AGENDA

Planning Commission Regular Meeting 5:30PM

Wednesday, March 26, 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/81007690869

Zoom Call-In Information: 1 651 372 8299 or 1 301 715 8592 **Webinar ID:** 810 0769 0869

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. March 12, 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.

No Special Presentations

8. DESIGN REVIEW AND LAND USE PUBLIC HEARINGS

A. 1010 Two Elk Lane - New Single Family Residence

B. 0186 Miles End Lane - Changes to Approved Plans

C. 0155 Miles End Lane - New Single Family Residence

D. 0083 Miles End Lane - New Single Family Residence

9. DISCUSSION / DIRECTION ITEMS

10. STAFF REPORTS

A. Managers Report - Jay Brunvand

B. Managers Report - Katie Sickles

C. Planning Director Report

11. PLANNING COMMISSION COMMENTS

12. FUTURE MEETINGS

A. April 9, 2025

B. April 23, 2025

13. ADJOURN

OFFICIAL MINUTES
Planning Commission Regular Meeting

Wednesday, March 12, 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**
   Those present at roll call: Planning Commission Chair Lynn Teach and Planning Commission Members Jeff Armistead, Michael Boyd, Eric Rippeth, and Darell Wegert.
   Staff members present: Planning Director Scot Hunn, Interim Town Manager Katie Sickles, and Planner II Madison Harris.
   Note: Amanda Mire is excused absent.

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

4. **APPROVAL OF MINUTES**

A. February 26, 2025

Motion by Michael B., second by Eric R., to approve the minutes of February 26, 2025 as presented. Motion passed 5-0.
Note: Amanda M. is excused absent.

5. DECLARATION OF CONFLICTS OF INTEREST
No conflicts of interest.

6. PUBLIC COMMENT
Citizens are invited to comment on any item not on the regular Agenda subject to a public hearing. Please limit your comments to five (5) minutes per person unless arrangements have been made for a presentation with the Town Planner. Those who are speaking are requested to state their name and address for the record.
No public comment.

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

8. DESIGN REVIEW AND LAND USE PUBLIC HEARINGS

9. DISCUSSION / DIRECTION ITEMS

A. Minturn Forward: Land Use Code Update - Article 11: Annexation & Disconnection of Land
Scot H. introduced the agenda item.

Matt Farrar, Western Slope Consulting went through his presentation.

Michael B. asked what happens if someone comes in, the Town gives them something, and then they disconnect, what happens then. Also clarified that there would be a plat provided with any annexation.

- Mr. Farrar believes that the Town has no obligation to return anything dedicated.
- Scot H. said that the big part of the annexation is the annexation agreement and the negotiations that go along with that.
- Katie S. said that if the annexation agreement is clear that anything dedicated is the Town's then the land being disconnected can't take back their dedications.

Darell W. asked if there is a way to figure out if the land is contaminated before it's annexed.

- Matt F. said that since an annexation is a negotiation, then the Council can ask for an Environmental Assessment if they believe they need it.

Jeff A. asked about Sec. 16-11-10(L)(2) in regards to the request for zoning.

- Mr. Farrar explained the process.

10. STAFF REPORTS

A. Manager's Reports

March 5 Council Meeting
Staff is looking at having a work session to start the 3/5/25 meeting. This work session will start at 4:30 and dinner will be included. The session will cover the Minturn Townhome drainage and Taylor St Paving and will be presented by our Town Engineer, Jeff Spanel. This will allow Jeff to give a more complete picture of the two projects for the council and citizens.

MuniBilling Utility Billing System
We continue to assuage this, as with any new system I am finding minor tweaks that need to be made but all in all I am very happy. I am also working with Core and Main (previously Dana Kepner) who handlesthe radio tower and data collection process. Currently we receive a

monthly data push from ERWSD that gives us the current read for the month. Having our own tower will allow us to access a lot more data to make the system more cohesive and useful. I have been pushing Core and Main to keep this on the front burner but we are looking at April or May, not the February or March I had hoped for and this date might change too. They are the only game in town and they are less responsive than I had desired.

Minturn Education Fund
The Minturn Education Fund committee has been busy getting the 2025 Scholarship program ready. Scholarship applications are available and all applications and associated requirements are due in by end of business on March 14, 2025!

Community Dinners
There have been two community dinners so far and the last one of the season is scheduled for Monday, March 10.

Eagle County Wildlife Round Table
I attended an Eagle County Wildlife Round Table meeting. During the meeting they reviewed the draft Decision Support Tool. During this meeting SG Group provided an update on the development of the Egle County decision support tool and provided a brief demonstration of the product. The demonstration allowed attendees to comment and ask questions. More information will be forthcoming, but it appears that this tool will allow the user the ability to view specific areas in the county to estimate impacts on the environment and wildlife when looking at developments and new trails before construction is actually begun.

Town Manager Search
I spoke with our KRW associate on how the town manager search is progressing. She stated all is going well and they/we currently have 10 applicants. She noted that she anticipates more applicants as the deadline draws nearer. The close date for applications is Friday March 14. Once the close date passes things should start moving a little faster with reviews, setting up interviews, interviews, and hire.

Snow and ice removal
I wanted to give a shout-out to Public Works. During the recent onslaught of snow, cold and ice they kept or streets safe and traversable. Any call I received has been quickly attended too. During the warm trend of 2/24-28 they attacked the snow dumps and hauled everything to our main Cemetery Rd dump and addressed the traditional ice spots such as Pine to Main on Toledo. A strong thank you to Arnold, Isiaha, Michael and Micah!

Holy Cross Electric
HCE has contacted me regarding the Avon to Gilman high power transmission line project that has been under study for the past several years. We have set up a meeting to discuss the current proposal for March 13. This current proposal was agreed to by HCE about a year ago and has been the foundation of the NEPA hearings. The difference from prior iterations is an additional mile or so of undergrounding from the Vail Boneyard to the USFS office and they eliminated the HWY 24 overhead crossing by undergrounding it. Additionally, HCE would like to get back in front of the Council in a near upcoming meeting. I will work with HCE and set a Council meeting date for them to present and field questions.

It has been a great month getting the feel for the Minturn community. I met all the staff February 11. Town staff has a good handle on their respective duties and I hope to provide support where needed if needed. For the most part I am concentrating on the assigned projects.

A. Update on the Water Treatment Plant (WTP) Design & Engineering:

HDR provided an explanation to a recent invoice that had $1,688,540 instead of the $1,393,000 I reported last month. Below is the breakdown of the $1,688,540.00 plus the $280,400.60. This is the comprehensive fee amount from the original contract plus the amendments received over time on the project.
Original Contract Fee $ 1,529,000.00 WTP Design (July 2022)
Amendment No. 1 $ 53,780.00 Water Supply Alternatives & Evaluation Workshops (Nov. 2022)
Amendment No. 2 $ 105,760.00 Additional Engineering Services (Nov. 2023)
Amendment No. 3 $ - Budget Reallocation of $1,688,540.00 for adjustment of SOW(April 2024)
Original + Amend. 1-3 Total $ 1,688,540.00
Amendment No. 4 $ 280,400.60 Updated WTP Design Fee (February 2025)
Overall Total Fee Booked $ 1,968,940.60
Invoiced to date $591,918.45 with $1,377,022.10 remaining. The 2025 budget includes $875,136.20. To advance the plans to 90% September 2025 will require a budget supplement. This expense is covered by CDF.

B. CDOT Feb 26 Bellm Bridge Kickoff Meeting

CDOT bridge staff will provide an estimate of repurposing the Dolores bridge in Minturn after they review inspection reports, however the other option was to use the arched details as a façade. Even without the inspection reports, CDOT Bridge staff felt that the cost would exceed $5.5 million. The façade idea seemed to be particularly popular. Minturn is 1st in line for the Dolores bridge and La Junta is next. Minturn will receive an IGA and additional documents in a week or two to draft an RFQ for design. An engineering firm with CDOT and bridge experience was emphasized several times during the meeting. The grant provides design funding of which expires in four years. Although the bridge replacement is important, the design may sit on a shelf for years until construction funding is secured. The CDOT staff recommended that the quiet title work planned in this area be completed ASAP.

C. Williams Street and CDOT:

Jeff Spanel found the August 2022 emails regarding redirecting Willims Street north. The explanation provided that without infrastructure to allow a right turn only land and lack of a physical location for a 3rd lane CDOT would not allow. Due to the congestion, confusion, planned development on Nelson and a discussion with Madison I asked Jeff to consider other physical changes in the town right-of-way that may reduce the conflicts. Jeff can provide more info.

D. Little Beach Park Retaining Wall and Playground:

Below is a draft schedule for the Little Beach Park Retaining Wall and Playground. For the most part this project will avoid summer events, however there are only two summers to complete both projects. We are searching for grant opportunities regarding the playground expense. Jeff Armistead is interested in housing the playground either temporarily or for his purpose.

Little Beach Park Retaining Wall Replacement and Playground Design funded by DOLA $147,000 Grant Match $153,097. New Playground funded by Minturn $?.	Mar/Apr 25	May/Jun 25	Jul/Aug 25	Sep/Oct 25	Nov/Dec 25	Jan/Feb 26	Mar/Apr 26	May/Jun 26	Jul/Aug 26	Sep/Oct 26	Nov/Dec 26	Jan/Feb 27	27-Mar
Determine Salvage Interest in Current Playground Amenities													
RFP for Design/Engineer Consultant/Bid Opening													
Retaining Wall Design and Engineering													
RFP for Contractor/Bid Opening													
Project Demolition & Construction													
Playground Public Input, Survey and Open House													
RFP for Playground Design													
Design Options and Public Response													
Order Playground Amenities													
Prep Play Area													
Prep and Install Playground													
Ribbon Cutting													
Final Details													
Close Grant													

E. Revitalizing Main Street – Phase II Sidewalks:
Submittal deadline for proposals - Tuesday, March 11, 2025 (3pm MST) then evaluation of proposals will go to Town Council for Final Selection - Wednesday, March 19, 2025.

F. Safe Street for All:
The virtual meeting was held the evening of February 25 and stakeholders on February 26. Just a couple more meetings and Stolfus will provide a draft SS4A plan. The photo is a Silt pedestrian extension on US Hwy 6.

G. The Town Manager position ad closes on March 17.

11. PLANNING COMMISSION COMMENTS

Lynn T. wished everyone a Happy St. Patrick's Day.

12. FUTURE MEETINGS

A. March 26, 2025
B. April 9, 2025

13. ADJOURN

Motion by Jeff A., second by Michael B., to adjourn the regular meeting of March 12, 2025 at 6:43 p.m. Motion passed 5-0.
Note: Amanda M. 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

1010 Two Elk Lane

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

Staff Report

I. Summary of Request:

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

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

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

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

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

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

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

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

II. Summary of Process and Code Requirements:

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

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

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

(d) Administrative procedure.

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

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

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

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

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

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

III. Zoning Analysis:

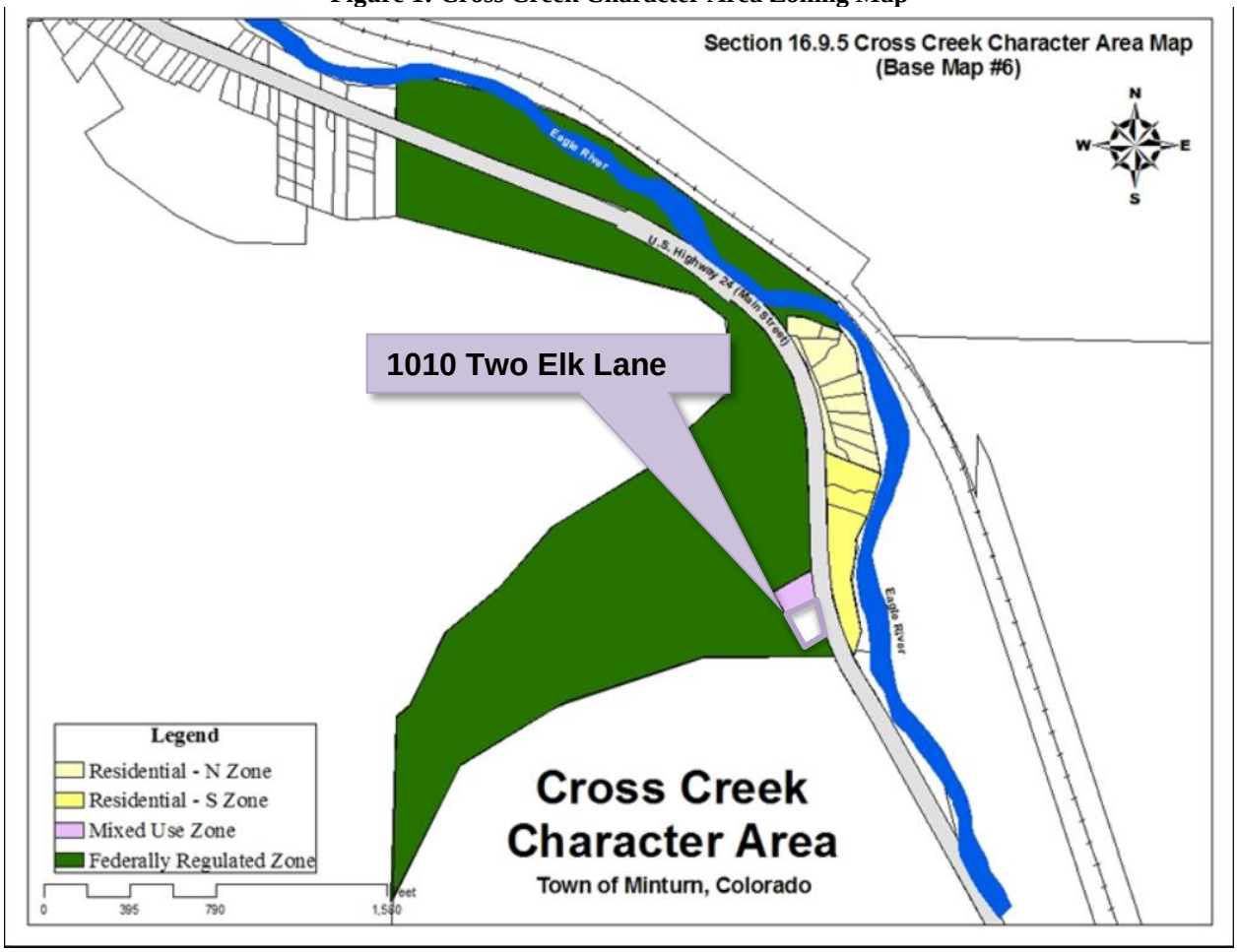
Zoning
The subject property is located within the "Cross Creek Character Area" Mixed Use Zone District, described as follows:

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

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

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Figure 1: Cross Creek Character Area Zoning Map



Dimensional Limitations and Development Standards

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

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

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

IV. Applicable Standards and Design Guideline Criteria:

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

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

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

"c. Massing and Scale

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

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

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

V. Issues and Recommended Revisions:

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

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

VI. Staff Recommendation and Suggested Conditions:

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

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

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

Inter-Mountain ENGINEERING
Civil Engineers & Surveyors

March 2, 2025

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

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

Dear Madison:

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

MMC Section 16-21-615 Section C:

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

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

The survey meets the survey requirements of the MMC.

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

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

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

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

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

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

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

Resolved - Plans are dated 2/14/2025.

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

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

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

Respectfully,
Inter-Mountain Engineering (Town Engineer)



Jeffery M. Spanel PE

CC: Scot Hunn

DESIGN REVIEW APPLICATION

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

Project Name:
1010 TWO ELK LANE

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

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

Application Request:
MAJOR CONSTRUCTION

Applicant:
Name: FLETCHER GROFF

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

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

Property Owner:
Name: ADAM MINNICK

Mailing Address: 452 LEYDEN STREET, DENVER CO, 80220

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

Required Information:

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

Signature:

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

DESIGN REVIEW APPLICATION

SUBMITTAL CHECKLIST REQUIREMENTS

(TO BE INCLUDED WITH APPLICATION)

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

- [x] **Elements needed on the Site Plan**
  - [x] Scale
  - [x] North Arrow
  - [x] Date Prepared
  - [x] Lot Dimensions, Area, Entire Site Acreage

- [x] **Architecture Details – Materials Board**
  - [x] Windows – Placement and Color
  - [x] Doors – Placement and Color
  - [x] Siding – Type and Color
  - [x] Roof Material – Type and Color
  - [x] Paint Color

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

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

PLANNING COMMISSION
DESIGN REVIEW PROCESS

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

The Town Planner shall have the following powers and duties:

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

Planning Commission as Design Review Board

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

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

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

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

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

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

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

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

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

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

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

DESIGN REVIEW CRITERIA

1. SITE DESIGN

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

a. Natural Features

(1) Topography

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

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

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

(2) Water Bodies

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

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

b. Orientation

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

Snow Storage, Snow Shedding and Solar Orientation

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

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

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

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

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

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

c. Massing and Scale

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

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

2. ARCHITECTURAL ELEMENTS

a. Roof Pitch and Form

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

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

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

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

b. Facade

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

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

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

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

c. Building Details

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

3. MATERIALS AND SCREENING

a. Materials

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

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

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

b. Streetscape and Landscape Design

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

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

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

c. Screening

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

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

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

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

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

To Whom it May Concern,

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

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

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

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

Sincerely,

Fletcher Groff

Architectural Plan Review Notice - Response

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

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

SECTION (C) (2) BOUNDARY SURVEY

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

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

SECTION (C) (3) SITE PLAN

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

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

B. Utility connections are not shown.

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

Section (C) (4) GRADING AND DRAINAGE PLAN

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

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

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

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

Best regards,

Christopher Davis | principal
BOSS.architecture



February 18, 2025

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

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

Section (C)(4) Grading and Drainage Plan

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

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

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

Land Title Guarantee Company

Date: May 21, 2021

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

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

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

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

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

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

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

Sincerely,

Land Title Guarantee Company

OWNER'S POLICY OF TITLE INSURANCE

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

COVERED RISKS

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

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

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

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

Craig B. Rants, Senior Vice President

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

By _____ President
Attest _____ Secretary

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AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY Adopted 6-17-06

EXCLUSIONS FROM COVERAGE

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

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

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

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

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

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

CONDITIONS

1. DEFINITION OF TERMS

The following terms when used in this policy mean:

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

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

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

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

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

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

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

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

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

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

2. CONTINUATION OF INSURANCE

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

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

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

4. PROOF OF LOSS

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

5. DEFENSE AND PROSECUTION OF ACTIONS

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

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

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

6. DUTY OF INSURED CLAIMANT TO COOPERATE

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

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

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

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

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

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

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

8. DETERMINATION AND EXTENT OF LIABILITY

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

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

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

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

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

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

9. LIMITATION OF LIABILITY

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

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

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

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

10. REDUCTION OF INSURANCE; REDUCTION OR TERMINATION OF LIABILITY

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

11. LIABILITY NONCUMULATIVE

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

12. PAYMENT OF LOSS

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

13. RIGHTS OF RECOVERY UPON PAYMENT OR SETTLEMENT

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

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

14. ARBITRATION

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

15. LIABILITY LIMITED TO THIS POLICY; POLICY ENTIRE CONTRACT

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

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

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

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

16. SEVERABILITY

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

17. CHOICE OF LAW; FORUM

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

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

18. NOTICES, WHERE SENT

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

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

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

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

Old Republic National Title Insurance Company

Schedule A

Order Number: V50060962

Policy No.: OX50060962.4420922

Amount of Insurance: $350,000.00

Property Address:

1010 TWO ELK LANE, MINTURN, CO 81645

1. Policy Date:

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

2. Name of Insured:

ADAM MINNICK AND ELENI MINNICK

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

A FEE SIMPLE

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

ADAM MINNICK AND ELENI MINNICK

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

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

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Old Republic National Title Insurance Company

(Schedule B)

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

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

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

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

Customer Distribution

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

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

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

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

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

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

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

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

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

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

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

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

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

Land Title GUARANTEE COMPANY Since 1967

Estimate of Title Fees

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

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

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

Buyer(s): ADAM MINNICK AND ELENI MINNICK

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

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

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

Chain of Title Documents:

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

Plat Map(s):

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

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule A

Order Number: V50060962-2

Property Address:

1010 TWO ELK LANE, MINTURN, CO 81645

1. **Effective Date:**

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

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

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

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

   A FEE SIMPLE

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

   CROSS CREEK PROPERTIES, LLC, A COLORADO LIMITED LIABILITY COMPANY

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

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

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ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part I

(Requirements)

Order Number: V50060962-2

All of the following Requirements must be met:

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

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

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

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

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

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

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

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

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

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

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

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

   TAXES AND ASSESSMENTS FOR THE YEAR 2021 AND SUBSEQUENT YEARS.

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part II

(Exceptions)

Order Number: V50060962-2

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

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

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part II

(Exceptions)

Order Number: V50060962-2

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

Land Title Guarantee Company
Disclosure Statements

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

NOTICE

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

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

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

COMMITMENT TO ISSUE POLICY

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

COMMITMENT CONDITIONS

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

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

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

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

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

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

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

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

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

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

8. **PRO-FORMA POLICY**

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

9. **ARBITRATION**

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

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

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

Craig B. Rants, Senior Vice President

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

By *President*

Attest *Secretary*

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

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VIEW OF PROPOSED PROJECT



DRAWING INDEX

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

PROJECT.SUMMARY

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

PLANS.SQ. FT.

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

SYMBOLS.LEGEND

ROOM NAME
XXX
– AREA NAME
– AREA NUMBER

101
– DOOR NUMBER

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

X
AX.X
– DETAIL NUMBER
– DETAIL SHEET NUMBER

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

ELEVATION LEVEL
– SPOT ELEVATION REFERENCE

X
– WINDOW TYPE
– INTERIOR GLASS TYPE
– SKYLIGHT TYPE

– NORTH ARROW

X
AX.X
X
– INTERIOR ELEVATION REFERENCE

– CHANGE IN FLOOR OR CEILING ELEVATION

PROJECT.TEAM

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

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GENERAL CONTRACTOR
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1036 POLAR STAR DR.
EAGLE, CO 81631

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fletcher@thegroffcompany.com

STRUCTURAL ENGINEER
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MEGHAN C. BAKEMEYER
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CIVIL ENGINEER
RAPTOR CIVIL ENGINEERING
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SUITE 1058
WESTMINSTER, CO 80031

720.774.7736
eric@raptor-civil.com

MECHANICAL
T.B.D.

LANDSCAPE ARCHITECT
T.B.D.

BUILDING CODE INFORMATION

APPLICABLE CODES

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

BOSS ARCHITECTURE
CHRISTOPHER.DAVIS
KEVIN.STEPHENSON

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STATE OF COLORADO
01.17.2025
CHRISTOPHER WILLIAM DAVIS
400094
LICENSED ARCHITECT

OWNERS:
ADAM AND LAINIE MINNICK

LOCATION:
1010 TWO ELK LANE
MINTURN, COLORADO 81645

P1 | 2025 DESIGN REVIEW
P2 | 2025 FOR PRICING
1 P2 | 2025 (REVISION.01)

COVER SHEET

TWO.ELK

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

A0.0

GENERAL NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

•CHRISTOPHER.DAVIS
•KEVIN.STEPHENSON

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STATE OF COLORADO
01.17.2025
CHRISTOPHER WILLIAM DAVIS
400094
LICENSED ARCHITECT

OWNERS:
ADAM AND LAINIE MINNICK

LOCATION:
1010 TWO ELK LANE
MINTURN, COLORADO 81645

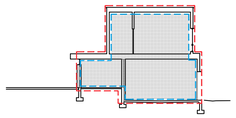
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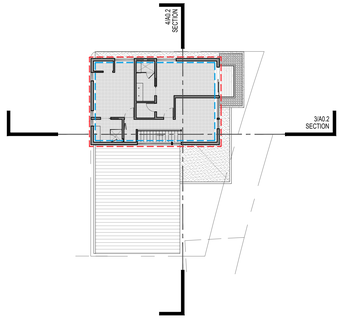
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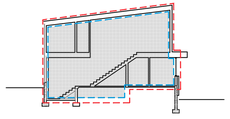
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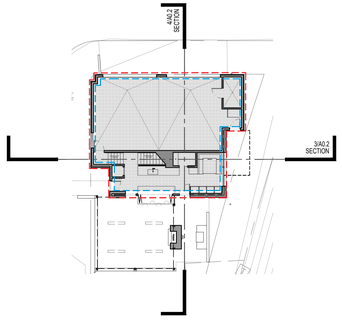
4 THERMAL ENVELOPE SECTION
1 : 1/16"



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



3 THERMAL ENVELOPE SECTION
1 : 1/16"



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

THERMAL ENVELOPE.LEGEND

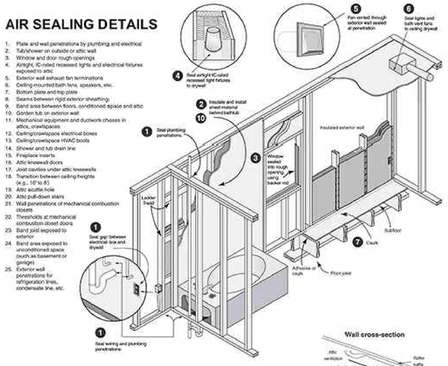
EXTERIOR AIR BARRIER

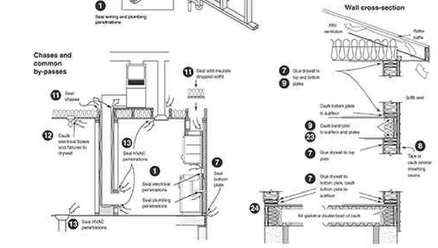
INTERIOR AIR BARRIER

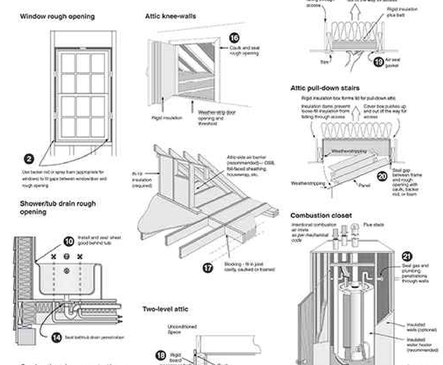
INTERIOR CONDITIONED SPACE

AIR SEALING DETAILS

1. Plate and wall penetrations by plumbing and electrical
2. Tub/shower on outside or attic wall
3. Window and door rough openings
4. Airtight, IC-rated recessed lights and electrical fixtures exposed to attic
5. Exterior wall exhaust fan terminations
6. Ceiling-mounted bath fans, speakers, etc.
7. Bottom plate and top plate
8. Seams between rigid exterior sheathing
9. Band sills between floors, conditioned space and attic
10. Garden tub or exterior wall
11. Mechanical equipment and ductwork chases in attics, crawlspaces
12. Ceiling/crawlspace electrical boxes
13. Ceiling/crawlspace HVAC boots
14. Shower and tub drain line
15. Fireplace inserts
16. Attic kneewall doors
17. Joist cavities under attic kneewalls
18. Transition between ceiling heights (e.g., 10' to 8')
19. Attic scuttle hole
20. Attic pull-down stairs
21. Wall penetrations of mechanical combustion closets
22. Thresholds at mechanical combustion closet doors
23. Band joist exposed to exterior
24. Band area exposed to unconditioned space (such as basement or crawl)
25. Exterior wall penetrations for refrigeration lines, condensate line, etc.







0 AIR SEALING DETAILS
N.T.S.

2021 IECC.COMPLIANCE

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

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

MINIMUM REQUIRED R-VALUES, PER TABLE R402.1.3

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

MINIMUM FENESTRATION U-VALUES, PER TABLE R402.1.3

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

AIR SEALING

THE BUILDING SHALL BE TESTED FOR AIR LEAKAGE, PER R402.4.1.2.
THE MAXIMUM AIR LEAKAGE RATE SHALL NOT EXCEED 3.0 ACH
TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH ANSI/RESNET/ICC 380, ASTEM E779, OR ASTM E1827 AND REPORTED AT A PRESSURE OF 0.2 INCH WG (50 PASCALS)
A WRITTEN REPORT OF THE RESULTS SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST.
THE TEST SHALL BE PERFORMED AT ANY TIME AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE HAVE BEEN SEALED.
THE BUILDING AIR BARRIER SHALL BE CONTINUOUS AND SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:

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

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STATE OF COLORADO
01.17.2023
CHRISTOPHER WILLIAM DAVIS
400094
LICENSED ARCHITECT

OWNERS:
ADAM and LAINIE MINNICK

LOCATION:
1010 TWO ELK LANE
MINTURN, COLORADO 81645

06	2025 DESIGN REVIEW
08	2025 FOR PRICING

GENERAL NOTES AND IECC COMPLIANCE

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1 VICINITY MAP
NOT TO SCALE

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02 | 2025 FOR PRICING

VICINITY MAP

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SURVEYORS CERTIFICATE:

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

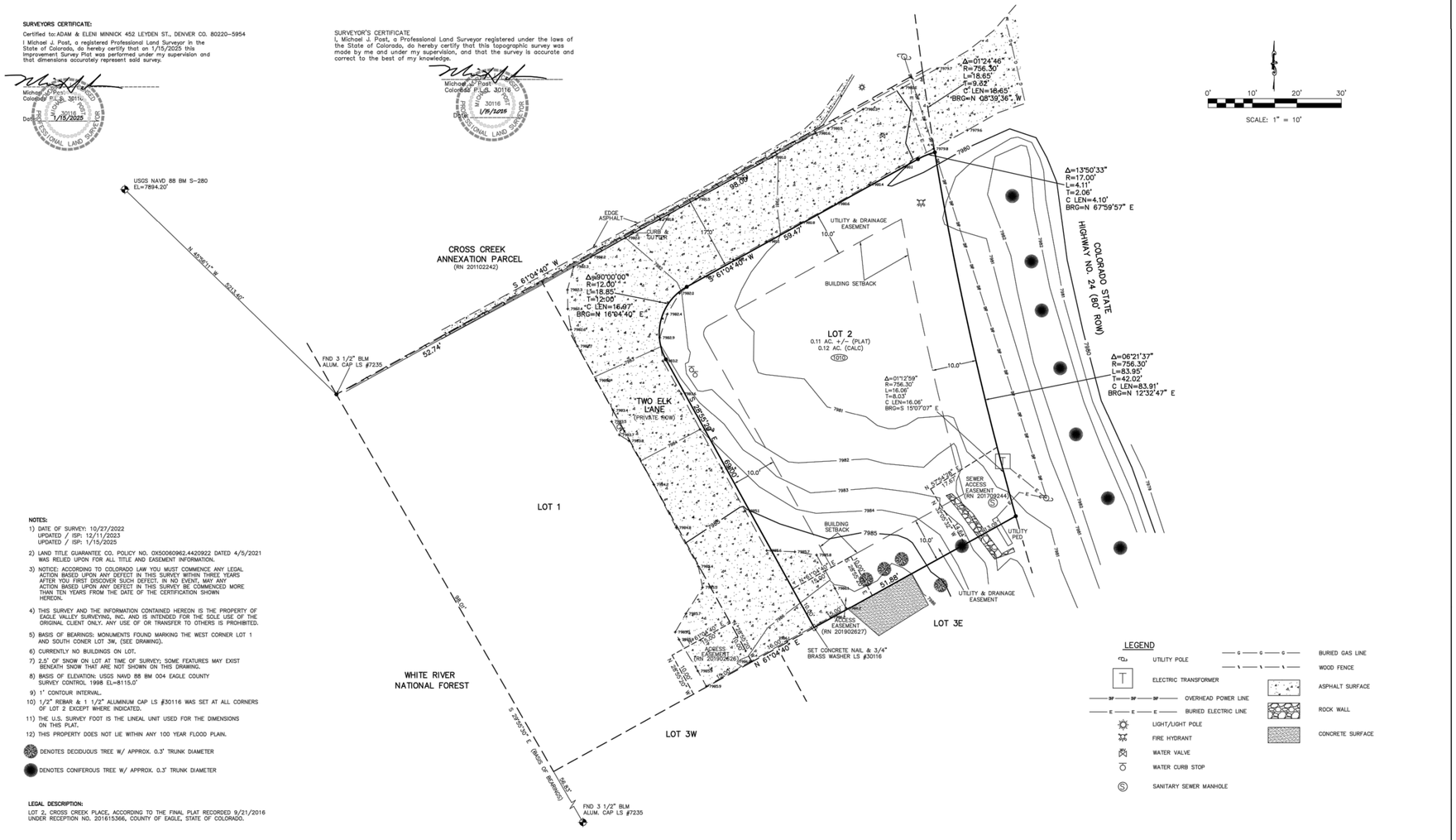
I, Michael J. Post, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that on 1/15/2025 this Improvement Survey Plat was performed under my supervision and that dimensions accurately represent said survey.

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

SURVEYOR'S CERTIFICATE

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

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



NOTES:

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

DENOTES DECIDUOUS TREE W/ APPROX. 0.3' TRUNK DIAMETER

DENOTES CONIFEROUS TREE W/ APPROX. 0.3' TRUNK DIAMETER

LEGAL DESCRIPTION:

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

LEGEND

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

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

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

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

JOB No. 3518

1 SURVEY
1/4" : 1'

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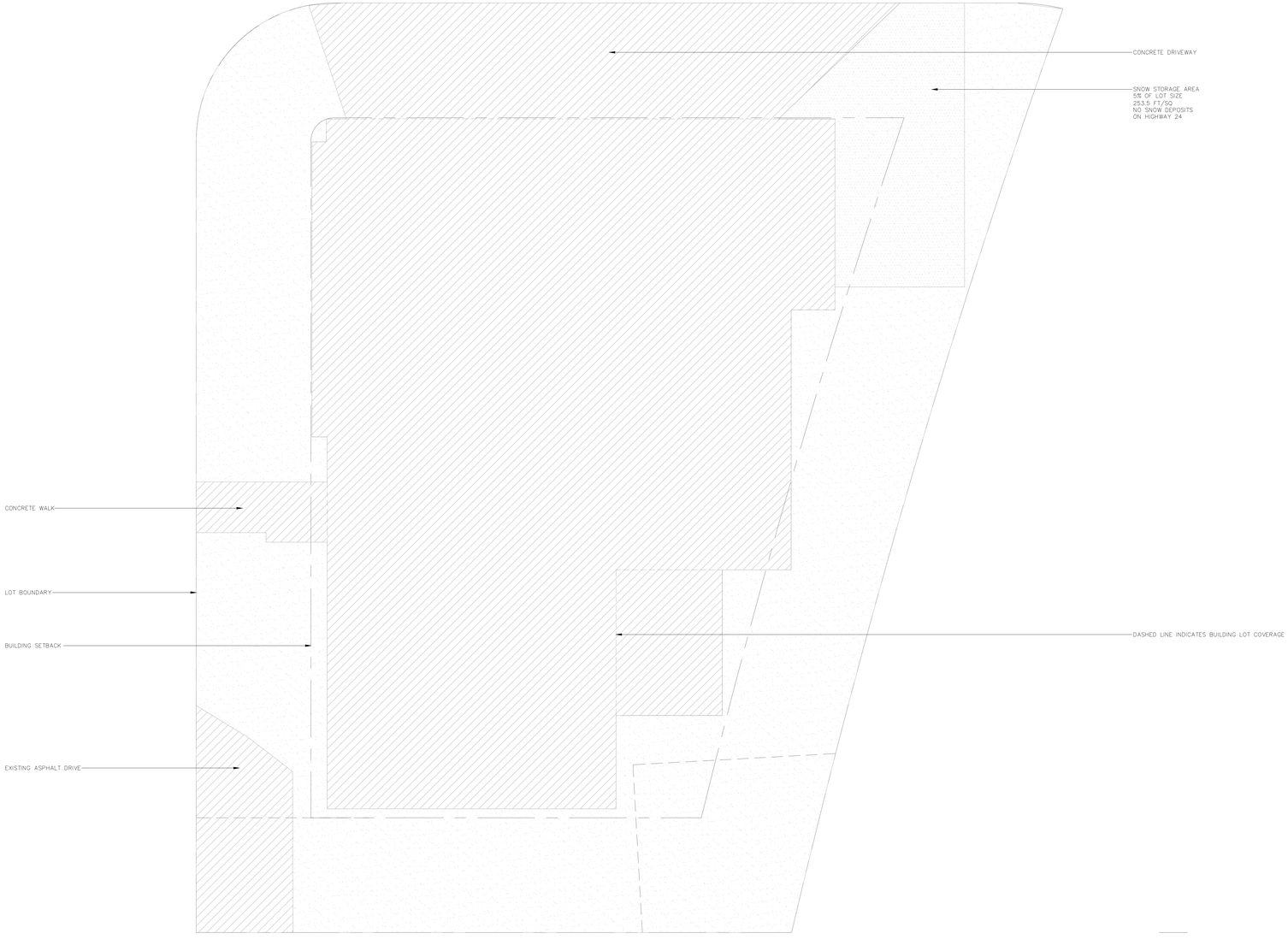
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SURVEY

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1 LOT COVERAGE DIAGRAM
1/4" : 1'

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1010 TWO ELK LANE
MINTURN, COLORADO 81645

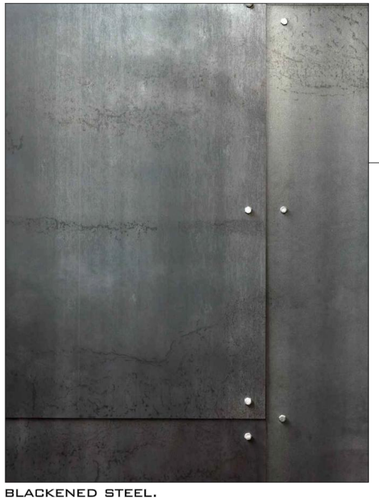
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01.17.2025 | 2025 FOR PRICING

LOT COVERAGE DIAGRAM

TWO.ELK

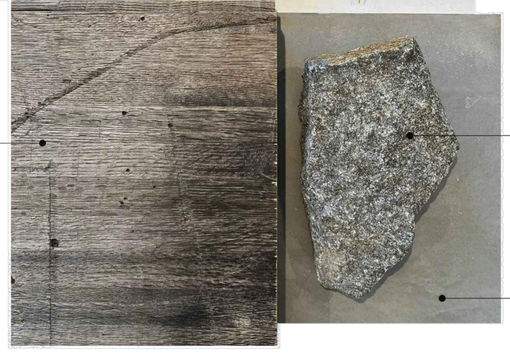
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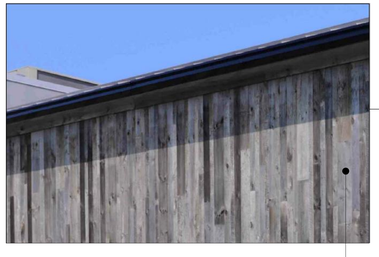
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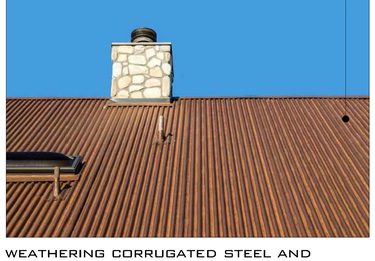


BLACKENED STEEL.
TO BE USED AT GARAGE DOOR, FLASHING,
MULLION CAPS, AND COLUMNS, AND WALL CLADDING





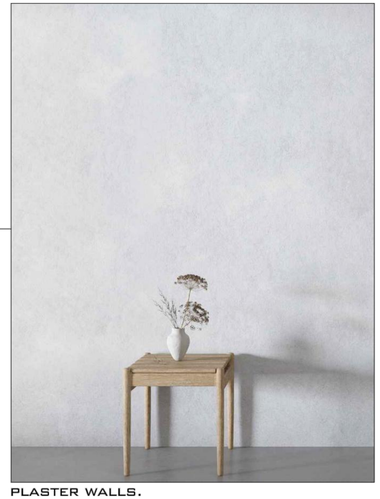




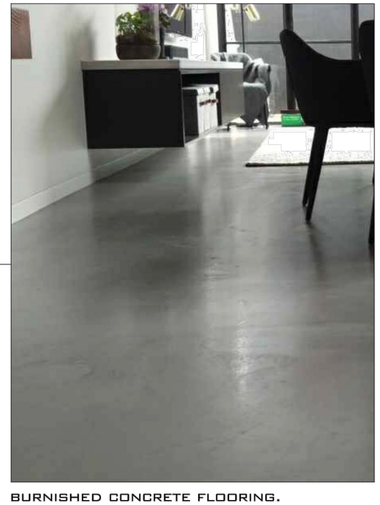
WEATHERING CORRUGATED STEEL AND
RECLAIMED BARNWOOD SIDING
AT EXTERIOR FRAMED WALLS



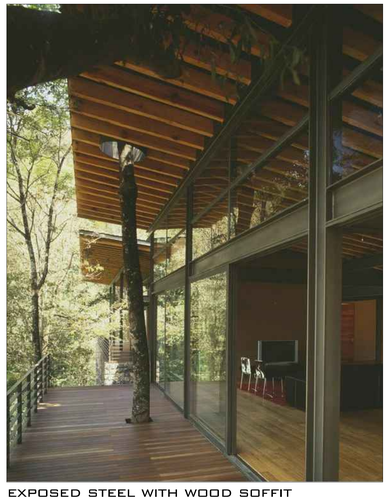
ROOF MATERIAL
BLACK EPDM ROOFING MEMBRANE
ON ALL ROOFS



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



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



EXPOSED STEEL WITH WOOD SOFFIT
AT COVERED PAVILION



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

MATERIAL PALETTE
NOT TO SCALE

•CHRISTOPHER.DAVIS
•KEVIN.STEPHENSON

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STATE OF COLORADO
01.17.2025
CHRISTOPHER
WILLIAM
DAVIS
400094
LICENSED ARCHITECT

OWNERS:
ADAM AND LAINIE MINNICK

LOCATION:
1010 TWO ELK LANE
MINTURN, COLORADO 81645

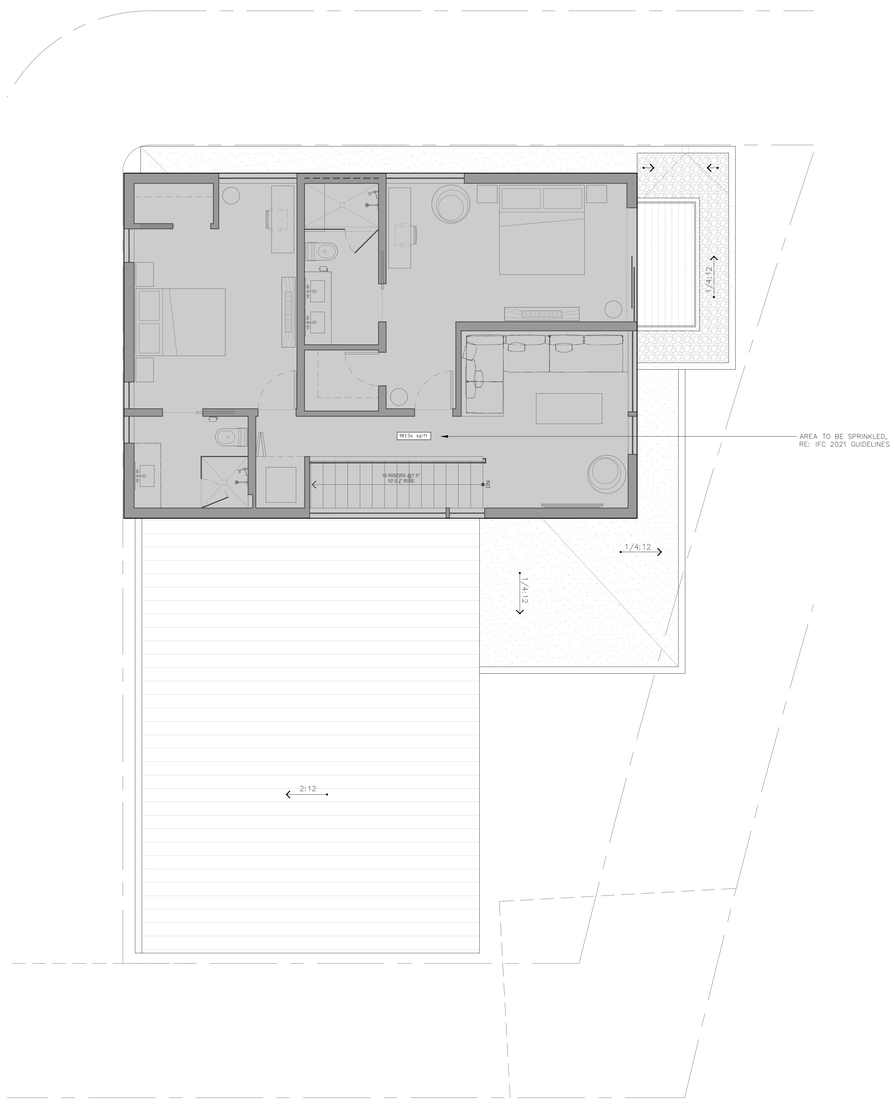
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MATERIAL PALETTE

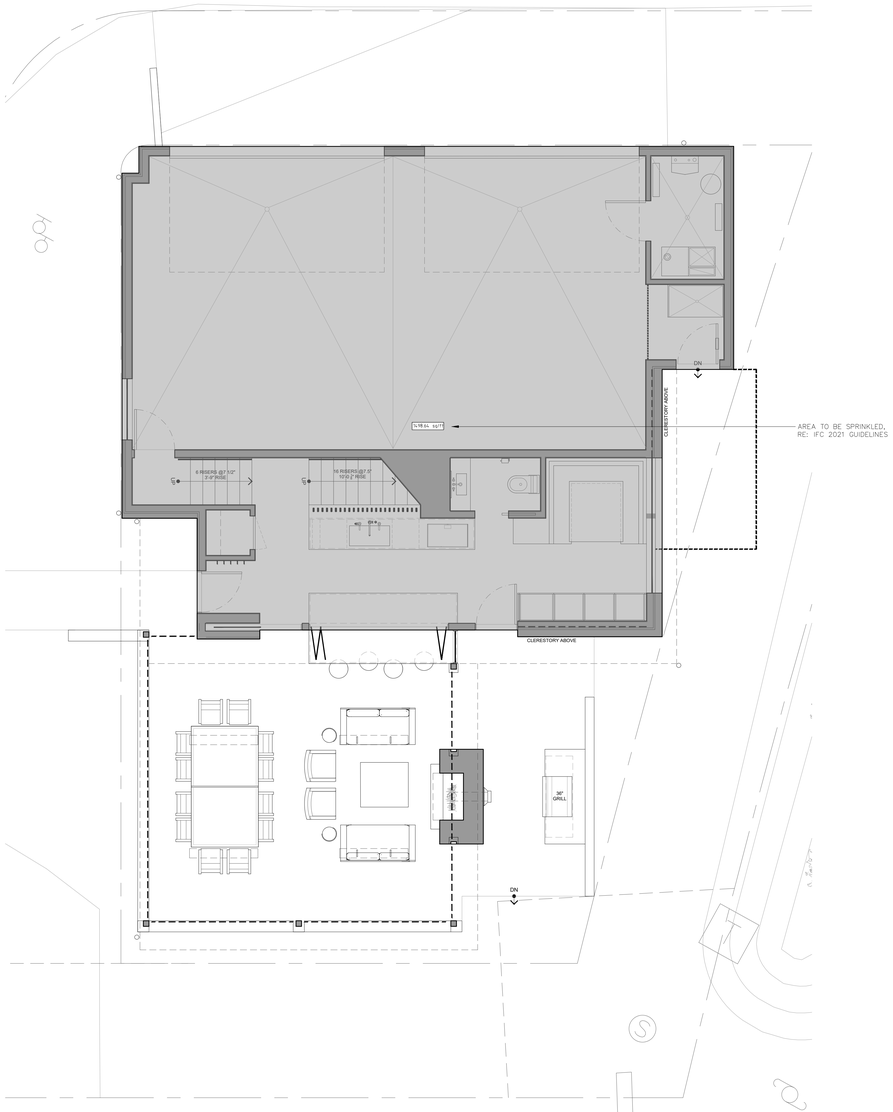
TWO.ELK

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0.6



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



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

.CHRISTOPHER.DAVIS
.KEVIN .STEPHENSON

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STATE OF COLORADO
01.17.2025
CHRISTOPHER WILLIAM DAVIS
400094
LICENSED ARCHITECT

OWNERS:
ADAM and LAINIE MINNICK

LOCATION:
1010 TWO ELK LANE
MINTURN, COLORADO 81645

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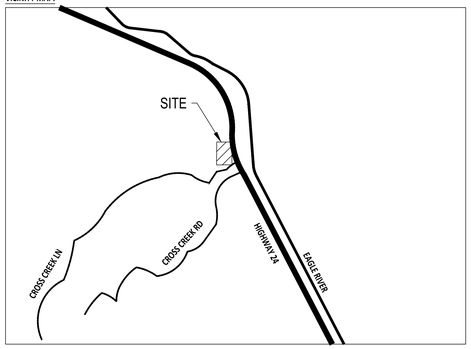
FIRE PROTECTION PLAN

TWO.ELK

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0.7

VICINITY MAP:





0' 500' 1000' 2000'

SCALE: 1"=1000'

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

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

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

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

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.KEVIN STEPHENSON

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COLORADO LICENSED
CHRISTOPHER THOMAS BURNETT
50661
PROFESSIONAL ENGINEER

01.17.2025

OWNERS:
ADAM AND LAINIE MINNICK

LOCATION:
1010 TWO ELK LANE
MINTURN, COLORADO 81645

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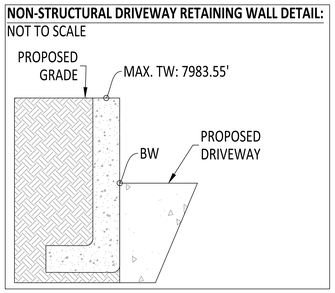
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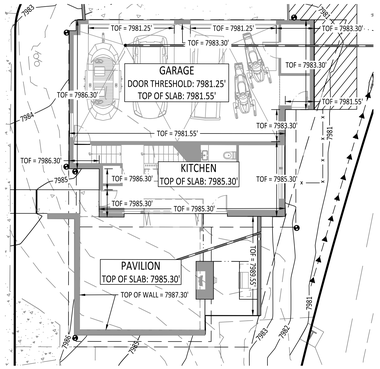
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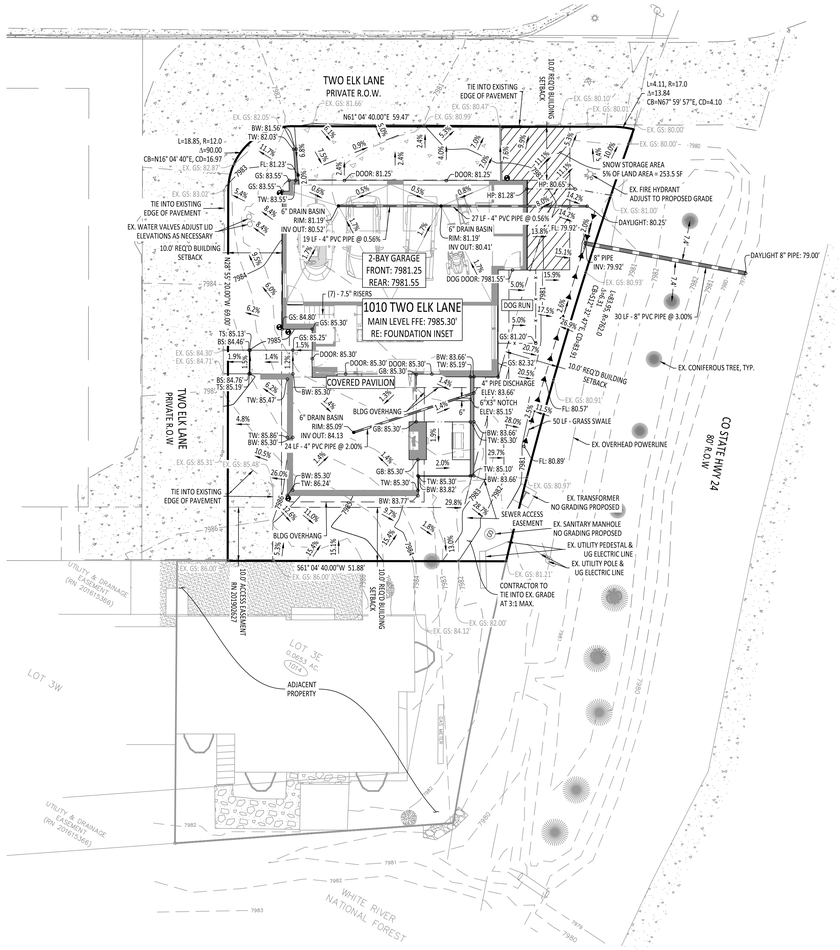
NON-STRUCTURAL DRIVEWAY RETAINING WALL DETAIL:

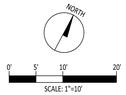
NOT TO SCALE



INSET - TOP OF FOUNDATION







LEGEND:

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

ABBREVIATION LIST:

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

GRADING NOTES:

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

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

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•KEVIN STEPHENSON

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COLORADO LICENSED
CHRISTOPHER DAVIS
50961
PROFESSIONAL ENGINEER

01.17.2025

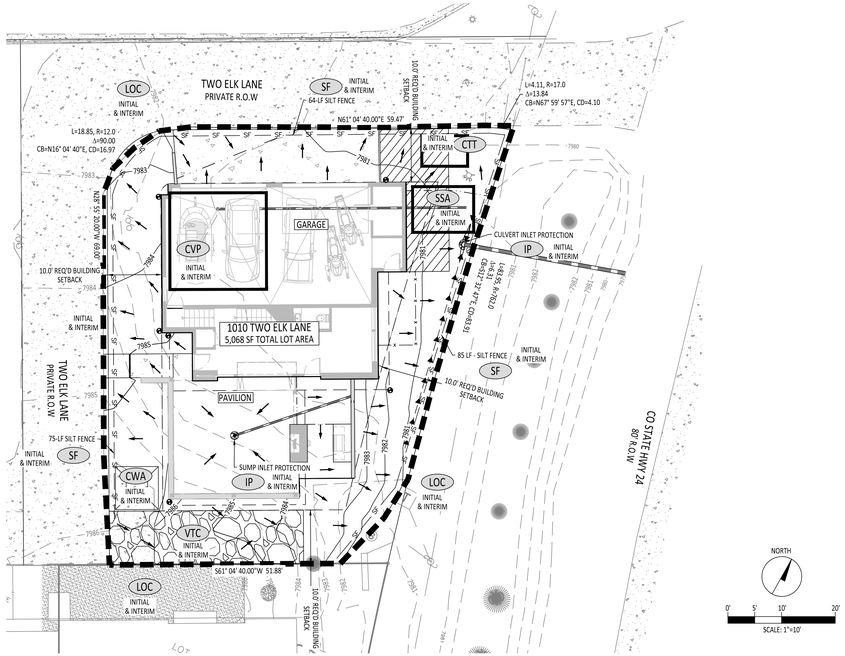
OWNERS:
ADAM and LAINIE MINNICK

LOCATION:
1010 TWO ELK LANE
MINTURN, COLORADO 81645

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02 | 2025 FOR PRICING
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TWO.ELK

2.0



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

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

LEGEND:

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

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

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CHRISTOPHER THOMAS BURNETT
5096
PROFESSIONAL ENGINEER

01.17.2025

OWNERS:
ADAM and LAINIE MINNICK

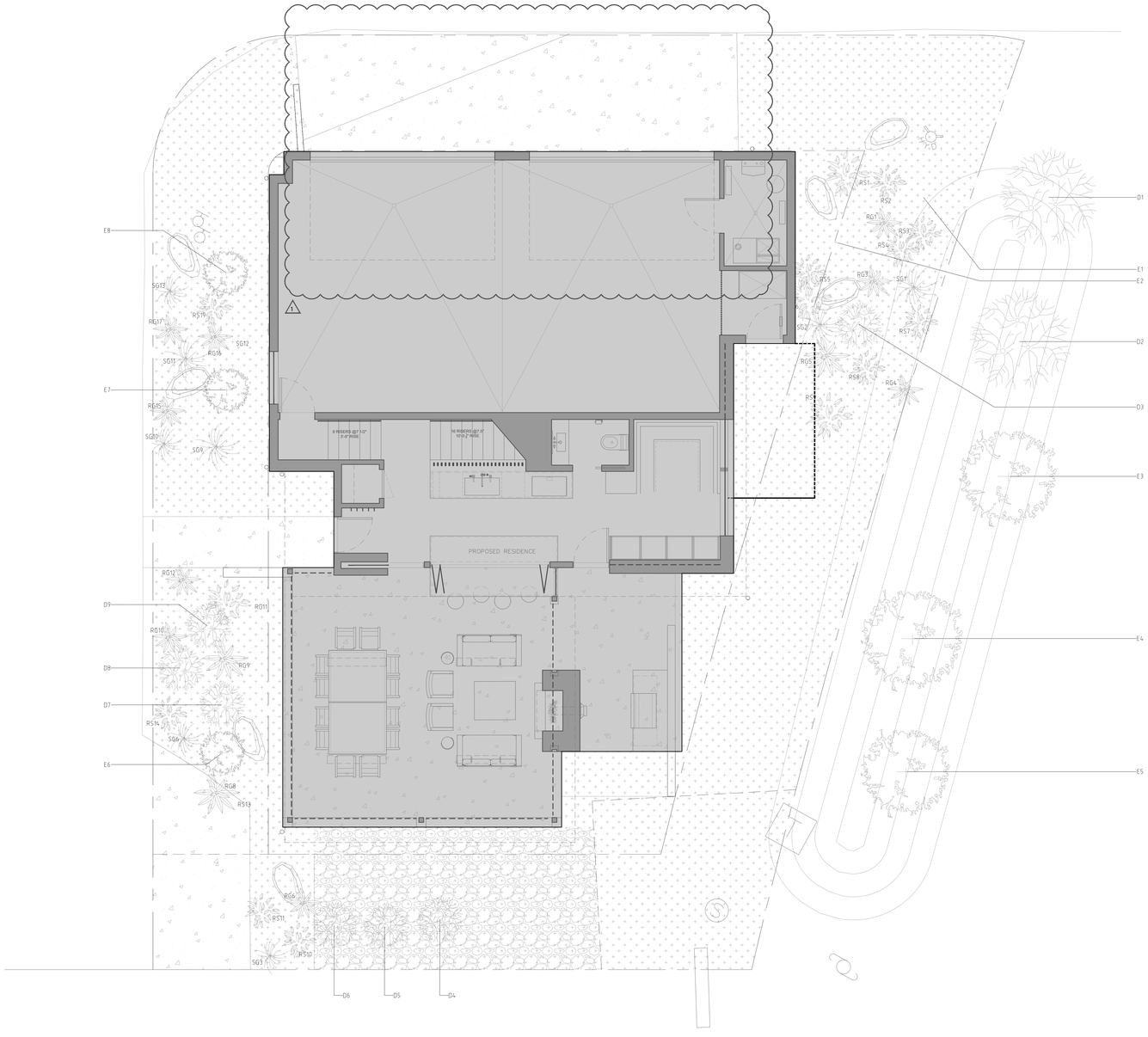
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3.0



TREE.SCHEDULE

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

PLANTING.SCHEDULE

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

LANDSCAPE.NOTES

VERIFY ALL DIMENSIONS IN FIELD.

REFER TO SHEET A0.0 FOR THE FOLLOWING INFORMATION:

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

SUBMIT SAMPLES OF ALL MATERIALS FOR APPROVAL.

CONTRACTOR TO VERIFY PLANT SPACING.

PLAN.MATERIALS

AREA TO BE SEEDED WITH NATIVE SEED MIX

AREA TO BE FILLED WITH GRAVEL

CONCRETE

PLAN.LEGEND

ASPEN TREE (POPULUS TREMULOIDES)

WHITE FIR (ABIES CONCOLOR)

RUSSIAN SAGE (PEROVSKIA ATRIPLICIFOLIA)

SWITCHGRASS (PANICUM VIRGATUM)

FEATHER REED GRASS (CALAMAGROSTIS X ACUTIFLORA)

DECORATIVE BOULDER

1 LANDSCAPE PLAN
1/4" : 1'

CHRISTOPHER.DAVIS
KEVIN.STEPHENSON

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STATE OF COLORADO
11.17.2023
CHRISTOPHER WILLIAM DAVIS
400094
LICENSED ARCHITECT

OWNERS:
ADAM AND LAINIE MINNICK

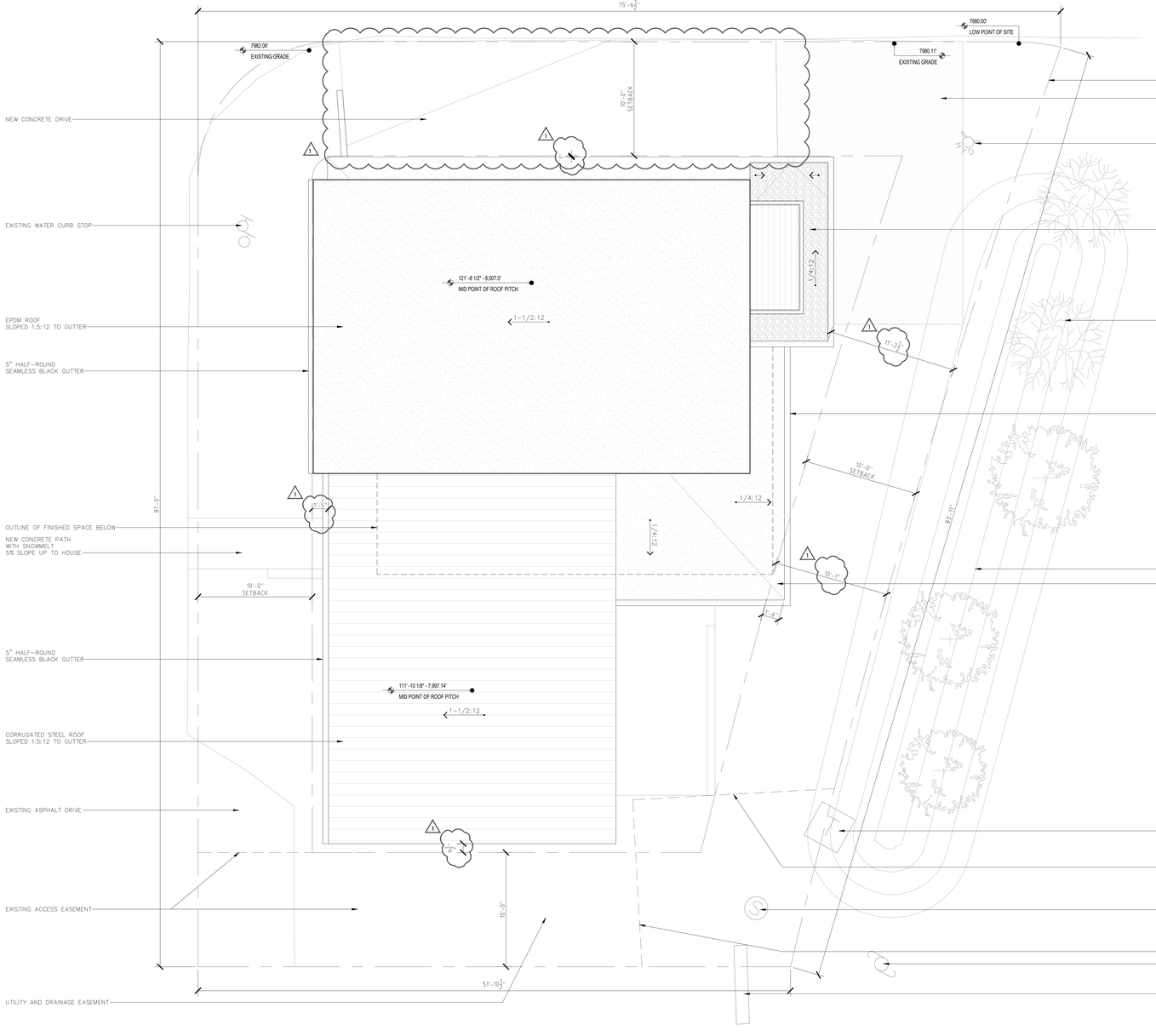
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LANDSCAPE PLAN

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L2.0



PLAN.NOTES

VERIFY ALL DIMENSIONS IN FIELD.

REFER TO SHEET A0.1 FOR THE FOLLOWING INFORMATION:

- GENERAL NOTES

SUBMIT SAMPLES OF ALL MATERIALS FOR APPROVAL.

