Agenda

Planning Commission Regular Meeting | 5:30 PM

Wednesday, October 8, 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/86275816029

Zoom Call-In Information: 1 651 372 8299 or 1 301 715 8592 **Webinar ID:** 862 7581 6029

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 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**

2. **Roll Call and Pledge of Allegiance**

3. **Approval of Regular Agenda**
   Opportunity for amendment or deletions to the agenda.

4. **Approval of Minutes**

   A. September 24, 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. Invited presentations are limited to 10 minutes if prior arrangements are made with the Town Clerk.

8. **Design Review and Land Use Public Hearings**

   A. 0236 Miles End Lane - New Single Family Residence

9. **Discussion / Direction Items**

   A. Minturn Forward: Land Use Code Update - Draft Article 3 Zoning Regulations

10. **Staff Reports**

   A. Manager's Report

   B. Planning Department Update

11. **Planning Commission Comments**

12. **Future Meetings**

   A. October 29, 2025

   B. November 12, 2025

13. **Adjourn**

Official Minutes

Planning Commission Regular Meeting | 5:30 PM

Wednesday, September 24, 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/88473962578

Zoom Call-In Information: 1 651 372 8299 or 1 301 715 8592 **Webinar ID:** 884 7396 2578

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 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**
   Lynn Teach called the meeting to order at 5:33 p.m.

2. **Roll Call and Pledge of Allegiance**
   Planning Commission Chair Lynn Teach and Planning Commission Members Jeff Armistead, Michael Boyd, Amanda Mire, Eric Rippeth, and Darell Wegert.
   Staff Members Present. Planning Director Scot Hunn and Planner II Madison Harris.

3. **Approval of Regular Agenda**
   Opportunity for amendment or deletions to the agenda.
   Motion by Jeff A., second by Darell W., to approve the agenda as presented. Motion passed 5-0.
   Note: Eric R. is attending in his status as an alternate.

4. **Approval of Minutes**

   A. September 10, 2025
   Motion by Darell W., second by Eric R., to approve the minutes of September 10, 2025 as presented. Motion passed 5-0.
   Note: Eric R. is attending in his status as an alternate.

5. Declaration of Conflicts of Interest
No conflicts of interest.

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

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

8. Design Review and Land Use Public Hearings

9. Discussion / Direction Items

A. Minturn Forward: Land Use Code Update - Draft Article 3 Zoning Regulations
Lynn T. will not be asking for direction this evening and thinks we should slow this process and review down.

Article 3: Page 1

- Amanda M. questions the purpose statement for Maloit Park Mixed Use. The last sentence feels out of place, is that in there for legal reasons.
- Scot H. stated yes.
- Matt Farrar stated that this purpose statement comes directly from the code.
- Amanda M. would like to list the uses that the sentence references. Would also like to see about collapsing the Maloit Park Open Space Rec into how we reference it in other places in the code. Asked about the uses listed in the MU-1 purpose statement.

Page 2

- Amanda M. wants clarity on “less compact” within the purpose statement of MU-2. MU-3 purpose statement: thinks “low-impact” is subject so maybe just stick with “limited”.
- Lynn T. doesn’t want to make decisions until the zone maps are updated. Would like to see Pine St. become R-2.

Page 3

- Amanda M. would like clarification on how to determine middle point of the abandoned ROW. Asked if it was typical for the Planning Director to make decisions on B4.
- Yes, it is typical.
- Michael B. wants consensus before this goes to Council.
- Jeff A. suggests that the overall zone district map be able to zoom in to have no doubt on zoning for a particular property, or it be interactive. Suggests a link to the zoning map in the code.

Page 4

- Michael B. would like to be careful about Determination by Planning Director. Would like the Planning Commission to make determinations on unlisted uses instead of the Planning Director.
- Lynn T. and Amanda M. agree.

Page 5

- Amanda M. would like to have “principle” in parenthesis next to Residential/Commercial/etc.

Page 6

- Eric R. asked about the definition for Continuing Care Facilities
- Amanda M. asked the difference between “Art Gallery, Arts/Crafts/Performing Arts Studio…” and “Studios for Arts, Crafts, and Performing Arts”
- There really isn’t one
- Amanda M. suggested that they be combined and become a Use by Right in 100 Block Zones, Civic, Makerspace, and all Mixed-Use zone districts.
- Darell W., Michael B., Lynn T. agree.
- Amanda M. asked about Bakeries and Delicatessens with Food Service and why it isn’t allowed in MU-1. Thinks it should be a Use by Right in Makerspace and MU-1.
- Michael B., Darell W., and Eric R. agree.
- Michael B. asked about Commercial Parking.
- Lynn T. asked about Natural Medicine Healing Centers allowed on the first floor in the 100 Block.
- Darell W. asked about Bed and Breakfast allowed in R1 and R2. Doesn’t think it should be allowed in these zone districts.
- Everyone agrees.
- Amanda M. thinks Bed and Breakfast should be a Limited Use in MU-1.
- Consensus to make this change.

Page 7

- Planning Commission recommendation was Restaurant should be conditional in all mixed-use zone districts. Membership organization should not be allowed in R-1, but should be allowed as a Conditional Use in MU-1 and MU-2.
- Lynn T. has concerns about Laundromat being allowed in the 100 Block.
- Scot H. suggested allowing them in the back of the property, not fronting on Main Street.
- Direction given was to go with Scot’s suggestion for 100 Block A, but allow the full level in 100 Block B.
- Lynn T. asked for examples in a the definition of a rental business.
- Jeff A. suggested Heavy Equipment Rental either be it’s own use, or added to Motor Vehicle Rental. Would like to add a note or clarity for Live Music Venue in Performing Arts. Direction given was to clarify in the definition that Live Music Venue falls under Performing Arts.

Page 8

- Amanda M. asked for clarification on the difference between Commercial Indoor Storage and Contractor Storage.
- Mr. Farrar suggested consolidating Outdoor Storage, Screened and Contractor storage and mirroring the zoning that’s allowed for Contractor Storage.
- Direction was given to do this.
- Lynn T. would like to see Indoor Recreational Facilities either on the back of the property or the second floor in 100 Block A.
- Direction given was to check if Gyms or the like generate sales tax.
- Jeff A. asked why we are limiting Commercial Indoor Storage in any of the mixed-use zones.
- Scot H. suggested that the RR property be taken out of MU-1 and be moved to another zone district.

- Mr. Farrar suggested combining it to Makerspace.

Note: 5 minute recess called at 7:37 p.m.

Page 9

- Amanda M. would like to double check that trailheads are not located anywhere where it's currently not proposed, otherwise should change to a Conditional Use
- Lynn T. clarified what the superscript by Duplexes (street level) references. Expressed concern about Municipal Parking/Garage in the 100 Block.
- Amanda M. pointed out this use in MU-1 due to the Municipal Lot in the railyard might change due to that area potentially moving to Makerspace, will need to make sure this use switches as well.

Page 10

- Eric R. asked about the asterisk next to Short Term Rental
- Madison H. said that a better superscript to elaborate how this relates to Historic Preservation will be added.
- Lynn T. asked about ADUs on the first floor in the 100 Block.
- This is for Historic Preservation, but ADUs cannot front Main Street in this zone district.
- Lynn T. asked for examples of Group Residential Facility.
- Amanda M. thinks Group Residential Facility should be Limited or Conditional Use in R-1 and R-2
- Michael B. thinks Group Residential Facility should be Conditional across the board where it's proposed as a use by right except for Civic, but not allow it at all in R-1 and R-2.
- Consensus on this.

Page 11

- Lynn T. asked about Home Occupations.
- Eric R. asked what a Parklet is.
- Lynn T. doesn't think Keeping of Fowl should be allowed in the 100 Block. Direction given was to change this to Not Allowed in the 100 Block.

10. Staff Reports

A. Manager's Update

11. Planning Commission Comments

Amanda M. thanked staff for all the work they do.

12. Future Meetings

A. October 8, 2025
Amanda M. won't be here

B. October 22, 2025
Move this to October 29

13. Adjourn

Motion by Amanda M., second by Jeff A., to adjourn the regular meeting of September 24, 2025 at 9:03 p.m. Motion passed 5-0.

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

_____

Lynn Teach, Commission Chair

ATTEST:

_____

Scot Hunn, Planning Director

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

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

Design Review Board Hearing

Final Plan Review for New Home

0236 Miles End Lane

Hearing Date:	October 8, 2025
File Name and Process:	Single-Family Residence Final Plan Review
Owner/Applicant:	Jeremy A. Jacobs Trust
Representative:	Taylor Hermes & Rick Hermes, Minturn North Construction Company
Legal Description:	Subdivision: MINTURN NORTH PUD Lot: 2
Address:	0236 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 Applicant, Jeremy A. Jacobs Trust, requests Final Plan review of a new, four-bedroom, 4,392 (gross) square foot single-family residence located at 0236 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 4 and 1/2 inches, under the maximum allowable 28-foot limit within the Game Creek Minturn North PUD Zone District.

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

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

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

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

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

Staff is **recommending approval**.

II. Summary of Process and Code Requirements:

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

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

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

(d) Administrative procedure.

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

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

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

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

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

Staff suggests that the final plans for 0236 Miles End Lane meet or can be revised to meet the required findings 'a,' 'b,' and 'c' or subparagraph 3 – *Necessary findings*.

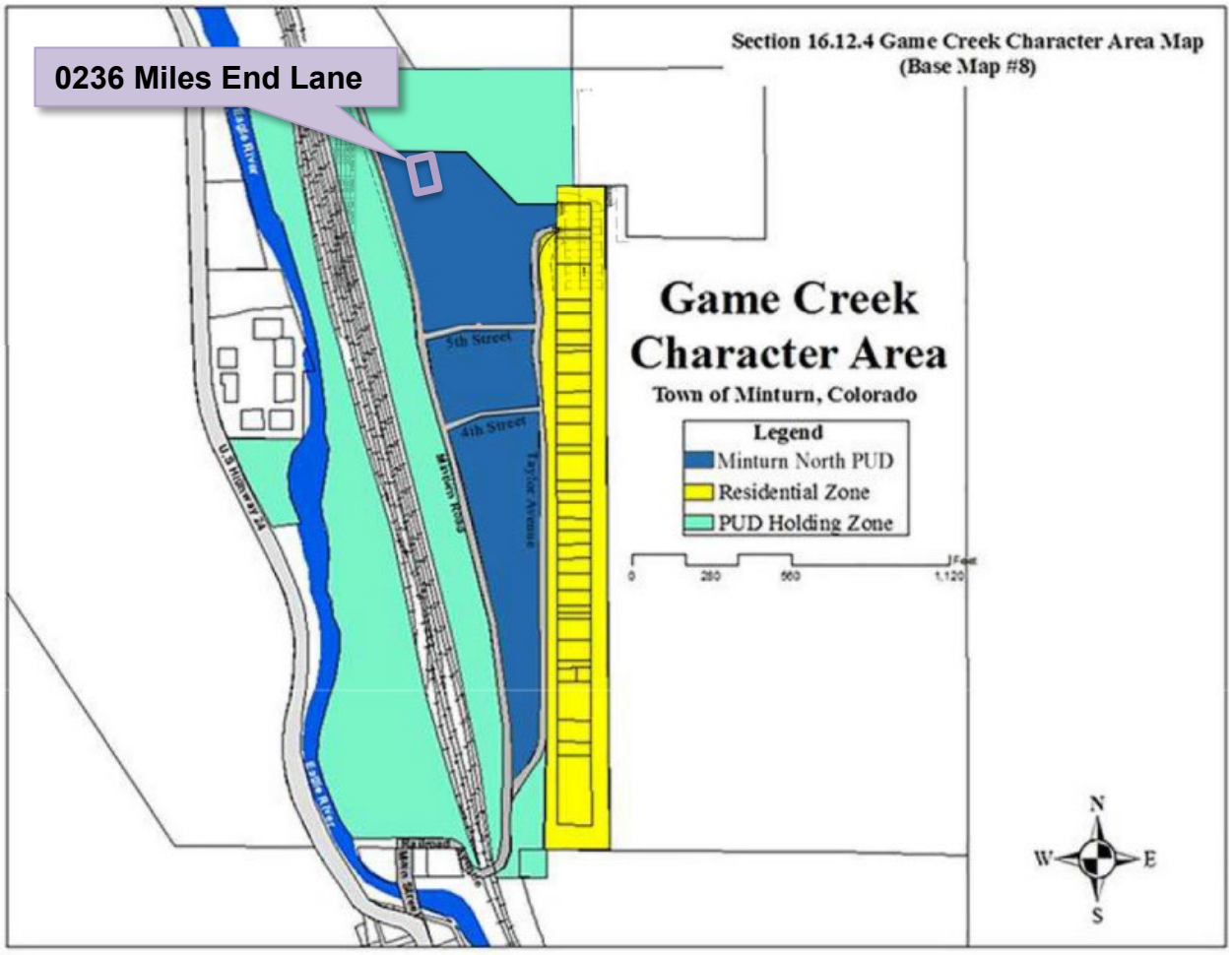
III. Zoning Analysis:

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:	8,232.84 sq. ft.	8,232.84 sq. ft. (.189 ac.)
Maximum Building Height:	28 feet	27 feet – 4 1/2 inches
Minimum Front Setback:	20 feet	20 feet
Minimum Side Setback:	5 feet	5 feet
Minimum Rear Setback:	10 feet	10+ feet

Maximum Lot Coverage:	50% (4,116.42 sq. ft.)	3,104 sq. ft. (37.70%) Proposed
Maximum Impervious Coverage:	60% (4,939.70 sq. ft.)	3,574 sq. ft. (43.41%) Proposed
Minimum Snow Storage Area:	5% of Lot Area (8,232.84 sq. ft. x .05 = 412 sq. ft.)	475 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:

Staff has not identified any issues.

VI. Staff Recommendation:

Staff suggests that the Final Plans for 0236 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

September 24, 2025

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

Re: 236 Miles End Lane
Lot 2, Minturn North PUD
DRB Resubmittal Review
Project No. 24-0001

Dear Madison:

We reviewed the plans entitled *"Jacobs Residence; 236 Miles End Lane; Lot 2, Minturn North, Minturn Colorado"* dated September 15, 2025, by Eggers Architecture Inc. (Plans) included in the revised DRB application for Lot 2, 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. The Town reviewed this plat and associated title commitment, and the plat is suitable as the Boundary Survey for this application.

Paragraphs f through l:
Sheet C.6 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.6 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:

1. Sheet BH1 provides Building height information necessary for Planning Staff review.

VAIL VALLEY OFFICE
30 Benchmark Road, Suite 216 I PO Box 978 I Avon, CO 81620
DENVER OFFICE
9618 Brook Hill Lane I Lone Tree, CO 80124
970.949.5072 I info@inter-mtn.net

Madison Harris
Re: 236 Miles End Lane
Lot 2, Minturn North PUD
DRB Resubmittal Review
Project No. 24-0001

2. Sheet C1 of the Plans "Lot 2 Minturn North PUD; Site Grading and Drainage Plan" dated September 15, 2025, by Boundaries Unlimited presents the proposed Site Plan.
    i. The site plan shows the 30' Setback to the "Ordinary High Water Mark" (OHWM) of Game Creek. Improvements are located outside of the OHWM setback as shown.
    ii. The site plan identifies the location of the 100 Year Flood Plain and the "Proposed 100 Year Mudflow extents." Improvements are located outside of the identified limits of the hazard zones.

Section (C) (4) Grading & Drainage Plan:
Sheet C1 of the Plans "*Lot 2 Minturn North PUD; Site Grading and Drainage Plan"* dated September 15, 2025, by Boundaries Unlimited presents the proposed site grading, drainage, and erosion control. The plan 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, Arnold Martinez

DESIGN REVIEW APPLICATION

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

Project Name:

Minturn North – Jacobs Residence

Project Location

Street Address: 236 Miles End Lane

Zoning: Residential

Parcel Number(s): 2103-262-30-002

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: 970-926-1720

Email: THermes@ResortConceptsCO.com

Property Owner:

Name: Jeremy A. Jacobs Trust

Mailing Address: 31700 Fairmount Blvd. Pepper Pike, OH 44124

Phone:

Email: amandajacobs77@gmail.com / jjacobs@harvardsteelsales.com

Required Information:

Lot Size: 0.189 acres	Type of Residence (Single Family, ADU, Duplex): SFH	# of Bedrooms: 4	# On-site Parking Spaces: 4
# of Stories: 2	Snow storage sq ft: 475sf	Building Footprint sq ft: 3,104sf	Total sq ft Impervious Surface: 3,574sf

Signature:

9/22/25

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

September 22, 2025
Town of Minturn Planning Commission
Attn: Madison Harris

RE: Jacobs Residence
Lot 2 Minturn North – 0236 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 2 is located at 0236 Miles End Lane on a cross-sloping vacant lot which drops in elevation approximately 9' through the building envelope from East to West. The home has been oriented facing northeast, parallel to the building envelope lines to maximize the site's primary view facing Game Creek. The home has been designed as a walkup residence due to the gently up-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 architecture with the topography.

The home exterior is a 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

PO Box 5127 Edwards, CO 81632
Office: 970-926-1720 | Fax: 970-306-4185
ResortConceptsCO.com

JACOBS RESIDENCE

236 MILES END LANE
LOT 2, MINTURN NORTH
MINTURN, COLORADO

DRB SUBMITTAL SET SEPTEMBER 15, 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) 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:

FLOOR AREA:	FINISHED	MECH.	GARAGE	TOTAL
ENTRY LEVEL:	1,750 SF	91 SF	583 SF	2,424 SF
MAIN LEVEL:	1,968 SF			1,968 SF
TOTALS:	3,718 SF	91 SF	583 SF	4,392 SF

LOT AREA:	8,232.84 SF		
BUILDING COVERAGE:	3,104 SF	37.70 %	50% ALLOWABLE
IMPERVIOUS COVERAGE:	3,574 SF	43.41 %	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.6 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
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 TOWN OF MINTURN CITY COUNCIL, TOWN OF MINTURN DESIGN REVIEW BOARD, TOWN OF MINTURN BUILDING PERMIT DEPARTMENT AND ALL OTHER APPLICABLE REGULATORY AGENCIES. ARTIST RENDERINGS HAVE BEEN PROVIDED FOR ILLUSTRATIVE AND MARKETING PURPOSES ONLY AND SHOULD NOT BE RELIED UPON AS A BASIS FOR PURCHASING. COLOR, MATERIALS AND DESIGN ELEMENTS ARE SUBJECT TO REFINEMENT AND REVISION WITHOUT NOTICE AT DEVELOPERS SOLE DISCRETION.

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

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

JACOBS
0236 MILES END LANE
LOT 2, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L02

ISSUED #	DATE	BY	COMMENTS
3	9-15-25	DWE	DRB SUBMITTAL SET

C

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

MINTURN TOWN CERTIFICATE

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

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

BY: _____ ATTEST: _____

MAYOR
TOWN OF MINTURN, COLORADO

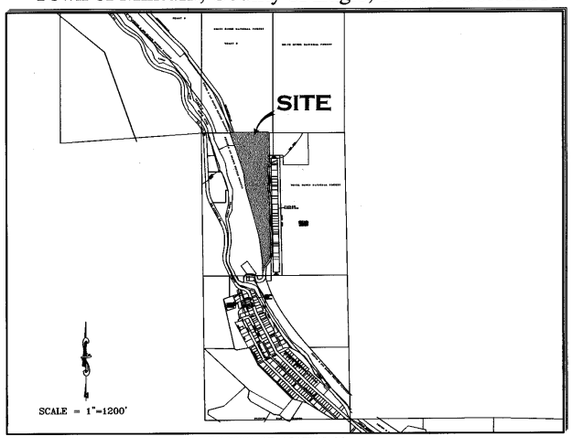
TOWN CLERK
TOWN OF MINTURN, COLORADO

SEAL
TOWN OF MINTURN COLORADO
1904

LAND USE TABLE

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

ADDRESSES ARE FOR INFORMATIONAL PURPOSES ONLY



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

GENERAL NOTES AND NOTES FOR CREATED EASEMENTS:
1) The purpose of this Final Plat is to Create various lots with building envelopes, open space areas and tracts, along with easements and Right of Ways, for the purposes described herein, all pursuant to Town of 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 $538.00

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

CLERK AND RECORDER

BY: _____ DEPUTY

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

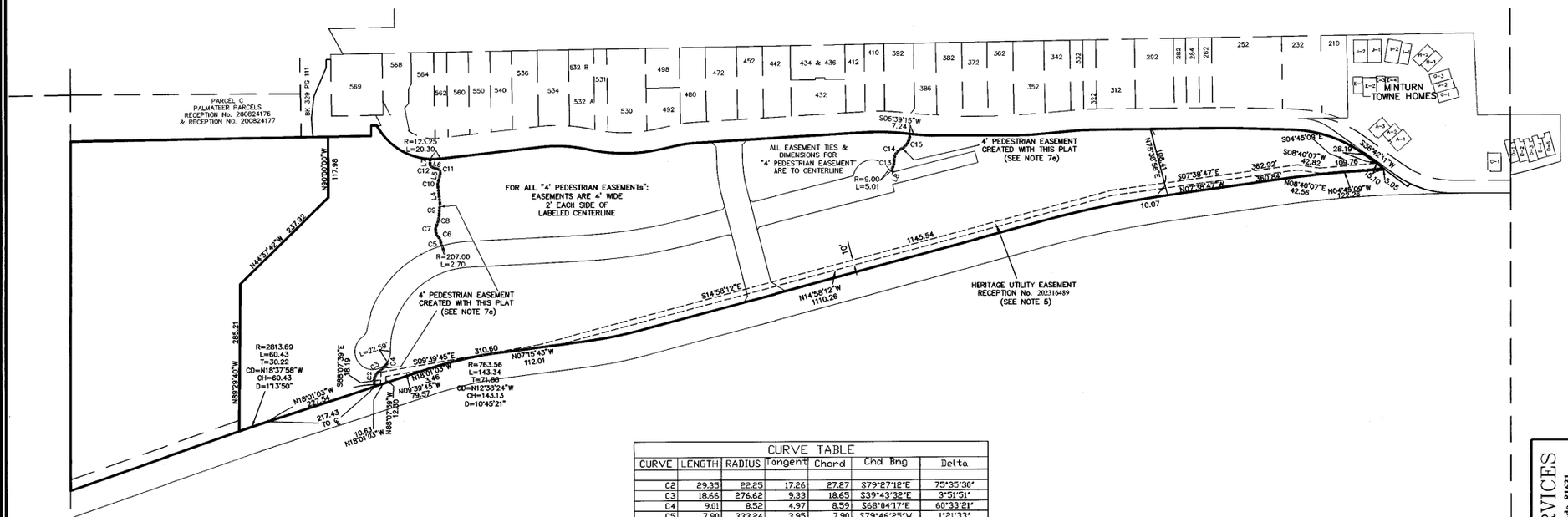
DRAWN BY:	JOB NUMBER:	DRAWING NAME:
MSS	22055	22055 FP2.dwg
SHEET 1 OF 5		DATE: 08-13-2023

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

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

SHEET 5 OF 5

ADDITIONAL EASEMENT DETAIL SHEET



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

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

100 0 50 100 200 400

1 INCH = 100 FEET

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
34998
02-26-24

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

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

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

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

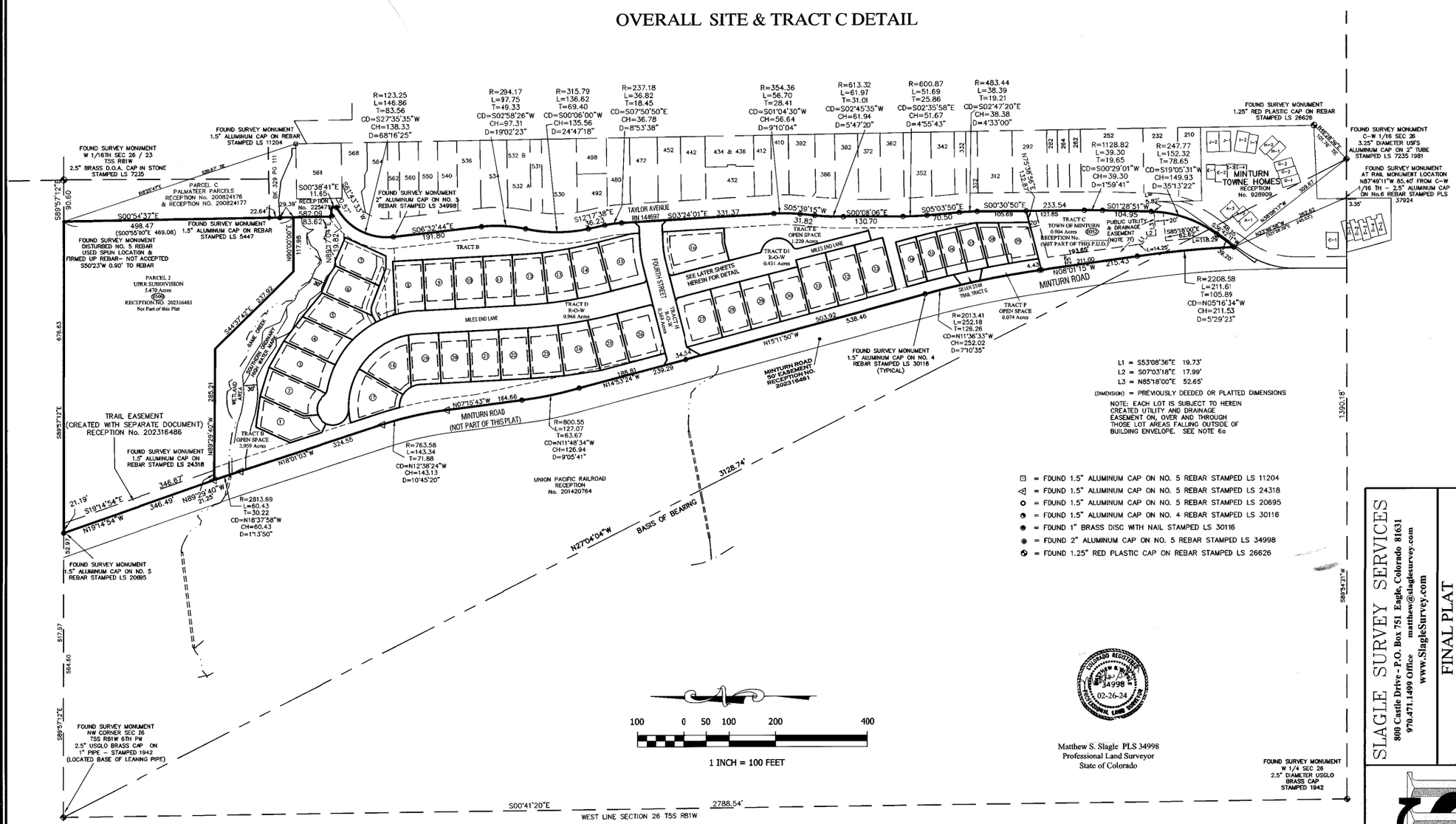
DRAWN BY: MSS | JOB NUMBER: 23055 | DRAWING NAME: 23055 FP2.dwg | DATE: 08-13-2023 | SHEET: 5 OF 5

202402234

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

SHEET 2 OF 5

OVERALL SITE & TRACT C DETAIL



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

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

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

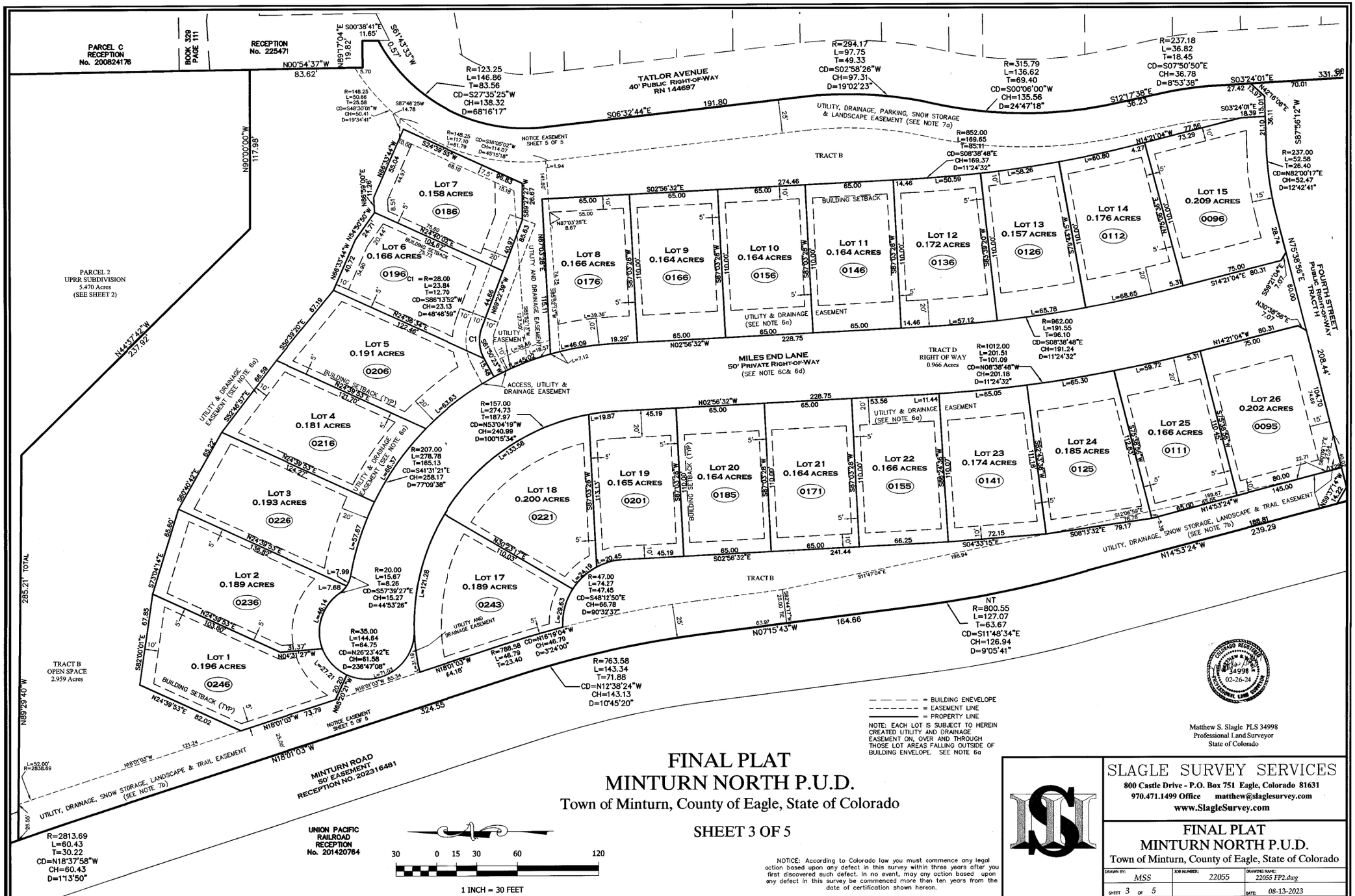
SLAGLE SURVEY SERVICES
800 Castle Drive - P.O. Box 751 Eagle, Colorado 81631
970.471.1499 Office matthew@slaglesurvey.com
www.SlagleSurvey.com

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

DRAWN BY:	JOB NUMBER:	DRAWING NAME:	DATE:
MSS	221055	221057 FP2.dwg	08-13-2023

SHEET 2 OF 5

202402234



FINAL PLAT
MINTURN NORTH P.U.D.

