scheduled for the last week of July. That is a 5th week, so no meetings are scheduled, and the intent is to be less imposing to the citizens and users of the building. I will continue to update as this firms up.

Street light pole:
A couple weeks ago an impaired driver hit the streetlight pole located at Hwy 24 and Williams by Magustos. The light pole was knocked down and damaged as was the sheriff's office camera that was recently mounted on top of that pole. I have filed a claim with our insurance company, CIRSA,

but due to the damage, the insurance issues, etc, it is probable this repair will take some time to complete.

Spring citizen information:

About two times a year we do door to door hangers. The spring packet includes the 2025 Drinking Water Quality Report and other information. The water report is required to go to every address in town and we do this with the door hangers. There is a lot of other information in the packets for citizens to help citizens stay informed not only about the water but also other events in town. These will be delivered the week of May 19.

Town Parks:

The town parks, public restrooms, and the bike park are opening but are still weather dependent. I encourage the council and citizens to watch the Town website for event dates and times, concert nights, information on the Minturn 4th celebration, summer market dates and other valuable information.

Minturn Market

2025 marks the 28th anniversary of the Minturn market, hosted by the Town of Minturn. The original Eagle County market, and the local's favorite, Minturn Market is a true family-friendly artisan market showcasing a variety of local products – food trucks, fresh produce, baked goods, art & pottery, clothing & jewelry, pet products and much more! You'll enjoy live music, live art demonstrations, whisky and wine tastings, and a Kids Zone featuring a climbing wall, bounce house and face painting. The Minturn market takes place Saturdays, June 21st through September 6th from 9am – 2pm rain or shine, in historic downtown Minturn.

Please feel free to contact me if you have any questions or comments.

Town Council
Mayor – Earle Bidez
Mayor Pro Tem – Eric Gotthelf
Council Members:
Tom Priest
Lynn Feiger
Gusty Kanakis
Brian Rodine
Kate Schifani

Interim Town Manager Katie Sickles
May 21, 2025 Meeting Update

Note: I will be back in Minturn May 28. I hope to firm up a departing schedule with the new Town Manager.

A. Water Treatment Plant (WTP) Funding sources will be discussed on this agenda.
B. Bellm Bridge Design & Engineering: The IGA is complete. Inter-mountain has drafted RFP's for design engineers. As soon as Jeff catches up after his vacation we will get this advertised.
C. North Main Street Pedestrian Improvements (Railroad Ave): The engineer is in receipt of one bid. I will review with officials and prepare for the June 4 agenda.
D. Tank #2 / Steel Bolted Tank repairs: I have asked HDR and John Volk to consider a new location in addition to a new tank. We discussed it at our regular update meeting and Jarod will draft a new proposal.
E. Pressure Reducing Valve (PRV) Master Meter Housing upgrades: From the emails I am getting this appears to be handled by the planners.
F. Repaving (reconstruction) of Taylor Street: I attached Inter-Mountain's estimates. After Jeff catches up I will discuss with him.
G. Little Beach Park Retaining Wall repair/replacement: Plans are in process.
H. Little Beach Park Improvements and Playground: Inter-mountain has drafted RFP's for engineer/design. As soon as Jeff catches up after his vacation we will get this advertised.
I. Main St / US HWY 24 Phase II Sidewalk construction: Stolfus has finished the bid alternative plans and CDOT approved for advertising.
J. Prepare to update the Minturn Boneyard conservation easement management plan owned by the Town of Minturn: Waiting for EVLT staff availability.
K. Belden stormwater installation project crossing the Boneyard: I am receiving emails regarding CDOT/Forest Service permits. Waiting for finals. Plans and Restoration Plan under review and will be forwarded to EVLT.
L. Main Street-US Hwy 24/Cemetery Road Pedestrian Crossing: The engineer is in receipt of one bid. I will review with officials and prepare for the June 4 agenda.
M. Nelson Avenue Improvement plus potential Heat Exchange: The Revitalizing Main Street grant was reviewed by CDOT staff with questions concerning the option to lower the grant amount with Minturn picking up a larger match. After a review I asked them to proceed with submittal.
N. Safe Streets For All: Deadline for SS4A implementation is June 26. With so many items on Town Council agenda I directed the grant writer to let this deadline pass and focus on other funding opportunities
O. Norman Street Repaving: The engineer is in receipt of one bid. I will review with officials and prepare for the June 4 agenda.