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

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

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

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

1 SITE PLAN
1/4" : 1'

CHRISTOPHER.DAVIS
KEVIN.STEPHENSON

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01.17.2025
CHRISTOPHER WILLIAM DAVIS
400094
LICENSED ARCHITECT

OWNERS:
ADAM and LAINIE MINNICK

LOCATION:
1010 TWO ELK LANE
MINTURN, COLORADO 81645

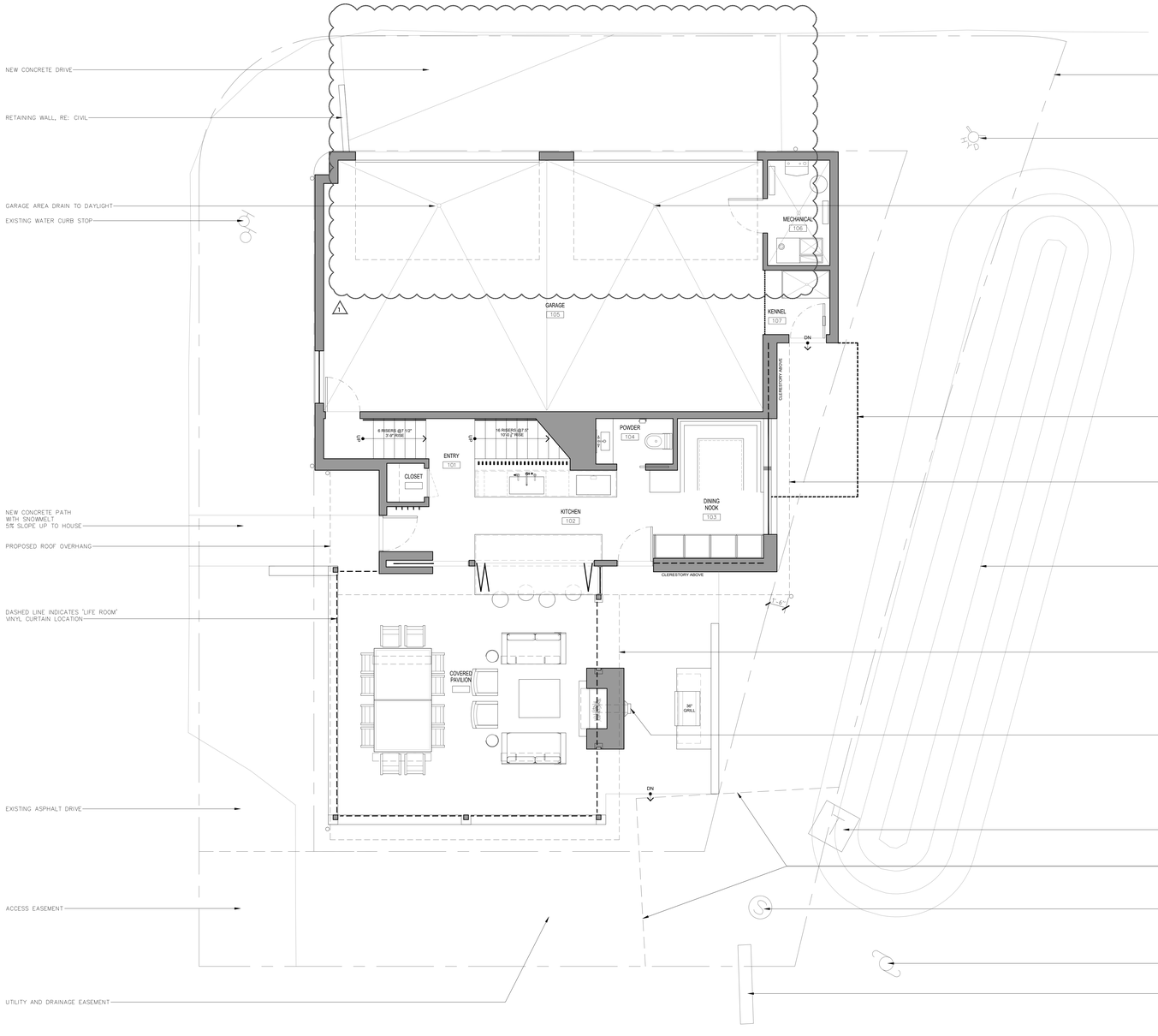
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SITE PLAN

TWO.ELK

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

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

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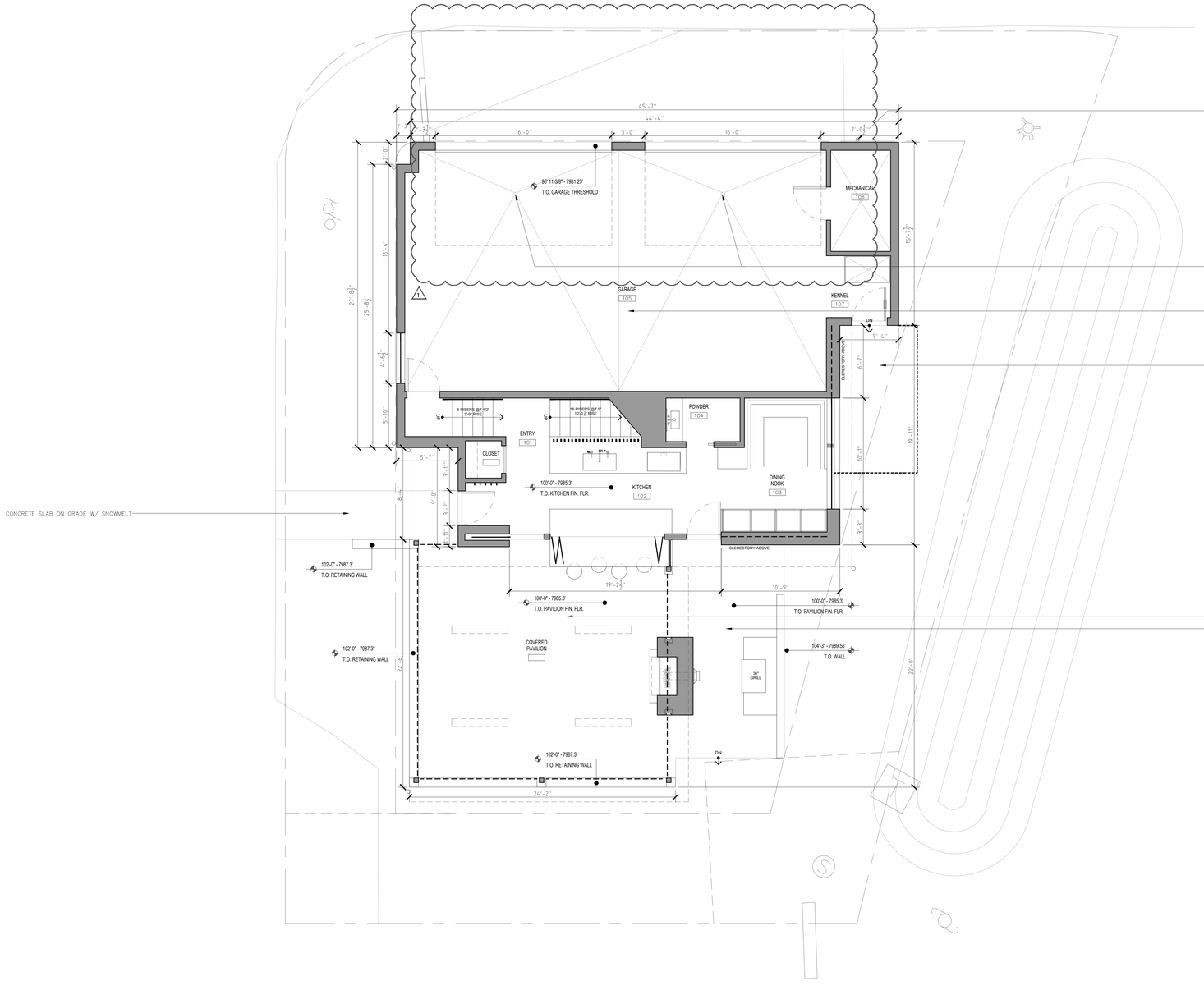
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MAIN LEVEL
FINISH PLAN

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

A2.1

1 KC



PLAN.NOTES

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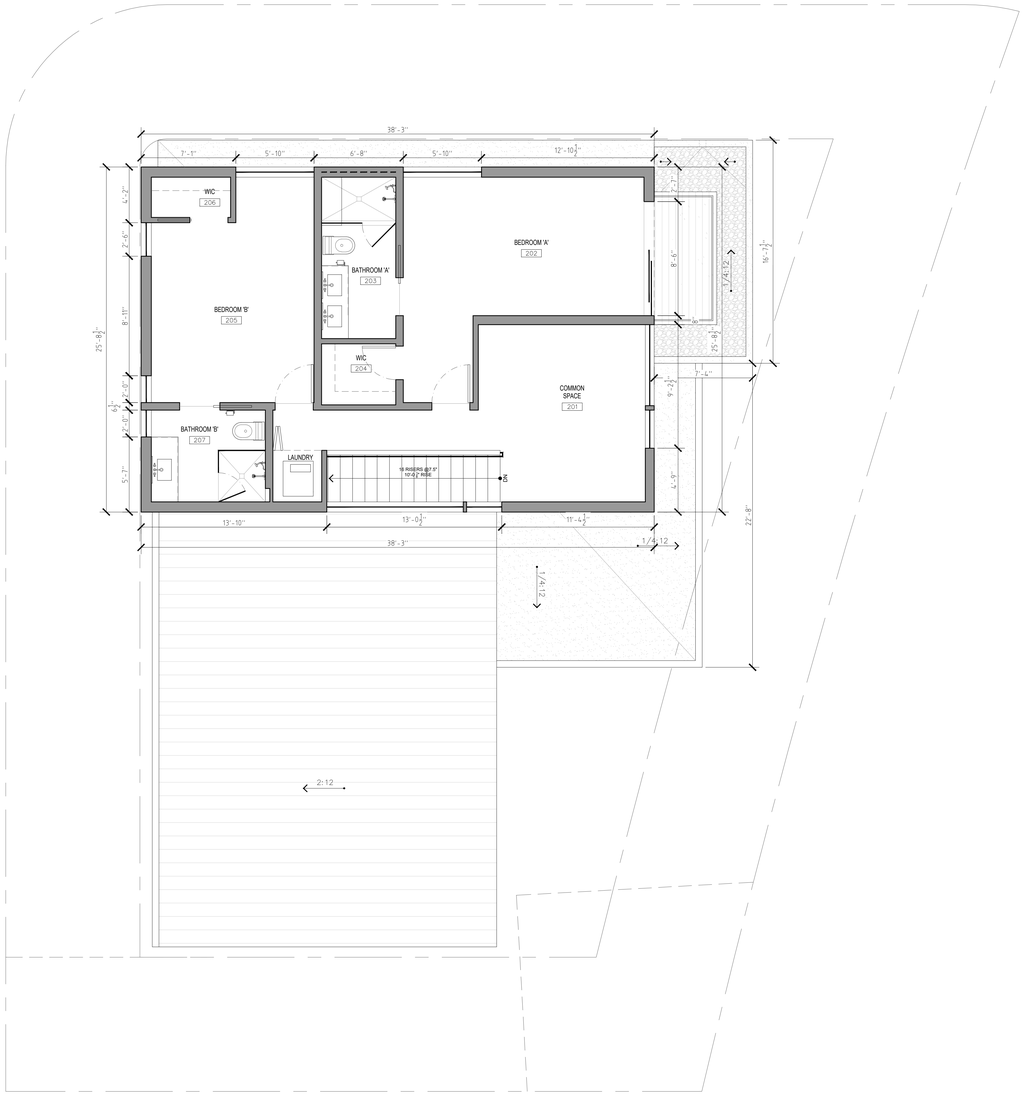
UPPER LEVEL
FINISH PLAN

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



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

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OWNERS:
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LOCATION:
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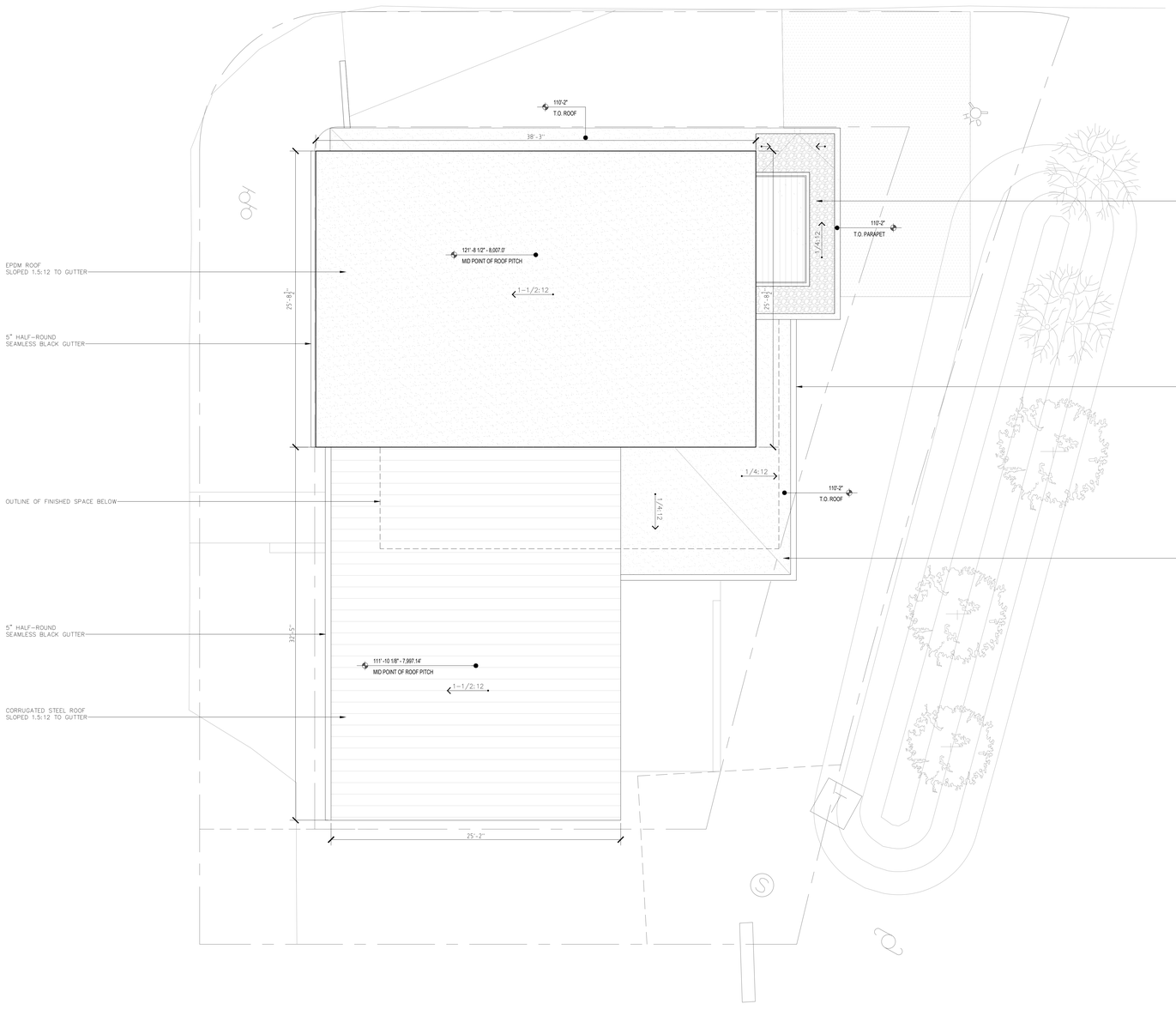
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UPPER LEVEL
CONSTRUCTION PLAN

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1 ROOF PLAN
1/4" : 1'

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ROOF PLAN

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A2.4

ELEVATION.MATERIALS

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

ELEVATION.NOTES

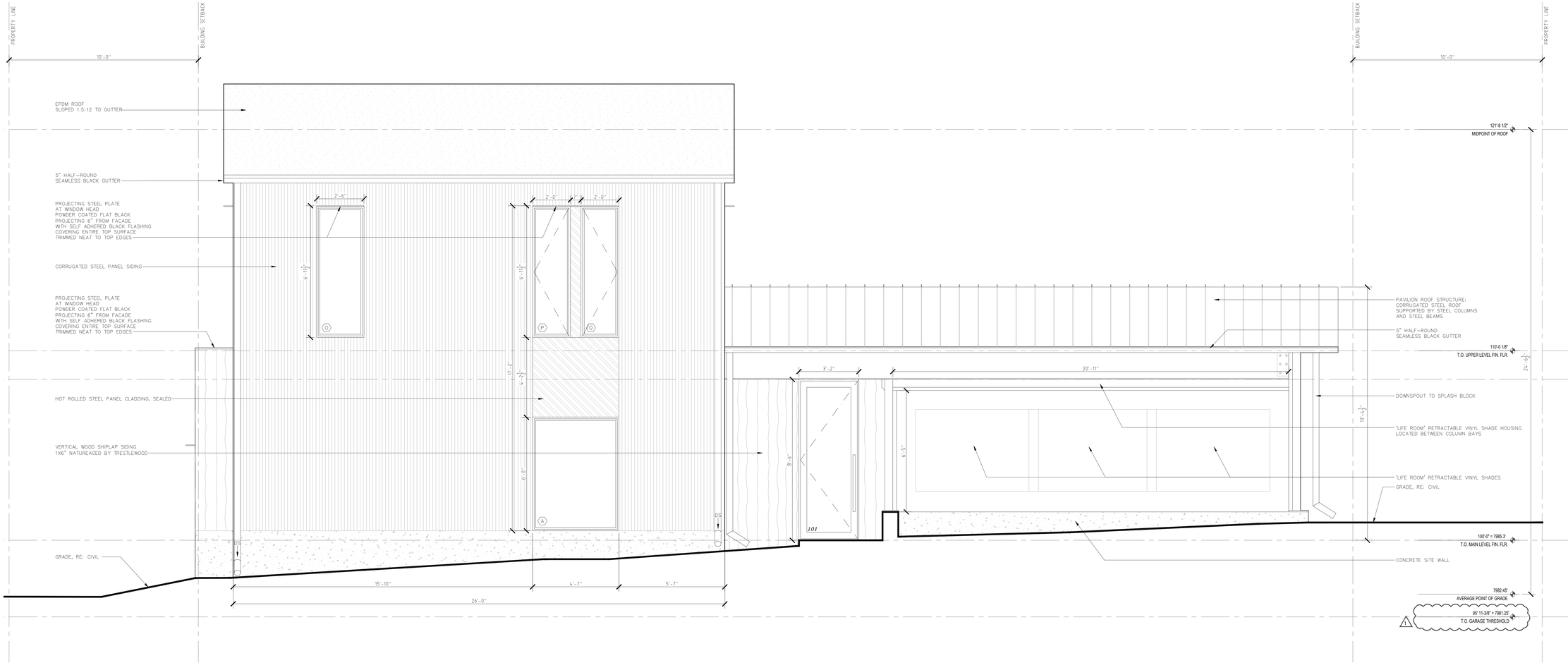
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- GUTTERS SHALL BE PROFILE SHOWN IN SECTIONS
- REFER TO CIVIL DRAWINGS FOR PIPE ROUTING

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

VERIFY ALL DIMENSIONS IN FIELD.

SUBMIT SAMPLES OF ALL MATERIALS FOR APPROVAL.

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



1 WEST ELEVATION
1/4" : 1'

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1 3.0

ELEVATION.MATERIALS

- CORRUGATED STEEL PANELS
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ELEVATION.NOTES

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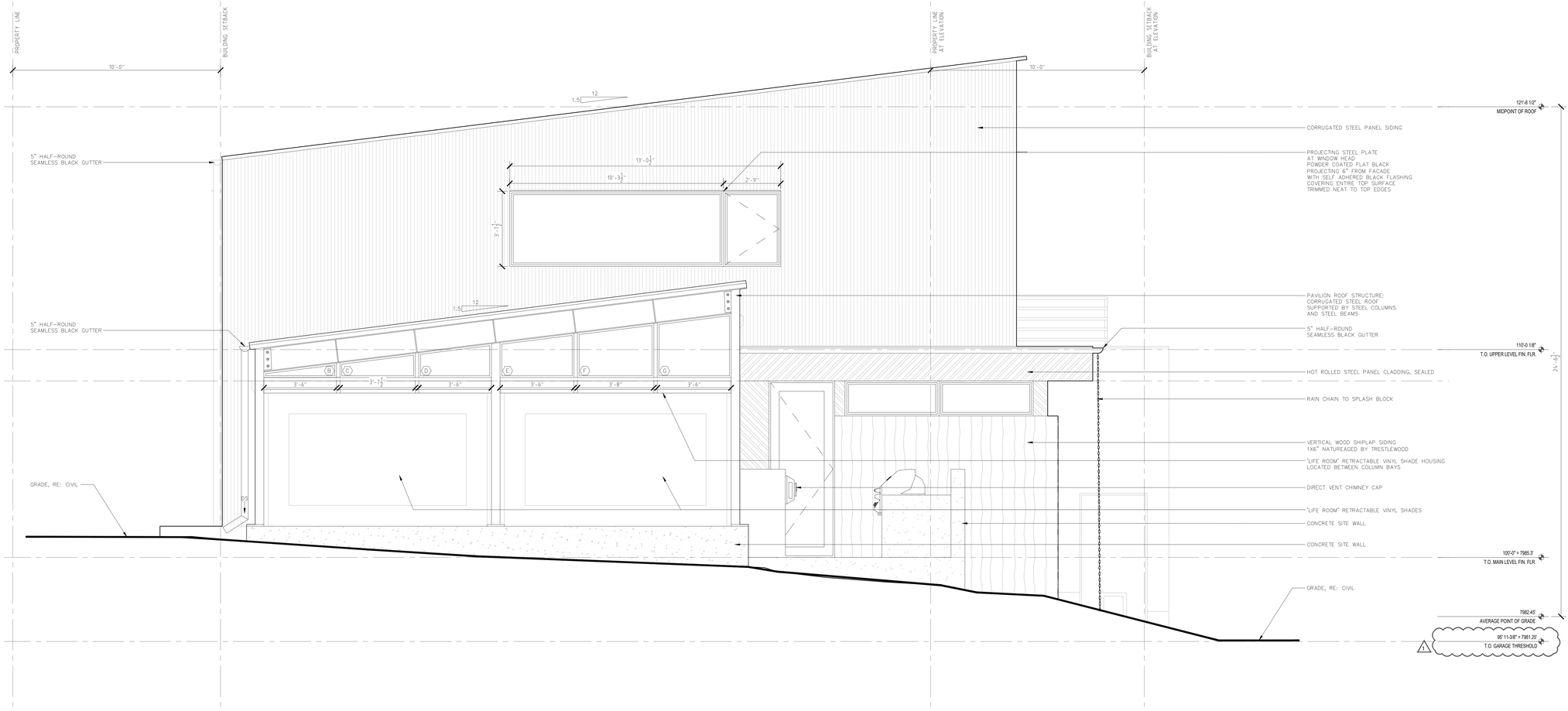
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1 SOUTH ELEVATION
1/2" : 1'

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A3.1

ELEVATION.MATERIALS

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

ELEVATION.NOTES

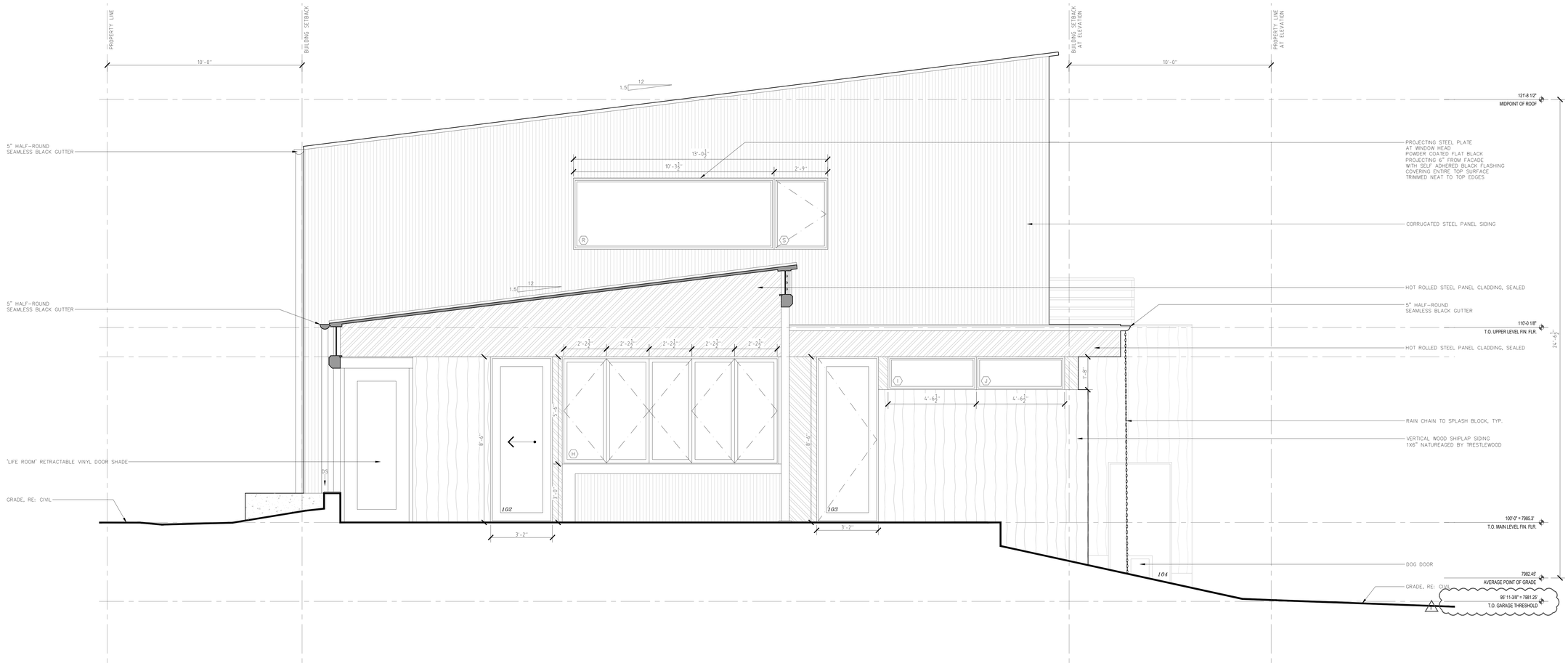
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1 SOUTH ELEVATION
1/2" : 1'

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3.2

ELEVATION.MATERIALS

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ELEVATION.NOTES

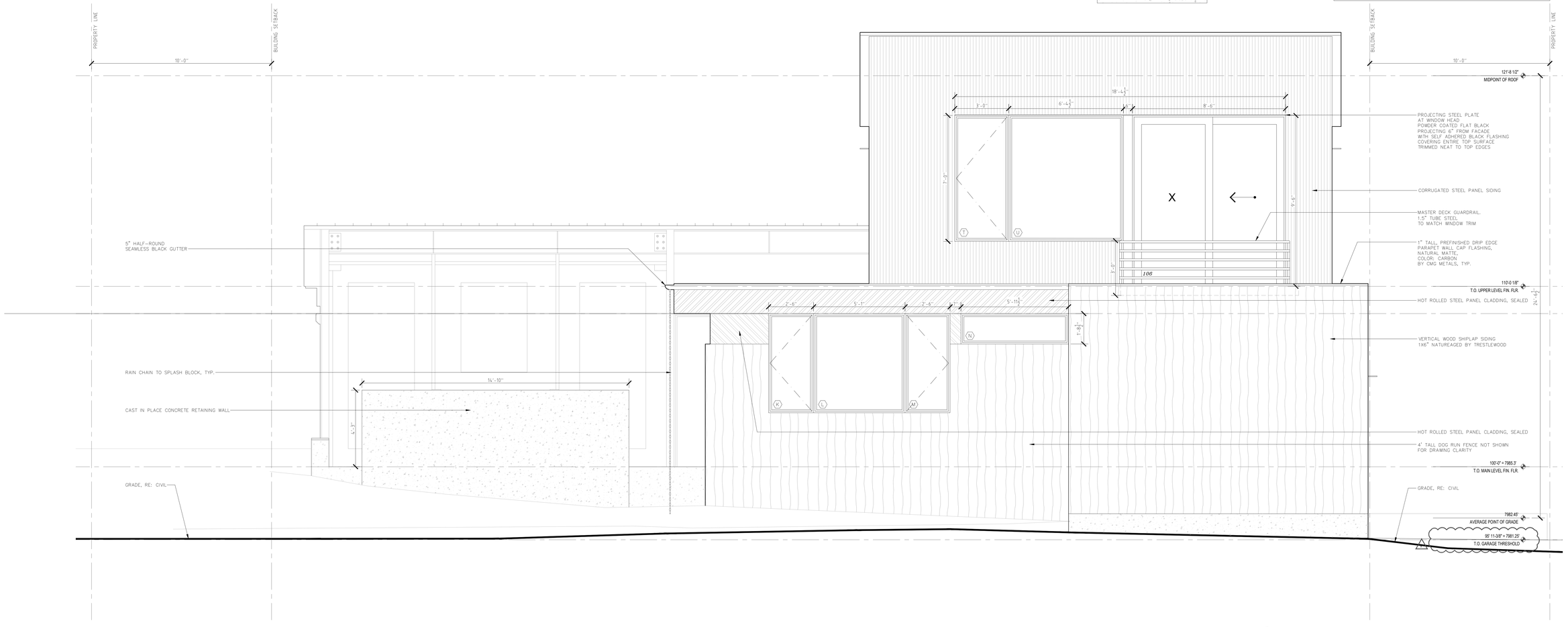
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1 EAST ELEVATION
1/4" : 1'

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A3.3

ELEVATION.MATERIALS

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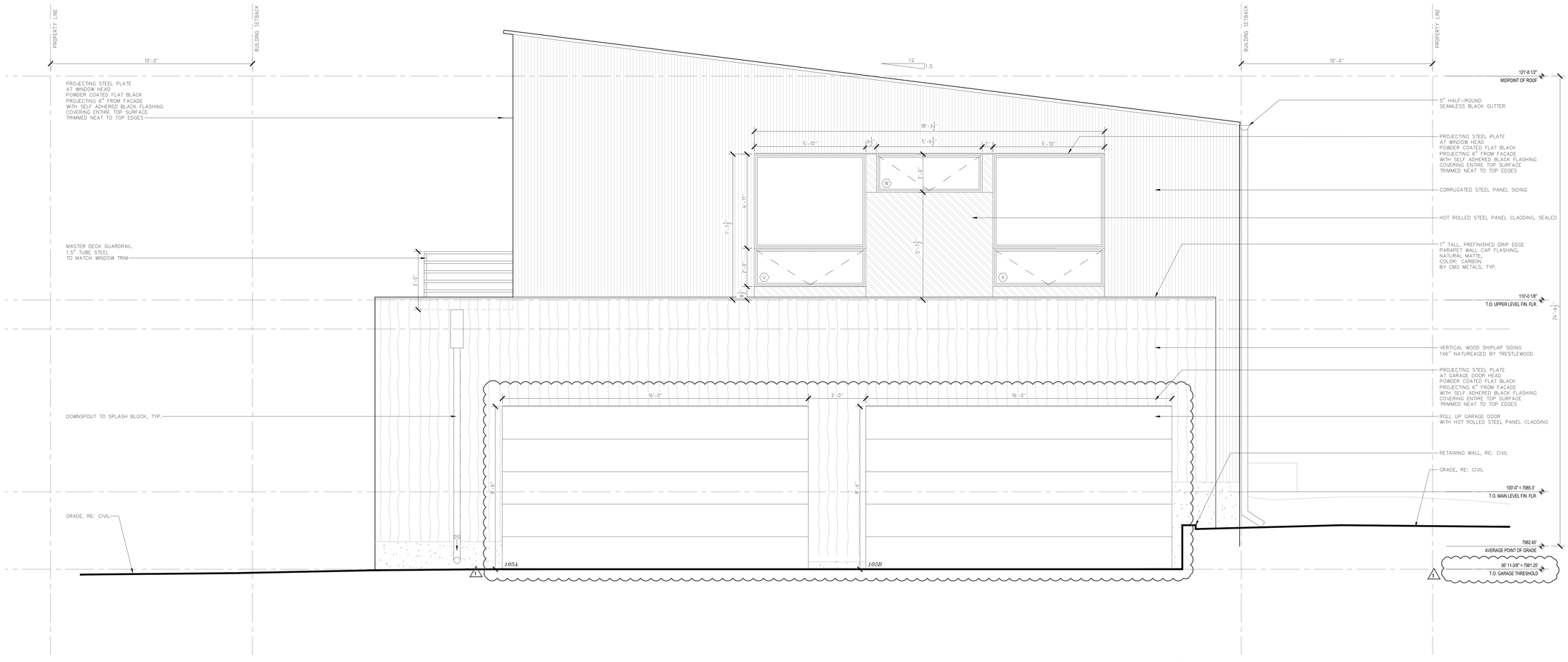
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1 NORTH ELEVATION
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Minturn Planning Department
Minturn Town Center
302 Pine Street
Minturn, Colorado 81645

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

Design Review Board Hearing

Final Plan Review for New Home – Changes to Approved Plans

0186 Miles End Lane

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

Staff Report

I. Summary of Request:

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

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

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

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

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

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

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

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

Staff is **recommending approval**.

II. Summary of Process and Code Requirements:

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

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

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

(d) Administrative procedure.

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

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

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

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

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

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

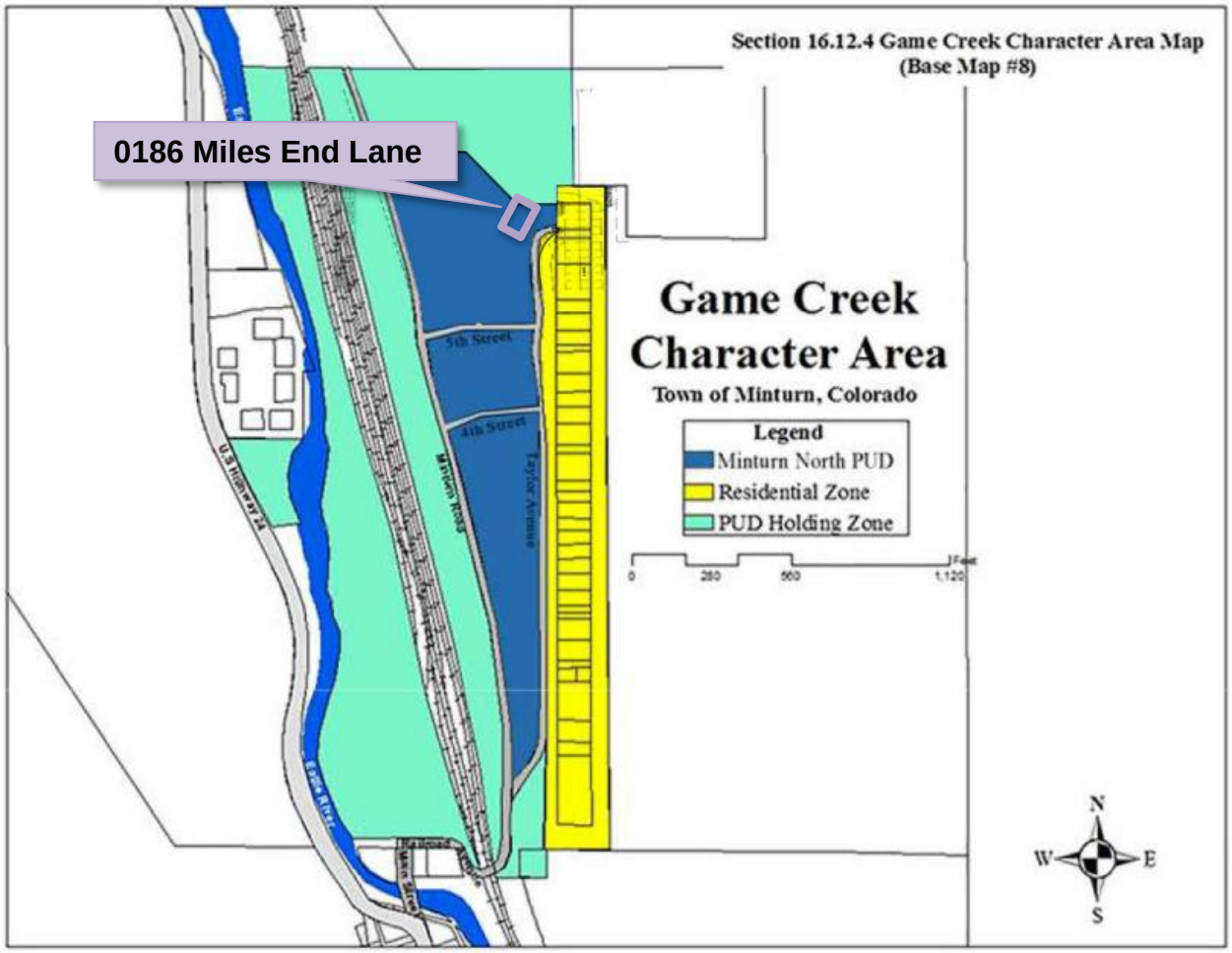
III. Zoning Analysis:

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

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

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Figure 1: Game Creek Character Area Zoning Map



Dimensional Limitations and Development Standards

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

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

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

IV. Applicable Standards and Design Guideline Criteria:

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

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

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

"c. Massing and Scale

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

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

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

V. Issues and Recommended Revisions:

Issues or Required Plan Revisions
Staff has identified no issues.

VI. Staff Recommendation:

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

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

DESIGN REVIEW APPLICATION

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

Project Name:

Minturn North – Bombard Residence

Project Location

Street Address: 186 Miles End Lane

Zoning: Residential

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

Application Request:

DRB Modifications

Applicant:

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

Mailing Address: PO Box 2633 Edwards, CO 81632

Phone: 970-926-1720

Email: THermes@ResortConceptsCO.com

Property Owner:

Name: David & Adriana Bombard

Mailing Address: PO Box 2185 Edwards, CO 81632

Phone: 415-309-3582

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

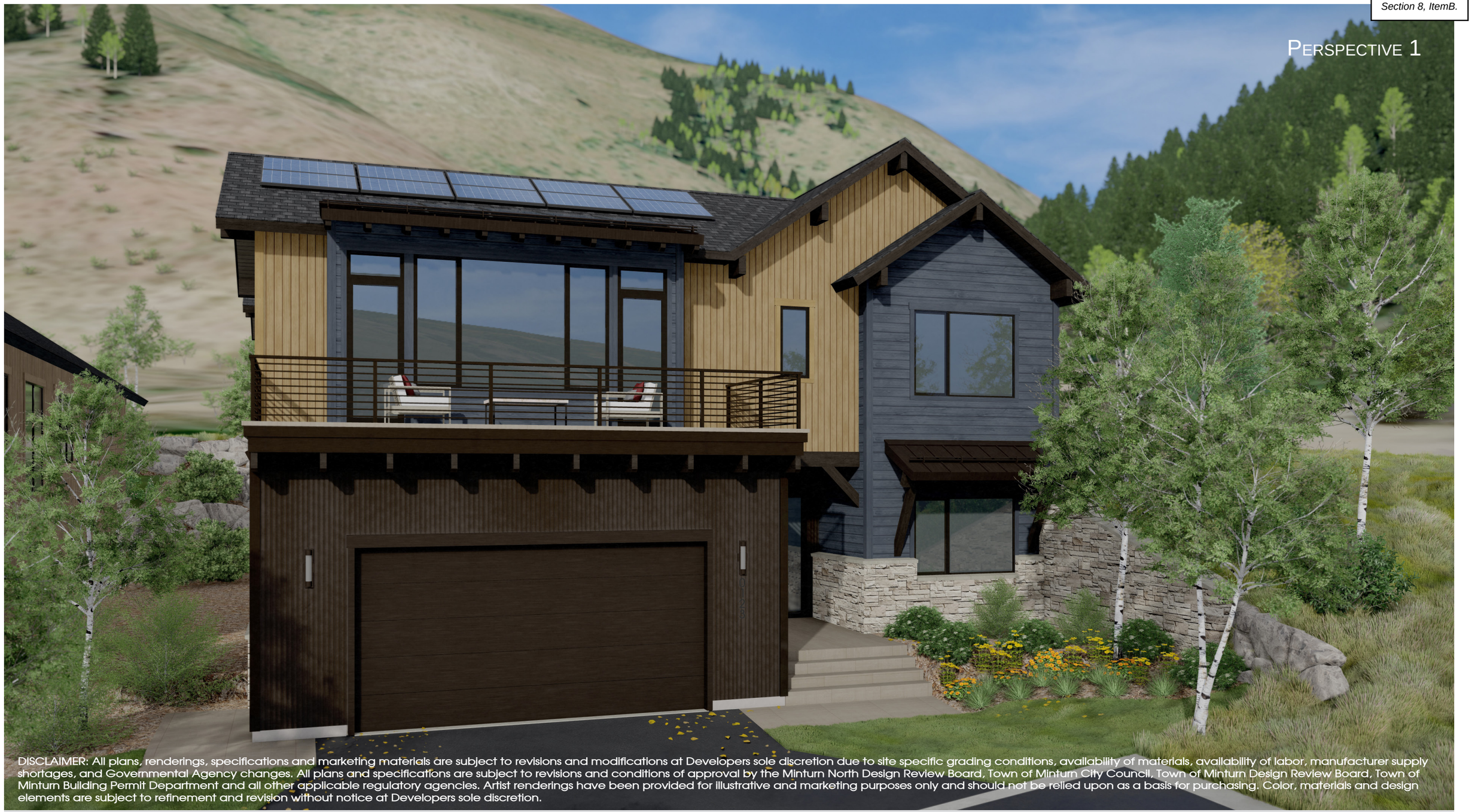
Required Information:

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

Signature:

1/29/24

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



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

MINTURN NORTH - LOT 7

EGGERS ARCHITECTURE, INC

AXIS VU DESIGN

DRB DESIGN REVIEW - 3D VIEWS

JANUARY 30, 2025

RESORT CONCEPTS

PERSPECTIVE 2



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

MINTURN NORTH - LOT 7

EGGERS ARCHITECTURE, INC

AXIS VU DESIGN

DRB DESIGN REVIEW - 3D VIEWS

JANUARY 30, 2025

RESORT CONCEPTS



Terraces & Walkways
Concrete Pavers
Color: Light Almond



Exterior Stone
Colorado Buff



Fascia, Soffits, Columns & Railing
Color: Custom Stain



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



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



Wood Columns per Plan
Color: Custom Stain



Roofing
Mfg: CertainTeed Belmont Asphalt Shingles
Color: Black Granite



Roofing
Standing Seam Metal
Color: Dark Bronze



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



Metal Siding at Garage
Color: Dark Bronze



Windows and Doors
Mfg: Sierra Pacific
Color: Bronze



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



Entry Door
Solid Wood
Color: Custom Stain



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

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

2021 IECC ENERGY COMPLIANCE

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

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

GENERAL NOTES:

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

ADDED ENERGY EFFICIENCY REQUIREMENTS (R402.2):

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

CERTIFICATE LISTING REQUIREMENTS (R401.3):

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

12

BOMBARD RESIDENCE

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

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



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

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

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

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

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

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

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

PROJECT INFORMATION: 13

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

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

CODE INFORMATION:

JURISDICTION: TOWN OF MINTURN, COLORADO

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

DRAWING SCHEDULE

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

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

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

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

STATE OF COLORADO — DONALD W. EGGERS — LICENSED ARCHITECT

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

PROJECT NO: 2412-22 L07

ISSUED

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

C

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

MINTURN TOWN CERTIFICATE

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

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

BY: _____ ATTEST: _____

MAYOR
TOWN OF MINTURN, COLORADO

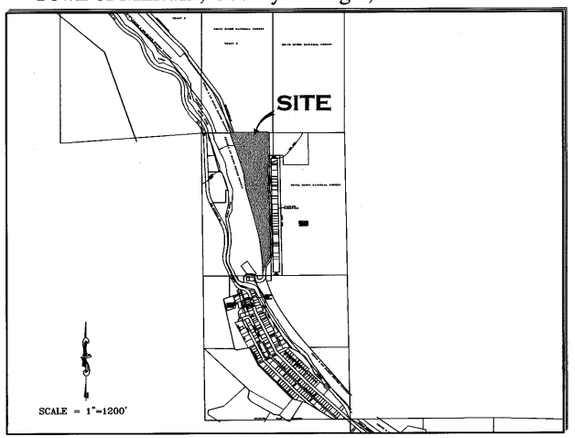
TOWN CLERK
TOWN OF MINTURN, COLORADO

SEAL
TOWN OF MINTURN COLORADO
1904

LAND USE TABLE

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

ADDRESSES ARE FOR INFORMATIONAL PURPOSES ONLY



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

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

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

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

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

SURVEYOR'S CERTIFICATE

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

COLORADO REGISTERED 34998 PROFESSIONAL LAND SURVEYOR 02-26-24

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

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

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

CERTIFICATE OF DEDICATION AND OWNERSHIP AND PHILIP HADLEY

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

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

BY: RICK HERMES
TITLE: MANAGER

STATE OF COLORADO)
)SS
COUNTY OF EAGLE)

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

MY COMMISSION EXPIRES: 6 AUG 27

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

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

SUBORDINATION BY MORTGAGEE

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

MORTGAGEE: Philip Hadley
BY: _____ as INDIVIDUAL

STATE OF COLORADO)
) §
COUNTY OF EAGLE)

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

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: AUG. 01, 2025

NOTARY PUBLIC

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

CERTIFICATE OF TAXES PAID

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

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

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 $538

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

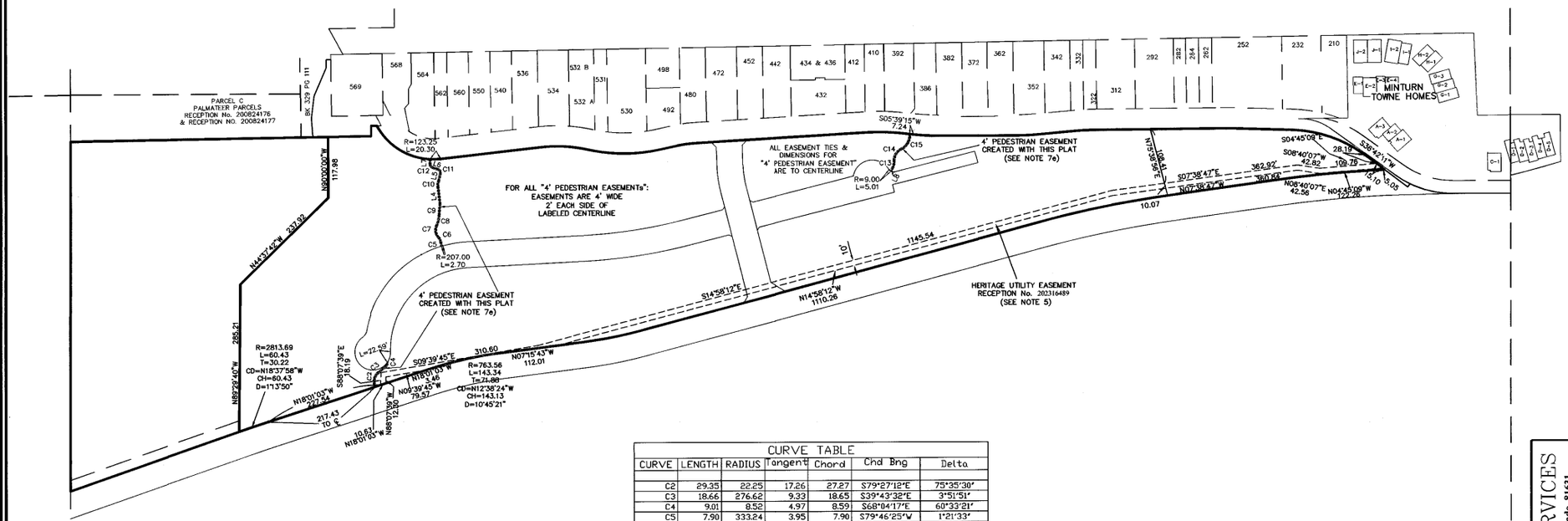
DRAWN BY:	JOB NUMBER:	DRAWING NAME:
MSS	22055	22055 FP2.dwg
SHEET 1 OF 5		DATE: 08-13-2023

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

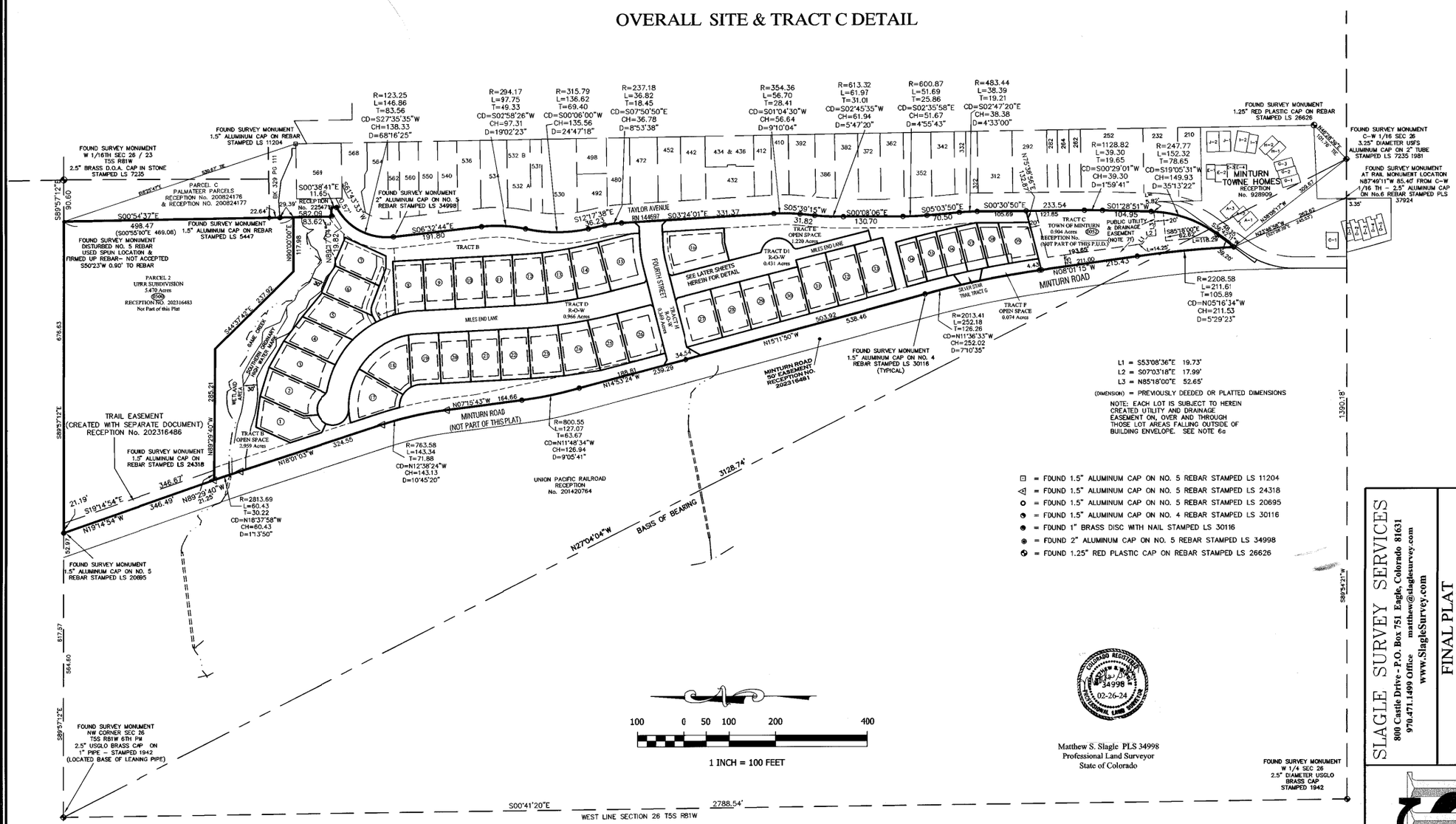
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202402234

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

SHEET 2 OF 5

OVERALL SITE & TRACT C DETAIL



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

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

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

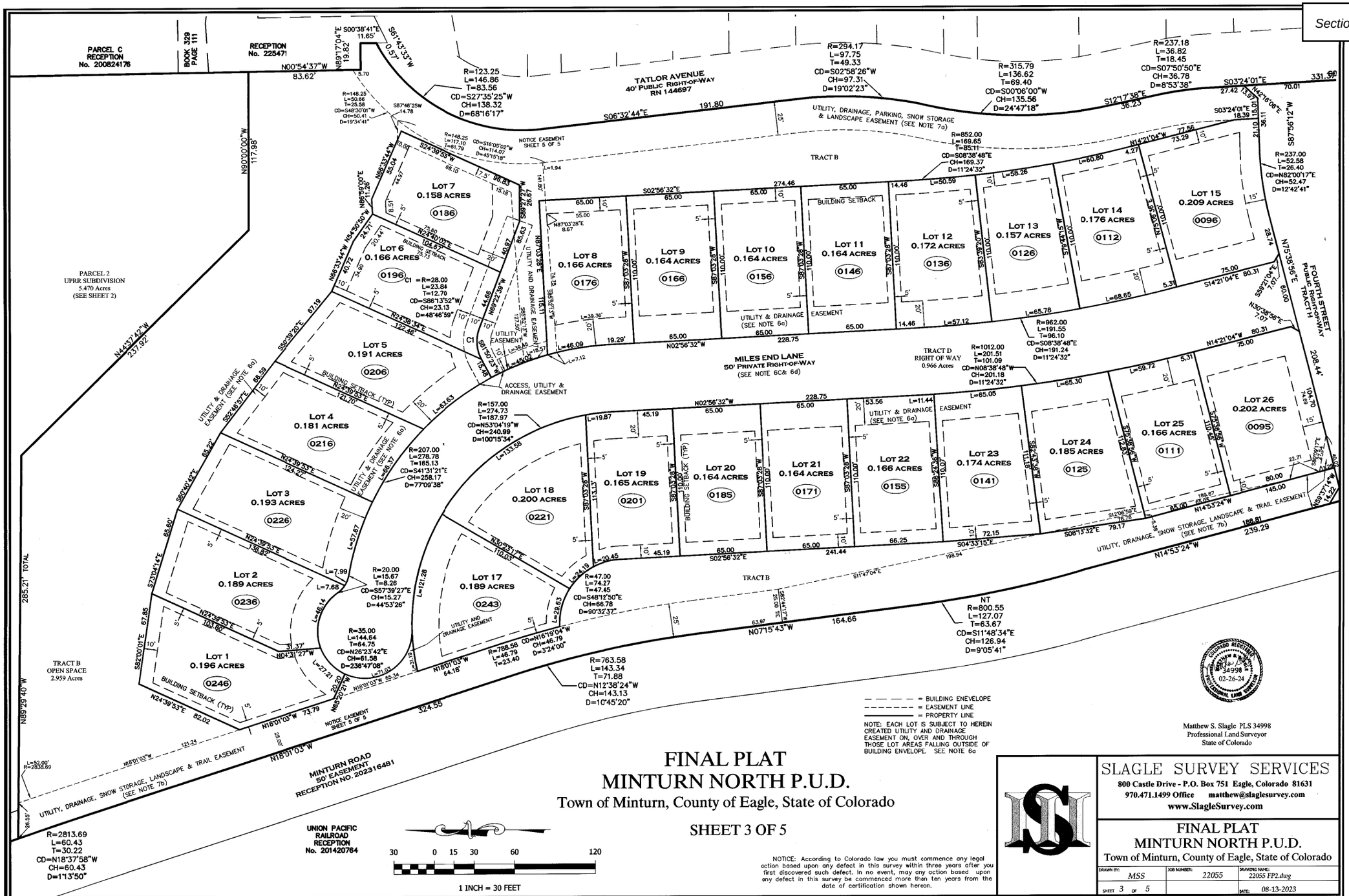
SLAGLE SURVEY SERVICES
800 Castle Drive - P.O. Box 751 Eagle, Colorado 81631
970.471.1499 Office matthew@slaglesurvey.com
www.SlagleSurvey.com

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

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

SHEET 2 OF 5

202402234



FINAL PLAT
MINTURN NORTH P.U.D.

Town of Minturn, County of Eagle, State of Colorado

SHEET 3 OF 5

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

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

SLAGLE SURVEY SERVICES
800 Castle Drive - P.O. Box 751 Eagle, Colorado 81631
970.471.1499 Office matthew@slaglesurvey.com
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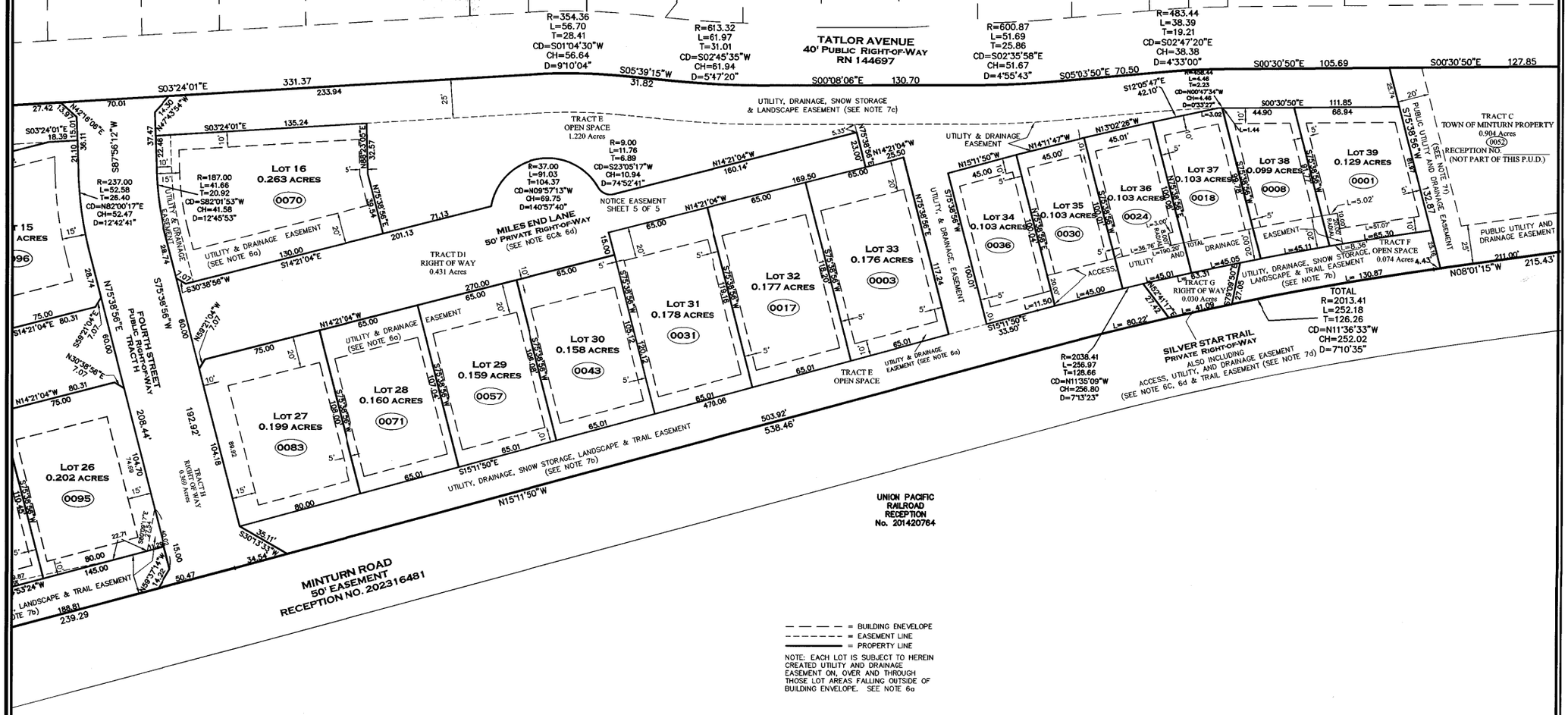
FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

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

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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

KEYMAP

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

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

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

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

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

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

SHAPE CURB TO ACCEPT DRAINAGE CHANNEL FROM ABOVE

6% TO BUILDING SETBACK

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

TRANSITION TO 12 FT. WIDE DRIVEWAY TO LOT

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

MATCH TO SHEET C.6

BUILDING SETBACK, TYP.

6% TO BUILDING SETBACK

INCREASED BERM HEIGHT TO 7 FEET ABOVE THE INUNDATION CHANNEL GRADE

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.

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

GAME CREEK

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.

MATCH TO SHEET C.6

EARTHW
MILES EI
SHALL B
COMPAC

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.			

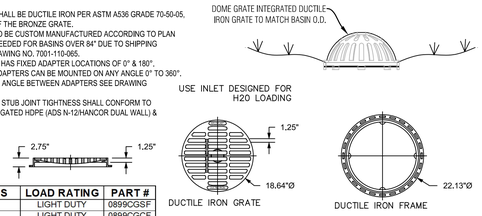
PROJECT NO.
22036
Designer:
PAH
Drafter:
BUI
Date:
12/25/22

Sheet
C.7

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

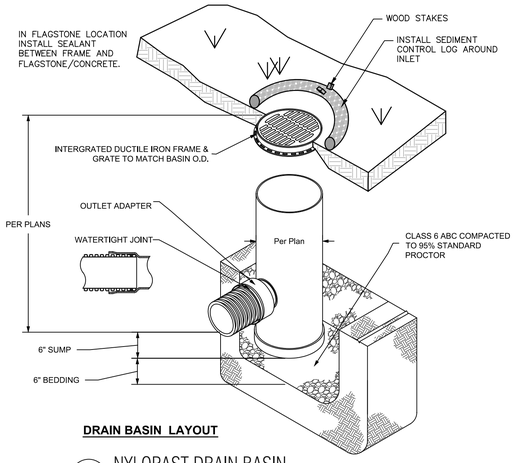
N:\PROJECTS\2022\22036-Minturn North\dwg\22036 C-Grading.dwg 5/15/2024 3:01 PM

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



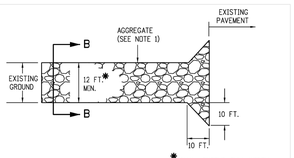
GRATE OPTIONS	LOAD RATING	PART #
STANDARD	LIGHT DUTY	0899CGSF
SOLID COVER	LIGHT DUTY	0899CGCF
BRONZE	N/A	0899CGBF
DOME	N/A	0899CGDF
DROP IN GRATE	LIGHT DUTY	0801DI

STANDARD GRATE ASSEMBLY



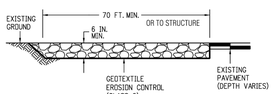
DRAIN BASIN LAYOUT

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

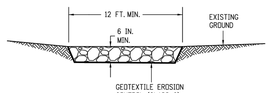


PLAN VIEW

* SHALL EXTEND FULL WIDTH OF INGRESS AND EGRESS OPERATION.



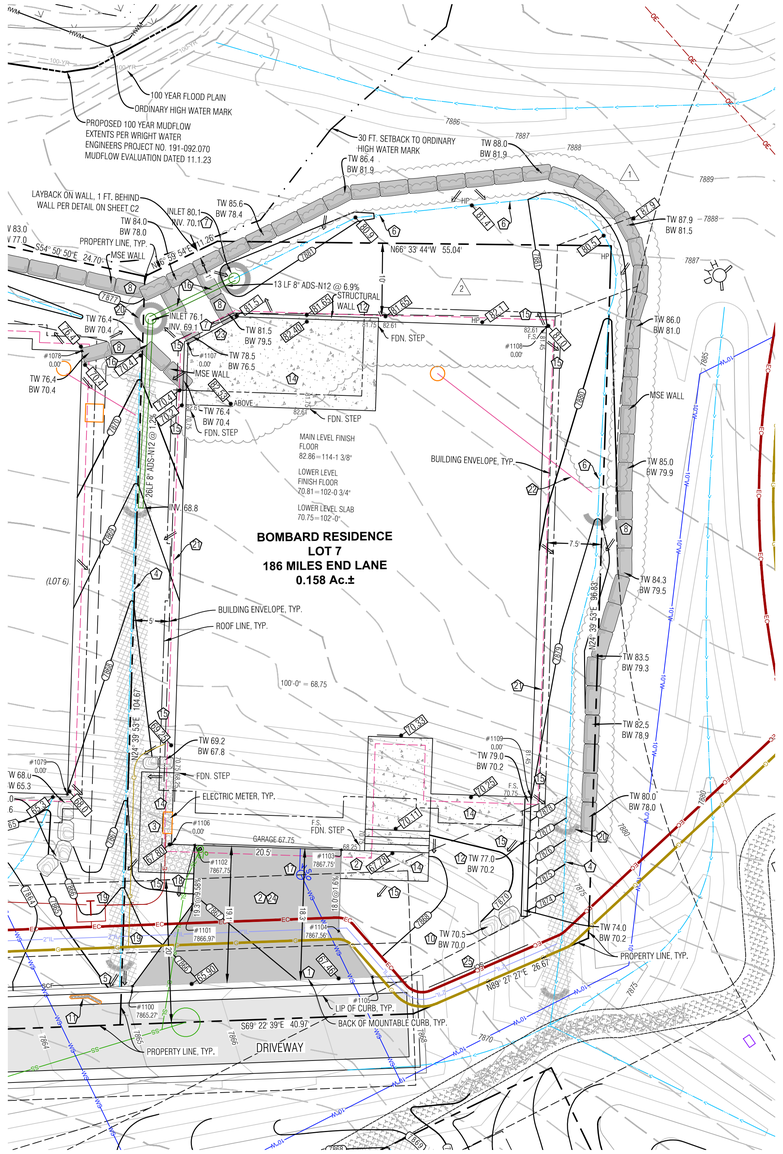
ELEVATION SECTION



SECTION B-B

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

VEHICLE TRACKING PAD



LEGEND

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

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

NOTES:

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

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

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

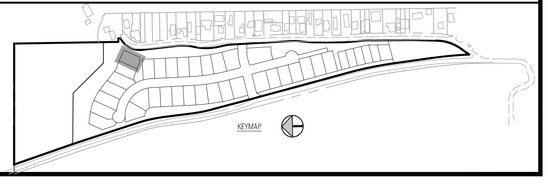
4) EXISTING CONTOUR INTERVAL IS 1 FT., PROPOSED CONTOUR INTERVAL IS 1 FT.

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

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

FLAGNOTES:

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



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

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

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

Engineer or Surveyor Seal

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

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

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

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

TOWN OF MINTURN, COLORADO

Lot 7, Minturn North P.U.D.

Site, Grading and Drainage Plan
Owner Revisions 12/23/24

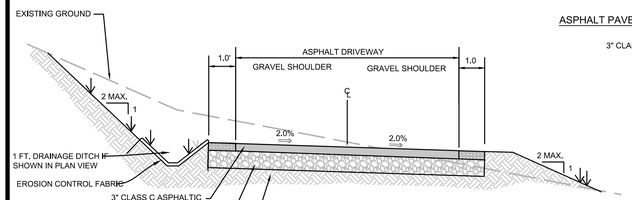
No.	Date	Revision	By
1.	9/18/24	MSE RETAINING WALL	PH
2.	12/23/24	OWNER REAR YARD REVISIONS	PH
3.			
4.			
5.			
6.			
7.			
8.			
9.			

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

Sheet
C1

File Name: ***lot 7 sp-01.dwg***

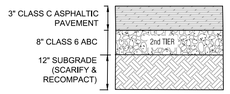
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PROPOSED DRIVEWAY TYP. SECTION

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

ASPHALT PAVEMENT SECTION

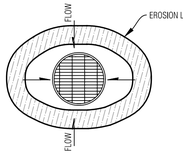


PAVEMENT SECTION

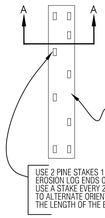
NOTE:
1. ALL AGGREGATE & SUBGRADE MATERIAL SHALL BE COMPACTED TO 95% STANDARD PROCTOR AT A MOISTURE CONTENT WITHIN 2% OF OPTIMUM.
2. IN NEW PAVING LOCATIONS STRIP ALL TOPSOIL, SCARIFY AND RECOMPACT SUBGRADE A MINIMUM OF 12" DEPTH TO 95% STANDARD PROCTOR.
3. EXTEND THE SECOND TIER (12" CLASS 2 ROAD BASE,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

DRIVEWAY & AUTOCOURT SECTION

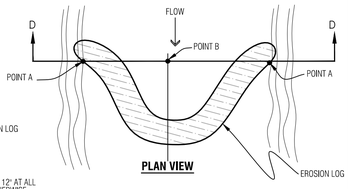
N.T.S. CONTRACTOR TO VERIFY WITH PROJECT GEOTECHNICAL CONSULTANT.



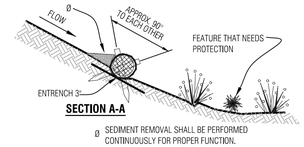
AREA DRAIN



PLAN VIEW

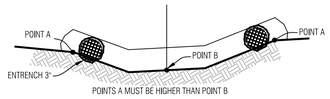


PLAN VIEW



SECTION A-A

Ø SEDIMENT REMOVAL SHALL BE PERFORMED CONTINUOUSLY FOR PROPER FUNCTION.

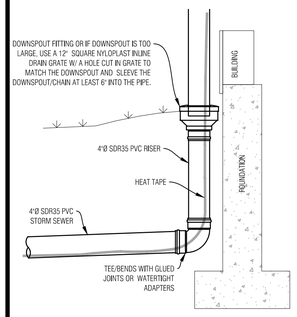


SECTION D-D

Temporary Erosion Control Log

N.T.S.

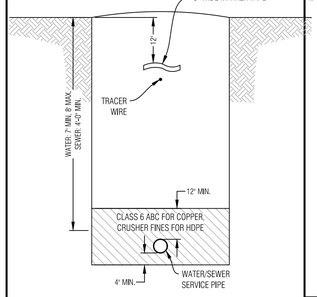
NOTES:
1. ROOF AND AREA DRAINS SHALL NOT BE CONNECTED TO THE FOUNDATION DRAIN SYSTEM.
2. ALL DOWNSPOUTS SHALL BE CONNECTED TO ADS N-12-WT CPP (WATERTIGHT), SCH.40 PVC OR SDR35 PVC. FLEXIBLE CORRUGATED PLASTIC IS NOT ACCEPTABLE.
3. ADDITIONAL FITTINGS AND BENDS MAY BE REQUIRED TO DEFLECT OVER OR AROUND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



TYP. DOWNSPOUT CONNECTION

N.T.S.

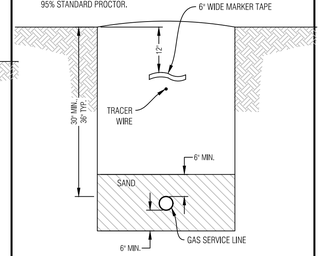
NOTES:
1. WATER SHALL BE INSTALLED WITH AT LEAST 10' OF SEPARATION BETWEEN WATER/SEWER AND 4' OF SEPARATION BETWEEN OTHER UTILITIES.
2. BACKFILL THE TRENCH WITH 4" MINUS ONSITE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR.



WATER/SEWER SERVICE TRENCH

N.T.S.

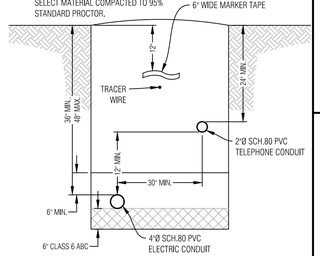
NOTES:
1. GAS SHALL BE INSTALLED WITH AT LEAST 4' OF SEPARATION BETWEEN OTHER UTILITIES.
2. BACKFILL THE TRENCH WITH 4" MINUS ONSITE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR.



GAS SERVICE TRENCH

N.T.S.

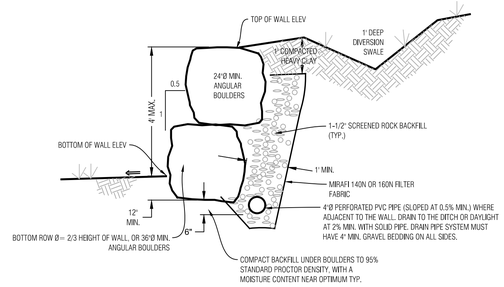
NOTES:
1. ELECTRIC & TELEPHONE SHALL BE INSTALLED WITH AT LEAST 4' OF SEPARATION BETWEEN OTHER UTILITIES.
2. BACKFILL THE TRENCH WITH 4" MINUS ONSITE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR.



ELECTRIC & COMM. SERVICE TRENCH

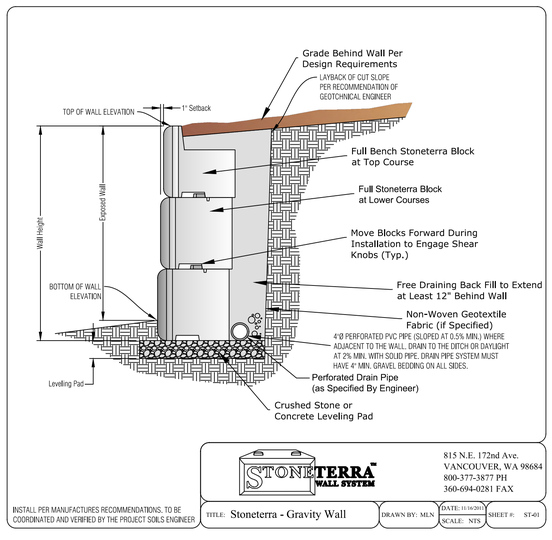
N.T.S.

NOTES:
1. 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.

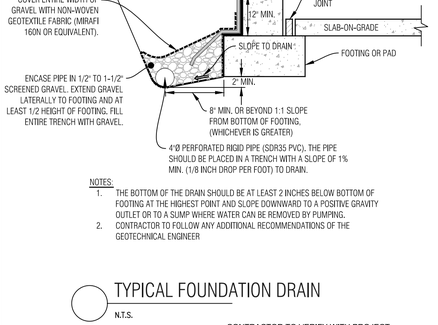


BOULDER WALL DETAIL, LANDSCAPED AREA

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.

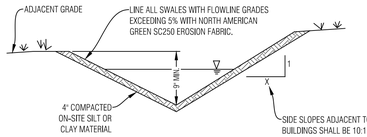


NOTES:
1. THE BOTTOM OF THE DRAIN SHOULD BE AT LEAST 2 INCHES BELOW BOTTOM OF FOOTING AT THE HIGHEST POINT AND SLOPE DOWNWARD TO A POSITIVE GRAVITY OUTLET OR TO A SUMP WHERE WATER CAN BE REMOVED BY PUMPING.
2. CONTRACTOR TO FOLLOW ANY ADDITIONAL RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER

TYPICAL FOUNDATION DRAIN

N.T.S.

CONTRACTOR TO VERIFY WITH PROJECT GEOTECHNICAL CONSULTANT.



INSTALL EROSION CONTROL FABRIC PER MANUFACTURERS RECOMMENDATIONS

TYPICAL SWALE SECTION

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

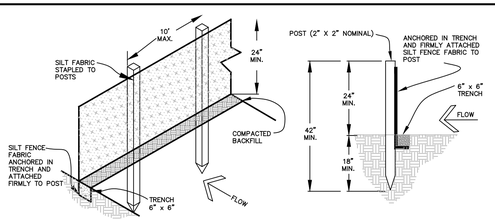
NOTE
SEE THE GRADING, DRAINAGE AND EROSION CONTROL SHEET FOR SWALE LOCATIONS

GENERAL NOTES:

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

GENERAL NOTES

N.T.S.



EROSION CONTROL NOTES:

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

SEDIMENT CONTROL FENCE DETAIL

N.T.S.

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

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

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

Engineer or Surveyor Seal

COLORADO LICENSED PROFESSIONAL ENGINEER
7/8/24
19082

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

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

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

TOWN OF MINTURN, COLORADO

Lot 7, Minturn North P.U.D.