Town of Minturn, County of Eagle, State of Colorado

SHEET 3 OF 5

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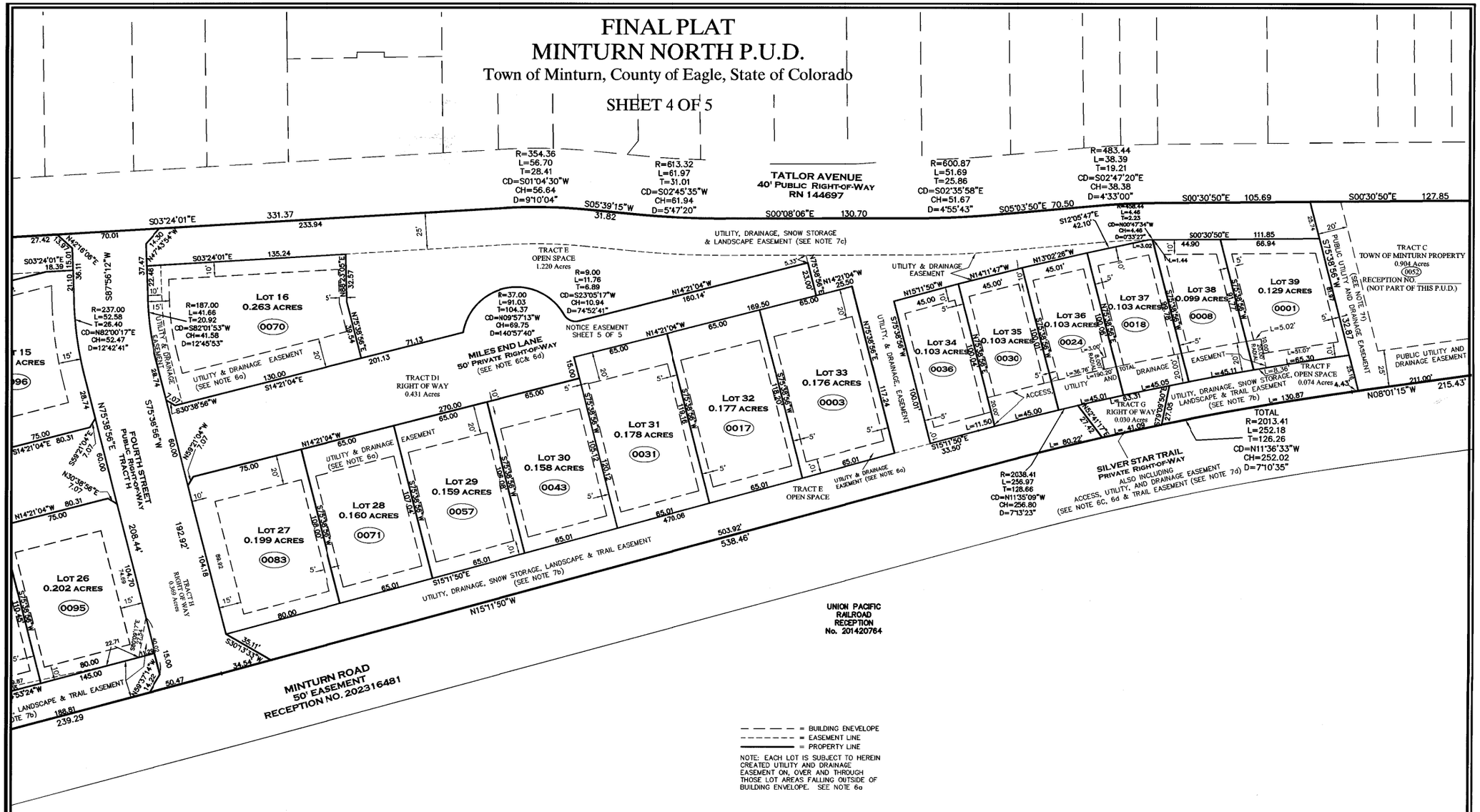
FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

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

202402234

MATCH TO SHEET C.7

MATCH TO SHEET C.5

TRANSITION TO 12 FT. WIDE DRIVEWAY TO LOT 1

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

BUILDING SETBACK, TYP.

6% TO BUILDING SETBACK

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

MILES END LANE

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

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

INCREASED BERM HEIGHT (1.4 FEET ABOVE THE ADJACENT CHANNEL GRADE

GAME CREEK

TYPE R CURB INLET STRUCTURE W SNOUT & BIO-SKIRT, CL LIP EL:44.72, INV. EL: 40.60, SUMP EL: 36.60

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

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

29 LF 18" ADS-N12 @ 16.7%
INV. OUT 35.75±
18" OUTLET W FES

(OC-24)
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 EVERY 50 FT. SEE DETAIL SHT. DT.R4

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

INSTALL RIPRAP PAD, DOUBLE LAYER OF 18"-24" MIN. SIZE ANGULAR (NO RIVER-ROCK ROUND COBBLES) RIPRAP AT ENTRANCE TO CULVERT AND 3FT. UP BANK & SIDESLOPES TO FORM ROCK HEADWALL AND WINGWALLS (BOTH SIDES), USE EXTREME CAUTION IN VICINITY OF GAS MAINS. RIPRAP AT 1.5:1 SIDESLOPES MAX.

MINTURN ROAD

R=36.00'
L=23.07'

R=36.00'
L=20.30'

STA. 23+74 END CURB AT TYPE 16 CURB INLET STRUCTURE (#4)W SNOUT & BIO-SKIRT, GRATE FL EL:32.60, INV. EL: 29.2±, 4.5' SUMP, 18F SNOUT

EX 81"W x 59"H ARCH CULVERT, FILLED W 3.5'± SEDIMENT, CLEAN OUT PRIOR TO CONSTRUCTION

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

PROPERTY LINE

(UNION PACIFIC RAILROAD)

GENERAL SHEET NOTES:

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

SEE POINT TABLE ON SHEET C18, TYP.

KEYMAP

NORTH

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

Know what's below. Call before you dig.

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

Subsurface Utility Engineering (SUE)
Required Project: **TBD**
If "Yes", SUE Certification by:
Firm: **TBD**
Job #: **TBD**
Date: **TBD**

Engineer or Surveyor Seal

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

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

TOWN OF MINTURN, COLORADO

Minturn North P.U.D.

Overall Grading and Drainage Plan
Construction Plan Revision 7/1/24

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

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

Sheet **C.6**

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

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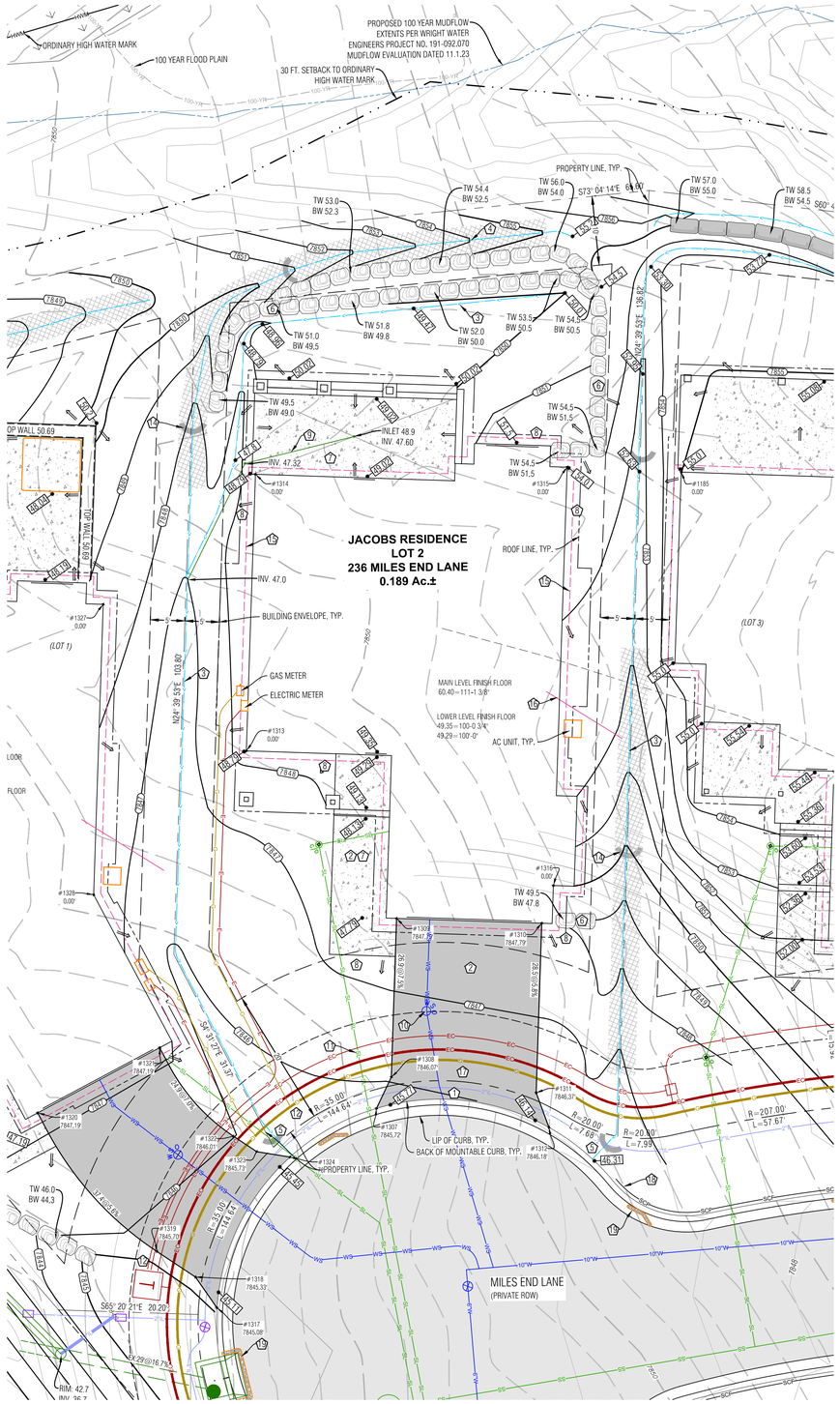


Point Table				
Point #	Desc.	Elev.	North	East
1307	Driveway	7845.72'	4446.83	5271.33
1308	Driveway	7846.07'	4450.17	5275.06
1309	Driveway	7847.79'	4471.02	5284.64
1310	Driveway	7847.79'	4462.26	5303.72
1311	Driveway	7846.37'	4439.98	5293.49
1312	Driveway	7846.18'	4434.65	5293.25
1313	House Cor.	0.00'	4501.77	5274.00
1314	House Cor.	0.00'	4538.12	5290.69
1315	House Cor.	0.00'	4521.61	5332.63
1316	House Cor.	0.00'	4466.63	5307.38

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
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 E / EXISTING E	POSSIBLE ELECTRIC SERVICE
G	POSSIBLE GAS SERVICE
WS	POSSIBLE WATER SERVICE
SL	POSSIBLE SEWER SERVICE
	FOUNDATION DRAIN
6"SD	DOWNSPOUT & STORM DRAIN WITH SIDE
	MSE WALL
	BOULDER WALL

NOTES:

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

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

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

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

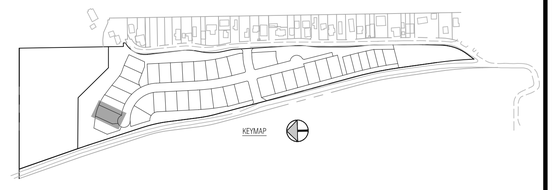
5) LOT AREA: 8,239 SF ±
DISTURBANCE AREA: 8,239 SF ±

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

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

FLAGNOTES:

1. MATCH TO BACK OF EXISTING CURB.
2. PROPOSED ASPHALT DRIVEWAY, AUTO-COURT AND CONCRETE WALKWAYS. STRUCTURAL FILL UNDER THE BUILDING TO FOLLOW THE DIRECTION OF THE GEOTECH REPORT. ALL EARTHWORK CONSTRUCTION TO BE APPROVED BY THE GEOTECHNICAL ENGINEER.
3. PROVIDE DRAINAGE SWALE AS SHOWN, WITH NORTH AMERICAN GREEN SC250 EROSION FABRIC OR RIPRAP WHERE SLOPE EXCEEDS 5%. SEE DETAIL.
4. PROVIDE 12" DEEP SWALE 1FT. FROM WALL & DIVERT DRAINAGE TO LOTLINE SWALES.
5. SPILL THE LOCAL CHANNEL OVER THE TOP OF THE CURB LINE. FAN OUT DRAINAGE SWALE TO EVENLY DISSIPATE DRAINAGE, TYP.
6. INSTALL BOULDER WALL PER THE DETAIL ON SHEET C2. WALL DRAIN LINES NOT SHOWN.
7. SLOPE PATIOS, DECKS AND WALKS AT 2% MIN. AWAY FROM THE STRUCTURE.
8. GRADE AROUND THE PERIMETER OF BUILDING AS NECESSARY 10% FOR 5-FEET MIN. (10 FT. WHERE POSSIBLE) IN UNPAVED AREAS TO ENSURE PROPER DRAINAGE AWAY FROM THE FOUNDATION. IT WILL BE IMPORTANT TO CONSTRUCT AND DIRECT SURFACE DRAINAGE AWAY FROM BUILDING, WALKS AND WALLS TO EITHER THE AUTOCOURT, THE OUTLET SWALE, OR DOWNWARD SLOPING NATURAL GRADE. VERIFY DRAINAGE AND SWALE INTEGRITY ON A REGULAR BASIS.
9. INSTALL PATIO DRAIN & 4" SCHEDULE 40 PVC DRAIN WITH HEAT TAPE IN DRAIN AND PIPE.
10. 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.
11. 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.
12. 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
13. EROSION LOGS PER DETAIL ON SHEET C2.
14. FOUNDATION DRAIN, TYP., INSTALL IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. DRAIN @ 0.5% MIN. TO DAYLIGHT, SEE DETAIL ON SHT. C2.
15. EXTEND THE FOUNDATION DRAIN FROM SUMP PUMP IN HOUSE TO DAYLIGHT WITH SOLID PIPE. COVER WITH A RODENT SCREEN AT END.
16. INSTALL VEHICLE TRACKING PAD, SEE DETAIL THIS SHEET, AT LOCATION OF DRIVEWAY. TRACKING PAD TO BE REMOVED PRIOR TO FINAL DRIVEWAY SUBGRADE PREPARATION AND PAVING.
17. SILT FENCE PER DETAIL ON SHEET C2.
18. INSTALL SILT SOCKS WITHIN CURB LINE, EVERY 30 FT. ±.



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

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

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

Engineer or Surveyor Seal

NOT FOR Review CONSTRUCTION

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

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

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

TOWN OF MINTURN, COLORADO

Lot 2, Minturn North P.U.D.

Site, Grading and Drainage Plan

DRB 9/15/25

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

PROJECT NO.
23035
Designer:
PAH
Drafter:
BUI
Date:
4/8/24

Sheet
C1

File Name: ***lot 2 sp-01.dwg***

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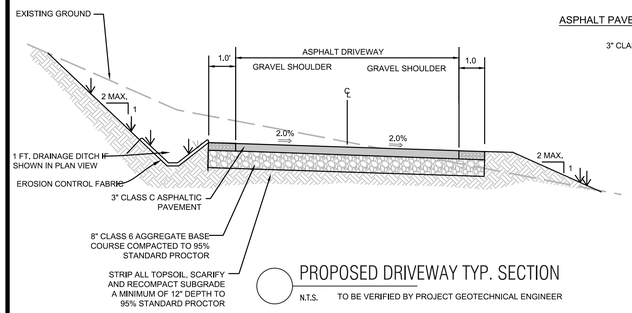
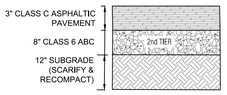


PROPOSED DRIVEWAY TYP. SECTION

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

ASPHALT PAVEMENT SECTION

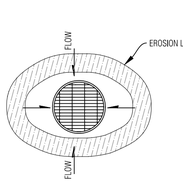


PAVEMENT SECTION

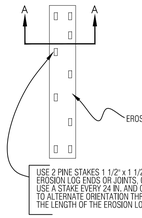
NOTE:
1. ALL AGGREGATE & SUBGRADE MATERIAL SHALL BE COMPACTED TO 95% STANDARD PROCTOR AT A MOISTURE CONTENT WITHIN 2% OF OPTIMUM.
2. IN NEW PAVING LOCATIONS STRIP ALL TOPSOIL, SCARIFY AND RECOMPACT SUBGRADE A MINIMUM OF 12" DEPTH TO 95% STANDARD PROCTOR.
3. EXTEND THE SECOND TIER (12" CLASS 2 ROAD BASE,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

DRIVEWAY & AUTOCOURT SECTION

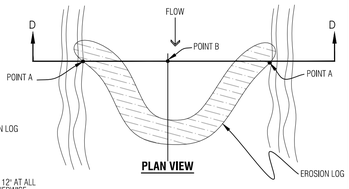
N.T.S. CONTRACTOR TO VERIFY WITH PROJECT GEOTECHNICAL CONSULTANT.



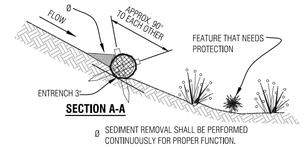
AREA DRAIN



PLAN VIEW

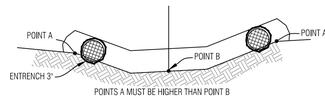


PLAN VIEW



SECTION A-A

Ø SEDIMENT REMOVAL SHALL BE PERFORMED CONTINUOUSLY FOR PROPER FUNCTION.

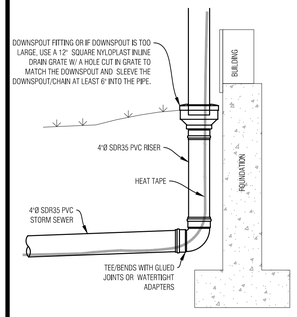


SECTION D-D

Temporary Erosion Control Log

N.T.S.

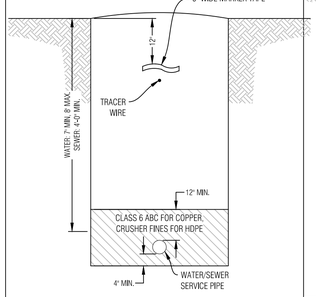
NOTES:
1. ROOF AND AREA DRAINS SHALL NOT BE CONNECTED TO THE FOUNDATION DRAIN SYSTEM.
2. ALL DOWNSPOUTS SHALL BE CONNECTED TO ADS N-12-WT CPP (WATERTIGHT), SCH.40 PVC OR SDR35 PVC. FLEXIBLE CORRUGATED PLASTIC IS NOT ACCEPTABLE.
3. ADDITIONAL FITTINGS AND BENDS MAY BE REQUIRED TO DEFLECT OVER OR AROUND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



TYP. DOWNSPOUT CONNECTION

N.T.S.

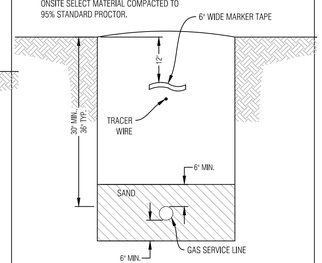
NOTES:
1. WATER SHALL BE INSTALLED WITH AT LEAST 10' OF SEPARATION BETWEEN WATER/SEWER AND 4' OF SEPARATION BETWEEN OTHER UTILITIES.
2. BACKFILL THE TRENCH WITH 4" MINUS ONSITE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR.



WATER/SEWER SERVICE TRENCH

N.T.S.

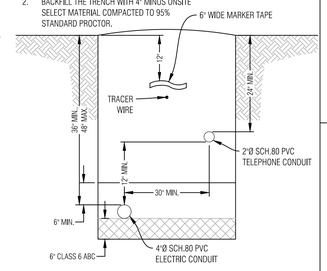
NOTES:
1. GAS SHALL BE INSTALLED WITH AT LEAST 4' OF SEPARATION BETWEEN OTHER UTILITIES.
2. BACKFILL THE TRENCH WITH 4" MINUS ONSITE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR.



GAS SERVICE TRENCH

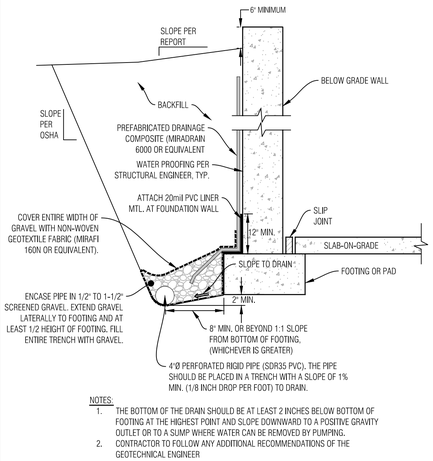
N.T.S.

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.

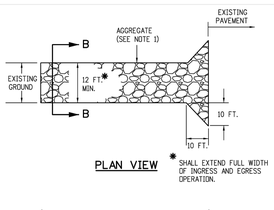


NOTES:
1. THE BOTTOM OF THE DRAIN SHOULD BE AT LEAST 2 INCHES BELOW BOTTOM OF FOOTING AT THE HIGHEST POINT AND SLOPE DOWNWARD TO A POSITIVE GRAVITY OUTLET OR TO A SUMP WHERE WATER CAN BE REMOVED BY PUMPING.
2. CONTRACTOR TO FOLLOW ANY ADDITIONAL RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER

TYPICAL FOUNDATION DRAIN

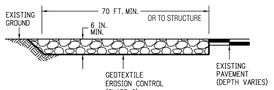
N.T.S.

CONTRACTOR TO VERIFY WITH PROJECT GEOTECHNICAL CONSULTANT.

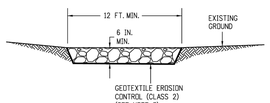


PLAN VIEW

* SHALL EXTEND FULL WIDTH OF INGRESS AND EGRESS OPERATION.



ELEVATION SECTION

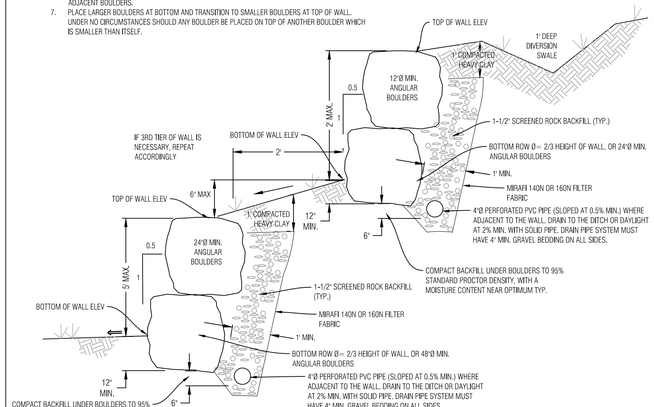


SECTION B-B

NOTES:
1. AGGREGATE SHALL CONFORM TO SUBSECTION 208.02 (I).
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.

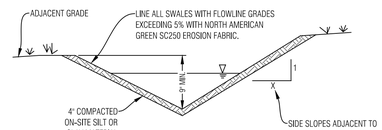
VEHICLE TRACKING PAD

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



INSTALL EROSION CONTROL FABRIC PER MANUFACTURERS RECOMMENDATIONS

TYPICAL SWALE SECTION

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

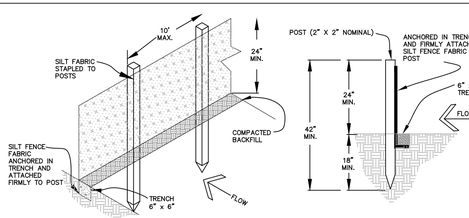
NOTE
SEE THE GRADING, DRAINAGE AND EROSION CONTROL SHEET FOR SWALE LOCATIONS

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 2, Minturn North P.U.D.