Taylor Avenue Roadway Improvements (2,045 L.F Road With 4.0' Concrete Valley Pan)

Engineers Opinion of Probable Cost

Project Number: 24-0060

April 30, 2025

Inter-Mountain ENGINEERING
Civil Engineers & Surveyors

Item	Description	Quantity	Units	Unit Price	Total
1.00	**General Construction Fees**				
1.01	Mobilization	1	LS	$ 57,650.00	$ 57,650.00
1.02	Bonds	1	LS	$ 24,700.00	$ 24,700.00
1.03	Traffic Control	1	LS	$ 24,700.00	$ 24,700.00
1.04	Materials testing	1	LS	$ 12,350.00	$ 12,350.00
1.05	Surveying	1	LS	$ 8,235.00	$ 8,235.00
	Subtotal				**$ 127,635.00**
2.00	**Demolition**				
2.01	Sawcut Asphalt (Assumes 4" Thickness)	610	LF	$ 3.00	$ 1,830.00
2.02	Asphalt Removal & Haul-off (Assumes 4" Thickness)	4,933	SY	$ 20.00	$ 98,666.67
	Subtotal				**$ 100,496.67**
3.00	**Earthwork**				
3.01	Unclassified Excavation (Complete In Place @ 1:1 Factor))	1,608	CY	$ 54.00	$ 86,827.00
3.02	Unclassified Embankment Material (Complete In Place @1:1 Factor)(Import)	64	CY	$ 50.00	$ 3,200.00
	Subtotal				**$ 90,027.00**
4.00	**Roadway**				
4.01	Subgrade Prep: Scarify, Moisture Treat, Regrade & Recompact (27' Width)	5,997	SY	$ 4.50	$ 26,985.50
4.02	Install 6" CDOT Class-6 Base Course (Roadway and West 1.0' Shoulder)	1876	TON	$ 67.00	$ 125,659.88
4.03	Install 4" CDOT Class-6 Base Course (Valley Pan)	184	TON	$ 67.00	$ 12,353.59
4.04	Install 4" Asphalt (CDOT SX Grading-75, PG 58-28) (22' Width)	1237	TON	$ 180.00	$ 222,700.50
4.05	Driveway Aprons (Taper Into Existing Driveway 5 Feet)	1	LS	$ 25,000.00	$ 25,000.00
4.06	Install 48" CDOT gutter Type 2 (6" thick) (*All Concrete Includes Sinta F19 Fiber-Mesh)	1734	LF	$ 60.00	$ 104,040.00
4.07	Install 24" (W) x 10.0'(L) Pre-Formed Thermoplastic Pavement Marking (Stop Bar)	1	LS	$ 500.00	$ 500.00
4.08	Install Signs (U-2 Channel Post-7.0' Mounting Height) (Misc)	10	EA	$ 750.00	$ 7,500.00
	Subtotal				**$ 524,739.48**
5.00	**Stormsewer**				
5.01	Install 18" HDPE Culverts (Complete-in-Place)	200	LF	$ 197.00	$ 39,400.00
5.02	Install 18" HDPE Flared End Section (FES) (Complete-in-Place)	5	EA	$ 450.00	$ 2,250.00
5.03	Install Rip-Rap (Dia. 6"-12") At Culverts (12" Depth)	50	Ton	$ 350.00	$ 17,500.00
5.04	Install CDOT Type 13 Inlet (H=4.0')(Complete-in-Place)	5	EA	$ 5,000.00	$ 25,000.00
	Subtotal				**$ 84,150.00**
6.00	**Erosion Control**				
6.01	Install Silt Fence	2,500	LF	$ 5.00	$ 12,500.00
6.02	Concrete Wash Out Structure (Pre-Fabricated)	1	EA	$ 500.00	$ 500.00
6.03	Install Inlet Protection	5	EA	$ 150.00	$ 750.00
6.04	Install Hydroseeding w/Spray-On Mulch Blanket	2,083	SY	$ 5.00	$ 10,416.67
	Subtotal				**$ 24,166.67**
				Total General Conditions	**$ 127,635.00**
				Total Construction Cost	**$ 823,579.81**
				Contingency (10%)	**$ 82,357.98**
				Total Estimate Cost	**$ 1,033,572.79**