Details and Notes
Owner Revisions 12/23/24

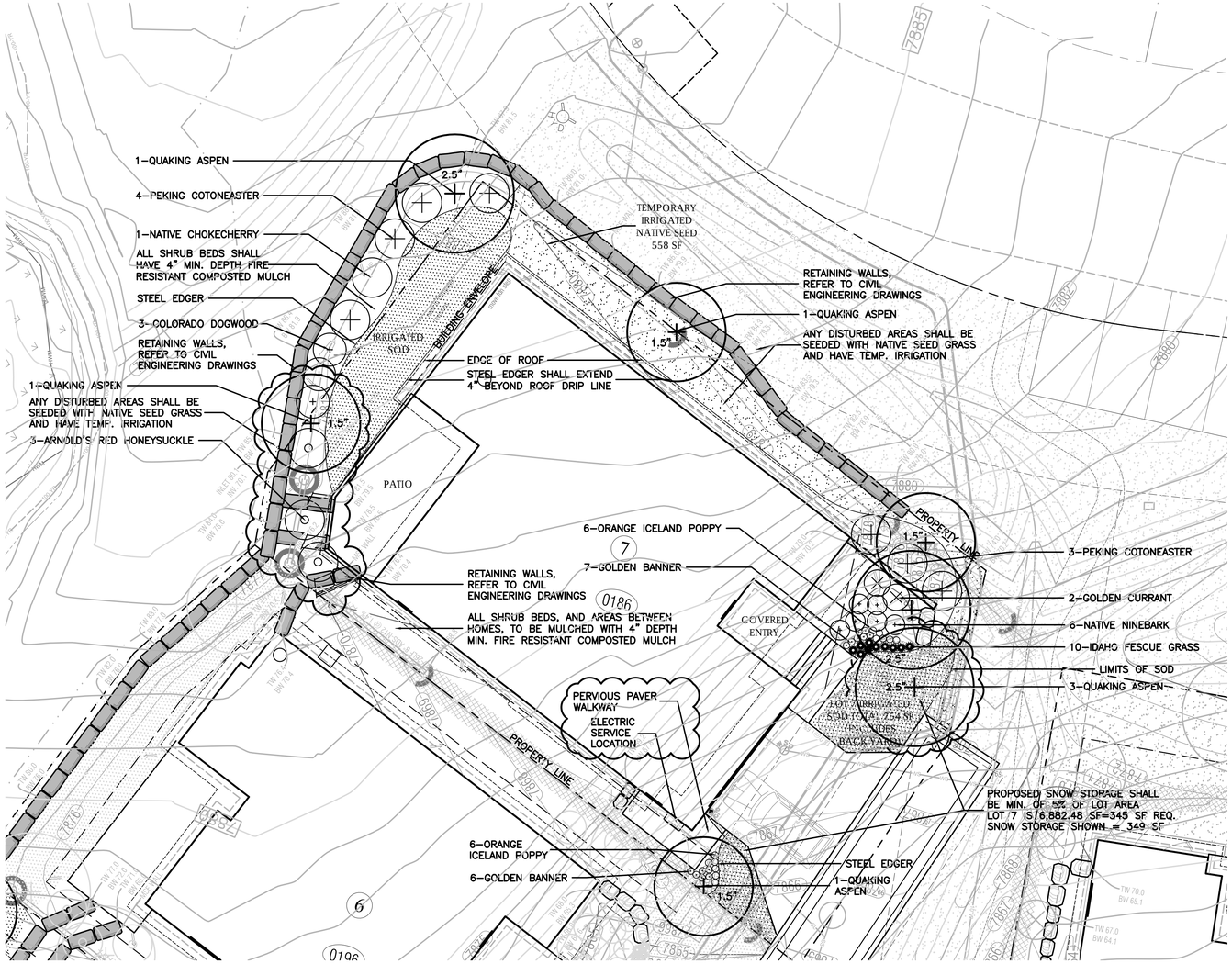
No.	Date	Revision	By
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			

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

Sheet **C2**

File Name: ***lot 7 sp-01.dwg***

N:\PROJECTS\2023\23035-Minturn North Individual Lots\dwg\Lot 7 Bombard\dwg\Lot 7 SP-01.dwg 12/23/2024 12:03 PM



LEGEND

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

Know what's below. Call before you dig.

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

MINTURN NORTH P.U.D.

LOT 7 - LANDSCAPE PLAN

TOWN OF MINTURN, COLORADO

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

REVISION BASED ON DRB COMMENTS: 6.14.24
VERIFIED SQUARE FEET OF LOT AREA

PERMIT SET: 7.8.24

REVISED PERMIT SET: 9.18.24
ADJUSTED LANDSCAPE FOR NEW WALL LAYOUT

OWNER REVISIONS: 12.23.24

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	754 SF
	Permanent micro–spray or drip irrigation for perennial beds	25 PERENNIALS x 1 SF = 25 SF
	Permanent Drip Irrigation For B&B Trees	7 TREES x 4.5 SF = 32 SF
	Permanent Drip Irrigation For 5 gal. Shrubs & Grasses	32 SHRUBS x 3 SF = 96 SF
		TOTAL PERMANENT IRRIGATED AREA: 907 SF
	Temporary Spray Irrigation For Native Seed	558 SF

IRRIGATION NOTES:

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

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

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

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

NOTES:

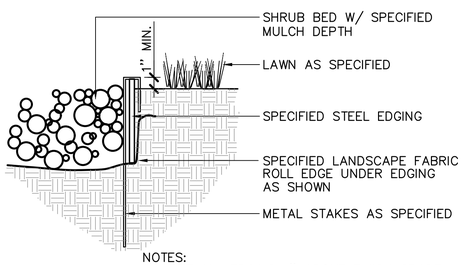
PERCENTAGES OF MIXES VARY YEAR–TO–YEAR DEPENDING ON HARVEST OF SEEDS. HYDROSEED OR HAND BROADCAST: 1 LB. PER 1,000 SQ. FT. OR 50 LBS. PER ACRE. RAKE IN ¼" DEEP AND IRRIGATE, IF POSSIBLE UNTIL ESTABLISHED. 'DRY NATIVE MOUNTAIN' SEED MIX IS AVAILABLE FROM PAWNEE BUTTES SEED INC., 605 25TH STREET, GREELEY,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

PROPOSED PLANT MATERIALS LIST

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

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

QUAN.	COMMON/ BOTANICAL NAME	FIRE MITIGATION ZONE	SIZE	COMMENTS
	DECIDUOUS TREES			
4	Quaking Aspen Populus tremuloides	1 & 2	1.5" cal.	Specimen quality B&B, guyed
3	Quaking Aspen Populus tremuloides	1 & 2	2.5" cal.	Specimen quality B&B, guyed
	ORNAMENTAL GRASSES (planted @ 12" O.C. spacing)			
10	Idaho Fescue Grass, Festuca idahoensis 'Siskiyou Blue'	1 & 2	1 gal.	Container Full
	PERENNIAL FLOWERS (planted @ 12" O.C. spacing)			
12	Orange Iceland Poppy Papaver nudicaule	1 & 2	Flats of 15	
13	Golden Banner Thermopsis divaricarpa	1 & 2	Flats of 15	
	DECIDUOUS SHRUBS			
3	Arnold's Red Honeysuckle Lonicera tatarica 'Arnold's Red'	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.
3	Colorado Dogwood Cornus sericea coloradense	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.
2	Golden Currant Ribes aureum	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.
1	Native Chokecherry Prunus virginiana melanocarpa	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.
6	Native Ninebark Physocarpus monogynus	1 & 2	5 gal.	Container, 5 canes minimum 12"–18" ht.
7	Peking Cotoneaster Cotoneaster lucidus	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.



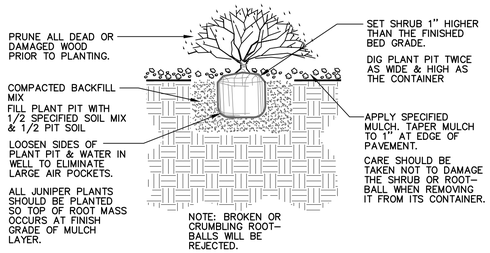
NOTES:
1) SET ALL EDGING 1" ABOVE FINISH GRADE AS SHOWN.

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

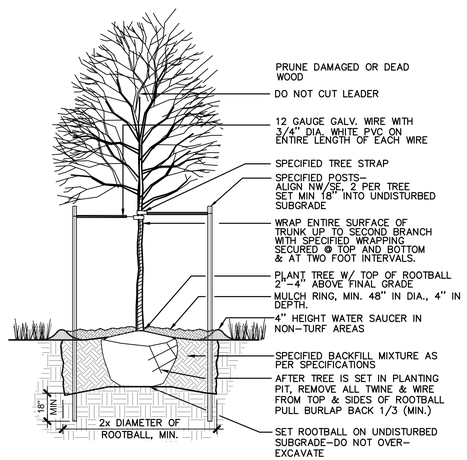
3) ALL JOINTS TO BE SECURELY STAKED.

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

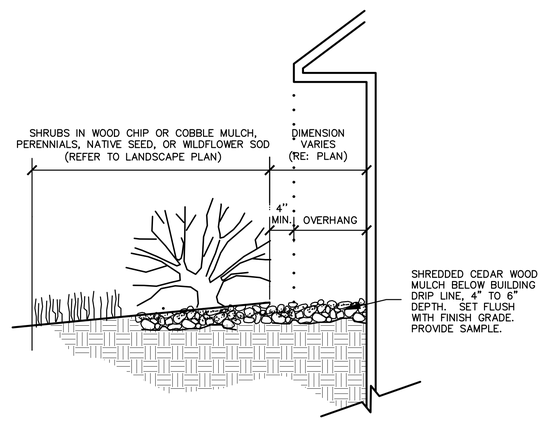
1 L2 STEEL EDGER — NOT TO SCALE



2 L2 SHRUB PLANTING — NOT TO SCALE



3 L2 DECIDUOUS TREE PLANTING — NOT TO SCALE



4 L2 MULCH ARMORED DRIP LINE — NOT TO SCALE

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

MINTURN NORTH P.U.D.
LOT 7 - LANDSCAPE PLAN
TOWN OF MINTURN, COLORADO

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

REVISION BASED ON DRB COMMENTS: 6.14.24
VERIFIED SQUARE FEET OF LOT AREA

PERMIT SET: 7.8.24

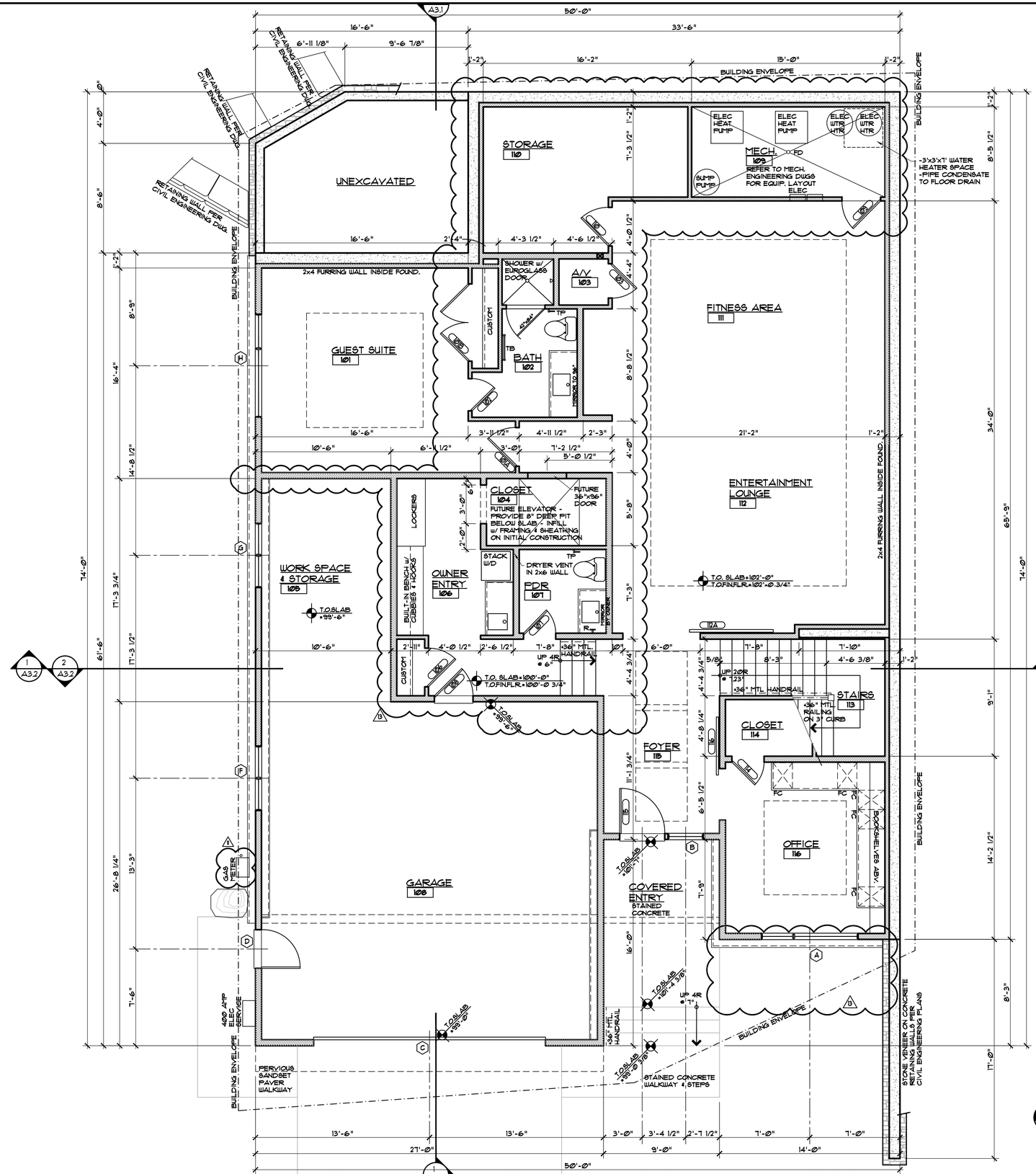
REVISED PERMIT SET: 9.18.24
ADJUSTED LANDSCAPE FOR NEW WALL LAYOUT

OWNER REVISIONS: 12.23.24

REVISED PERMIT SET

SHEET TITLE:
LANDSCAPE NOTES & DETAILS

SCALE: NOT TO SCALE
SHEET NUMBER:
L2



GENERAL NOTES:

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

ENTRY LEVEL PLAN

1/4" = 1'-0"

2,118 SF LIVING, 112 SF MECH, 887 SF GARAGE

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

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

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

STATE OF COLORADO — DONALD W. EGGERS — LICENSED ARCHITECT

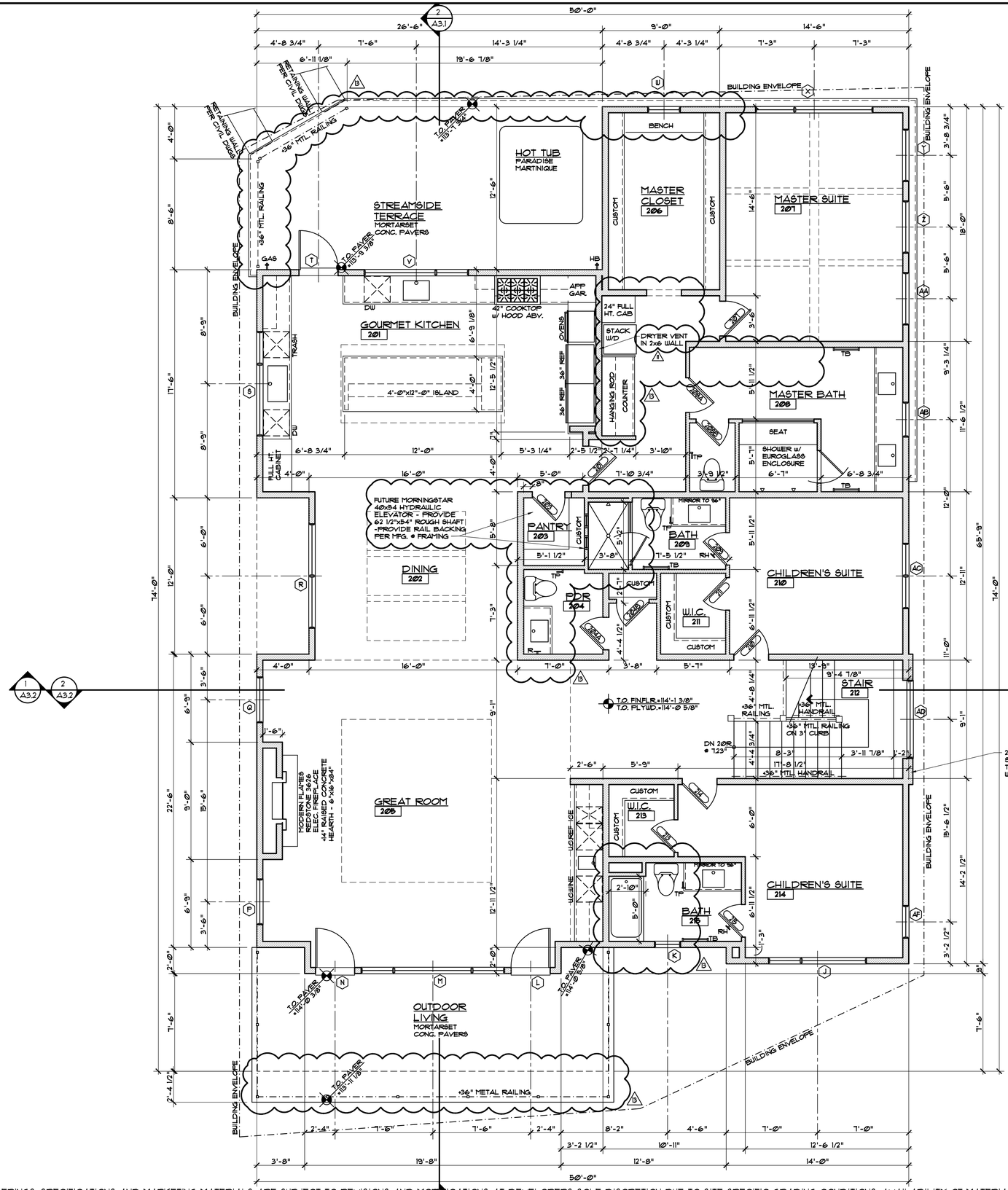
BOMBARD
186 MILES END LANE
LOT 07, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L07

ISSUED

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

A1.1



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

MAIN LEVEL PLAN

1/4" = 1'-0"

2842 SF LIVING

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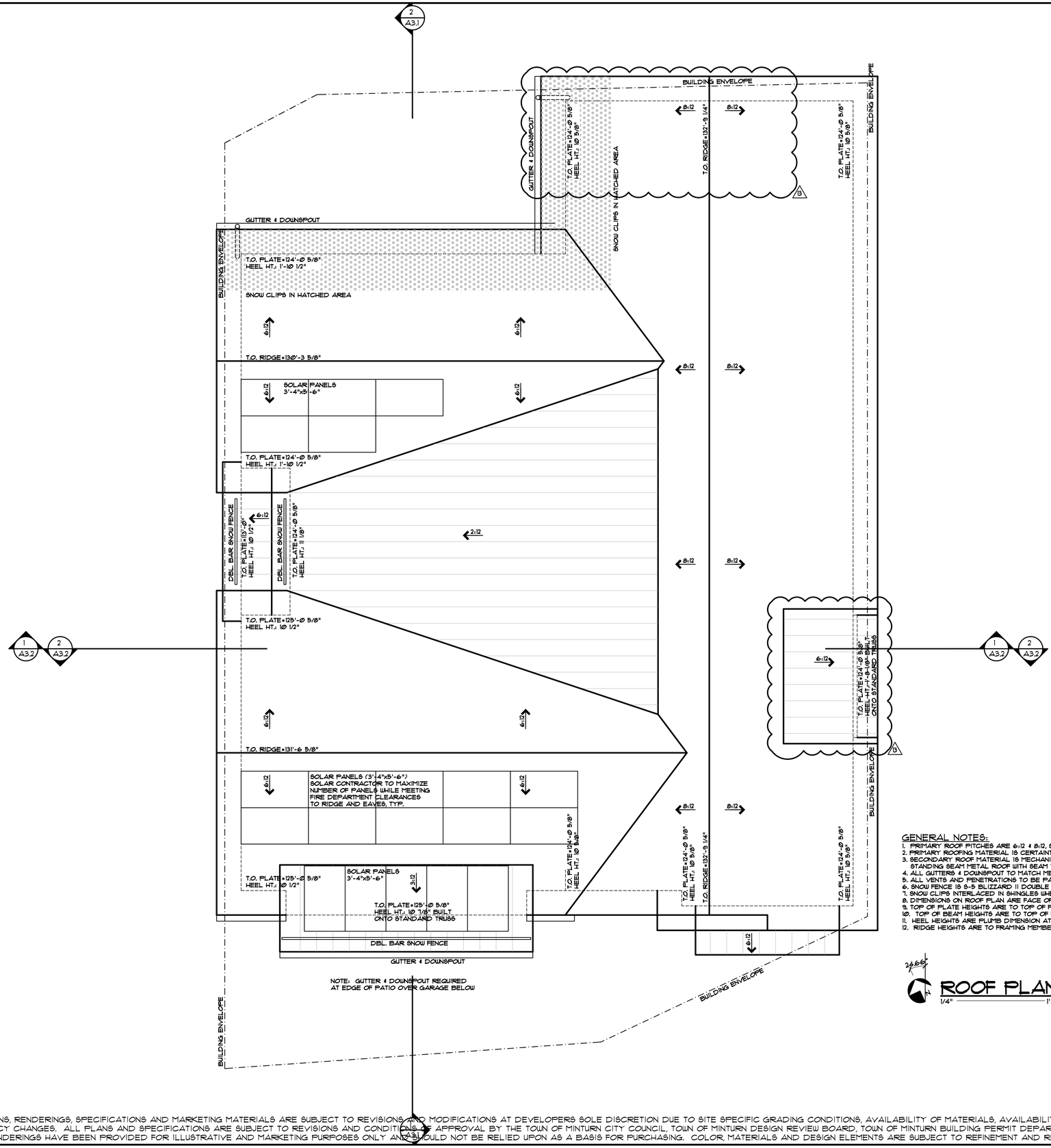
STATE OF COLORADO — DONALD W. EGGERS — LICENSED ARCHITECT

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

PROJECT NO: 2412-22 L07

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

A1.2



GENERAL NOTES:

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

24.66'

ROOF PLAN

1/4" = 1'-0"

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STATE OF COLORADO
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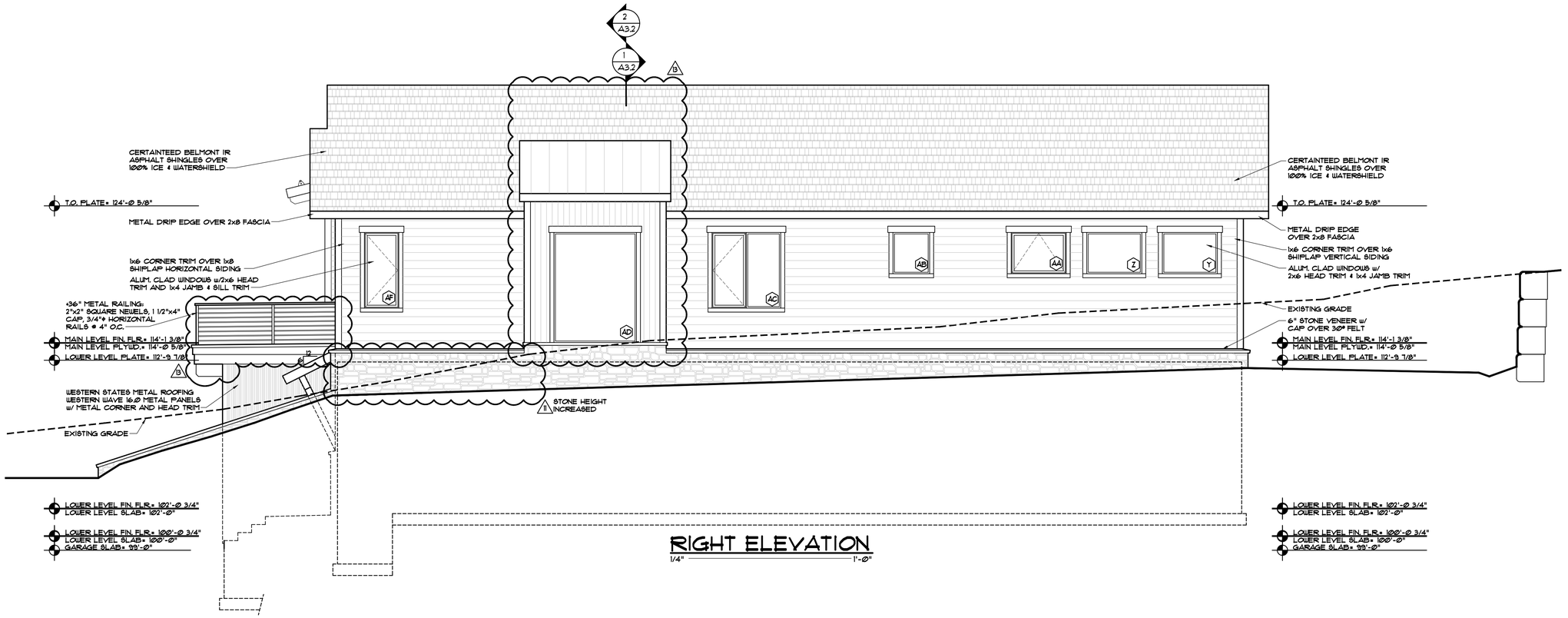
BOMBARD
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PROJECT NO: 2412-22 L07

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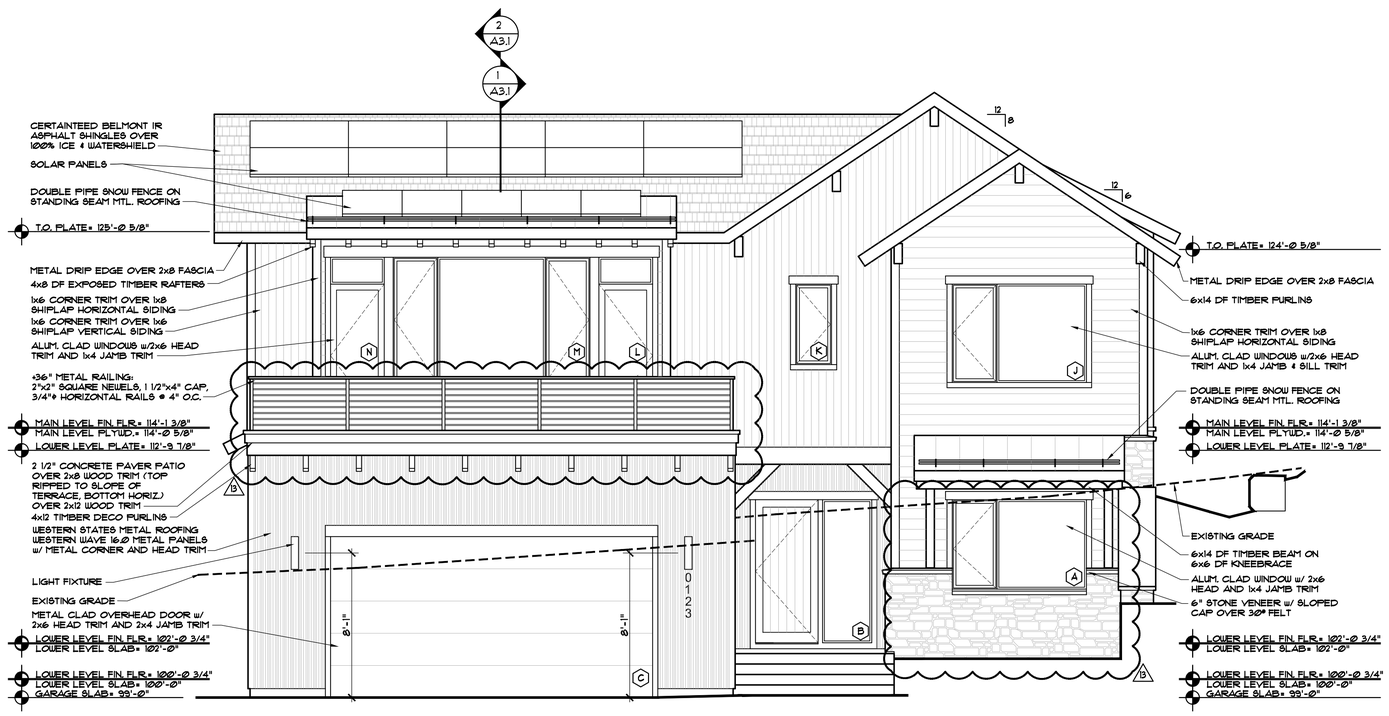
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A1.3



RIGHT ELEVATION

1/4" = 1'-Ø"



FRONT ELEVATION

1/4" = 1'-Ø"

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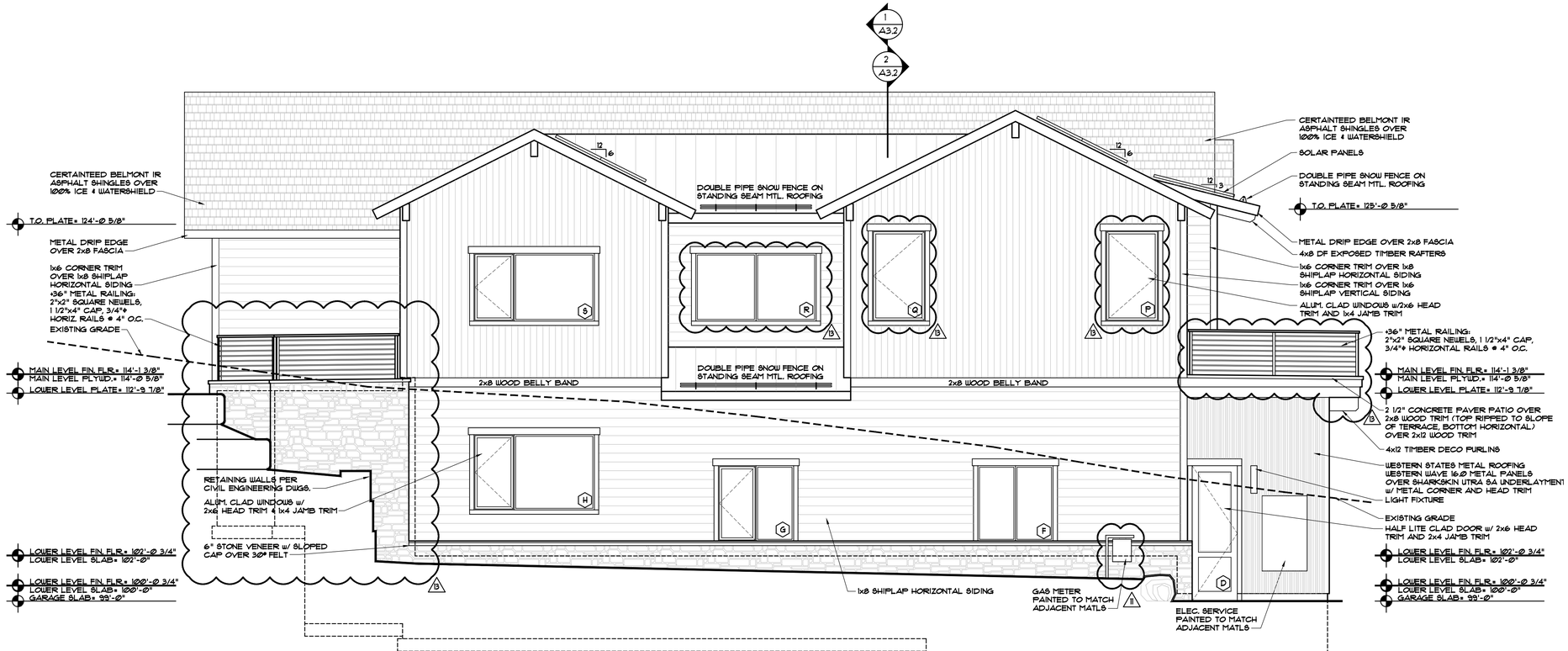
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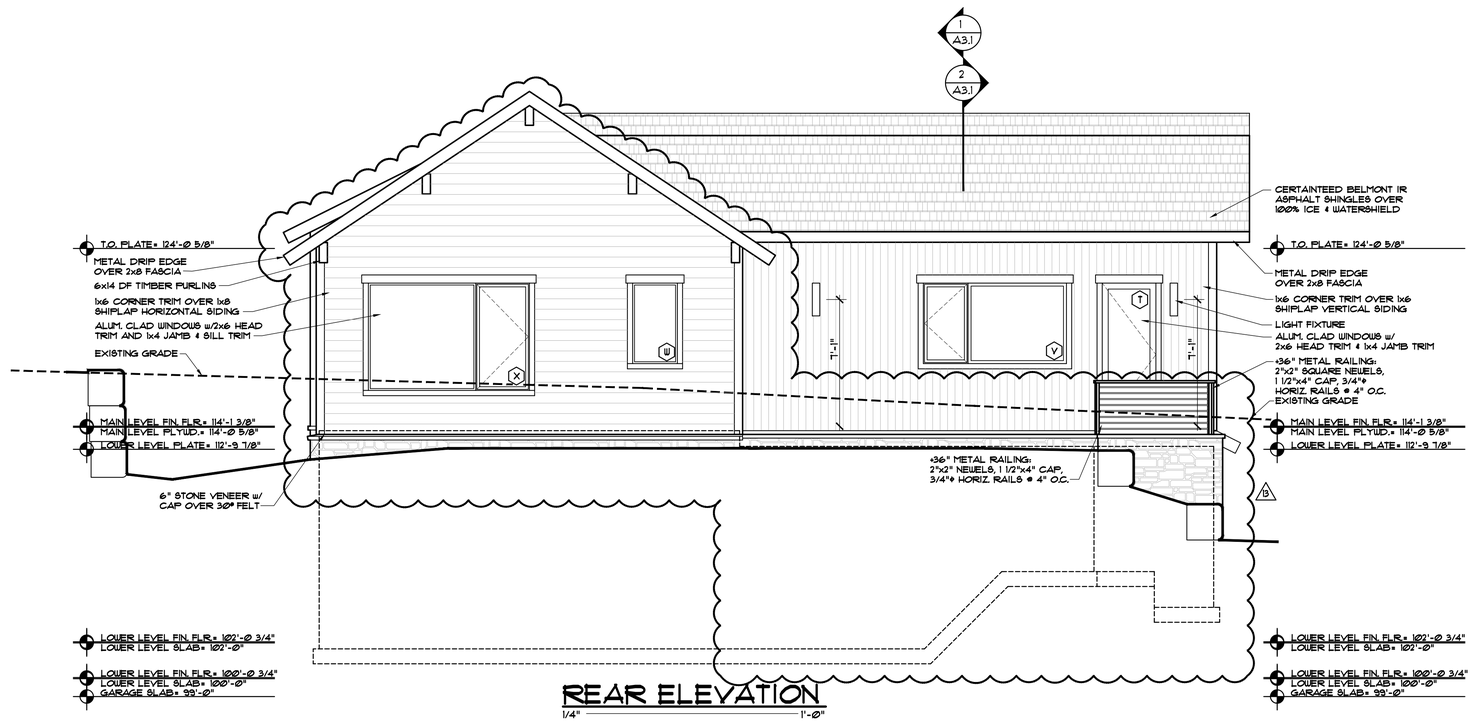
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A2.1



LEFT ELEVATION

1/4" = 1'-Ø"



REAR ELEVATION

1/4" = 1'-Ø"

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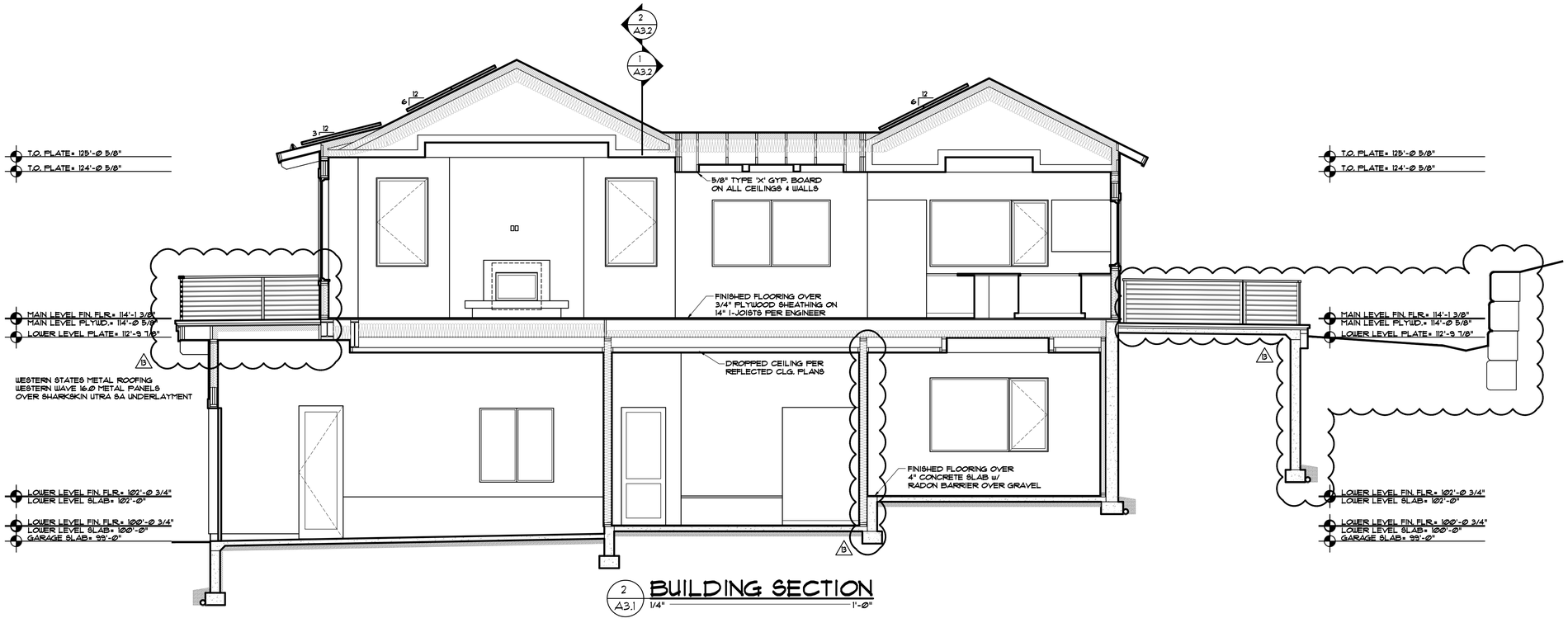
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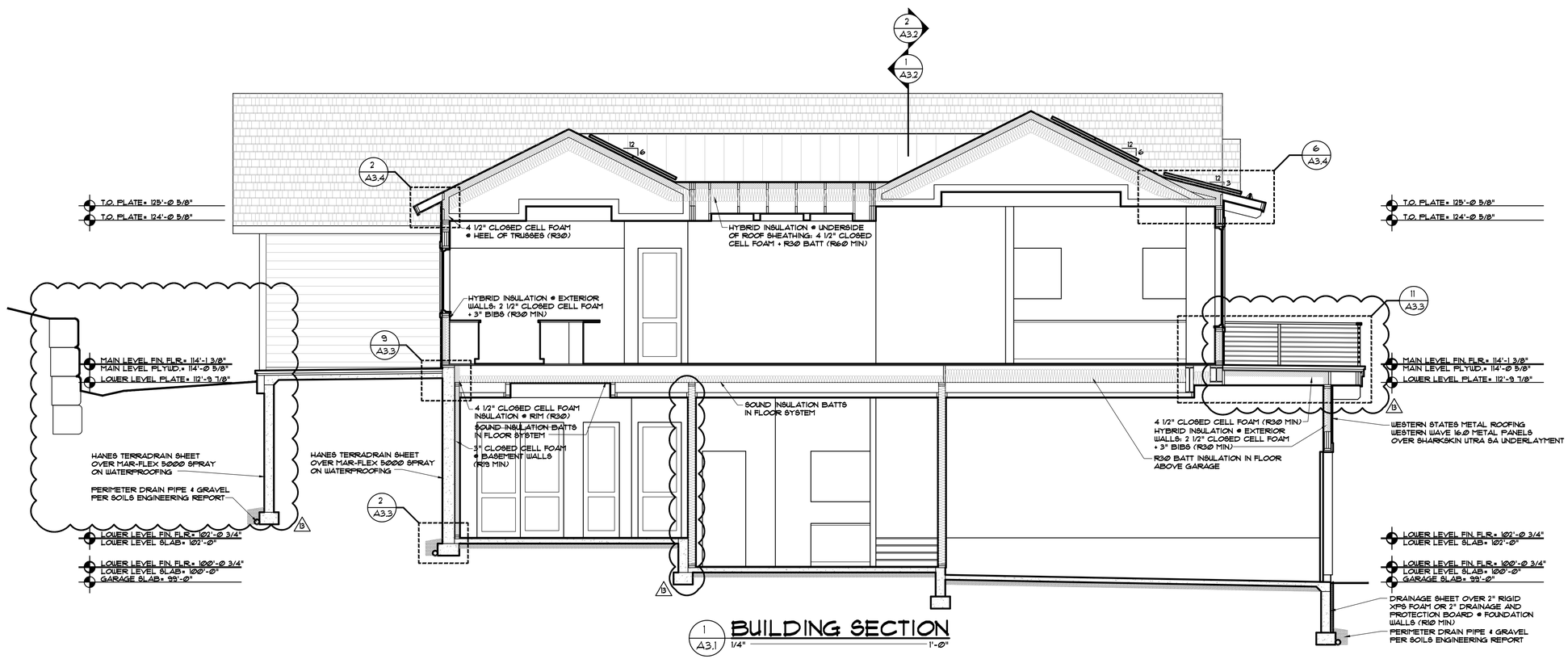
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A2.2



2 A3.1 BUILDING SECTION 1/4" = 1'-Ø"



1 A3.1 BUILDING SECTION 1/4" = 1'-Ø"

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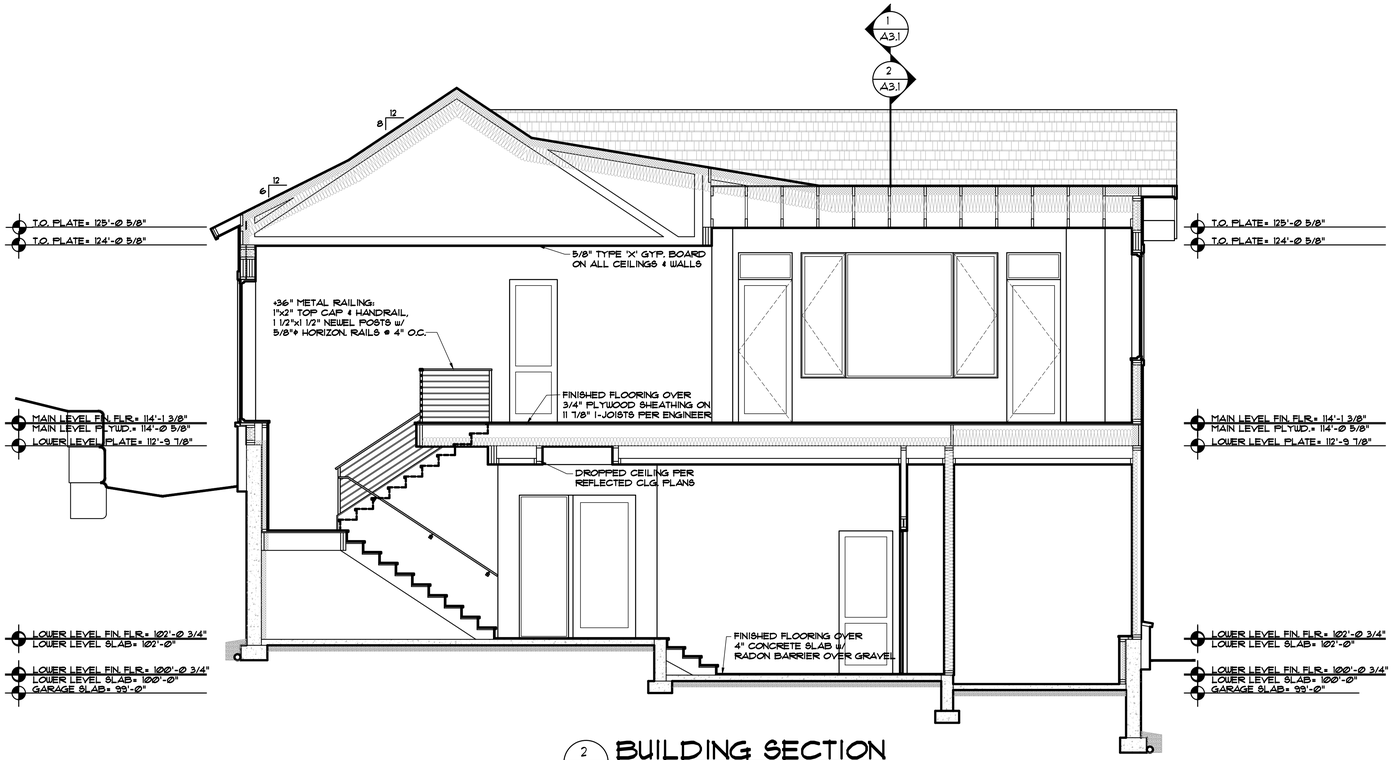
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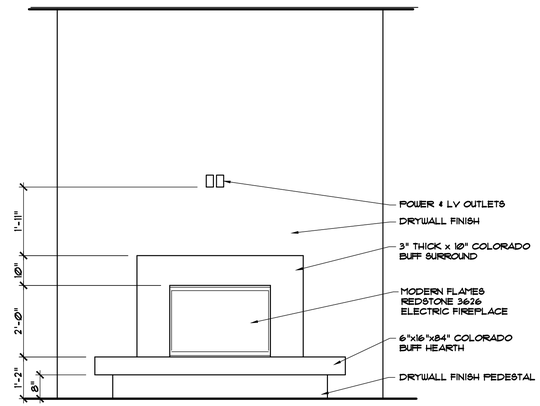
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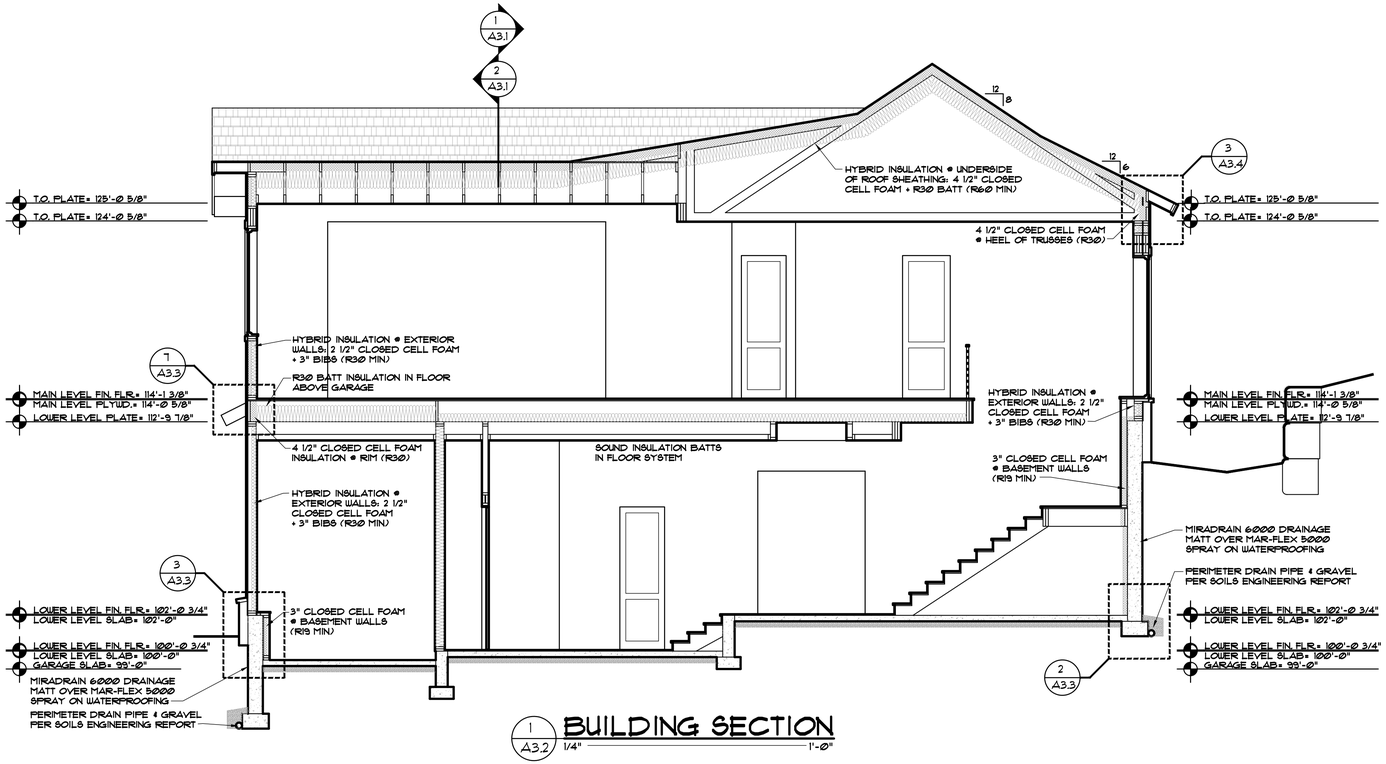
A3.1



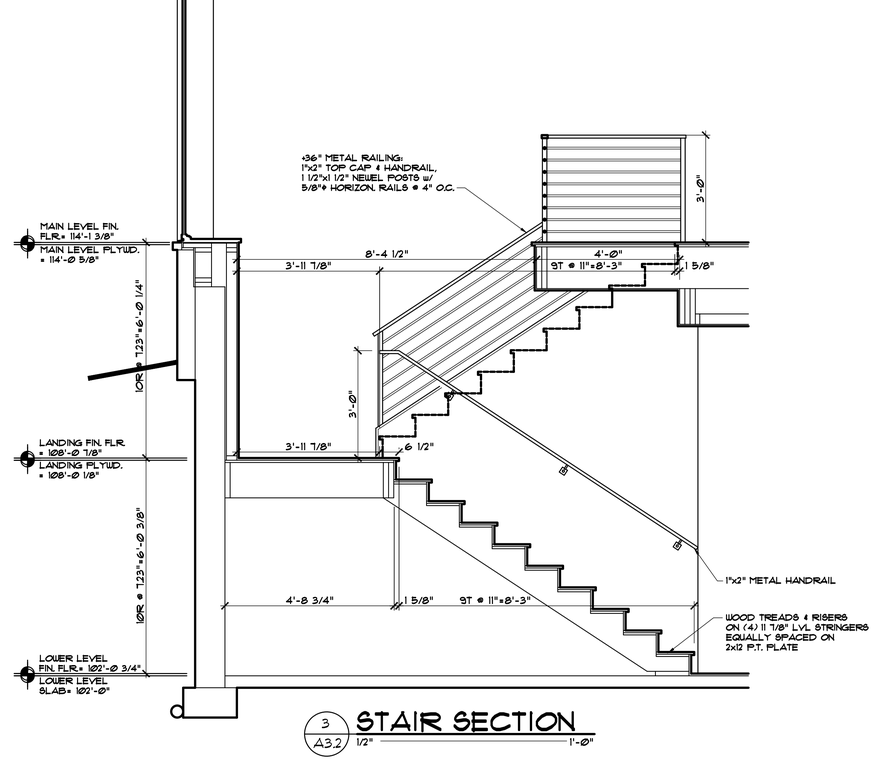
2 A3.2 **BUILDING SECTION** 1/4" = 1'-Ø"



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



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



3 A3.2 **STAIR SECTION** 1/2" = 1'-Ø"

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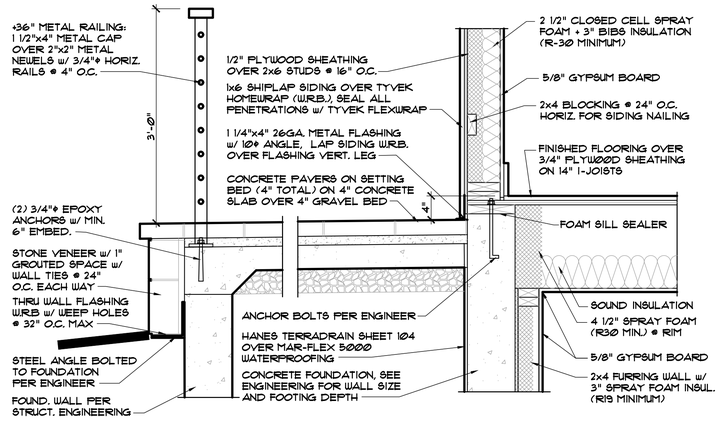
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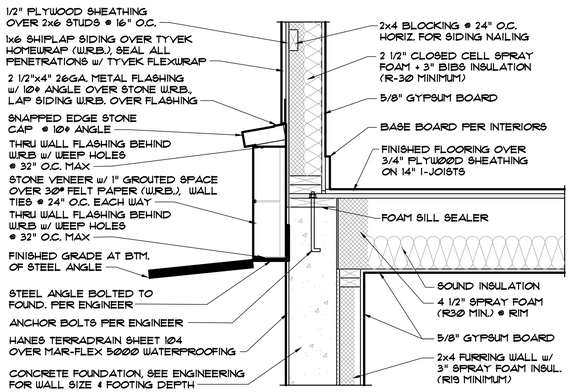
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A3.2



9 A3.3 CONCRETE PAVER PATIO @ W/ METAL RAILING CONNECTION

1" = 1'-0"

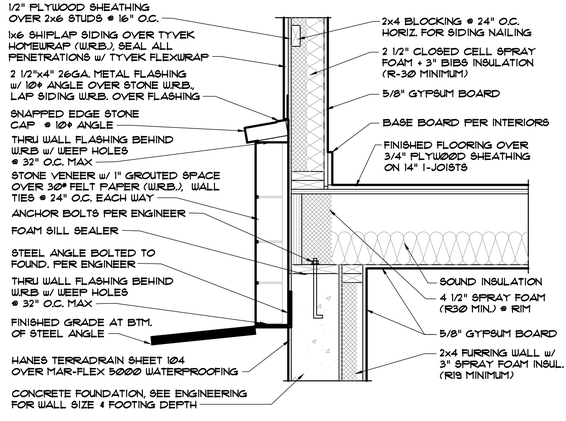


5 A3.3 FLOOR ASSEMBLY HANGING INSIDE FOUNDATION WALL

1" = 1'-0"

10 A3.3 CONCRETE PAVER PATIO ON TERRACE FRAMING

1" = 1'-0"

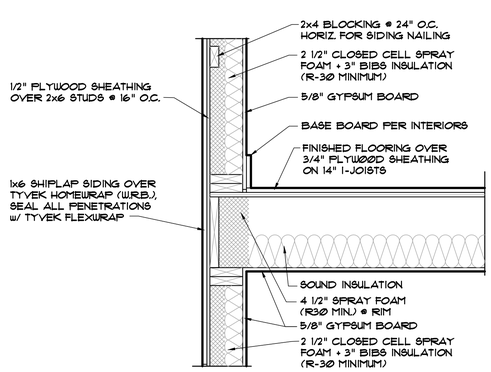


6 A3.3 FLOOR ASSEMBLY BEARING ON FOUNDATION WALL

1" = 1'-0"

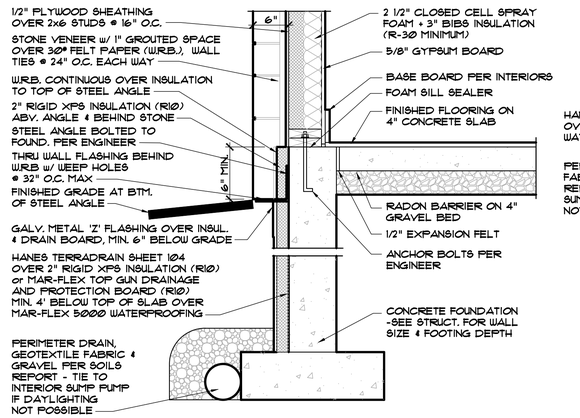
11 A3.3 CONCRETE PAVER TERRACE ABOVE GARAGE

1" = 1'-0"



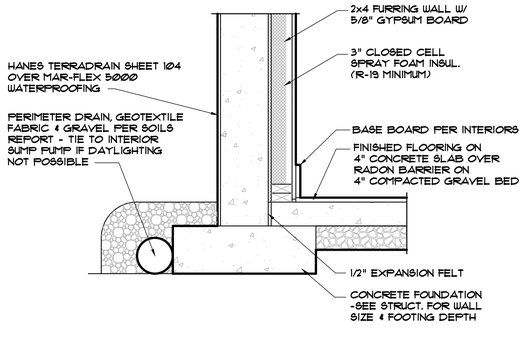
7 A3.3 FLOOR ASSEMBLY ON FRAMING WALL BEARING

1" = 1'-0"



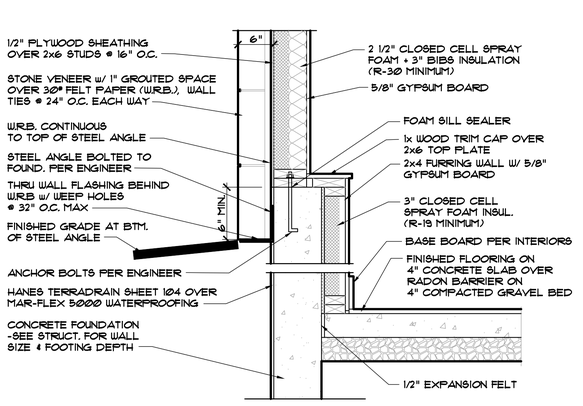
1 A3.3 FOUNDATION @ SLAB ELEVATION WITH STEEL STONE SUPPORT

1" = 1'-0"



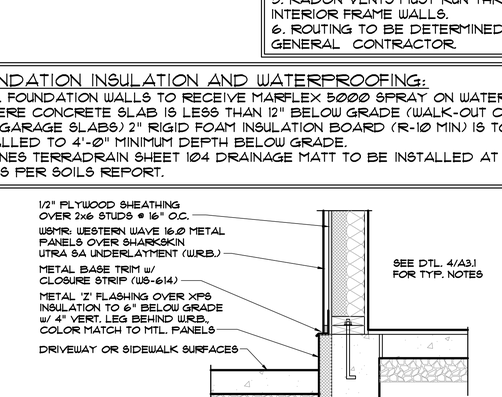
2 A3.3 FULL FOUNDATION WALL WTIH SLAB

1" = 1'-0"



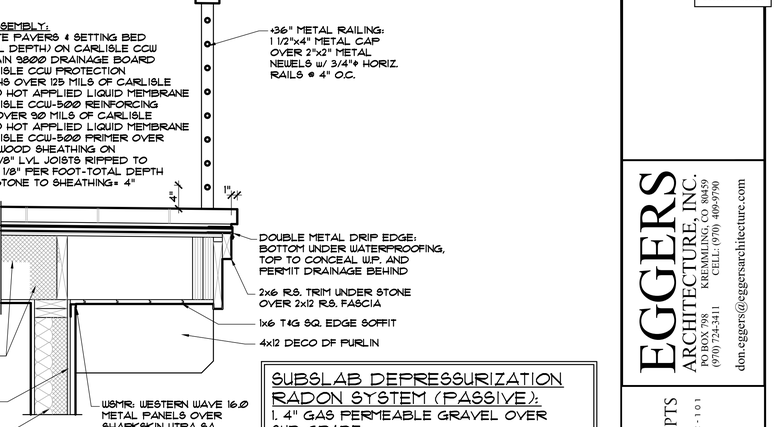
3 A3.3 FOUNDATION ABOVE SLAB HEIGHT WITH STEEL STONE SUPPORT

1" = 1'-0"



4 A3.3 STAINED CONCRETE PATIO W/ STEEL STONE SUPPORT

1" = 1'-0"



SUBSLAB DEPRESSURIZATION RADON SYSTEM (PASSIVE):

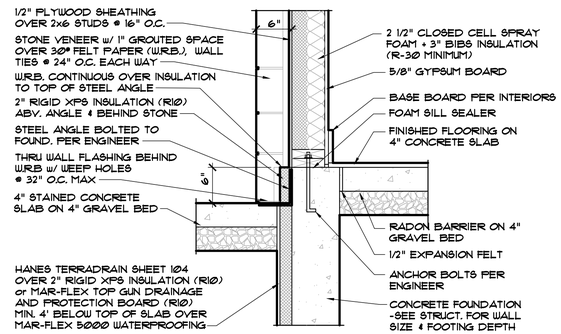
1. 4" GAS PERMEABLE GRAVEL OVER SUB-GRADE.
2. SOIL-GAS-RETARDER FABRIC OVER GRAVEL & SEALED TO ALL PENETRATIONS.
3. 'T' FITTING VENT PIPE INSTALLED INTO THE GRAVEL AND EXTENDING TO 12" ABOVE ROOF.
4. A VENT PIPE SHALL BE INSTALLED IN EACH ZONE BROKEN BY INTERNAL SPREAD FOOTINGS.
5. RADON VENTS MUST RUN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

FOUNDATION INSULATION AND WATERPROOFING:

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

8 A3.3 METAL SIDING @ FOUNDATION

1" = 1'-0"



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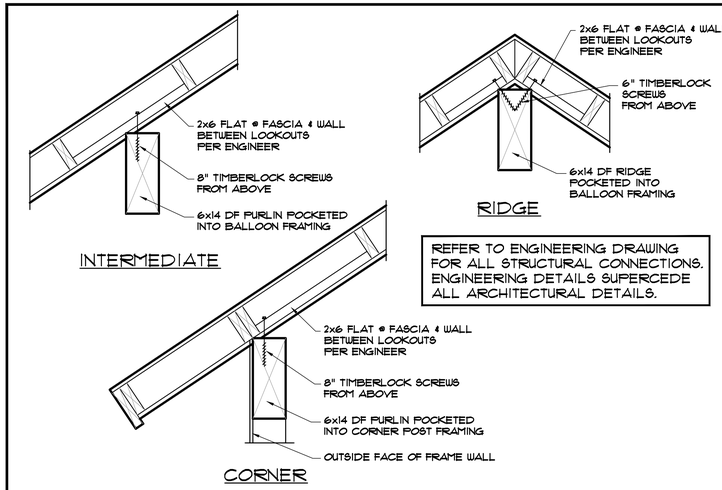
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PROJECT NO: 2412-22 L07

ISSUED

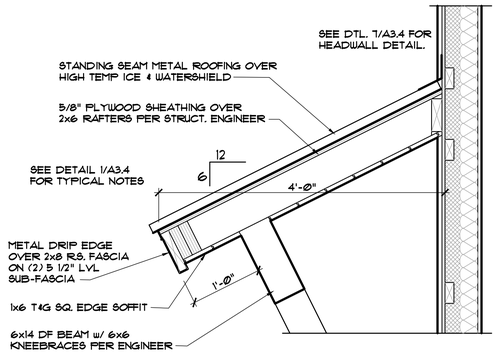
#	DATE	BY	COMMENTS
13	12-23-24	DUE	OWNER REVISIONS
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10	7-8-24	DUE	BUILDING PERMIT SET

A3.3



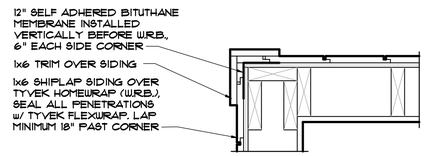
9 / A3.4 DECO PURLIN ATTACHMENT

1" = 1'-0"

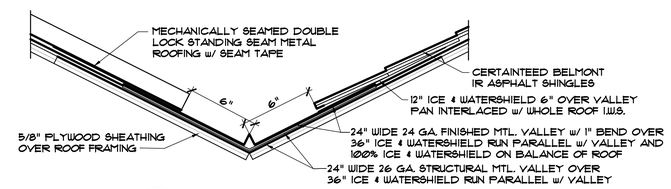


10 / A3.4 EAVE DETAIL w/ 6:12 PITCH ON TIMBER BEAM w/KNEEBRACES

1" = 1'-0"

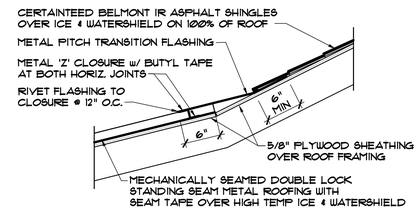


11 / A3.4 EXTERIOR CORNER DETAIL



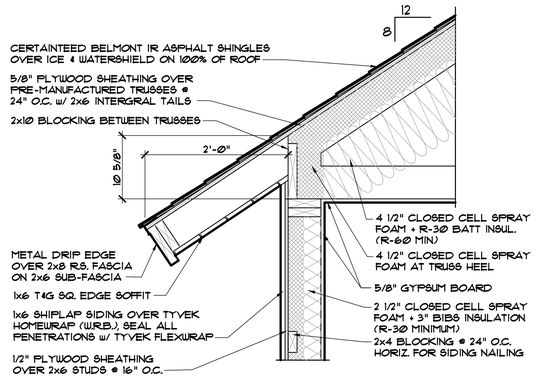
13 / A3.4 VALLEY FLASHING

NTS



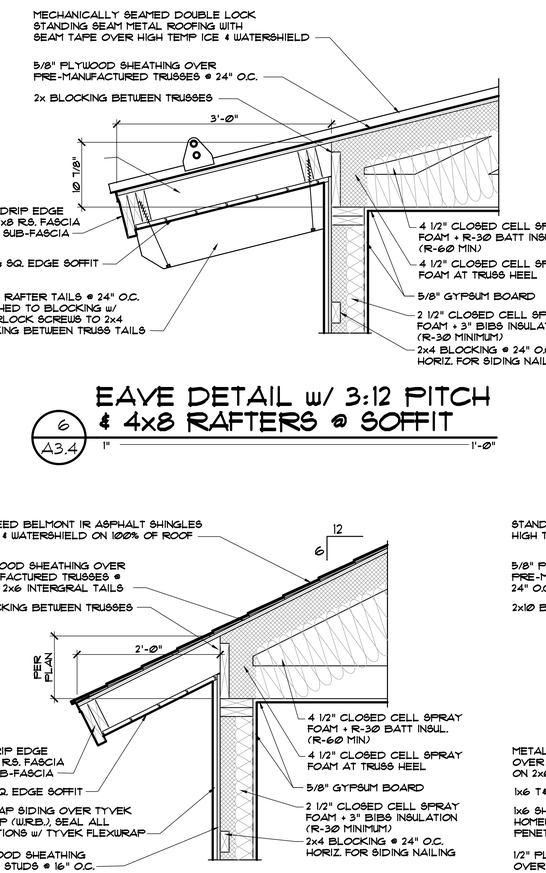
12 / A3.4 PITCH CHANGE FLASHING

1" = 1'-0"



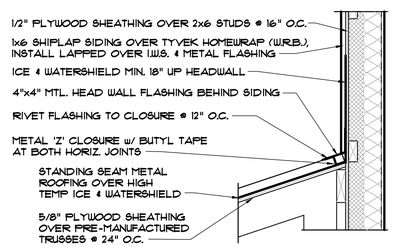
5 / A3.4 EAVE DETAIL w/ 8:12 PITCH ON PRE-MANUFACTURED TRUSSES

1" = 1'-0"



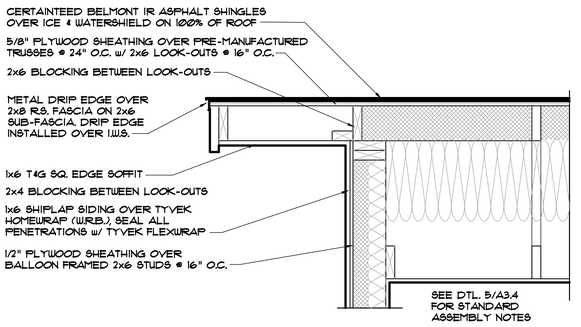
6 / A3.4 EAVE DETAIL w/ 3:12 PITCH & 4x8 RAFTERS @ SOFFIT

1" = 1'-0"



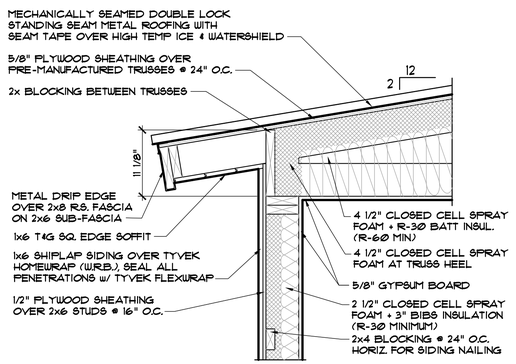
7 / A3.4 HEAD WALL FLASHINGS

1" = 1'-0"



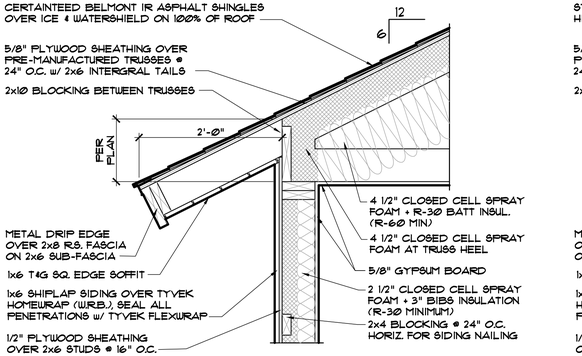
8 / A3.4 RAKE DETAIL w/ SHINGLES

1" = 1'-0"



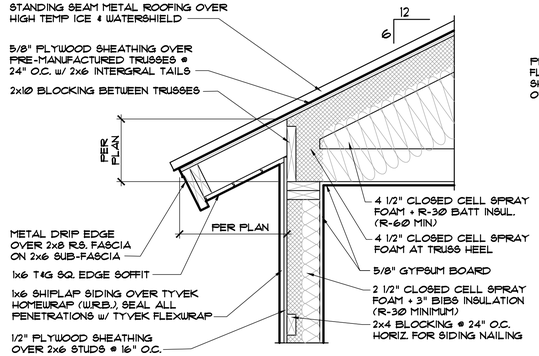
1 / A3.4 EAVE DETAIL w/ 2:12 PITCH ON PRE-MANUFACTURED TRUSSES

1" = 1'-0"



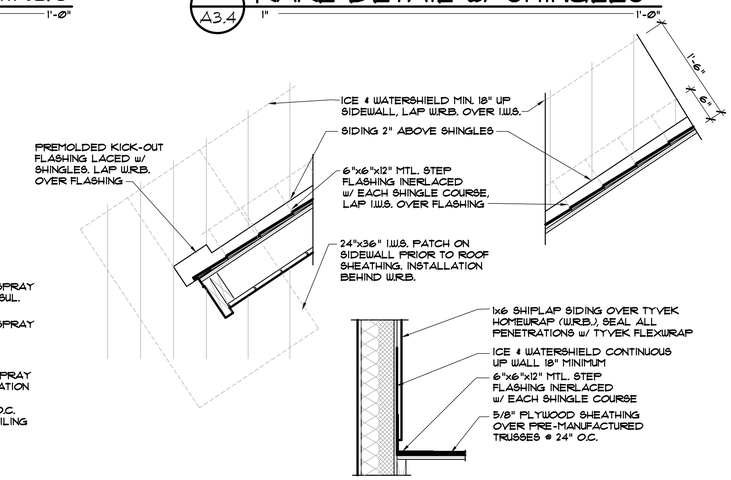
2 / A3.4 EAVE DETAIL w/ 6:12 PITCH ON PRE-MANUFACTURED TRUSSES

1" = 1'-0"



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

1" = 1'-0"



4 / A3.4 SIDE WALL FLASHINGS

1" = 1'-0"

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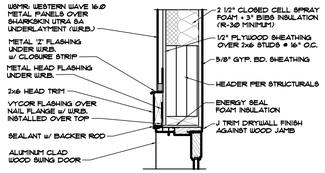
BOMBARD
186 MILES END LANE
LOT 07, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L07

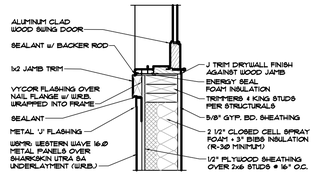
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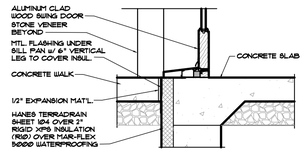
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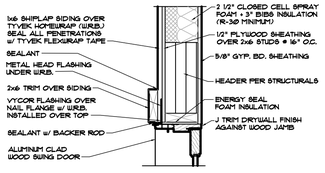
13 A3.5 SWING DOOR HEAD DTL. W/ METAL SIDING 1" = 1'-0"



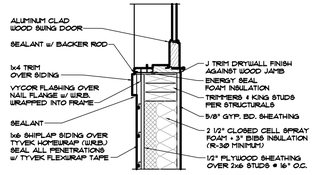
14 A3.5 SWING DOOR JAMB DTL. W/ METAL SIDING 1" = 1'-0"



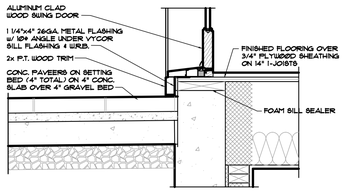
15 A3.5 SWING DOOR SILL DTL. ON CONCRETE SLAB 1" = 1'-0"



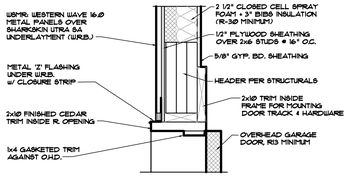
10 A3.5 SWING DOOR HEAD DTL. W/ VERTICAL SIDING 1" = 1'-0"



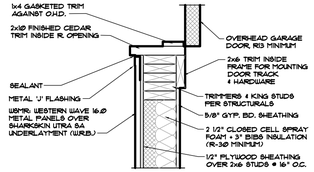
11 A3.5 SWING DOOR JAMB DTL. W/ VERTICAL SIDING 1" = 1'-0"



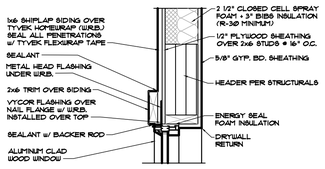
12 A3.5 SWING DOOR SILL DTL. w/ CONC. PAVER PATIO 1" = 1'-0"



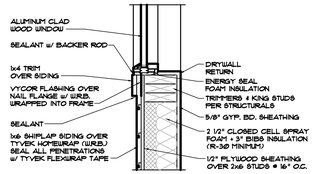
7 A3.5 OVERHEAD DOOR HEAD W/ METAL SIDING 1" = 1'-0"



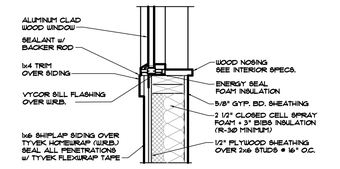
8 A3.5 OVERHEAD DOOR JAMB W/ METAL SIDING 1" = 1'-0"



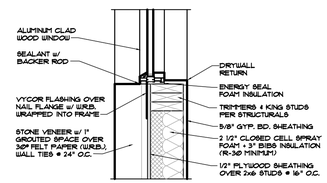
4 A3.5 HEAD DETAIL W/ VERTICAL SIDING 1" = 1'-0"



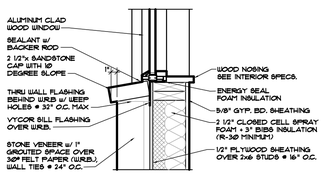
5 A3.5 JAMB DETAIL W/ VERTICAL SIDING 1" = 1'-0"



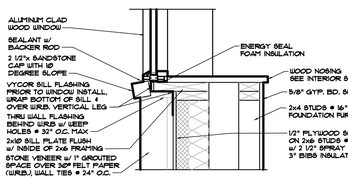
6 A3.5 SILL DETAIL W/ VERTICAL SIDING 1" = 1'-0"



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



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



3 A3.5 SILL DETAIL @ STAIR 1 1/2" = 1'-0"

NOTE: WINDOW AND DOOR INSTALLATION, INCLUDING WATER RESISTANT BARRIER, FLASHINGS, SEALANTS AND THEIR SEQUENCE SHALL BE COMPLETED PER THE MANUFACTURER'S INSTALLATION REQUIREMENTS & THEIR INSTRUCTIONS. 12

EXTERIOR DOOR & WINDOW SCHEDULE

	WINDOW LETTER	WINDOW SIZE	HEAD HEIGHTS	COMMENTS
6	A	2'-6"x5'-Ø" CSMT + 5'-Ø"x5'-Ø" FIXED MULLED	8'-Ø"	
	B	2'-9"x8'-Ø" FIXED (T)	8'-Ø"	
	C	18'-Ø"x8'-Ø" OVERHEAD DOOR	9'-Ø"	METAL CLAD
6	D	3'-Ø"x9'-Ø" HALF LITE CLAD DOOR	9'-Ø"	
	F	(2) 2'-6"x5'-Ø" FIXED MULLED	9'-Ø"	
6	G	2'-6"x5'-Ø" CSMT + 2'-6"x5'-Ø" FIXED MULLED	9'-Ø"	
	H	2'-8"x5'-Ø" CSMT + 5'-4"x5'-Ø" FIXED MULLED	8'-Ø"	
	J	2'-6"x5'-6" CSMT + 5'-Ø"x5'-6" FIXED MULLED	8'-Ø"	
	K	2'-Ø"x4'-6" CSMT (T)	8'-Ø"	
6	L	3'-Ø"x1'-6" FIXED OVER 3'-Ø"x8'-Ø" FULL LITE DOOR MULLED (T)	9'-6"	
6	M	2'-6"x1'-Ø" CSMT + 6'-Ø"x1'-Ø" FIXED + 2'-6"x 1'-Ø" CMST MULLED	9'-6"	
6	N	3'-Ø"x1'-6" FIXED OVER 3'-Ø"x8'-Ø" FULL LITE DOOR MULLED (T)	9'-6"	
6	P	3'-6"x6'-Ø" CSMT	9'-6"	
6	Q	3'-6"x6'-Ø" CSMT	9'-6"	
6	R	(2) 4'-Ø"x4'-6" FIXED MULLED	8'-Ø"	
	S	2'-8"x4'-6" CSMT + 5'-4"x4'-6" FIXED MULLED	8'-Ø"	
	T	3'-Ø"x8'-Ø" FULL LITE DOOR	8'-Ø"	
	V	2'-8"x4'-6" CSMT + 5'-4"x4'-6" FIXED MULLED	8'-Ø"	
6	W	2'-6"x4'-6" FIXED	8'-Ø"	
6	X	6'-Ø"x6'-Ø" FIXED + 3'-Ø"x6'-Ø" CSMT MULLED	8'-Ø"	
6	Y	4'-Ø"x3'-Ø" FIXED	8'-Ø"	
6	Z	4'-Ø"x3'-Ø" FIXED	8'-Ø"	
	AA	4'-Ø"x3'-Ø" AWNING	8'-Ø"	
6	AB	2'-8"x3'-Ø" FIXED	8'-Ø"	
	AC	2'-6"x5'-6" CSMT + 2'-6"x5'-6" FIXED MULLED	8'-Ø"	
6	AD	6'-Ø"x8'-Ø" FIXED	8'-Ø"	
	AF	2'-6"x5'-6" CSMT	8'-Ø"	

WINDOW & EXTERIOR DOOR NOTES:

1. ALL WINDOWS ARE TO BE ALUMINUM CLAD WOOD WINDOWS BY SIERRA PACIFIC IN BLACK COLOR.
2. WINDOW MANUFACTURER TO PROVIDE TEMPERED GLAZING IN ALL LOCATIONS AS REQUIRED BY THE 2021 I.R.C. (INDICATED BY (T) IN SCHEDULE. 4
3. ALL WINDOWS TO MEET ENERGY CODE RATING PER THE 2021 I.R.C. (U VALUE= Ø.30 MAXIMUM, SHGC VALUE NOT REQUIRED IN ZONE 6. 12
4. PROVIDE SCREENS AT ALL OPERATING WINDOWS & DOORS.
5. DOOR HARDWARE AND HINGES TO MATCH INTERIOR HARDWARE COLORS.
6. WINDOW HEAD HEIGHTS ARE TO MATCH HEAD HEIGHT OF EXTERIOR DOORS.
7. HEAD HEIGHTS ARE ABOVE FINISHED FLOOR LEVELS.