Details and Notes
DRB 9/15/25

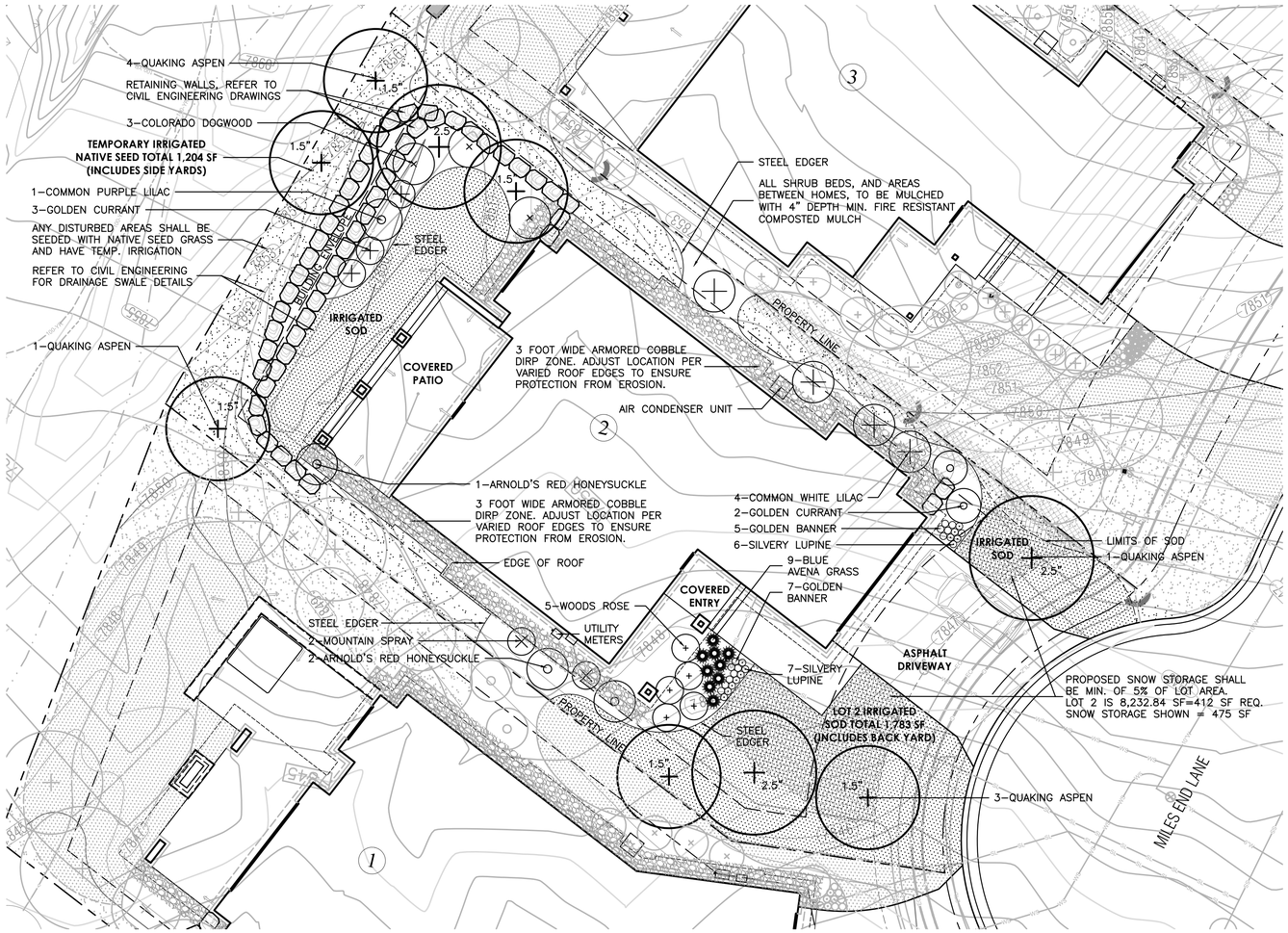
No.	Date	Revision	By
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			

PROJECT NO. **23035**
Designer: **PAH**
Drafter: **BUI**
Date: **4/9/24**

Sheet **C2**

File Name: **lot 2 sp-01.dwg**

N:\PROJECTS\2023\23035-Minturn North Individual Lots\dwg\Lot 2 dwgs\Lot 2 SP-01.dwg 9/15/2025 11:31 AM



LEGEND

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

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

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

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

MINTURN NORTH P.U.D.
LOT 2-LANDSCAPE PLAN
TOWN OF MINTURN, COLORADO

DESIGNED: TT
DRAWN: TT
CHECKED: RH
DATE: September 15, 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	1,783 SF
	Permanent micro–spray or drip irrigation for perennial beds	25 PERENNIALS x 1 SF = 25 SF
	Permanent Drip Irrigation For B&B Trees	9 TREES x 4.5 SF = 41 SF
	Permanent Drip Irrigation For 5 gal. Shrubs & Grasses	32 SHRUBS x 3 SF = 96 SF
		TOTAL PERMANENT IRRIGATED AREA: 1,945 SF
	Temporary Spray Irrigation For Native Seed	1,204 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:

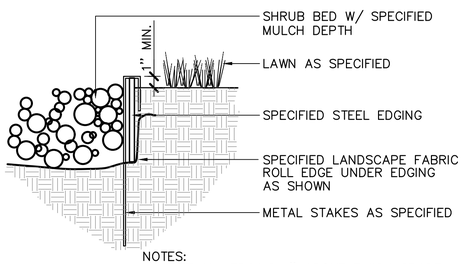
PERCENTAGES OF MIXES VARY YEAR–TO–YEAR DEPENDING ON HARVEST OF SEEDS. HYDROSEED OR HAND BROADCAST: 1 LB. PER 1,000 SQ. FT. OR 50 LBS. PER ACRE. RAKE IN ¼" DEEP AND IRRIGATE, IF POSSIBLE UNTIL ESTABLISHED. 'DRY NATIVE MOUNTAIN' SEED MIX IS AVAILABLE FROM PAWNEE BUTTES SEED INC., 605 25TH STREET, GREELEY, 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
6	Quaking Aspen Populus tremuloides	1 & 2	1.5" cal.	Specimen quality B&B, guyed
3	Quaking Aspen Populus tremuloides	1 & 2	2.5" cal.	Specimen quality B&B, guyed
	ORNAMENTAL GRASSES (planted @ 18" O.C. spacing)			
9	Blue Avena Grass Grass, Helictotrichon sempervirens	1 & 2	1 gal.	Container Full
	PERENNIAL FLOWERS (planted @ 12" O.C. spacing)			
12	Golden Banner Thermopsis divaricarpa	1 & 2	Flats of 15	
13	Silvery Lupine Lupinus argenteus	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.
1	Common Purple Lilac Syringa vulgaris	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.
4	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.
2	Mountain Spray Holodiscus dumosus	1 & 2	5 gal.	Container, 5 canes minimum 18"–24" ht.
5	Wood's Rose Rosa woodsii	1 & 2	5 gal.	Container, 5 canes minimum 12"–18" ht.



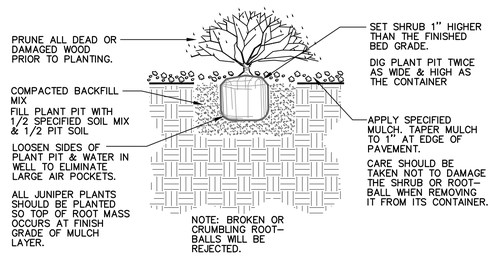
NOTES:
1) SET ALL EDGING 1" ABOVE FINISH GRADE AS SHOWN.

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

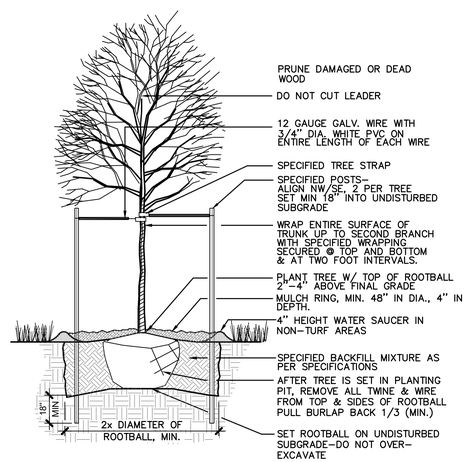
3) ALL JOINTS TO BE SECURELY STAKED.

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

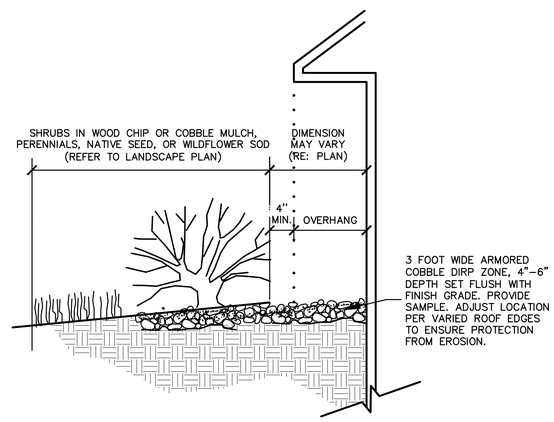
1 L2 STEEL EDGER — NOT TO SCALE



2 L2 SHRUB PLANTING — NOT TO SCALE



3 L2 DECIDUOUS TREE PLANTING — NOT TO SCALE



4 L2 ARMORED DRIP LINE — NOT TO SCALE

Know what's below. Call before you dig.

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

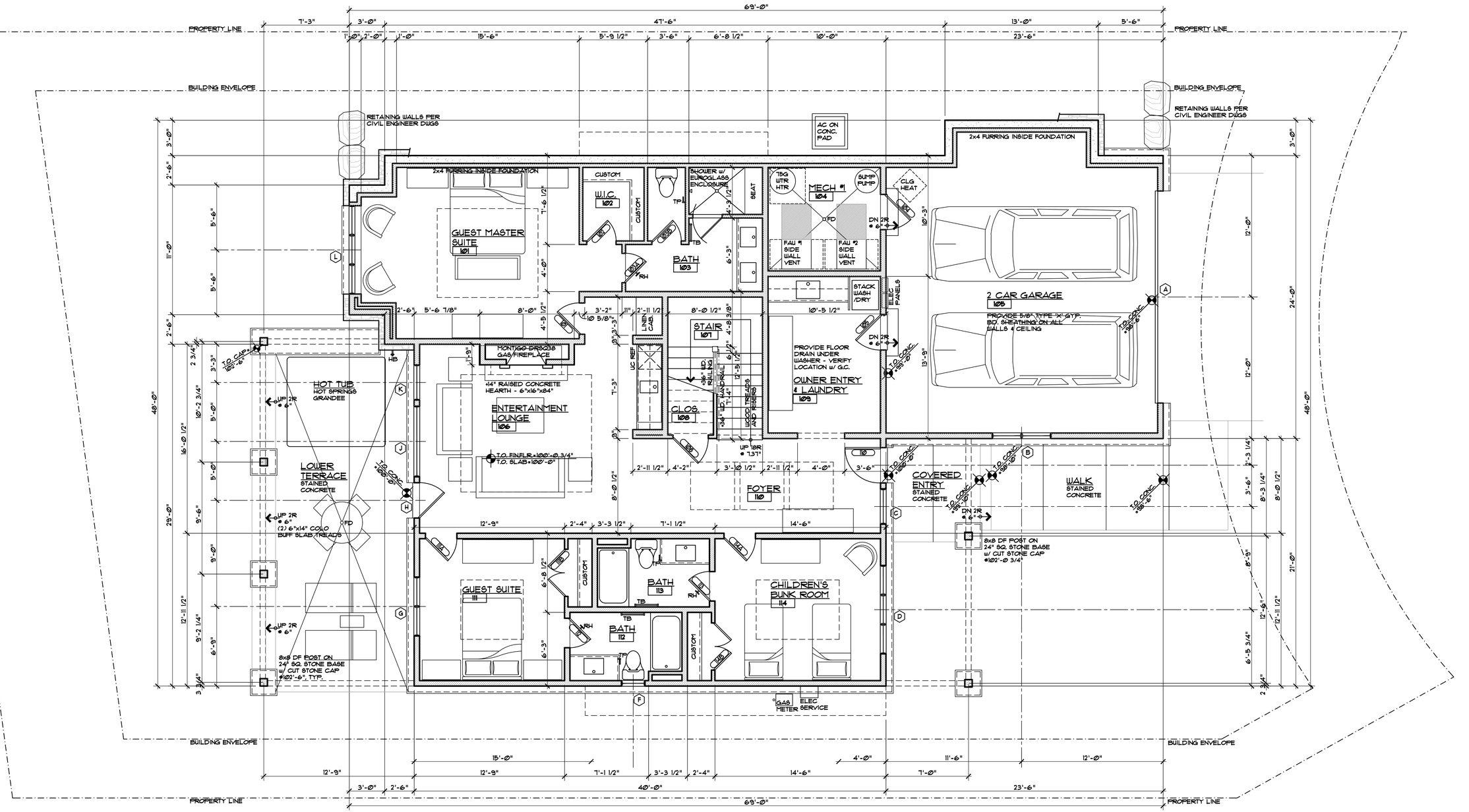
MINTURN NORTH P.U.D.
LOT 2-LANDSCAPE PLAN
TOWN OF MINTURN, COLORADO

DESIGNED: TT
DRAWN: TT
CHECKED: RH
DATE: September 15, 2025
REVISIONS:

DRB SUBMITTAL

SHEET TITLE:
LANDSCAPE NOTES & DETAILS

SCALE: NOT TO SCALE
SHEET NUMBER:
L2



ENTRY LEVEL PLAN

1/4" = 1'-Ø"

1,750 SF LIVING, 91 SF MECH, 583 SF GARAGE

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE OR CENTER OF POSTS, UNLESS NOTED OTHERWISE.
2. TOP OF WALL HEIGHTS EQUAL TOP OF FLAT PLATE OR LOWER POINT ON BEVELED WALL PLATES.
3. DO NOT SCALE DRAWINGS. NOTIFY ARCHITECT IMMEDIATELY UPON FINDING ANY DISCREPANCIES IN DOCUMENTS.
4. ALL WORK SHALL COMPLY WITH STATE & LOCAL CODES AND ORDINANCES, BE BUILT TO INDUSTRY STANDARDS AND BE PERFORMED TO THE HIGHEST LEVEL OF CRAFTSMANSHIP.
5. VERIFY ALL FINISHED FLOOR THICKNESS FOR DETERMINING MOUNTING HEIGHTS, STAIR CONSTRUCTION, ETC.
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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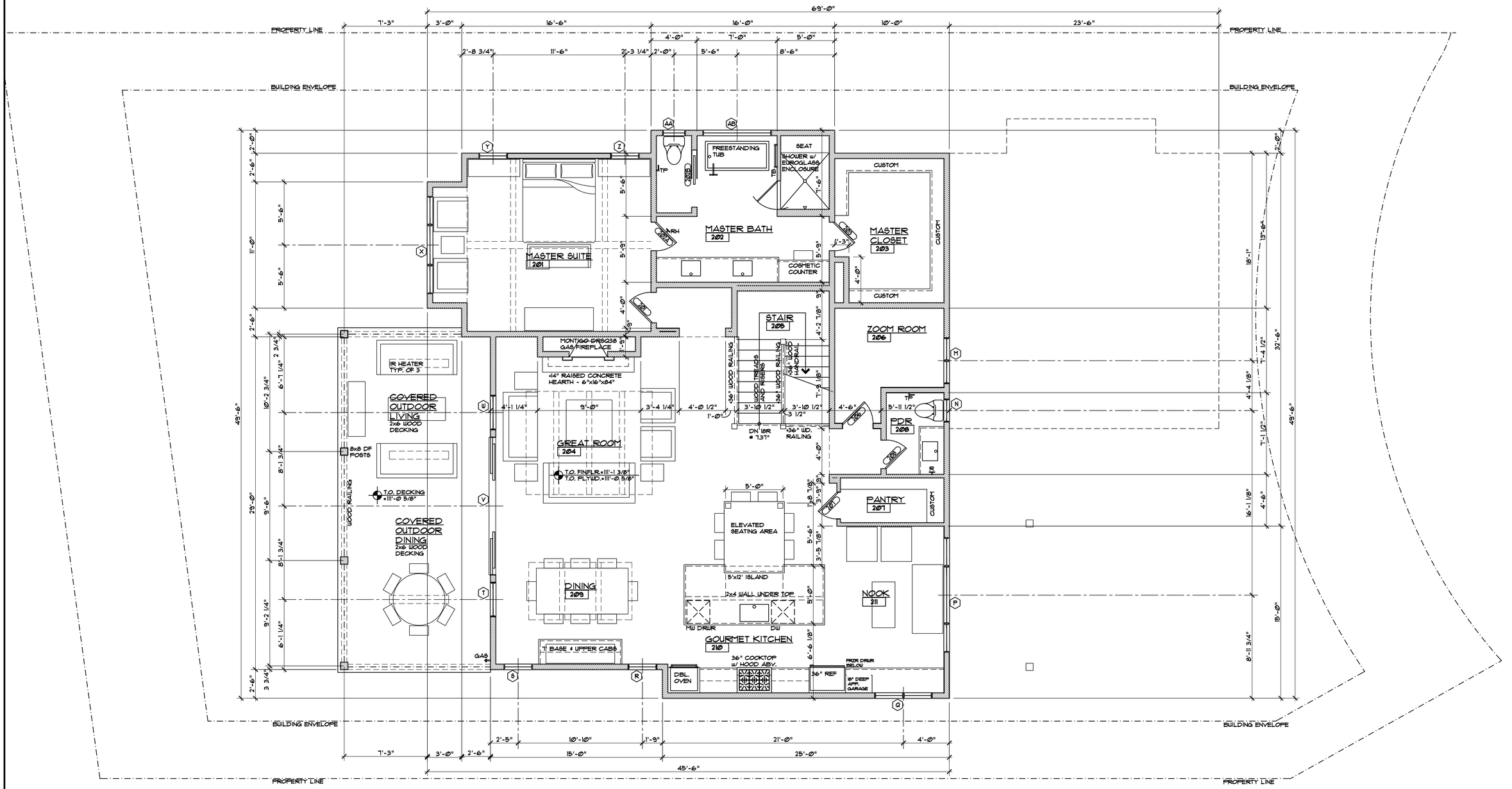
(970) 926-1720

JACOBS
0236 MILES END LANE
LOT 2, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L02

ISSUED #	DATE	BY	COMMENTS
3	9-15-25	DWE	DRB SUBMITTAL SET

A1.1



MAIN LEVEL PLAN

1/4" = 1'-Ø"

1,968 SF LIVING

GENERAL NOTES:

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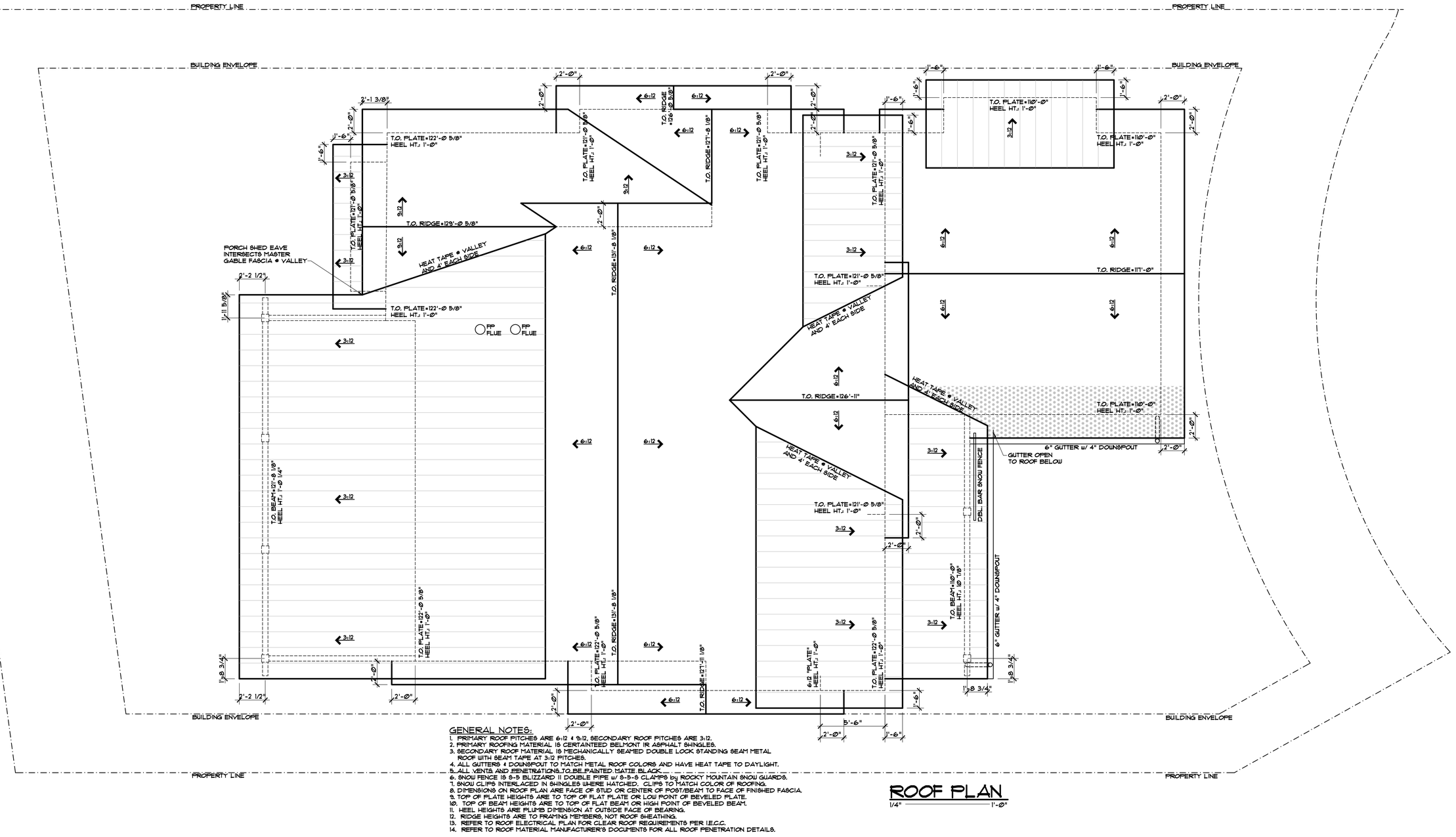
A1.2



ROOF PLAN

1/4" = 1'-Ø"

GENERAL NOTES:

1. PRIMARY ROOF PITCHES ARE 6:12 & 9:12, SECONDARY ROOF PITCHES ARE 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 AT 3:12 PITCHES.
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 MATCHED. 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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0236 MILES END LANE
LOT 2, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L02

ISSUED #	DATE	BY	COMMENTS
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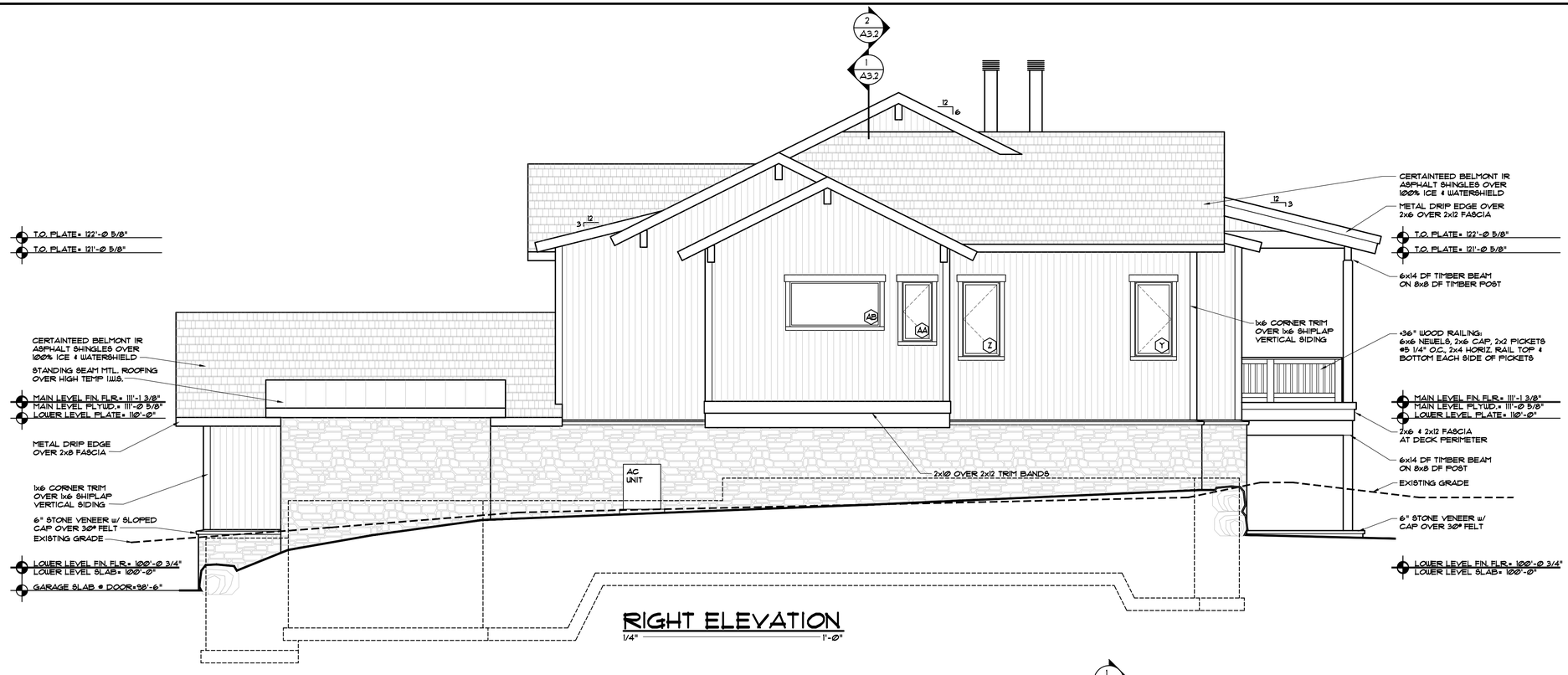
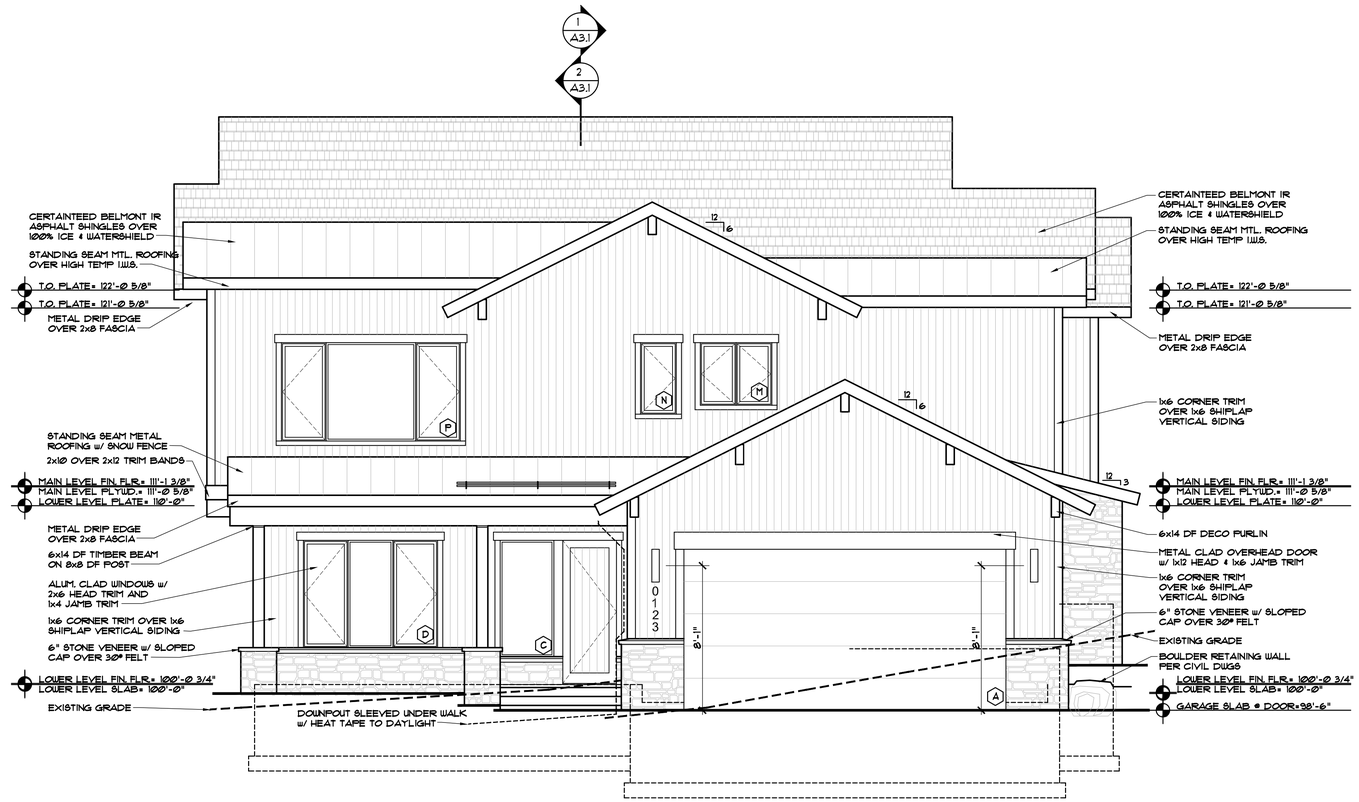
A1.3



RIGHT ELEVATION

1/4" = 1'-Ø"



FRONT ELEVATION

1/4" = 1'-Ø"