**Disclaimer: This estimate is a Rough Order of Magnitude (ROM) only; based on Sketch Plan information without survey, architectural design or engineering design. The estimate is intended for preliminary budgetary purposes and is NOT a guarantee of the actual costs for design or construction. Actual quantities and costs may change once the project elements are finalized and unit prices may vary due to construction market volatility, unforeseen conditions, and time of construction.

Taylor Avenue Roadway Improvements (2,045 L.F Road Only)

Engineers Opinion of Probable Cost

Project Number: 24-0060

April 30, 2025

Inter-Mountain ENGINEERING
Civil Engineers & Surveyors

Item	Description	Quantity	Units	Unit Price	Total
1.00	**General Construction Fees**				
1.01	Mobilization	1	LS	$ 48,165.00	$ 48,165.00
1.02	Bonds	1	LS	$ 20,640.00	$ 20,640.00
1.03	Traffic Control	1	LS	$ 20,640.00	$ 7,500.00
1.04	Materials testing	1	LS	$ 10,320.00	$ 10,320.00
1.05	Surveying	1	LS	$ 6,880.00	$ 6,880.00
	Subtotal				**$ 93,505.00**
2.00	**Demolition**				
2.01	Sawcut Asphalt (Assumes 4" Thickness)	610	LF	$ 3.00	$ 1,830.00
2.02	Asphalt Removal & Haul-off (Assumes 4" Thickness)	4,933	SY	$ 20.00	$ 98,666.67
	Subtotal				**$ 100,496.67**
3.00	**Earthwork**				
3.01	Unclassified Excavation (Complete In Place @ 1:1 Factor))	1,188	CY	$ 54.00	$ 64,153.00
3.02	Unclassified Embankment Material (Complete In Place @1:1 Factor)(Import)	74	CY	$ 50.00	$ 3,700.00
	Subtotal				**$ 67,853.00**
4.00	**Roadway**				
4.01	Subgrade Prep: Scarify, Moisture Treat, Regrade & Recompact (24' Width)	5,453	SY	$ 4.50	$ 24,540.00
4.02	Install 6" CDOT Class-6 Base Course (Roadway and East/West 1.0' Shoulder)	1957	TON	$ 67.00	$ 131,123.36
4.03	Install 4" Asphalt (CDOT SX Grading-75, PG 58-28) (22' Width)	1237	TON	$ 180.00	$ 222,700.50
4.04	Driveway Aprons (Taper Into Existing Driveway 5 Feet)	1	LS	$ 25,000.00	$ 25,000.00
4.05	Install 24" (W) x 10.0'(L) Pre-Formed Thermoplastic Pavement Marking (Stop Bar)	1	LS	$ 500.00	$ 500.00
4.06	Install Signs (U-2 Channel Post-7.0' Mounting Height) (Misc)	10	EA	$ 750.00	$ 7,500.00
	Subtotal				**$ 411,363.86**
5.00	**Stormsewer**				
5.01	Install 18" HDPE Culverts (Complete-in-Place)	200	LF	$ 197.00	$ 39,400.00
5.02	Install 18" HDPE Flared End Section (FES) (Complete-in-Place)	5	EA	$ 450.00	$ 2,250.00
5.03	Install Rip-Rap (Dia. 6"-12") At Culverts (12" Depth)	50	Ton	$ 350.00	$ 17,500.00
5.04	Install CDOT Type 13 Inlet (H=4.0')(Complete-in-Place)	5	EA	$ 5,000.00	$ 25,000.00
	Subtotal				**$ 84,150.00**
6.00	**Erosion Control**				
6.01	Install Silt Fence	2,500	LF	$ 5.00	$ 12,500.00
6.02	Concrete Wash Out Structure (Pre-Fabricated)	1	EA	$ 500.00	$ 500.00
6.03	Install Inlet Protection	5	EA	$ 150.00	$ 750.00
6.04	Install Hydroseeding w/Spray-On Mulch Blanket	2,083	SY	$ 5.00	$ 10,416.67
	Subtotal				**$ 24,166.67**
				Total General Conditions	**$ 93,505.00**
				Total Construction Cost	**$ 688,030.19**
				Contingency (10%)	**$ 68,803.02**
				Total Estimate Cost	**$ 850,338.21**