INTERIOR DOOR SCHEDULE

	DOOR #	DOOR TYPE	SIZE	DOOR MATERIAL	FRAME MATERIAL	FINISH	HARDWARE SET	COMMENTS
6	101A	SWING	3'-Ø" x 8'-Ø" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	
	101B	SWING	FR. 3'-Ø" x 8'-Ø" x 1 3/4"	WOOD	WOOD	STAIN	DUMMY	SPRING LATCHES @ HEAD
6	102	SWING	2'-6" x 8'-Ø" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	
6	103	SWING	2'-8" x 8'-Ø" x 1 3/4"	WOOD	WOOD	STAIN	PASSAGE	
6	104	DELETED						
	106	SWING	3'-Ø" x 8'-Ø" x 1 3/4"	WOOD	WOOD	STAIN	PASSAGE	
	107	SWING	2'-6" x 8'-Ø" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	
	108	SWING	3'-Ø" x 8'-Ø" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	20 MIN/SELF-CLOSING/WEATHER STRIP
	109	SWING	3'-Ø" x 8'-Ø" x 1 3/4"	WOOD	WOOD	STAIN	PASSAGE	20 MIN/SELF-CLOSING/WEATHER STRIP
	110	SWING	3'-Ø" x 8'-Ø" x 2 1/4"	WOOD	WOOD	STAIN	PASSAGE	
	112	BARN	6'-6" x 8'-3" SLAB	WOOD	WOOD	STAIN	BARN	
	114	SWING	2'-6" x 8'-Ø" x 1 3/4"	WOOD	WOOD	STAIN	PASSAGE	
	115	SWING	3'-6" x 8'-Ø" x 2 1/4"	WOOD	WOOD	STAIN	PRIVACY	CUSTOM ENTRY DOOR
	116	BARN	4'-6" x 8'-3" SLAB	WOOD	WOOD	STAIN	BARN	
	201	SWING	3'-Ø" x 8'-Ø" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	
	203	SWING	2'-6" x 8'-Ø" x 1 3/4"	WOOD	WOOD	STAIN	PASSAGE	
	204A	SWING	2'-6" x 8'-Ø" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	
	204B	SWING	2'-6" x 8'-Ø" x 1 3/4"	WOOD	WOOD	STAIN	PASSAGE	
6	206	DELETED						
	207	SWING	2'-8" x 8'-Ø" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	
	208A	SWING	2'-8" x 8'-Ø" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	
	208B	SWING	2'-6" x 8'-Ø" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	
	209	SWING	2'-6" x 8'-Ø" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	
	210	SWING	2'-8" x 8'-Ø" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	
	211	SWING	2'-6" x 8'-Ø" x 1 3/4"	WOOD	WOOD	STAIN	PASSAGE	
	213	SWING	2'-6" x 8'-Ø" x 1 3/4"	WOOD	WOOD	STAIN	PASSAGE	
	214	SWING	2'-8" x 8'-Ø" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	
	215	SWING	2'-6" x 8'-Ø" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	

INTERIOR DOOR NOTES:

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

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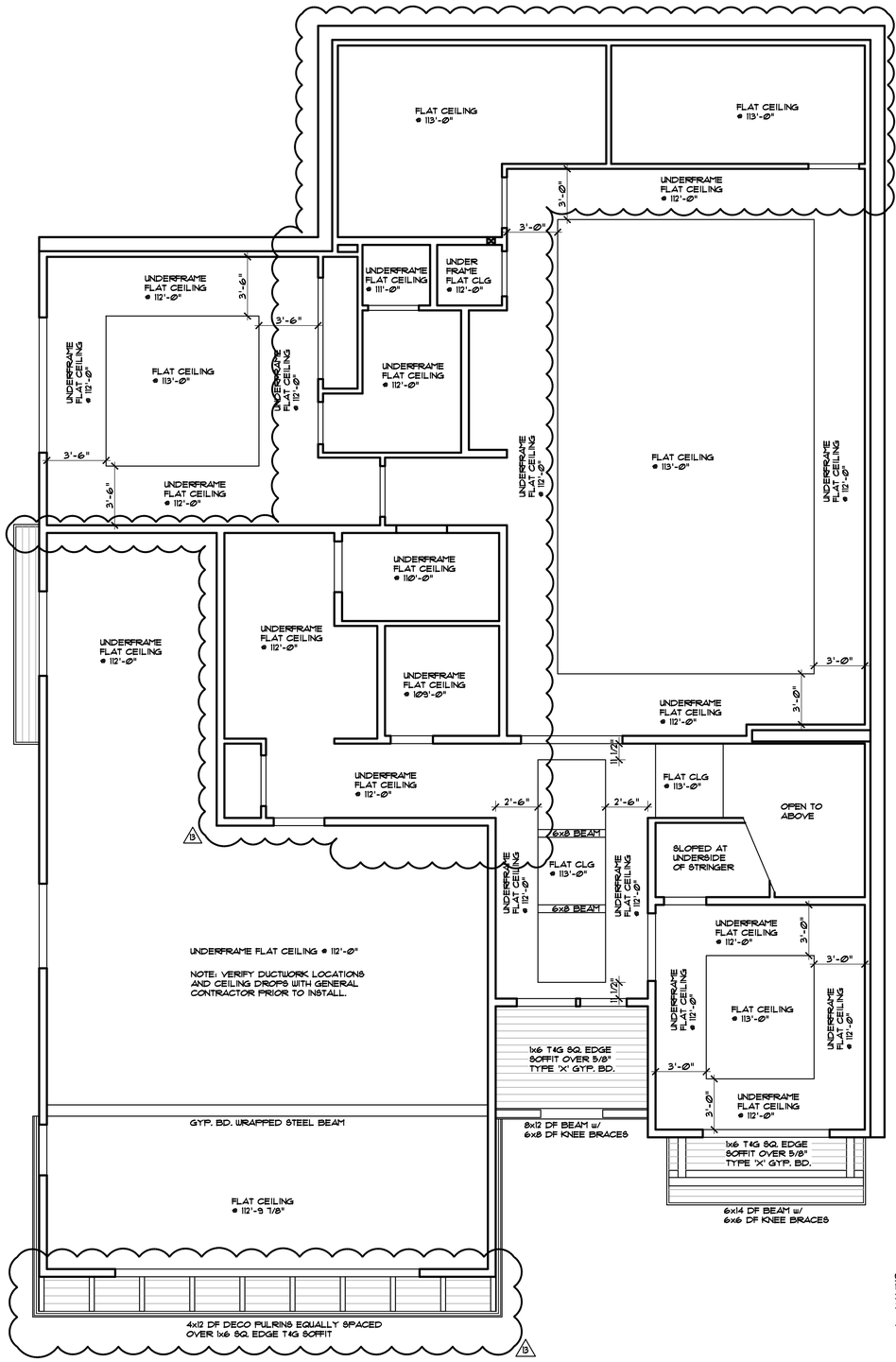
BOMBARD
186 MILES END LANE
LOT 07, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L07

ISSUED

#	DATE	BY	COMMENTS
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11	9-18-24	DWE	REVISED PERMIT SET
10	7-8-24	DWE	BUILDING PERMIT SET

A3.5



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

LOWER LEVEL CEILING

1/4" = 1'-Ø"

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

STATE OF COLORADO
DONALD W. EGGERS
LICENSED ARCHITECT

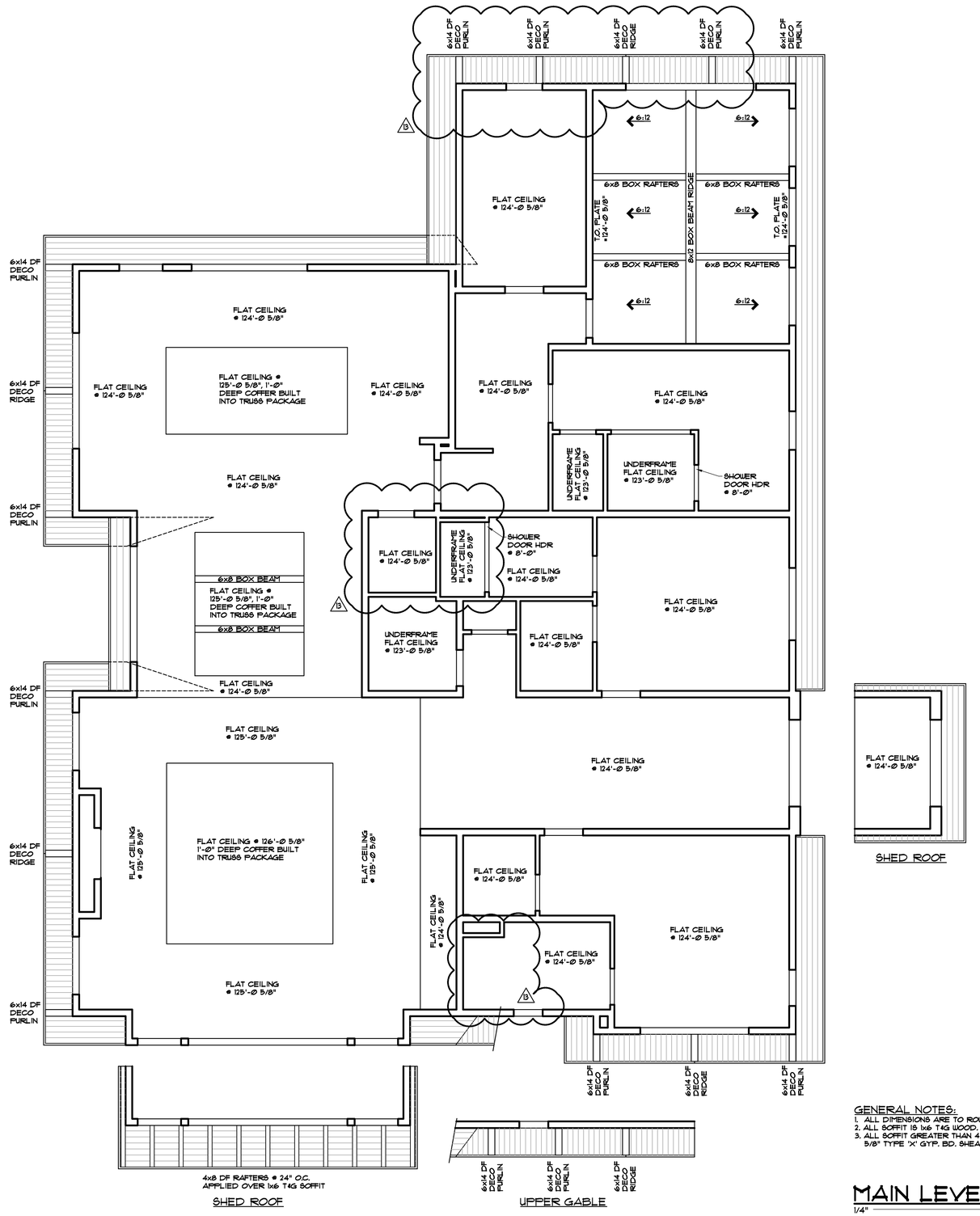
BOMBARD
186 MILES END LANE
LOT 07, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L07

ISSUED

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

A4.1



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

MAIN LEVEL CEILING
1/4" = 1'-Ø"

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

PROJECT NO: 2412-22 L07

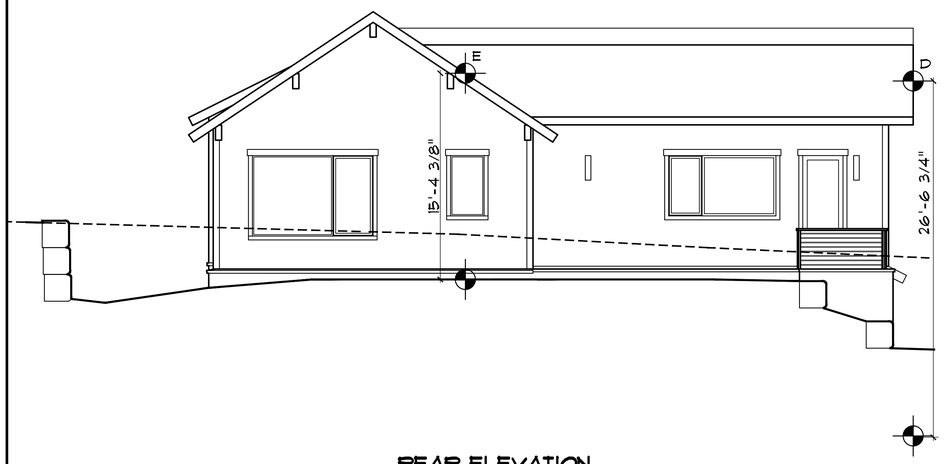
ISSUED

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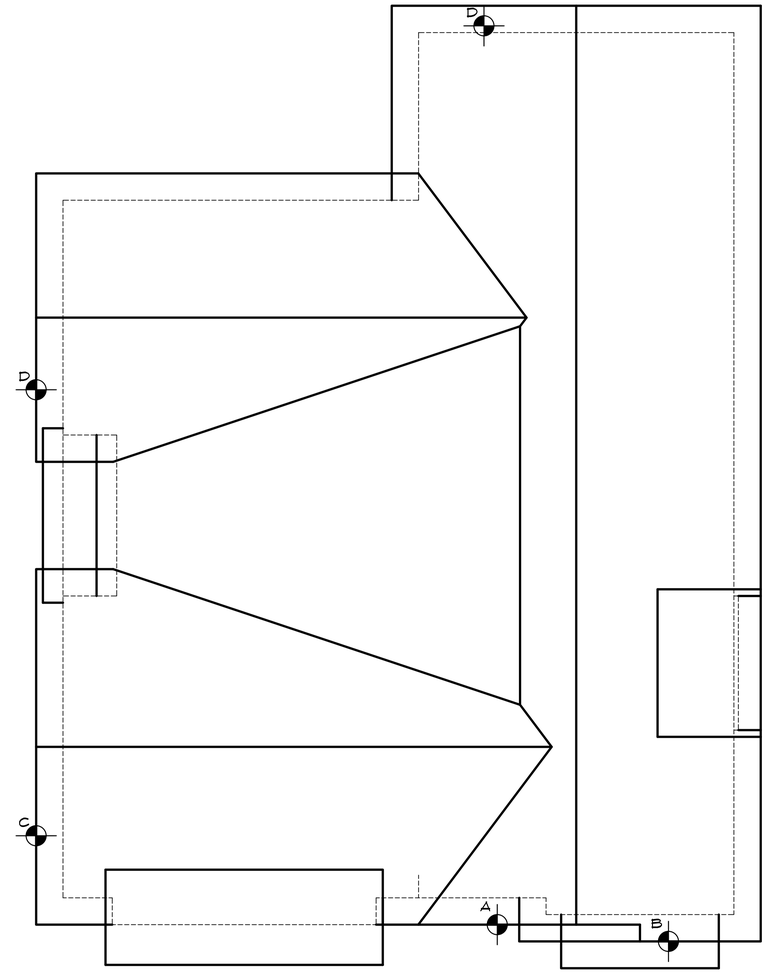
A4.2



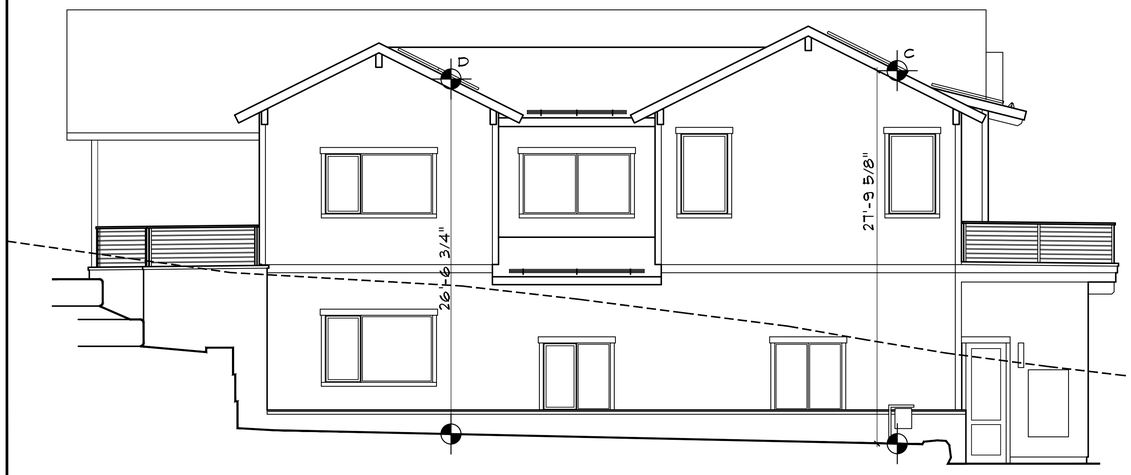
FRONT ELEVATION
1/4" = 1'-0"



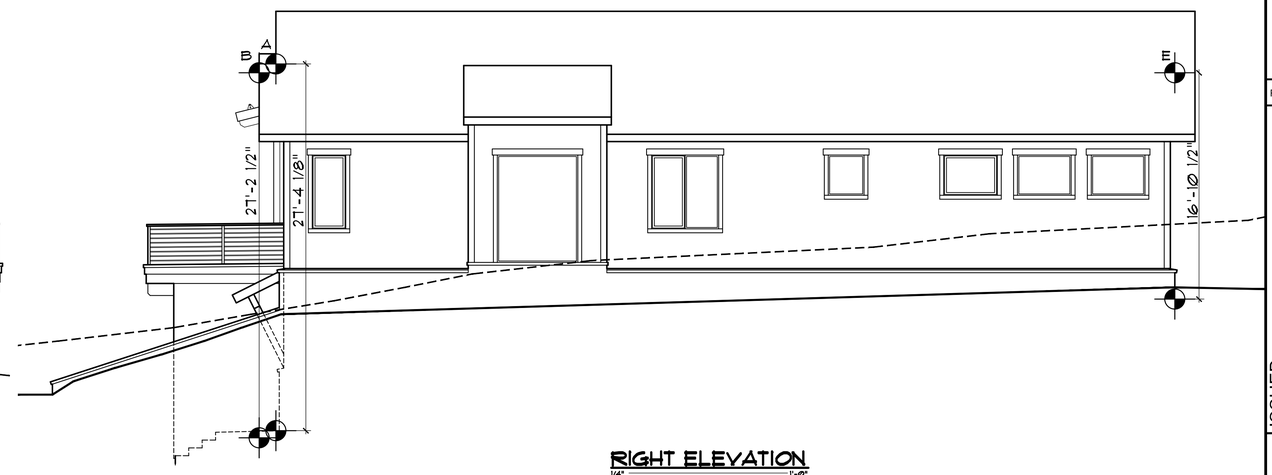
REAR ELEVATION
1/4" = 1'-0"



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



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



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

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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.

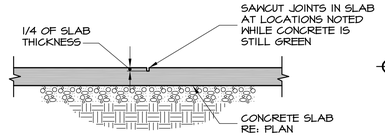
5. Provide 1-1/2" void below all non-bearing partitions constructed upon concrete slabs-on-grade, IF in-place subgrade soils show potential for expansion/swell conditions. The Soils Engineer is to review subgrade conditions as part of an "open-hole" investigation, and should provide further direction if expansive soils are present.

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

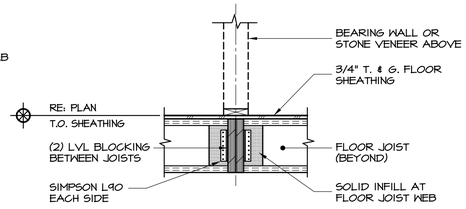
SPECIAL INSPECTIONS:

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.

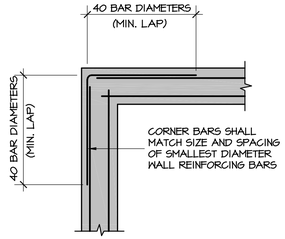
2. The Special Inspector shall be responsible for completing, maintaining, and resubmitting all special inspection logs and forms required by Local Building Officials.



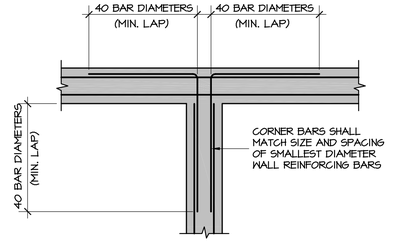
1 Typical Control Joint (C.J.)
S1.1 3/4"=1'-0"



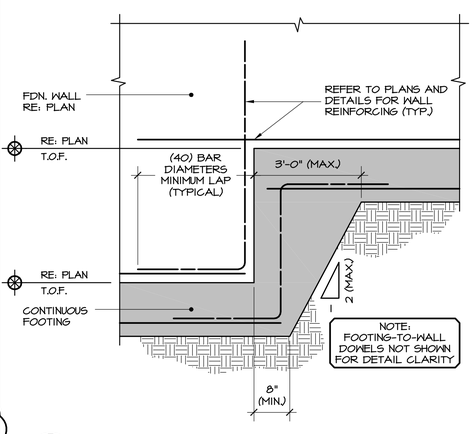
2 Typical Floor Blocking Detail
S1.1 3/4"=1'-0"



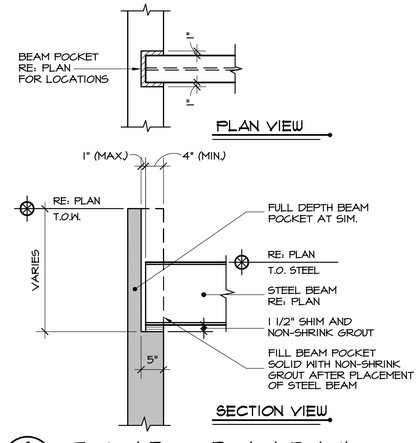
3 Typical Corner Reinforcing
S1.1 3/4"=1'-0"



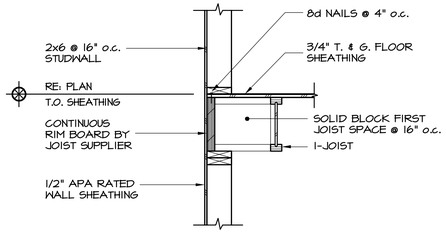
4 Typical Intersection Reinforcing
S1.1 3/4"=1'-0"



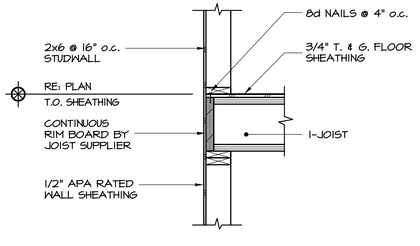
5 Typical Footing Step Detail
S1.1 3/4"=1'-0"



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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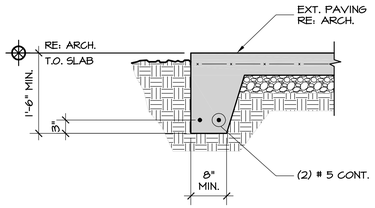
BOMBARD
Lot 07 | Minturn North
186 Miles End Lane
Minturn, Colorado

Date	• 12/23/2024
SDG Project No.	• 24-122
Drawn By	• SDG
Checked By	• JDS

Date	• Issue
05/07/24	• Review Set
05/08/24	• Review Set
06/13/24	• Review Set
07/05/24	• Review Set
07/08/24	• Building Permit
09/18/24	• Revised Permit Set
1 12/23/24	• Owner Revisions

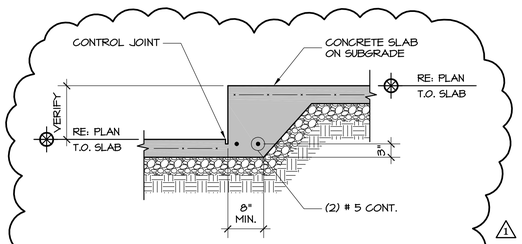
Title • General Notes and Standard Details

S1.1



2 Exterior Slab Edge Detail

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



3 Slab Step Detail

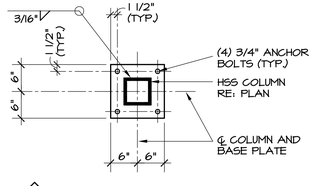
S2.1 3/4"=1'-0"

PAD FOOTING SCHEDULE

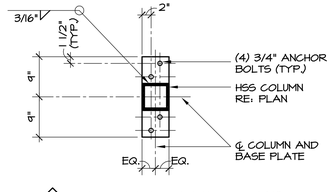
MARK	FOOTING DIMENSIONS Plan Size	Depth	REINFORCING
A	4'-0" x 4'-0"	0'-10"	(5) # 5 Bars Each Way
B	5'-0" x 5'-0"	0'-10"	(6) # 5 Bars Each Way
C	5'-0" x 8'-6"	0'-10"	# 5 Bars @ 12" o.c. Each Way
D	4'-0" x 4'-0"	1'-0"	(5) # 5 Bars Each Way
E	5'-0" x 6'-6"	0'-10"	# 5 Bars @ 12" o.c. Each Way

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

BASE PLATE SCHEDULE



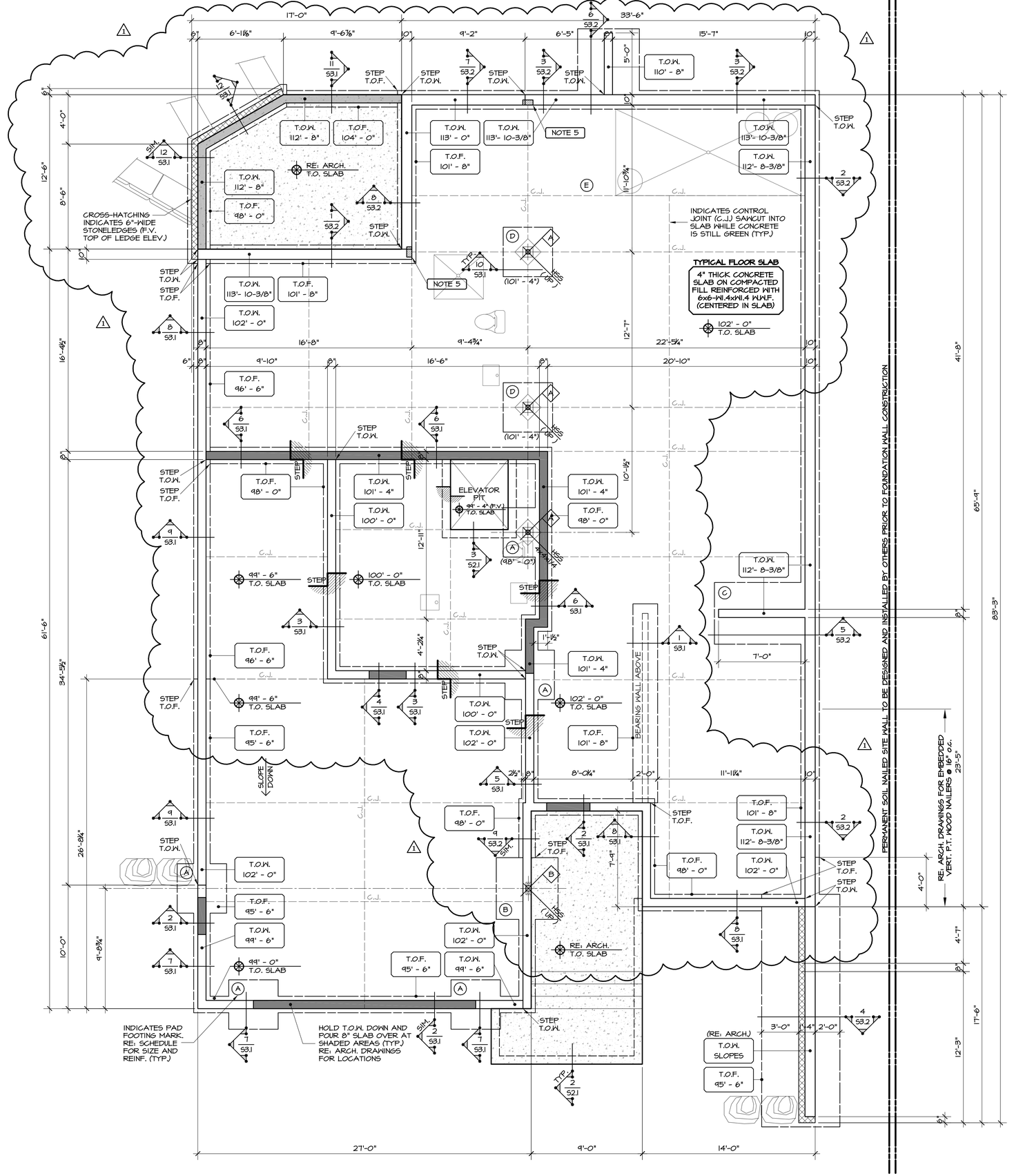
A BASE PLATE THICKNESS = 3/4"



B BASE PLATE THICKNESS = 3/4"

1 Foundation Plan

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



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).

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BOMBARD
Lot 07 | Minturn North

186 Miles End Lane
Minturn, Colorado

Date	• 12/23/2024
SDG Project No.	• 24-122
Drawn By	• SDG
Checked By	• JDS

Date	• Issue
05/07/24	• Review Set
05/08/24	• Review Set
06/13/24	• Review Set
07/05/24	• Review Set
07/08/24	• Building Permit
09/18/24	• Revised Permit Set
1 12/23/24	• Owner Revisions

Title • Foundation Plan

S2.1

TYPICAL WALL HEADER NOTES

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

I-JOIST HANGER SCHEDULE

SINGLE I-JOIST

JOIST HEIGHT	TOP FLANGE MODEL	FACE MOUNT MODEL
14" BCI 5000	ITS2.06/14	IUS2.06/14
14" BCI 6000 / 60	ITS2.37/14	IUS2.37/14
14" BCI 90	ITS3.56/14	IUS3.56/14

LVL BEAMS AND HEADER HANGER SCHEDULE

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

MEMBER	TOP FLANGE MODEL	FACE MOUNT MODEL
14"	MIT14	HU14

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

MEMBER	TOP FLANGE MODEL	FACE MOUNT MODEL
14"	HB3.56/14	HHUS410

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

MEMBER	TOP FLANGE MODEL	FACE MOUNT MODEL
14"	HGLTV5.37	HGUS5.50/12

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

MEMBER	TOP FLANGE MODEL	FACE MOUNT MODEL
14"	HGLTV7	HGUT.25-SDS

TYPICAL FRAMING PLAN NOTES

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

BEAM BEARING CONDITION:

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

HEADER BEARING CONDITION:

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

MISCELLANEOUS CONDITIONS:

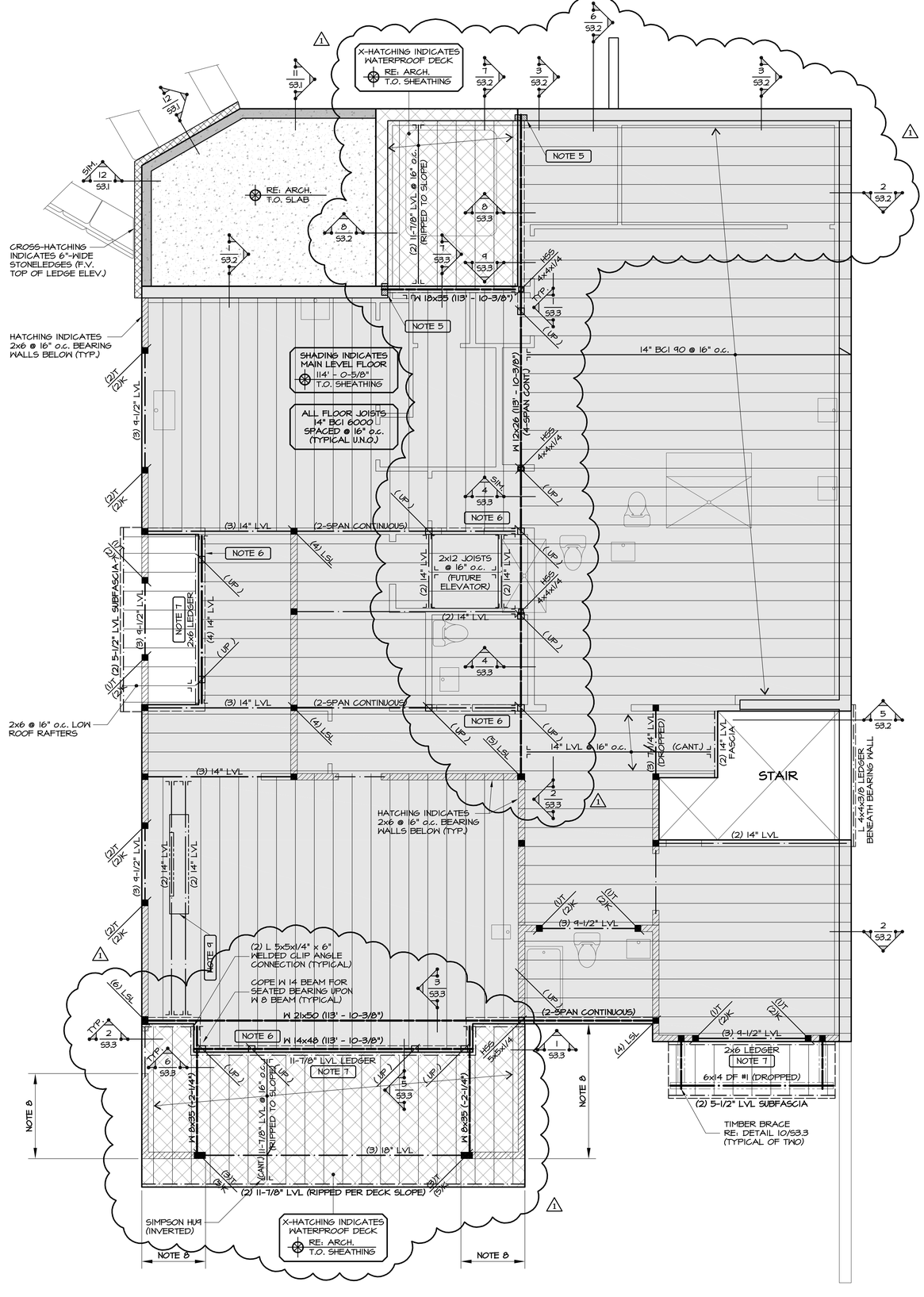
(UP) — INDICATES COLUMN / STUDS FROM A LEVEL ABOVE, POSTING DOWN TO THE CURRENT FRAMING LEVEL

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

TYPICAL SHEATHING NAILING NOTES

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

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



1 Main Level Floor & Low Roof Framing Plan

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

NOTES:
1. REFER TO SHEET S1.1 FOR GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS.
2. REFER TO ARCHITECTURAL DRAWINGS FOR MISC. FLOOR PENETRATIONS.
3. ALL FLOOR BEAMS ARE FLUSH-FRAMED (UNLESS NOTED OTHERWISE).
4. REFER TO ARCHITECTURAL DRAWINGS FOR PLUMBING FIXTURE LOCATIONS.
5. REFER TO DETAIL 6/S1.1 FOR TYPICAL BEAM POCKET REQUIREMENTS.
6. INDICATES 2x6 @ 16" o.c. BEARING WALLS ABOVE.
7. ATTACH LEDGER TO WALL / RIM WITH (3) ROWS OF 5"-LONG LEDGER-LOCK SCREWS SPACED @ 16" o.c. (MAX.).
8. THIS WALL IS TO BE FRAMED WITH 1-3/4" x 5-1/2" LSL STUDS @ 16" o.c.
9. PROVIDE BLOCKING BETWEEN JOISTS AT STONE VENEER AND / OR BEARING WALLS FROM ABOVE (RE: DETAIL 2/S1.1).

PERMANENT SOIL NAILED SITE WALL TO BE DESIGNED AND INSTALLED BY OTHERS PRIOR TO FOUNDATION WALL CONSTRUCTION

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BOMBARD
Lot 07 | Minturn North

186 Miles End Lane
Minturn, Colorado

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Drawn By	• SDG
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05/08/24	•	Review Set
06/13/24	•	Review Set
07/05/24	•	Review Set
07/08/24	•	Building Permit
09/18/24	•	Revised Permit Set
1 12/23/24	•	Owner Revisions

Title • Main Level Floor and Low Roof Framing Plan

S2.2

TYPICAL WALL HEADER NOTES

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

PRE-ENGINEERED ROOF TRUSSES

MINIMUM STRUCTURAL DESIGN CRITERIA:

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

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

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

TYPICAL FRAMING PLAN NOTES

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

BEAM BEARING CONDITION:

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

HEADER BEARING CONDITION:

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

MISCELLANEOUS CONDITIONS:

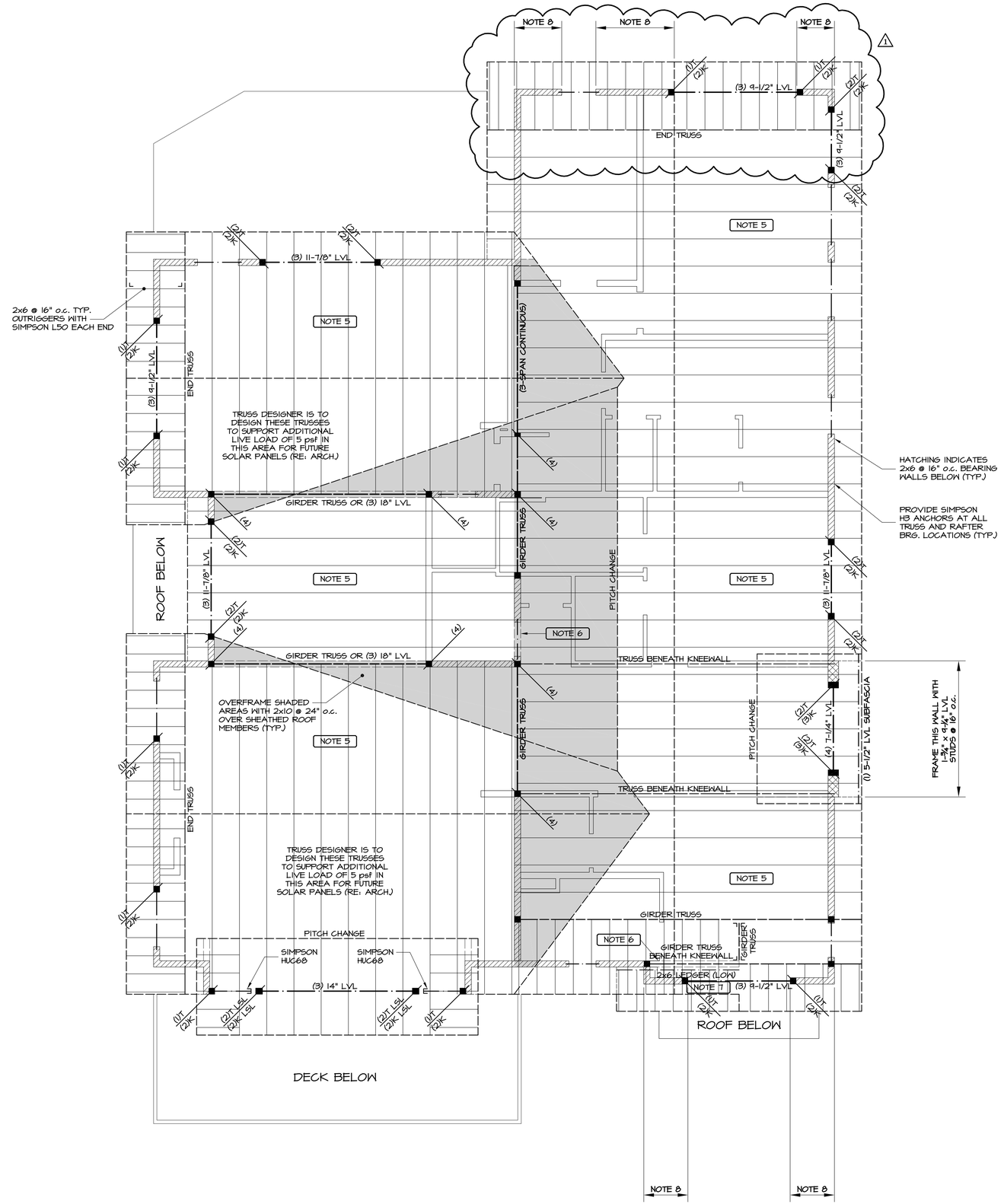
(UP) — INDICATES COLUMN / STUDS FROM A LEVEL ABOVE, POSTING DOWN TO THE CURRENT FRAMING LEVEL

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

TYPICAL SHEATHING NAILING NOTES

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

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



1 High Roof Framing Plan

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

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

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COLORADO LICENSED
JOHN D. SUNDQUIST
PROFESSIONAL ENGINEER
35715
12/23/24

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Lot 07 | Minturn North

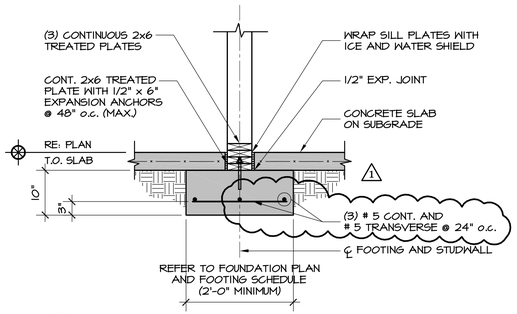
186 Miles End Lane
Minturn, Colorado

Date	• 12/23/2024
SDG Project No.	• 24-122
Drawn By	• SDG
Checked By	• JDS

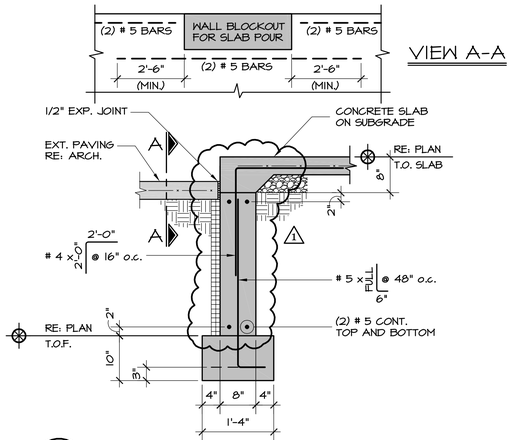
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05/07/24	• Review Set
05/08/24	• Review Set
06/13/24	• Review Set
07/05/24	• Review Set
07/08/24	• Building Permit
09/18/24	• Revised Permit Set
1 12/23/24	• Owner Revisions

Title • High Roof Framing Plan

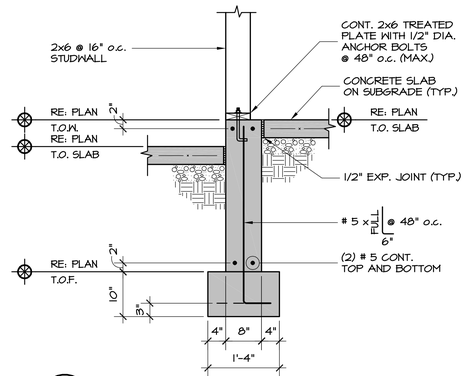
S2.3



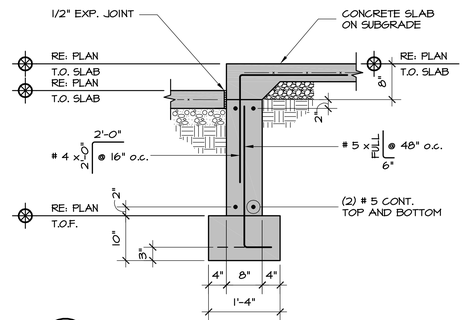
1 Foundation Detail
S3.1 3/4"=1'-0"



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



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



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

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

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

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

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

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

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

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

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

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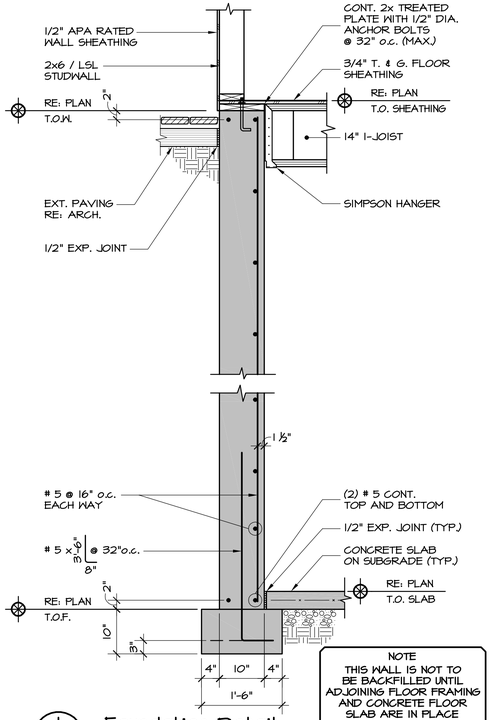
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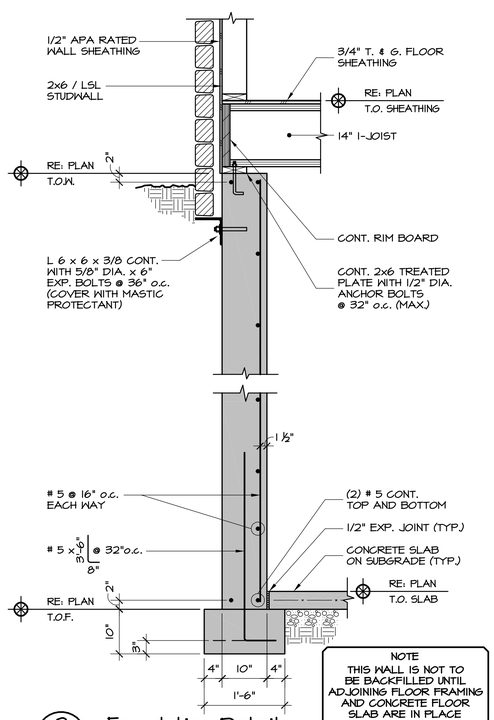
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07/05/24	•	Review Set
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Title • Foundation Details

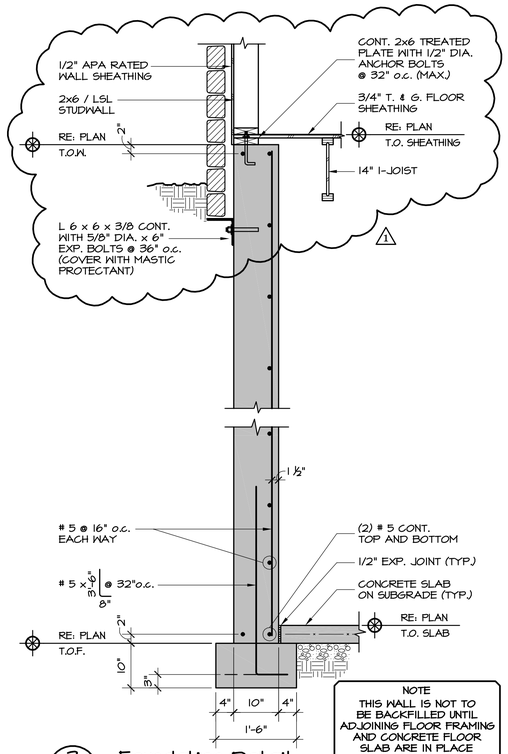
S3.1



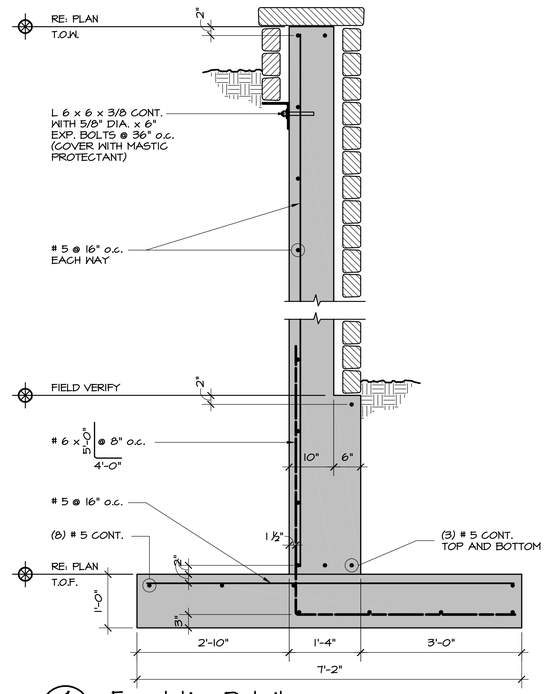
1 Foundation Detail
S3.2 3/4"=1'-0"



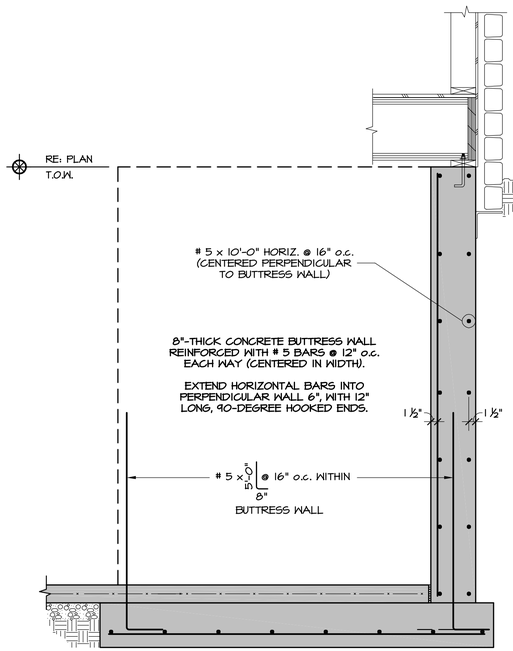
2 Foundation Detail
S3.2 3/4"=1'-0"



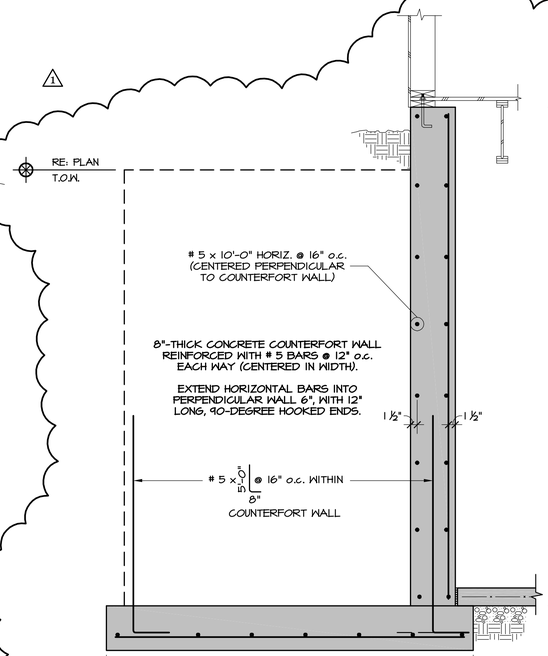
3 Foundation Detail
S3.2 3/4"=1'-0"



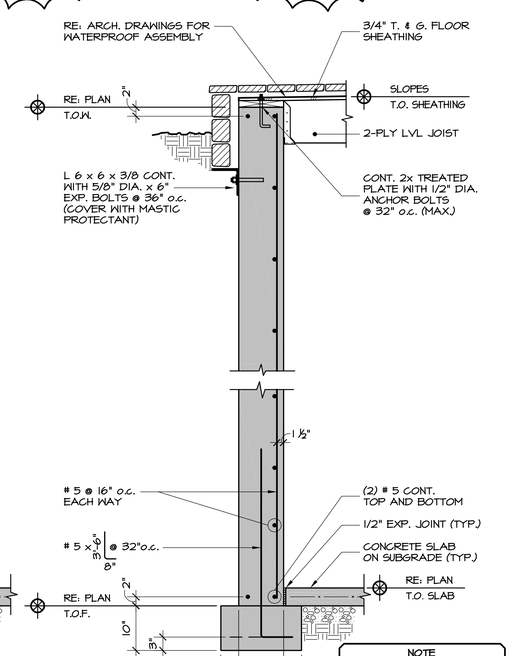
4 Foundation Detail
S3.2 3/4"=1'-0"



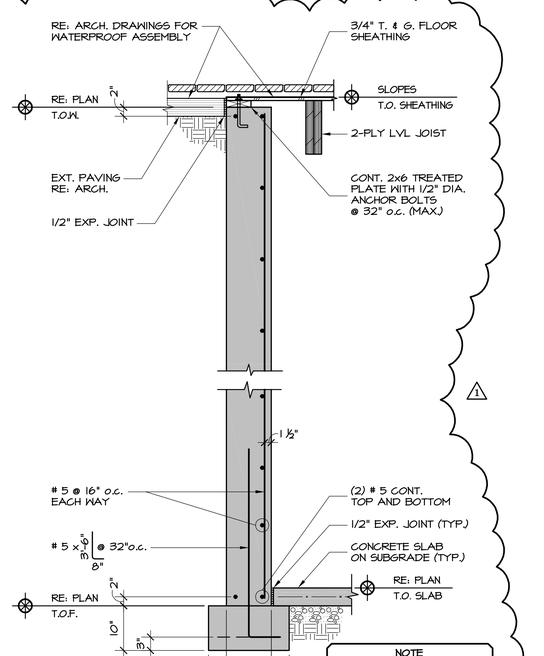
5 Foundation Buttress Detail
S3.2 3/4"=1'-0"



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



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



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

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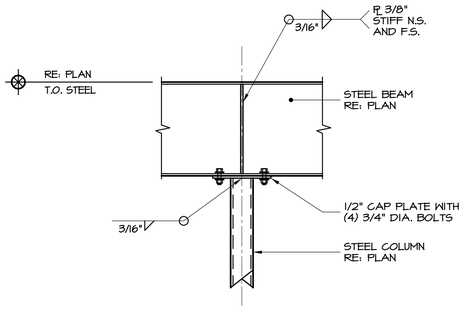
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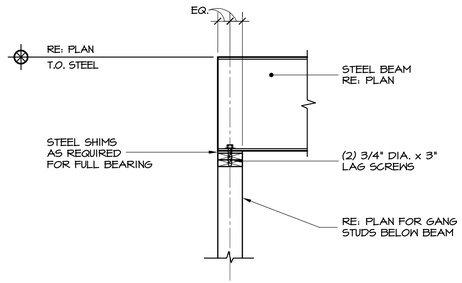
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Title • Foundation Details

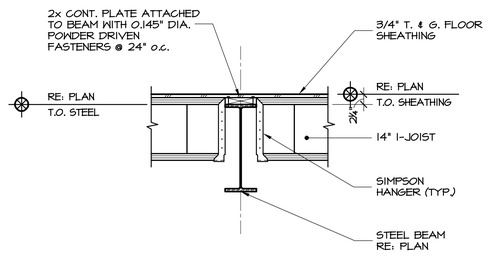
S3.2



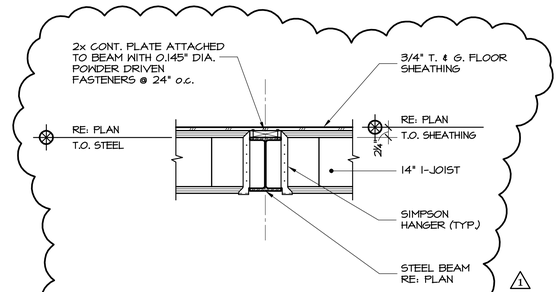
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S3.3 3/4"=1'-0"



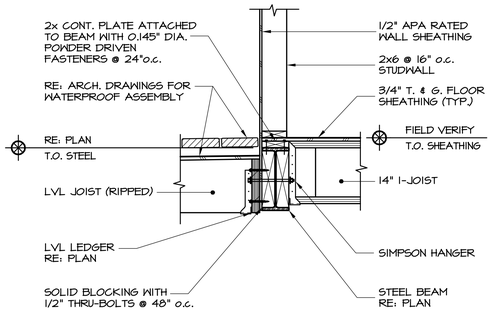
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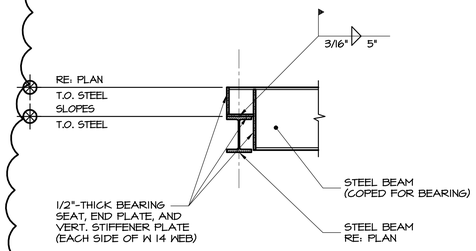
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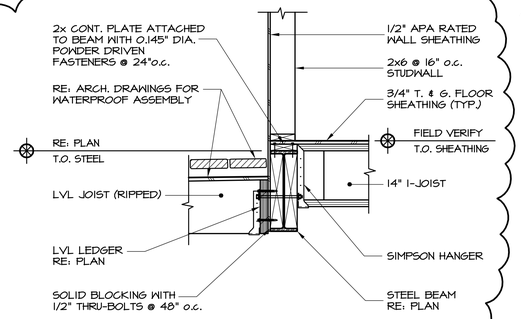
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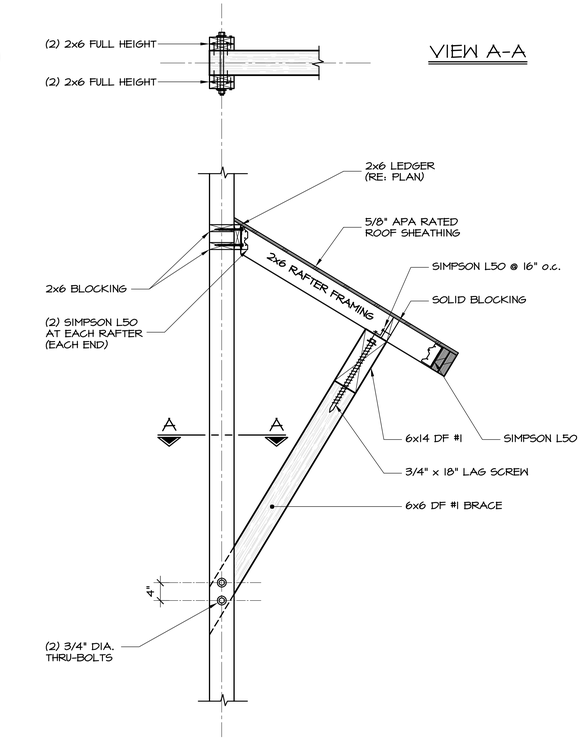
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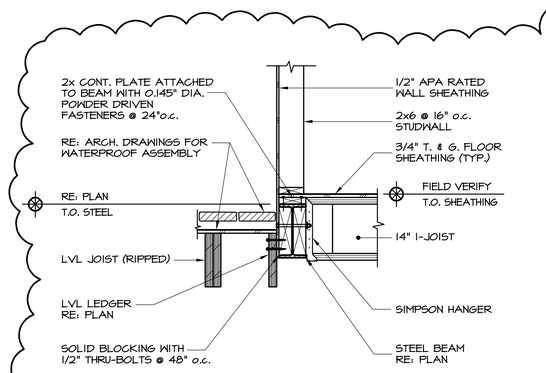
6 Framing Detail
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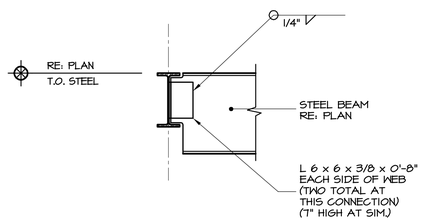
7 Framing Detail
S3.3 3/4"=1'-0"



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



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



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

SUNDQUIST
Design Group
Structural Expertise, Practical Solutions.
(303) 838-2222
www.sundquistdesign.com

COLORADO LICENSED JOSEPH D. SUNDQUIST PROFESSIONAL ENGINEER
05/15
12/31/24

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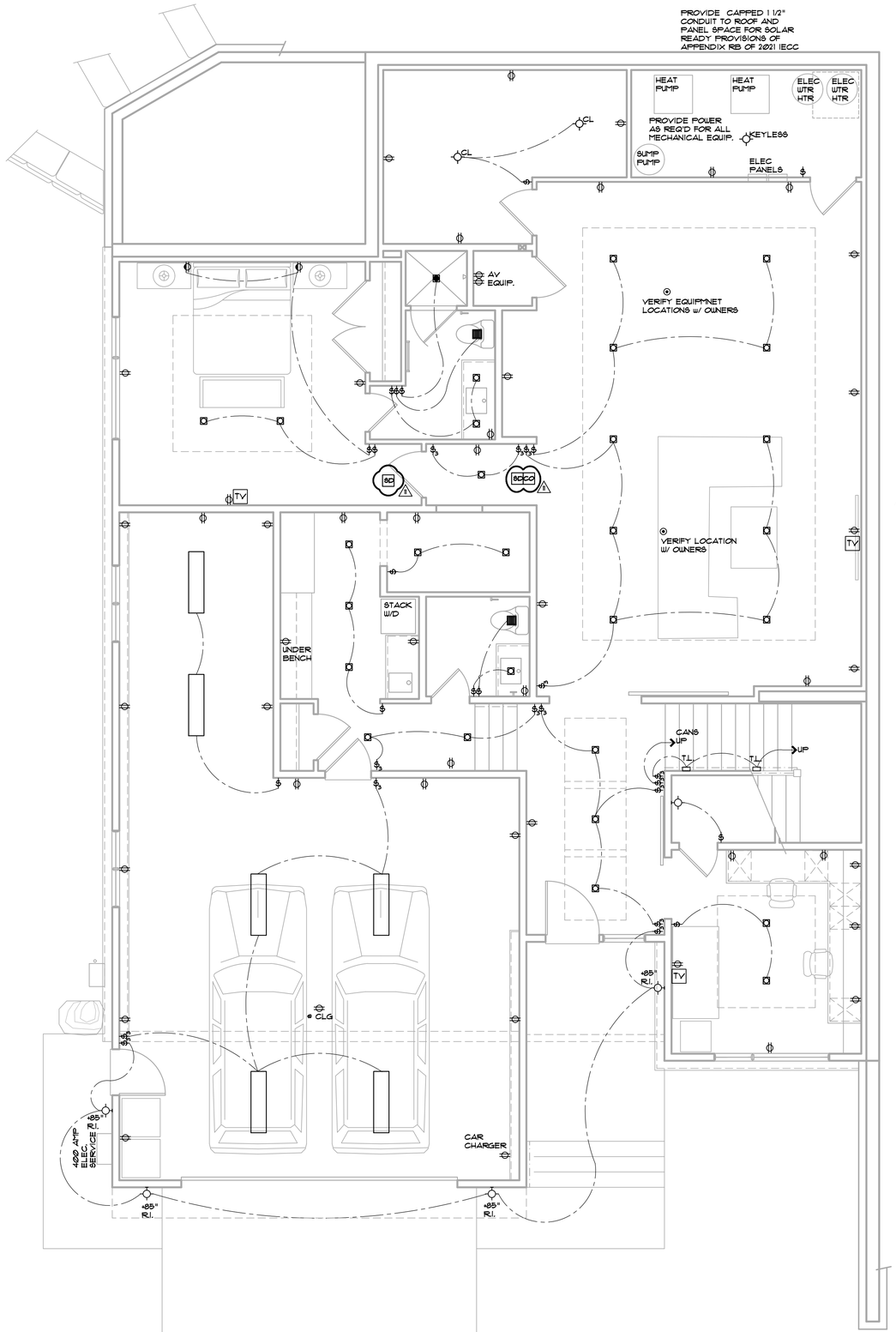
BOMBARD
Lot 07 | Minturn North
186 Miles End Lane
Minturn, Colorado

Date	12/23/2024
SDG Project No.	24-122
Drawn By	SDG
Checked By	JDS

Date	Issue
05/07/24	Review Set
05/08/24	Review Set
06/13/24	Review Set
07/08/24	Building Permit
09/18/24	Revised Permit Set
1 12/23/24	Owner Revisions

Title • Framing Details

S3.3



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

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

Exceptions:

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

△2 R1104 One- and two- family dwellings and townhouses. One EV ready space shall be provided for each dwelling unit. The branch circuit shall be identified as EV ready in the service panel or subpanel directory, and the termination location shall be marked as EV ready.