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ISSUED			
#	DATE	BY	COMMENTS
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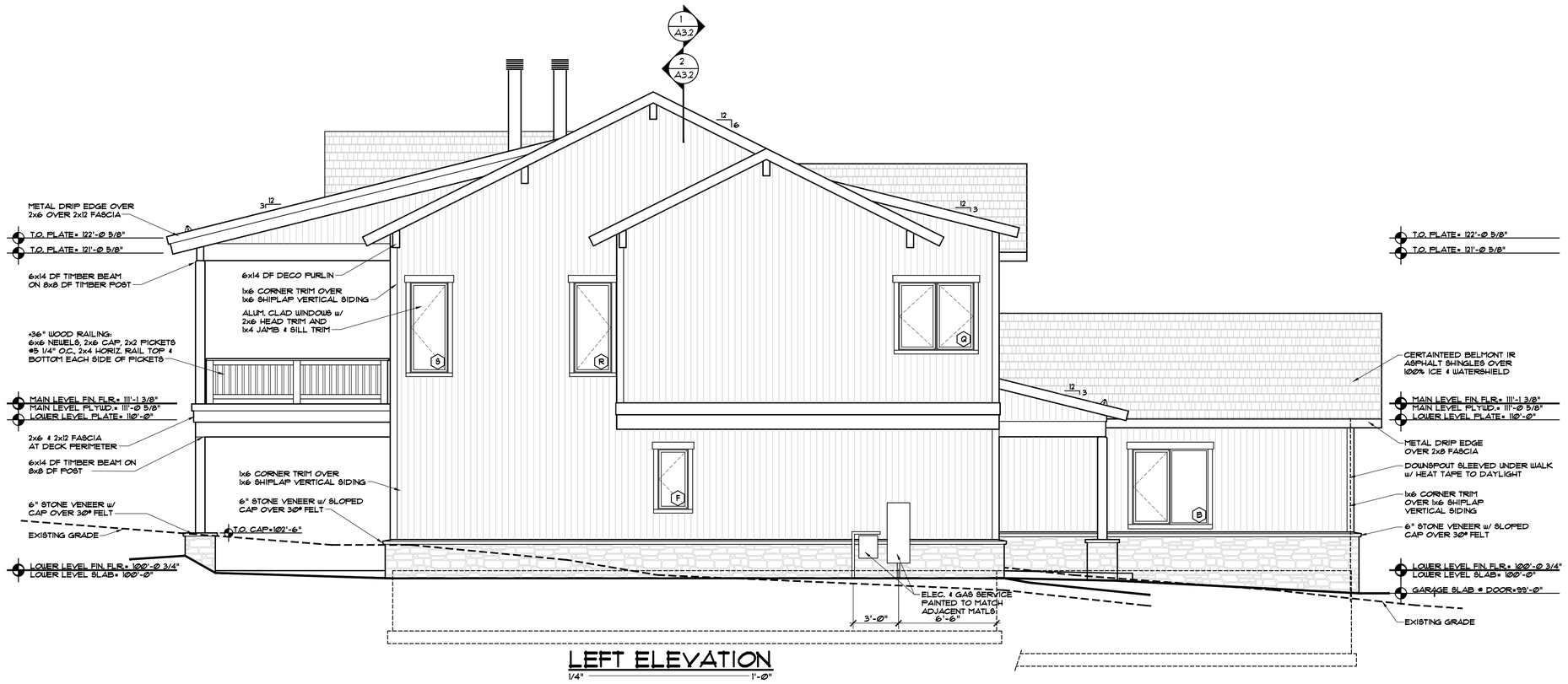
A2.1



LEFT ELEVATION

1/4" = 1'-Ø"

REAR ELEVATION

1/4" = 1'-Ø"

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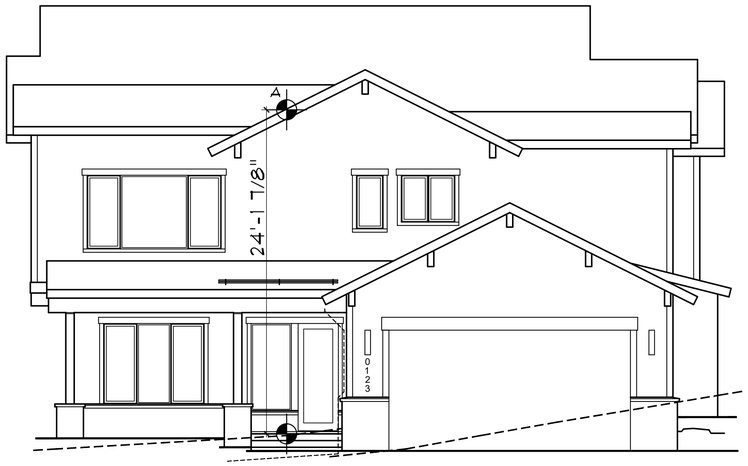
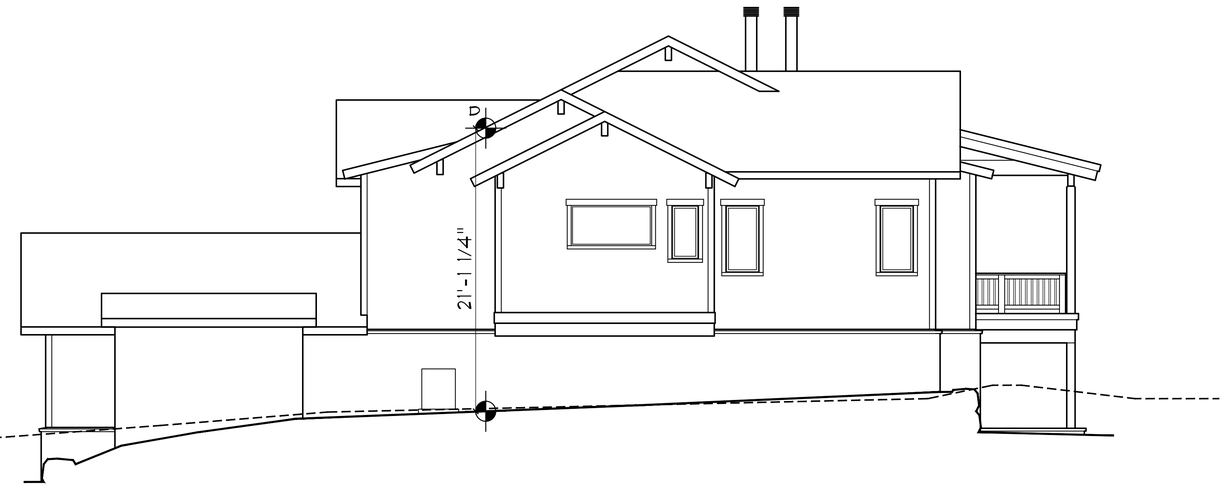
A2.2

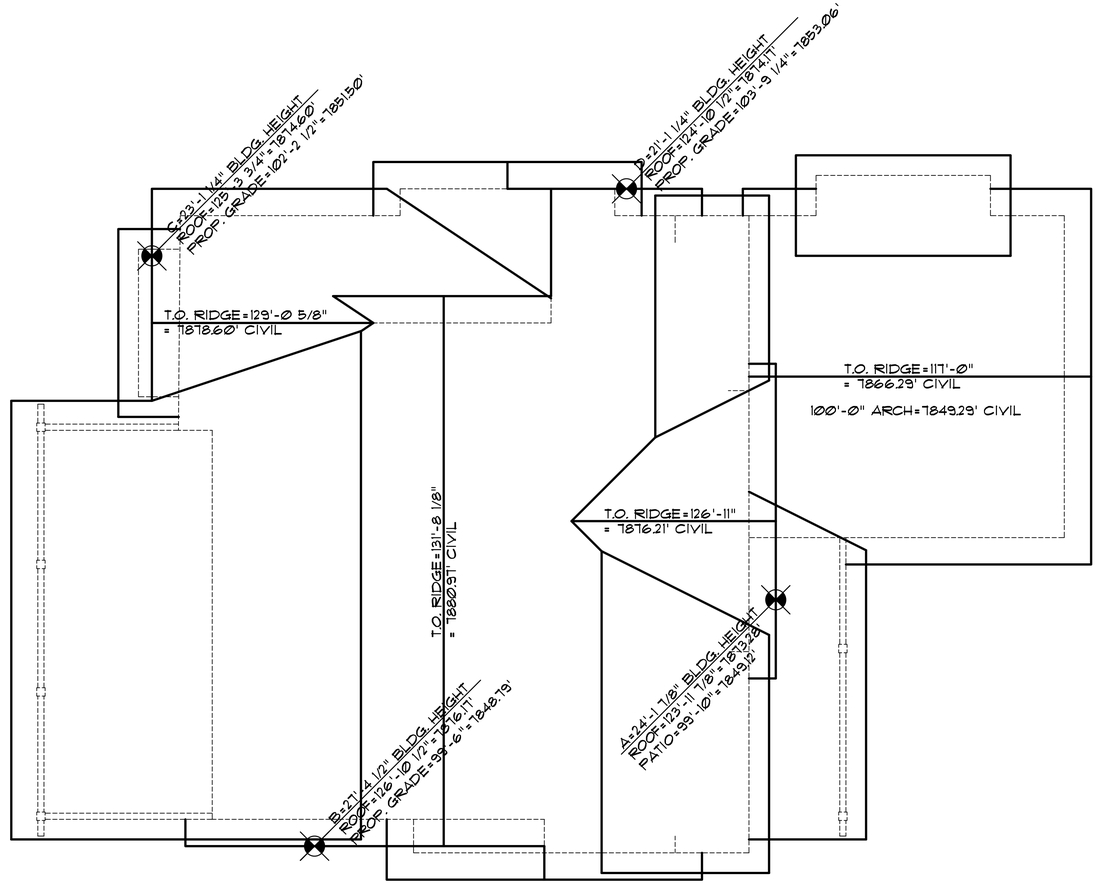


FRONT ELEVATION
1/4" = 1'-0"

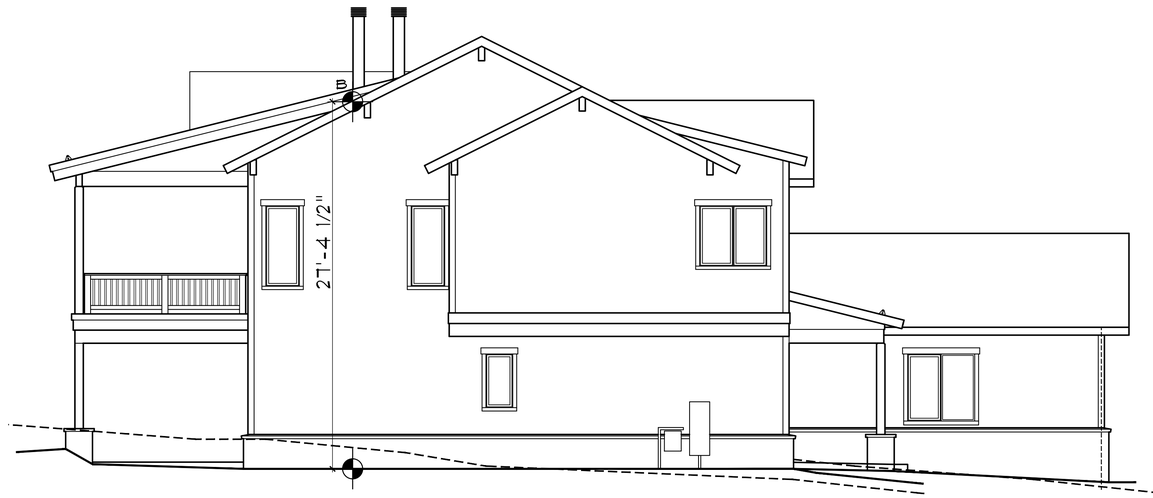


RIGHT ELEVATION
1/4" = 1'-0"

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



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



LEFT ELEVATION
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BH1

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 2

EGGERS ARCHITECTURE, INC

AXIS VU DESIGN

DRB DESIGN REVIEW - 3D VIEWS

SEPTEMBER 22, 2025

RESORT CONCEPTS

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MINTURN NORTH - LOT 2

EGGERS ARCHITECTURE, INC

AXIS VU DESIGN

DRB DESIGN REVIEW - 3D VIEWS

SEPTEMBER 22, 2025

RESORT CONCEPTS

Terraces & Walkways
Stained Concrete

Exterior Stone
Colorado Buff

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

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

Wood Columns per Plan
Color: Custom Stain

Roofing
Mfg: CertainTeed Belmont
Asphalt Shingles
Color: Black Granite

Roofing
Standing Seam Metal
Color: Matte Black

Garage Door
9’-0” x 18’-0” Insulated Metal
Color: Black

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.

To: Planning Commission
From: Madison Harris
Date: October 2, 2025
Agenda Item: Minturn Forward: Land Use Code Update - Draft Article 3 Zoning Regulations

REQUEST:
Review and make recommendations to staff regarding Draft Article 3 Zoning Regulations.

UPDATE:
Listed below are all recommendations that the Planning Commission gave at the September 24, 2025 meeting on Article 3. Please note that the Draft Article 3 has not been updated with these recommendations as staff would prefer to make all changes at the same time after the review of Draft Article 3 is complete.

- Clarity on "less compact" within the MU-2 purpose statement
- Clarity on "low-impact" within the MU-3 purpose statement
- Determination of unlisted uses should be a Planning Commission job instead of Planning Director
- The word "principle" be added to the headings of the use table
- Combine "Art Gallery, Arts/Crafts/Performing Arts Studio…" with "Studio for Arts, Crafts, and Performing Arts" and make it a use by right in 100 Block Zones, Civic, Makerspace, and all Mixed-Use zone districts
- Bakeries and Delicatessens with Food Service should be a use by right in Makerspace and MU-1
- Bed and Breakfast should not be an allowed use in R-1 and R-2 and should be a limited use in MU-1
- Restaurant should be a conditional use in all mixed-use zone districts
- Membership Organizations should not be allowed in R-1, but should be allowed as a conditional use in MU-1 and MU-2
- Laundromat should be allowed in 100 Block: A only if it fronts on Williams Street and/or Eagle Street, and should be allowed in 100 Block: B with no caveat
- Definition of Performing Arts should include Live Music Venue
- Heavy Equipment Rental should either be its own use or be added to Motor Vehicle Rental
- Outdoor Storage, Screened and Contractor Storage should be consolidated into one use
- Staff to check if gyms generate sales tax
- Need to double check that Trails & Trailheads are not being prohibited in zone districts where they already exist
- Group Residential Facility should be a conditional use across the board where it's proposed as a use by right except for the Civic Zone District, but it should not be allowed in R-1 or R-2

- Keeping of Fowl should not be allowed in the 100 Block Zones

INTRODUCTION:
Over the last two meetings, the Planning Commission has been reviewing use standards and prior to that reviewing uses in specific zone districts. That has now been compiled into one article for review. There are some outstanding areas and comments have been left throughout the attached document to draw attention to them. Some are comments about what staff has updated over the course of drafting this document, some comments are what the Town Attorney still needs to comment on, and some comments are specific questions to the Planning Commission that staff would like input on.

COMMUNITY INPUT:
Ongoing.

BUDGET / STAFF IMPACT: TBD

STRATEGIC PLAN ALIGNMENT:
The Planning Commission's review and recommendation aligns with the following key strategies:

- Integrity
- Transparency
- Collaboration

ATTACHMENTS:

- Draft Article 3 Zoning Regulations

ARTICLE 3: ZONING REGULATIONS

Section 16-3-##: Establishment of Zone Districts

This Section establishes the zone districts that regulate the type and intensity of land uses within the Town and hereby divides the Town into said zone districts to implement the Community Plan and the provisions of this Code.

Table ##: Zone Districts

ZONE DISTRICT	PURPOSE
100-Block: A	The purpose of these zone districts is to accommodate sales tax-generating, street level uses and compatible, non-street level uses that include retail, office, and/or residential uses. These zone districts encompass Minturn's historic and primary retail/commercial area and work to bolster the Town's sales-tax revenue, encourage the reuse of existing structures, and maintain the visual character and scale of development in this part of the community.
100-Block: B	
Civic	The purpose of the Civic zone district is to accommodate uses that serve a public function including government facilities, recreation facilities, parks, open space areas, trails, schools, and utilities.
Federal Lands	The purpose of the Federal Lands zone district is to accommodate the use and development of lands within the Town of Minturn's boundary that are owned and managed by the federal government. This zone district works to protect environmentally sensitive and culturally significant areas, preserve scenic views and opens space, and maintain and enhance recreational opportunities. The management, use, and development of these lands must be in accordance with any conservation easements and direction of the applicable federal land manager.
Makerspace	The purpose of the Makerspace zone district is to accommodate a broad range of commercial and light industrial uses, as well as limited residential uses that are directly associated with businesses in this part of Minturn.
Maloit Park: Mixed-Use	The purpose of the Maloit Park: Mixed-Use zone district is to provide an area to accommodate a variety of land uses that may include residential development, educational facilities, recreation and other similar uses, and other community-oriented buildings, facilities and uses. This zone district also allows for the continuation of all existing land uses.
Maloit Park: Recreation & Open Space	The purpose of the Maloit Park: Recreation and Open Space zone district is to preserve lands in a predominately undeveloped state. Uses in this zone district are generally limited to infrastructure and utility installations, trails and other passive recreation uses.
Mixed-Use 1 (MU-1)	The purpose of the Mixed-Use 1 (MU-1) zone district is to accommodate a mix of complementary residential and commercial uses that support a compact, pedestrian-oriented environment and respect and enhance Minturn's historic character. Vertical mixed-use development, with ground floor commercial uses and residential uses on upper floors, and horizontal mixed-use development, with commercial uses adjacent to residential uses, are encouraged in this zone district. The types of uses that are appropriate in the MU-1 zone district include restaurants, shops, financial institutions, lodging facilities, professional offices, single-family homes, duplexes, accessory dwelling units, apartments and multi-family dwellings on larger lots.

Table ##: Zone Districts

ZONE DISTRICT	PURPOSE
Mixed-Use 2 (MU-2)	The purpose of the Mixed-Use 2 (MU-2) zone district is to accommodate a mix of complementary residential, commercial, and low-impact light industrial uses on larger lots. This zone district allows for mixed-use development that is more auto-oriented and less compact than the mixed-use development in the Mixed-Use 1 (MU-1) zone district. The MU-2 zone district is intended to encourage small business development. The types of uses that are appropriate in the MU-2 zone district include light manufacturing, automotive parts shops, appliance repair shops, wholesale businesses, offices, single-family homes, duplexes, and multi-family dwellings.
Mixed-Use 3 (MU-3)	The purpose of the Mixed-Use 3 (MU-3) zone district is to provide for a mix of primarily residential uses, such as single-family homes, duplexes, and multi-family dwellings, and limited, low-impact commercial uses. More intensive, commercial uses, such as restaurants, may be appropriate on a case-by-case basis. This zone district is intended to maintain a predominantly residential character.
PUD Holding	The purpose of the PUD Holding zone district is to serve as a placeholder for properties that the community has identified for master planned development. The Planned Unit Development (PUD) process set forth in Article 5 is the preferred procedure for developing a master development plan for these properties.
R1	The purpose of the R1 zone district is to provide for continued residential use, new development, and redevelopment that respects and enhances the unique character and scale of existing neighborhoods. The R1 district supports residential uses on small lots and support smaller scale residential uses on those lots. The R1 district is intended for single-family homes, duplexes, accessory dwelling units, home occupations, and civic uses.
R2	The purpose of the R2 zone district is to support the eclectic mix of housing types found in Minturn, where new development, major remodels, and redevelopment respect and enhance the unique character of existing neighborhoods. The R2 district is intended for single-family homes, duplexes, accessory dwelling units, and multi-family dwellings on larger lots.
R3	The purpose of the R3 zone district is to support low density residential uses on larger lots and to maintain existing rural development patterns. The types of uses that are appropriate in the R3 zone district include single-family homes, duplexes, and accessory dwelling units.
Railroad Right-of-Way/ Transportation	The purpose of the Railroad Right-of-Way/Transportation zone district is to provide a multi-modal corridor with transportation related land uses that connects Minturn to local and regional destinations and protects Minturn's natural environment from potential impacts resulting from the use of this corridor.
Recreation & Open Space	The purpose of the Recreation and Open Space zone district is to provide outdoor spaces for passive and/or active recreation, protect environmentally sensitive areas, and accommodate uses that serve a public function and are compatible with the intended character of these areas including recreation facilities, parks, open space areas, and trails.

Section 16-3-##: Incorporation and Interpretation of Zoning Map

A. Incorporation of Zoning Map

1. The location and boundaries of the zone districts established by this Article are shown on the Official Zoning Map ("Zoning Map") of the Town and incorporated into this Code.

2. The Zoning Map, together with all data shown thereon and all amendments thereto, is by reference made part of this Code.

3. The Zoning Map shall include the Town's logo and date of adoption.

4. The Zoning Map shall be maintained by the Planning Director and be available to the public in the Town's offices and/or on the Town's website.

5. All changes to the Zoning Map shall be made only upon amendment to this Code in accordance with Article 5.

B. Interpretation of Zoning Map

1. Except where otherwise indicated, zone district boundaries shall follow municipal boundaries, section lines, the center line of rivers (e.g., the Eagle River) or tributaries (e.g., Cross Creek and Game Creek), lot lines, right-of-way lines or extensions thereof.

2. Where a zone district boundary coincides with a right-of-way line that is abandoned, the boundary shall then follow the centerline of the former right-of-way.

3. Land that is not part of a public, railroad, or utility right-of-way and that is not indicated as being in any zone district shall be included in the most restrictive, adjacent zone district even if such zone district is separated from the land in question by a public, railroad, and/or utility right-of-way.

4. If a zone district boundary is uncertain and/or disputed, it shall be the responsibility of the Planning Director to determine the location of such boundary. A determination of a zone district boundary made by the Planning Director may be appealed in accordance with Section 16-#-##.

Section 16-3-##: Overlay Zone Districts

A. Purpose & Applicability

1. The purpose of an Overlay Zone District is to supplement the regulations and/or standards of an underlying zone district. An Overlay Zone District may be superimposed over a portion, or the entirety, of one or more underlying zone district(s).

2. An Overlay Zone District is typically applied to an area where a unique condition(s) (e.g., floodplain, wildfire hazard, hillside/slope protection area, wildlife habitat, scenic view, etc.) exists that needs to be addressed with supplemental regulations and/or standards.

B. Establishment of an Overlay Zone District

An Overlay Zone District shall be established in accordance with Section 16-#-##.

Section 16-3-##: Permitted, Limited Review, Conditional, and Prohibited Uses

The Table of Uses, set forth in Section 16-3-##, identifies the Principal, Accessory, and Temporary uses allowed in Minturn's zone districts. The Table of Uses utilizes the following classification system to specify if a use is a "Use by Right," a "Limited Review Use," a "Conditional Use," or if a use is prohibited.

A. **Uses by Right ("R")**
   An "R" indicates that a use is allowed by right in a zone district(s), subject to compliance with all applicable requirements of this Chapter including, but not limited to, General Use Standards (refer to Section 16-3-##), Use-Specific Standards (refer to Section 16-3-##), Dimensional Requirements (refer to Article ##), and Development Standards (refer to Article ##).

B. **Limited Review Uses ("L")**
   An "L" indicates that a use is allowed in a zone district(s), subject to via the Limited Review Use process set forth in Section 16-5-## and compliance with all applicable requirements of this Chapter including, but not limited to, General Use Standards (refer to Section 16-3-##), Use-Specific Standards (refer to Section 16-3-##), Dimensional Requirements (refer to Article ##), and Development Standards (refer to Article ##).

C. **Conditional Uses ("C")**
   A "C" indicates a use is allowed in a zone district(s), subject to approval via the Conditional Use process set forth in Section 16-5-## and compliance with all applicable requirements of this Chapter including, but not limited to, General Use Standards (refer to Section 16-3-##), Use-Specific Standards (refer to Section 16-3-##), Dimensional Requirements (refer to Article ##), and Development Standards (refer to Article ##).

D. **Prohibited Uses ("N")**
   An "N" indicates a use is not allowed in a zone district(s).

Section 16-3-##: Classification of Unlisted Uses

The Town recognizes that a use(s), not identified in this Code, may be proposed. Such a use(s) shall be prohibited, unless one (1) of the following occurs:

A. **Determination by Planning Director**
   1. The Planning Director shall have the authority to determine if an unlisted use is similar to a use identified in the Table of Uses (refer to Section 16-3-##). In making such a determination, the Planning Director must consider the purpose of the applicable zone district(s), the characteristics of the unlisted use, and potential impacts on surrounding properties.

   2. If the Planning Director determines that an unlisted use is similar to a use identified in the Table of Uses, they shall provide written notice of their decision to the applicant. A determination by the Planning Director shall be effective upon such notice being sent to the applicant.

   3. An unlisted use determined to be similar to a use identified in the Table of Uses is subject to all standards applicable to the use that is was determined to be similar to.

   4. An applicant may appeal the Planning Director's determination on an unlisted use in accordance with Section 16-#-##.

B. Code Amendment

An amendment to this Article (i.e., Code Amendment) may be proposed for an unlisted use(s) in accordance with Section 16-5-##.

Section 16-3-##: Table of Uses

A. Table ## lists the principal and accessory uses allowed within Minturn's zone districts and provides cross-references to the specific requirements associated with certain types of uses (e.g., Use-Specific Standards). Definitions for the uses listed in Table ## are set forth in Article ##.

B. Table ## classifies principal uses into general categories (e.g., Residential Uses, Commercial Uses, etc.) based on common functional, product, and/or physical characteristics. Uses that are customarily incidental and subordinate to principal uses are listed under the Accessory Use category.

C. All uses listed in Table ## must comply with all applicable requirements of this Chapter including, but not limited to, General Use Standards (refer to Section 16-3-##), Use-Specific Standards (refer to Section 16-3-##), Dimensional Requirements (refer to Article ##), and Development Standards (refer to Article ##).

<Insert Table of Uses>

DRAFT

Table ##: Table of Allowed Uses

R = Use by Right | L = Limited Review Use | C = Conditional Use | N = Prohibited Use

USE TYPE	ZONE DISTRICTS														Maloit Park		USE-SPECIFIC STANDARDS
	100-Block: A	100-Block: B	Civic	Federal Lands	Makerspace	Mixed-Use 1	Mixed-Use 2	Mixed-Use 3	PUD Holding	R1	R2	R3	Recreation & Open Space	Railroad Right-of-Way /Transportation	Mixed-Use	Recreation & Open Space	
Commercial Uses																	
Adult Business	N	N	N	N	C	N	N	N	1	N	N	N	N	N			
Animal Boarding	N	N	N	N	C	N	N	N	1	N	N	N	N	N			
Animal Hospital	N	N	N	N	L	N	~~N~~L	N	1	N	N	N	N	N			
Art Gallery, Arts/Crafts/Performing Arts Studio, or Art Center	N	N	~~N~~R	N	N	R	R	R	1	N	N	N	N	N			
Automotive Detail Shop	N	N	N	N	R	L	R	N	1	N	N	N	N	N			
Bakeries and Delicatessens with Food Service	R	R	N	N	N	N	R	N	1	N	N	N	N	N			
Banks and Financial Institutions	N	N	N	N	R	R	R	N	1	N	N	N	N	N			
Bar or Tavern	R	R	N	N	R	R	R	C	1	N	N	N	N	N			
Bed and Breakfast	L	L	N	N	N	C	L	L	1	C	C	N	N	N			
Building Material and Supply Sales	N	N	N	N	N	C	N	N	1	N	N	N	N	N			
Car Washes	N	N	N	N	C	C	R	N	1	N	N	N	N	N			
Commercial Accommodations	R	R	N	N	R	R	R	N	1	N	N	N	N	N			
Commercial Parking Lot/Garage	N	N	~~N~~R	N	N	C	N	N	1	N	N	N	N	N			
Continuing Care Facility	N	N	R	N	N	R	R	N	1	N	N	N	N	N			
Day Care Center, Adult or Child	L	L	~~N~~L	N	N	~~C~~L	~~C~~L	~~R,C~~L	1	C	C	C	N	N			
Drive-Through/Drive-Up Establishments	N	N	N	N	N	N	L	N	1	N	N	N	N	N			
Drugstores and Pharmacies	R	R	N	N	R	R	N	N	1	N	N	N	N	N			
Dry Cleaners, Storefront	N	N	N	N	R	N	N	N	1	N	N	N	N	N			
Gas Stations	N	N	N	N	C	C	C	N	1	N	N	N	N	N			
Health/Medical Offices (Street Level)	N	N	N	N	R	R	R	~~L~~R	1	N	N	N	N	N			
Health/Medical Offices (Second Level or Above)	R	R	N	N	R	R	R	~~L~~R	1	N	N	N	N	N			
Laundries	N	N	N	N	C	C	C	N	1	N	N	N	N	N			

Commented [MF2]: Note:
The uses currently allowed in the Maloit Park: Mixed Use and Maloit Park: Recreation & Open Space zone districts to be added to the table. No changes are proposed to these existing zone districts.

Commented [MF1]: Note:
Cross-references to the Use-Specific Standards for certain Use Types to be added at a later time.

Commented [MF3]: Requesting Planning Commission Input:
"Continuing Care Facility" is a new Use Type that has been added.

Commented [MF4]: Note:
Adult and Child Day Care Centers have been consolidated.