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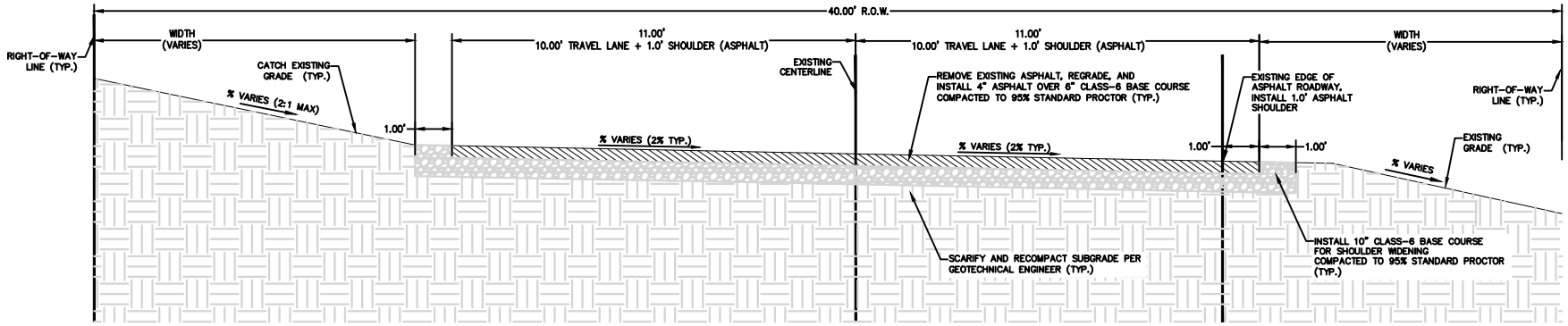
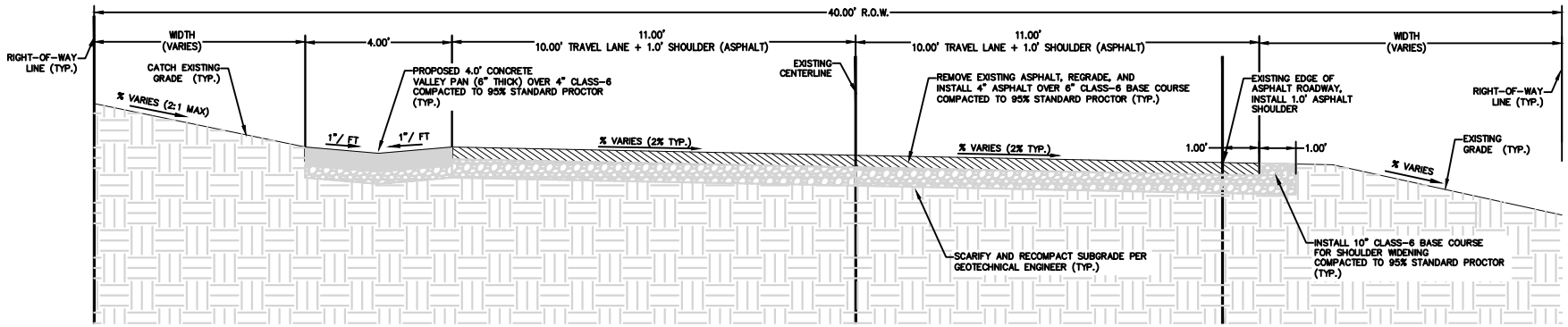


PROPOSED CROSS-SLOPE ROADWAY
(NO VALLEY PAN OR DITCH)
N.T.S.



PROPOSED CROSS-SLOPE ROADWAY
VALLEY PAN (EASTSIDE)
N.T.S.