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

ELECTRICAL LEGEND

- 4" LED DOWNLIGHT CAN
- 4" LED DIRECTIONAL CAN
- 4" LED SHOWER CAN
- CH CHANDELIER BY OWNER
- P PENDANT BY OWNER
- CL CLOSET DOME LIGHT
- EXTERIOR WALL SCONCE
- MONOPOINT SPOT LIGHT
- STEP LIGHT
- F1 DOOR HEADER LED LIGHT
- 1"X4" LED LIGHT
- CEILING FAN BY OWNER
- SC SMOKE ALARM
- CO CARBON MONOXIDE DETECTOR
- EXHAUST FAN
- FLOOR OUTLET
- 1/2 HOT SWITCHED OUTLET
- TV TELEVISION
- LED STRIP LIGHTING UNDER CABINET

GENERAL ELECTRICAL NOTES:

1. OUTLETS SHOWN ARE SPECIFIC TO NEEDS. ELECTRICAL CONTRACTOR TO REVIEW PLANS AND COMMUNICATE TO GENERAL CONTRACTOR ANY ADDITIONAL OUTLETS NEEDED TO MEET CODE AND ANY OUTLETS SHOWN THAT ARE IN EXCESS TO MINIMUM CODE REQUIREMENTS.
2. CONTRACTOR TO PROVIDE LIFE SAFETY DETECTORS AND SENSORS PER CODE MINIMUM. LOCATIONS TO BE APPROVED BY GENERAL CONTRACTOR PRIOR TO INSTALL.
3. REFER TO FINAL CABINET SHOPS FOR FINAL APPLIANCE, PLUMBING AND ELECTRICAL LOCATIONS.
4. REFER TO LANDSCAPE PLANS FOR IRRIGATION AND SITE LIGHTING POWER REQUIREMENTS.
5. ALL INTERIOR LIGHTING CIRCUITS SHALL BE PROVIDED WITH DIMMERS, EXCEPT BATHROOMS AND HALLWAYS. (R404.2).
6. ALL EXTERIOR LIGHTING CIRCUITS SHALL BE INSTALLED WITH A MANUAL ON/OFF SWITCH WHICH PERMITS AUTOMATIC SHUT-OFF ACTIONS AND SHALL AUTOMATICALLY SHUT OFF WHEN DAYLIGHT. (R404.3).

△2

ENTRY LEVEL SCHEMATIC ELECTRICAL PLAN

1/4" = 1'-0"

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

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

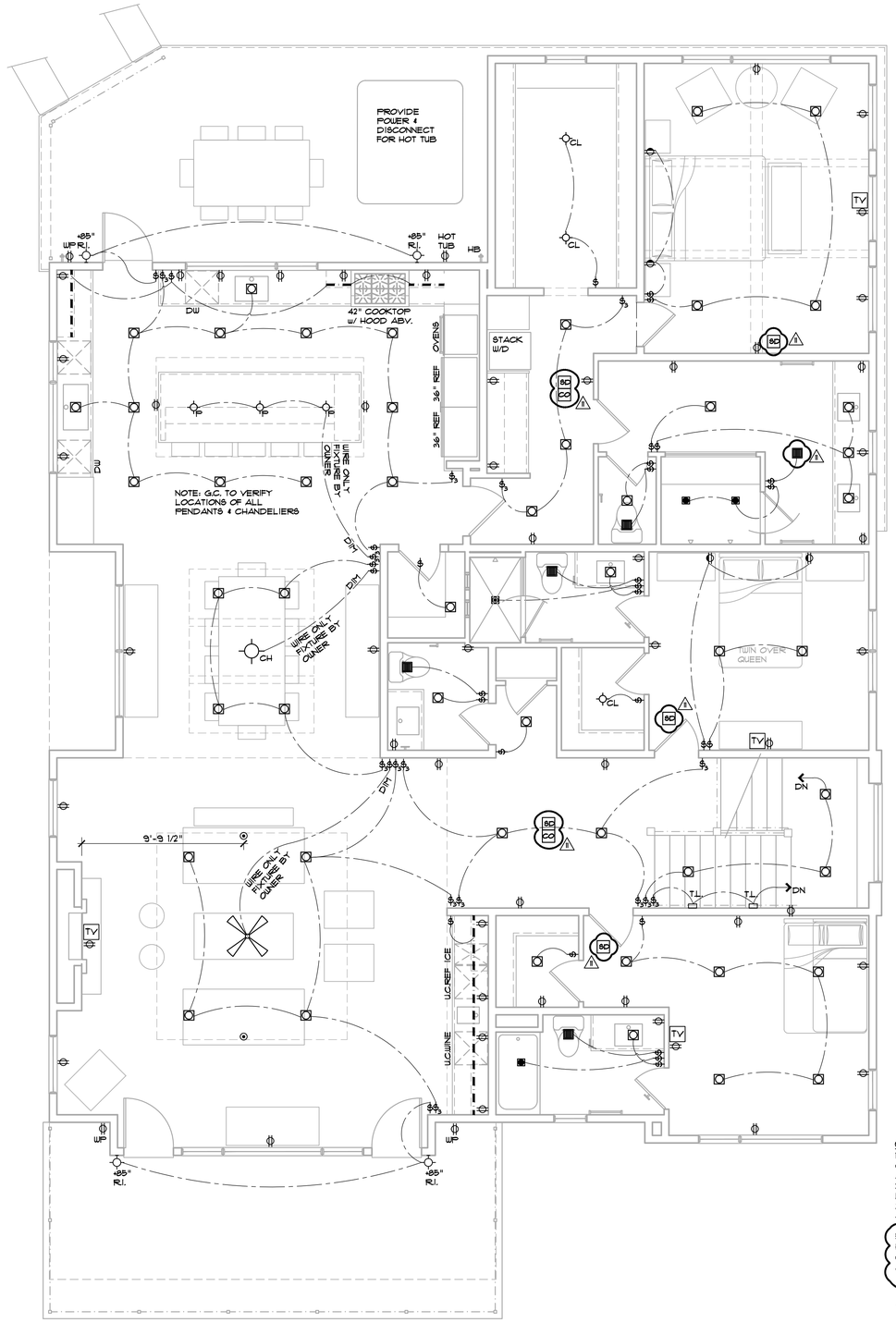
BOMBARD
186 MILES END LANE
LOT 07, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L07

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

E1.1

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.



ELECTRICAL LEGEND

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- 4" LED DIRECTIONAL CAN
- 4" LED SHOWER CAN
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- P — PENDANT BY OWNER
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MAIN LEVEL SCHEMATIC ELECTRICAL PLAN

1/4" — 1'-0"

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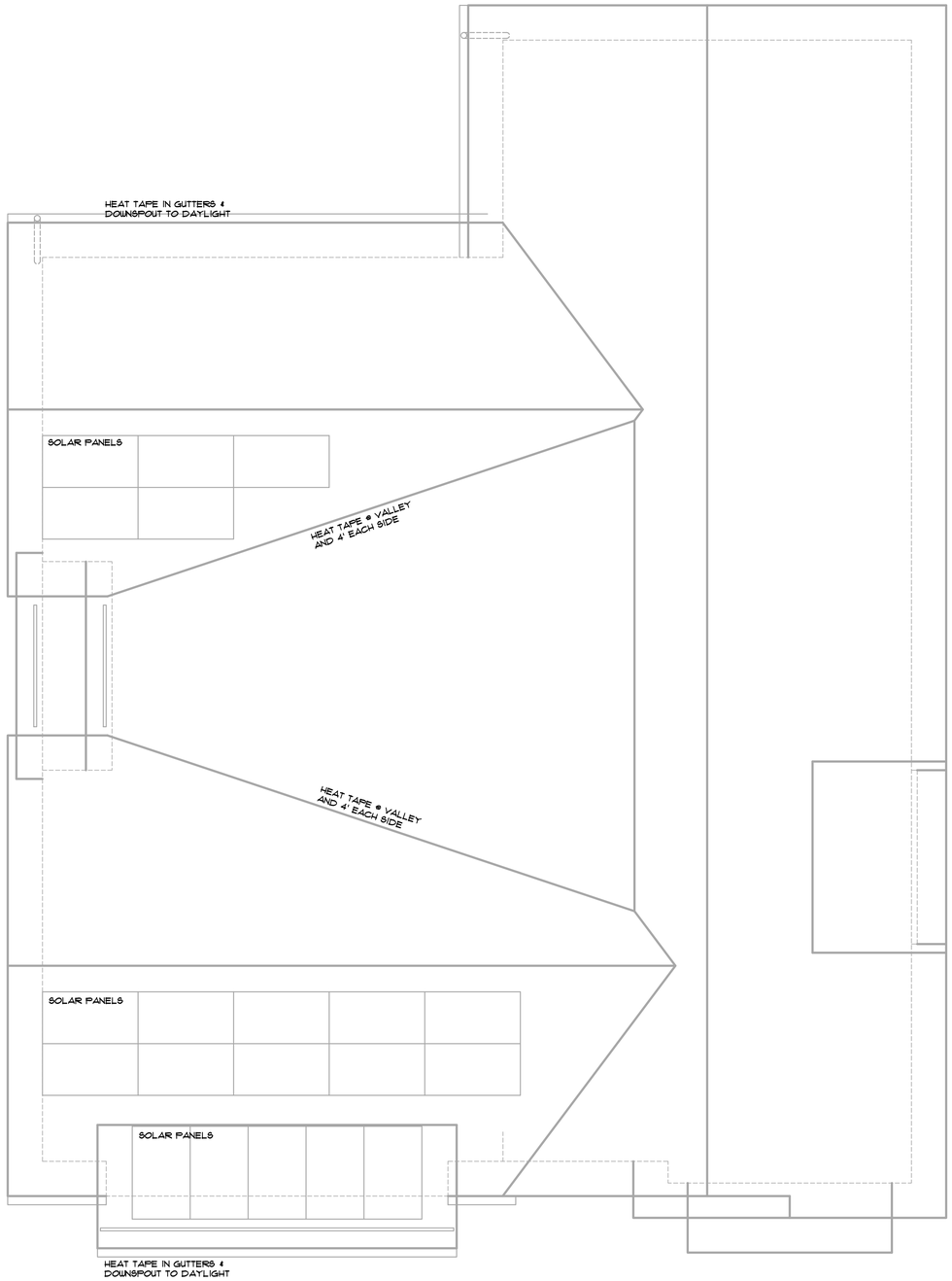
BOMBARD
186 MILES END LANE
LOT 07, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L07

ISSUED #	DATE	BY	COMMENTS
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12	10-18-24	DUE	REVISED PERMIT SET #2
11	9-18-24	DUE	REVISED PERMIT SET
10	7-8-24	DUE	BUILDING PERMIT SET

E1.2

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ROOF LEVEL
SCHEMATIC ELECTRICAL PLAN

1/4" = 1'-0"

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CELL: (970) 409-9790
don.eggers@eggersarchitecture.com

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

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

PROJECT NO: 2412-22 L07

ISSUED

#	DATE	BY	COMMENTS
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E1.3

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

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

Design Review Board Hearing

Final Plan Review for New Home

0155 Miles End Lane

Hearing Date:	March 26, 2025
File Name and Process:	Single-Family Residence Final Plan Review
Owner/Applicant:	Stuart Sorkin Declaration of Trust and the Holly Diane Lane Declaration of Trust
Representative:	Taylor Hermes & Rick Hermes, Minturn North Construction Company
Legal Description:	Subdivision: MINTURN NORTH PUD Lot: 22
Address:	0155 Miles End Lane
Zoning:	Game Creek Character Area – Minturn North PUD Zone District
Staff Member:	Madison Harris, Planner I
Recommendation:	**Approval**

Staff Report

I. Summary of Request:

The Applicants, Stuart Sorkin and Holly Diane Lane, request Final Plan review of a new, four-bedroom, 3,584 (gross) square foot single-family residence located at 0155 Miles End Lane in the Game Creek Minturn North PUD Zone District. The Applicant's representatives, Taylor Hermes and Rick Hermes of the Minturn North Construction Company, have been proactive in meeting with Town staff prior to submitting plans for a new home and have provided a relatively complete and thorough set of site, landscaping, and architectural plans.

Proposed Plans
The plans show a two-story, four-bedroom structure with a maximum building height - measured to the midpoint of the roof – of 27 feet and 7 and 1/4 inches, under the maximum allowable 28-foot limit within the Game Creek Minturn North PUD Zone District.

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

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

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

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

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

Staff is **recommending approval**.

II. Summary of Process and Code Requirements:

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

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

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

(d) Administrative procedure.

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

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

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

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

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

Staff suggests that the final plans for 0155 Miles End Lane meet or can be revised to meet the required findings 'a,' 'b,' and 'c' or subparagraph 3 – *Necessary findings*.

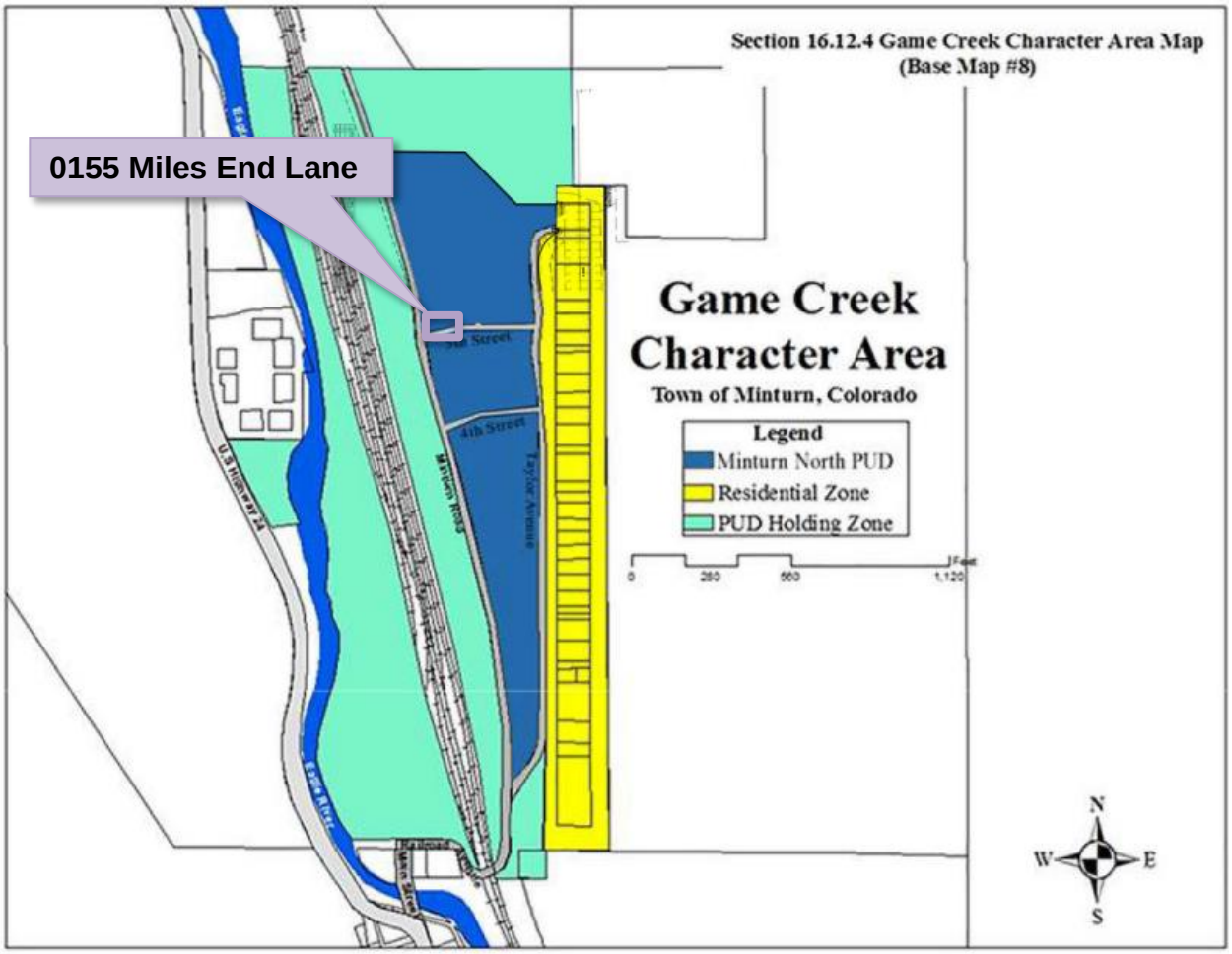
III. Zoning Analysis:

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

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

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Figure 1: Game Creek Character Area Zoning Map



Dimensional Limitations and Development Standards

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

Regulation	Allowed/Required	Proposed/Existing
Minimum Lot Area:	7,230.96 sq. ft.	7,230.96 sq. ft. (.166 ac.)
Maximum Building Height:	28 feet	27 feet – 7 1/4 inches
Minimum Front Setback:	20 feet	20 feet
Minimum Side Setback:	5 feet	5 feet
Minimum Rear Setback:	10 feet	10+ feet

Maximum Lot Coverage:	50% (3,615.48 sq. ft.)	2,465 sq. ft. (34.09%) Proposed
Maximum Impervious Coverage:	60% (4,338.58 sq. ft.)	3,064 sq. ft. (42.37%) Proposed
Minimum Snow Storage Area:	5% of Lot Area (7,230.96 sq. ft. x .05 = 361.55 sq. ft.)	419 sq. ft.
Parking:	4 spaces	4 spaces

IV. Applicable Standards and Design Guideline Criteria:

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

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

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

"c. Massing and Scale

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

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

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

V. Items of Note:

Staff has flagged no issues.

VI. Staff Recommendation:

Staff suggests that the Final Plans for 0155 Miles End Lane generally **comply** with or exceed the applicable provisions and/or minimum standards of Chapter 16 and the Town of Minturn Design Standards (Appendix 'B') of the Minturn Town Code.

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

Inter-Mountain ENGINEERING
Civil Engineers & Surveyors

March 2, 2025

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

Re: 155 Miles End Lane
Lot 22, Minturn North PUD
DRB submittal Review
Project No. 24-0001

Dear Madison:

We reviewed the plans entitled *"Sorkin Residence; 155 Miles End Lane; Lot 22, Minturn North, Minturn Colorado"* dated February 5, 2025, by Eggers Architecture Inc. (Plans) included in the DRB application for Lot 22, Minturn North PUD. Our review was for compliance with the engineering requirements of Section 16-21-615: Design Review applications of the Minturn Municipal Code (MMC).

MMC Section 16-21-615 Section C:

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

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

Section (C) (3) Site Plan:

a. Sheet C1 of the Plans *"Lot 22 Minturn North PUD; Site Grading and Drainage Plan"* dated February 5, 2025, by Boundaries Unlimited presents the proposed site plan and fulfills Site Plan requirements.

Madison Harris
Re: 155 Miles End Lane
Lot 22, Minturn North PUD
DRB Submittal Review
Project No. 24-0001

b. Sheet BH1 provides Building height information necessary for Planning Staff review.

Section (C) (4) Grading & Drainage Plan:
Sheet C1 of the Plans "*Lot 22 Minturn North PUD; Site Grading and Drainage Plan"* dated February 5, 2025, by Boundaries Unlimited presents the proposed site grading and drainage and fulfills Grading and Drainage Plan requirements.

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

Respectfully,
Inter-Mountain Engineering (Town Engineer)



Jeffery M. Spanel PE

CC: Scot Hunn, Taylor Hermes Arnold Martinez

DESIGN REVIEW APPLICATION

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

Project Name:

Minturn North – Sorkin Residence

Project Location

Street Address: 155 Miles End Lane

Zoning:	Parcel Number(s):
Residential	2103-262-30-023

Application Request:

Design review of new single-family home

Applicant:

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

Mailing Address: PO Box 2633 Edwards, CO 81632

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

Property Owner:

Name: Stuart Sorkin Declaration of Trust and the Holly Diane Lane Declaration of Trust

Mailing Address: 1712 W. Wolfram St. Chicago, IL 60657

Phone:	Email:
773-230-5099 (Stuart) / 773-677-9090 (Holly)	LeftyLane@comcast.net / SorkinHome@gmail.com

Required Information:

Lot Size:	Type of Residence (Single Family, ADU, Duplex)	# of Bedrooms	# On-site Parking Spaces
0.166 acres	SFH	4	4
# of Stories:	**Snow storage sq ft:**	**Building Footprint sq ft:**	**Total sq ft Impervious Surface:**
2	419	2,465	3,064

Signature:

2/16/25

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

DESIGN REVIEW APPLICATION

SUBMITTAL CHECKLIST REQUIREMENTS
(TO BE INCLUDED WITH APPLICATION)

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

Elements needed on the Site Plan

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

Architecture Details – Materials Board

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

Boundary Survey with a stamp and signature of a licensed surveyor

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

Grading and Drainage Plan

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

RESORT CONCEPTS
REDEFINING THE RESORT EXPERIENCE

February 17, 2025
Town of Minturn Planning Commission
Attn: Madison Harris

RE: Sorkin Residence
Lot 22 Minturn North – 0155 Miles End Lane, Minturn, CO 81645
Design Review Letter of Intent

Madison:

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

Lot 22 is located at 0155 Miles End Lane on a downhill sloping undisturbed vacant lot which drops in elevation approximately 8' through the building envelope. The home has been oriented facing west, parallel to the building envelope lines to maximize the site's primary view facing Meadow Mountain. The home has been designed as a patio residence due to the gently sloping topography. The architectural style is a mix of gable forms and low pitch shed roofs to create a composition of forms rather than a single massive structure. Overall, the structure has been nestled into the topography to balance the entry elevation with the west facing patio elevation of the home.

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

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

Sincerely,

Taylor Hermes
512.468.3012



Terraces & Walkways
Stained Concrete



Exterior Stone
Colorado Buff



Fascia & Vertical Siding
Color: Custom Stain



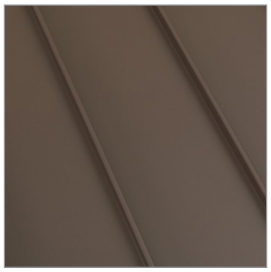
Vertical Siding, Columns & Sofits
1"x8" – Butt Joint, Rough
Color: Custom Stain



Wood Columns per Plan
Color: Custom Stain



Roofing
Mfg: CertainTeed Belmont Asphalt Shingles
Color: Black Granite



Roofing
Standing Seam Metal
Color: Bronze



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



Windows and Doors
Mfg: Sierra Pacific
Color: Bronze



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



Entry Door
Solid Wood
Color: Custom Stain



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

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

Perspective 1



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

Minturn North - Lot 22

EGGERS ARCHITECTURE, INC

AXIS VU DESIGN

DRB Design Review - 3D Views

February 4, 2025

Resort Concepts

PERSPECTIVE 2



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

MINTURN NORTH - LOT 22

EGGERS ARCHITECTURE, INC

AXIS VU DESIGN

DRB DESIGN REVIEW - 3D VIEWS

FEBRUARY 4, 2025

RESORT CONCEPTS

SORKIN RESIDENCE

155 MILES END LANE
LOT 22, MINTURN NORTH
MINTURN, COLORADO

DRB SUBMITTAL SET FEBRUARY 05, 2025



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

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

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

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

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

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

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

PROJECT INFORMATION:

FLOOR AREA:	FINISHED	MECH	GARAGE	TOTAL
LOWER LEVEL:	1,350 SF	115 SF		1,465 SF
MAIN LEVEL:	1,456 SF		663 SF	2,119 SF
TOTALS:	2,806 SF	115 SF	663 SF	3,584 SF

LOT AREA: 7,230.96 SF

BUILDING COVERAGE:	2,465 SF	34.09 %	50% ALLOWABLE
IMPERVIOUS COVERAGE:	3,064 SF	42.37 %	60% ALLOWABLE

CODE INFORMATION:

JURISDICTION: TOWN OF MINTURN, COLORADO

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

DRAWING SCHEDULE

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

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

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

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

SORKIN
155 MILES END LANE
LOT 22, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L.22

ISSUED #	DATE	BY	COMMENTS
5	2-5-25	DUE	DRB SUBMITTAL SET

C

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

MINTURN TOWN CERTIFICATE

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

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

BY: _____ ATTEST: _____

MAYOR
TOWN OF MINTURN, COLORADO

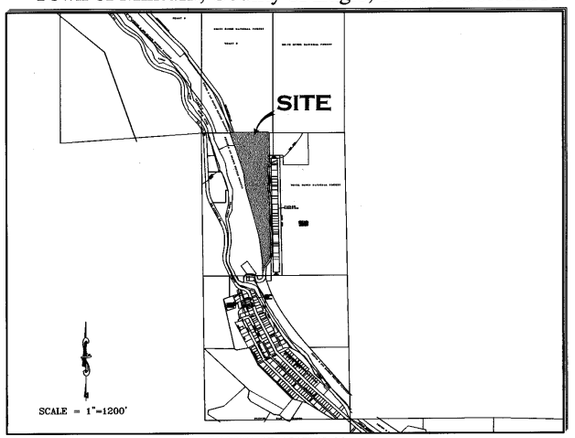
TOWN CLERK
TOWN OF MINTURN, COLORADO

SEAL
TOWN OF MINTURN COLORADO
1904

LAND USE TABLE

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

ADDRESSES ARE FOR INFORMATIONAL PURPOSES ONLY



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

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

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

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

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

SURVEYOR'S CERTIFICATE

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

COLORADO REGISTERED 34998 PROFESSIONAL LAND SURVEYOR 02-26-24

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

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

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

CERTIFICATE OF DEDICATION AND OWNERSHIP AND PHILIP HADLEY

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

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

BY: RICK HERMES
TITLE: MANAGER

STATE OF COLORADO)
)SS
COUNTY OF EAGLE)

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

MY COMMISSION EXPIRES: 6 AUG 27

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

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

SUBORDINATION BY MORTGAGEE

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

MORTGAGEE: Philip Hadley
BY: _____ as Individual

STATE OF Colorado)
) §
COUNTY OF Eagle)

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

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: Aug. 01, 2025

NOTARY PUBLIC

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

CERTIFICATE OF TAXES PAID

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

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

R0681D1

TREASURER OF EAGLE COUNTY

TITLE CERTIFICATE

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

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

AGENT: _____

CLERK AND RECORDER'S CERTIFICATE # 5398

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

CLERK AND RECORDER

BY: _____ DEPUTY

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

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

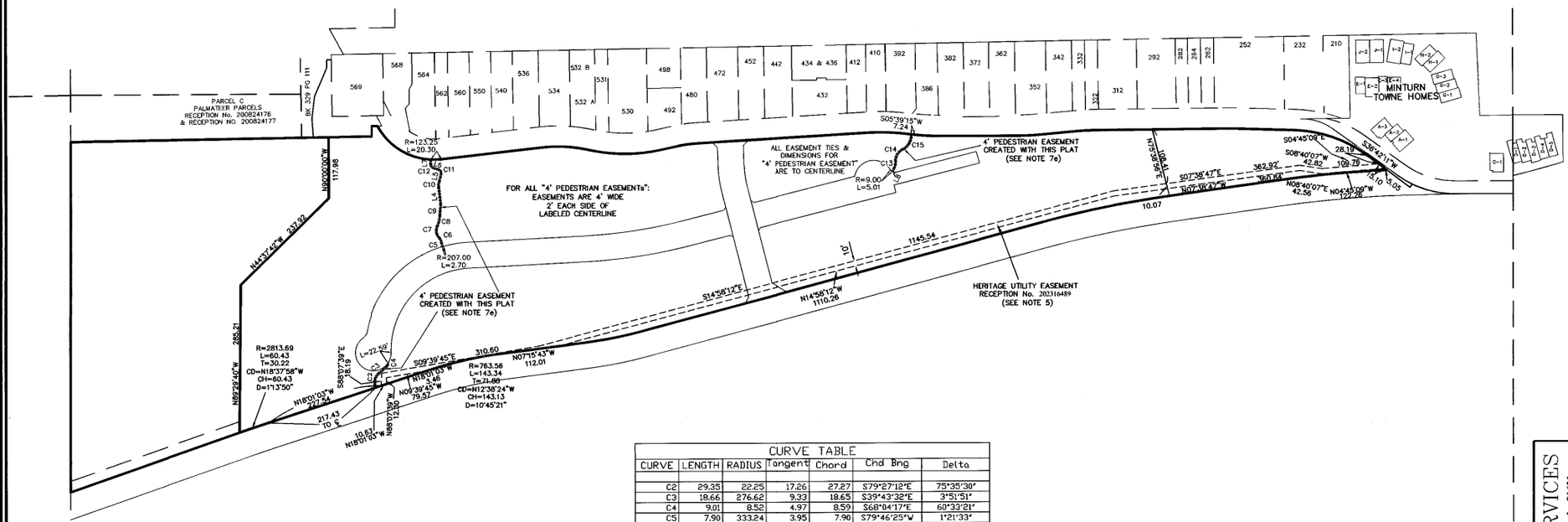
DRAWN BY:	JOB NUMBER:	DRAWING NAME:
MSS	22055	22055 FP2.dwg
SHEET 1 OF 5		DATE: 08-13-2023

Eagle County, CO
Regina O'Brien
Pgs: 5
REC: $53.00 DOC: $0.00
02234
03/04/2024
12:59:18 PM

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

SHEET 5 OF 5

ADDITIONAL EASEMENT DETAIL SHEET



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

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

100 0 50 100 200 400

1 INCH = 100 FEET

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
34998
02-26-24

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

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

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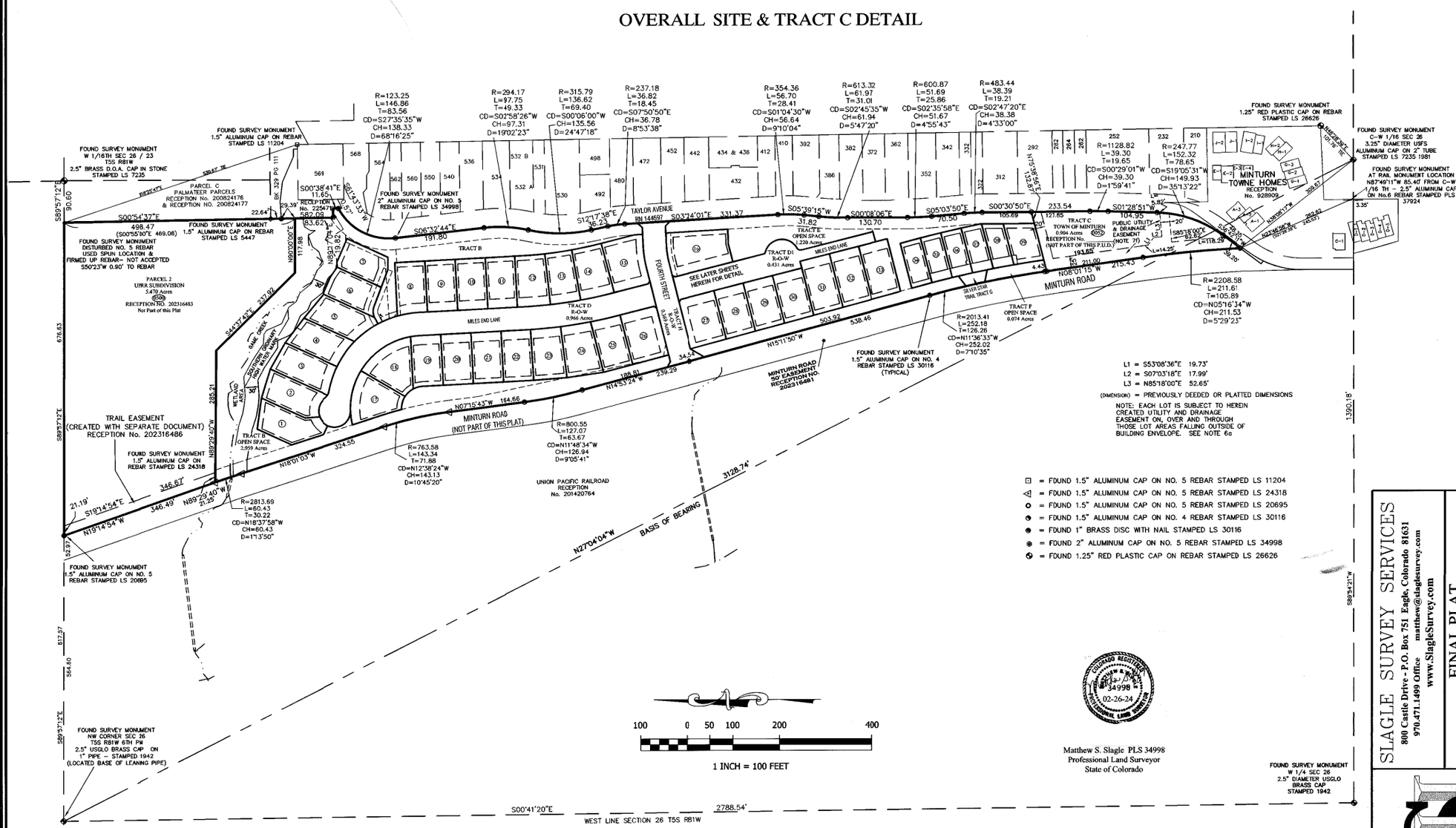
DRAWN BY: MSS | JOB NUMBER: 23055 | DRAWING NAME: 23055 FP2.dwg | DATE: 08-13-2023 | SHEET: 5 OF 5

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

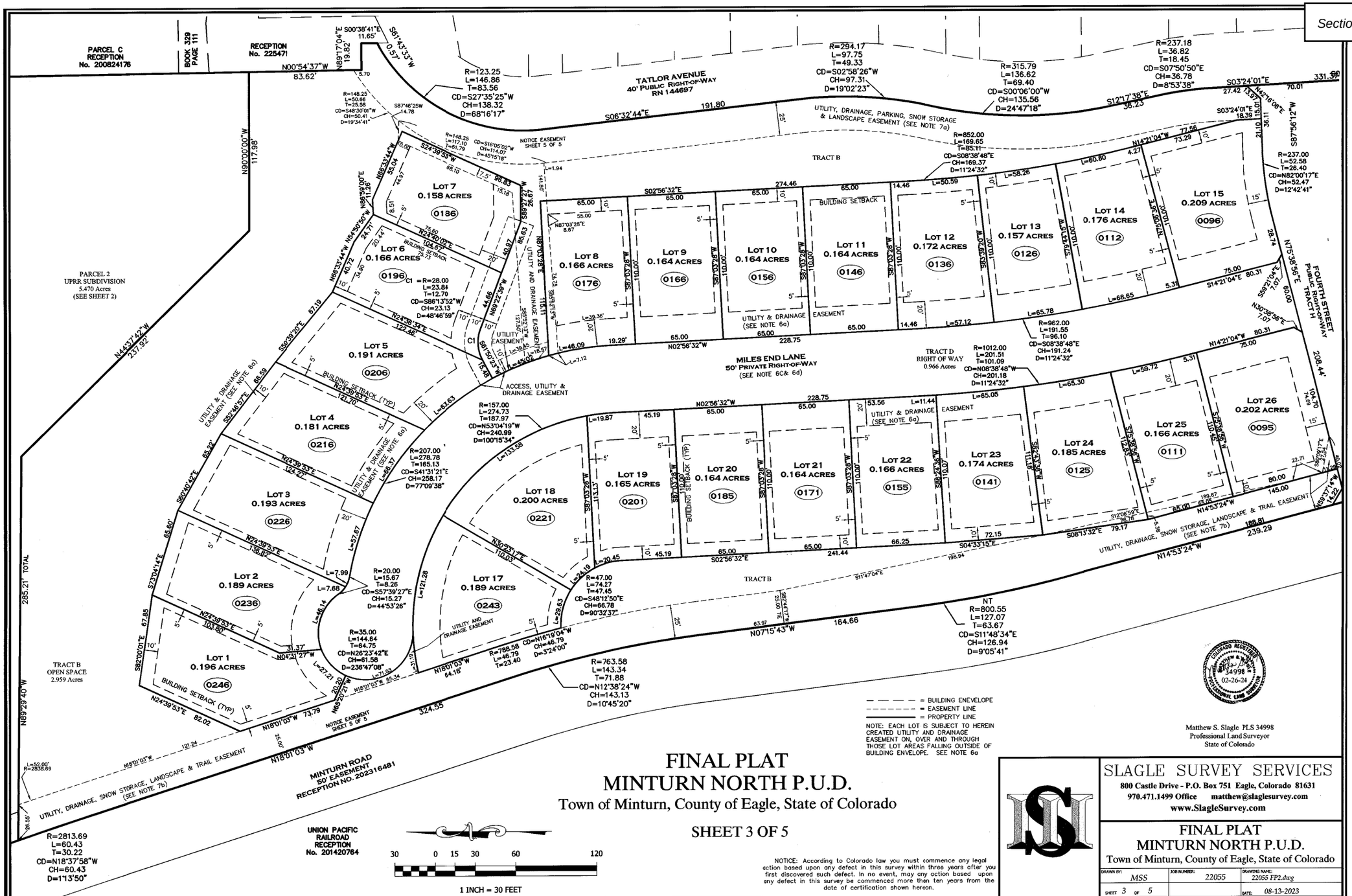
02-26-24

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

DRAWN BY: MSS | JOB NUMBER: 220555 | DRAWING NAME: 220555 FP2.dwg | SHEET 2 OF 5 | DATE: 08-13-2023



FINAL PLAT
MINTURN NORTH P.U.D.

Town of Minturn, County of Eagle, State of Colorado

SHEET 3 OF 5

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

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

SLAGLE SURVEY SERVICES
800 Castle Drive - P.O. Box 751 Eagle, Colorado 81631
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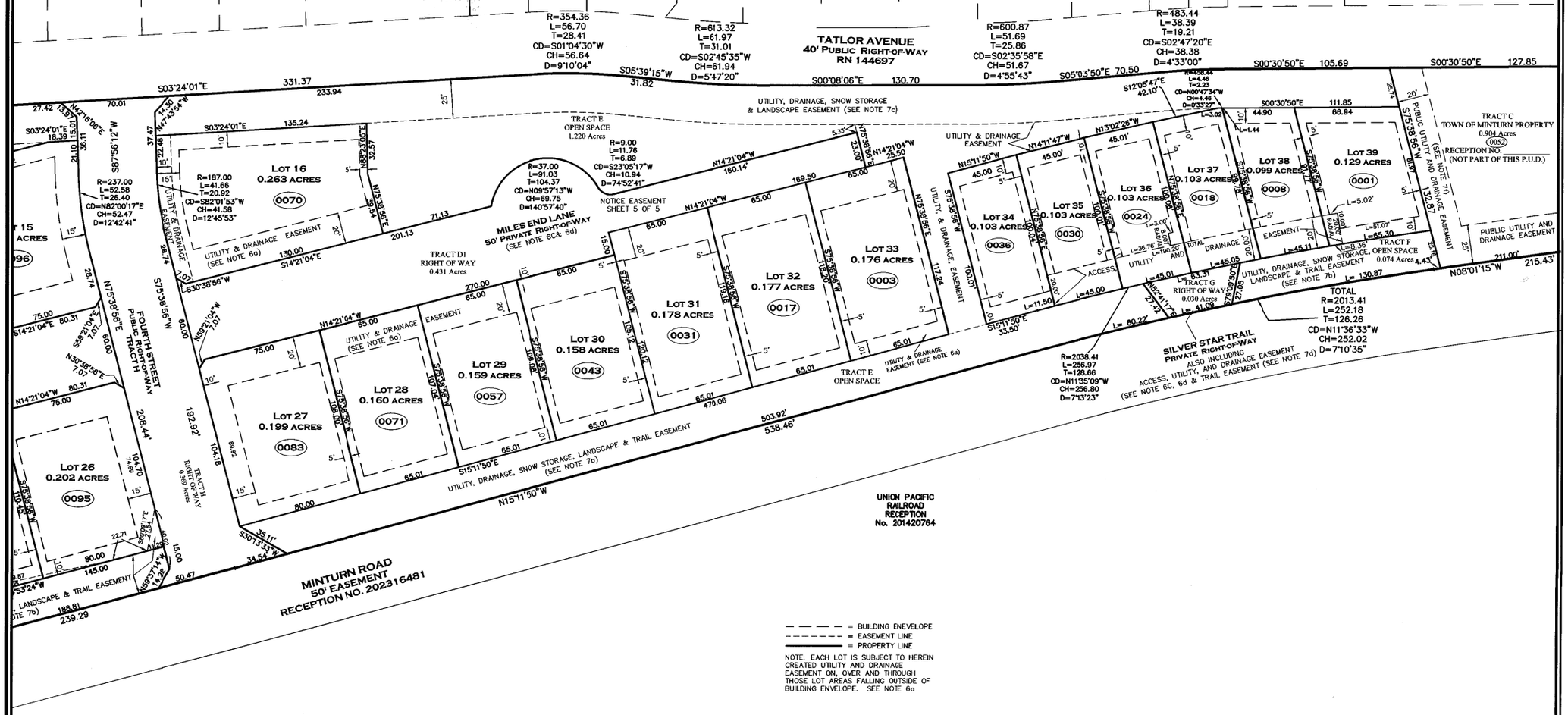
FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

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

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

MILES END LANE

MINTURN ROAD

FOURTH STREET

(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 43.0 BW 42.0

TW 45.0 BW 43.5

TW 47.0 BW 45.6

(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

24 LF 18" ADS-N12 @ 2.1%

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

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

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

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.

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

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

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

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

REPLACE EX. 15" HDPE

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

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

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

EXISTING CHANNEL

GENERAL SHEET NOTES:

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

SEE POINT TABLE ON SHEET C18, TYP.

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

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

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

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

Engineer or Surveyor Seal

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

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

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

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

TOWN OF MINTURN, COLORADO

Minturn North P.U.D.

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

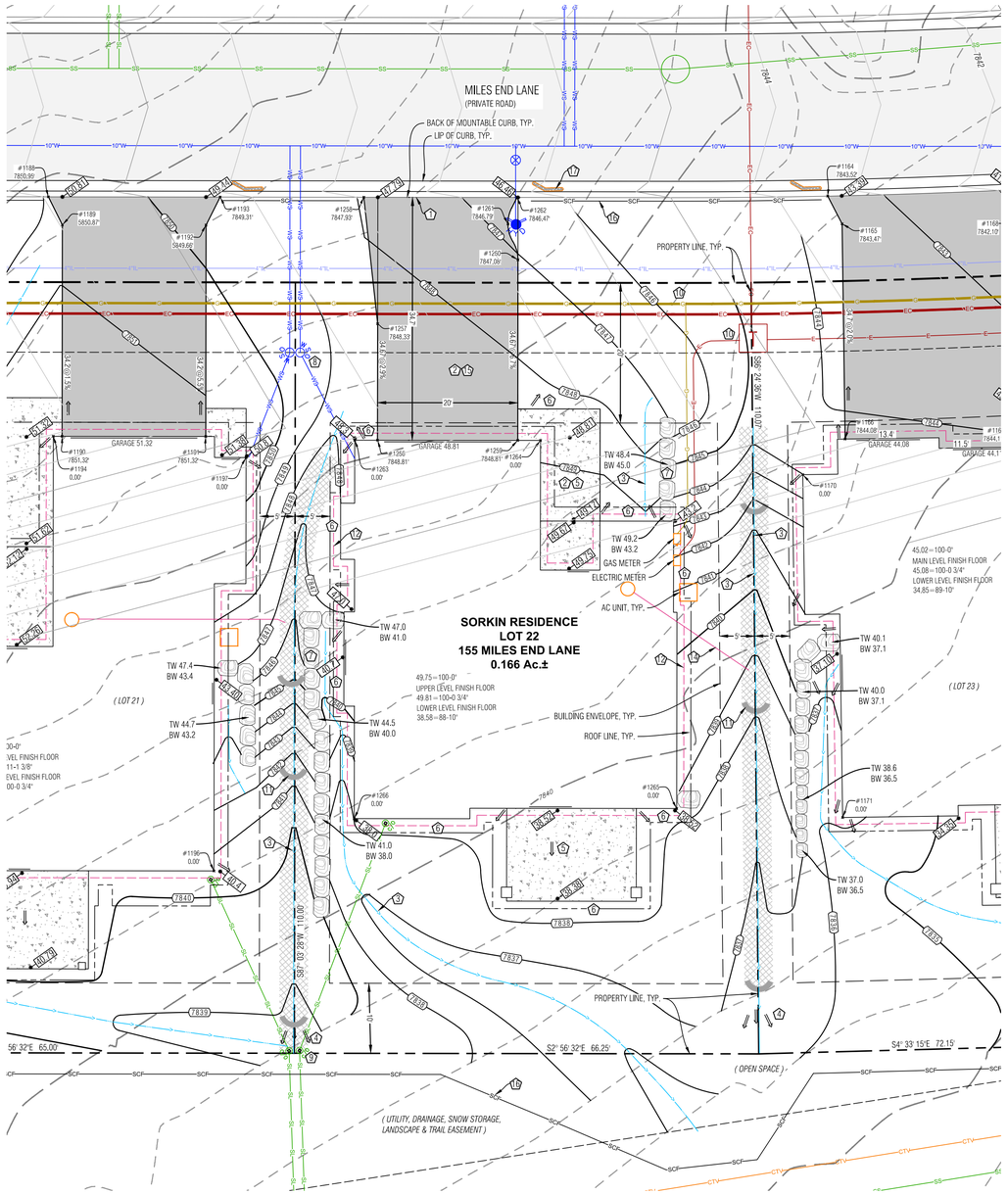
No.	Date	Revision	By
1			
2			
3			
4			
5			
6			
7			
8			
9			

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

Sheet **C.5**

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

N:\PROJECTS\2022\22036 Minturn North\dwg\22036 C-Grading.dwg 5/15/2024 11:34 AM



LEGEND

TW	TOP OF WALL
BW	BOTTOM OF WALL
GB	GRADE BREAK
EX	EXISTING
LP	LOW POINT
HP	HIGH POINT
06.75	PROPOSED SPOT ELEVATION
	DRAINAGE SWALE
	FLOW ARROW
SCF	SEDIMENT CONTROL FENCE OR EROSION LOGS
8020	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
1256	Driveway	7848.81'	4042.99	5417.66
1257	Driveway	7848.33'	4043.85	5434.25
1258	Driveway	7847.93'	4046.77	5452.18
1259	Driveway	7848.81'	4023.02	5418.68
1260	Driveway	7847.08'	4024.34	5444.43
1261	Driveway	7846.79'	4026.02	5449.46
1262	Driveway	7846.47'	4024.95	5453.30
1263	House Corner	0.00'	4046.24	5417.49
1264	House Corner	0.00'	4019.77	5418.85
1265	House Corner	0.00'	3997.61	5367.42
1266	House Corner	0.00'	4043.47	5363.56

NOTES:

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

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

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

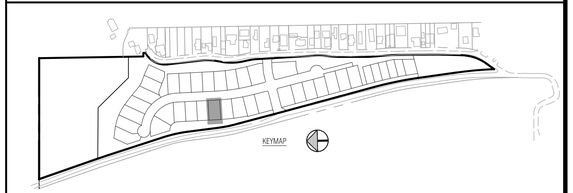
4) EXISTING CONTOUR INTERVAL IS 1 FT., PROPOSED CONTOUR INTERVAL IS 1 FT.

5) LOT AREA: 7,219 SF ±
DISTURBANCE AREA: 7,219 SF ±

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

FLAGNOTES:

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



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www.bu-inc.com

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

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

Engineer or Surveyor Seal

NOT FOR Review CONSTRUCTION

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

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

811 Know what's below. Call before you dig.

TOWN OF MINTURN, COLORADO

Lot 22, Minturn North P.U.D.

Site, Grading and Drainage Plan

DRB Submittal 2/5/25

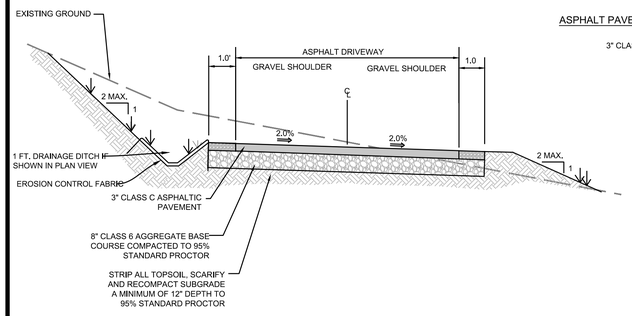
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PROJECT NO.
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Designer:
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Drafter:
BUI
Date:
1/24/25

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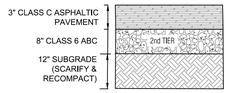
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PROPOSED DRIVEWAY TYP. SECTION

N.T.S. TO BE VERIFIED BY PROJECT GEOTECHNICAL ENGINEER

ASPHALT PAVEMENT SECTION

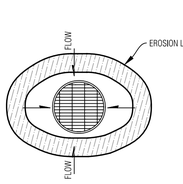


PAVEMENT SECTION

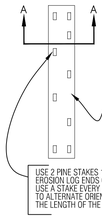
NOTE:
1. ALL AGGREGATE & SUBGRADE MATERIAL SHALL BE COMPACTED TO 95% STANDARD PROCTOR AT A MOISTURE CONTENT WITHIN 2% OF OPTIMUM.
2. IN NEW PAVING LOCATIONS STRIP ALL TOPSOIL, SCARIFY AND RECOMPACT SUBGRADE A MINIMUM OF 12" DEPTH TO 95% STANDARD PROCTOR.
3. EXTEND THE SECOND TIER (12" CLASS 2 ROAD BASE, OR 8" CLASS 6 ROAD BASE) 1 FT. BEYOND EDGE OF PAVEMENT OR GRAVEL SURFACE, BOTH SIDES.

DRIVEWAY & AUTOCOURT SECTION

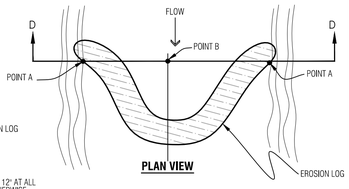
N.T.S. CONTRACTOR TO VERIFY WITH PROJECT GEOTECHNICAL CONSULTANT.



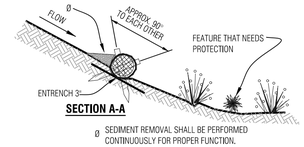
AREA DRAIN



PLAN VIEW

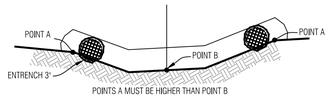


PLAN VIEW



SECTION A-A

Ø SEDIMENT REMOVAL SHALL BE PERFORMED CONTINUOUSLY FOR PROPER FUNCTION.

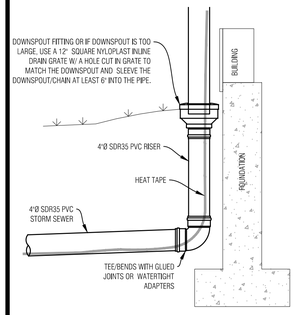


SECTION D-D

Temporary Erosion Control Log

N.T.S.

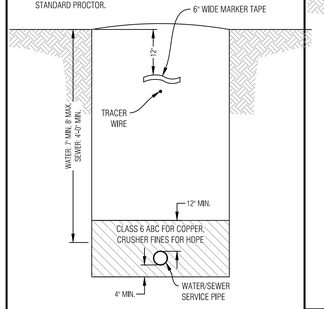
NOTES:
1. ROOF AND AREA DRAINS SHALL NOT BE CONNECTED TO THE FOUNDATION DRAIN SYSTEM.
2. ALL DOWNSPOUTS SHALL BE CONNECTED TO ADS N-12-WT CPP (WATERTIGHT), SCH.40 PVC OR SDR35 PVC. FLEXIBLE CORRUGATED PLASTIC IS NOT ACCEPTABLE.
3. ADDITIONAL FITTINGS AND BENDS MAY BE REQUIRED TO DEFLECT OVER OR AROUND LANDSCAPE WALLS.
4. HEAT TAPE SHALL BE INSTALLED IN ALL DOWNSPOUTS/STORM SEWER PIPES.



TYP. DOWNSPOUT CONNECTION

N.T.S.

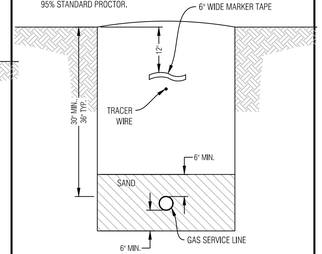
NOTES:
1. WATER SHALL BE INSTALLED WITH AT LEAST 10' OF SEPARATION BETWEEN WATER/SEWER AND 4' OF SEPARATION BETWEEN OTHER UTILITIES.
2. BACKFILL THE TRENCH WITH 4" MINUS ONSITE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR.



WATER/SEWER SERVICE TRENCH

N.T.S.

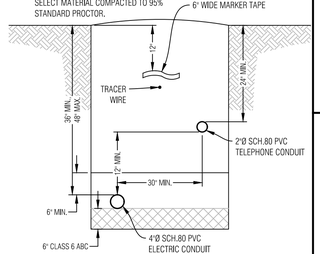
NOTES:
1. GAS SHALL BE INSTALLED WITH AT LEAST 4' OF SEPARATION BETWEEN OTHER UTILITIES.
2. BACKFILL THE TRENCH WITH 4" MINUS ONSITE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR.



GAS SERVICE TRENCH

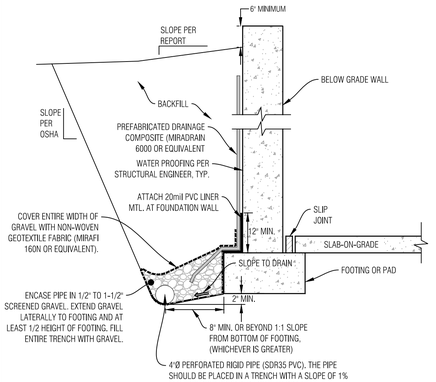
N.T.S.

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.



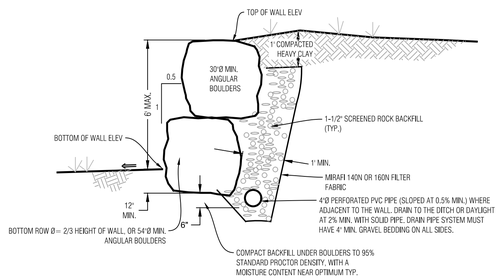
NOTES:
1. THE BOTTOM OF THE DRAIN SHOULD BE AT LEAST 2 INCHES BELOW BOTTOM OF FOOTING AT THE HIGHEST POINT AND SLOPE DOWNWARD TO A POSITIVE GRAVITY OUTLET OR TO A SUMP WHERE WATER CAN BE REMOVED BY PUMPING.
2. CONTRACTOR TO FOLLOW ANY ADDITIONAL RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER

TYPICAL FOUNDATION DRAIN

N.T.S.

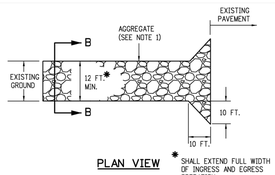
CONTRACTOR TO VERIFY WITH PROJECT GEOTECHNICAL CONSULTANT.

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.



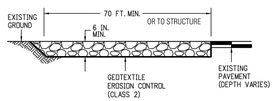
BOULDER WALL DETAIL, LANDSCAPED AREA

N.T.S.

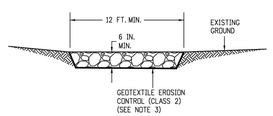


PLAN VIEW

* SHALL EXTEND FULL WIDTH OF INGRESS AND EGRESS OPERATION.



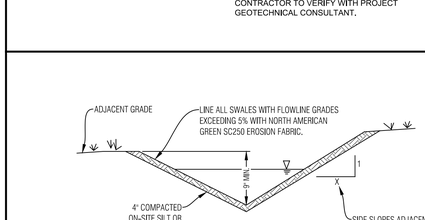
ELEVATION SECTION



SECTION B-B

NOTES:
1. AGGREGATE SHALL CONFORM TO SUBSECTION 208.02 (), .
2. THE CONTRACTOR SHALL PROTECT CURB AND GUTTER THAT CROSSES THE ENTRANCE FROM DAMAGE, WHILE NOT BLOCKING FLOW OF WATER THRU STRUCTURE. PROTECTION OF THE CURB AND GUTTER SHALL BE INCLUDED IN THE COST OF WORK AND NOT PAID FOR SEPARATELY.
3. GEOTEXTILE SHALL CONFORM TO SUBSECTION 712.08.
4. ALL MATERIALS AND LABOR TO COMPLETE THE VEHICLE TRACKING PAD SHALL BE INCLUDED IN THE COST OF WORK AND NOT PAID FOR SEPARATELY.
5. THE PAY ITEM NUMBER FOR VEHICLE TRACKING PAD (EACH) IS 208-00070.

VEHICLE TRACKING PAD



INSTALL EROSION CONTROL FABRIC PER MANUFACTURERS RECOMMENDATIONS

TYPICAL SWALE SECTION

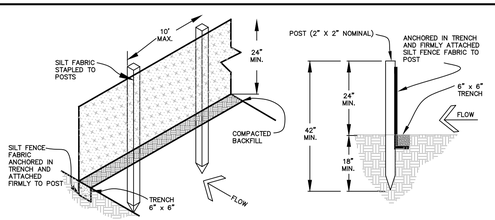
N.T.S. SHAPE DITCH ACCORDING TO SITE PLAN

NOTE
SEE THE GRADING, DRAINAGE AND EROSION CONTROL SHEET FOR SWALE LOCATIONS

GENERAL NOTES:
1. ALL CONSTRUCTION SHALL MEET OR EXCEED THE CURRENT CONSTRUCTION AND DESIGN STANDARDS ESTABLISHED BY THE DESIGN GUIDELINES AND TOWN OF MINTURN AND BE SUBJECT TO OBSERVATION BY THE TOWN AND THE PROJECT ENGINEER. IN THE EVENT OF CONFLICT PUD GUIDELINES SUPERCEDE TOWN.
2. THIS DESIGN WAS PREPARED WITHOUT THE BENEFIT OF A SUBSURFACE UTILITY ENGINEERING (SUE) STUDY OR MAP. THIS DESIGN HAS BEEN PREPARED FOR A PRIVATE DEVELOPMENT USING EXISTING UTILITY INFORMATION PROVIDED BY OTHERS. EXISTING UTILITIES ARE SHOWN AS THEY ARE BELIEVED TO EXIST, BUT MAY NOT REPRESENT ACTUAL FIELD CONDITIONS. BOUNDARIES UNLIMITED INC. DID NOT CONFIRM ANY DATA PROVIDED OR PERFORM ANY ADDITIONAL RESEARCH OR NOTIFICATION TO ELEVATE THESE PLANS TO SENATE BILL 18-167 STANDARDS, AS SUCH, BOUNDARIES UNLIMITED INC. MAKES NO GUARANTY, EXPRESSED OR IMPLIED, FOR THE LOCATION OF SUBSURFACE UTILITIES CONTAINED WITHIN THIS PLAN SET. IF THE CLIENT AND/OR CONTRACTOR REQUIRES A SUBSURFACE UTILITY ENGINEERING STUDY OR MAP FOR FULL COMPLIANCE WITH SENATE BILL 18-167, THEN A MORE EXHAUSTIVE INVESTIGATION SHALL BE OBTAINED BY THE CLIENT AND/OR CONTRACTOR PRIOR TO COMMENCING WITH ANY CONSTRUCTION. OTHERWISE, PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL CONTACT ALL APPROPRIATE UTILITY COMPANIES FOR LINE LOCATIONS. CONTRACTOR SHALL NOTIFY PROJECT ENGINEER OF ANY POTENTIAL CONFLICTS PRIOR TO UTILITY CONSTRUCTION SO THAT LINE OR GRADE CHANGES CAN BE MADE TO AVOID A CONFLICT WITH ANY EXISTING UTILITY. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION AND, AT NO EXPENSE TO THE CLIENT OR PROJECT ENGINEER, REPAIR ANY DAMAGED UTILITIES.
3. ALL EXCAVATIONS FOR UTILITY LINES, RETAINING WALLS, ROADWAYS, BUILDING STRUCTURES, DRAINAGE FACILITIES AND TRENCHES, SHALL MEET THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), COLORADO INDUSTRIAL COMMISSION, OR THE COLORADO DIVISION OF MINES, WHICH EVER APPLIES. SAFETY IS THE CONTRACTOR'S RESPONSIBILITY. NO OTHER PARTIES ARE RESPONSIBLE FOR SAFETY IN, ON OR ABOUT THE SITE, NOR FOR COMPLIANCE BY THE APPROPRIATE PARTY WITH ANY REGULATIONS RELATING HERETO.
4. COMPACTION MUST BE ATTAINED AND COMPACTION RESULTS SUBMITTED TO THE TOWN AND THE PROJECT ENGINEER PRIOR TO ACCEPTANCE. COMPACTION SHALL MEET OR EXCEED TOWN REGULATIONS. 95% STANDARD PROCTOR DENSITY IS REQUIRED FOR ALL ROADWAY AND DRIVEWAY SUBGRADE CONSTRUCTION AND TRENCH BACKFILL UNDER THE SAME, & 90% STANDARD PROCTOR DENSITY IN LANDSCAPE AREAS, UNLESS NOTED OTHERWISE OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER. SEE SOILS REPORT FOR STRUCTURAL FOUNDATION RECOMMENDATIONS.
5. THE CONTRACTOR SHALL CONTAIN HIS CONSTRUCTION ACTIVITIES TO THE AREA WITHIN THE STREET RIGHT OF WAY AND PROPERTY OWNED, OR EASEMENTS PROVIDED TO OWNER. THE CONTRACTOR SHALL NOT OPERATE OUTSIDE THIS AREA WITHOUT THE PRIOR CONSENT OF THE PROPERTY OWNER INVOLVED. ANY DAMAGE TO PRIVATE PROPERTY BY THE CONTRACTOR OUTSIDE THESE LIMITS WITHOUT THE PERMISSION OF THE PRIVATE PROPERTY OWNER WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
6. THE CONTRACTOR SHALL ENSURE DRAINAGE AWAY FROM ALL STRUCTURES IN ALL DIRECTIONS. DO NOT ALLOW WATER TO POND ON-SITE, PROVIDE SWALES TO DRAINAGE STRUCTURES AND RUNOUT. SHALLOW DRAINAGE SWALES HAVE A TENDENCY OVER TIME TO FILL IN & BECOME LESS EFFECTIVE. PERIODIC MAINTENANCE, AT LEAST TWICE A YEAR, IS NECESSARY TO CHECK THE INTEGRITY OF THE SWALE & MAINTAIN DRAINAGE CHARACTERISTICS. BUILDING FOUNDATION WALL HEIGHT TO BE A MINIMUM OF 6" ABOVE FINISH GROUND AT EXTERIOR WALL.
7. THE CONTRACTOR SHALL AT ALL TIMES KEEP TWO FULL SETS OF CONTRACT DRAWINGS MARKED UP TO INDICATE THE AS-BUILT CONDITIONS. THE DRAWINGS SHALL BE PROVIDED TO THE OWNER AND THE ENGINEER UPON COMPLETION OF THE WORK. WHERE PRACTICAL, THE CONTRACTOR IS TO PROVIDE AT LEAST TWO TIES FROM PHYSICAL MONUMENTS TO ALL FITTINGS, VALVES, MANHOLES, AND THE END OF ALL SERVICE LINES.
8. ON-SITE OBSERVATIONS AND REVIEW CONDUCTED BY THE TOWN OR THE PROJECT ENGINEER OF CONSTRUCTION WORK IN PROGRESS ARE NOT TO BE CONSTRUED AS A GUARANTEE OR WARRANTY BY THE TOWN OR THE PROJECT ENGINEER OF THE COMPLETED WORK AND THE CONTRACTOR'S RESPONSIBILITIES.
9. THE CONTRACTOR SHALL TAKE ALL APPROPRIATE PRECAUTIONS TO SIGNIFICANTLY REDUCE ANY POTENTIAL POLLUTION CAUSED BY HIS ACTIVITIES, INCLUDING VEHICLE FUELING, STORAGE OF FERTILIZERS OR CHEMICALS, ETC. THE CONTRACTOR SHALL HAVE IDENTIFIED PROCEDURES FOR HANDLING POTENTIAL POLLUTANTS AND IDENTIFIED SPILL PREVENTION AND RESPONSE PROCEDURES PRIOR TO ANY ACTIVITIES AT THE PROJECT SITE.
10. THE CONTRACTOR SHALL NOT SCALE DRAWINGS FOR CONSTRUCTION PURPOSES. ANY MISSING DIMENSIONS OR DISCREPANCIES IN PLANS, FIELD STAKING, OR PHYSICAL FEATURES SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER. IF THE CONTRACTOR PROCEEDS WITH THE WORK WITHOUT NOTIFYING THE ENGINEER, HE DOES SO AT HIS OWN RISK.
11. DISPOSAL OF TRASH, ASPHALT, CONCRETE AND CONSTRUCTION DEBRIS IS THE CONTRACTORS RESPONSIBILITY AND SHALL BE CONSIDERED PART OF THE WORK.
12. HORIZONTAL & VERTICAL INFORMATION FOR EXISTING PROPERTY LINES, TOPOGRAPHY, ROADWAY, UTILITIES & DRAINAGE STRUCTURES WERE TAKEN FROM THE DESIGN DRAWINGS FOR THE MINTURN NORTH PUD, ALSO SEE LANDSCAPE, ARCHITECTURAL AND STRUCTURAL ENGINEERING PLANS FOR ADDITIONAL BUILDING AND LANDSCAPE INFORMATION.
13. IN NON HARDSCAPE AREAS, GRADE AT A MINIMUM OF 12" IN THE FIRST 5 FEET AWAY FROM THE STRUCTURE, OR AS DIRECTED BY THE GEOTECHNICAL STUDY. EXTERIOR BACKFILL SHOULD BE ADJUSTED TO NEAR OPTIMUM MOISTURE AND COMPACTED TO AT LEAST 95% OF THE MAXIMUM STANDARD PROCTOR DENSITY IN PAVEMENT AREAS AND TO AT LEAST 90% OF THE MAXIMUM STANDARD PROCTOR DENSITY IN LANDSCAPE AREAS. SEE & FOLLOW RECOMMENDATIONS OF THE GEOTECHNICAL SUBSOIL STUDY BY KUMAR & ASSOCIATES, INC. DATED _____, JOB NO. _____.
14. ALL PRODUCT INFORMATION SHOWN IS AS PROVIDED BY THE MANUFACTURER. THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING AND COMPLYING WITH THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS FOR THE INSTALLATION OF ALL MATERIALS WITH SPECIAL ATTENTION TO PROPER SEALING OF MATING SURFACES. THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE DELIVERED PRODUCTS AND THOSE SHOWN ON THIS PLAN.
15. FOUNDATION AND RETAINING WALL DESIGNS TO BE OBTAINED FROM, OR VERIFIED BY THE PROJECT STRUCTURAL OR GEOTECHNICAL ENGINEER.
16. THE FOUNDATION DRAIN SYSTEM SHALL BE INSTALLED PER THE RECOMMENDATION OF THE STRUCTURAL AND GEOTECHNICAL ENGINEERS.
17. THE SURVEYOR RESPONSIBLE FOR STAKING THE FOUNDATION OF THE HOUSE IS RESPONSIBLE TO MAKE SURE HE HAS THE LATEST SITE, FOUNDATION & ARCHITECTURAL PLANS AVAILABLE, ALONG WITH ANY UPDATED LOTLINE, SETBACK & EASEMENT INFORMATION.
18. INSTALL ROOF GUTTERS AND DOWNSPOUTS THAT DISCHARGE WELL BEYOND THE LIMITS OF ALL BACKFILL. CONFIRM DOWNSPOUT DRAINAGE HAS GOOD POSITIVE GRADE RUNNING AWAY FROM THE HOUSE. STORM DRAIN PIPES TO BE INSTALLED WITH 1% MINIMUM SLOPE TO THE OUTFALL POINTS. HEAT TAPE SHALL BE INSTALLED IN ALL EXTERIOR ROOF GUTTERS, DRAIN PIPES, DOWNSPOUTS, AREA DRAINS, TRENCH DRAINS, STORM DRAIN PIPES AND GRATED STRUCTURES.
19. LANDSCAPING WHICH REQUIRES REGULAR HEAVY IRRIGATION SUCH AS SOD, AND LAWN SPRINKLER HEADS SHOULD BE LOCATED AT LEAST 10 FEET FROM FOUNDATION WALLS.
20. ACCUMULATED SNOWFALL SHALL BE REMOVED TO GRASS AREA TO ENSURE THAT PROPER DRAINAGE AWAY FROM THE BUILDING IS MAINTAINED.
21. FINISH GRADE & SPOT ELEVATIONS AT THE EXTERIOR OF THE STRUCTURE ASSUME THAT THE FOUNDATION WALLS EXTEND ABOVE THE BUILDING FINISH FLOOR & HANGER FLOOR JOISTS ARE USED. EXTERIOR GRADE TO BE A MINIMUM OF 6" BELOW TOP OF FOUNDATION WALL. THE FOUNDATION WALL HEIGHT MAY NEED TO BE EXTENDED IN ORDER TO ACHIEVE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE.
22. INSTALL DEEP & SHALLOW UTILITY SERVICES ACCORDING TO RESPECTIVE UTILITY COMPANY OR METRO DISTRICT SPECIFICATIONS AND REGULATIONS. HORIZONTAL LOCATIONS OF SERVICE LINES ARE SUGGESTIONS ONLY, PROPOSED UTILITY SERVICES TO THE RESIDENCE MAY BE VARIED FROM THE LOCATIONS SHOWN. ALL WATER AND SEWER SERVICES SHALL BE INSTALLED PER METRO DISTRICT REGULATIONS.
23. DRAINAGE PIPES CALLED OUT AS ADS SHALL BE ADVANCED DRAINAGE SYSTEMS N-12 WATER RESISTANT PIPE (ADS N-12-WT) OR ENGINEER APPROVED EQUAL. ALL PIPES SHALL BE INSTALLED WITH WATERTIGHT CONNECTIONS.
24. CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITTING FOR CONSTRUCTION FROM THE APPROPRIATE GOVERNMENTAL ENTITIES.
25. ALL UTILITIES, BOTH UNDERGROUND OR OVERHEAD, SHALL BE MAINTAINED IN CONTINUOUS SERVICE THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE AND LIABLE FOR DAMAGES TO, OR INTERRUPTION OF, SERVICES CAUSED BY THE CONSTRUCTION.