Table ##: Table of Allowed Uses

R = Use by Right | L = Limited Review Use | C = Conditional Use | N = Prohibited Use

USE TYPE	ZONE DISTRICTS														Maloit Park		USE-SPECIFIC STANDARDS
	100-Block: A	100-Block: B	Civic	Federal Lands	Makerspace	Mixed-Use 1	Mixed-Use 2	Mixed-Use 3	PUD Holding	R1	R2	R3	Recreation & Open Space	Railroad Right-of-Way /Transportation	Mixed-Use	Recreation & Open Space	
Laundromats	~~N~~R	~~N~~R	N	N	R	R	R	C	~~1~~	N	N	N	N	N			
Liquor Stores	R	R	N	N	R	R	R	C	~~1~~	N	N	N	N	N			
Membership Organization	N	N	N	N	N	N	N	C	~~1~~	C	N	N	N	N			
Outdoor Food Vendor Park/Court	N	N	~~N~~R	N	L	N	N	N	~~1~~	N	N	N	N	N			
Motor Vehicle/Recreational Vehicle Sales, Service, and Rental	N	N	N	N	C	C	~~N~~L	N	~~1~~	N	N	N	N	N			
Natural Medicine Business, Other	N	N	N	N	C	N	N	N	~~1~~	N	N	N	N	N			
Natural Medicine Healing Center	R	R	N	N	R	R	R	R	~~1~~	N	N	N	N	N			
Nursery and Landscape Supply Sales	N	N	N	N	R	R	R	N	~~1~~	N	N	N	N	N			
Office Uses (Street Level)	~~C~~L	~~C~~L	~~N~~R	N	N	R	~~N~~R	R	~~1~~	N	N	N	N	N			
Office Uses (Second Level or Above)	R	R	~~N~~R	N	N	R	~~N~~R	R	~~1~~	N	N	N	N	N			
Personal Services	R	R	N	N	R	R	R	~~L~~R	~~1~~	N	N	N	N	N			
~~Professional Offices, Business Offices, and Studios (Street Level)~~	~~C~~	~~C~~	~~N~~	~~N~~	~~R~~	~~R~~	~~R~~	~~R~~		~~N~~	~~N~~	~~N~~	~~N~~	~~N~~			
~~Professional Offices, Business Offices, and Studios (Second Level and Above)~~	~~R~~	~~R~~	~~N~~	~~N~~	~~R~~	~~R~~	~~R~~	~~R~~		~~N~~	~~N~~	~~N~~	~~N~~	~~N~~			
Rental Businesses	~~N~~R	~~N~~R	N	N	R	~~N~~R	~~N~~R	N	~~1~~	N	N	N	N	N			
Restaurant	R	R	N	N	R	~~L~~R	R	C	~~1~~	N	N	N	N	N			
Retail	R	R	N	N	R	R	R	C	~~1~~	N	N	N	N	N			
~~Retail Uses (Greater than 5,000 Square Feet)~~	~~N~~	~~N~~	~~N~~	~~N~~	~~C~~	~~N~~	~~N~~	~~N~~		~~N~~	~~N~~	~~N~~	~~N~~	~~N~~			
Service Businesses	N	N	N	N	R	R	N	N	~~1~~	N	N	N	N	N			
Small Appliance Repair Shops	C	C	N	N	R	R	R	L	~~1~~	N	N	N	N	N			
Studios for Arts, Crafts, and Performing Arts	N	N	~~N~~R	N	R	R	N	N	~~1~~	N	N	N	N	N			

Commented [MF2]: Note:
The uses currently allowed in the Maloit Park: Mixed Use and Maloit Park: Recreation & Open Space zone districts to be added to the table. No changes are proposed to these existing zone districts.

Commented [MF1]: Note:
Cross-references to the Use-Specific Standards for certain Use Types to be added at a later time.

Commented [MF5]: Note:
Consolidated with "Office Uses."

Commented [MF6]: Requesting Planning Commission Input:
Staff is recommending that this Use Type be eliminated.

Table ##: Table of Allowed Uses

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USE TYPE	ZONE DISTRICTS															USE-SPECIFIC STANDARDS
														Maloit Park		
	100-Block: A	100-Block: B	Civic	Federal Lands	Makerspace	Mixed-Use 1	Mixed-Use 2	Mixed-Use 3	PUD Holding	R1	R2	R3	Recreation & Open Space	Railroad Right-of-Way /Transportation	Mixed-Use	Recreation & Open Space	
Theaters, Meeting Rooms, and Convention Centers	N	N	~~N~~R	N	R	R	R	N	~~1~~	N	N	N	N	N			
Veterinary Clinic	N	N	N	N	R	N	R	N	~~1~~	N	N	N	N	N			
Vehicle Repair, Major	N	N	N	N	R	N	C	N	~~1~~	N	N	N	N	N			
Vehicle Repair, Minor	N	N	N	N	R	N	R	N	~~1~~	N	N	N	N	N			
Industrial Uses																	
Commercial Indoor Storage	N	N	~~C~~R	N	R	N	N	N	~~1~~	N	N	N	N	N			
Contractor Storage	N	N	~~N~~R	N	N	C	N	N	~~1~~	N	N	N	N	N			
Manufacturing, Light	C	C	~~C~~R	N	L	L	L	N	~~1~~	N	N	N	N	N			
Natural Medicine Cultivation Facility	N	N	N	N	C	N	N	N	~~1~~	N	N	N	N	N			
Natural Medicine Product Manufacturer	N	N	N	N	C	N	N	N	~~1~~	N	N	N	N	N			
Natural Medicine Testing Facility	N	N	N	N	C	N	N	N	~~1~~	N	N	N	N	N			
Outdoor Storage, Screened	N	N	~~N~~R	N	C	N	N	N	~~1~~	N	N	N	N	N			
Outdoor Storage, Unscreened	N	N	R	N	N	N	N	N	~~1~~	N	N	N	N	N			
Power Plant, Biomass	N	N	C	N	N	N	N	N	~~1~~	N	N	N	N	N			
Power Plant, Geothermal	N	N	C	N	N	N	N	N	~~1~~	N	N	N	N	N			
~~Self-Service Storage~~	~~N~~	~~N~~	~~N~~	~~N~~	~~R~~	~~N~~	~~N~~	~~N~~		~~N~~	~~N~~	~~N~~	~~N~~	~~N~~			
Solar Energy System, Community-Scale	N	N	C	N	N	N	N	N	~~1~~	N	N	N	N	N			
Warehouse/Wholesale Establishment	N	N	N	N	R	N	N	N	~~1~~	N	N	N	N	N			
Public, Institutional, Civic Uses																	
~~Athletic Fields~~	~~N~~	~~N~~	~~R~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~		~~N~~	~~N~~	~~N~~	~~R~~	~~N~~			
Cemetery	N	N	R	N	N	N	N	N	~~1~~	N	N	N	N	N			
Cemetery Office Uses	N	N	R	N	N	N	N	N	~~1~~	N	N	N	N	N			
Indoor Recreational Facilities	~~N~~R	~~N~~R	R	N	R	R	R	N	~~1~~	N	N	N	R	N			

Commented [MF2]: Note:
The uses currently allowed in the Maloit Park: Mixed Use and Maloit Park: Recreation & Open Space zone districts to be added to the table. No changes are proposed to these existing zone districts.

Commented [MF1]: Note:
Cross-references to the Use-Specific Standards for certain Use Types to be added at a later time.

Commented [MF7]: Note:
"Self-Service Storage" has been consolidated with "Commercial Indoor Storage."

Commented [MF8]: Note:
"Athletic Fields" have been consolidated with "Outdoor Recreation Facilities."

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USE TYPE	ZONE DISTRICTS														Maloit Park		USE-SPECIFIC STANDARDS
	100-Block: A	100-Block: B	Civic	Federal Lands	Makerspace	Mixed-Use 1	Mixed-Use 2	Mixed-Use 3	PUD Holding	R1	R2	R3	Recreation & Open Space	Railroad Right-of-Way /Transportation	Mixed-Use	Recreation & Open Space	
Institutional Uses (Street Level)	N	N	~~N~~R	N	R	N	R	~~N~~C	[1]	~~N~~C	N	N	N	N			
Institutional Uses (Second Level and Above)	N	N	~~N~~R	N	R	N	R	C	[1]	~~N~~C	N	N	N	N			
Maintenance Facility	N	N	R~~N~~	N	N	N	N	N	[1]	N	N	N	N	R			
Multi-Modal Transportation	N	N	R~~N~~	N	N	N	N	N	[1]	N	N	N	N	R			
Municipal Parking/Garage	~~N~~R	~~N~~R	~~N~~R	N	N	R	N	N	[1]	N	N	N	N	N			
~~Open Space~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~		~~N~~	~~N~~	~~N~~	~~R~~	~~N~~			
Outdoor Recreational Facilities	N	N	R	N	N	N	N	N	[1]	N	N	N	R	N			
Parks, ~~and~~ Playgrounds, and Open Space	R~~N~~	R~~N~~	R	R~~N~~	R~~N~~	R	R	R	[1]	R	R	R	R	R~~N~~			
~~Public Events and Mass Gatherings~~	~~N~~	~~N~~	~~R~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~		~~N~~	~~N~~	~~N~~	~~R~~	~~N~~			
~~Public Facilities and Uses~~	~~N~~	~~N~~	~~R~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~		~~N~~	~~N~~	~~N~~	~~N~~	~~N~~			
Rail	N	N	R~~N~~	N	N	N	N	N	[1]	N	N	N	N	R			
~~School-Related Uses and Facilities in Accordance with Section 22-32-124, C.R.S.~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~R~~		~~N~~	~~N~~	~~N~~	~~N~~	~~N~~			
Trails and Trailheads	N	N	R	N	N	N	N	N	[1]	N	N	N	R	R			
Uses Allowed Under Federal Regulations	N	N	N	R	N	N	N	N	[1]	N	N	N	N	N			
Utility Facilities and Improvements	N	N	R	N	N	N	N	N	[1]	N	N	N	R	N			
Water Treatment Facilities	N	N	R	N	N	N	N	N	[1]	N	N	N	R	N			
Wireless Communication Facilities	L~~N~~	L~~N~~	L	L~~N~~	L~~N~~	L~~N~~	L~~N~~	L~~N~~	[1]	L~~N~~	L~~N~~	L~~N~~	L~~N~~	L~~N~~			
Residential Uses																	
Duplexes (Street Level)	N[2] ***	N[2] ****	~~N~~R	N	N	R	R	R	[1]	R	R	R	N	N			
Duplexes (Second Level and Above)	R	R	~~N~~R	N	N	R	R	R	[1]	R	R	R	N	N			
Group Home (Street Level)	N	N	~~N~~R	N	N	~~L~~R	~~R~~C	~~R~~L	[1]	~~N~~R	~~N~~R	~~N~~R	N	N			

Commented [MF2]: Note:
The uses currently allowed in the Maloit Park: Mixed Use and Maloit Park: Recreation & Open Space zone districts to be added to the table. No changes are proposed to these existing zone districts.

Commented [MF1]: Note:
Cross-references to the Use-Specific Standards for certain Use Types to be added at a later time.

Commented [MF9]: Note:
"Open Space" has been consolidated with "Parks and Playgrounds."

Commented [MF10]: Note:
Staff is recommending that "Parks, Playgrounds, and Open Space" be a permitted use/use by right in all zone districts.

Commented [MF11]: Note:
"Public Events and Mass Gatherings" to be a Temporary Use. "Public Events" and "Mass Gatherings" to be included as examples in the revised definition for "Temporary Use."

Commented [MF12]: Note:
Consolidated with "Institutional Uses."

Table ##: Table of Allowed Uses

R = Use by Right | L = Limited Review Use | C = Conditional Use | N = Prohibited Use

USE TYPE	ZONE DISTRICTS																USE-SPECIFIC STANDARDS
															Maloit Park		
	100-Block: A	100-Block: B	Civic	Federal Lands	Makerspace	Mixed-Use 1	Mixed-Use 2	Mixed-Use 3	PUD Holding	R1	R2	R3	Recreation & Open Space	Railroad Right-of-Way /Transportation	Mixed-Use	Recreation & Open Space	
~~Group Home (Second Level and Above)~~	~~R~~	~~R~~	~~R~~	~~N~~	~~R~~	~~R~~	~~R~~	~~R~~	~~1~~	~~R~~	~~R~~	~~R~~	~~N~~	~~N~~			
~~Group Residential Facility (Street Level)~~	~~N~~	~~N~~	~~R~~	~~N~~	~~N~~	~~R~~	~~R~~	~~R~~	~~1~~	~~N~~	~~N~~	~~R~~	~~N~~	~~N~~			
~~Group Residential Facility (Second Level and Above)~~	~~R~~	~~R~~	~~R~~	~~N~~	~~N~~	~~R~~	~~R~~	~~R~~	~~1~~	~~N~~	~~N~~	~~R~~	~~N~~	~~N~~			
Multi-Family Dwellings (Street Level)	~~N~~[2]****	~~N~~[2] ***	R	N	~~N~~L	R	R	R	1	~~C~~R	~~C~~R	N	N	N			
Multi-Family Dwellings (Second Level and Above)	R	R	R	N	~~N~~R	R	R	R	1	~~C~~R	~~C~~R	N	N	N			
~~Senior Housing~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~C~~		~~C~~	~~C~~	~~N~~	~~N~~	~~N~~			
~~Senior Housing, Retirement Communities~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~R~~		~~N~~	~~N~~	~~N~~	~~N~~	~~N~~			
Short Term Rental*	R	R	R	N	N	R	R	R	1	R	R	R	N	N			
Single-Family ~~Residential~~ Dwellings	N	N	~~N~~R	N	N	R	N	R	1	R	R	R	N	N			
Accessory Uses																	
Accessory Building or Structure	~~R~~L	~~R~~L	R	~~R~~N	~~R~~L	~~R~~N	~~R~~L	~~R~~L	1	~~R~~L	~~R~~L	~~R~~L	~~N~~R	R			
Accessory Dwelling Unit (Street Level)	N[2] ***	N[2] ***	~~R~~N	N	N	R	R	R	1	R	R	R	N	N			
Accessory Dwelling Unit (Second Level and Above)	R	R	~~R~~N	N	N	R	R	R	1	R	R	R	N	N			
Accessory Uses Customarily Associated with Allowable Uses[3]	~~N~~R	~~N~~R	R	~~N~~R	~~N~~R	~~N~~R	~~N~~R	~~N~~R	1	~~N~~R	~~N~~R	~~N~~R	R	R			
~~Dwelling Accessory to a Business~~	~~N~~	~~N~~	~~N~~	~~N~~	~~L~~	~~N~~	~~N~~	~~N~~		~~N~~	~~N~~	~~N~~	~~N~~	~~N~~			
Family Child Care Home	~~N~~R	~~R~~N	~~R~~N	N	~~R~~N	~~R~~N	R	R	1	R	R	R	N	N			
Geothermal Loop or Direct Use, Accessory	~~R~~N	~~R~~N	~~R~~L	~~R~~N	~~R~~L	~~R~~L	~~R~~L	~~R~~L	1	~~R~~L	~~R~~L	~~R~~L	~~R~~L	~~R~~N			
Home Business	~~C~~L	~~C~~L	N	N	~~R~~N	C	C	C	1	C	C	C	N	N			

Commented [MF2]: Note:
The uses currently allowed in the Maloit Park: Mixed Use and Maloit Park: Recreation & Open Space zone districts to be added to the table. No changes are proposed to these existing zone districts.

Commented [MF1]: Note:
Cross-references to the Use-Specific Standards for certain Use Types to be added at a later time.

Commented [MF13]: Note:
It is staff's understanding that "Group Homes" are required to be treated in the same manner as other housing types.

An example definition for "Group Homes" is as follows:

A residential dwelling or facility where persons are living, together with staff, as a single housekeeping unit providing care, supervision, and treatment for the exclusive use of residents protected by the provisions of the Fair Housing Act Amendments of 1988, as defined in that Act and interpreted by the courts, or by any similar legislation of the State of Colorado, including but not limited to facilities providing housing for people experiencing disabilities, mental health conditions, or developmental disabilities.

Commented [MF14]: Requesting Planning Commission Input:
"Group Residential Facilities" is a new Use Type that has been added.

An example definition for "Group Residential Facility" is:

A residence that provides a community living environment for persons requiring custodial care, medical treatment, or specialized social services, but that does not meet the ...

Commented [MF15]: Note:
Staff is recommending that "Senior Housing" and "Senior Housing, Retirement Communities" be eliminated as these Use Types are addressed under other Use Types.

Commented [MF16]: Note:
Staff is recommending deleting this proposed Use Type.

Table ##: Table of Allowed Uses

R = Use by Right | L = Limited Review Use | C = Conditional Use | N = Prohibited Use

USE TYPE	ZONE DISTRICTS															USE-SPECIFIC STANDARDS
														Maloit Park		
	100-Block: A	100-Block: B	Civic	Federal Lands	Makerspace	Mixed-Use 1	Mixed-Use 2	Mixed-Use 3	PUD Holding	R1	R2	R3	Recreation & Open Space	Railroad Right-of-Way /Transportation	Mixed-Use	Recreation & Open Space	
Home Occupation	~~R~~ L	~~R~~ L	~~R~~ N	N	~~R~~ N	R	R	R	[1]	R	R	R	N	N			
Hydroelectric Energy Device, Accessory	~~L~~ N	~~L~~ N	L	~~N~~ L	L	L	L	L	[1]	L	L	L	L	~~L~~ N			
Keeping of Fowl	R	R	R	N	N	R	R	R	[1]	R	R	R	N	N			
Outdoor Food Vendor	~~N~~ R	~~N~~ R	~~N~~ R	N	~~N~~ R	~~N~~ R	~~N~~ R	~~N~~ R	[1]	N	N	N	~~L~~ R	N			
Outdoor Storage, Accessory to a Non-Residential Use	N	N	L	N	L	N	N	N	[1]	N	N	N	L	N			
Parklet	~~N~~ R	~~N~~ R	~~N~~ R	N	~~N~~ R	~~N~~ R	~~N~~ R	~~N~~ R	[1]	N	N	N	~~N~~ R	N			
Solar Energy System, Ground-Mounted, Accessory	~~R~~ N	~~R~~ N	~~R~~ L	~~R~~ N	~~R~~ L	~~R~~ L	~~R~~ L	~~R~~ L	[1]	~~R~~ L	~~R~~ L	~~R~~ L	~~R~~ L	~~R~~ N			
Solar Energy System, Roof-Mounted, Accessory	~~N~~ R	~~N~~ R	~~R~~ L	~~R~~ N	~~R~~ L	~~R~~ L	~~R~~ L	~~R~~ L	[1]	~~R~~ L	~~R~~ L	~~R~~ L	~~R~~ L	~~R~~ N			
Wind Energy Facility, Accessory	L	L	L	L	L	L	L	L	[1]	L	L	L	L	L			
Temporary Uses																	
Temporary Use with a valid Temporary Use Permit	R	R	R	R	R	R	R	R	[1]	R	R	R	R	R			

Notes:

[1] Permitted uses to be established as part of the Planned Unit Development (PUD) process (refer to Article 5: Land Use Application Requirements & Procedures).

[2] Street level residential uses in the 100-Block: A and 100-Block: B zone districts are permitted on historic properties subject to all applicable requirements of this Chapter.

[3] Only applies to accessory uses that are not specifically listed in the Table of Allowed Uses.

Commented [MF2]: Note:
The uses currently allowed in the Maloit Park: Mixed Use and Maloit Park: Recreation & Open Space zone districts to be added to the table. No changes are proposed to these existing zone districts.

Commented [MF1]: Note:
Cross-references to the Use-Specific Standards for certain Use Types to be added at a later time.

Section 16-3-##: Principal & Accessory Uses

A. Principal Uses

More than one (1) principal use per lot is allowed in all zone districts if each use is allowed in the applicable zone district and all uses comply with all applicable requirements of this Chapter including, but not limited to, General Use Standards (refer to Section 16-3-##), Use-Specific Standards (refer to Section 16-3-##), Dimensional Requirements (refer to Article ##), and Development Standards (refer to Article ##).

B. Accessory Uses

1. A principal use must be established on a lot before an accessory use(s) is permitted. This requirement does not apply to fences, which are permitted on a lot prior to a principal use being established.

2. An accessory use(s) is permitted on a lot without a principal use if an abutting lot has an established principal use and both lots are under the same ownership.

3. More than one (1) accessory use per lot is allowed in all zone districts if each use is allowed in the applicable zone district and all uses comply with all applicable requirements of this Chapter including, but not limited to, General Use Standards (refer to Section 16-3-##), Use-Specific Standards (refer to Section 16-3-##), Dimensional Requirements (refer to Article ##), and Development Standards (refer to Article ##).

Section 16-3-##: Dimensional Standards, Authorized Exceptions & Measurement Standards

A. Dimensional Standards

Table ## sets forth the dimensional standards for Minturn's zone districts. All uses, structures, and buildings must comply with these standards, unless otherwise exempted in this Chapter.

<Insert table of Dimensional Standards>

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Table ##: Table of Dimensional Standards

SF = Square Feet | FT = Feet | LF = Linear Feet | N/A = Not Applicable

	ZONE DISTRICTS																
																Maloit Park	
	100-Block: A	100- Block: A (Incentive Floor)[5]	100-Block: B	Civic	Federal Lands	Recreation & Open Space	Makerspace	Mixed-Use 1	Mixed-Use 2	Mixed-Use 3	PUD Holding	Railroad Right-of-Way /Transportation	R1	R2	R3	Mixed-Use	Recreation & Open Space
Lot Requirements																	
Lot Area (Minimum)	2,500 SF		2,500 SF	N/A	N/A	N/A	5,000 SF	2,500 SF	2,500 SF	5,000 SF	[3]	[4]	2,500 SF	5,000 SF	2 Acres	5,000 SF	N/A
Lot Area (Maximum)	7,500 SF		7,500 SF	N/A	N/A	N/A	N/A	N/A	N/A	N/A	[3]	[4]	N/A	N/A	N/A	N/A	N/A
Lot Area per Three (3) or More Dwelling Units (Minimum)	N/A		N/A	N/A	N/A	N/A	N/A	7,500 SF	7,500 SF	7,500 SF	[3]	[4]	5,000 SF	7,500 SF	N/A	N/A	N/A
Frontage on a Public Street or Right-of-Way (Minimum)	25 LF		25 LF	N/A	N/A	N/A	25 LF	25 LF	25 LF	25 LF	[3]	[4]	25 LF	25 LF	N/A	N/A	N/A
Building Lot Coverage (Maximum)	80%		80%	80%	N/A	N/A	70%	50%[1] 80%[2]	50%[1] 80%[2]	50%	[3]	[4]	50%	50%	20%	40%	N/A
Impervious Surface Area (Maximum)	90%		90%	90%	N/A	N/A	80%	60%[1] 90%[2]	60%[1] 90%[2]	60%	[3]	[4]	60%	60%	N/A	N/A	N/A
Setback Requirements																	
Front Yard Setback (Minimum)	5 FT (Min.) 15 FT (40% of Main Street Frontage)[6] 40 FT (Parking)[7]	25 FT	5 FT	10 FT	20 FT	5 FT	20 FT	10 FT	20 FT	10 FT	[3]	[4]	10 FT	20 FT	40 FT	20 FT	N/A
Front Yard Setback (Maximum)	20 FT	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	[3]	[4]	N/A	N/A	N/A	N/A	N/A
Side Yard Setback (Minimum)	5 FT	5 FT	5 FT	5 FT	5 FT	5 FT	10 FT	5 FT	5 FT	5 FT	[3]	[4]	5 FT	5 FT	20 FT	5 FT	N/A
Rear Yard Setback (Minimum)	25 FT 30 FT	25 FT	5 FT	10 FT	10 FT	5 FT	10 FT	10 FT	10 FT	10 FT	[3]	[4]	10 FT	10 FT	20 FT	10 FT	N/A

Commented [MF1]: Note:
Staff is recommending the following changes for the Civic zone district based on an analysis of Minturn Town Hall…

1.Increase Building Lot Coverage from 45% to 80%.

2.Change Impervious Surface Area from N/A to 90%.

Table ##: Table of Dimensional Standards

SF = Square Feet | FT = Feet | LF = Linear Feet | N/A = Not Applicable

	ZONE DISTRICTS																
																Maloit Park	
	100-Block: A	100- Block: A (Incentive Floor)[5]	100-Block: B	Civic	Federal Lands	Recreation & Open Space	Makerspace	Mixed-Use 1	Mixed-Use 2	Mixed-Use 3	PUD Holding	Railroad Right-of-Way /Transportation	R1	R2	R3	Mixed-Use	Recreation & Open Space
	(south of Nelson on Williams)	30 FT (south of Nelson on Williams)															
Live Stream Setback (Minimum)	Cross Creek: 50 FT | All Other Bodies of Water: 30 FT																
Setback Between Detached Structures on Same Lot (Minimum)	6 FT	6 FT	6 FT	6 FT	6 FT	6 FT	6 FT	6 FT	6 FT	6 FT	6 FT	6 FT	6 FT	6 FT	6 FT	6 FT	6 FT
Building Height Requirements																	
Building Height (Maximum)	28 FT/2 Stories[8] (Flat Roof) 32 FT/2.5 Stories[8] (Pitched Roof)	35 FT/ 3 Stories[8] (Any Roof)	35 FT/ 3 Stories[8]	28 FT	28 FT	28 FT	28 FT	28 FT[1] 35 FT[2]	28 FT	28 FT	[3]	[4]	28 FT	28 FT	28 FT	28 FT	28 FT

Notes:

[1] For development on a lot that is one hundred percent (100%) residential in nature.

[2] For development on a lot that is one hundred percent (100%) non-residential in nature or that includes a mix of non-residential and residential uses, with sales tax generating use(s) at the street level.

[3] Dimensional standards to be established as part of the Planned Unit Development (PUD) process (refer to Article 5: Land Use Application Requirements & Procedures).

[4] Dimensional standards to be determined as part of the applicable review process.

[5] Refer to Section 16-#-## for the applicability of an incentive floor.

[6] Forty percent (40%) of a lot's frontage along Main Street/US Highway 24 must have a minimum front yard setback of fifteen (15) feet. The remaining sixty percent (60%) of the lot's frontage along Main Street/US Highway 24 must have a minimum front yard setback of five (5) feet.

[7] Parking must be setback a minimum of forty (40) feet from Main Street/US Highway 24.

[8] The maximum building height in feet and maximum number of stories. For example, a building with a flat roof in the 100-Block: A zone district can have a maximum height of twenty-eight (28) feet and no more than two (2) stories.

B. Authorized Exceptions to Required Setbacks

Every part of a required yard shall be unobstructed from ground level to the sky. Select improvements and architectural features may encroach into required setbacks as specified in Table ## or Section 16-#-##:

Table ##: Authorized Exceptions to Required Setbacks

Improvement or Architectural Feature	Conditions or Limitations
ADA access ramps, alleys, driveways, sidewalks, stairways (including associated landings), streets, trails, walkways, and other similar access improvements.	May encroach into any required setback, except for a live stream setback, subject to compliance with the clear vision area requirements set forth in Section 16-#-##.
Awnings or shading devices	May encroach into a required rear yard setback but must be a minimum of five (5) feet from the rear lot line.
Bay windows, eave lines, and roof overhangs	May encroach up to three (3) feet into a front yard setback. Roof overhangs may project up to eighteen (18) inches into a live stream setback if the encroachment does not detrimentally impact the proper, natural functioning of the protected live stream setback area.
Chimneys	May encroach into a rear yard setback but must be a minimum of five (5) feet from the rear lot line.
Fences, Hedges, and Walls	May encroach into any required setback, except for live stream setback, subject to the following limitations: 1. Height shall not exceed six (6) feet in a rear yard setback. 2. Height shall not exceed six (6) feet in a side yard setback between the front of the primary structure on the lot and the rear lot line. 3. Height shall not exceed four (4) feet in a side yard setback between the front of the primary structure on the lot and the front yard lot line. 4. Height shall not exceed four (4) feet in a front yard setback. Opaque fences in a front yard setback in the 100-Block: A and 100-Block: B zone districts shall not exceed a height three (3) feet. 5. Height may be further restricted in clear vision areas (refer to Section 16-#-##).
Landscaping	May encroach into any required setback, except for a live stream setback, subject to compliance with the clear vision area requirements set forth in Section 16-#-##.

Commented [MF1]: Requesting Planning Commission Input:
Should setback exceptions be added for the following:

1. Electric vehicle charging stations
2. Raised garden beds
3. Community exchange or charitable boxes (e.g., little library book exchanges or pantry food supply boxes)

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Table ##: Authorized Exceptions to Required Setbacks

Improvement or Architectural Feature	Conditions or Limitations
Unroofed decks, patios, porches, or terraces that do not exceed a height of forty-eight (48) inches above grade	May encroach into a required rear yard setback but must be a minimum of five (5) feet from the rear lot line.
Upper floor(s) of buildings on lots in the 100 Block: A zone district with rear setbacks along Williams Street or Eagle River Street	Enclosed space may encroach up to five (5) feet into a rear yard setback. Terraces and balconies may encroach up to ten (10) feet into a rear yard setback.
Utility lines and minor, incidental utility structures (e.g., fire hydrants, manholes, transformers, etc.)	May encroach into any required setback, except for a live stream setback, subject to compliance with the clear vision area requirements set forth in Section 16-#-##. Underground utilities may be located in a live stream setback only if there is no practical alternative location for such utilities, and that plans and/or reports related to proposed disturbance within the setback area are prepared by qualified professionals showing limits of disturbance, erosion control measures and revegetation are approved by the Town Council.