GENERAL NOTES

N.T.S.



EROSION CONTROL NOTES:

1. IMPLEMENTATION OF THE EROSION AND SEDIMENT CONTROL MEASURES SHALL PRECEDE STRIPPING OF NATIVE VEGETATIVE COVER AND AS GRADING PROGRESSES.
2. ALL TEMPORARY AND PERMANENT SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE MAINTAINED AND REPAIRED AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION. STRAW BALE DIKES OR SILT FENCING MAY REQUIRE PERIODIC REPLACEMENT. SEDIMENT TRAPS WILL REQUIRE PERIODIC SEDIMENT REMOVAL.
3. INSTALL PERMANENT EROSION FABRIC IN THE FLOW LINES OF DRAINAGE SWALES.

SEDIMENT CONTROL FENCE DETAIL

N.T.S.

Boundaries Unlimited Inc.
Civil Engineering Surveying & Beyond
923 Cooper Ave., Ste. 201
Glenwood Springs, CO 81601
(T) 970.945.5252
www.bu-inc.com

Subsurface Utility Engineering (SUE) Required Project: **TBD**

If "Yes", SUE Certification by:
Firm: **TBD**
Job #: **TBD**
Date: **TBD**

Engineer or Surveyor Seal

NOT FOR Review CONSTRUCTION

Client Information:
MINTURN NORTH LAND COMPANY LLC
PO BOX 2633
EDWARDS, CO 81632
970 926-1720

NORTH
0 10' 20'
Scale: 1" = 10'

811 Know what's below. Call before you dig.

TOWN OF MINTURN, COLORADO

Lot 22, Minturn North P.U.D.

Details and Notes
DRB Submittal 2/5/25

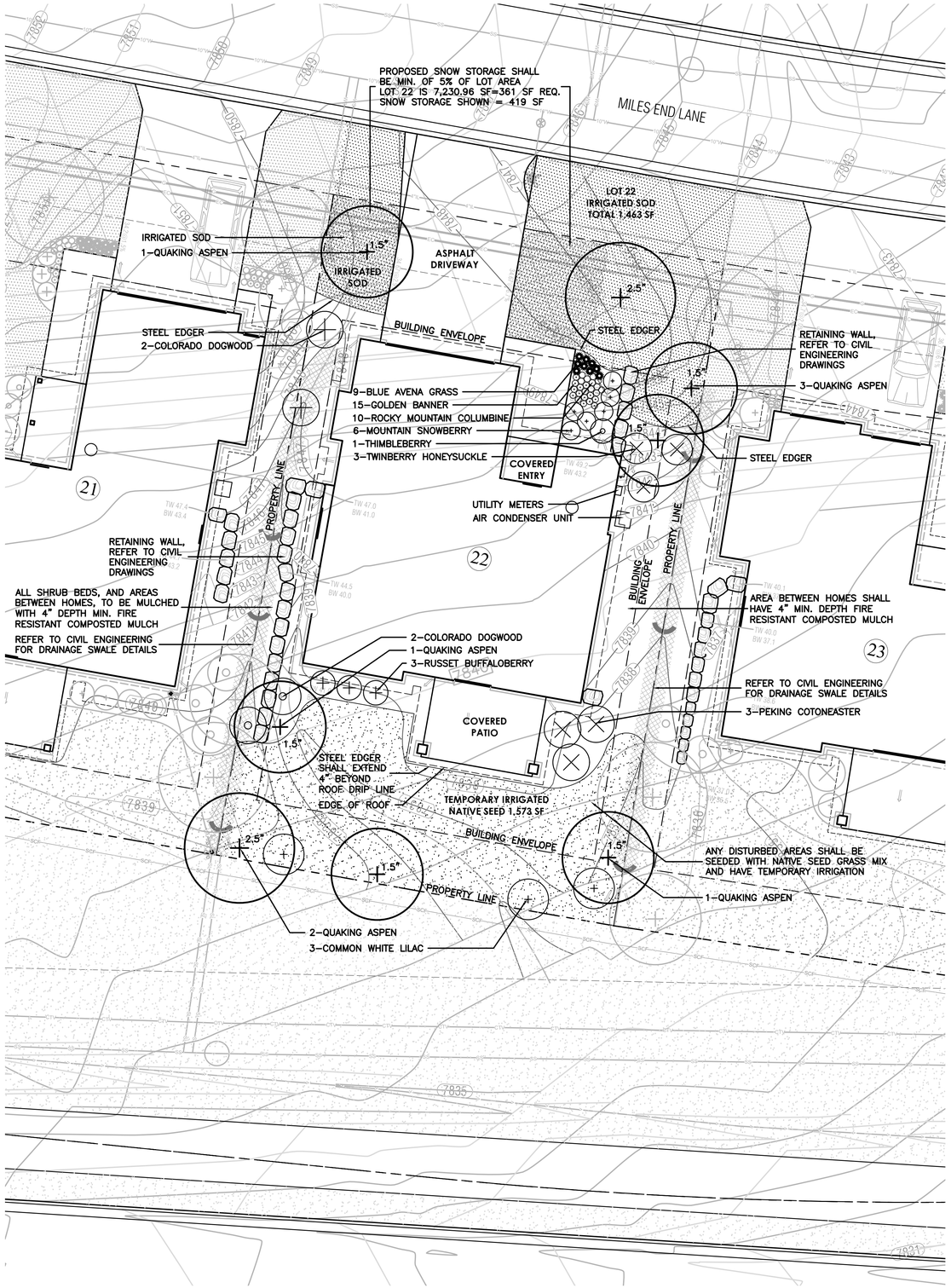
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PROJECT NO. **23035**
Designer: **PAH**
Drafter: **BUI**
Date: **1/24/25**

Sheet **C2**

File Name: ***mn lot 22 sp-01.dwg***

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LEGEND

- IRRIGATED SOD, REFER TO L2 FOR DETAILS
- NATIVE SEED MIX WITH TEMPORARY IRRIGATION, REFER TO L2 FOR DETAILS
- PROPOSED RETAINING WALL, REFER TO CIVIL ENGINEERING FOR DETAILS
- PROPOSED DECIDUOUS TREE
- PROPOSED EVERGREEN TREE
- PROPOSED DECIDUOUS SHRUBS
- PROPOSED ORNAMENTAL GRASSES
- PROPOSED FLOWERING PERENNIALS
- SNOW STORAGE AREA

0 5 10 20
SCALE: 1"=10'-0"

811 Know what's below. Call before you dig.

LANDSCAPE ARCHITECT:
TOMINA TOWNSEND, LA
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P. 303.572.7876
TTownsend@ResortConceptsCO.com

MINTURN NORTH P.U.D.
LOT 22-LANDSCAPE PLAN
TOWN OF MINTURN, COLORADO

DESIGNED: TT
DRAWN: TT
CHECKED: RH
DATE: February 5, 2025
REVISIONS:

DRB SUBMITTAL

SHEET TITLE:
PROPOSED LANDSCAPE PLAN

SCALE: 1"=10'-0"
SHEET NUMBER:
L1

General Notes and Specifications:

1. All areas disturbed by construction and not designated a shrub bed or sod, shall be planted with the specified native grass seed.
2. The contractor shall maintain positive drainage away from all walls and walkways. Fine grading shall be approved prior to planting.
3. The Landscape Plan shall be reviewed on site prior to installation to ensure planting meets the intent of the design guidelines and Town of Minturn standards.
4. See Civil Engineering sheets for final grading and drainage.
5. Snow Storage area shall be a min. of 25% of all driveway and parking areas.

Revegetation Notes:

1. Seed shall be broadcast and raked to ¼" depth.
2. Apply Biodegradable Green Dyed-Wood Celluose-Fiber Mulch to all seeded Areas at a rate of 20 lbs. per 1,000 s.f.
3. Prior to seeding, apply min. 6" topsoil, 10 lbs./1,000 s.f. Superphosphate and 40 lbs./1,000 s.f. Biosol Complete Fertilizer.

Fire Mitigation Recommendations:

1. Zone 1 (15' from building and integral planting): no highly flammable plants, such as evergreen trees and shrubs should be planted within 15' of the structure or attachments.
2. Zone 2 (70' from building and Integral planting): a 10' crown separation must be maintained for all evergreen trees and shrubs over 4' height. A 4' crown separation must be maintained for evergreen shrubs under 4' height.
3. Plants listed on forest service publication 6.305 FireWise Plant Material can be used in any zone.
4. Existing junipers within Zone 1 and Zone 2 must be limbed ⅓ of their total height, but no more than 10' height.
5. Dead limbs shall be removed from all existing Serviceberry within Zone 1 or Zone 2.
6. If necessary, final existing vegetation to be limbed or removed for fire mitigation purposes will be subject to the constraints of the final unit site plans and reviewed on site with a representative from the Town of Minturn on a unit by unit basis prior to construction.

LEGEND & IRRIGATION CALCULATIONS:

Permanent Irrigation		Square Footage of Irrigation
	Permanent Pop–Up Spray Irrigation For Bluegrass Sod	1,463 SF
	Permanent micro–spray or drip irrigation for perennial beds	25 PERENNIALS x 1 SF = 25 SF
	Permanent Drip Irrigation For B&B Trees	8 TREES x 4.5 SF = 36 SF
	Permanent Drip Irrigation For 5 gal. Shrubs & Grasses	32 SHRUBS x 3 SF = 96 SF
		TOTAL PERMANENT IRRIGATED AREA: 1,620 SF
	Temporary Spray Irrigation For Native Seed	1,573 SF

IRRIGATION NOTES:

1. DESIGN CRITERIA: DESIGN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO UNIFORMLY IRRIGATE ALL PLANTING AREAS. ZONE IRRIGATED SOD, NATIVE SEED GRASS, AND SHRUB PLANTING AREAS SEPARATELY. PROVIDE DRIP IRRIGATION FOR SHRUB BEDS. PROVIDE MICRO–SPRAY HEADS OR DRIP IRRIGATION, DEPENDING ON PLANT MATERIAL, IN PERENNIAL AND GROUNDCOVER BEDS. DESIGN ROTORS FOR TURF GRASS AREAS MORE THAN 40' WIDE, AND POP–UP SPRAY HEADS FOR AREAS LESS THAN 40' WIDE.
2. ALL TREES AND SHRUBS TO BE DRIP IRRIGATED.

ALL DISTURBED AREAS SHALL BE SEEDED WITH: 'DRY NATIVE MOUNTAIN' SEED MIX

THIS SEED MIX HAS BEEN CHOSEN FOR THE SPECIFIC PROJECT LOCATION AND ELEVATION. LANDSCAPE INSTALLER SHALL NOT DEVIATE FROM THIS REVEGETATION SEED MIX WITHOUT WRITTEN APPROVAL FROM THE RESORT CONCEPTS SITE MANAGER.

COMMON NAME	SEEDING RATE % MIX	BULK LBS PER ACRE
SANDBERG BLUE	10%	5.00
MOUNTAIN BROME	20%	10.00
SLENDER WHEATGRASS	15%	7.50
BLUEBUNCH WHEATGRASS	10%	5.00
ROCKY MOUNTAIN FESCUE	10%	5.00
THICKSPIKE WHEATGRASS	15%	7.50
BOTTLEBRUSH SQUIRRELTAIL	2.5%	1.25
STREAMBANK WHEATGRASS	15%	7.50
PRAIRIE JUNEGRASS	2.5%	1.25
TOTAL LBS./ACRE	100%	50

NOTES:

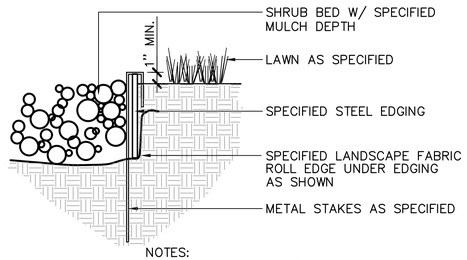
PERCENTAGES OF MIXES VARY YEAR–TO–YEAR DEPENDING ON HARVEST OF SEEDS. HYDROSEED OR HAND BROADCAST: 1 LB. PER 1,000 SQ. FT. OR 50 LBS. PER ACRE. RAKE IN ¼" DEEP AND IRRIGATE, IF POSSIBLE UNTIL ESTABLISHED. 'DRY NATIVE MOUNTAIN' SEED MIX IS AVAILABLE FROM PAWNEE BUTTES SEED INC., 605 25TH STREET, GREELEY, CO 80632.
PHONE: 1–800–782–5947
WEBSITE: PAWNEEBUTTESSEED.COM

PROPOSED PLANT MATERIALS LIST

Note: All plant material has been chosen from the CSU Extension Office recommended plant lists. These lists have been cross referenced to find suitable plants for the elevation of Minturn (10,000 ft and above), and also to maximize use of plants native to the area, low-water use plants, and plants that enhance habitat and food sources for insects, butterflies, birds and other animals. The cross referenced lists are the following:

- CSU Extension, Fire Wise Plant Materials - 6.305
- CSU Extension, Trees and Shrubs for Mountain Areas - Fact Sheet No. 7.423
- CSU Extension, Low-Water Native Plants for Colorado Gardens, Mountains 7,500' and Above - CO Native Plant Society
- CSU Extension, Native Trees for Colorado Landscapes - Fact Sheet No. 7.421
- CSU Extension, Native Shrubs for Colorado Landscapes - Fact Sheet No. 7.422

QUAN.	COMMON/ BOTANICAL NAME	FIRE MITIGATION ZONE	SIZE	COMMENTS
	DECIDUOUS TREES			
6	Quaking Aspen Populus tremuloides	1 & 2	1.5" cal.	Specimen quality B&B, guyed
2	Quaking Aspen Populus tremuloides	1 & 2	2.5" cal.	Specimen quality B&B, guyed
	ORNAMENTAL GRASSES (planted @ 12" O.C. spacing)			
9	Blue Avena Grass Grass, Helictotrichon sempervirens	1 & 2	1 gal.	Container Full
	PERENNIAL FLOWERS (planted @ 12" O.C. spacing)			
15	Golden Banner Thermopsis divaricarpa	1 & 2	Flats of 15	
10	Rocky Mountain Columbine Aquilegia coerulea	1 & 2	Flats of 15 or 32	
	DECIDUOUS SHRUBS			
4	Colorado Dogwood Cornus sericea coloradense	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.
3	Common White Lilac Syringa vulgaris 'Alba'	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.
6	Mountain Snowberry Symphoricarpos oreophilus	1 & 2	5 gal.	Container, 5 canes minimum 12"–18" ht.
3	Peking Cotoneaster Cotoneaster lucidus	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.
3	Russet Buffaloberry Shepherdia canadensis	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.
1	Thimbleberry Rubus parviflorus	1 & 2	5 gal.	Container, 5 canes minimum 18"–24" ht.
3	Twinberry Honeysuckle Lonicera involucrata	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.



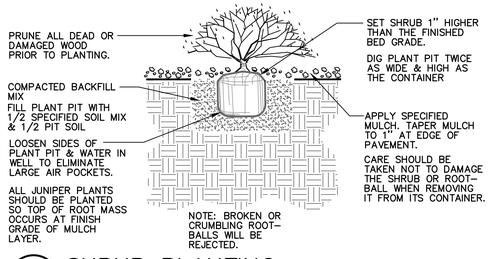
NOTES:
1) SET ALL EDGING 1" ABOVE FINISH GRADE AS SHOWN.

2) EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR, AND FLUSH W/ GRADES OF CONCRETE.

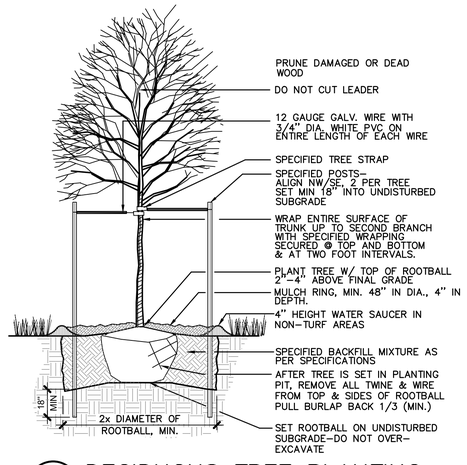
3) ALL JOINTS TO BE SECURELY STAKED.

4) CONTRACTOR SHALL CUT TOP EDGE(S) AS NEEDED TO BE PARALLEL WITH GRADE.

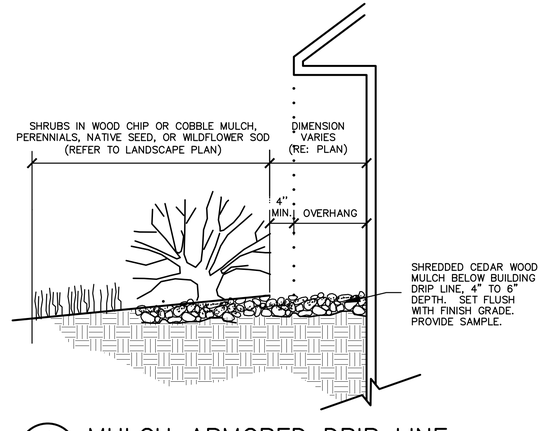
1 L2 STEEL EDGER — NOT TO SCALE



2 L2 SHRUB PLANTING — NOT TO SCALE



3 L2 DECIDUOUS TREE PLANTING — NOT TO SCALE



4 L2 MULCH ARMORED DRIP LINE — NOT TO SCALE

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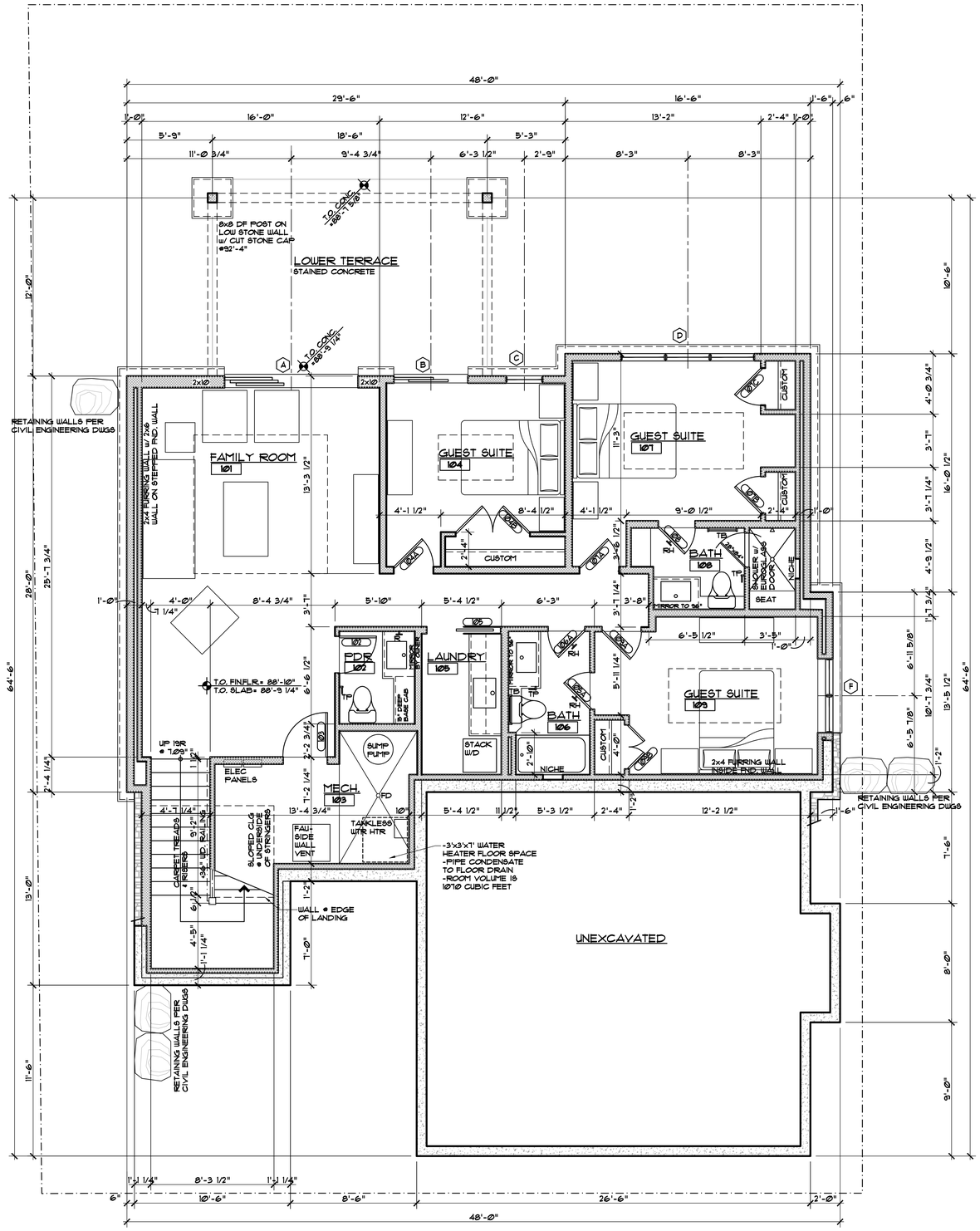
MINTURN NORTH P.U.D.
LOT 22-LANDSCAPE PLAN
TOWN OF MINTURN, COLORADO

DESIGNED: TT
DRAWN: TT
CHECKED: RH
DATE: February 5, 2025
REVISIONS:

DRB SUBMITTAL

SHEET TITLE:
LANDSCAPE NOTES & DETAILS

SCALE: NOT TO SCALE
SHEET NUMBER:
L2



GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE OR CENTER OF POSTS, UNLESS NOTED OTHERWISE.
2. TOP OF WALL HEIGHTS EQUAL TOP OF FLAT PLATE OR LOWER POINT ON BEVELED WALL PLATES.
3. DO NOT SCALE DRAWINGS. NOTIFY ARCHITECT IMMEDIATELY UPON FINDING ANY DISCREPANCIES IN DOCUMENTS.
4. ALL WORK SHALL COMPLY WITH STATE & LOCAL CODES AND ORDINANCES, BE BUILT TO INDUSTRY STANDARDS AND BE PERFORMED TO THE HIGHEST LEVEL OF CRAFTSMANSHIP.
5. VERIFY ALL FINISHED FLOOR THICKNESS FOR DETERMINING MOUNTING HEIGHTS, STAIR CONSTRUCTION, ETC. (3/4" SHOWN ON PLANS MAY VARY).
6. CABINET LAYOUT, APPLIANCE SPECIFICATIONS, AND ELECTRICAL/LOW VOLTAGE REQUIREMENTS & LOCATIONS NEED TO BE VERIFIED BY GENERAL CONTRACTOR PRIOR TO INSTALLATION.
7. FRAMING CONTRACTOR TO PROVIDE BLOCKING FOR ALL SURFACE MOUNTED ACCESSORIES AND SHALL COORDINATE PLACEMENT WITH ON-SITE SUPERVISOR PRIOR TO INSTALLATION.
8. VERIFY ALL VENTING, DUCTWORK, SUPPLY AND RETURN AIR LOCATIONS W/ HVAC CONTRACTOR PRIOR TO COMPLETION OF FRAMING & ELECTRICAL ROUGH-IN. GENERAL CONTRACTOR TO APPROVE ALL LOCATIONS.
9. DROPPED CEILING AND SOFFIT LOCATIONS SHALL BE APPROVED BY ON-SITE SUPERVISOR AND COORDINATED W/ M.E.P. SUB-CONTRACTORS PRIOR TO INSTALLATION.
10. REFER TO WINDOW MANUFACTURER SHOP DRAWINGS FOR EXACT ROUGH OPENINGS FOR ALL DOORS & WINDOWS. NOTIFY ARCHITECT IMMEDIATELY WITH ANY ISSUES REGARDING HEADERS AND/OR POSTING.
11. ALL INTERIOR DRYWALL IS 5/8" GYPSUM BOARD, U.N.O.
12. 5/8" FIBER-REINFORCED GYPSUM PANELS OR FIBER-CEMENT BACKER BOARD SHALL BE INSTALLED IN ALL WET LOCATIONS BEHIND TILE.
13. 5/8" GYPSUM BOARD ON CEILING FRAMING AT 24" O.C. MUST BE INSTALLED PERPENDICULAR TO FRAMING MEMBERS.

LOWER LEVEL PLAN

1/4" = 1'-0"

1,350 SF FINISHED + 115 SF MECHANICAL =1,465 SF TOTAL

DISCLAIMER: ALL PLANS, RENDERINGS, SPECIFICATIONS AND MARKETING MATERIALS ARE SUBJECT TO REVISIONS AND MODIFICATIONS AT DEVELOPERS SOLE DISCRETION DUE TO SITE SPECIFIC GRADING CONDITIONS, AVAILABILITY OF MATERIALS, AVAILABILITY OF LABOR, MANUFACTURER SUPPLY SHORTAGES, AND GOVERNMENTAL AGENCY CHANGES. ALL PLANS AND SPECIFICATIONS ARE SUBJECT TO REVISIONS AND CONDITIONS OF APPROVAL BY THE TOWN OF MINTURN CITY COUNCIL, TOWN OF MINTURN DESIGN REVIEW BOARD, TOWN OF MINTURN BUILDING PERMIT DEPARTMENT AND ALL OTHER APPLICABLE REGULATORY AGENCIES. ARTIST RENDERINGS HAVE BEEN PROVIDED FOR ILLUSTRATIVE AND MARKETING PURPOSES ONLY AND SHOULD NOT BE RELIED UPON AS A BASIS FOR PURCHASING. COLOR, MATERIALS AND DESIGN ELEMENTS ARE SUBJECT TO REFINEMENT AND REVISION WITHOUT NOTICE AT DEVELOPERS SOLE DISCRETION.

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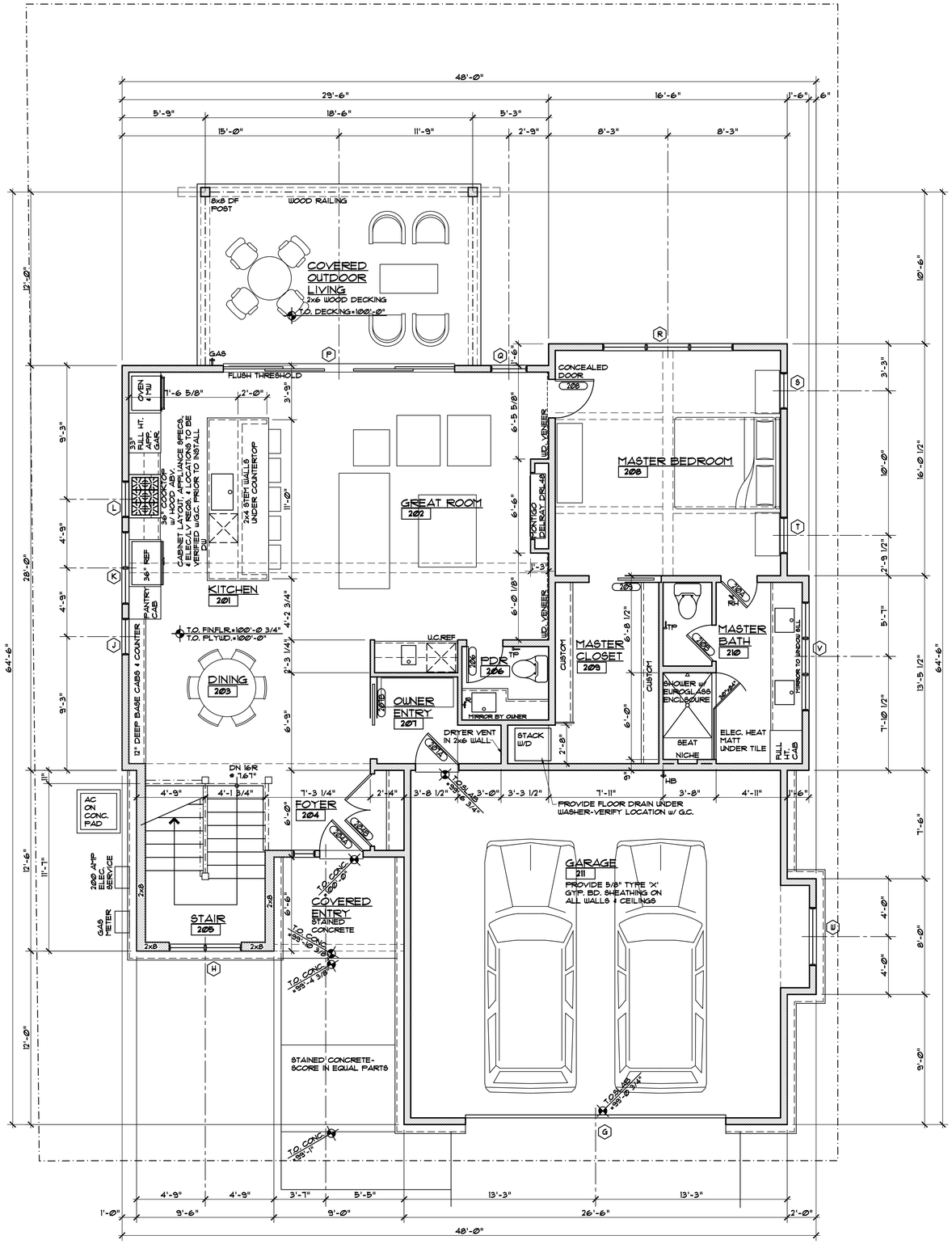
RESORT CONCEPTS
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EDWARDS, COLORADO
(970) 926-1720

SORKIN
155 MILES END LANE
LOT 22, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L22

ISSUED #	DATE	BY	COMMENTS
5	2-5-25	DUE	DRB SUBMITTAL SET

A1.1



MAIN LEVEL PLAN

1/4" = 1'-0"

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE OR CENTER OF POSTS, UNLESS NOTED OTHERWISE.
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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.
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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.
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13. 5/8" GYPSUM BOARD ON CEILING FRAMING AT 24" O.C. MUST BE INSTALLED PERPENDICULAR TO FRAMING MEMBERS.

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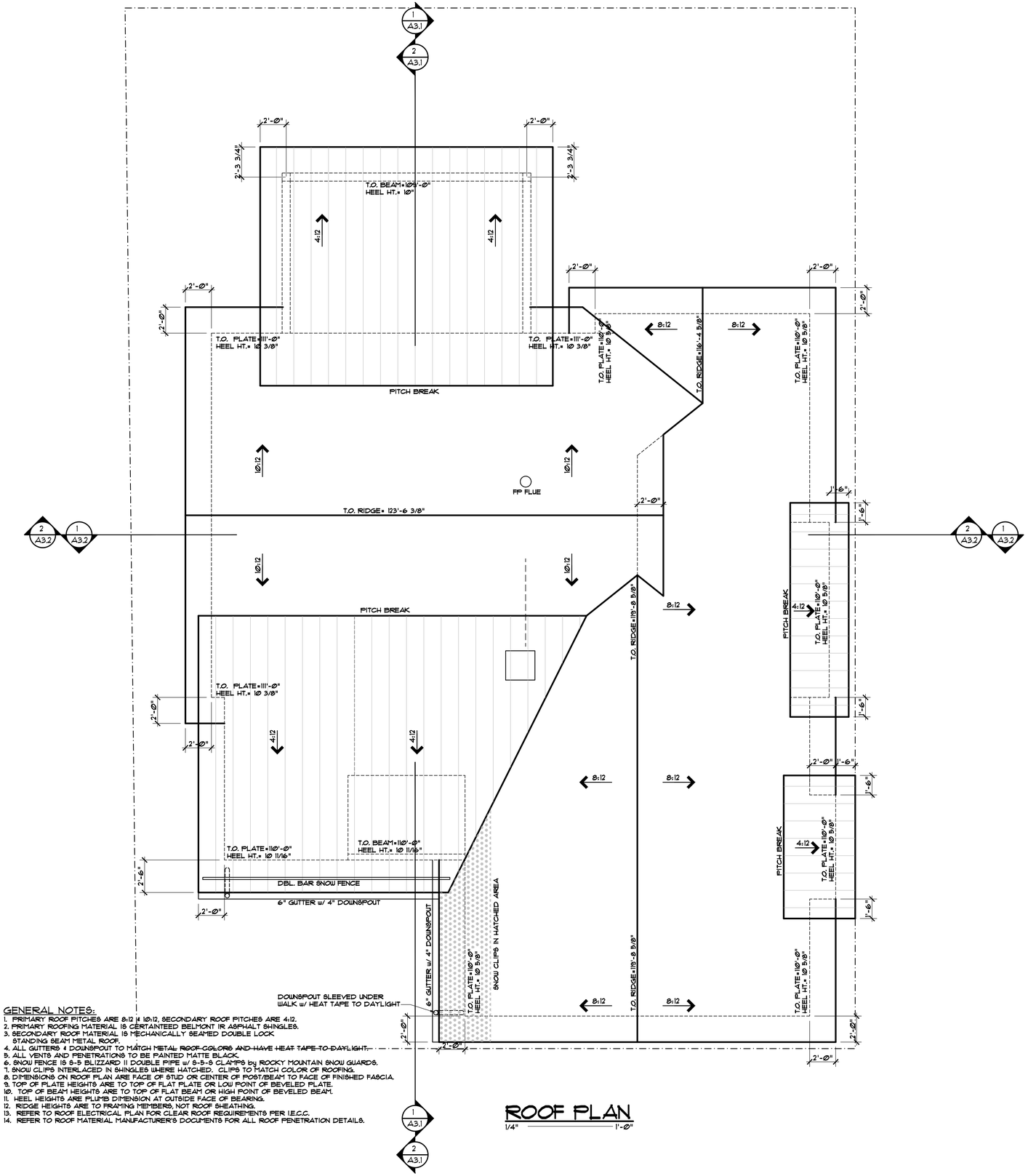
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SORKIN
155 MILES END LANE
LOT 22, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L.22

ISSUED #	DATE	BY	COMMENTS
5	2-5-25		DUE DRB SUBMITTAL SET

A1.2



GENERAL NOTES:

1. PRIMARY ROOF PITCHES ARE 8:12 & 10:12, SECONDARY ROOF PITCHES ARE 4:12.
2. PRIMARY ROOFING MATERIAL IS CERTAINTEED BELMONT IR ASPHALT SHINGLES.
3. SECONDARY ROOF MATERIAL IS MECHANICALLY SEAMED DOUBLE LOCK STANDING SEAM METAL ROOF.
4. ALL GUTTERS & DOWNSPOUT TO MATCH METAL ROOF COLORS AND HAVE HEAT TAPE TO DAYLIGHT.
5. ALL VENTS AND PENETRATIONS TO BE PAINTED MATTE BLACK.
6. SNOW FENCE IS S-5 BLIZZARD II DOUBLE RAIL w/ S-5-S CLAMPS by ROCKY MOUNTAIN SNOW GUARDS.
7. SNOW CLIPS INTERLACED IN SHINGLES WHERE HATCHED. CLIPS TO MATCH COLOR OF ROOFING.
8. DIMENSIONS ON ROOF PLAN ARE FACE OF STUD OR CENTER OF POST/BEAM TO FACE OF FINISHED FASCIA.
9. TOP OF PLATE HEIGHTS ARE TO TOP OF FLAT PLATE OR LOW POINT OF BEVELED PLATE.
10. TOP OF BEAM HEIGHTS ARE TO TOP OF FLAT BEAM OR HIGH POINT OF BEVELED BEAM.
11. HEEL HEIGHTS ARE PLUMB DIMENSION AT OUTSIDE FACE OF BEARING.
12. RIDGE HEIGHTS ARE TO FRAMING MEMBERS, NOT ROOF SHEATHING.
13. REFER TO ROOF ELECTRICAL PLAN FOR CLEAR ROOF REQUIREMENTS PER I.E.C.C.
14. REFER TO ROOF MATERIAL MANUFACTURER'S DOCUMENTS FOR ALL ROOF PENETRATION DETAILS.

ROOF PLAN

1/4" = 1'-Ø"

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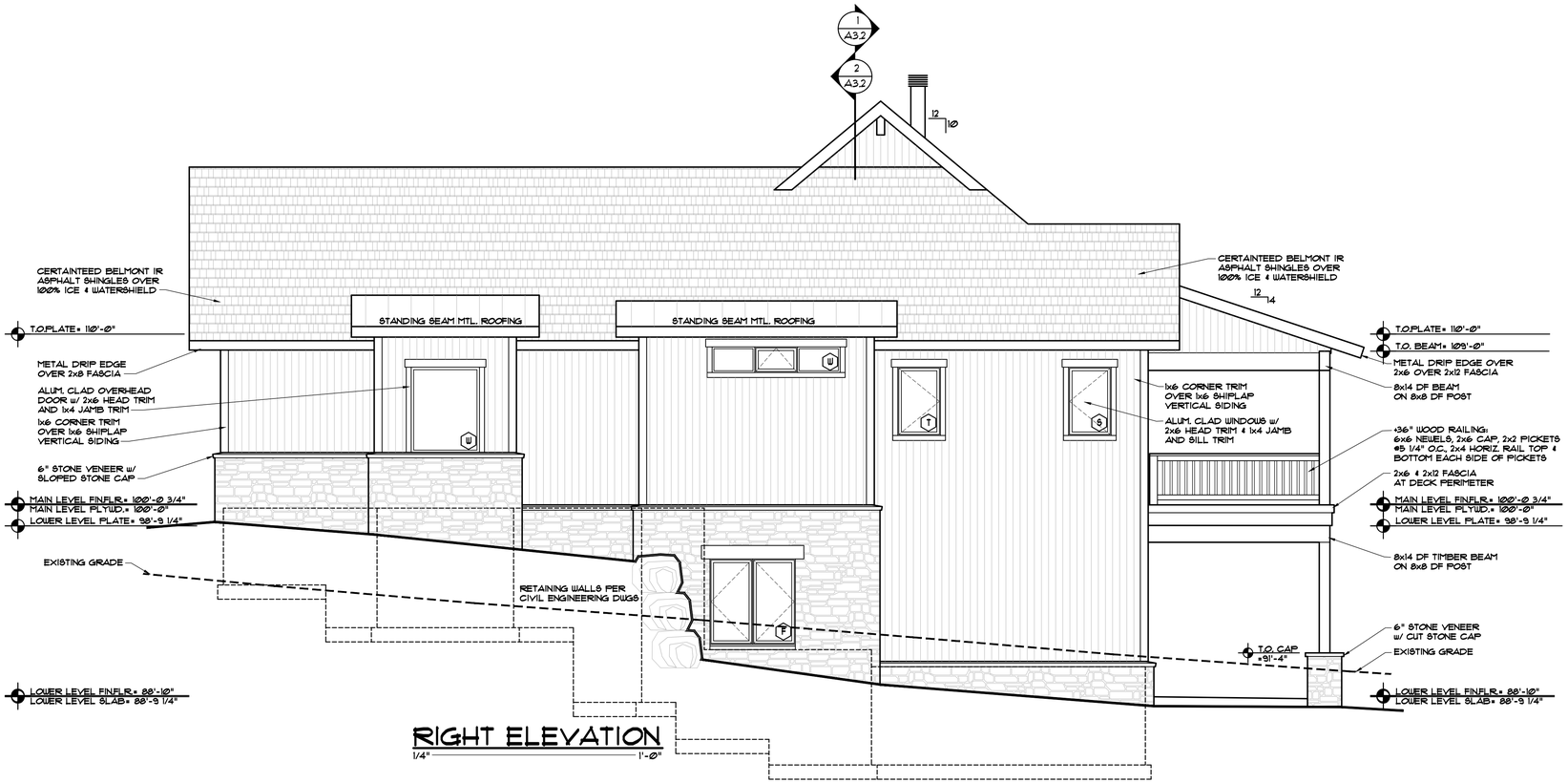
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PROJECT NO: 2412-22 L22

ISSUED

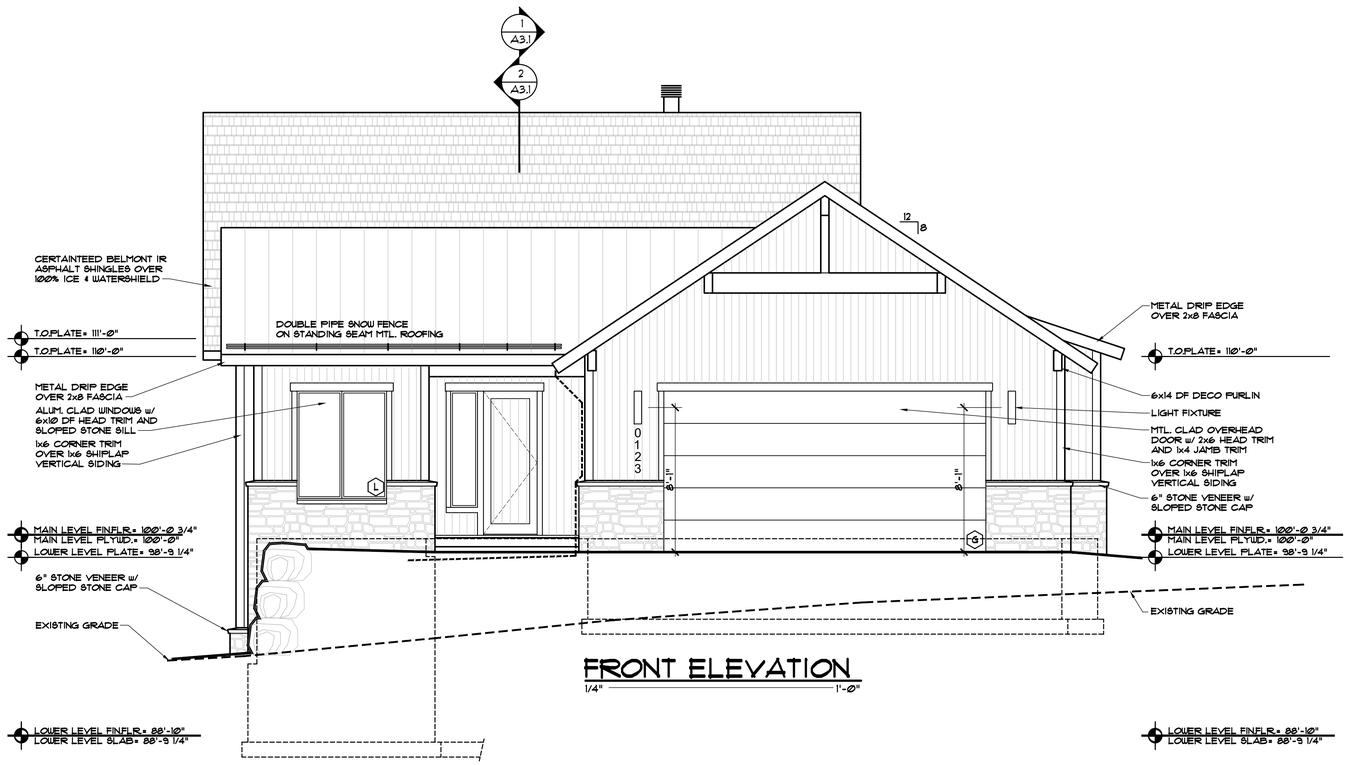
#	DATE	BY	COMMENTS
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A1.3



RIGHT ELEVATION

1/4" = 1'-0"



FRONT ELEVATION

1/4" = 1'-0"

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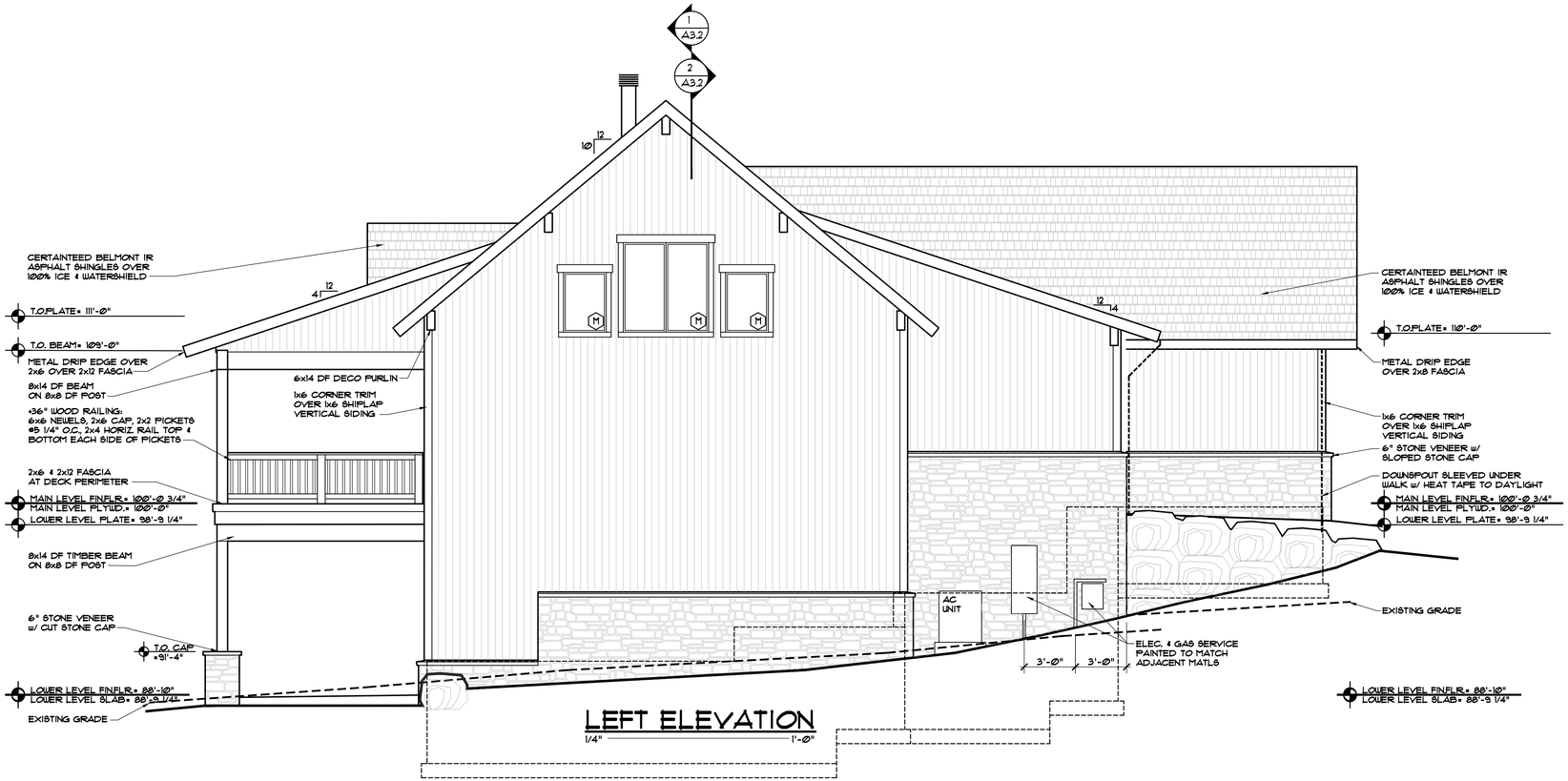
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SORKIN
155 MILES END LANE
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MINTURN, COLORADO

PROJECT NO: 2412-22 L22

ISSUED				
#	DATE	BY	COMMENTS	
5	2-5-25			DRB SUBMITTAL SET

A2.1



LEFT ELEVATION

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"

DISCLAIMER: ALL PLANS, RENDERINGS, SPECIFICATIONS AND MARKETING MATERIALS ARE SUBJECT TO REVISIONS AND MODIFICATIONS AT DEVELOPERS SOLE DISCRETION DUE TO SITE SPECIFIC GRADING CONDITIONS, AVAILABILITY OF MATERIALS, AVAILABILITY OF LABOR, MANUFACTURER SUPPLY SHORTAGES, AND GOVERNMENTAL AGENCY CHANGES. ALL PLANS AND SPECIFICATIONS ARE SUBJECT TO REVISIONS AND CONDITIONS OF APPROVAL BY THE TOWN OF MINTURN CITY COUNCIL, TOWN OF MINTURN DESIGN REVIEW BOARD, TOWN OF MINTURN BUILDING PERMIT DEPARTMENT AND ALL OTHER APPLICABLE REGULATORY AGENCIES. ARTIST RENDERINGS HAVE BEEN PROVIDED FOR ILLUSTRATIVE AND MARKETING PURPOSES ONLY AND SHOULD NOT BE RELIED UPON AS A BASIS FOR PURCHASING. COLOR, MATERIALS AND DESIGN ELEMENTS ARE SUBJECT TO REFINEMENT AND REVISION WITHOUT NOTICE AT DEVELOPERS SOLE DISCRETION.

EGGERS ARCHITECTURE, INC.
PO BOX 798
KREMMLING, CO 80459
(970) 724-3411
CELL: (970) 409-9790
don.eggers@eggersarchitecture.com

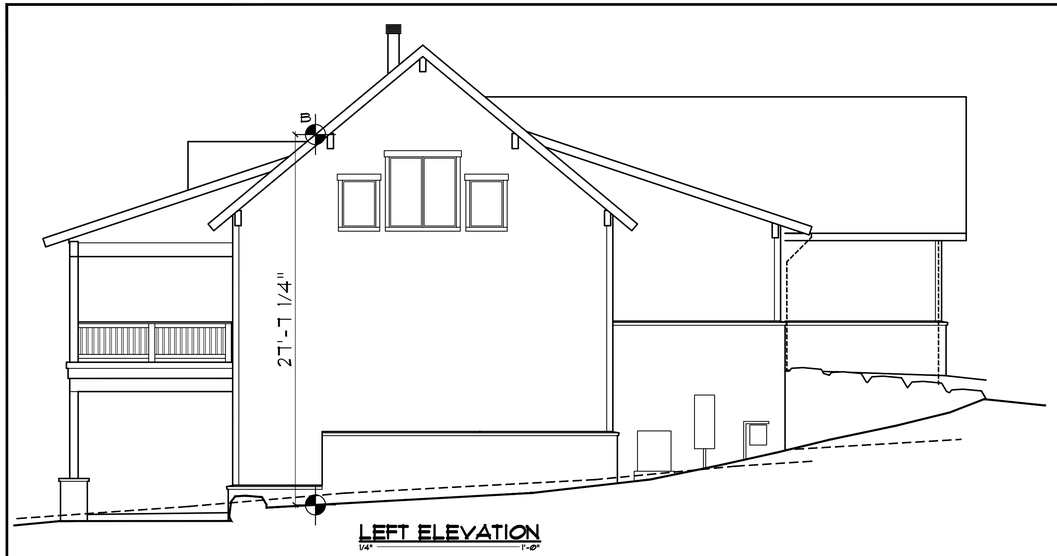
RESORT CONCEPTS
225 MAIN STREET, SUITE C-101
EDWARDS, COLORADO
(970) 926-1720

SORKIN
155 MILES END LANE
LOT 22, MINTURN NORTH
MINTURN, COLORADO

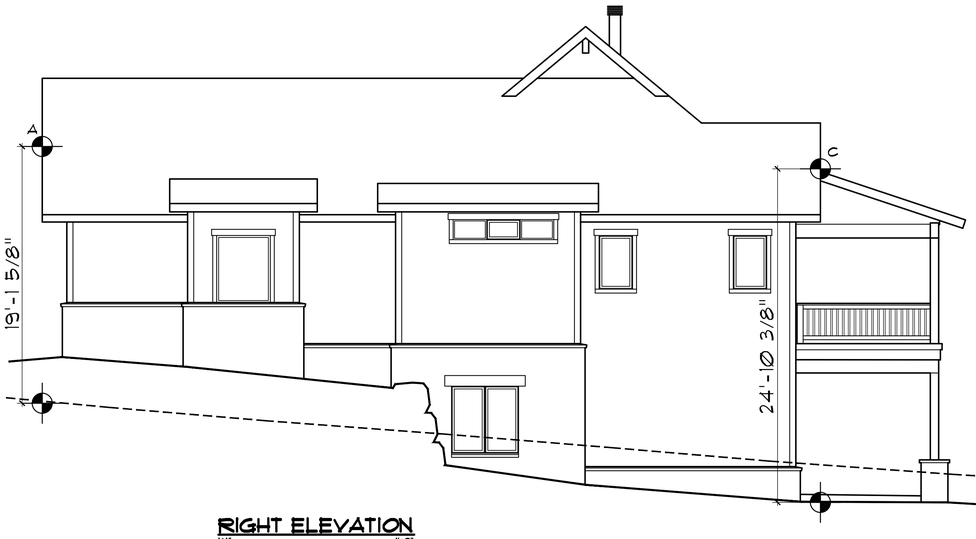
PROJECT NO: 2412-22 L22

ISSUED #	DATE	BY	COMMENTS
5	2-5-25		DUE DRB SUBMITTAL SET

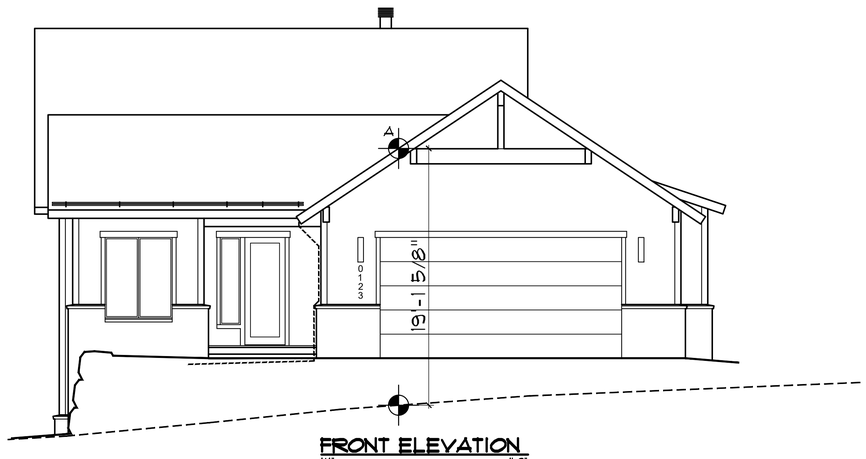
A2.2



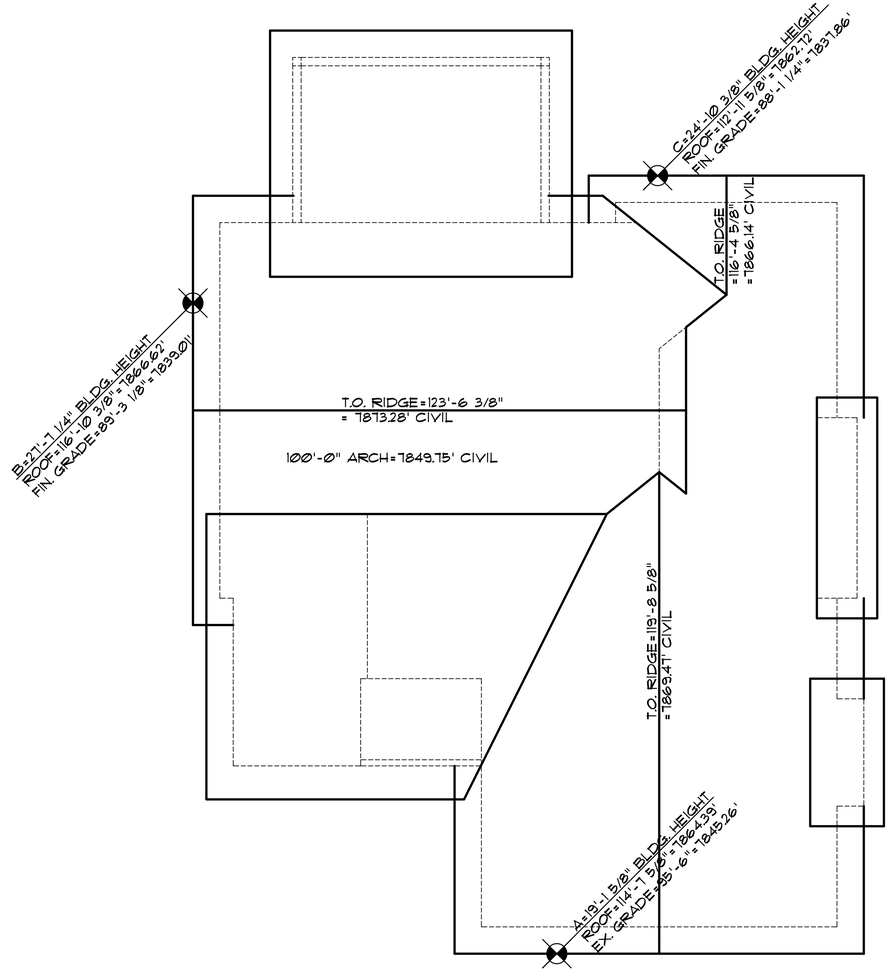
LEFT ELEVATION
1/4" = 1'-0"



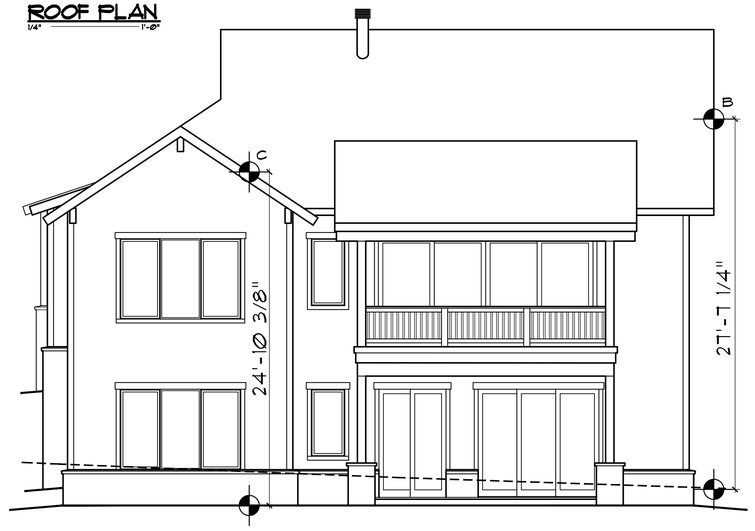
RIGHT ELEVATION
1/4" = 1'-0"



FRONT ELEVATION
1/4" = 1'-0"



ROOF PLAN
1/4" = 1'-0"



REAR ELEVATION
1/4" = 1'-0"

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MINTURN, COLORADO

PROJECT NO: 2412-22 L22

ISSUED #	DATE	BY	COMMENTS
5	2-5-25	DUE	DRB SUBMITTAL SET

BH1

Minturn Planning Department
Minturn Town Center
302 Pine Street
Minturn, Colorado 81645

Minturn Planning Commission
Chair – Lynn Teach
Jeff Armistead
Michael Boyd
Amanda Mire
Eric Rippeth
Darell Wegert

Design Review Board Hearing

Final Plan Review for New Home

0083 Miles End Lane

Hearing Date:	March 26, 2025
File Name and Process:	Single-Family Residence Final Plan Review
Owner/Applicant:	Axel & Stacy Wilhelmsen
Representative:	Taylor Hermes & Rick Hermes, Minturn North Construction Company
Legal Description:	Subdivision: MINTURN NORTH PUD Lot: 27
Address:	0083 Miles End Lane
Zoning:	Game Creek Character Area – Minturn North PUD Zone District
Staff Member:	Madison Harris, Planner I
Recommendation:	**Approval**

Staff Report

I. Summary of Request:

The Applicants, Axel and Stacy Wilhelmsen, request Final Plan review of a new, four-bedroom, 4,396 (gross) square foot single-family residence located at 0083 Miles End Lane in the Game Creek Minturn North PUD Zone District. The Applicant's representatives, Taylor Hermes and Rick Hermes of the Minturn North Construction Company, have been proactive in meeting with Town staff prior to submitting plans for a new home and have provided a relatively complete and thorough set of site, landscaping, and architectural plans.

Proposed Plans
The plans show a two-story, four-bedroom structure with a maximum building height - measured to the midpoint of the roof – of 26 feet and 11 and 3/8 inches, under the maximum allowable 28-foot limit within the Game Creek Minturn North PUD Zone District.

Additionally, the massing, forms, and scale of the proposed structure, as well as proposed exterior materials, textures and detailing also appear to achieve the design objectives of Appendix B – *Design Guidelines and Standards,* Minturn Municipal Code.

Parking is adequate, with six off-street spaces, three of which are provided within the garage and three in front of the garage. The plans show the lower level with three bedrooms and family room, and the main level has the master suite, garage, and primary living area.

According to staff's analysis of development standards and dimensional limitations in Section III below the project appears to meet the Town's standards.

Overall, staff believes that the Applicants and their representative have provided a complete, detailed set of plans necessary to complete a thorough final plan review.

As a reminder, the Planning Commission has the option to review the proposal as a "conceptual" plan review if the Commission feels that the plans are *not* sufficient or are in need of revisions and additional review prior to final plan approval; or the Commission may take action to approve, approve with conditions, or deny the Final Plans.

Staff is **recommending approval**.

II. Summary of Process and Code Requirements:

These plans are being presented by the Applicant as "Final Plan" level of review for a new single-family residential structure on a legally created lot within the Town of Minturn. This is a formal hearing providing the Applicant and staff the opportunity to discuss the proposal with the Planning Commission, acting as the Design Review Board, and to address the DRB's concerns or feedback regarding suggested revisions to the project.

If the DRB feels that the plans are complete, appropriate, and meet the intent and purposes of the Minturn Municipal Code, Chapter 16, the DRB has the option to take final action to approve the plans without conditions, or to approve with specific conditions and giving the Applicant and staff clear direction on any recommended revisions, additions or updates to the plans.
No variances are required or requested at this time.

Design Review Process
Appendix 'B' of the Minturn Municipal Code, Section 16-21-615 - *Design Review Applications,* subsection "d" below outlines the criteria and findings necessary for DRB review and approval of all new, major development proposals:

(d) Administrative procedure.

(1) Upon receipt of a completed and proper application, the application for Design Review will be scheduled for a public hearing. The hearing will be conducted in accordance with the procedures set forth in this Chapter.

(2) Criteria and findings. Before acting on a Design Review application, the Planning Commission, acting as the Design Review Board (DRB), shall consider the following factors with respect to the proposal:

a. The proposal's adherence to the Town's zoning regulations.
b. The proposal's adherence to the applicable goals and objectives of the Community Plan.
c. The proposal's adherence to the Design Standards.

(3) Necessary findings. The Design Review Board shall make the following findings before approving a Design Review application:

a. That the proposal is in conformance with the Town zoning regulations.
b. That the proposal helps achieve the goals and objectives of the Community Plan.
c. That the proposal complies with the Design Standards.

Staff suggests that the final plans for 0083 Miles End Lane meet or can be revised to meet the required findings 'a,' 'b,' and 'c' or subparagraph 3 – *Necessary findings*.

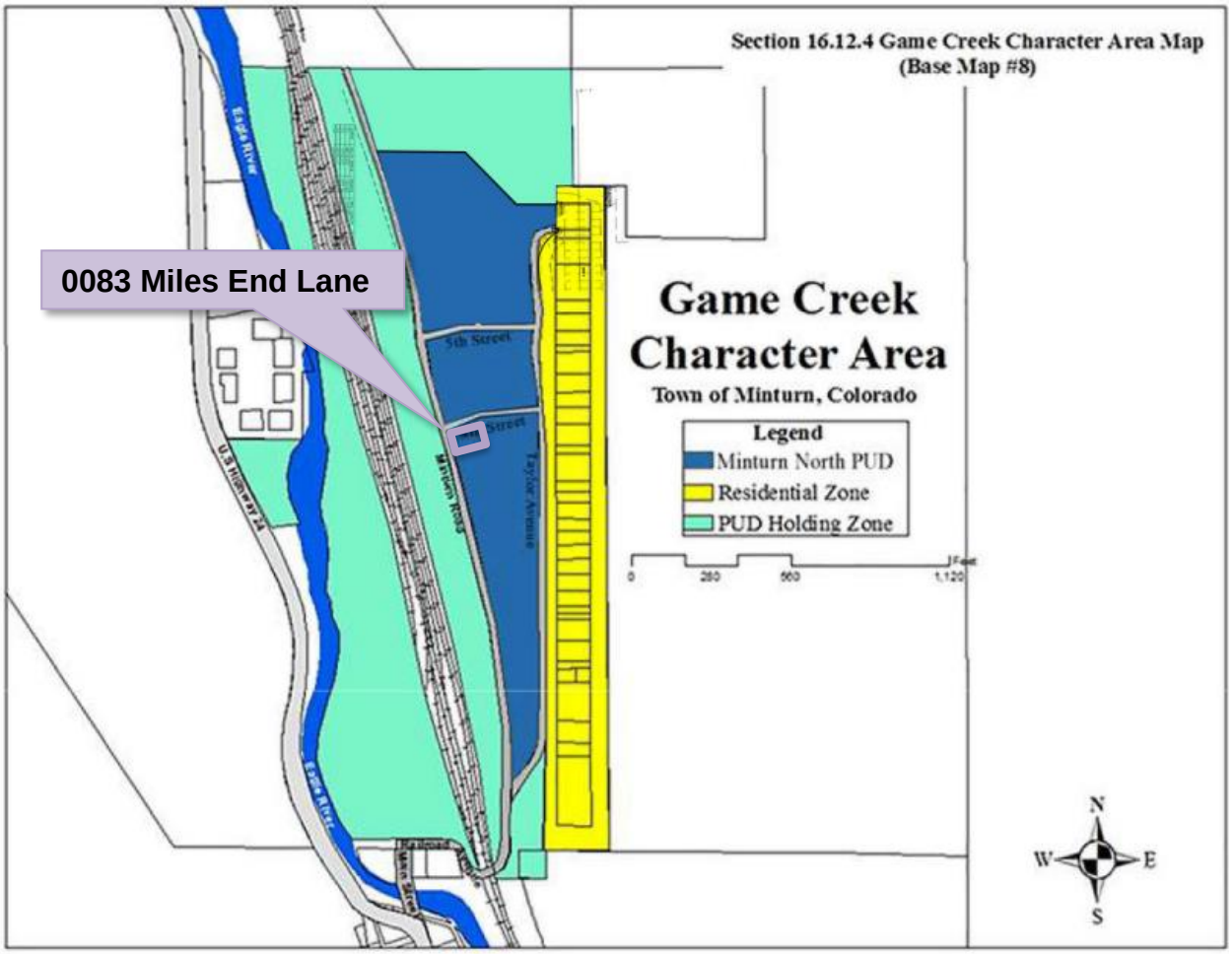
III. Zoning Analysis:

Zoning
The subject property is located within the "Game Creek Character Area" Minturn North PUD Zone District Planning Area 1 (PA-1), described as follows:

> *"The primary intent of this Planning Area is to create a market rate single-family residential use zone surrounded by common area and open space."*
> *- Ordinance No. 15 – Series 2023 Minturn North PUD Guide*

Rest of page left intentionally blank

Figure 1: Game Creek Character Area Zoning Map



Dimensional Limitations and Development Standards

The following table summarizes the lot, development and dimensional standards and limitations applicable to the subject property pursuant the approved Final Development Plan for the Minturn North PUD.

Regulation	Allowed/Required	Proposed/Existing
Minimum Lot Area:	8,668.44 sq. ft.	8,668.44 sq. ft. (.199 ac.)
Maximum Building Height:	28 feet	26 feet –11 3/8 inches
Minimum Front Setback:	20 feet	20 feet
Minimum Side Setback:	5 feet	5+ feet*
Minimum Rear Setback:	10 feet	10+ feet*

Maximum Lot Coverage:	50% (4,334.22 sq. ft.)	3,154 sq. ft. (36.38%) Proposed
Maximum Impervious Coverage:	60% (5,201.06 sq. ft.)	3,969 sq. ft. (45.79%) Proposed
Minimum Snow Storage Area:	5% of Lot Area (8,668.44 sq. ft. x .05 = 433.42 sq. ft.)	602 sq. ft.
Parking:	4 spaces	6 spaces

** Note: Ord. 15 – Series 2023 which codifies the Minturn North PUD Guide requires 15 foot setbacks from Minturn Road ROW and Fourth Street ROW which this application adheres to.*

IV. Applicable Standards and Design Guideline Criteria:

Design
In addition to the development standards listed above, the following general design principles are provided for reference.

Final Site, Grading and Drainage Design
The Minturn Design Guidelines encourage designs that integrate or account for site topography and existing conditions, surrounding conditions, solar orientation, placement on lots relative to streets and natural features, snow storage and snow shed from roof structures.

Mass and Form
The following excerpt from the Design Guidelines is applicable to the proposed home design:

"c. Massing and Scale

> *"**A simple central form with additive features shall be designed. This style creates visual interest and is appropriate for the community due to its compatibility with existing structures. Buildings and improvements should complement, rather than overpower, the adjacent natural and built environment.** Homes are encouraged to be sheltering in nature, with consistent setbacks from the street with prominent porches or overhanging eaves.*
>
> *"Building mass, form, length and height shall be designed to provide variety and visual interest while maintaining a scale that is similar or compatible to adjacent structures."*
> *-Town of Minturn Design Guidelines*

Staff Response:

Staff believes that the design and scale of the proposed structure incorporates a simple central form with additive features and is complementary to adjacent residential structures and character on nearby parcels. Staff further suggests that the scale of the project is appropriate and will not overpower surrounding natural and built environments. Proposed roof forms and pitches, materials and textures are compatible and complementary to the surrounding built and natural environments.

V. Items of Note:

Staff has flagged no issues.

VI. Staff Recommendation:

Staff suggests that the Final Plans for 0083 Miles End Lane generally **comply** with or exceed the applicable provisions and/or minimum standards of Chapter 16 and the Town of Minturn Design Standards (Appendix 'B') of the Minturn Town Code.

Staff is **recommending approval** of the plans.

Inter-Mountain ENGINEERING
Civil Engineers & Surveyors

March 2, 2025

Madison Harris
Town of Minturn Planner
PO Box 309
Minturn, CO 81645

Re: 83 Miles End Lane
Lot 27, Minturn North PUD
DRB submittal Review
Project No. 24-0001

Dear Madison:

We reviewed the plans entitled *"A. Wilhelmsen Residence; 83 Miles End Lane Lot 27, Minturn North, Minturn Colorado"* dated February 18, 2025, by Eggers Architecture Inc. (Plans) included in the DRB application for 83 Miles End Lane. Our review was for compliance with the engineering requirements of Section 16-21-615: Design Review applications of the Minturn Municipal Code (MMC).

MMC Section 16-21-615 Section C:

Section (C) (2) Boundary Survey:
Paragraphs a through e:
"Final Plat: Minturn North PUD" recorded March 4, 2024 (Reception No. 202402234) has been included as the Boundary Survey. This plat and associated title commitment were reviewed by the Town and the Plat is suitable as the Boundary Survey in this application.

Paragraphs f through l:
Sheet C.5 of the *"Minturn North PUD Overall Grading and Drainage Plan; Construction Plan Set 5/1/24"* prepared by Boundaries Unlimited Inc. is included in the application. The Town issued a Grading Permit based on the Construction Plan Set and Sheet C.5 shows the grading and utilities underway at Minturn North. This plan reflects the basis for design, and fulfills the requirements of Paragraphs f through i.

Section (C) (3) Site Plan:

a. Sheet C1 of the Plans *"Lot 27 Minturn North PUD; Site Grading and Drainage Plan"* dated February 10, 2025, by Boundaries Unlimited presents the proposed site plan and fulfills Site Plan requirements.
b. Sheet BH1 provides Building height information necessary for Planning Staff review.

Madison Harris
Re: 83 Miles End Lane
DRB submittal Review
Project No. 24-0001

Section (C) (4) Grading & Drainage Plan:
Sheet C1 of the Plans "*Lot 27 Minturn North PUD; Site Grading and Drainage Plan"* dated February 10, 2025, by Boundaries Unlimited presents the proposed site grading and drainage and fulfills Grading and Drainage Plan requirements.

Review by Inter-Mountain Engineering is for general conformance with Minturn Municipal Code requirements and is not a peer review. Review by Inter-Mountain Engineering in no way relieves any responsibilities of design professionals associated with the project. Please feel free to contact us if you have additional questions.

Respectfully,
Inter-Mountain Engineering (Town Engineer)



Jeffery M. Spanel PE

CC: Michelle Metteer, Scot Hunn

DESIGN REVIEW APPLICATION

TOWN OF MINTURN PLANNING AND ZONING DEPARTMENT
P.O. Box 309 302 Pine Street Minturn, Colorado 81649-0309
Phone: 970-827-5645 Fax: 970-827-5545 Email: planner1@minturn.org

Project Name:

Minturn North – Wilhelmsen Residence

Project Location

Street Address: 83 Miles End Lane

Zoning:	Parcel Number(s):
Residential	2103-262-30-031

Application Request:

Design review of new single-family home

Applicant:

Name: Taylor Hermes & Rick Hermes – Minturn North Construction Company, LLC

Mailing Address: PO Box 2633 Edwards, CO 81632

Phone:	Email:
970-926-1720	THermes@ResortConceptsCO.com

Property Owner:

Name: Axel & Stacy Wilhelmsen

Mailing Address: 201 E GORE CREEK DR. VAIL, CO 81657-4520

Phone:	Email:
970-390-2935 (Axel)	AW@AxelsLtd.com / SLSWilhelmsen@gmail.com

Required Information:

Lot Size:	Type of Residence (Single Family, ADU, Duplex)	# of Bedrooms	# On-site Parking Spaces
0.199 acres	SFH	4	6
# of Stories:	**Snow storage sq ft:**	**Building Footprint sq ft:**	**Total sq ft Impervious Surface:**
2	602	3,154	3,969

Signature:

4/25

Fee Paid:_____ **Date Received:**_____ **Planner:**_____

DESIGN REVIEW APPLICATION

SUBMITTAL CHECKLIST REQUIREMENTS
(TO BE INCLUDED WITH APPLICATION)

Applicant	Staff	
☑	☐	**Application Fee** (Non-Refundable application fee shall be collected)
		• Design Review Board - $200.00
☑	☐	**Letter of Intent**
		-- What is the purpose of the project including;
☑	☐	• Relevant Background
☑	☐	• Current Status of the Site
☑	☐	• All Proposed Uses and Structures
☑	☐	• How the Proposal Differs from what already exists
☑	☐	• Information regarding Easements or Dedicated Tracts, etc.
☑	☐	**Vicinity Map**
		-- Directional Map indicating how to get to the Property involved in the request.
☑	☐	• Zoning of Property
☑	☐	**Site Plan showing Precise Nature of the Proposed Use –**
☑	☐	**To Scale**
☑	☐	• Scaled Drawings of Proposed Design of Structure
☑	☐	○ Plan View and Sections
☑	☐	• Building Heights – all 4 directions N/S/E/W
☑	☐	• topography
☑	☐	• Building Location and impervious coverage
☑	☐	• Setbacks
☑	☐	• Ordinary High Water Mark determined by the Town Engineer and paid for by Applicant
☑	☐	• Parking Plan
☑	☐	• Traffic Circulation
☑	☐	○ Location and Width of Existing and Proposed Access Points
☑	☐	○ Location of Existing Driveways and Intersections
☑	☐	• Landscaped Area – Plan including existing and proposed vegetation.
☑	☐	• Approximate Location of Existing Wooded Areas and Rock Outcrops
☑	☐	• Location and Type of Existing and Proposed Easements
☑	☐	• Utility Easements
☑	☐	• Drainage Features
☑	☐	• Snow Storage areas expressed in square feet as a percentage of the overall site area
☑	☐	**Preliminary Building Plans and Elevations**
☑	☐	• Indicates Dimensions
☑	☐	• General Appearance
☑	☐	• Scale
☑	☐	• Interior Plan for the Buildings

Elements needed on the Site Plan

- Scale
- North Arrow
- Date Prepared
- Lot Dimensions, Area, Entire Site Acreage

Architecture Details – Materials Board

- Windows – Placement and Color
- Doors – Placement and Color
- Siding – Type and Color
- Roof Material – Type and Color
- Paint Color

Boundary Survey with a stamp and signature of a licensed surveyor

- Date of survey (survey date must be within 6 months of the project application date
- Right-of-way and property lines; including bearings, distances and curve information.
- Labeled ties to existing USGS benchmark.
- Property boundaries to the nearest one-hundredth (.01) of a foot accuracy. Distances and bearings and a basis of bearing must be shown. Show existing pins or monuments found and their relationship to the established corner.
- All existing easements recorded with the County Clerk and Recorder. Include bearings and distances.
- Spot elevations at the edge of asphalt along the street frontage of the property at five-foot intervals, and a minimum of two (2) spot elevations on either side of the lot.
- Topographic conditions at two-foot contour intervals.
- Existing trees or groups of trees having trunks with diameters of four (4) inches or more.
- Rock outcroppings and other significant natural features.
- All utility meter locations, including any pedestals on site or in the right-of-way adjacent to the site and the exact location of existing utility sources.
- Environmental hazards where applicable (i.e., rock fall, wetlands and floodplain).
- Watercourse setbacks, if applicable. Show centerline and edge of stream or creek in addition to the required stream setback from the ordinary high water mark.

Grading and Drainage Plan

- Existing contours. Existing two-foot contours must be provided for all disturbed areas. Contours for undisturbed areas must be shown when drainage in those areas impacts the disturbed area.
- Proposed contours. Proposed two-foot contours for all disturbed areas must be shown and must demonstrate positive drainage.
- Spot elevations. Show critical spot elevations, as necessary to demonstrate positive drainage and the direction of flow. Finished grade at all building corners must be provided.
- Top-of-foundation elevations. The top-of-foundation elevation must be shown on the plan and must be consistent with the foundation plan. For buildings on slopes of thirty percent (30%) or greater, elevations for stepped foundation walls must be shown.
- Drainage arrows. Include drainage arrows that show how stormwater will be routed around buildings and where stormwater will exit the property. Stormwater cannot cause damage to any adjacent property. Drainage and erosion control features needed to prevent damage must be included.
- Drainage facilities. Proposed drainage facilities, such as French drains or culverts, must be shown.
- Retaining walls. Retaining wall details are required and must include drainage details. Note top- and bottom-of-wall elevations at each location where the retaining wall steps up or down, and include the tallest point of the retaining wall.

RESORT CONCEPTS
REDEFINING THE RESORT EXPERIENCE

February 17, 2025
Town of Minturn Planning Commission
Attn: Madison Harris

RE: Wilhelmsen Residence
Lot 27 Minturn North – 0083 Miles End Lane, Minturn, CO 81645
Design Review Letter of Intent

Madison:

The attached submittal includes a single-family residence within the Minturn North neighborhood. The home is subject to the Minturn North PUD Guide, Town of Minturn Code and all pertinent documents approved by the Town Council.

Lot 27 is located at 0083 Miles End Lane on a downhill sloping undisturbed vacant lot which drops in elevation approximately 4' through the building envelope. The home has been oriented facing west, parallel to the building envelope lines to maximize the site's primary view facing Meadow Mountain. The home has been designed as a patio residence due to the gently sloping topography. The architectural style is a mix of gable forms and low pitch shed roofs to create a composition of forms rather than a single massive structure. Overall, the structure has been nestled into the topography to balance the entry elevation with the west facing patio elevation of the home.

The home exterior is a balanced mix of stone and stucco with appropriate architectural detailing which enhances the mountain vernacular. The landscaping Is Intentionally minimal In-keeping with the intent of the approved Minturn North PUD.

Should you have any questions or need clarifications, please don't hesitate to contact me.

Sincerely,

Taylor Hermes
512.468.3012



Terraces & Walkways
Stained Concrete



Exterior Stone
Colorado Buff



Beams, Fascia & Deck
Color: Custom Stain



Siding & Soffits
Sutcco
Color: Custom Stain



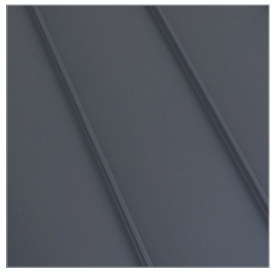
Wood Columns per Plan
Color: Custom Stain



Railing
Glass Panels with Metal Posts



Roofing
Mfg: Davinci Multi-Width Shake
Color: Black Oak



Roofing
Standing Seam Metal
Color: Dark Gray



Garage Door
9’-0” x 18’-0” Insulated Wood
Color: Custom Stain



Windows and Doors
Mfg: Sierra Pacific
Color: Black



Exterior Lighting
Mfg: Hinkley Mist 22" Sconce
Color: Black



Entry Door
Solid Wood
Color: Custom Stain



Entry Door Hardware
Ashley Norton Full Plate with
Helios Interior Lever
Color: Black

All product and design specifications, including, but not limited to, color, finish, model, etc., are for illustrative purposes only and are subject to change without notice.

PERSPECTIVE 1



DISCLAIMER: All plans, renderings, specifications and marketing materials are subject to revisions and modifications at Developers sole discretion due to site specific grading conditions, availability of materials, availability of labor, manufacturer supply shortages, and Governmental Agency changes. All plans and specifications are subject to revisions and conditions of approval by the Minturn North Design Review Board, Town of Minturn City Council, Town of Minturn Design Review Board, Town of Minturn Building Permit Department and all other applicable regulatory agencies. Artist renderings have been provided for illustrative and marketing purposes only and should not be relied upon as a basis for purchasing. Color, materials and design elements are subject to refinement and revision without notice at Developers sole discretion.

MINTURN NORTH - LOT 27

EGGERS ARCHITECTURE, INC

AXIS VU DESIGN

DRB DESIGN REVIEW - 3D VIEWS

FEBRUARY 18, 2025

RESORT CONCEPTS

PERSPECTIVE 2



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MINTURN NORTH - LOT 27

EGGERS ARCHITECTURE, INC

AXIS VU DESIGN

DRB DESIGN REVIEW - 3D VIEWS

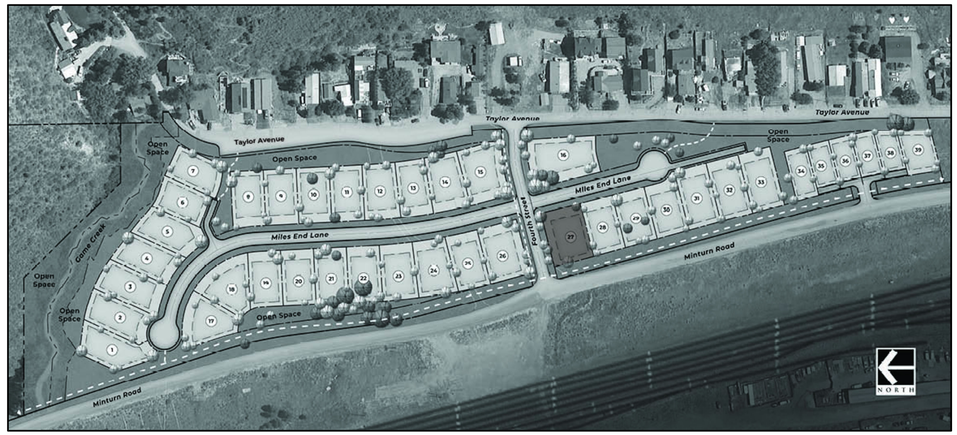
FEBRUARY 18, 2025

RESORT CONCEPTS

A.WILHELMSEN RESIDENCE

83 MILES END LANE
LOT 27, MINTURN NORTH P.U.D.
MINTURN, COLORADO

DRB SUBMITTAL SET FEBRUARY 18, 2025



OWNER'S REPRESENTATIVE
RESORT CONCEPTS
PO BOX 5127
EDWARDS, COLORADO 81632
(970) 926-1720

ARCHITECT
EGGERS ARCHITECTURE, INC
PO BOX 798
KREMMLING, COLORADO 80459
(970) 409-9790

STRUCTURAL ENGINEER
SUNDQUIST DESIGN GROUP
PO BOX 249
TARPON SPRINGS, FLORIDA 34688
(303) 335-6034

LANDSCAPE ARCHITECT
TOMINA TOWNSEND
PO BOX 3000
EDWARDS, COLORADO 81632
(303) 945-5252

CIVIL ENGINEER
BOUNDARIES UNLIMITED, INC.
923 COOPER AVENUE, SUITE 201
GLENWOOD SPRINGS, COLORADO 81601
(970) 945-5252

SURVEYOR
SLAGLE SURVEY SERVICES
PO BOX 751
EAGLE, COLORADO 81631
(970) 471-1499

GEOTECHNICAL ENGINEER
CTL THOMPSON, INC
1790 AIRPORT ROAD, UNIT 2
BRECKENRIDGE, COLORADO 80424
(970) 453-2047

PROJECT INFORMATION:

FLOOR AREA:	FINISHED	MECH	GARAGE	TOTAL
LOWER LEVEL:	1,572 SF	102 SF		1,674 SF
MAIN LEVEL:	1,909 SF		813 SF	2,722 SF
TOTALS:	3,481 SF	102 SF	813 SF	4,396 SF

LOT AREA:	8,668.44 SF		
BUILDING COVERAGE:	3,154 SF	36.38 %	50% ALLOWABLE
IMPERVIOUS COVERAGE:	3,969 SF	45.79%	60% ALLOWABLE

CODE INFORMATION:

JURISDICTION: TOWN OF MINTURN, COLORADO

CODES: 2021 INTERNATIONAL RESIDENTIAL CODE
2021 INTERNATIONAL ENERGY CONSERVATION CODE
+ LOCAL AMENDMENTS

OCCUPANCY: R-3, SINGLE FAMILY RESIDENCE
CONTRUCTION: TYPE V-B, NON RATED
SPRINKLER SYSTEM: NONE

DRAWING SCHEDULE

C	COVER
	FINAL PLAT MINTURN NORTH P.U.D.
C.4	MINTURN NORTH PUD FINAL GRADING PLAN
C.5	MINTURN NORTH PUD FINAL GRADING PLAN
C1	SITE GRADING, DRAINAGE & EROSION CONTROL PLAN
C2	CIVIL DETAILS
L1	LANDSCAPE PLANTING PLAN
L2	LANDSCAPE SCHEDULES & DETAILS
A1.1	LOWER LEVEL PLAN
A1.2	MAIN LEVEL PLAN
A1.3	ROOF PLAN
A2.1	BUILDING ELEVATIONS
A2.2	BUILDING ELEVATIONS
BH1	BUILDING HEIGHT CALCULATIONS

DISCLAIMER: ALL PLANS, RENDERINGS, SPECIFICATIONS AND MARKETING MATERIALS ARE SUBJECT TO REVISIONS AND MODIFICATIONS AT DEVELOPERS SOLE DISCRETION DUE TO SITE SPECIFIC GRADING CONDITIONS, AVAILABILITY OF MATERIALS, AVAILABILITY OF LABOR, MANUFACTURER SUPPLY SHORTAGES, AND GOVERNMENTAL AGENCY CHANGES. ALL PLANS AND SPECIFICATIONS ARE SUBJECT TO REVISIONS AND CONDITIONS OF APPROVAL BY THE TOWN OF MINTURN CITY COUNCIL, TOWN OF MINTURN DESIGN REVIEW BOARD, TOWN OF MINTURN BUILDING PERMIT DEPARTMENT AND ALL OTHER APPLICABLE REGULATORY AGENCIES. ARTIST RENDERINGS HAVE BEEN PROVIDED FOR ILLUSTRATIVE AND MARKETING PURPOSES ONLY AND SHOULD NOT BE RELIED UPON AS A BASIS FOR PURCHASING. COLOR, MATERIALS AND DESIGN ELEMENTS ARE SUBJECT TO REFINEMENT AND REVISION WITHOUT NOTICE AT DEVELOPERS SOLE DISCRETION.

EGGERS ARCHITECTURE, INC.
PO BOX 798 KREMMLING, CO 80459
(970) 724-3411 CELL: (970) 409-9790
don.eggers@eggersarchitecture.com

RESORT CONCEPTS
225 MAIN STREET, SUITE C-101
EDWARDS, COLORADO
(970) 926-1720

A. WILHELMSEN
0083 MILES END LANE
LOT 27, MINTURN NORTH PUD
MINTURN, COLORADO

PROJECT NO: 2412-22 L.27

ISSUED #	DATE	BY	COMMENTS	DUE	DRB SUBMITTAL SET
5	2-18-25				

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

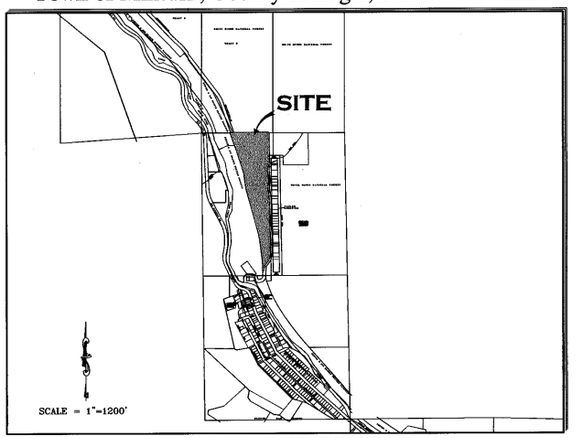
TOWN CLERK
TOWN OF MINTURN, COLORADO

SEAL 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 02-26-24 PROFESSIONAL LAND SURVEYOR

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

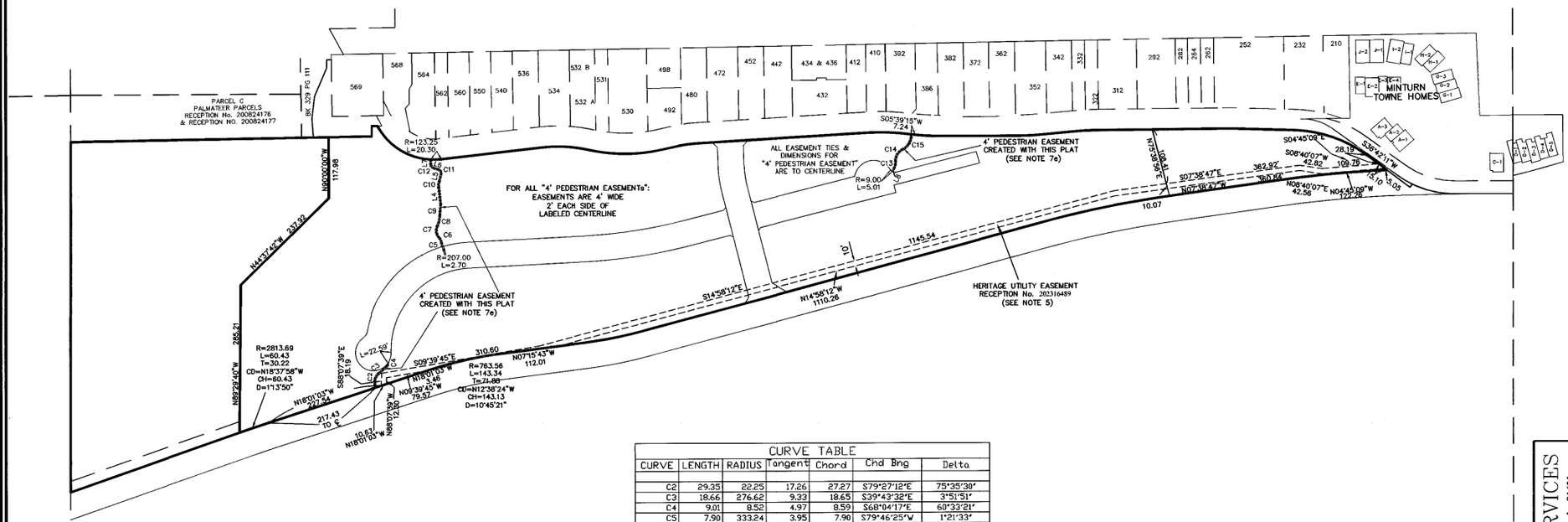
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MSS	22055	22055 FP2.dwg
SHEET 1 OF 5		DATE: 08-13-2023

Eagle County, CO
Regina O'Brien
Pgs: 5
REC: $53.00 DOC: $0.00
02234
03/04/2024
12:59:18 PM

FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

SHEET 5 OF 5

ADDITIONAL EASEMENT DETAIL SHEET



LINE TABLE		
LINE	LENGTH	BEARING
L4	32.13	N83°15'49"E
L5	14.91	S77°04'30"E
L6	11.48	N18°26'21"E
L7	9.83	S89°36'46"E
L8	7.28	N62°43'18"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	Tangent	Chord	Chd Brng	Delta
C2	29.35	22.25	17.26	27.27	S79°27'12"E	75°35'30"
C3	18.66	276.62	9.33	18.65	S39°43'32"E	3°51'51"
C4	9.01	8.52	4.97	8.59	S68°04'17"E	60°33'21"
C5	7.90	333.24	3.95	7.90	S79°46'25"W	1°21'33"
C6	11.08	18.95	5.70	10.93	N63°41'55"E	33°30'33"
C7	24.01	20.01	13.69	22.68	S81°19'10"W	68°45'04"
C8	20.65	49.15	10.48	20.50	S76°20'24"E	24°04'13"
C9	22.78	236.37	11.40	22.77	S85°36'54"E	5°31'15"
C10	12.77	20.27	6.60	12.56	S83°06'39"E	36°05'40"
C11	9.29	7.31	5.39	8.68	N57°19'55"E	72°46'53"
C12	8.09	6.45	4.68	7.57	N54°28'07"E	71°50'14"
C13	15.45	30.72	7.89	15.28	S77°07'28"E	28°48'21"
C14	27.14	23.79	15.26	25.69	S58°50'20"E	65°22'36"
C15	35.79	30.20	20.33	33.73	S60°06'18"E	67°54'31"

100 0 50 100 200 400

1 INCH = 100 FEET

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
34998
02-26-24

Matthew S. Slagle PLS 34998
Professional Land Surveyor
State of Colorado

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

SLAGLE SURVEY SERVICES
800 Castle Drive - P.O. Box 751 Eagle, Colorado 81631
970.471.1499 Office matthew@slaglesurvey.com
www.SlagleSurvey.com

FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

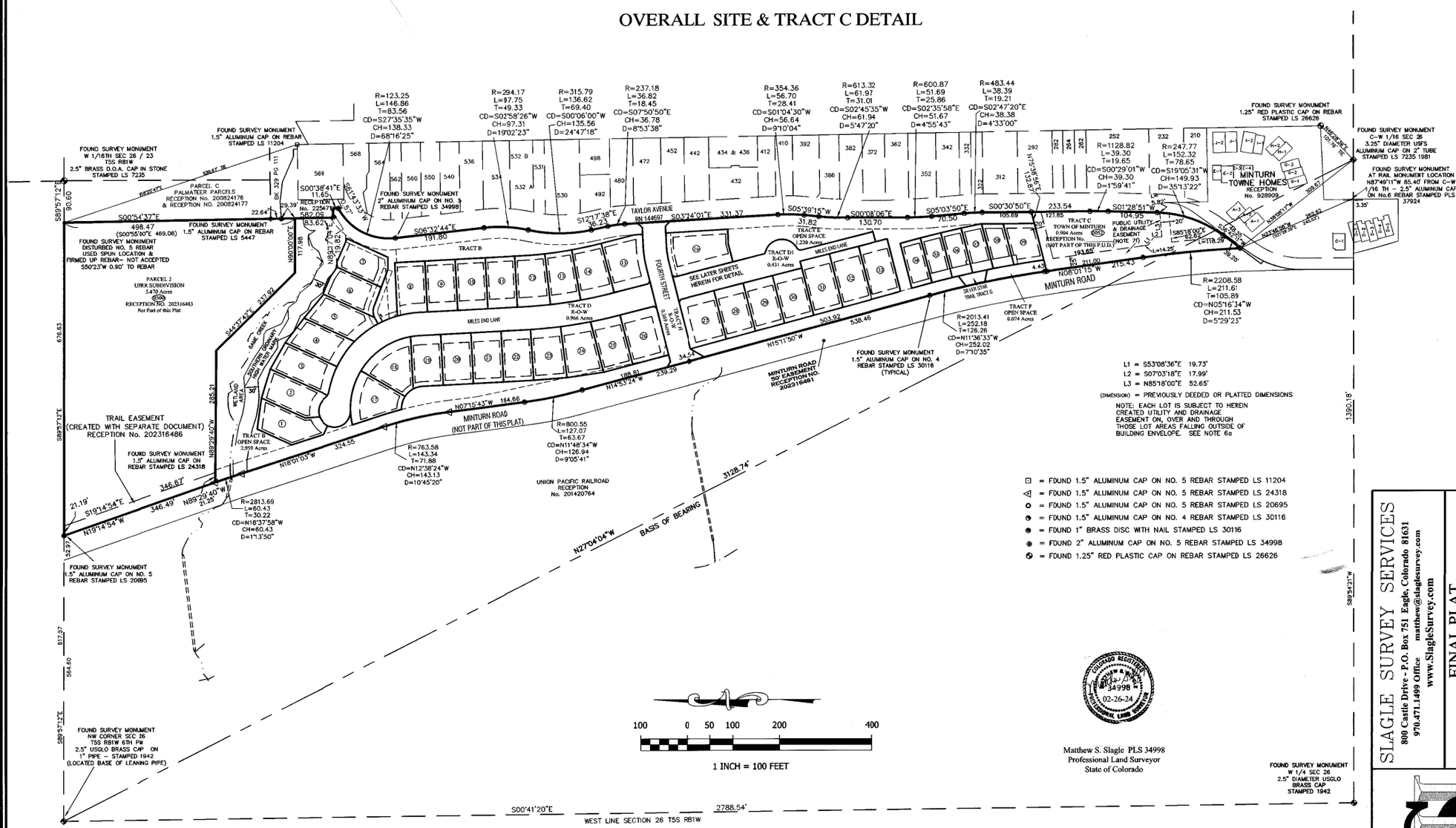
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202402234

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 LAND SURVEYOR 34998 02-26-24

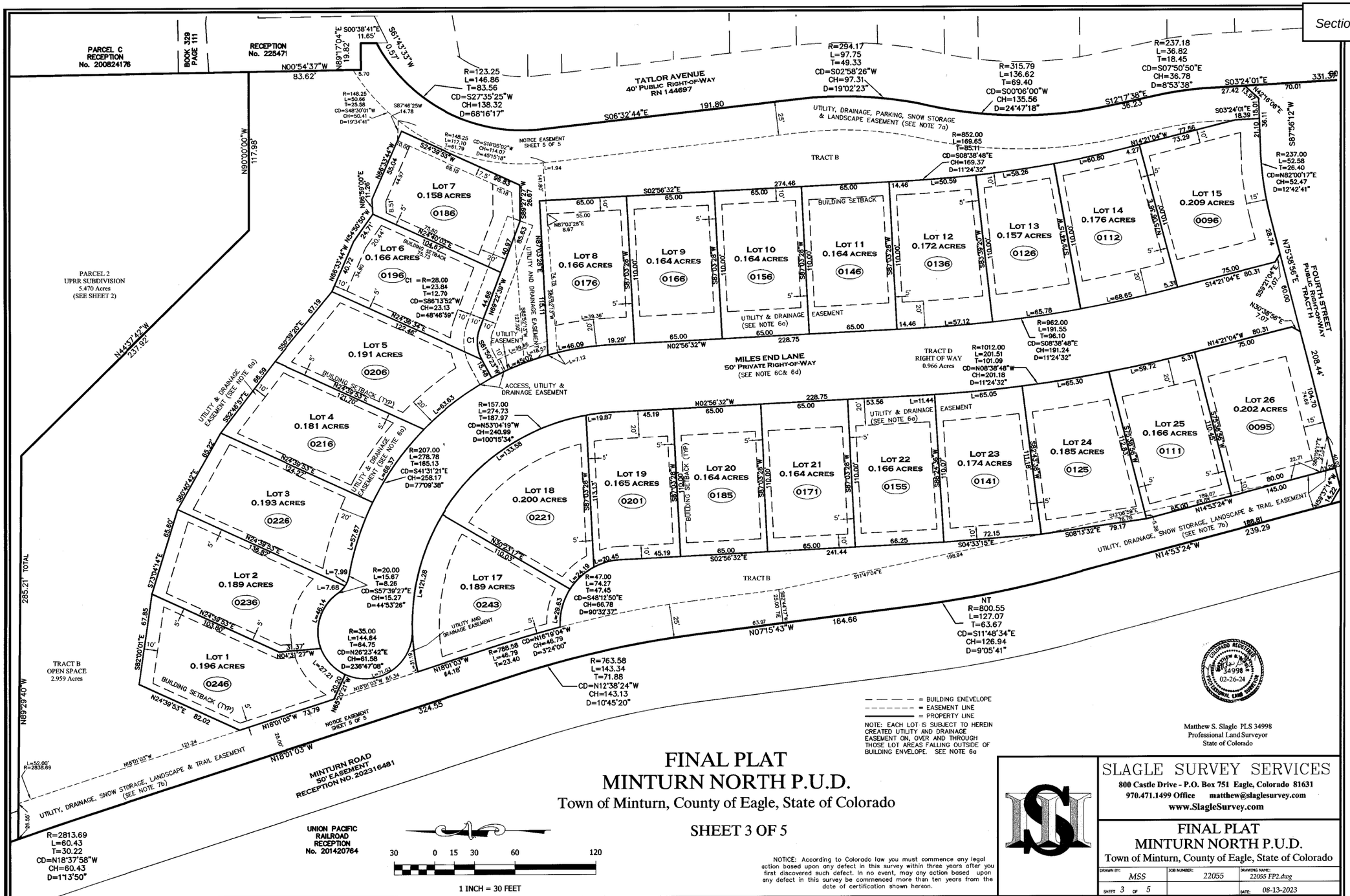
SLAGLE SURVEY SERVICES
800 Castle Drive - P.O. Box 751 Eagle, Colorado 81631
970.471.1499 Office matthew@slagleSurvey.com
www.SlagleSurvey.com

FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

DRAWN BY: MSS | JOB NUMBER: 22055 | DRAWING NAME: 22055 FP2.dwg | SHEET 2 OF 5 | DATE: 08-13-2023

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.

202402234



FINAL PLAT
MINTURN NORTH P.U.D.

Town of Minturn, County of Eagle, State of Colorado

SHEET 3 OF 5

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

Matthew S. Slagle PLS 34998
Professional Land Surveyor
State of Colorado

SLAGLE SURVEY SERVICES
800 Castle Drive - P.O. Box 751 Eagle, Colorado 81631
970.471.1499 Office matthew@slaglesurvey.com
www.SlagleSurvey.com

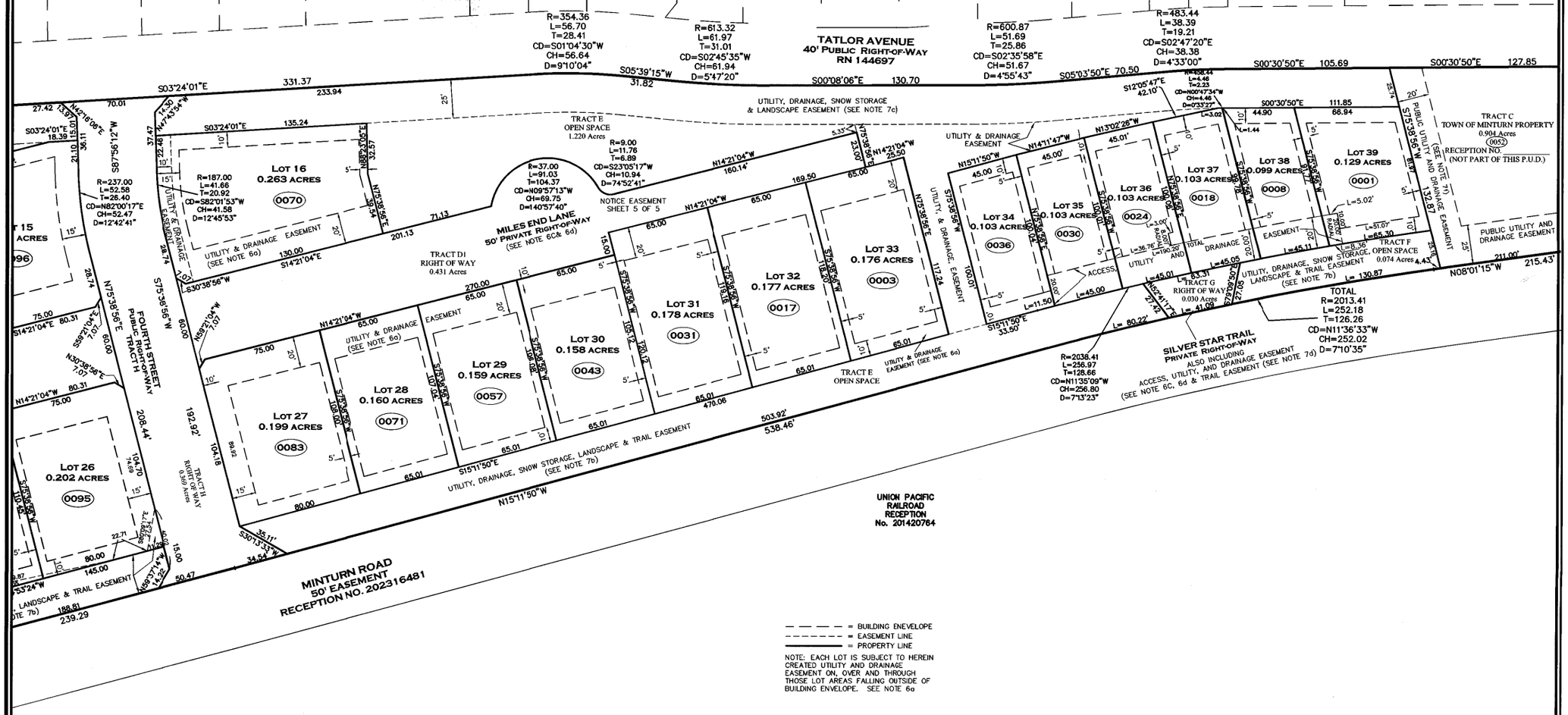
FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

DRAWN BY:	JOB NUMBER:	DRAWING NAME:
MSS	22055	22055 FP2.dwg
SHEET 3 OF 5		DATE: 08-13-2023

202402234

FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

SHEET 4 OF 5


TATLOR AVENUE
40' PUBLIC RIGHT-OF-WAY
RN 144697
MILES END LANE
50' PRIVATE RIGHT-OF-WAY
(SEE NOTE 6C& 6d)
FOURTH STREET
PUBLIC RIGHT-OF-WAY
TRACT H
SILVER STAR TRAIL
PRIVATE RIGHT-OF-WAY
ALSO INCLUDING
ACCESS, UTILITY, AND DRAINAGE EASEMENT
(SEE NOTE 6C, 6d & TRAIL EASEMENT (SEE NOTE 7d)
MINTURN ROAD
50' EASEMENT
RECEPTION NO. 202316481
UNION PACIFIC
RAILROAD
RECEPTION
No. 201420764
TRACT C
TOWN OF MINTURN PROPERTY
0.904 Acres
0052
RECEPTION NO.
(NOT PART OF THIS P.U.D.)
TRACT D1
RIGHT OF WAY
0.431 Acres
TRACT E
OPEN SPACE
1.220 Acres
TRACT E
OPEN SPACE
TRACT F
OPEN SPACE
0.074 Acres
TRACT G
RIGHT OF WAY
0.030 Acres
TRACT H
RIGHT OF WAY
0.369 Acres
NOTICE EASEMENT
SHEET 5 OF 5
UTILITY, DRAINAGE, SNOW STORAGE
& LANDSCAPE EASEMENT (SEE NOTE 7c)
UTILITY, DRAINAGE, SNOW STORAGE, LANDSCAPE & TRAIL EASEMENT
(SEE NOTE 7b)
LANDSCAPE & TRAIL EASEMENT
(SEE NOTE 7b)
UTILITY & DRAINAGE EASEMENT
(SEE NOTE 6a)
UTILITY & DRAINAGE EASEMENT
PUBLIC UTILITY AND DRAINAGE EASEMENT
(SEE NOTE 7b)
Lot 16
0.263 ACRES
0070
Lot 15
ACRES
0096
Lot 26
0.202 ACRES
0095
Lot 27
0.199 ACRES
0083
Lot 28
0.160 ACRES
0071
Lot 29
0.159 ACRES
0057
Lot 30
0.158 ACRES
0043
Lot 31
0.178 ACRES
0031
Lot 32
0.177 ACRES
0017
Lot 33
0.176 ACRES
0003
Lot 34
0.103 ACRES
0036
Lot 35
0.103 ACRES
0030
Lot 36
0.103 ACRES
0024
Lot 37
0.103 ACRES
0018
Lot 38
0.099 ACRES
0008
Lot 39
0.129 ACRES
0001
TOTAL
R=2013.41
L=252.18
T=126.26
CD=N11°36'33"W
CH=252.02
D=7°10'35"
R=2038.41
L=256.97
T=128.66
CD=N11°35'09"W
CH=256.80
D=7°13'23"
R=354.36
L=56.70
T=28.41
CD=S01°04'30"W
CH=56.64
D=9°10'04"
R=613.32
L=61.97
T=31.01
CD=S02°45'35"W
CH=61.94
D=5°47'20"
R=600.87
L=51.69
T=25.86
CD=S02°35'58"E
CH=51.67
D=4°55'43"
R=483.44
L=38.39
T=19.21
CD=S02°47'20"E
CH=38.38
D=4°33'00"
R=458.44
L=4.46
L=2.23
CD=N00°47'34"W
CH=4.46
D=0°33'27"
R=237.00
L=52.58
T=26.40
CD=N82°00'17"E
CH=52.47
D=12°42'41"
R=187.00
L=41.66
T=20.92
CD=S82°01'53"W
CH=41.58
D=12°45'53"
R=37.00
L=91.03
T=104.37
CD=N09°57'13"W
CH=69.75
D=140°57'40"
R=9.00
L=11.76
T=6.89
CD=S23°05'17"W
CH=10.94
D=74°52'41"
S03°24'01"E 331.37
S05°39'15"W 31.82
S00°08'06"E 130.70
S05°03'50"E 70.50
S12°05'47"E 42.10'
S00°30'50"E 105.69
S00°30'50"E 127.85
S03°24'01"E 233.94
S03°24'01"E 135.24
S14°21'04"E 130.00
N14°21'04"W 160.14'
N14°21'04"W 169.50
N14°21'04"W 25.50
N13°02'26"W 45.01'
N14°11'47"W 45.00'
N15°11'50"W 45.00
S15°11'50"E 33.50'
S15°11'50"E 503.92'
N15°11'50"W 538.46'
S75°38'56"W 117.24
S75°38'56"W 100.01'
S75°38'56"W 105.70'
S75°38'56"W 119.18'
S75°38'56"W 130.30'
S75°38'56"W 132.87'
N75°38'56"E 215.43'
N08°01'15"W 211.00'
S30°13'33"W 34.54'
S89°37'4"W 14.22'
S89°37'4"W 50.47'
S03°24'01"E 18.39
N42°18'06"E 70.01
S87°56'12"W 36.11
N89°37'04"W 37.47
S03°24'01"E 22.48
N89°37'04"W 28.74
S89°37'04"E 7.07
N30°38'56"E 7.07
S30°38'56"W 7.07
N89°37'04"W 7.07
S14°21'04"E 80.31
N14°21'04"W 80.31
N14°21'04"W 208.44'
S03°24'01"E 239.29
S03°24'01"E 188.81
S03°24'01"E 27.42
S03°24'01"E 36.11
S03°24'01"E 21.10
S03°24'01"E 15.01
S03°24'01"E 14.30
S03°24'01"E 37.47
S03°24'01"E 22.48
S03°24'01"E 32.57
S03°24'01"E 35.56
S03°24'01"E 71.13
S03°24'01"E 201.13
S03°24'01"E 192.92'
S03°24'01"E 104.18
S03°24'01"E 104.70
S03°24'01"E 74.69
S03°24'01"E 22.71
S03°24'01"E 145.00
S03°24'01"E 80.00
S03°24'01"E 50.47
S03°24'01"E 35.11'
S03°24'01"E 15.00
S03°24'01"E 80.00
S03°24'01"E 89.92
S03°24'01"E 65.00
S03°24'01"E 270.00
S03°24'01"E 65.00
S03°24'01"E 65.01
S03°24'01"E 65.01
S03°24'01"E 65.01
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Boundaries Unlimited Inc.
Civil Engineering
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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'LEMOS
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.			
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8.			
9.			

PROJECT NO. **22036**
Designer: **PAH**
Drafter: **BUI**
Date: **12/25/22**

Sheet **C.4**

File Name: **22036 c-grading.dwg**

N:\PROJECTS\2022\22036 Minturn North\dwg\22036 C-Grading.dwg 5/15/2024 10:51 AM

MATCH TO SHEET C.7

MATCH TO SHEET C.6

MATCH TO SHEET C.4

KEYMAP

TAYLOR AVENUE

MILES END LANE

MINTURN ROAD

FOURTH STREET

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).

(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

(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.

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

24 LF 18" ADS-N12 @ 2.1%

37 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

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.

INSTALL V DITCH, 12" DEEP W 2.5:1 SIDESLOPES

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

20 LF 18" ADS-N12 @ 10.5%, INV. IN 27.50 W FES

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

REPLACE EX. 15" HDPE

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

THERE IS A POSSIBILITY THAT A 200 PAIR UNDERGROUND COPPER TELEPHONE CABLE EXISTS ALONG THE MINTURN ROAD CORRIDOR. LOCATE PRIOR TO CONSTRUCTION.

EXISTING CHANNEL

REGRADE & RIPRAP 15 LF. OF CHANNEL 12" NOMINAL SIZE RIPRAP, 24" DEEP. DETAIL SHEET DT.R1

34 LF 18" ADS-N12 @ 1.2%, INV. OUT 25.00 W FES

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 (0083) 20 (0185) 21 (0171) 22 (0155) 23 (0141) 24 (0125) 25 (0111) 26 (0095) 27 (0083)

Boundaries Unlimited Inc.
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& Beyond
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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

COLORADO LICENSED
BRUCE D'LEMA
5/1/24
19082
PROFESSIONAL ENGINEER

Client Information:
MINTURN NORTH LAND COMPANY LLC
PO BOX 2633
EDWARDS, CO 81632
970 926-1720

NORTH
0 20' 40'
Scale: 1" = 20'

Know what's **below.** **Call** before you dig.

TOWN OF MINTURN, COLORADO

Minturn North P.U.D.

Overall Grading and Drainage Plan
Construction Plan Set 5/1/24

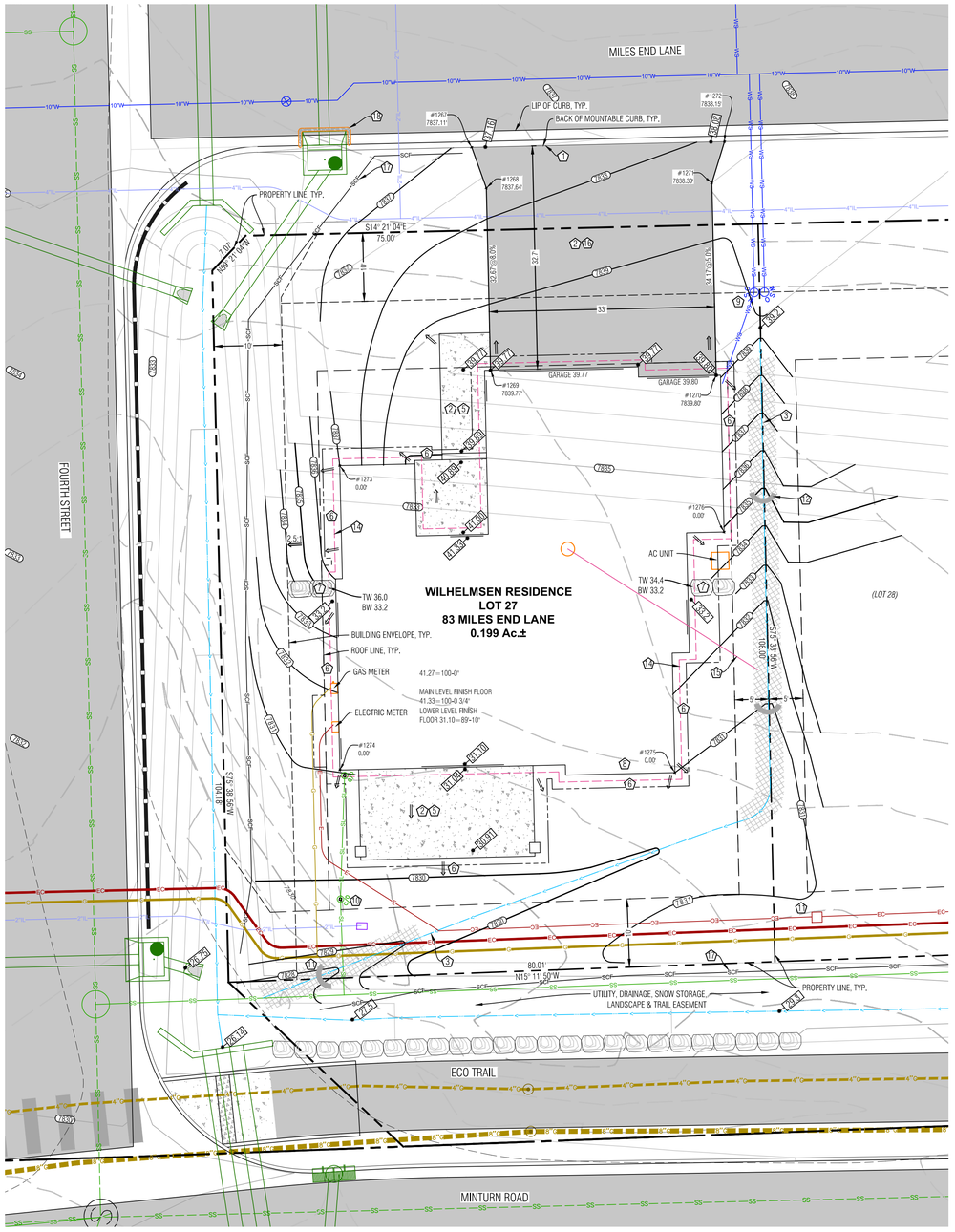
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PROJECT NO. **22036**
Designer: **PAH**
Drafter: **BUI**
Date: **12/25/22**

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
08.74	PROPOSED SPOT ELEVATION
	DRAINAGE SWALE
	FLOW ARROW
SCF	SEDIMENT CONTROL FENCE
8020 / 8018	PROPOSED MAJOR/MINOR CONTOUR
8020 / 8018	EXISTING MAJOR/MINOR CONTOUR
	EROSION LOGS
	ASPHALT DRIVEWAY & AUTOCOURT
	NORTH AMERICAN GREEN SC-250BN EROSION CONTROL FABRIC, OR RIPRAP ALTERNATIVE
	FLAGNOTE
	EX CURB STOP
PROPOSED / EXISTING E	POSSIBLE ELECTRIC SERVICE
G	POSSIBLE GAS SERVICE
WS	POSSIBLE WATER SERVICE
SL	POSSIBLE SEWER SERVICE
	IRRIGATION LINE
	IRRIGATION LINE WITH DRAIN
8"SD	DOWNSPOUT & STORM DRAIN WITH SIZE
	BOULDER WALL

Point Table				
Point #	Desc.	Elev.	North	East
1267	Driveway	7837.11'	3638.25	5527.36
1268	Driveway	7837.64'	3634.82	5522.04
1269	Driveway	7839.77'	3628.21	5496.20
1270	Driveway	7839.80'	3595.87	5502.93
1271	Driveway	7838.39'	3602.85	5530.22
1272	Driveway	7838.15'	3602.40	5536.53
1273	House Corner	0.00'	3646.55	5477.62
1274	House Corner	0.00'	3636.48	5434.22
1275	House Corner	0.00'	3588.64	5444.91
1276	House Corner	0.00'	3589.57	5480.84

NOTES:

1) BASIS OF ELEVATION: NAVD88 BASED ON THE ORIGINAL TOPOGRAPHIC MAP OF MINTURN NORTH PREPARED BY GORE RANGE SURVEYING, LLC., JOB NO. 19-1203, DATED 4/1/21. NO BENCHMARK WAS NOTED ON THE BASE SURVEY.

2) THE BOUNDARY DIMENSIONS, EASEMENTS AND RIGHTS OF WAY SHOWN HEREON ARE BASED ON THE FINAL PLAT OF MINTURN NORTH PUD, AND SURVEY CONTROL MONUMENTS FOUND AT THE TIME OF THE SURVEY AND SHOWN ON THE SURVEY REFERENCED ABOVE.

3) SEE ADDITIONAL SITE NOTES & DETAILS ON SHEET C2.

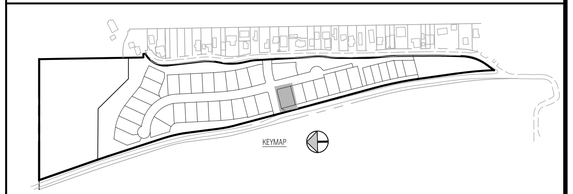
4) EXISTING CONTOUR INTERVAL IS 1 FT., PROPOSED CONTOUR INTERVAL IS 1 FT.

5) LOT AREA: 8,674 SF ±
DISTURBANCE AREA: 8,674 SF ±

6) THIS (CIVIL) PLAN SET IS INTENDED TO BE PLOTTED IN COLOR. FAILURE TO DO SO MAY RESULT IN MISSING DATA & INFORMATION CRITICAL TO THE PROJECT.

FLAGNOTES:

1. MATCH TO BACK OF EXISTING CURB.
2. PROPOSED ASPHALT DRIVEWAY, AUTO-COURT AND CONCRETE WALKWAYS. STRUCTURAL FILL UNDER THE BUILDING TO FOLLOW THE DIRECTION OF THE GEOTECH REPORT. ALL EARTHWORK CONSTRUCTION TO BE APPROVED BY THE GEOTECHNICAL ENGINEER.
3. PROVIDE DRAINAGE SWALE AS SHOWN, WITH NORTH AMERICAN GREEN SC250 EROSION FABRIC OR RIPRAP WHERE SLOPE EXCEEDS 5%, SEE DETAIL.
4. WHERE PROPOSED SWALE DAYLIGHTS WITH NATURAL GROUND, FAN OUT DRAINAGE SWALE TO EVENLY DISSIPATE DRAINAGE, TYP.
5. SLOPE PATIOS, DECKS AND WALKS AT 2% MIN. AWAY FROM THE STRUCTURE.
6. GRADE AROUND THE PERIMETER OF BUILDING AS NECESSARY 10% FOR 5-FEET MIN, (10 FT, WHERE POSSIBLE) IN UNPAVED AREAS TO ENSURE PROPER DRAINAGE AWAY FROM THE FOUNDATION, IT WILL BE IMPORTANT TO CONSTRUCT AND DIRECT SURFACE DRAINAGE AWAY FROM BUILDING, WALKS AND WALLS TO EITHER THE AUTOCOURT, THE OUTLET SWALE, OR DOWNWARD SLOPING NATURAL GRADE. VERIFY DRAINAGE AND SWALE INTEGRITY ON A REGULAR BASIS.
7. INSTALL BOULDER WALL FOR LANDSCAPE AREAS PER THE DETAIL ON SHEET C2. WALL DRAIN LINES NOT SHOWN.
8. EXTEND FOUNDATION WALL AS NECESSARY IN ORDER TO BUILD UP EXTERIOR GRADE TO ACHIEVE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE.
9. LOCATE EXISTING CURB STOP, CONFIRM LOCATION AND CONNECTION WITH THE WATER & SANITATION DISTRICT, CONNECT AND EXTEND NEW WATER SERVICE TO MECHANICAL ROOM. WATER SERVICE TO BE 1-1/2" CONTINUOUS COPPER LINE FROM THE CURB STOP TO THE MECHANICAL ROOM. MAINTAIN COVER OVER NEW SERVICE PER DISTRICT REGULATIONS.
10. APPROXIMATE LOCATION OF SEWER SERVICE STUB. CONFIRM INVERT PRIOR TO CONSTRUCTION FOR ABILITY TO SERVICE HOUSE BY GRAVITY, OR WHETHER A PUMP MAY BE REQUIRED. CONNECT AND EXTEND NEW SEWER SERVICE TO MECHANICAL ROOM. MAINTAIN COVER OVER NEW SERVICE PER DISTRICT REGULATIONS. INSTALL CLEANOUTS AT HOUSE EXTERIOR AND ALL BEND LOCATIONS.
11. LOCATE, CONNECT TO, AND EXTEND GAS, ELECTRIC, AND COMMUNICATION SERVICES TO METER CABINET AND GAS METER LOCATION, MAINTAIN COVER & CLEARANCES BETWEEN/OVER NEW SERVICES PER UTILITY REGULATIONS.
12. EROSION LOGS PER DETAIL ON SHEET C2.
13. FOUNDATION DRAIN, TYP., INSTALL IN ACCORDANCE WITH THE GEOTECHNICAL REPORT, DRAIN @ 0.5% MIN. TO DAYLIGHT, SEE DETAIL ON SHT. C2.
14. EXTEND THE FOUNDATION DRAIN FROM SUMP PUMP IN HOUSE TO DAYLIGHT WITH SOLID PIPE. COVER WITH A RODENT SCREEN AT END.
15. INSTALL VEHICLE TRACKING PAD (DETAIL ON SHEET C2) AT LOCATION OF DRIVEWAY. TRACKING PAD TO BE REMOVED PRIOR TO FINAL DRIVEWAY SUBGRADE PREPARATION AND PAVING.
16. SILT FENCE PER DETAIL ON SHEET C2.
17. INSTALL SILT SOCKS WITHIN CURB LINE, EVERY 30 FT. ± AND AROUND DRAINAGE INLETS.



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Subsurface Utility Engineering (SUE) Required Project: ***TBD***

If "Yes", SUE Certification by:
Firm: ***TBD***
Job #: ***TBD***
Date: ***TBD***

Engineer or Surveyor Seal

Client Information:
MINTURN NORTH LAND COMPANY LLC
PO BOX 2633
EDWARDS, CO 81632
970 926-1720

NORTH
0 10' 20'
Scale: 1" = 10'

811 Know what's below. Call before you dig.

TOWN OF MINTURN, COLORADO

Lot 27, Minturn North P.U.D.

Site, Grading and Drainage Plan

DRB Submittal 2/10/25

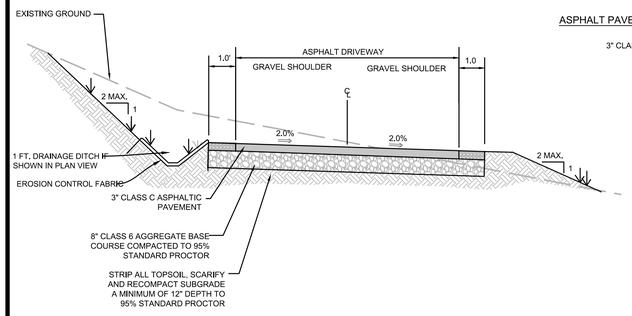
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PROJECT NO.
23035
Designer:
PAH
Drafter:
BUI
Date:
2/3/25

Sheet
C1

File Name: ***lot 27 sp-01.dwg***

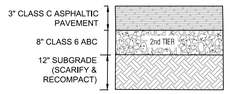
N:\PROJECTS\2023\23035-Minturn North Individual Lots\dwg\Lot 27 Wilhelmsen\Lot 27 SP-01.dwg 2/6/2025 1:16 PM



PROPOSED DRIVEWAY TYP. SECTION

N.T.S. TO BE VERIFIED BY PROJECT GEOTECHNICAL ENGINEER

ASPHALT PAVEMENT SECTION

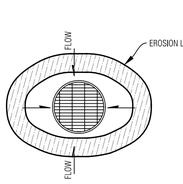


PAVEMENT SECTION

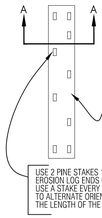
NOTE:
1. ALL AGGREGATE & SUBGRADE MATERIAL SHALL BE COMPACTED TO 95% STANDARD PROCTOR AT A MOISTURE CONTENT WITHIN 2% OF OPTIMUM.
2. IN NEW PAVING LOCATIONS STRIP ALL TOPSOIL, SCARIFY AND RECOMPACT SUBGRADE A MINIMUM OF 12" DEPTH TO 95% STANDARD PROCTOR.
3. EXTEND THE SECOND TIER (12" CLASS 2 ROAD BASE, OR 8" CLASS 6 ROAD BASE) 1 FT. BEYOND EDGE OF PAVEMENT OR GRAVEL SURFACE, BOTH SIDES.

DRIVEWAY & AUTOCOURT SECTION

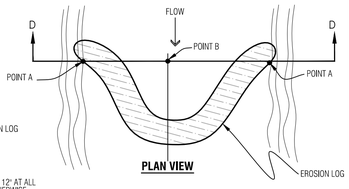
N.T.S. CONTRACTOR TO VERIFY WITH PROJECT GEOTECHNICAL CONSULTANT.



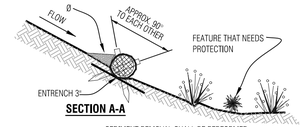
AREA DRAIN



PLAN VIEW

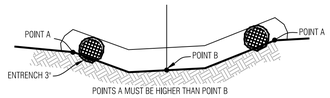


PLAN VIEW



SECTION A-A

Ø SEDIMENT REMOVAL SHALL BE PERFORMED CONTINUOUSLY FOR PROPER FUNCTION.

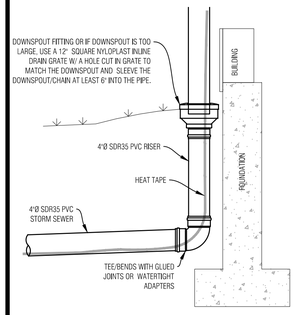


SECTION D-D

Temporary Erosion Control Log

N.T.S.

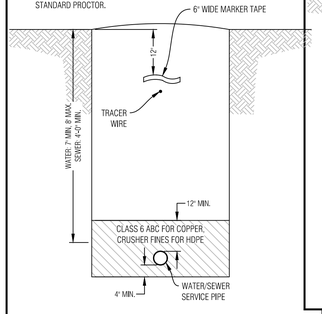
NOTES:
1. ROOF AND AREA DRAINS SHALL NOT BE CONNECTED TO THE FOUNDATION DRAIN SYSTEM.
2. ALL DOWNSPOUTS SHALL BE CONNECTED TO ADS N-12-WT CPP (WATERTIGHT), SCH.40 PVC OR SDR35 PVC. FLEXIBLE CORRUGATED PLASTIC IS NOT ACCEPTABLE.
3. ADDITIONAL FITTINGS AND BENDS MAY BE REQUIRED TO DEFLECT OVER OR AROUND LANDSCAPE WALLS.
4. HEAT TAPE SHALL BE INSTALLED IN ALL DOWNSPOUTS/STORM SEWER PIPES.



TYP. DOWNSPOUT CONNECTION

N.T.S.

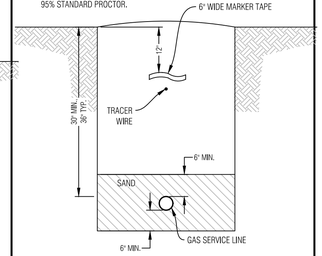
NOTES:
1. WATER SHALL BE INSTALLED WITH AT LEAST 10' OF SEPARATION BETWEEN WATER/SEWER AND 4' OF SEPARATION BETWEEN OTHER UTILITIES.
2. BACKFILL THE TRENCH WITH 4" MINUS ONSITE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR.



WATER/SEWER SERVICE TRENCH

N.T.S.

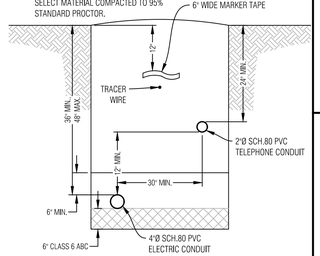
NOTES:
1. GAS SHALL BE INSTALLED WITH AT LEAST 4' OF SEPARATION BETWEEN OTHER UTILITIES.
2. BACKFILL THE TRENCH WITH 4" MINUS ONSITE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR.



GAS SERVICE TRENCH

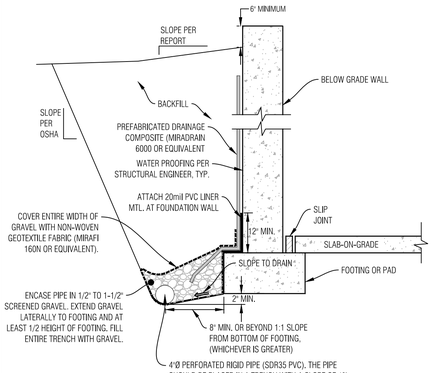
N.T.S.

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.

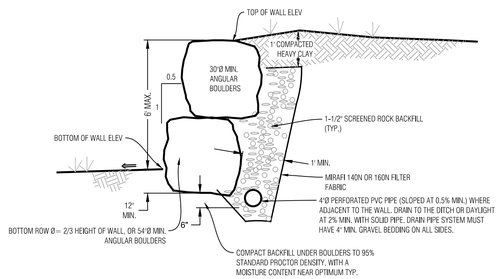
GENERAL NOTES:

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

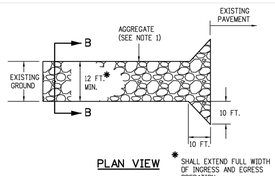
N.T.S.

NOTES:
1. THIS DETAIL IS FOR RETAINING LANDSCAPED AREAS ONLY AND SHALL NOT BE USED TO RETAIN STRUCTURE OR VEHICLE LOADED AREAS.
2. FREE DRAINING WALL BACKFILL SHOULD BE CAPPED WITH AT LEAST 12 INCHES OF COMPACTED HEAVY CLAYS TO REDUCE SURFACE WATER INFILTRATION.
3. ROUND RIVER BOULDERS ARE NOT ACCEPTABLE.
4. SET BASE ROWS ON BENCHES WHERE THE TOPSOIL HAS BEEN REMOVED AND THE SUBBASE HAS BEEN SCARIFIED TO P MINIMUM DEPTH & RECOMPACTED TO 95% STANDARD PROCTOR.
5. CARE SHOULD BE TAKEN NOT TO OVER COMPACT THE BACKFILL OR USE LARGE EQUIPMENT NEAR THE WALL.
6. SELECT AND PLACE BOULDERS IN A MANNER WHICH PERMITS AT LEAST 30% CONTACT AREA WITH ADJACENT BOULDERS.
7. PLACE LARGER BOULDERS AT BOTTOM AND TRANSITION TO SMALLER BOULDERS AT TOP OF WALL. UNDER NO CIRCUMSTANCES SHOULD ANY BOULDER BE PLACED ON TOP OF ANOTHER BOULDER WHICH IS SMALLER THAN ITSELF.



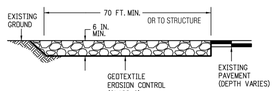
BOULDER WALL DETAIL, LANDSCAPED AREA

N.T.S.

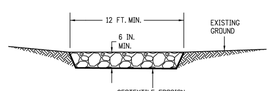


PLAN VIEW

* SHALL EXTEND FULL WIDTH OF INGRESS AND EGRESS OPERATION.



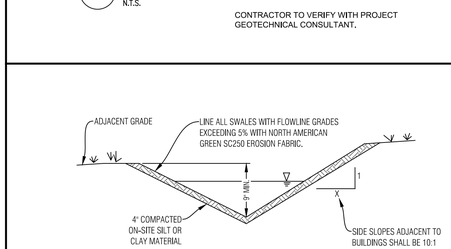
ELEVATION SECTION



SECTION B-B

NOTES:
1. AGGREGATE SHALL CONFORM TO SUBSECTION 208.02 ().
2. THE CONTRACTOR SHALL PROTECT CURB AND GUTTER THAT CROSSES THE ENTRANCE FROM DAMAGE, WHILE NOT BLOCKING FLOW OF WATER THRU STRUCTURE. PROTECTION OF THE CURB AND GUTTER SHALL BE INCLUDED IN THE COST OF WORK AND NOT PAID FOR SEPARATELY.
3. GEOTEXTILE SHALL CONFORM TO SUBSECTION 712.08.
4. ALL MATERIALS AND LABOR TO COMPLETE THE VEHICLE TRACKING PAD SHALL BE INCLUDED IN THE COST OF WORK AND NOT PAID FOR SEPARATELY.
5. THE PAY ITEM NUMBER FOR VEHICLE TRACKING PAD (EACH) IS 208-00070.

VEHICLE TRACKING PAD

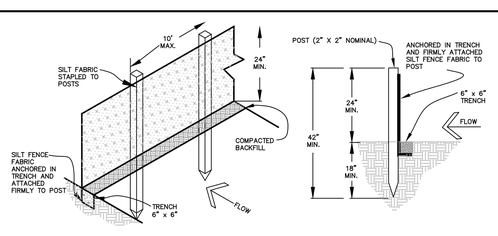


INSTALL EROSION CONTROL FABRIC PER MANUFACTURERS RECOMMENDATIONS

TYPICAL SWALE SECTION

N.T.S. SHAPE DITCH ACCORDING TO SITE PLAN

NOTE
SEE THE GRADING, DRAINAGE AND EROSION CONTROL SHEET FOR SWALE LOCATIONS



EROSION CONTROL NOTES:

1. IMPLEMENTATION OF THE EROSION AND SEDIMENT CONTROL MEASURES SHALL PRECEDE STRIPPING OF NATIVE VEGETATIVE COVER AND AS GRADING PROGRESSES.
2. ALL TEMPORARY AND PERMANENT SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE MAINTAINED AND REPAIRED AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION. STRAW BALE DIKES OR SILT FENCING MAY REQUIRE PERIODIC REPLACEMENT. SEDIMENT TRAPS WILL REQUIRE PERIODIC SEDIMENT REMOVAL.
3. INSTALL PERMANENT EROSION FABRIC IN THE FLOW LINES OF DRAINAGE SWALES.