Commented [MF1]: Requesting Planning Commission Input:
Should setback exceptions be added for the following:

1. Electric vehicle charging stations
2. Raised garden beds
3. Community exchange or charitable boxes (e.g., little library book exchanges or pantry food supply boxes)

Commented [MF2]: Requesting Planning Commission Input:
Should uncovered (and possible covered) front porches be allowed to encroach into a required front yard setback as long as a minimum of five (5) feet from a front lot line?

Commented [MF3]: Note:
The 100-Block Design Standards state:

"The upper floor(s) of a building may encroach into the rear setback in 100 Block: A a maximum of five (5) feet for enclosed space and ten (10) feet for balconies and terraces."

The Design Standards don't limit these encroachments to properties with rear setbacks along Williams Street and Eagle River Street, but Subsection 16-2-50(g)(4) does.

C. Authorized Exceptions to Building Height Standards

Select improvements and architectural features may exceed the maximum building height as specified in Table ## or in Section 16-#-##:

Table ##: Authorized Exceptions to Building Height Standards

Improvement or Architectural Feature	Conditions or Limitations
Antennas	May exceed the maximum building height by no more than ten (10) feet.
Belfries, cupolas, domes, spires, steeples, towers or similar uninhabitable architectural feature(s)	
Chimneys	
Elevator enclosures	
Mechanical appurtenances/equipment	
Parapet walls	
Ridge vents	
Skylights	
Ventilators	
Water tanks/towers	

Commented [MF4]: Requesting Planning Commission Input:
Should parapet walls be allowed to exceed max. building height by ten (10) feet?

D. Measurement Standards

The following standards shall be used for measuring, interpreting, and enforcing the dimensional standards set forth in this Chapter.

1. **Lot Measurements.**
   a. *Lot Area*. Lot area is measured as the total area within the legal boundaries of a lot.

b. *Lot Width.* Lot width is measured as the average, horizontal distance between the side lot lines. The average, horizontal distance is measured perpendicularly from one (1) of the side lot lines.

c. *Lot Depth.* Lot depth is measured as the average, horizontal distance between a front and a rear lot line. If there is no rear lot line, lot depth is measured as the average, horizontal distance between a front lot line and the intersection of two, side lot lines.

d. *Building Lot Coverage.*
   i. Building lot coverage is measured as the area of a lot that is covered by a building(s), including all enclosed cantilevered portions of a building, covered porches, covered walkways, and similar covered areas. The area of a building(s) is measured to the outside face of exterior walls.

   ii. Fifty percent (50%) of the total surface area of any deck(s) above the first floor of a building is to be included in the measurement of building lot coverage. The surface area of a deck(s) that covers a portion of a building that has already been counted towards the allowable building lot coverage shall not be included in the measurement of building lot coverage.

   iii. Any portion of a lot contained in a river, creek, or similar body of water, as defined by the ordinary high-water mark, shall not be included in a lot's square footage for purposes of calculating building lot coverage.

e. *Impervious Surface Area.*
   i. Impervious surface area is measured as the area of a lot that is covered by any nonpermeable material that prevents absorption of water into the ground, including, but not limited to, concrete, asphalt, and roofing materials. The area of the following improvements are to be included in the measurement of impervious surface area:

      - The principal building, excluding roof overhangs.
      - All accessory buildings, parking garages, carports and sheds.
      - Porches, stairways, decks, elevated walkways, sheds and other structures, together with paved areas or areas otherwise covered with materials impervious to water.
      - Parking areas, sidewalks and driveways regardless of surface materials.

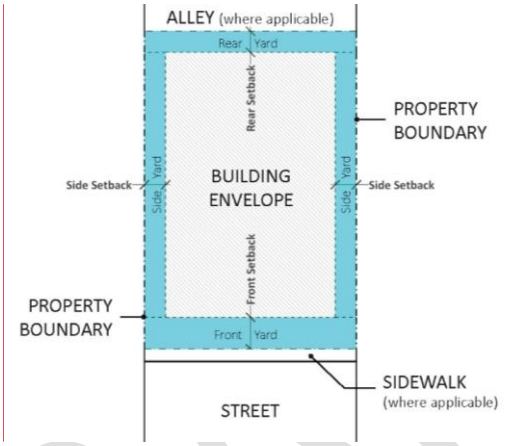
   ii. Any portion of a lot contained in a river, creek, or similar body of water, as defined by the ordinary high-water mark, shall not be included in a lot's square footage for purposes of calculating impervious surface area.

2. **Setback Measurements.**
   a. *Front Setback.* A front setback is measured as the horizontal distance of a line perpendicular to the front lot line extending towards the rear lot line.

b. *Side Setback.* A side setback is measured as the horizontal distance of a line perpendicular to a side lot line extending towards the opposite side lot line.

c. *Rear Setback.* A rear setback is measured as the horizontal distance of a line perpendicular to the rear lot line extending towards the front lot line.

Diagram ##: Setback Measurements



d. *Live Stream Setback.*

i. A live stream setback is measured as the horizontal distance between the ordinary high-water mark on either side of a live stream, river, creek, or similar body of water and any structure, building, and/or other improvement on a lot. Additional setback distance may be required by the Planning Commission if necessary to protect the live stream, river, creek, or similar body of water.

ii. The live stream setback area is to be protected in its natural state and vegetated with natural riparian vegetation.

iii. The ordinary high-water mark of a live stream, river, creek, or similar waterbody must be delineated by a professional land surveyor licensed in the State of Colorado.

Diagram ##: Live Stream Setback Measurement

<Insert Graphic Depicting Live Stream Setback Measurement>

3. **Height Measurements.**

a. *Building or Structure Height.* The height of a building or structure is measured as the vertical (plumb) distance measured between finished, natural, or established grade (whichever is more restrictive) at any point along the perimeter of a building or structure to the following:

Commented [MF5]: Note:
This is a placeholder graphic.

Commented [MF6]: Note:
This is existing Code language (refer to Section 16-2-50). If this language is retained, staff recommends incorporating with the table of Dimensional Standards.

Commented [MF7]: Note:
This is existing Code language (refer to Section 16-2-50). Given that this Subsection is focused on how a live stream setback is measured, staff recommends that this language be incorporated elsewhere in the updated Code (e.g., Development Standards).

i. The top of a flat roof; OR

ii. The midpoint between the eave and the highest point of a gable, gambrel, hip, shed, mansard, or other similar pitched roof.

b. *Fence, Hedge, or Wall Height.*

i. The height of fences, hedges, and walls is measured as the vertical distance between the natural grade at the base of a fence, hedge, or wall and the highest point of the fence, hedge, or wall.

ii. If a berm or retaining wall is used underneath, or in combination with, a fence, the height of a fence height is measured as the vertical distance between the toe of the slope of a berm or the bottom of the wall and the highest point of the fence.

Commented [MF8]: Requesting Planning Commission Input:
This is a modified version of existing Code language for measuring the height of buildings/structures. The modified language aims to clarify how height is measured for buildings/structures with flat roofs or pitched roofs.

Section 16-3-##: General Use Standards

Commented [MF9]: Note:
Staff is still working to review and revise these standards to ensure that they are measurable and not subjective.

A. Applicability

All uses, structures, and buildings in Minturn must comply with the standards set forth in this Section.

B. Purpose

The purpose of this Section is to establish standards for the operation of all uses, structures, and buildings in Minturn that are intended to protect people and property from nuisances, health hazards, safety hazards, and/or other adverse impacts associated with excessive noise, vibration, smoke, heat, glare, radiation, fumes, water pollutants and/or the improper storage of hazardous or nonhazardous materials.

C. Compliance with Town, State, and Federal Regulations Required

All applicable regulations of the Town, Eagle County, the state of Colorado, and/or the federal government must be complied with at all times.

D. Noise Standards

1. All noise generating activities must comply with the applicable state statute(s).

2. Any noise that exceeds the maximum permissible decibel level set forth in the applicable state statute(s) and radiates beyond the boundary line of the property where the activity is located constitutes prima facie evidence that such noise is a public nuisance, unless a permit has been issued by the Town that purpose in connection with a special event.

3. Sound level measurements will be made with a sound level meter at any point along any boundary line of the property on which a noise generating activity is located. If more than one (1) use is located on a property, sound level measurements will be made with a sound level meter along any wall of any other building on the property.

Commented [MF10]: Note:
Staff is working with the Town Attorney to determine if Minturn is required to comply with the State Noise Abatement statutes.

E. Vibration Standards

Every use shall be so operated that it does not inherently and recurrently generate a ground vibration that is perceptible at any point along any boundary line of the property on which the use is located. Where more than one (1) use is located within the boundaries of a property, then this standard shall also be measured along any wall of any other building on the property.

F. Air Quality, Smoke, and Particulate Standards

1. Smoke Emission. Every use shall be so operated that it does not emit smoke exceeding a density of No. 1 on the Ringleman Chart.

2. Emission of Particulate Matter. Every use shall be so operated that it does not emit particulate matter exceeding two-tenths (0.2) grains per cubic foot of the flue gas at a stack temperature of five hundred (500) degrees Fahrenheit.

3. Projection of Dust. Every use shall be operated so that dust shall not be projected beyond any boundary line of the property on which the use is located. Where more than one (1) use is located within the boundaries of a property, then each use shall be operated so that dust is not projected onto any wall of any other building on the property.

4. Projection of Fumes. Every use shall be so operated that it does not emit an obnoxious or dangerous degree of fumes beyond any boundary line of the property on which the use is located. Where more than one (1) use is located within the boundaries of a property, then each use shall be operated so that dust is not projected onto any wall of any other building on the property.

G. Water Quality Standards

1. No use may discharge a water pollutant, unless otherwise permitted by the Colorado Department of Public Health and Environment.

2. In the event a potential hazard(s) exists, it shall be necessary to install safeguards and mitigation acceptable to the Planning Director and in compliance with the laws of the State and the Environmental Protection Agency before operation of the facility may begin. All required site tests, including but not limited to percolation tests, groundwater resource tests and drainage and discharge analysis, as may be required, shall be performed and certified by a registered professional engineer and accepted by the Town before operation of the facilities may begin.

H. Heat, Glare, Radiation, and Electrical Interference Standards

1. Every use shall be operated so that it does not emit a dangerous or discomforting degree of heat, glare, radiation or electrical interference and does not interfere with the normal operation of other equipment or instruments, including normal radio or television reception, beyond any boundary line of the property on which the use is located.

2. Sources of emissions shall be shielded, operated indoors or pointed away from neighboring properties.

3. Where more than one (1) use is located within the boundaries of a property, then these standards shall also apply along any wall of any other building on the property.

I. Storage of Hazardous and Nonhazardous Material Standards

1. Storage of Hazardous Materials.

a. *Flammable or Explosive Materials.* Flammable or explosive liquids, solids or gases shall be stored only in a manner that complies with all applicable town, state and federal regulations. Hazardous materials stored on site shall be reported to the County's Emergency Planning

Committee, in compliance with the Superfund Amendments Reauthorization Act, Title III, as amended.

b. *Outdoor Storage in Closed Containers.* All materials or wastes which might cause fumes or dust that constitute a fire hazard or that may be edible by or otherwise attractive to rodents, insects or pests may be stored outdoors only when stored in closed containers.

c. *Safety.* More restrictive standards for the storage of hazardous materials may be applied when required for the safety of occupants of other land uses in proximity to the storage area or to address other pertinent neighborhood conditions.

2. **Prevent Transfer by Natural Causes.** No materials or wastes shall be stockpiled, deposited or otherwise placed upon a property in such form or manner that they may be transferred off the property by natural causes or forces.

Section 16-3-##: Use-Specific Standards

A. Applicability

1. The standards set forth in this Section apply to specific uses identified in the Table of Uses set forth in Section 16-3-##.

2. These standards apply regardless of whether a use(s) is identified as a Use by Right, a Limited Review Use, or a Conditional Use.

3. These standards cannot be modified except through the Code Amendment process set forth in Section 16-5-##.

B. Accessory Building(s) or Structure(s)

All accessory buildings and structures must comply with the following standard:

1. **Use.** If the principal use of a property is a residential use (i.e., single-family dwelling, duplex, multi-family dwelling, and/or similar type of use) an accessory building(s) or structure(s) shall be limited to and intended for use only by the resident(s) of the property.

2. **Building Permit.** A building permit is not required for an accessory building or structure that has a ground floor area of no more than two hundred (200) square feet (200 SF), a height of no more than twelve (12) feet, and complies with all applicable requirements of this Chapter. A building permit is required for an accessory building or structure that does not meet these standards.

3. **Location of Sheds.** A shed(s) is only permitted in a rear or side yard and may encroach into a required rear yard setback if it is a minimum of five (5) feet from any lot line.

C. Accessory Dwelling Unit (ADU)

All accessory dwelling units must comply with the following standards:

1. **Limit.** Only one (1) accessory dwelling unit per lot is permitted.

Commented [MF11]: Requesting Planning Commission Input:
Staff has some concerns about this provision as it would prohibit projects such as the Agora. Staff would like to discuss this provision with the Planning Commission.

2. **Size.**
   a. The floor area of an accessory dwelling unit shall not exceed one thousand two hundred (1,200) square feet.

   b. In the 100-Block: A and 100-Block: B zone districts, no more than fifty percent (50%) of the street level floor area can be allocated to residential uses.

3. **Location.** An accessory dwelling unit is permitted to be located as follows:

   a. Within or attached to the structure containing the principal use on a lot.

   b. Within a detached structure on the same lot as the principal use.

   c. In the 100-Block: A, 100-Block: B, Makerspace, Mixed-Use 1 (MU-1), Mixed-Use 2 (MU-2), and Mixed-Use 3 (MU-3) zone districts, a street level accessory dwelling unit is not permitted to front on Main Street/US Highway 24.

4. **Ownership.** An accessory dwelling unit shall not be subdivided or sold from the primary unit on the parcel.

5. **Use.** An accessory dwelling unit cannot be used as a short-term rental.

Commented [MF12]: Note:
This is a new provision included by staff to limit non-sales tax generating uses fronting on Main Street in certain zone districts.

Commented [MF13]: Note:
This provision has been added per the Planning Commission's direction.

D. Adult Use

NOTE: Staff is working with the Town Attorney on standards for "Adult Uses." These standards will be provided to the Planning Commission for review at a later time.

E. Animal Boarding

All animal boarding facilities must comply with the following standards:

1. **Licensing.** Prior to operation, must provide proof that all applicable state licensing requirements have been satisfied.

2. **Location.** Must be operated entirely within a fully enclosed building(s) that prevents any sounds in excess of the maximum permissible noise levels set forth in this Article. An outdoor animal run, in accordance with the requirements of this Subsection, is permitted.

3. **Odor.** Must be designed and operated to mitigate any foul and/or offensive odor from being detected beyond the boundaries of the premises.

4. **Hours of Operation.** Between the hours of 7:00 p.m. and 7:00 a.m., all animals being boarded shall be kept within a fully enclosed building(s) on the premises.

5. **Outdoor Animal Run.**
   a. Animals shall only be permitted outside if within a secure animal run that is fully enclosed and screened by an opaque fence and/or wall with a height of six feet (6') that complies with the provisions of Section 16-##-##.

   b. An animal run is only permitted in a side or rear yard.

Commented [MF14]: Note:
This provision has been added per the Planning Commission's direction.

F. Animal Hospital

All animal hospitals must comply with the following standards:

1. **Licensing.** Prior to operation, must provide proof that all applicable state licensing requirements have been satisfied.

2. **Location.**
   a. Must be operated entirely within a fully enclosed building(s) that prevents any sounds in excess of the maximum permissible noise levels set forth in this Article. An outdoor animal run, in accordance with the requirements of this Subsection, is permitted.

   b. An Animal Hospital that is adjacent to a property with a residential use(s) and provides emergency services between 7:00 p.m. and 7:00 a.m. must incorporate mitigation measures to minimize adverse impacts (e.g., noise, light, etc.) on the adjacent residential use(s).

3. **Boarding of Animals.** Boarding of animals (including overnight stays) is permitted for post-medical care and must be customarily incidental and subordinate to the Animal Hospital.

4. **Outdoor Animal Run.**
   a. Animals shall only be permitted outside if within a secure animal run that is fully enclosed and screened by an opaque fence and/or wall with a height of six feet (6') that complies with the provisions of Section 16-#-##.

   b. An animal run is only permitted in a side or rear yard.

G. Automotive Detail Shop

All automotive detail shops must comply with the following standards:

1. **Wastewater.** Wastewater must be discharged in accordance with all applicable requirements of the Town, the Eagle River Water & Sanitation District, the State, and/or the federal government.

2. **Hazardous Materials.** All hazardous chemicals, materials, and/or similar items must be stored, handled, and disposed of in accordance with all applicable requirements of the Town, Eagle River Fire Protection District, the state of Colorado, and/or federal government.

H. Bed and Breakfast

All bed and breakfast facilities must comply with the following standards:

1. **Character.** The use of a single-family detached dwelling for a bed and breakfast shall maintain the residential character of the premises.

2. **Number of Guest Rooms.** A bed and breakfast shall be permitted a maximum of four (4) guest rooms.

3. **Length of Stay.** Each guest stay is limited to a maximum of thirty (30) consecutive calendar days.

Commented [MF15]: Note:
Staff has included this provision based on the Planning Commission's direction regarding "Animal Boarding."

4. **Prohibited Amenities.** No cooking and/or dining facilities (e.g., stoves, hot plates, microwave ovens, etc.) are permitted in any guest room.

5. **On-Site Operator.** The operator of a bed and breakfast shall reside on the premises when the use is in operation.

6. **Other Commercial Activities Prohibited.** Other than providing lodging, meals, and/or guide services for guests, a bed and breakfast shall not conduct any other commercial activities such as for-profit private parties or receptions, retail sales, and/or similar activities.

Commented [MF16]: Requesting Planning Commission Input:
After further thought, staff is thinking that it might be appropriate for a Bed & Breakfast to:

1.Serve as a venue for private parties, weddings, and other similar events.

2.Have retail sales (e.g., sell postcards, ornaments, hand painted mugs, etc.) that are secondary to the primary function as a Bed & Breakfast.

I. Day Care Center

All day care centers must comply with the following standards:

1. **Licensing.** Prior to operation, the day care center shall be required to provide proof that state and/or county licensing requirements have been satisfied.

2. **Size.** The applicant must demonstrate that the size of the facility is suitable for the maximum number of children or adults to be permitted.

3. **Vehicle Queueing.** Must provide adequate queueing for vehicles during peak hours (e.g., pick-up and drop-off times), in accordance with Section 16-##-##.

4. **Location.** In the 100-Block: A, 100-Block:B, Mixed-Use 1 (MU-1), Mixed-Use 2 (MU-2), and Mixed-Use 3 (MU-3) zone districts, a street level day care center is not permitted to front on Main Street/US Highway 24.

Commented [MF17]: Note:
This is a new provision that has been added to limit non-sales tax generating uses fronting on Main Street in certain zone districts.

J. Drive-Through/Drive-Up Establishment

All drive-through/drive-up establishments and/or facilities must comply with the following standards:

1. **Location.** A drive-through/drive-up facility must be located to the side or rear of the principal building on the property and accessed from an existing access point for the premises. This does not apply when there is no principal building on a property and the drive-through/drive-up facility is the principal use (e.g., drive-up movie theater).

2. **Design.** To the maximum extent practicable, a drive-through/drive-up facility is to be designed and constructed so that pedestrians accessing the principal building(s) on the premises are not required to cross a drive-thru lane(s). If it is necessary for pedestrians to cross a drive-thru lane(s), the crossing(s) shall be clearly demarcated with signage and striping, unique paving material, and/or other similar treatment(s) to minimize potential conflicts between pedestrians and automobiles.

3. **Operation.**
   a. Drive-through/drive-up facilities shall not create adverse noise, light, and/or other impacts on abutting residential properties.

   b. The hours of operation of a drive-through/drive-up facility abutting a residential property shall be limited to 7:00am - 10:00pm.

4. **Vehicle Queueing.** Must provide adequate queueing for vehicles during peak hours, in accordance with Section 16-##-##.

K. Duplexes and Multi-Family Dwellings (Street Level)

All street level duplexes and multi-family dwellings in the 100-Block: A, 100-Block: B, and Makerspace zone districts must comply with the following standards:

1. **Location.** Not permitted to front on Main Street/US Highway 24.

2. **Size.** No more than fifty percent (50%) of the street level floor area can be allocated to residential uses.

Commented [MF18]: Note:
These are new standards that have been added to limit street level, non-sales tax generating uses in certain zone districts.

L. Family Childcare Home

All family childcare homes must comply with the following standards:

1. **Residential Use.** Considered a residential use in all residential zone districts.

2. **Licensing.** Must comply with all applicable state licensing requirements, including without limitation the Family Home Childcare License applicable to the population for which care is being provided, and shall maintain such license in effect at all times when care is being provided.

3. **Vehicle Queueing.** Must provide adequate queueing for vehicles during peak hours (e.g., pick-up and drop-off times), in accordance with Section 16-##-##.

M. Geothermal Loop or Direct Use, Accessory

All geothermal systems must comply with the following standards:

1. **Location.**
   a. Must be located on the same lot as the principal and/or accessory use(s) that the system serves.

   b. Underground systems may be located anywhere on a lot and are permitted to encroach into any required yard, except for a required live stream setback. An underground system may encroach into an easement(s) with written permission from the easement(s) holder(s).

   c. Any above-ground system components (e.g., pumps, manifolds, piping connections, etc.) must:

      i. Be located in a primary or accessory building or structure on the lot or screened in accordance with Section 16-#-##.

      ii. Be located in a side or rear yard.

      iii. Comply with the dimensional standards for the applicable zone district set forth in Section 16-#-##.

      iv. Not exceed a maximum height of six (6) feet.

2. **Design Requirements.**
   a. All fluids used in a system must be non-toxic and non-hazardous.

   b. Direct discharge of system fluids to surface water, sewer systems, and/or stormwater systems is prohibited, unless expressly permitted by the appropriate authority (e.g., the Town, the Eagle River Water & Sanitation District, the State, etc.).

3. **As-Built Drawing Required.** Following the installation of a system(s), the property owner must provide the Town with an as-built drawing, prepared by a qualified professional, to verify that the system(s) is located entirely on the same lot as the principal and/or accessory use(s) that the system serves.

4. **Abandoned System.** Any system that is abandoned by the property owner must be properly decommissioned in accordance with all applicable requirements of the Town, County, State, and/or Federal government.

Commented [MF19]: Note:
This is a new provision that has been added based on discussions with the Planning Commission.

N. Home Business

All home businesses must comply with the following standards:

1. **Use.** The use of a dwelling for a home business must be clearly incidental and subordinate to its use for residential purposes and cannot change the residential character of the premises.

2. **Operator and Employees.** Must be operated by a person(s) residing on the premises. A home business may employ persons residing off-premises.

3. **Nuisance.** Must not operate at such hours or in such a manner as to create a public nuisance, disturb neighbors, and/or alter the residential character of the premises.

4. **Storage of Materials and Equipment.** All materials and equipment associated with a home business must be stored in a building or in a rear yard that is screened from all abutting properties with a fence, wall, berm, and/or landscaping. All vehicles associated with a home business must be stored on the premises.

5. **Sales.** Incidental sales of supplies or products associated with a home business are permitted on the premises. A home business whose primary activity is retail sales shall be prohibited, except if the function of the home business is the sale of goods off the premises (e.g., online sales).

O. Home Occupation

All home occupations must comply with the following standards:

1. **Use.** The use of a dwelling for a home occupation must be clearly incidental and subordinate to its use for residential purposes and cannot change the residential character of the premises.

2. **Operator and Employees.** Must be operated by a person(s) residing on the premises. A home occupation cannot employ any person residing off-premises.

3. **Location.** All activities associated with a home occupation must be conducted indoors.

4. **Nuisance.** Must not operate at such hours or in such a manner as to create a public nuisance, disturb neighbors, and/or alter the residential character of the premises.

5. **Storage of Materials and Equipment.** All materials and equipment associated with a home occupation must be stored in a building.

6. **Sales.** Incidental sales of supplies or products associated with a home occupation are permitted on the premises. A home occupation whose primary activity is retail sales shall be prohibited, except if the function of the home occupation is the sale of goods off the premises (e.g., online sales).

7. **Serving Patrons.** A home occupation cannot serve patrons on the premises, except in an incidental manner and on an appointment basis.

P. Hydroelectric Energy Device, Accessory

All hydroelectric energy devices must comply with the following standards:

1. **Maximum Generating Capacity.** The maximum generating capacity for all devices serving a lot shall be less than five hundred (500) kilowatts.

2. **Location.**
   a. The device(s) must be located on the same lot as the principal and/or accessory use(s) that the device(s) serves.

   b. Components of a device(s) (e.g., turbines, generators, etc.) may be located within a required live stream setback if in compliance with the standards for Flood Hazard Areas set forth in Section 16-#-##.

3. **Off-Site Service Prohibited.** The device(s) can only serve the principal and/or accessory use(s) on the premises.

4. **Compliance with Town, County, State, and/or Federal Requirements.** The device(s) must comply with all applicable Town, County, State, and/or Federal requirements, including all applicable permitting requirements.

5. **Design Requirements.**
   a. The device(s) must be designed and sited to ensure that aquatic and riparian ecosystems will not be adversely impacted. Any device(s) located in any fish bearing river, stream, or similar waterbody must be designed to prevent any adverse impacts on fish. At the discretion of the Planning Director, information from a certified riparian biologist or similar professional may be required to demonstrate that there will be no adverse impacts to the aquatic and riparian ecosystems.

   b. The device(s) must be designed and sited to avoid being a public hazard and/or obstructing public access to, along, and/or within a river, stream, or other similar body of water. Measures to prevent unauthorized access (e.g., grates, signage, etc.) must be incorporated.

c. The device(s) must be designed so that stream flows are not adversely impacted.

6. **Discontinued Use.** If the use of a device(s) is discontinued for more than twelve (12) consecutive months, the device(s) must be removed by the property owner and the site restored in accordance with all applicable Town, County, State, and/or Federal requirements.

Commented [MF20]: Note:
This provision has been added per the Planning Commission's direction.

Q. Keeping of Fowl

The following requirements, restrictions, and standards shall apply to the keeping of fowl within the Town of Minturn corporate limits. No other animals not otherwise allowed as "pet animals" by Article 9, Chapter 8 of this Code may be kept in the Town.

1. **Applicability.** The keeping of fowl and the erection of coops, runs and associated enclosures are allowed as an accessory use only on those parcels where the principal use of the parcel meets one (1) of the configurations listed in this Subparagraph. An existing coop shall cease to be allowed where the principal use of the parcel is altered to no longer meet one (1) of the following configurations:

   a. Detached single-family dwelling;

   b. Detached single-family dwelling with either one (1) attached or one (1) detached accessory dwelling unit;

   c. A two-family dwelling (duplex); or

   d. A school or community centered board facility.

2. **Where Permitted.**

   a. Permitted on a lot with a minimum area of two thousand five hundred (2,500) square feet.

3. **Number and Type.**
   a. No more than two (2) fowl permits shall be allowed per permitted property. If a parcel has more than one (1) dwelling unit, all adult residents (twenty-one (21) years of age or older) and the owners of the parcel must consent in writing, on a form provided by the Planning Director, to allow the keeping of fowl on the property. If a property contains a bonafide rental unit, tenants may be permitted to keep and maintain fowl so long as the property owner/authorized landlord approves in writing, on a form provided by the Planning Director, the use and permitting.

   b. There shall be a maximum number of fowl allowed based on the square footage required in a coop per type of bird.

   c. Roosters are allowed.

4. **Site Layout and Design.**
   a. A coop shall be located so that it has the least amount of impact to adjacent dwellings and properties. Coops and associated runs or other enclosures may be located in the front, side, or rear yards of the permitted property based on review by the Planning Director. Applicants

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for fowl permits are required to provide a site plan and other information detailing the location, size and layout of any coop, run or enclosed yard.

b. Neither the coop nor any portion of the run or other associated outdoor enclosure may be located less than five (5) feet from any abutting property line unless the property owner or keeper of the fowl obtains the written consent of the owners of all properties to which the enclosure is proposed to be closer than five (5) feet from their property line; in which event, the agreed-upon location shall then be deemed acceptable to all such abutting property owners. The property owner or keeper of the fowl need only get permission from the original neighboring property owner. The consent, once obtained, lasts until the permit is relinquished or revoked.

c. The footprint of a coop shall not exceed one hundred twenty (120) square feet. The maximum height of the coop shall be twelve (12) feet. Coops and runs shall be completely enclosed with wire or other material to contain the fowl and prevent wildlife intrusion.