SEDIMENT CONTROL FENCE DETAIL

N.T.S.

Boundaries Unlimited Inc.
Civil Engineering Surveying & Beyond
923 Cooper Ave., Ste. 201
Glenwood Springs, CO 81601
(T) 970.945.5252
www.bu-inc.com

Subsurface Utility Engineering (SUE) Required Project: **TBD**

If "Yes", SUE Certification by:
Firm: **TBD**
Job #: **TBD**
Date: **TBD**

Engineer or Surveyor Seal

COLORADO LICENSED BRUCE D. LEMKE 6/24/24 19082 PROFESSIONAL ENGINEER

Client Information:
MINTURN NORTH LAND COMPANY LLC
PO BOX 2633
EDWARDS, CO 81632
970 926-1720

NORTH
0 10' 20'
Scale: 1" = 10'

811 Know what's below. Call before you dig.

TOWN OF MINTURN, COLORADO

Lot 27, Minturn North P.U.D.

Details and Notes
DRB Submittal 2/10/25

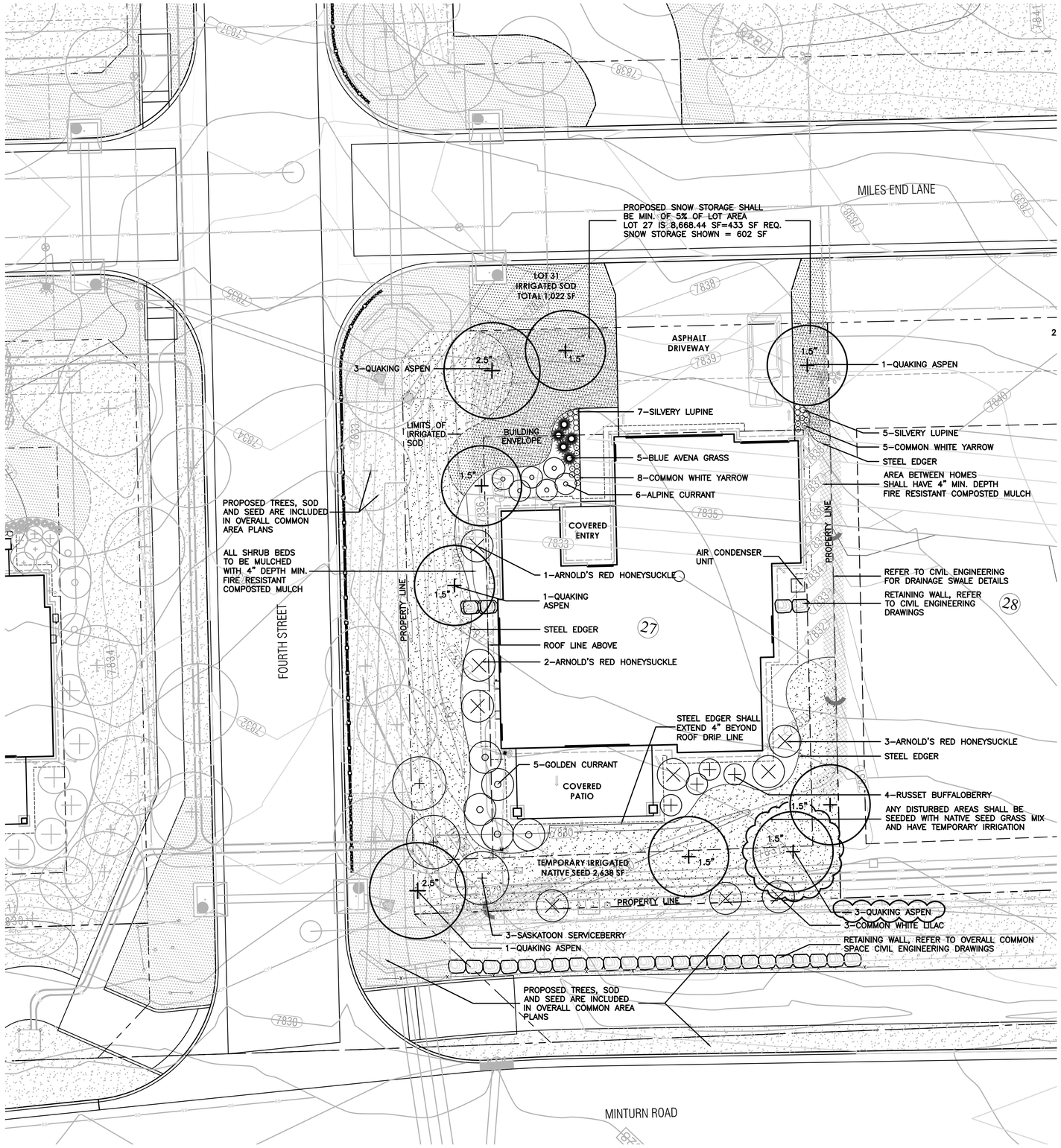
No.	Date	Revision	By
1.			
2.			
3.			
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9.			

PROJECT NO. **23035**
Designer: **PAH**
Drafter: **BUI**
Date: **2/3/25**

Sheet **C2**

File Name: **lot 27 sp-01.dwg**

N:\PROJECTS\2023\23035-Minturn North Individual Lots\dwg\Lot 27 Wilhelmsen\Lot 27 SP-01.dwg 2/6/2025 1:16 PM



LEGEND

- IRRIGATED SOD, REFER TO L2 FOR DETAILS
- NATIVE SEED MIX WITH TEMPORARY IRRIGATION, REFER TO L2 FOR DETAILS
- PROPOSED RETAINING WALL, REFER TO CIVIL ENGINEERING FOR DETAILS
- PROPOSED DECIDUOUS TREE
- PROPOSED EVERGREEN TREE
- PROPOSED DECIDUOUS SHRUBS
- PROPOSED ORNAMENTAL GRASSES
- PROPOSED FLOWERING PERENNIALS
- SNOW STORAGE AREA

Know what's below. Call before you dig.

LANDSCAPE ARCHITECT:
TOMINA TOWNSEND, LA
PO BOX 3000, PMB 301
EDWARDS, CO 81632
P. 303.572.7876
TTownsend@ResortConceptsCO.com

MINTURN NORTH P.U.D.

LOT 27-LANDSCAPE PLAN

TOWN OF MINTURN, COLORADO

DESIGNED: TT
DRAWN: TT
CHECKED: RH
DATE: February 10, 2025
REVISIONS:

REVISED DRB SUBMITTAL: 3/6/25
ADDED 1 ASPEN TREE PER DRB COMMENTS

DRB SUBMITTAL

SHEET TITLE:

PROPOSED LANDSCAPE PLAN

SCALE: 1"=10'-0"

SHEET NUMBER:

L1

0 5 10 20
SCALE: 1"=10'-0"

General Notes and Specifications:

1. All areas disturbed by construction and not designated a shrub bed or sod, shall be planted with the specified native grass seed.
2. The contractor shall maintain positive drainage away from all walls and walkways. Fine grading shall be approved prior to planting.
3. The Landscape Plan shall be reviewed on site prior to installation to ensure planting meets the intent of the design guidelines and Town of Minturn standards.
4. See Civil Engineering sheets for final grading and drainage.
5. Snow Storage area shall be a min. of 25% of all driveway and parking areas.

Revegetation Notes:

1. Seed shall be broadcast and raked to ¼" depth.
2. Apply Biodegradable Green Dyed-Wood Celluose-Fiber Mulch to all seeded Areas at a rate of 20 lbs. per 1,000 s.f.
3. Prior to seeding, apply min. 6" topsoil, 10 lbs./1,000 s.f. Superphosphate and 40 lbs./1,000 s.f. Biosol Complete Fertilizer.

Fire Mitigation Recommendations:

1. Zone 1 (15' from building and integral planting): no highly flammable plants, such as evergreen trees and shrubs should be planted within 15' of the structure or attachments.
2. Zone 2 (70' from building and Integral planting): a 10' crown separation must be maintained for all evergreen trees and shrubs over 4' height. A 4' crown separation must be maintained for evergreen shrubs under 4' height.
3. Plants listed on forest service publication 6.305 FireWise Plant Material can be used in any zone.
4. Existing junipers within Zone 1 and Zone 2 must be limbed ⅓ of their total height, but no more than 10' height.
5. Dead limbs shall be removed from all existing Serviceberry within Zone 1 or Zone 2.
6. If necessary, final existing vegetation to be limbed or removed for fire mitigation purposes will be subject to the constraints of the final unit site plans and reviewed on site with a representative from the Town of Minturn on a unit by unit basis prior to construction.

LEGEND & IRRIGATION CALCULATIONS:

Permanent Irrigation		Square Footage of Irrigation
	Permanent Pop–Up Spray Irrigation For Bluegrass Sod	1,022 SF
	Permanent micro–spray or drip irrigation for perennial beds	25 PERENNIALS x 1 SF = 25 SF
	Permanent Drip Irrigation For B&B Trees	~~0~~ 9 TREES x 4.5 SF = ~~36~~ 41 SF
	Permanent Drip Irrigation For 5 gal. Shrubs & Grasses	32 SHRUBS x 3 SF = 96 SF
		TOTAL PERMANENT IRRIGATED AREA: ~~1,179~~ 1,184 SF
	Temporary Spray Irrigation For Native Seed	2,638 SF

IRRIGATION NOTES:

1. DESIGN CRITERIA: DESIGN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO UNIFORMLY IRRIGATE ALL PLANTING AREAS. ZONE IRRIGATED SOD, NATIVE SEED GRASS, AND SHRUB PLANTING AREAS SEPARATELY. PROVIDE DRIP IRRIGATION FOR SHRUB BEDS. PROVIDE MICRO–SPRAY HEADS OR DRIP IRRIGATION, DEPENDING ON PLANT MATERIAL, IN PERENNIAL AND GROUNDCOVER BEDS. DESIGN ROTORS FOR TURF GRASS AREAS MORE THAN 40' WIDE, AND POP–UP SPRAY HEADS FOR AREAS LESS THAN 40' WIDE.
2. ALL TREES AND SHRUBS TO BE DRIP IRRIGATED.

ALL DISTURBED AREAS SHALL BE SEEDED WITH: 'DRY NATIVE MOUNTAIN' SEED MIX

THIS SEED MIX HAS BEEN CHOSEN FOR THE SPECIFIC PROJECT LOCATION AND ELEVATION. LANDSCAPE INSTALLER SHALL NOT DEVIATE FROM THIS REVEGETATION SEED MIX WITHOUT WRITTEN APPROVAL FROM THE RESORT CONCEPTS SITE MANAGER.

COMMON NAME	SEEDING RATE % MIX	BULK LBS PER ACRE
SANDBERG BLUE	10%	5.00
MOUNTAIN BROME	20%	10.00
SLENDER WHEATGRASS	15%	7.50
BLUEBUNCH WHEATGRASS	10%	5.00
ROCKY MOUNTAIN FESCUE	10%	5.00
THICKSPIKE WHEATGRASS	15%	7.50
BOTTLEBRUSH SQUIRRELTAIL	2.5%	1.25
STREAMBANK WHEATGRASS	15%	7.50
PRAIRIE JUNEGRASS	2.5%	1.25
TOTAL LBS./ACRE	100%	50

NOTES:

PERCENTAGES OF MIXES VARY YEAR–TO–YEAR DEPENDING ON HARVEST OF SEEDS. HYDROSEED OR HAND BROADCAST: 1 LB. PER 1,000 SQ. FT. OR 50 LBS. PER ACRE. RAKE IN ¼" DEEP AND IRRIGATE, IF POSSIBLE UNTIL ESTABLISHED. 'DRY NATIVE MOUNTAIN' SEED MIX IS AVAILABLE FROM PAWNEE BUTTES SEED INC., 605 25TH STREET, GREELEY, CO 80632.
PHONE: 1–800–782–5947
WEBSITE: PAWNEEBUTTESSEED.COM

PROPOSED PLANT MATERIALS LIST

Note: All plant material has been chosen from the CSU Extension Office recommended plant lists. These lists have been cross referenced to find suitable plants for the elevation of Minturn (10,000 ft and above), and also to maximize use of plants native to the area, low-water use plants, and plants that enhance habitat and food sources for insects, butterflies, birds and other animals. The cross referenced lists are the following:

- CSU Extension, Fire Wise Plant Materials - 6.305
- CSU Extension, Trees and Shrubs for Mountain Areas - Fact Sheet No. 7.423
- CSU Extension, Low-Water Native Plants for Colorado Gardens, Mountains 7,500' and Above - CO Native Plant Society
- CSU Extension, Native Trees for Colorado Landscapes - Fact Sheet No. 7.421
- CSU Extension, Native Shrubs for Colorado Landscapes - Fact Sheet No. 7.422

QUAN.	COMMON/ BOTANICAL NAME	FIRE MITIGATION ZONE	SIZE	COMMENTS
	DECIDUOUS TREES			
~~6~~ 7	Quaking Aspen Populus tremuloides	1 & 2	1.5" cal.	Specimen quality B&B, guyed
2	Quaking Aspen Populus tremuloides	1 & 2	2.5" cal.	Specimen quality B&B, guyed
	ORNAMENTAL GRASSES (planted @ 12" O.C. spacing)			
5	Blue Avena Grass Grass, Helictotrichon sempervirens	1 & 2	1 gal.	Container Full
	PERENNIAL FLOWERS (planted @ 12" O.C. spacing)			
13	Common White Yarrow Achillea millefolium	1 & 2	Flats of 15	
12	Silvery Lupine Lupinus argenteus	1 & 2	Flats of 15	
	DECIDUOUS SHRUBS			
6	Alpine Currant Ribes alpinum	1 & 2	5 gal.	Container, 5 canes minimum 18"–24" ht.
6	Arnold's Red Honeysuckle Lonicera tatarica 'Arnold's Red'	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.
3	Common White Lilac Syringa vulgaris 'Alba'	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.
5	Golden Currant Ribes aureum	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.
4	Russet Buffaloberry Shepherdia canadensis	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.
3	Saskatoon Serviceberry Amelanchier alnifolia	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.

LANDSCAPE ARCHITECT:
TOMINA TOWNSEND, LA
PO BOX 3000, PMB 301
EDWARDS, CO 81632
P. 303.572.7876
TTownsend@ResortConceptsCO.com

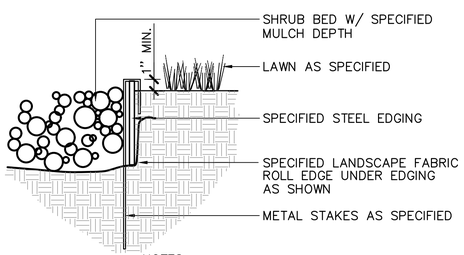
MINTURN NORTH P.U.D.
LOT 27-LANDSCAPE PLAN
TOWN OF MINTURN, COLORADO

DESIGNED: TT
DRAWN: TT
CHECKED: RH
DATE: February 10, 2025
REVISIONS:
REVISED DRB SUBMITTAL: 3/6/25
ADDED 1 ASPEN TREE PER DRB COMMENTS

DRB SUBMITTAL

SHEET TITLE:
LANDSCAPE NOTES & DETAILS

SCALE: NOT TO SCALE
SHEET NUMBER: L2



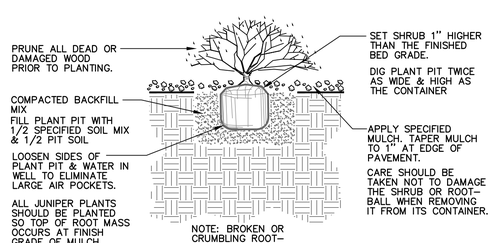
NOTES:
1) SET ALL EDGING 1" ABOVE FINISH GRADE AS SHOWN.

2) EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR, AND FLUSH W/ GRADES OF CONCRETE.

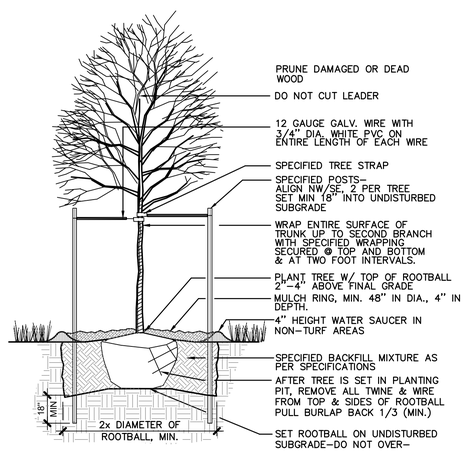
3) ALL JOINTS TO BE SECURELY STAKED.

4) CONTRACTOR SHALL CUT TOP EDGE(S) AS NEEDED TO BE PARALLEL WITH GRADE.

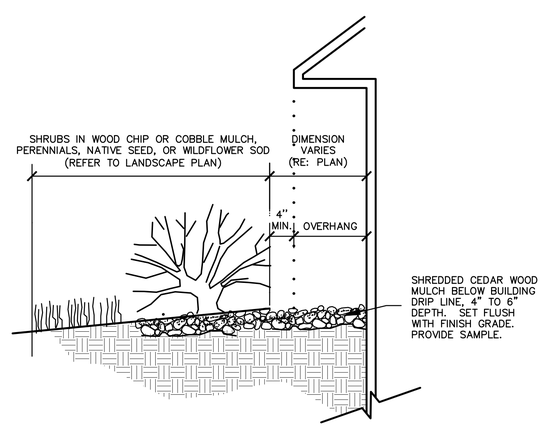
1 L2 STEEL EDGER — NOT TO SCALE



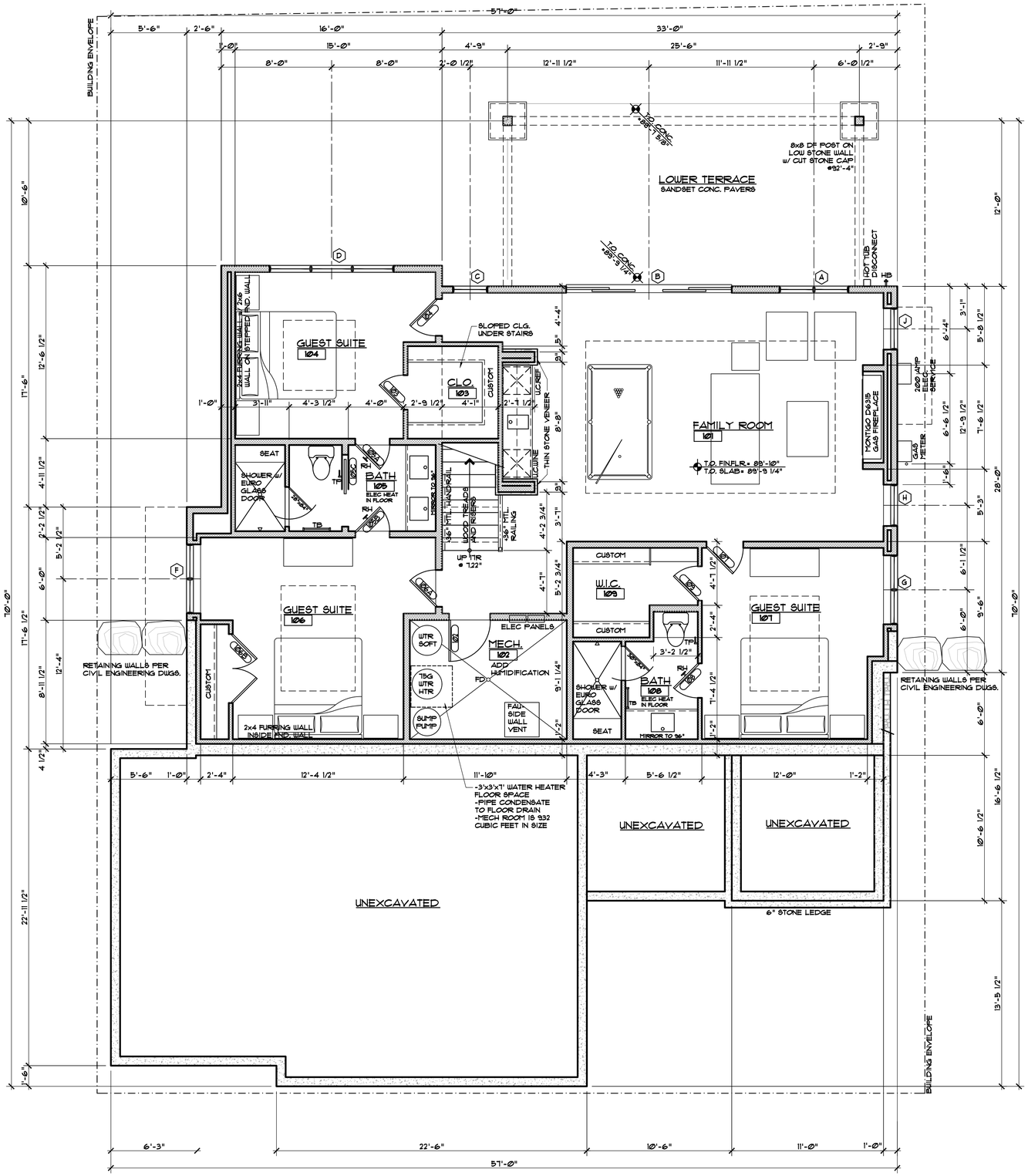
2 L2 SHRUB PLANTING — NOT TO SCALE



3 L2 DECIDUOUS TREE PLANTING — NOT TO SCALE



4 L2 MULCH ARMORED DRIP LINE — NOT TO SCALE



LOWER LEVEL PLAN

1/4" = 1'-0"

1,572 SF FINISHED + 102 SF MECHANICAL = 1,674 SF TOTAL

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE OR CENTER OF POSTS, UNLESS NOTED OTHERWISE.
2. TOP OF WALL HEIGHTS EQUAL TOP OF FLAT PLATE OR LOWER POINT ON BEVELED WALL PLATES.
3. DO NOT SCALE DRAWINGS. NOTIFY ARCHITECT IMMEDIATELY UPON FINDING ANY DISCREPANCIES IN DOCUMENTS.
4. ALL WORK SHALL COMPLY WITH STATE & LOCAL CODES AND ORDINANCES, BE BUILT TO INDUSTRY STANDARDS AND BE PERFORMED TO THE HIGHEST LEVEL OF CRAFTSMANSHIP.
5. VERIFY ALL FINISHED FLOOR THICKNESS FOR DETERMINING MOUNTING HEIGHTS, STAIR CONSTRUCTION, ETC. (3/4" SHOWN ON PLANS MAY VARY.)
6. CABINET LAYOUT, APPLIANCE SPECIFICATIONS, AND ELECTRICAL/LOW VOLTAGE REQUIREMENTS & LOCATIONS NEED TO BE VERIFIED BY GENERAL CONTRACTOR PRIOR TO INSTALLATION.
7. FRAMING CONTRACTOR TO PROVIDE BLOCKING FOR ALL SURFACE MOUNTED ACCESSORIES AND SHALL COORDINATE PLACEMENT WITH ON-SITE SUPERVISOR PRIOR TO INSTALLATION.
8. VERIFY ALL VENTING, DUCTWORK, SUPPLY AND RETURN AIR LOCATIONS W/ HVAC CONTRACTOR PRIOR TO COMPLETION OF FRAMING & ELECTRICAL ROUGH-IN. GENERAL CONTRACTOR TO APPROVE ALL LOCATIONS.
9. DROPPED CEILING AND SOFFIT LOCATIONS SHALL BE APPROVED BY ON-SITE SUPERVISOR AND COORDINATED W/ M.E.P. SUB-CONTRACTORS PRIOR TO INSTALLATION.
10. REFER TO WINDOW MANUFACTURER SHOP DRAWINGS FOR EXACT ROUGH OPENINGS FOR ALL DOORS & WINDOWS. NOTIFY ARCHITECT IMMEDIATELY WITH ANY ISSUES REGARDING HEADERS AND/OR POSTING.
11. ALL INTERIOR DRYWALL IS 5/8" GYPSUM BOARD, U.N.O.
12. 5/8" FIBER-REINFORCED GYPSUM PANELS OR FIBER-CEMENT BACKER BOARD SHALL BE INSTALLED IN ALL WET LOCATIONS BEHIND TILE.
13. 5/8" GYPSUM BOARD ON CEILING FRAMING AT 24" O.C. MUST BE INSTALLED PERPENDICULAR TO FRAMING MEMBERS.

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A. WILHELMSEN
0083 MILES END LANE
LOT 27, MINTURN NORTH PUD
MINTURN, COLORADO

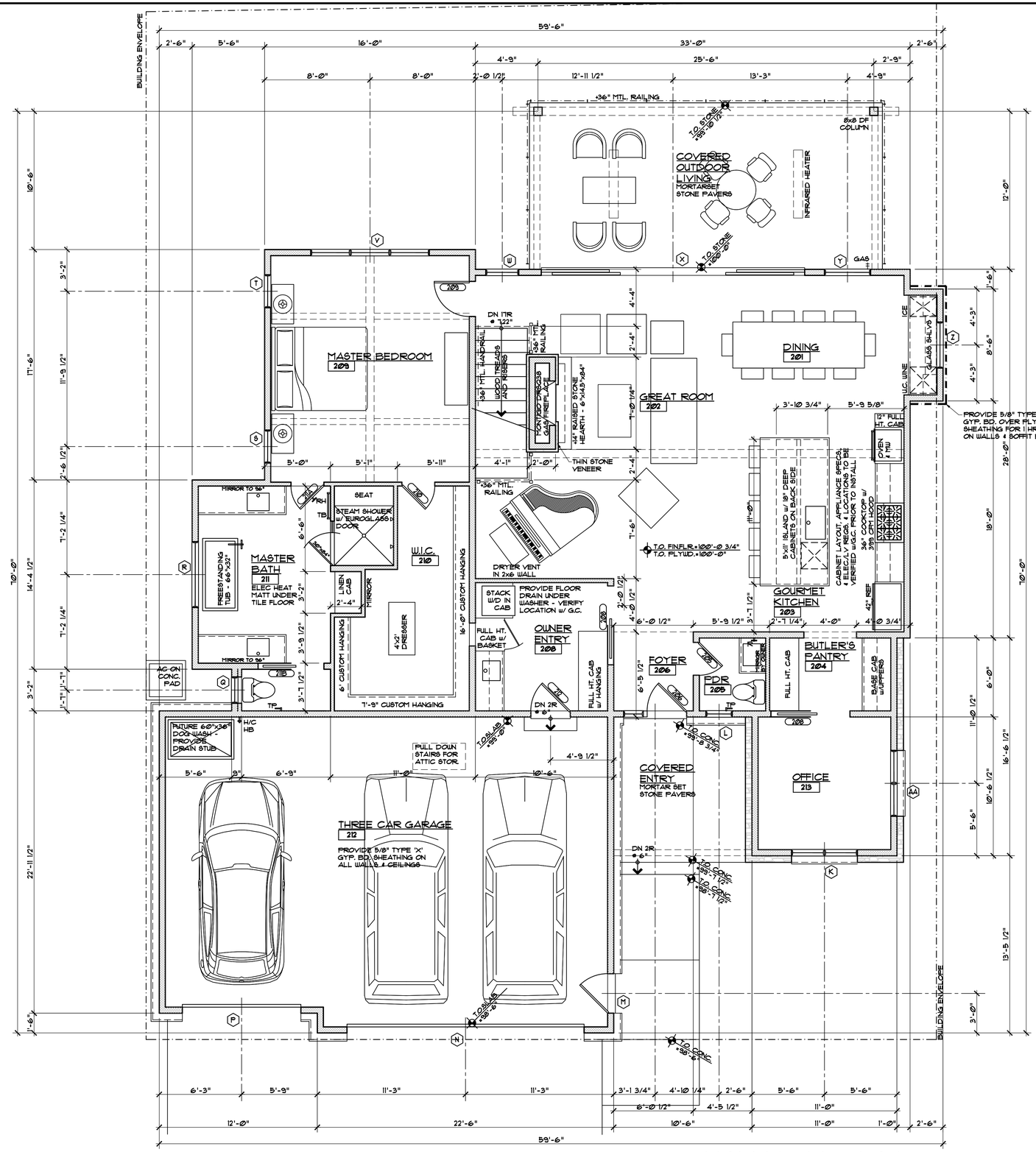
PROJECT NO: 2412-22 L27

ISSUED

#	DATE	BY	COMMENTS
5	2-18-25	DWE	DRB SUBMITTAL SET

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MAIN LEVEL PLAN

1/4" = 1'-0"

1,909 SF FINISHED + 813 SF GARAGE

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE OR CENTER OF POSTS, UNLESS NOTED OTHERWISE.
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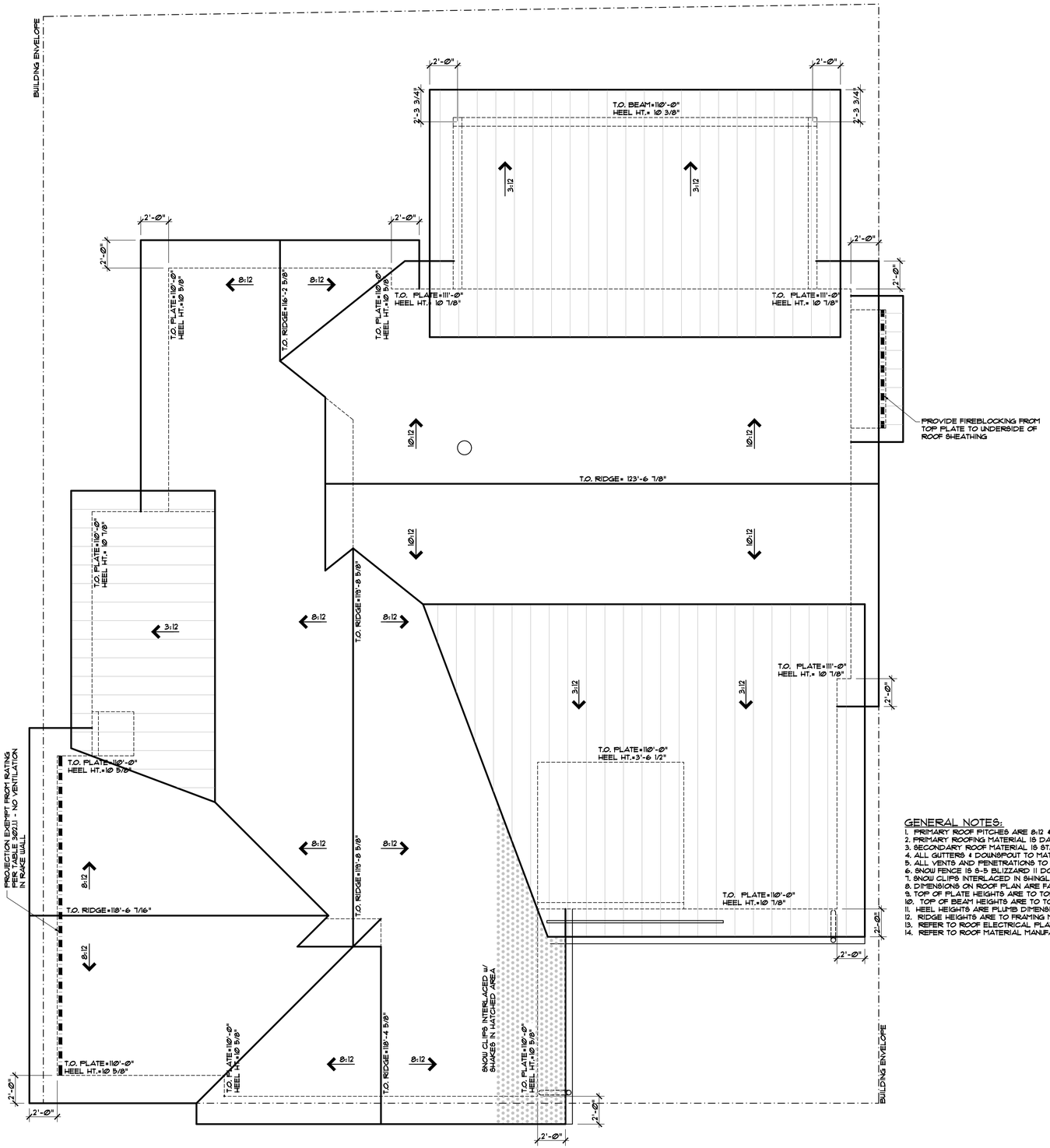
A. WILHELMSEN
0083 MILES END LANE
LOT 27, MINTURN NORTH PUD
MINTURN, COLORADO

PROJECT NO: 2412-22 L27

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ROOF PLAN

1/4" = 1'-0"

GENERAL NOTES:

1. PRIMARY ROOF PITCHES ARE 8:12 & 10:12, SECONDARY ROOF PITCHES ARE 4:12.
2. PRIMARY ROOFING MATERIAL IS DAVINCI SYNTHETIC SHAKES.
3. SECONDARY ROOF MATERIAL IS STANDING SEAM METAL ROOF.
4. ALL GUTTERS & DOWNSPOUT TO MATCH METAL ROOF COLORS AND HAVE HEAT TAPE TO DAYLIGHT.
5. ALL VENTS AND PENETRATIONS TO BE PAINTED MATTE BLACK.
6. SNOW FENCE IS S-5 BLIZZARD II DOUBLE PIPE w/ S-5-S CLAMPS by ROCKY MOUNTAIN SNOW GUARDS.
7. SNOW CLIPS INTERLACED IN SHINGLES WHERE HATCHED. CLIPS TO MATCH COLOR OF ROOFING.
8. DIMENSIONS ON ROOF PLAN ARE FACE OF STUD OR CENTER OF POST/BEAM TO FACE OF FINISHED FASCIA.
9. TOP OF PLATE HEIGHTS ARE TO TOP OF FLAT PLATE OR LOW POINT OF BEVELED PLATE.
10. TOP OF BEAM HEIGHTS ARE TO TOP OF FLAT BEAM OR HIGH POINT OF BEVELED BEAM.
11. HEEL HEIGHTS ARE PLUMB DIMENSION AT OUTSIDE FACE OF BEARING.
12. RIDGE HEIGHTS ARE TO FRAMING MEMBERS, NOT ROOF SHEATHING.
13. REFER TO ROOF ELECTRICAL PLAN FOR CLEAR ROOF REQUIREMENTS PER I.E.C.C.
14. REFER TO ROOF MATERIAL MANUFACTURER'S DOCUMENTS FOR ALL ROOF PENETRATION DETAILS.

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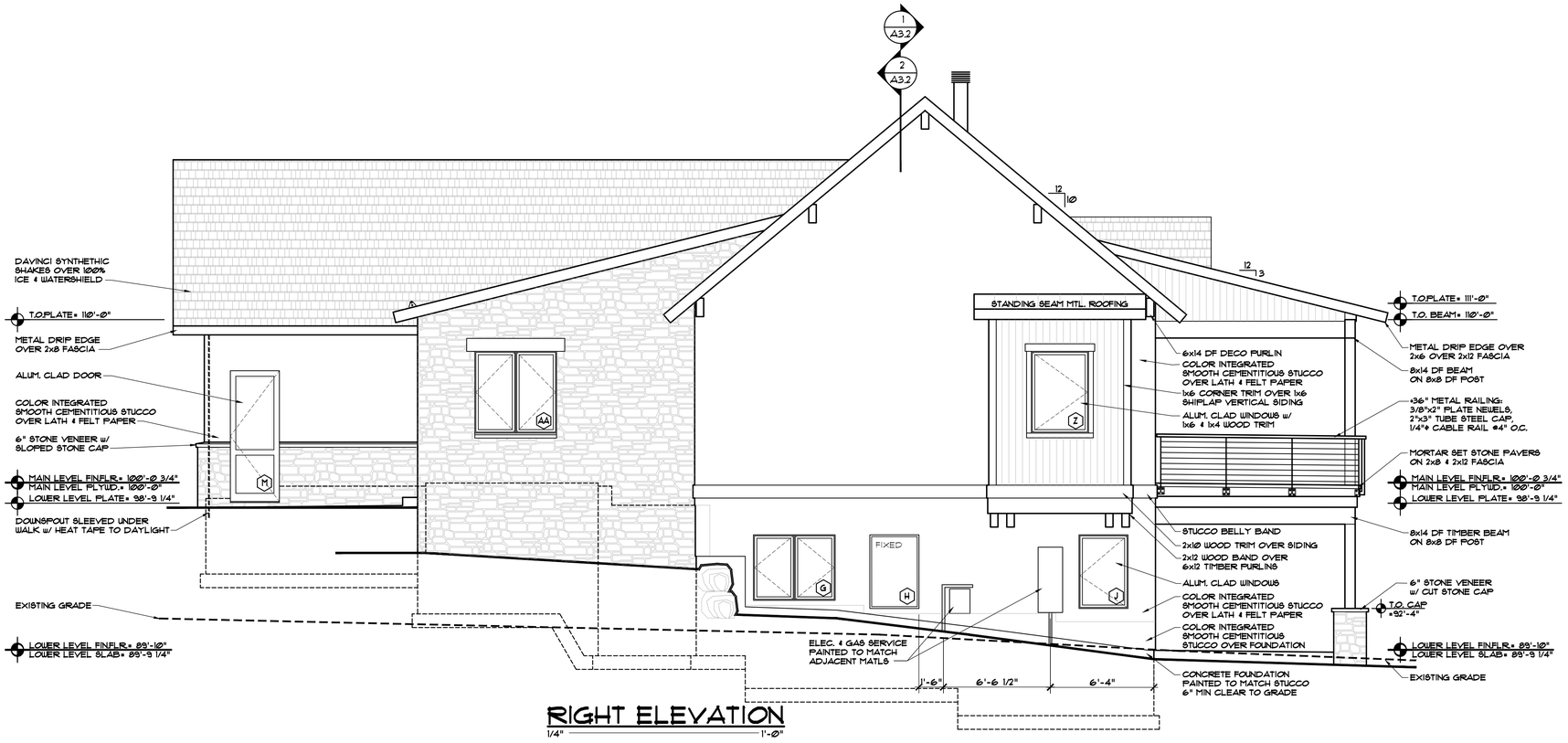
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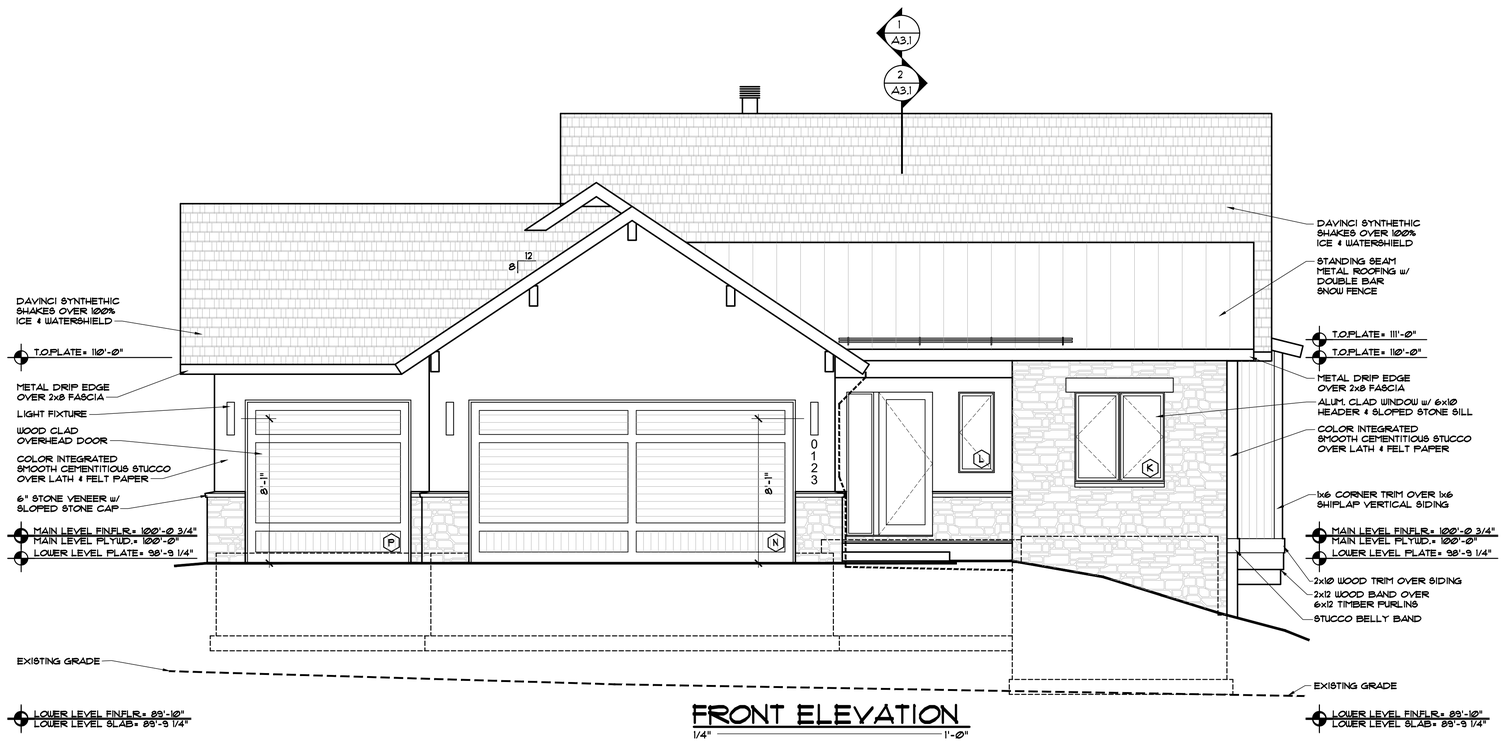
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RIGHT ELEVATION

1/4" = 1'-0"



FRONT ELEVATION

1/4" = 1'-0"

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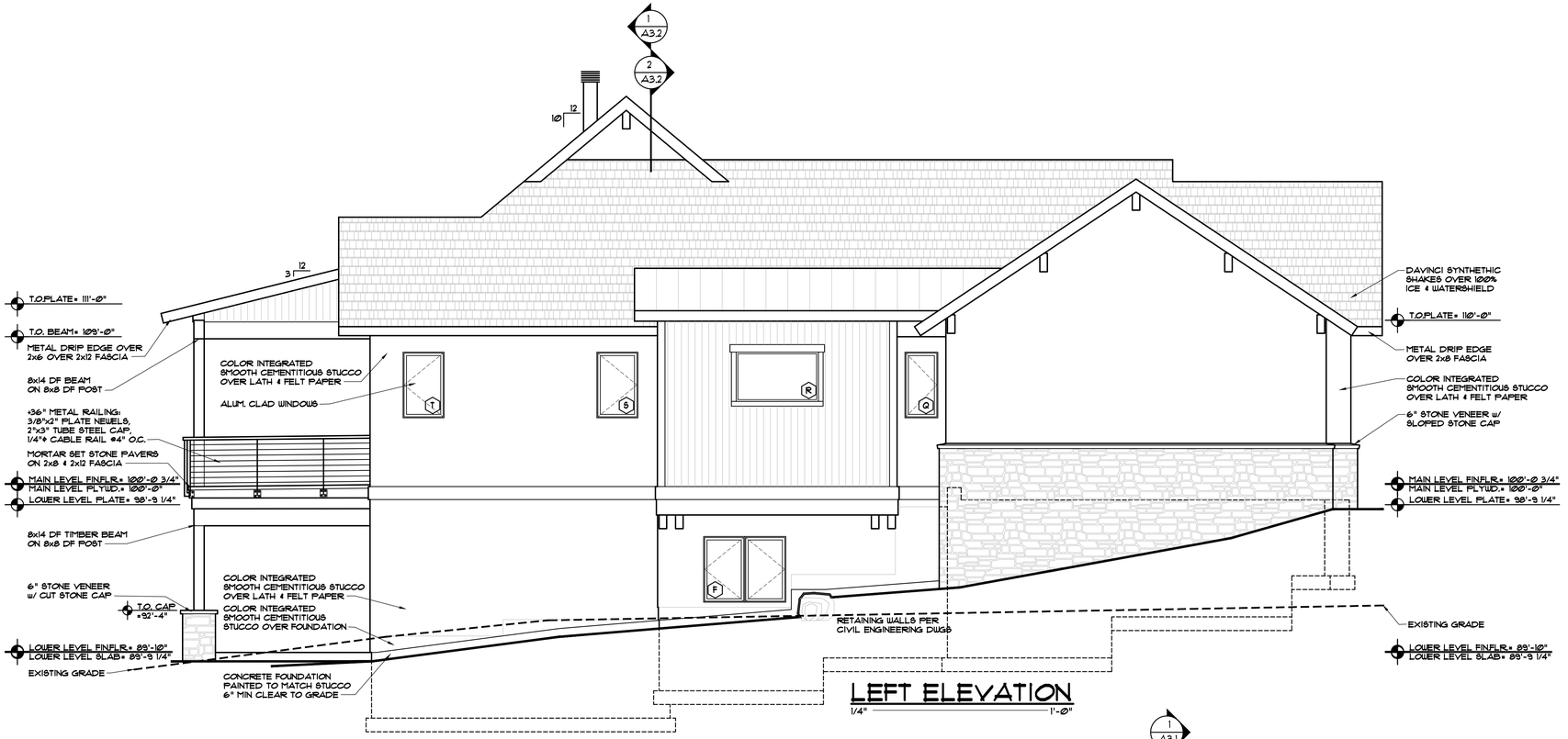
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ISSUED			
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5	2-18-25	DUE	DRB SUBMITTAL SET

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LEFT ELEVATION

1/4" = 1'-0"



REAR ELEVATION

1'-0" = 1/4"

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EDWARDS, COLORADO
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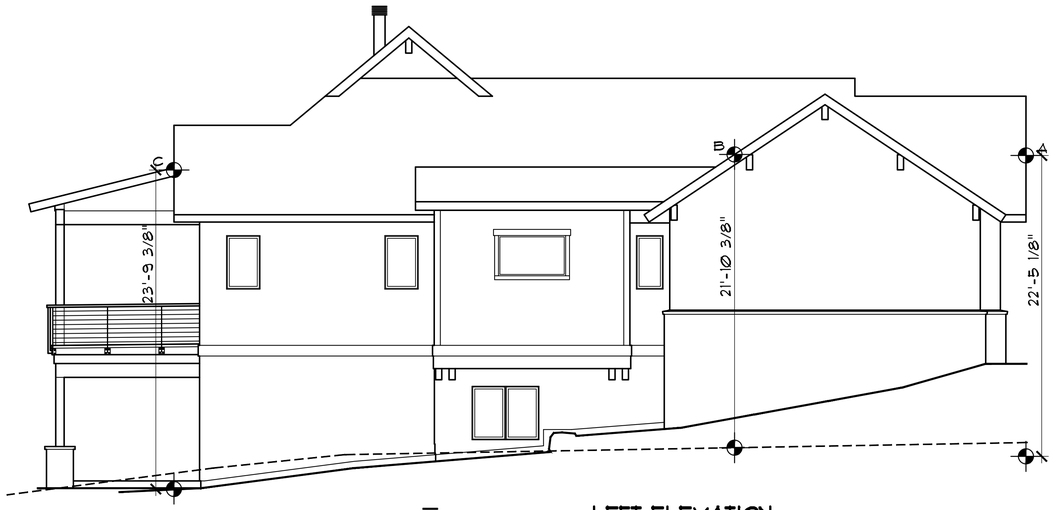
A. WILHELMSEN
0083 MILES END LANE
LOT 27, MINTURN NORTH PUD
MINTURN, COLORADO

PROJECT NO: 2412-22 L27

ISSUED #	DATE	BY	COMMENTS
5	2-18-25	DUE	DRB SUBMITTAL SET

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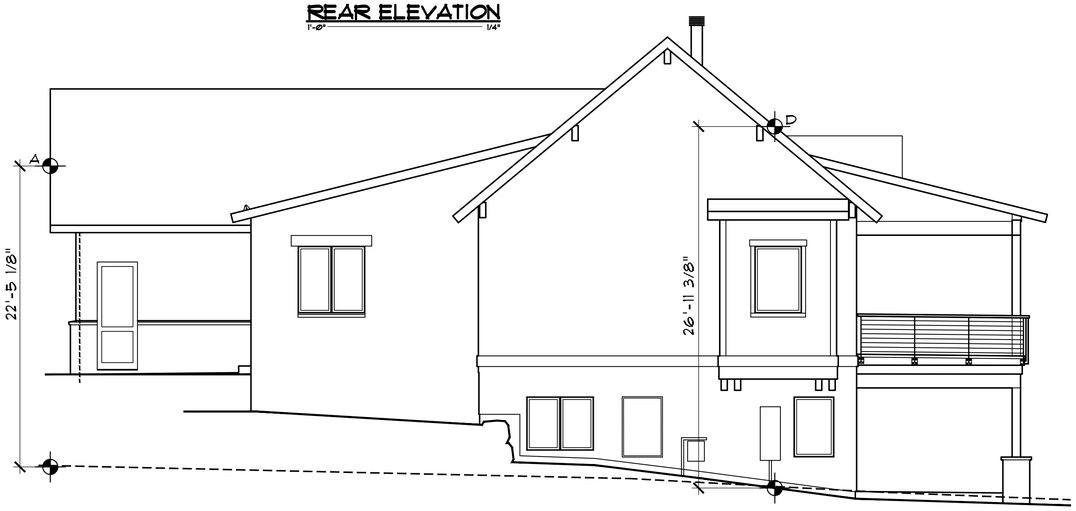
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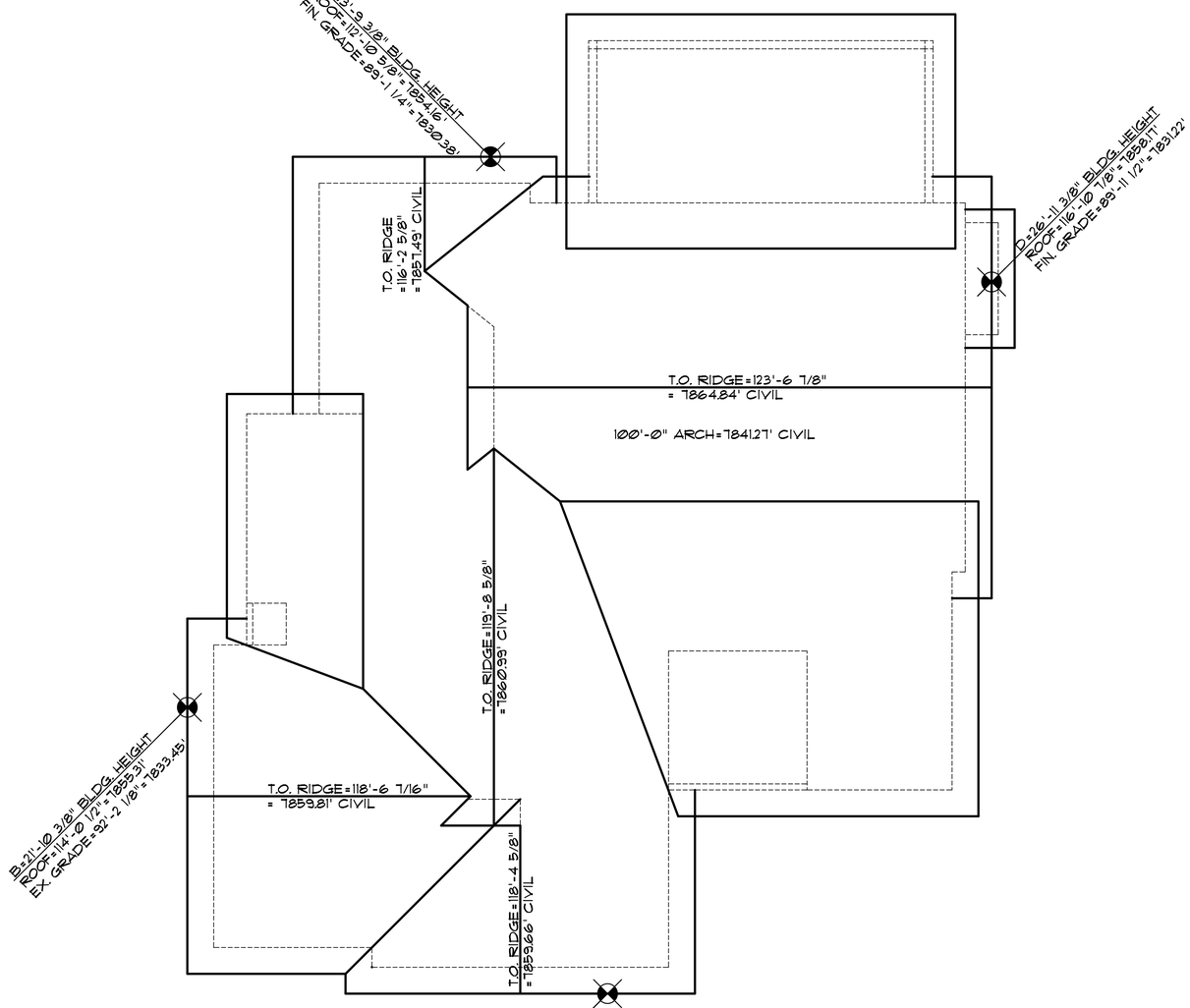
LEFT ELEVATION
1/4" = 1'-0"



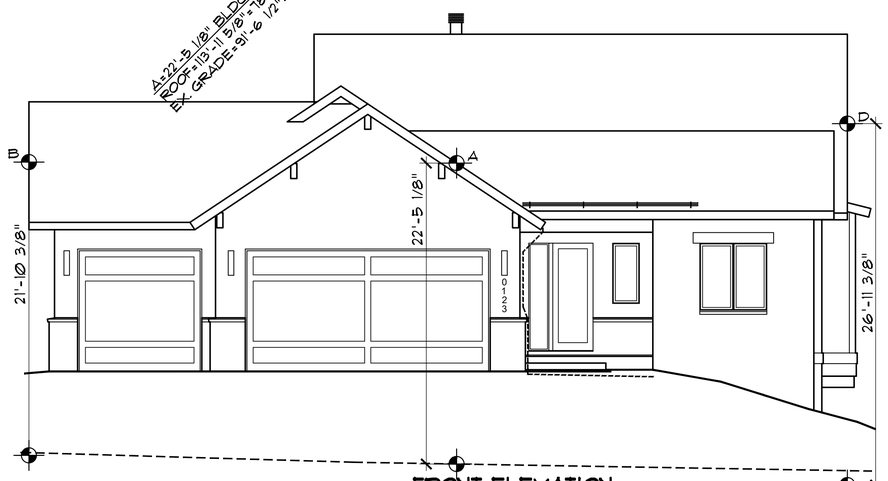
REAR ELEVATION
1'-0" = 1/4"



RIGHT ELEVATION
1/4" = 1'-0"



ROOF PLAN
1/4" = 1'-0"



FRONT ELEVATION
1/4" = 1'-0"

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(970) 926-1720

A. WILHELMSEN
0083 MILES END LANE
LOT 27, MINTURN NORTH PUD
MINTURN, COLORADO

PROJECT NO: 2412-22 L27

ISSUED #	DATE	BY	COMMENTS
5	2-18-25	DUE	DRB SUBMITTAL SET

BH1

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To: Minturn Town Council
From: Jay Brunvand
Date: March 19, 2025
RE: Town Manager Update

MuniBilling Utility Billing System

This continues but is going quite well considering the massive changes. Please let me know if you have constituents that have questions or if you have any questions.

Minturn Education Fund

The Minturn Education Fund Scholarship applications were due by end of business on March 14, 2025! As of this writing we have received eight applications and I know of one that should be coming in. Early the week of 3/17 I will get the applications to the Scholarship Board Secretary who will review each one for completeness. I am looking at scholarship interviews in a couple weeks and awards thereafter.

Town Manager Search

We are pressing down the final stretch of this phase of the search. I anticipate an update from KRW for the April 2 council packet with next steps. The close date for applications is Friday March 14.

Holy Cross Electric

I met with HCE regarding the Avon to Gilman high power transmission line project that has been under study for the past several years. The current proposal was agreed to by HCE about a year ago and has been the foundation of the NEPA hearings. The difference from prior iterations is an additional mile or so of undergrounding from the Vail Boneyard to the USFS office and they eliminated the HWY 24 overhead crossing by undergrounding it. They have been talking with the USFS regarding the NEPA review and the FS would like to extend the public process a little. Although HCE would like to meet with Council, they need to hold off until some of these matters have played out. They noted a tentative meeting with Council would be late summer or Fall of this year.

Water Treatment Plant

Although this project is on Katie's radar, I am in volved as the Town Treasurer. We are looking at several meetings in the coming week or so to try to get a handle one a VERY expensive project while still trying to maintain our current timeline. My concerns continue that the time line is too tight in light of the mass of the project, the uncertainty of our Federal Government's financial commitments, and the Fed's efforts to exacerbate already high costs.

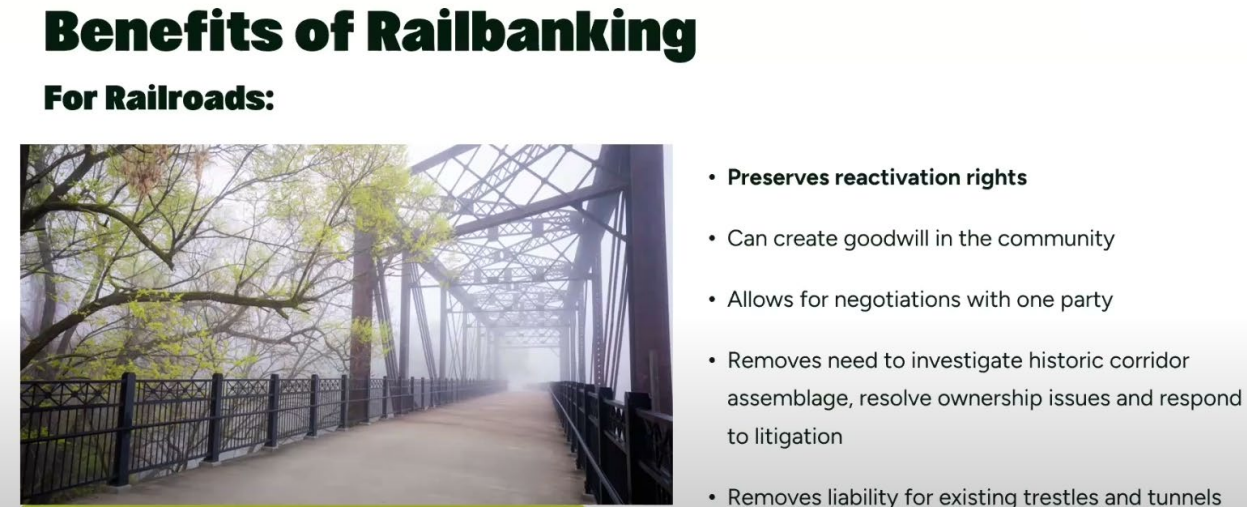
Please feel free to contact either or both Katie and I if you have any questions.

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
March 19, 2025 Meeting Update

I will be working remote all next week and will be back in Minturn the afternoon of March 31.

A. Rails to Trails:



The City/County of Montrose are using a rail bed for a trail. I have a colleague that worked on that project many years ago. She could not give many specifics but directed me to the Rails to Trails website. Has the Town of Minturn explored railbanking? Although there are several publicly available videos and resources it may be worth joining and bringing other interested local governments or entities on board.

B. Bellm Bridge and Quiet Title:
I am matching an assortment of projects together. Yowza Minturn!

C. Water Plant Development, Resources and Operations:
There are several elements of the water plant development that I am piecing together. I thought I would attach the one page 30% cost summary. The document details are an additional 19 pages. If any are interested, please contact me.



D. Little Beach Park Playground:
There are sentimental items at Little Beach Park that I would like to protect. In addition, the playground equipment could be of value. In order to dispose, per state statute, the town must dispose via a competitive bid process. An advertisement has been created to request a bid for the used playground equipment before it is marked for demolition.

E. Revitalizing Main Street – Phase II Sidewalks:
A preferred contractor submitted a bid under review by the Engineers.

Town of Minturn, CO WTP
30% OPC

THIS IS AN EXAMPLE BID PRICE BASED ON THE AUG 2024 30% DRAWINGS FOR WORK BEGINING IMMEDIATLEY. RECOMMEND THE TOWN CONSIDER **$12M TO $14M FOR PLANNING PURPOSES.**

			12.50%	1.00%	0.1500%	0.000%	0.000%	0.300%	0.300%	
		$ 10,242,477.91	$ 1,463,211.13	$ 118,418.71	$ 17,762.81	$ -	$ -	$ 30,727.43	$ 30,727.43	$ 11,903,325.41
BID ITEM DESCRIPTION	**QUANTITY**	**ESTIMATED COST**	**OH&P**	**BONDS**	**BLDR RISK**	**BLDG PERMIT**	**EXCISE TAX**	**PROCORE**	**WARR WORK**	**EXTENDED PRICE**
01 - General Conditions	1	$ 810,341.32	$ 115,763.05	$ 9,368.78	$ 1,405.32	$ -	$ -	$ 2,431.02	$ 2,431.02	$ 941,740.51
02 - Existing Conditions	1	$ 58,501.31	$ 8,357.33	$ 676.36	$ 101.45	$ -	$ -	$ 175.50	$ 175.50	$ 67,987.47
03 - Concrete	1	$ 562,071.51	$ 80,295.93	$ 6,498.41	$ 974.76	$ -	$ -	$ 1,686.21	$ 1,686.21	$ 653,213.04
04 - Masonry	1	$ 177,390.94	$ 25,341.56	$ 2,050.91	$ 307.64	$ -	$ -	$ 532.17	$ 532.17	$ 206,155.39
05 - Metals	1	$ 40,964.10	$ 5,852.01	$ 473.61	$ 71.04	$ -	$ -	$ 122.89	$ 122.89	$ 47,606.55
06 - Woods and Plastics	1	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
07 - Thermal and Moisture	1	$ 31,264.12	$ 4,466.30	$ 361.46	$ 54.22	$ -	$ -	$ 93.79	$ 93.79	$ 36,333.69
08 - Openings	1	$ 110,958.52	$ 15,851.22	$ 1,282.85	$ 192.43	$ -	$ -	$ 332.88	$ 332.88	$ 128,950.76
09 - Finishes	1	$ 126,261.78	$ 18,037.40	$ 1,459.78	$ 218.97	$ -	$ -	$ 378.79	$ 378.79	$ 146,735.49
10 - Specialties	1	$ 4,813.83	$ 687.69	$ 55.66	$ 8.35	$ -	$ -	$ 14.44	$ 14.44	$ 5,594.41
12 - Furnishings	1	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
13 - Special Construction	1	$ 871,615.89	$ 124,516.56	$ 10,077.21	$ 1,511.58	$ -	$ -	$ 2,614.85	$ 2,614.85	$ 1,012,950.94
21 - Fire Suppression	1	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
22 - Plumbing	1	$ 418,222.00	$ 59,746.00	$ 4,835.29	$ 725.29	$ -	$ -	$ 1,254.67	$ 1,254.67	$ 486,037.91
23 - HVAC	1	$ 306,000.00	$ 43,714.29	$ 3,537.83	$ 530.67	$ -	$ -	$ 918.00	$ 918.00	$ 355,618.79
26 - Electrical	1	$ 3,129,963.03	$ 447,137.58	$ 36,187.16	$ 5,428.07	$ -	$ -	$ 9,389.89	$ 9,389.89	$ 3,637,495.62
31 - Earthwork	1	$ 1,042,132.45	$ 148,876.06	$ 12,048.64	$ 1,807.30	$ -	$ -	$ 3,126.40	$ 3,126.40	$ 1,211,117.25
32 - Exterior Improvments	1	$ 62,636.49	$ 8,948.07	$ 724.17	$ 108.63	$ -	$ -	$ 187.91	$ 187.91	$ 72,793.18
33 - Utilites	1	$ 408,692.75	$ 58,384.68	$ 4,725.11	$ 708.77	$ -	$ -	$ 1,226.08	$ 1,226.08	$ 474,963.46
35 - Waterways & Marine	1	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
40 - Process Piping	1	$ 390,799.39	$ 55,828.48	$ 4,518.24	$ 677.74	$ -	$ -	$ 1,172.40	$ 1,172.40	$ 454,168.65
41 - Material Processing & Handling Equip	1	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
43 - Process Gas & Liquid Handling, Purification, Stora	1	$ 322,152.97	$ 46,021.85	$ 3,724.58	$ 558.69	$ -	$ -	$ 966.46	$ 966.46	$ 374,391.01
46 - Water & Wastewater Equipment	1	$ 1,367,695.50	$ 195,385.07	$ 15,812.65	$ 2,371.90	$ -	$ -	$ 4,103.09	$ 4,103.09	$ 1,589,471.30

To: Planning Commission
From: Scot Hunn, Consulting Planning Director
Date: March 21, 2025
RE: Planning Director Update

Minturn Forward Code Update Project:

Staff and Western Slope Consulting have completed the majority of Module 1 including:

- Article 5: Land Use Applications
- Article 8: Subdivision Applications
- Article 11: Annexation & Disconnections
- Article 12: Development Impact Report

Staff and Western Slope will be following up with the Planning Commission at their first meeting in April regarding questions and comments by Planning Commission members about Vacation of Public Rights-of-Way.

Next steps include:

- Staff and Western Slope Consulting are working on preparing materials and analyses for a community discussion regarding new or updated zone districts, permitted uses, development standards and dimensional limitations. As previously reported to the Planning Commission, this first step in reviewing existing zoning regulations and providing recommendations for new zoning regulations will be based on:
    - Direction provided by the Minturn Community Plan.
    - Community Input on key characteristics of Minturn's neighborhoods.
    - Previous work performed by the Planning Commission (circa 2019-2020).
    - Recent changes to state/or federal legislation.
    - Recent amendments to Minturn's Municipal Code that are relevant to the Town's zoning regulations.

- Staff and Western Slope Consulting are designing a public engagement process that include:
    - A series of open house(s)
    - Review and discussion of the zoning regulations and the input received from the public with the Planning Commission and the Town Council.

Staff anticipate that the first open house(s) will be scheduled in mid- late April. Staff will ensure that the Planning Commission is apprised of scheduling of any public open houses.

Active Land Use Applications:

- **Midtown Village Planned Unit Development Final Plan Review**
  At their regular meeting of January 15, 2025, the Town Council approved Resolution No. 4, Series 2025, a resolution approving the Preliminary Plan and Plat for Midtown Village PUD. Staff anticipates an application for Final Plan for PUD and Final Subdivision Plat, along with a draft Subdivision Improvements Agreement to be submitted to the Town in the coming weeks. As a reminder, the Minturn Municipal Code provides the Planning Commission the opportunity to

review the Final Subdivision Plat, but not the Final Plan for PUD (which is reviewed and approved by the Town Council).

- **Eagle County School District – Maloit Park Preliminary Subdivision Plat Review**
  Staff continues to review the Eagle County School District Maloit Park Preliminary Plat for Subdivision application. The Applicant has been provided referral agency comments and is in the process of meeting with Town staff, Town consultants, and referral agencies to address, resolve and/or respond to referral comments. Staff are unable to estimate when referral comments will be fully addressed and, therefore, cannot predict how soon this application will be scheduled for its first public hearing.

Other Planning Department Activities:

- **Highlands Parcels Public Engagement Process**
  Staff has created a webpage and survey as a way to engage the public and solicit feedback related to the Town-owned "Highlands Parcels 1 & 2" in the Bolts Lake Area. A public open house is was held on January 29, 2025 and staff presented the results of the survey and open house to the Town Council in February. Staff hosted a discussion at the regular Council meeting of March 19th with representatives from the Eagle County Open Space and Natural Resources Department along with the Eagle Valley Land Trust. The focus of this discussion with Council was to educate staff, the Council, and the public about what each of these organizations does, how they may be involved in any Highlands scenario that involves land conservation and/or conservation easements, and what the Town can expect for a process (working with either or both of these organizations) and likely time frames.

  Staff also received direction from Council to:

  - Schedule another work session or discussion to specifically discuss with the Eagle Valley Land Trust the alternatives for funding partnerships, potential conservation purchases (by private buyers), and other creative approaches to balance the Town's needs regarding the Highlands. Staff will apprise the Planning Commission when this work session/discussion is scheduled.
  - Work with the Town Attorney to commence the rezoning process for the Highlands Parcels. As a reminder, the Highlands Parcels currently have a zoning designation of "Bolts Holding Zone" which requires zoning to another zone district in to realize any potential uses.

- **Eagle County Regional Housing Action Plan Partnership**
  The planning director has been participating alongside representatives from Eagle County, Avon, Eagle, Gypsum, Red Cliff, and Vail in a regional housing action plan task force spearheaded by Eagle County and the Town of Avon. The purpose of this effort is to create a regional housing action plan – looking at alignment between land use policies and community housing goals within and across jurisdictions, as well as identifying potential funding sources to implement priorities and projects - and is based on a housing needs assessment being finalized by Economic Planning Systems (EPS). The assessment is based on community survey work and an extensive process by EPS to work with each partner jurisdiction to compile data on existing land use and development, existing housing policies and housing units/supply in each jurisdiction, as well as demographics

and market trends. The partnership presented the initial results of the assessment to each of the partner jurisdictions in October and November.

Since then, EPS has finalized a report which will be presented to the Town Council at their regular meeting of April 16, 2025.

- **Eagle County Wildland Urban Interface (WUI) Code Working Group**
  The planning director and the code enforcement officer have been participating in a regional effort spearheaded by the Eagle County Wildfire Collaborative group to understand and discuss alternatives, pros, and cons related to the potential adoption of Wildland Urban Interface (WUI) code requirements in member jurisdictions (towns, special districts, and the fire districts). This group has been meeting since the start of 2024 and work completed to date includes sharing and analysis of each jurisdictions' existing land use, zoning, and building code regulations and policies to better understand where, if at all, there are commonalities across or among jurisdictions by way of fire or wildfire related terms, regulations, or design requirements for things like home construction, landscape design and materials, and access to private property.