5. Operation.
   a. Fowl must be confined at all times in a yard, coop or run. However, fowl may be permitted to roam, in a free range manner, outside the coop and/or run to allow for access to sunlight and open air described above so long as:

      i. The entire perimeter of such free range area (a yard) is fenced in a manner to adequately confine the fowl;

      ii. Such area is part of the permitted property and within an area immediately surrounding the residence of the owner of the fowl.

   b. All fowl must be provided with a covered, predator-resistant house or coop that is properly ventilated, designed to be easily accessed, cleaned and maintained and at least two (2) square feet per chicken in size, four (4) square feet per duck or pair of pigeons in size, six (6) square feet per turkey or goose in size, and no portion of the floor shall exceed six (6) feet from grade.

   c. During daylight hours, the fowl must have access to the coop, must have access to adequate fresh water, and must also have access to an enclosure that is screened on all sides and on top and adequate to protect them from predators.

   d. Fowl shall be further protected by being enclosed within the coop from dusk till dawn.

   e. Feed shall be kept within a rodent resistant container within the residence, garage, shed or other permitted structure so that it can be secured from rodents and other wildlife.

   f. Coops and runs shall be maintained in a clean fashion to prevent odors, and manure shall be removed and stored in a sealed container or removed from the property immediately. Spillage and leftover feed must be removed daily to prevent rodent propagation and odors.

6. Permit Procedures.

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a. *Application Requirements.* The owner shall submit an application on the form provided by the Planning Director and shall pay the application fee set by Town Council resolution.

i. Applicants for fowl permit(s) may be required to provide a site plan of the subject property drawn to scale showing the location of proposed coop(s), run(s), and fencing and yard areas. Applicants will also be required to provide details of proposed coop, run, and fence designs, inclusive of structural dimensions and materials.

ii. If the parcel upon which the keeping of fowl is proposed falls within the jurisdiction of a homeowners' association or similar covenant-based property owners' association, the requirements of this Article shall be considered minimum requirements. Any such association shall have the right to lawfully adopt more stringent fowl-keeping standards, including the outright prohibition of fowl-keeping, for any parcel within the regulatory authority of such association.

7. **Issuance of Permit.**
   a. All fowl keeping uses shall require a permit from the Planning Director. Such permit shall only be issued after the fowl application has been approved in accordance with the Municipal Code. The fowl permit shall specify any terms and conditions of the permit. All permits shall be issued to the owner of the property or approved tenant of a bonafide rental (dwelling) unit. A change in ownership shall necessitate issuance of a new permit.

   b. Any pre-existing keeping of fowl shall come into conformance by May 31, 2022 or be considered illegal and therefore must comply with this Section or be removed.

8. **Revocation of Permit.** A fowl permit may be revoked at any time by the Planning Director should it be determined that the use is not being operated in compliance with this Section or any other section of the Municipal Code.

R. Manufacturing, Light

All light manufacturing uses must comply with the following standards:

1. **Location.** All operations, including the storage of materials and equipment, must be conducted entirely within a fully enclosed building or structure except for outdoor storage pursuant to Section 16-#-##.

2. **Design Requirements.** Any exhaust system must be designed to minimize adverse impacts (e.g., odors, particulate emissions, etc.) on adjacent properties.

S. Motor Vehicle/Recreational Vehicle (RV) Sales, Service, and Rental

All motor vehicle and recreational vehicle (RV) sales, service, and/or rental uses must comply with the following standards:

1. Any service activities must be customarily incidental and subordinate to the sale and/or rental of vehicles.

2. All service activities must be conducted entirely within a fully enclosed building or structure.

T. Natural Medicine Businesses

NOTE: Staff will be incorporating the standards for Natural Medicine Businesses recently adopted by the Town.

U. Office Uses (Street Level)

All street level office uses in the 100: Block A and 100-Block: B zone districts must comply with the following standards:

1. **Location.** Not permitted to front on Main Street/US Highway 24.
2. **Size.** No more than fifty percent (50%) of the leasable, street level floor area can be occupied by office uses.

V. Outdoor Food Vendor

All outdoor food vendors must comply with the following standards:

1. All applicable requirements set forth in Chapter 6 of Minturn's Municipal Code.
2. Allowed as a principal use on a vacant lot if permitted in the applicable zone district and is actively being operated.
3. If an outdoor food vendor located on a vacant lot ceases operations for more than thirty (30) consecutive calendar days, any food cart, food trailer, food truck, and/or similar equipment must be removed from the premises.

W. Outdoor Food Vendor Park/Court

All outdoor food vendor parks/courts and every outdoor food vendor operating within an outdoor food vendor park/court, including associated activities (e.g. seating areas), must comply with the following standards:

1. All applicable requirements set forth in Chapter 6 of Minturn's Municipal Code.
2. Cannot block public streets, sidewalks, trails, and/or similar accessways. May be located in a private or public right-of-way or easement with the permission of the owner or holder of such right-of-way or easement.
3. Drive-through/drive-up service for automobiles is permitted if in compliance with the applicable standards for a Drive-Through/Drive-Up Establishment set forth in Subsection 16-#-##.
4. Tables, chairs, shading devices, trash and/or recycling containers, and other similar moveable elements associated with an outdoor food vendor park/court may be located in any required front, side, or rear yard setback. Food carts, food trailers, and food trucks must comply with the applicable dimensional standards set forth in Section 16-#-##.

X. Outdoor Storage, Accessory to a Non-Residential Use

All outdoor storage that is accessory to a non-residential use(s) must comply with the following standards:

Commented [MF21]: Note:
These are new standards that have been added to limit street level, non-sales tax generating uses in certain zone districts.

Commented [MF22]: Requesting Planning Commission Input:
Staff is requesting input from the Planning Commission on the amount of time that should be allowed to lapse before a non-operational vendor needs to vacate a property.

Commented [MF23]: Note:
These are new provisions added by staff to allow an "Outdoor Food Vendor" to be a principal use on a property and to mitigate potential issues arising from an vendor that is no longer active on a property.

Commented [MF24]: Note:
This provision has been modified per the discussion with the Planning Commission.

Commented [MF25]: Note:
This provision has been modified per the Planning Commission's direction.

1. **Size.** The storage area shall not cover an area larger than fifty percent (50%) of the total area of the premises.

2. **Location.**
   a. The storage area must be located to the side or rear of the principal building or structure on the property.

   b. Cannot be located on the roof of any building or structure on the property.

3. **Design & Screening Requirements.**
   a. The storage area shall be surfaced with concrete, asphalt, or other durable, all-weather surfacing material.

   b. Opaque fencing, a wall(s), a berm(s), landscaping, or combination thereof, must be used to screen the storage area from view when observed from any adjoining public or private right-of-way, public or private park and/or open space, and/or residential zone district.

   c. The maximum height of fencing and/or a wall used to screen the storage area may be up to 6 feet.

   d. Screening fences with structural support members on one side, must be constructed with the structural members facing the interior of the property.

4. **Operation.**
   a. The height of all items in the storage area shall not exceed the height of the screening fence, wall, berm, and/or landscaping.

   b. Any emergency access lane(s) required by an emergency service provider(s) shall be maintained and remain unobstructed.

   c. All fences, walls, berms, and/or landscaping used to screen a storage area must always be maintained in a good and safe condition.

   d. Use of a shipping container(s) for storage is permitted if the container(s) is maintained in a good and safe condition so that the container can be moved intact, does not have holes due to damage or rust, and is not infested with vermin or other pests.

Y. Outdoor Storage, Screened

All screened, outdoor storage must comply with the following standards:

1. **Design & Screening Requirements.**
   a. The storage area shall be surfaced with concrete, asphalt, or other durable, all-weather surfacing material.

   b. Opaque fencing, a wall(s), a berm(s), landscaping, or combination thereof, must be used to screen the storage area from view when observed from any adjoining public or private right-of-way, public or private park and/or open space, and/or residential zone district.

Commented [MF26]: Note:
This provision has been modified per the discussion with the Planning Commission. The previous iteration of this provision stated:

"The storage area shall not cover an area larger than that of the principal building or structure on the property or fifty percent (50%) of the total area of the property, whichever is greater."

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c. The maximum height of fencing and/or a wall used to screen the storage area may be up to 6 feet.

d. Screening fences with structural support members on one side, must be constructed with the structural members facing the interior of the property.

2. **Operation.**
   a. The height of all items in the storage area shall not exceed the height of the screening fence, wall, berm, and/or landscaping.

   b. Any emergency access lane(s) required by an emergency service provider(s) shall be maintained and remain unobstructed.

   c. All fences, walls, berms, and/or landscaping used to screen a storage area must always be maintained in a good and safe condition.

   d. Use of a shipping container(s) for storage is permitted if the container(s) is maintained in a good and safe condition so that the container can be moved intact, does not have holes due to damage or rust, and is not infested with vermin or other pests.

Z. Parklet

All parklets must comply with the following standards:

1. **Location.**

   a. A parklet can only occupy areas of on-street parking (i.e., on-street parking lanes), within a public or private right-of-way.

   b. No part of any parklet can extend or protrude into a travel lane of any adjacent street.

   c. A parklet cannot be located within twenty-five (25) feet of any intersection or in a location that obstructs access to utilities.

2. **Maximum Number Per Block Face.** The maximum number of parklets allowed per block face is two (2).

3. **Size.** The maximum dimensions of a parklet are as follows:

   a. A parklet, located in an area where on-street parking is parallel to the abutting street, can have a width of up to ten (10) feet from the edge of asphalt or curb line and a length of up to twenty (20) feet.

   b. In areas where parallel parking is delineated by on-street striping, a parklet can only occupy one (1), parallel on-street parking space.

   c. A parklet, located in an area where on-street parking is diagonal to abutting street, can have a width of up to sixteen (16) feet from the curb line or edge of asphalt and a length of up to twenty-six (26) feet.

Commented [MF27]: Requesting Planning Commission Input:
These are new standards that have been added for "Parklets."

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d. In areas where diagonal parking is delineated by on-street striping, a parklet can occupy up to two (2), diagonal on-street parking spaces.

4. **Length of Occupancy.**
   a. The maximum length of occupancy for a parklet is to be identified in the temporary use permit.

   b. A parklet's length of occupancy cannot interfere with or impede snow removal operations.

5. **Buffer Between abutting Parking Spaces Required.** Each side of a parklet that abuts an on-street parking space must be buffered, using a wheel stop, a minimum distance of four (4) feet from the abutting parking spaces.

6. **Stormwater Drainage Requirements.** The siting and design of a parklet must provide for adequate drainage of stormwater runoff, where applicable.

7. **Access.** Access to a parklet cannot be provided from the abutting street or any adjacent on-street parking spaces.

8. **ADA Requirements.** All parklets must be designed and constructed to accommodate any ADA ramping that is required to access the parklet.

9. **Building Materials.**
   a. All parklets must be constructed from durable, weather resistant materials.

   b. Use of a slip-resistant material for the floor of the parklet is recommended, but not required.

   c. It is recommended, not required, that a parklet be constructed of heavy materials to prohibit or deter theft.

10. **Parklet Base or Sub-Structure.**
    a. The design and construction of a parklet base, or sub-structure, must accommodate the slope (i.e., crown) of the abutting street and provide a level surface for the floor of the parklet.

    b. The base, or sub-structure, for a parklet must be designed to provide a flush transition between the floor of the parklet and the abutting public sidewalk, where applicable. This transition must provide easy access between the parklet and public sidewalk, where applicable, and minimize any tripping hazards.

11. **Floor Load-Bearing Weight Requirement.** The floor of a parklet must have a minimum load-bearing weight of one hundred (100) pounds per square foot, or as otherwise required by the applicable Town regulations.

12. **Railing Required.** All parklets must have a three (3) foot tall railing along all sides, except for the side abutting a public sidewalk. Such railing shall be designed to withstand a minimum of two

DRAFT

hundred (200) feet of horizontal force, or as otherwise required by the applicable Town regulations.

13. **Visibility Requirements.** A parklet must incorporate elements that make it visible to traffic. Such elements include, but are not limited to, reflectors, flexible posts, and/or flexible bollards.

14. **Alcohol Service Permitted.** A parklet may be used for alcohol service when the necessary liquor license(s) is obtained in accordance with all applicable Town and State requirements.

15. **Maintenance & Upkeep Required.**
    a. The owner(s) of a parklet is solely responsible for the maintenance and upkeep of their parklet.

    b. The structural integrity and physical appearance of all parklets must be maintained to avoid any parklet from becoming a public health or safety concern and/or an eyesore.

16. **Temporary Use Permit Required.**
    a. No person shall construct, install, and/or erect a parklet without first obtaining the approval, and issuance, of a temporary use permit in accordance with Section 16-#-##.

    b. A temporary use permit for a parklet within the town's right-of-way shall not become effective until the applicant does the following:

        i. Provides the town with proof of liability insurance, in an amount to be determined by the Town Attorney, that lists the Town of Minturn as an additional insured.

        ii. Obtains the approval, and issuance of, an encroachment license from the Town.

    c. A temporary use permit for a parklet within the Colorado Department of Transportation's (CDOT) right-of-way shall not become effective until the applicant provides the Town with evidence that all required permits have been obtained from CDOT.

AA. Rental Business

All rental businesses must comply with the following standards:

1. **Outdoor Display Requirements.** Any outdoor display associated with a rental business must be located on the premises unless the Town and/or the Colorado Department of Transportation (CDOT) authorizes an outdoor display to be located in a public right-of-way.

2. **Repair and Maintenance Services.**
    a. Any repair and/or maintenance service activities must be customarily incidental and subordinate to the rental business.

    b. All repair and/or maintenance service activities must be conducted entirely within a fully enclosed building or structure or in an outdoor area that is screened from view when observed from any adjoining public or private right-of-way and/or residential zone district.

BB. Solar Energy System, Ground-Mounted, Accessory

Commented [MF28]: Requesting Planning Commission Input:
These are new standards that have been added for "Rental Businesses."

All ground-mounted solar energy systems must comply with the following standards:

1. **Location.**
   a. An accessory ground-mounted solar energy system is only permitted in a side or rear yard.

   b. Must comply with the dimensional standards for the applicable zone district set forth in Section 16-#-##.

2. **Height.** Ground-mounted solar energy systems are limited to a maximum height of six (6) feet. The height is measured as the vertical distance between the highest point of the system and the finished grade beneath it.

3. **Design Requirements.** Must incorporate an anti-reflectivity coating provided by the manufacturer and use non-reflective materials for racking, structural, and/or other similar equipment.

Commented [MF29]: Note:
Maximum height of ground-mounted solar energy systems reduced from fifteen (15) feet to six (6) feet per Planning Commission's direction.

CC. Solar Energy System, Roof-Mounted, Accessory

All roof-mounted solar energy systems must comply with the following standards:

1. **Height.**
   a. On a pitched roof, may exceed the applicable maximum building height by no more than two (2) feet.

   b. On a flat roof, may exceed the applicable maximum building height by no more than five (5) feet.

2. **Design Requirements.**
   a. Must incorporate an anti-reflectivity coating provided by the manufacturer and use non-reflective materials for racking, structural, and/or other similar equipment.

   b. Systems mounted flush with the roof of, and architecturally integrated with, the building or structure they are attached to are encouraged.

Commented [MF30]: Requesting Planning Commission Input:
Staff has included these provisions to clarify allowances for roof-mounted solar energy systems to exceed the maximum building height based on whether the roof is flat or pitched.

DD. Short-Term Rental

All short-term rentals must comply with all applicable requirements set forth in Chapter 6 of Minturn's Municipal Code.

EE. Small Appliance Repair Shops

NOTE: Staff is still working on clarifying the definition of "small appliances" to help inform discussions about whether "Small Appliance Repair Shops" should continue to be a Limited Review Use in the Mixed-Use 3 (MU-3) zone district. This definition will be provided to the Planning Commission at a later time.

FF. Wind Energy Facility, Accessory

All wind energy facilities must comply with the following standards:

1. **Location.**
   a. May be ground-mounted or attached to a building or structure.

   b. If ground-mounted, must:

i. Comply with the minimum setback requirements for the applicable zone district set forth in Section 16-#-## and be setback from any property line a minimum of two (2) times the height of the wind turbine.

ii. Be setback from any habitable structure on the premises a distance that is equivalent to, or greater than, the combined height of the tower and blade radius.

2. **Height.**
   a. If roof-mounted, may exceed the applicable maximum building height by no more than ten (10) feet.

   b. If ground-mounted, must comply with the maximum building height for the applicable zone district set forth in Section 16-#-##.

3. **Clearance.** All rotor blade tips shall, at their lowest point, have a clearance of no less than ten (10) feet. The clearance is measured as the vertical distance between the lowest point of the arc of the rotor blades and the finished grade beneath the wind turbine.

4. **Design Requirements.**
   a. Must have a non-reflective finish, unless otherwise required by the Federal Aviation Administration or other federal air safety authority.

   b. Shall not be illuminated unless required by the Federal Aviation Administration or other federal air safety authority.

   c. Shall not display any sign, flag, streamer, and/or decorative additions to the structure, except for identification of the turbine manufacturer, facility owner, and/or operator.

Commented [MF31]: Note:
This provision has been modified per the Planning Commission's direction.

GG. Wireless Communication Facilities

NOTE: Staff is working with the Town Attorney on standards for "Wireless Communication Facilities." These standards will be provided to the Planning Commission for review at a later time.

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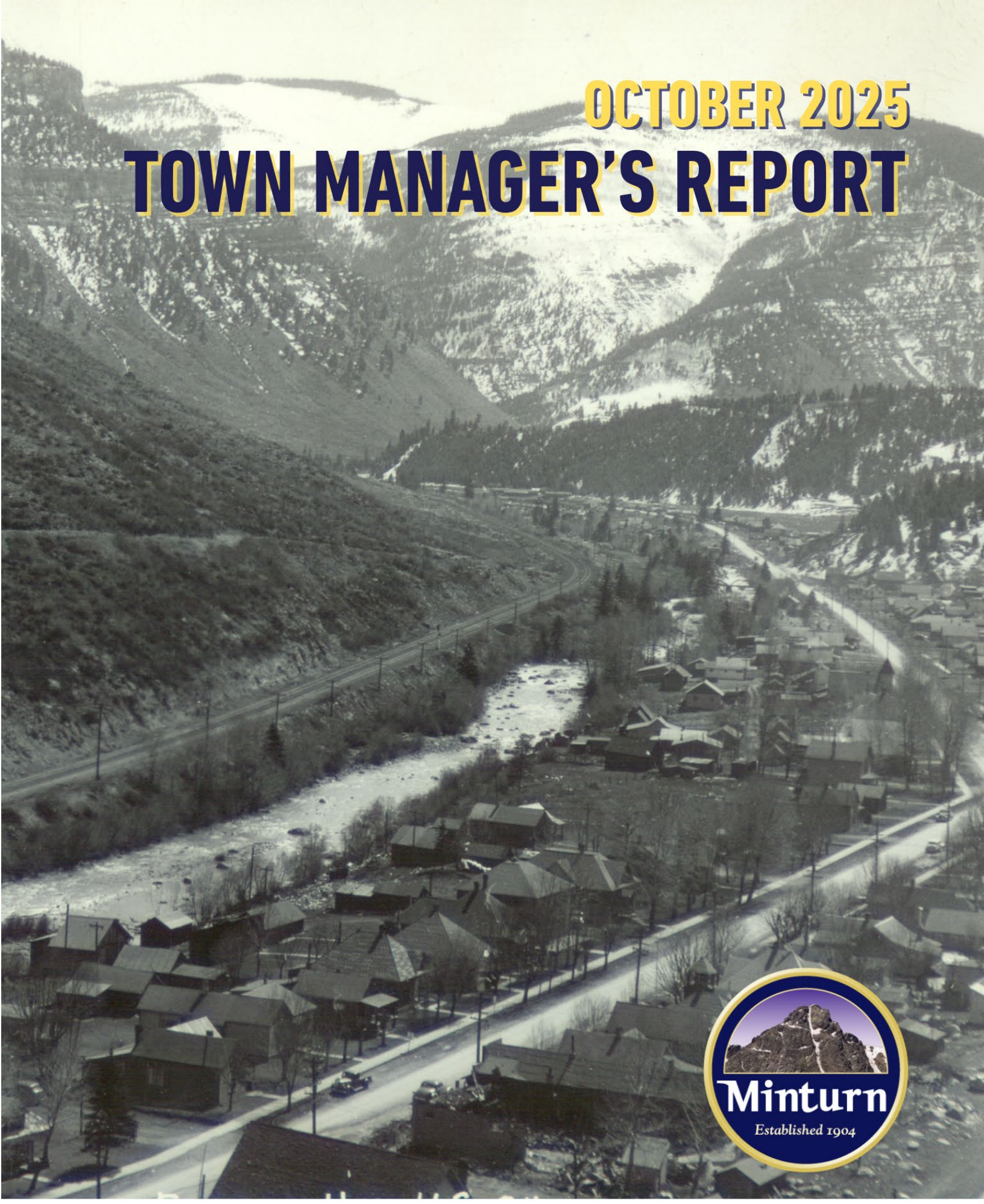
OCTOBER 2025
TOWN MANAGER'S REPORT



302 PINE ST. MINTURN, CO 81645 - WWW.MINTURN.ORG - MANAGER@MINTURN.ORG

MANAGER'S REPORT
OCTOBER 2025

Top Updates

1. **Public Works Department** – We have a new Director and Maintenance Worker I. We believe we will have a team of 4 total employees in the department by the end of October.
2. **Housing & Facilities** – Town Hall 3-bed/2-bath apartment renovation underway, IFB/RFP for 2-bed/1-bath being drafted, planning for future employee housing is ongoing.
3. **Capital Projects** – Major work progressing on the Water Treatment Plant, Little Beach Park & Barn, US 24 and North Main pedestrian improvements, Bellm Bridge design, and Taylor Street repaving.
4. **Economic Development & Parks** – DDA workshop scheduled for October 20–22; draft ordinance on mobile vendors planned for Fall; met with Councilors Rodine and Gotthelf at LBP on September 25th to discuss next steps for a new playground.
5. **Emerging Issues** – Continuing discussions with USFS and Eagle County on Minturn Shooting Range management and operations.

Active Initiatives

Public Works Department

- Mike Martinez was hired as Minturn's new Public Works Director on September 16th, 2025.
- After the September 17th Council meeting we changed our Public Works job description from "Public Works Technician" to two separate positions: Maintenance Worker I or II and Equipment Operator I or II.
- Hourly salary range was changed from $23.00 - $29.75 per hour to the following:
    - Maintenance Worker I Hiring Range: $23.75-$27.75/hourly. Maximum pay $30.90.
    - Maintenance Worker I II Hiring Range: $27.75- $31.75/hourly. Maximum pay $36.10.
    - Equipment Operator I Hiring Range: $28.75-$32.75/hourly. Maximum pay $37.40.
    - Equipment Operator II Hiring Range: $32.75 - $36.75/hourly. Maximum pay $42.60.
- Prior to these changes, we received only 3 applications in 14 days for technicians. Since the change we have received over 43 applications for either Maintenance Worker or Equipment Operator.
- We have extended an offer of employment to 1 person for the Maintenance Worker position, they accepted, and will start Monday September 29th.
- We have three additional interviews pending for Monday September 29th.
- Billy Martinez from Red Cliff Public Works started his temporary job assignment in Minturn on September 17th.

Highlands Property

- The Council Committee has one more broker meeting and is anticipating reporting back to Council at the October 15th, 2025, meeting.

Manager's Advisory Committee

- Current topics are events and community engagement.
- Monthly meetings will continue every 3rd Tuesday at 4pm at Town Hall or other locations as notified.

Emerging Initiatives

Minturn Shooting Range

- We held a meeting with USFS, Eagle County Manager, and County Commissioner Scherr on September 8th and discussed the Town's ongoing concerns with the Minturn Shooting Range.

- Staff will be working with the USFS to review the procedures and authorities that could be granted under a permit, in order to better understand the feasibility of Town involvement in management and enforcement of the shooting range.

Housing

- Progress is being made on renovating the Town's 3-bed/2-bath apartment unit at Town Hall. The original carpet has been removed, and work has started to repair large cracks in the concrete subfloor prior to installation of new vinyl plank flooring. Other improvements include repainting, dishwasher installation, new kitchen sink, new refrigerator, and LED recessed lighting retrofits. We anticipate the unit will be ready for a new town employee in 2-3 weeks.
- RFP/Invitation to Bid for conversion of unused office space back into a 2-bed/1-bath apartment is still pending but we anticipate moving this forward in the next two weeks on seeking bids.
- Research on future options for town employee housing is ongoing. The option of placing a 1–2-bedroom modular ADU on the lot with the Town Manager's house could potentially deliver a new employee housing unit for $150k to $225k total. The Town could potentially recoup investment costs in 7 to 10 years with a monthly rent of $1,800.

Parks and Recreation

- We have been selected to participate in the Colorado OEDIT Rural Technical Assistance Program. Graduate students from the Masters of Environment Program at CU Boulder and CSU Extension will take on the role of community consultants to develop a Community Action Plan in winter 2025/2026.
- We will submit our full application to the Colorado Parks and Wildlife Trail Planning Grant on September 30th, 2025, for the Little Beach/Bike Park trail as presented to Council at the September 17th, 2025, meeting.

Economic Development

- The Downtown Development Authority will hold a workshop on its Plan of Development from **October 20–22, 2025**.
- Staff are preparing a new ordinance regulating mobile businesses and vendors, targeted for consideration in **late Fall 2025**.
- Efforts are underway to identify barriers to entry for small businesses and explore ways the Town can help create additional commercial space for startups.

Town Council Follow Up

September 3rd, 2025, Meeting

Councilor Rodine

Question/Comment

Inquiry about the potential for installing fencing around the new retaining wall at Little Beach Park.

Answer

Town Engineer Jeff Spanel is conducting research on the potential fencing options to address the concerns about safety.

Question/Comment

Comments on communicating with the public about removal of playground equipment and the construction in the park. Posting a sign about the updates on construction of the park. Plan for October meetings with the public.

Answer
I met with Councilors Rodine and Gotthelf at Little Beach Park on September 25th, 2025, to discuss the next steps on planning for a new playground. I will be requesting approval from Council at the October 1st, 2025, meeting to establish a short-term council committee to allow at least two council members to work with staff on reviewing proposals for a new playground.

Capital Projects

Minturn Water Treatment Plant

Status: 90% design nearing completion.

Cost Estimate: ~$11M at 60% design; updated estimate pending.

Next Steps: Discussion and financial modeling with Municipal Advisor is ongoing.

Little Beach Park & Historic Meyer's Barn

Status: Contract awarded to 360 Civil for retaining wall reconstruction and new roadway.

Next Steps: Construction is to begin as soon as park is closed.

US 24 Pedestrian Improvement

Status: Sidewalk extension underway. US 24 Sidewalk Extension project information shared with Council on 9/4. Working hours 07:00 to 17:00 with some work going until 19:00. Shoulder closures and alternating one-lane traffic are expected. Email us24@minturn@gmail.com or call (970)366-1392 for more information.

North Main Street Pedestrian Improvement & Cemetery Road Crossing

Status: Construction of sidewalk at North Main Street and the new Cemetery Road crossing is underway.

Bellm Bridge Design RFQ

Status: RFQ posted; inquiries accepted until September 15. Will be submitting a grant application to CDOT-Off System Bridge Grant Program.

Next Steps: Selection of bridge designing firm will be at Town Council for the October 15th meeting.

Taylor Street Repaving

Status: Design complete. Public bid posting is pending.

Next Steps: Town Council bid approval and selection October meeting TBD. Anticipating Spring 2026 construction.

Minturn Planning Department
Minturn Town Center
301 Boulder St. #309
Minturn, CO 81645
970-827-5645
planner1@minturn.org
www.minturn.org

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

Memorandum

Date: October 3, 2025
To: Minturn Planning Commission
From: Madison Harris, Planner II
Re: Planning Department Update

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225 Pine Street - Minor DRB Permit - New Garage Door
The owner of 225 Pine Street applied on September 23, 2025 to replace the garage door. This was approved September 26, 2025 and a picture of the proposed garage door is included in the packet.

23-25 Belden Way - Minor DRB Permit - Changes to Approved Plans
23-25 Belden Way originally received approval on October 23, 2024. On September 9, 2025 the representative, Mr. Greg Macik, applied for a Minor DRB in order to modify window/door placements/sizes as well as exterior colors and materials. This was approved September 24, 2025 and the relevant excerpts from the application are attached for reference.

27-29 Belden Way - Minor DRB Permit - Changes to Approved Plans
27-29 Belden Way originally received approval on October 23, 2024. On August 19, 2025 the representative, Mr. Greg Macik, applied for a Minor DRB in order to modify window/door placements/sizes as well as exterior colors. This was approved August 22, 2025 and the relevant excerpts from the application are attached for reference.

0071 Miles End Lane - Minor DRB Permit - Changes to Approved Plans
0071 Miles End Lane originally received approval on June 18, 2025. On September 26, 2025 the representative, Ms. Taylor Hermes, applied for a Minor DRB in order to remove a post supporting the rear deck and rear roof element over the deck. This was approved October 3, 2025 and the relevant excerpts from the application are attached for reference.

Minturn North PUD Open Space Landscaping - Minor DRB Permit - Changes to Approved Plans
Derrick Gerhardt, project lead for Minturn North, let staff know that "due to some utility locations and the headwalls of the inlets/outlets of the storm water management pipes I need to move some of the landscaping around to make it work along 4th street. I have moved the trees to the open space south of 4th street as that open space only had 3 trees to begin with and it needed

something more." This was applied for and approved on October 2, 2025. The relevant excerpts from the application are attached for reference.

0226 Miles End Lane - Minor DRB Permit - Changes to Approved Plans
0226 Miles End Lane originally received approval on August 7, 2024. On September 15, 2025 the representative, Ms. Taylor Hermes, applied for a Minor DRB in order to modify windows. This was approved September 22, 2025 and the relevant excerpts from the application are attached for reference.

0030 Silver Star Trail - Minor DRB Permit - Changes to Approved Plans
0030 Silver Star Trail originally received approval on July 17, 2024. On September 10, 2025 the representative, Ms. Taylor Hermes, applied for a Minor DRB in order to modify the landscaping plan. This was approved September 22, 2025 and the relevant excerpts from the application are attached for reference.

262 Main Street - Minor DRB Permit - Fence Replacement
The owner of 262 Main Street applied on September 4, 2025 to replace the fence along the rear where the old fence was. This was approved September 5, 2025 and a picture of the new fence is included in the packet.

September 23, 2025

Joe Pucci
225 Pine St
Mail to 301 Boulder St #575
Minturn, CO 81645
(203) 856-5736
japuccijr@gmailcom

RE: Minor Design Review Application

Madison Harris
Town Of Minturn
via email to planner1@minturn.org

Dear Madison,

I'm writing to get your review and approval to replace an existing antiquated and non-functioning garage door. The garage structure is well built and was used to park a single car by previous owners. We would like to replace the existing manual door with an electric automated single car garage door. Chuck Anderson with Vail Valley Garage Door will do the work. The new door will be installed with white paint and will have a subtle "recessed ranch" design on each panel. See pictures below of the current and its replacement. Note the new replacement will not have any windows making it better insulated and more durable.

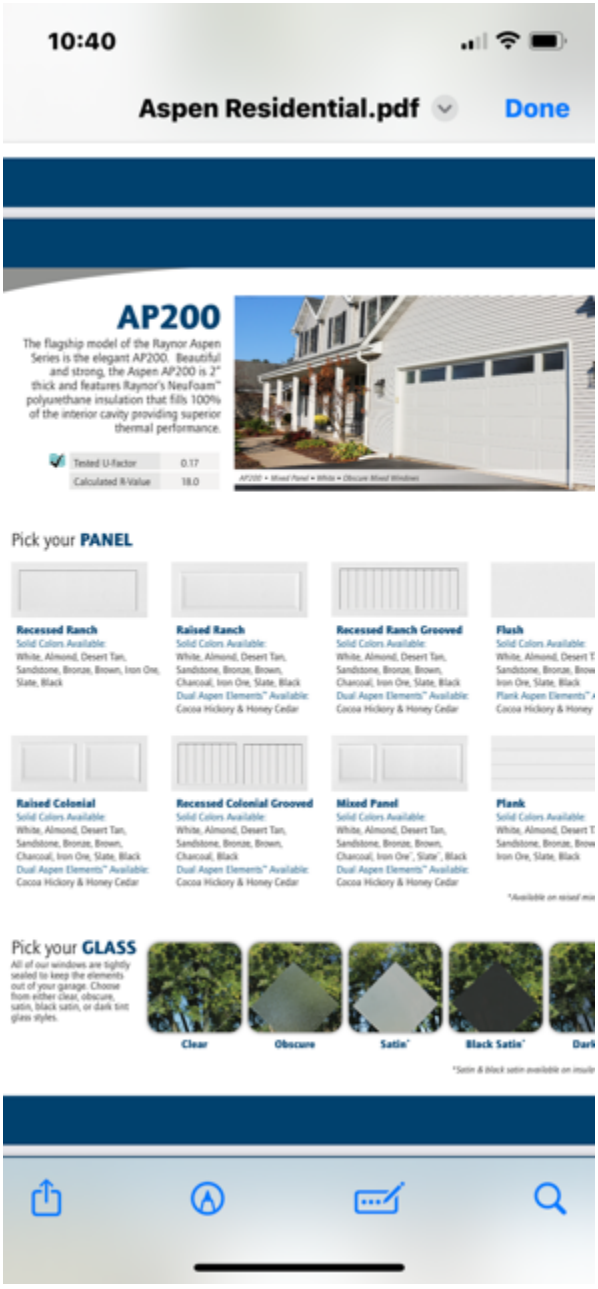
I'm happy to discuss if there is more information needed, feel free to call or email me.

Thanks,

Joe Pucci

Current Garage Door:

Replacement Garage Door to be white, “recessed ranch” design and no windows:



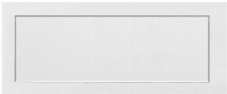
AP200

The flagship model of the Raynor Aspen Series is the elegant AP200. Beautiful and strong, the Aspen AP200 is 2" thick and features Raynor's NeuFoam™ polyurethane insulation that fills 100% of the interior cavity providing superior thermal performance.

Tested U-Factor	0.17
Calculated R-Value	18.0

AP200 • Mixed Panel • White • Obscure Mixed Windows

Pick your **PANEL**



Recessed Ranch
Solid Colors Available:
White, Almond, Desert Tan, Sandstone, Bronze, Brown, Iron Ore, Slate, Black

Raised Ranch
Solid Colors Available:
White, Almond, Desert Tan, Sandstone, Bronze, Brown, Charcoal, Iron Ore, Slate, Black
Dual Aspen Elements™ Available:
Cocoa Hickory & Honey Cedar

Recessed Ranch Grooved
Solid Colors Available:
White, Almond, Desert Tan, Sandstone, Bronze, Brown, Charcoal, Iron Ore, Slate, Black
Dual Aspen Elements™ Available:
Cocoa Hickory & Honey Cedar

Flush
Solid Colors Available:
White, Almond, Desert T
Sandstone, Bronze, Brow
Iron Ore, Slate, Black
Plank Aspen Elements™
Cocoa Hickory & Honey

Raised Colonial
Solid Colors Available:
White, Almond, Desert Tan, Sandstone, Bronze, Brown, Charcoal, Iron Ore, Slate, Black
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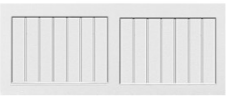


Recessed Colonial Grooved
Solid Colors Available:
White, Almond, Desert Tan, Sandstone, Bronze, Brown, Charcoal, Black
Dual Aspen Elements™ Available:
Cocoa Hickory & Honey Cedar

Mixed Panel
Solid Colors Available:
White, Almond, Desert Tan, Sandstone, Bronze, Brown, Charcoal, Iron Ore*, Slate*, Black
Dual Aspen Elements™ Available:
Cocoa Hickory & Honey Cedar

Plank
Solid Colors Available:
White, Almond, Desert T
Sandstone, Bronze, Brow
Iron Ore, Slate, Black

**Available on raised mix*

Pick your **GLASS**

All of our windows are tightly sealed to keep the elements out of your garage. Choose from either clear, obscure, satin, black satin, or dark tint glass styles.

Clear **Obscure** **Satin*** **Black Satin*** **Dark**

**Satin & black satin available on insula*

TAB Associates, Inc.
The Architectural Balance

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

Memo

Project: Belden Place – Lots 10-11 Project No: **2215**

Date: September 18th, 2025

RE: Minor Design Review Submittal

FROM:
Greg Macik, Principal
Jack Little, Project Manager

TO: **Town of Minturn DRB**

VIA: **Email and Digital Copies**

Remarks:

We are submitting Minor DRB modifications to Lots 10-11 (Duplex) in the Belden Place development. The extents of the change include modified window and door placements and sizes, the modification to the main level floor plan in unit 10 and an update to the exterior material colors. Additionally, some exterior walls have had materials updated on the main and upper levels of the units.

Changes have been clouded and noted on drawing set.

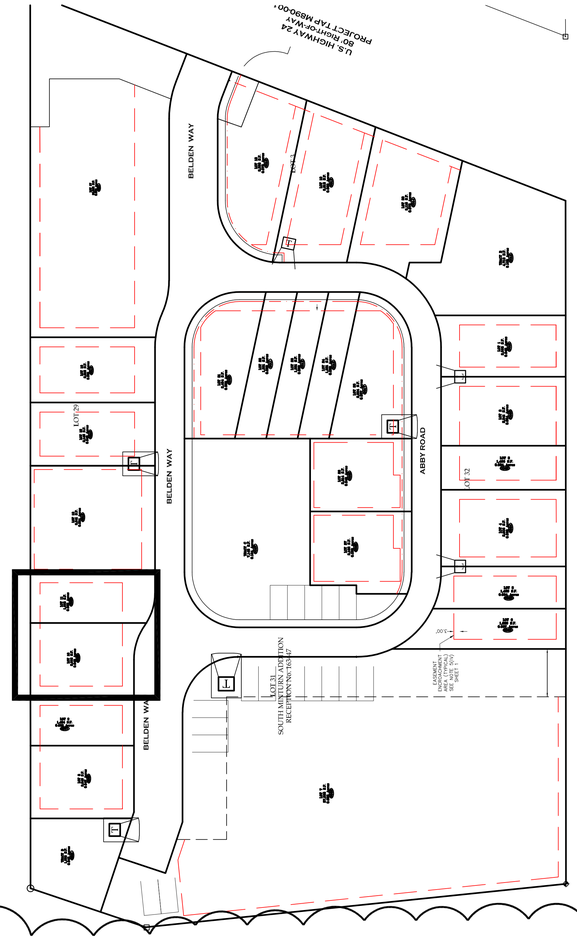
Belden Place

Lot 10 - 0025 Beldan Way

Lot 11 - 0023 Beldan Way

Duplex Residences

Minturn, Colorado 81645



A0.0	COVER SHEET
A0.02	PUD GUIDE INFORMATION
C1.110	SURVEY
C1.111	OVERALL DEVELOPMENT SITE PLAN
C.1	SITE PLAN & UTILITY PLAN
C.2	DETAILS AND CROSS SECTION
A1.1	LANDSCAPE PLAN AND DETAILS
A2.1	GROUND AND BASEMENT FLOOR PLANS
A2.2	MAIN AND UPPER FLOOR PLANS
A2.3	ROOF PLAN
A3.1	EXTERIOR ELEVATIONS
A3.2	MATERIALS
A4.1	BUILDING SECTIONS
A5.1	DETAILS
A5.2	DETAILS
A5.3	DETAILS

Minor DRB Modification
09/08/2025

Vicinity Map

TAB Associates
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(970) 766-1470
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email: tab@vail.net
www.tabassociates.com
Civil Engineer:
Timberline Engineering
(970) 963 9889
Structural Engineer:
KRM Consultants, Inc.
(970) 949-9391

Seal

Belden Place - Duplex Units
Lots 10/ 0025 Beldan Way & 11 / 0023 Beldan Way
Minturn, Colorado 81645

Revisions:
1 - PERMIT 01/03/25
2 - REVISION 06/13/25
3 - MINOR DRB 09/08/25

Issue Dates:
20220509 Struct Coord
DRB-09/20/2024
CDs-11/20/2024

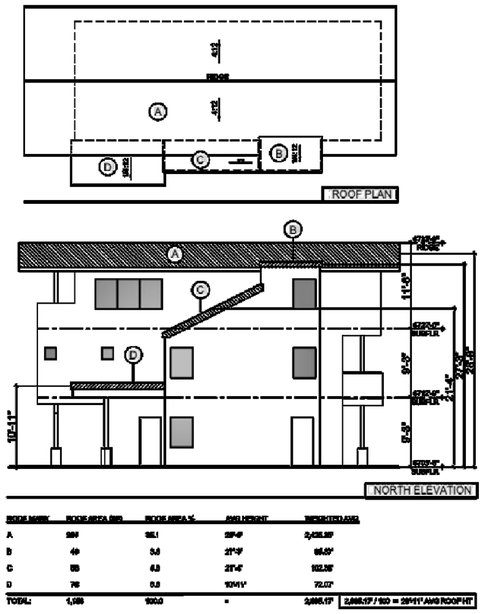
Sheet Title:
Cover

Project No:
2215

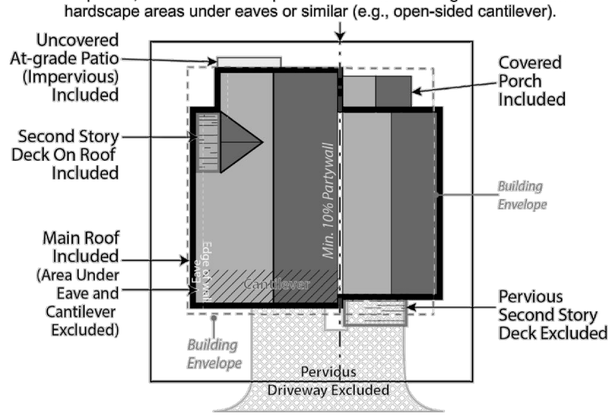
Sheet No:
A0.00

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

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



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



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

The following encroachments are permitted beyond the platted building envelope:

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

1. SINGLE-FAMILY DETACHED

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

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

2. DUPLEX/TRI-PLEX or MULTIFAMILY STRUCTURES

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

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

3. MATERIALS

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

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

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

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

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

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

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

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

Seal

Belden Place - Duplex Units
Lots 10/ 0025 Beldan Way & 11 / 0023 Beldan Way
Minturn, Colorado 81645

Revisions:

Issue Dates:
20220509 Struct Coord
DRB-09/20/2024
CDs-11/20/2024

Sheet Title:
PUD Information

Project No:
2215

Sheet No:
A0.02

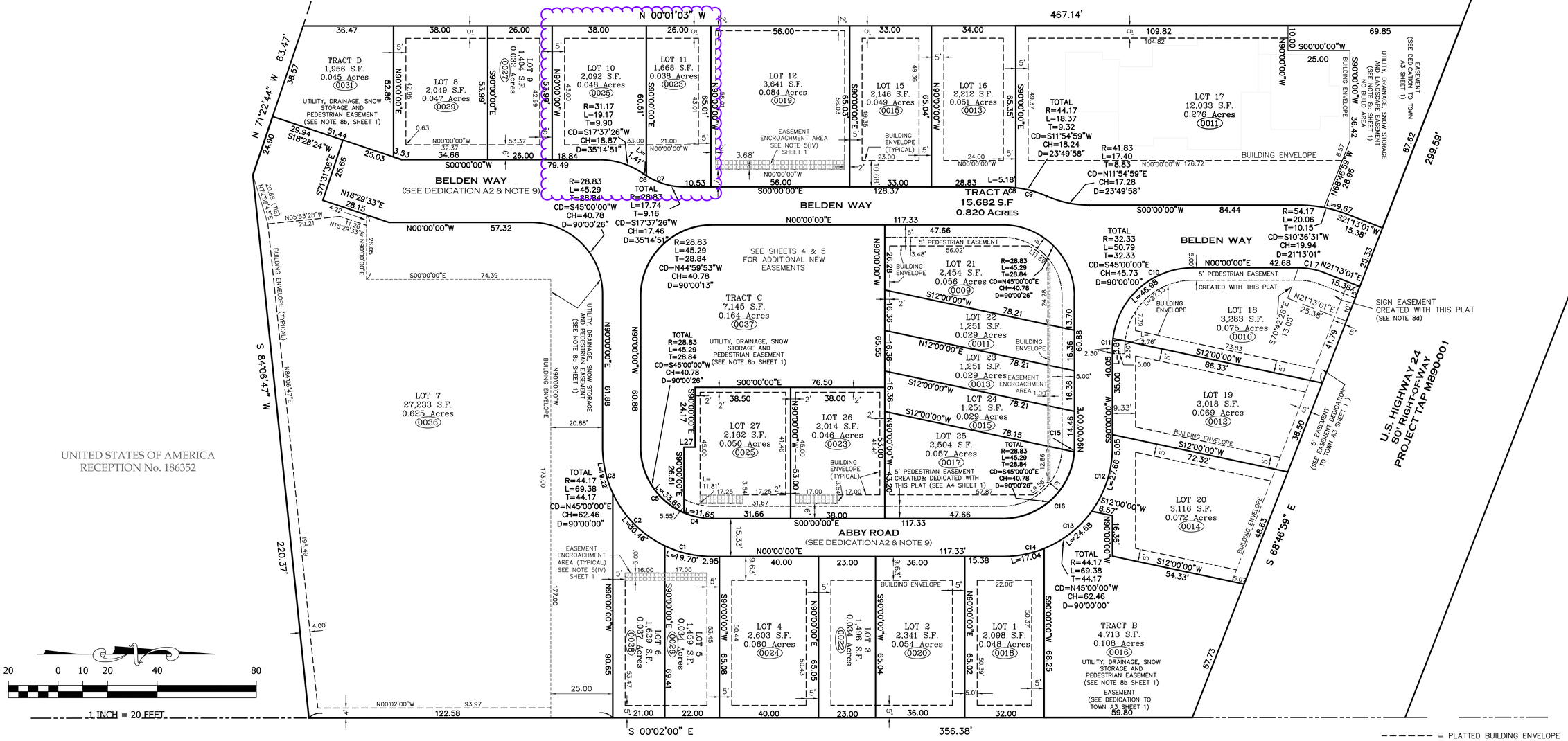
FINAL PLAT
BELDEN PLACE, P.U.D.
Town of Minturn, County of Eagle, State of Colorado

SHEET 3 OF 5

SUBDIVISION

LOT 28
SOUTH MINTURN ADDITION
RECEPTION No. 163447

EASEMENTS



= PLATTED BUILDING ENVELOPE

= PEDESTRIAN EASEMENT

= EASEMENT ENCROACHMENT AREA SEE NOTE 5(IV)

L27 = S00°00'00"W 4.50

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

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.

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

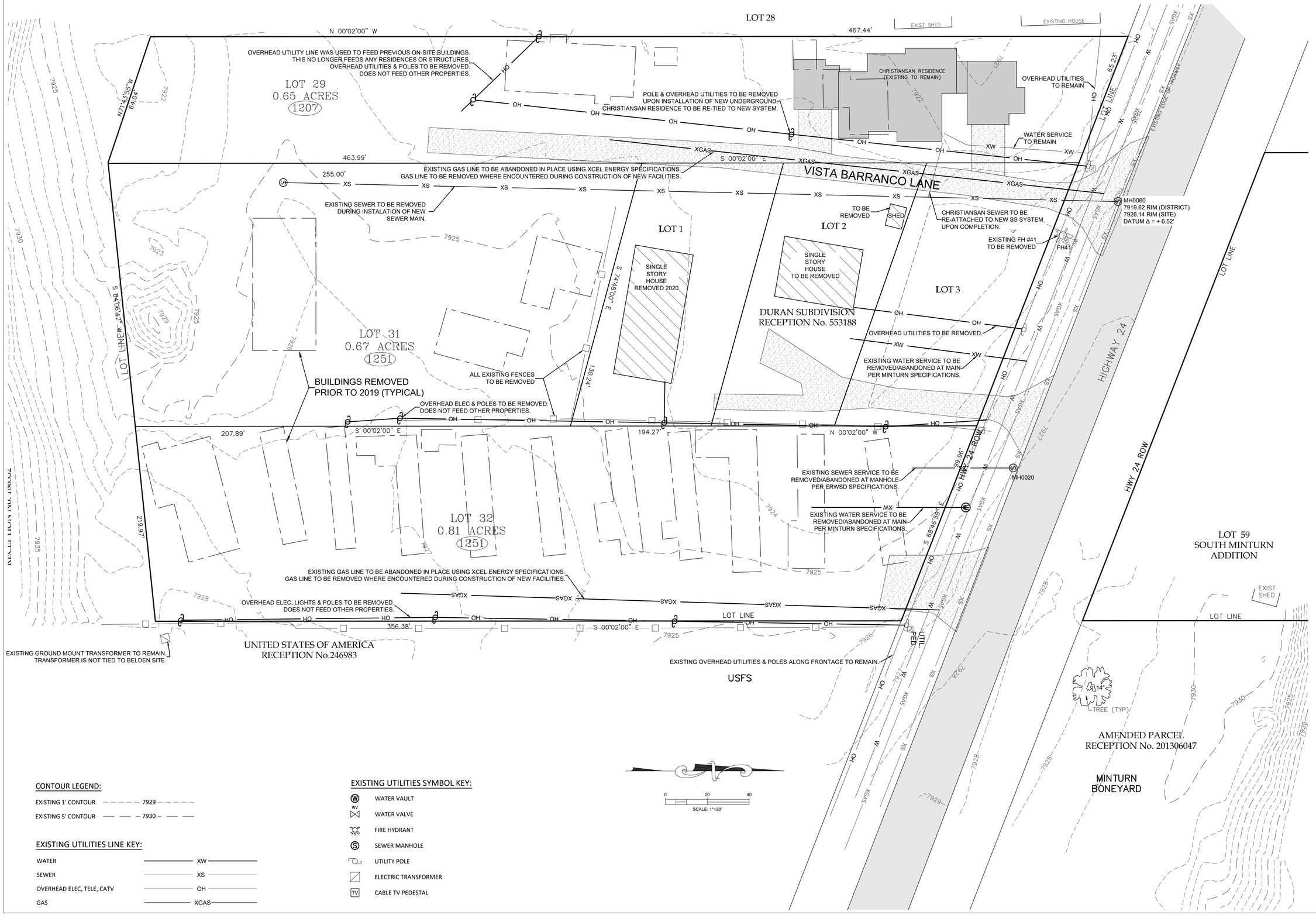
PRELIMINARY

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

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

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

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



CONTOUR LEGEND:

EXISTING 1' CONTOUR ——— 7929 ———

EXISTING 5' CONTOUR —— —— 7930 —— ——

EXISTING UTILITIES LINE KEY:

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

EXISTING UTILITIES SYMBOL KEY:

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

TIMBERLINE ENGINEERING llc CIVIL STRUCTURAL
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Belden Place - 12 Plex (Flats)
Lot 7

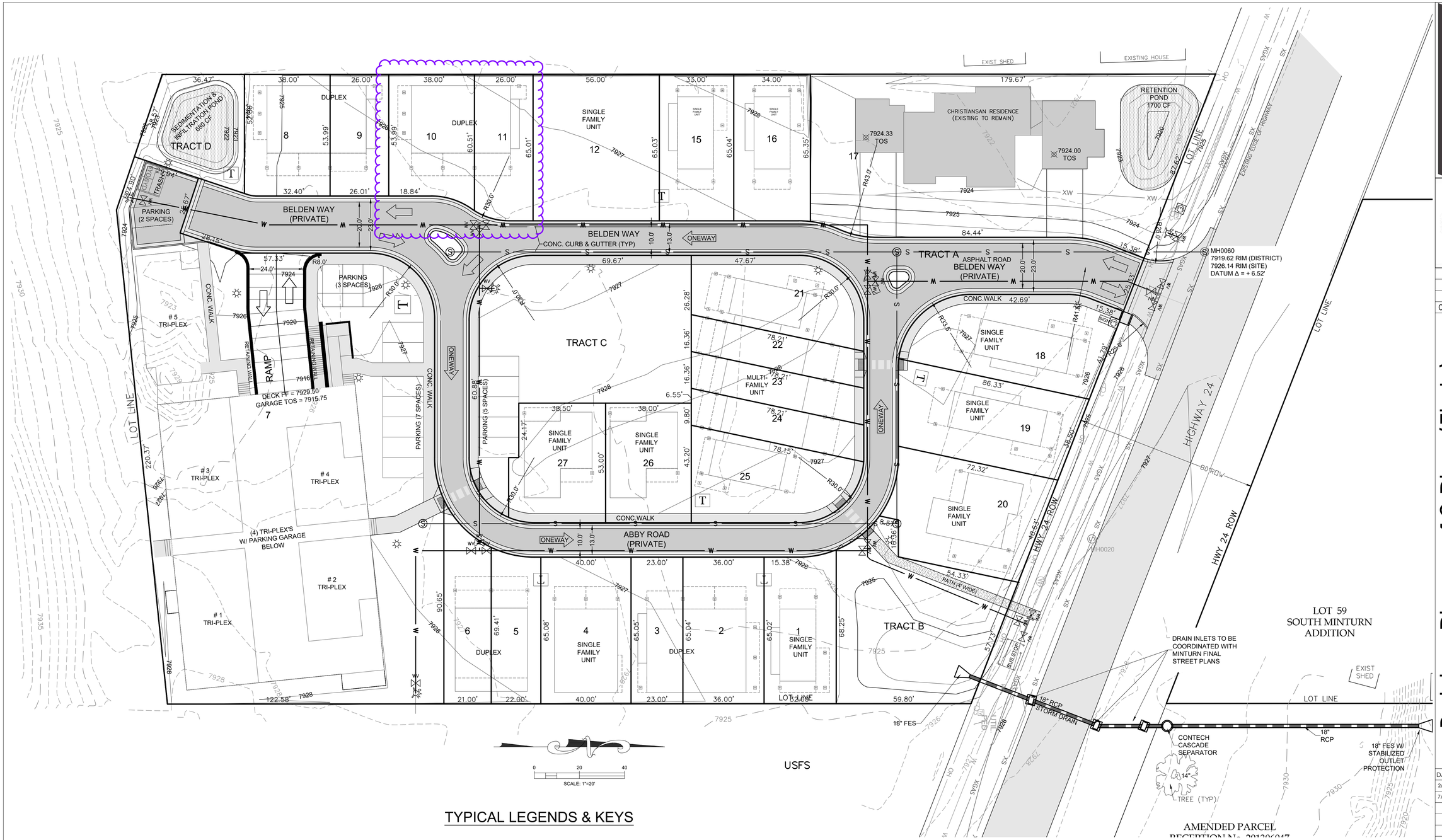
0036 Abby Road, Minturn, Colorado 81645

NOT FOR CONSTRUCTION

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

Title: EXISTING SITE & DEMOLITION PLAN

Sheet: C.110



TYPICAL LEGENDS & KEYS

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

CONTOUR LEGEND:

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

EXISTING UTILITIES LINE KEY:

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

EXISTING UTILITIES SYMBOL KEY:

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

PROPOSED UTILITY SYMBOL KEY:

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

INDICATES DIRECTION OF TRAFFIC FLOW

LINE KEY:

- WATER — W
- SEWER — S

PARKING NOTES:

PARKING SPACES 9' X 18' MIN.

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

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Belden Place - 12 Plex (Flats)
Lot 7

0036 Abby Road, Minturn, Colorado 81645

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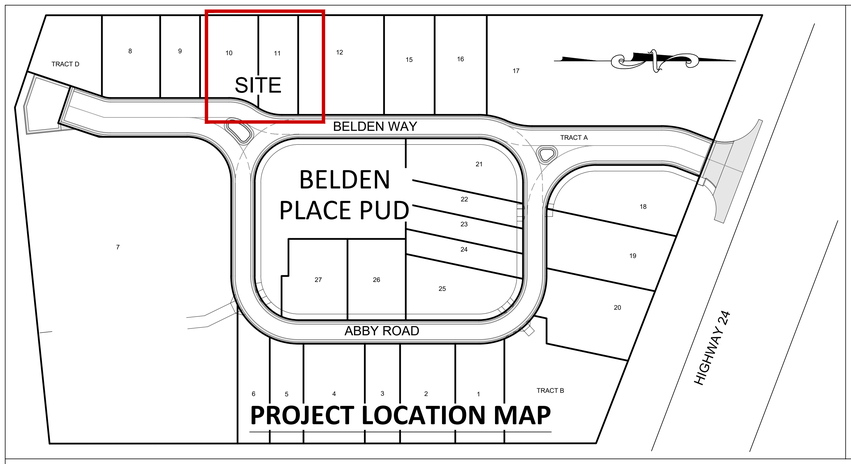
DATE	REVISION
2/15/22	Permit Set
7/29/24	Review comments 1

Title: PROPOSED SITE PLAN

Sheet: C.111



CONTACTS

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

LINE KEY:

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

CONTOUR LEGEND:

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

ABBREVIATION KEY

AD	= AREA DRAIN
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TOP	= TOP OF PIPE
WV	= WATER VALVE
WW	= WINDOW WELL

PROPOSED UTILITY SYMBOL KEY:

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

UNITS 10-11

SHEET INDEX:

C.1 SITE PLAN & UTILITY PLAN
C.2 GRADING, DRAINAGE & EROSION CONTROL PLAN
C.3 DETAILS & CROSS SECTIONS

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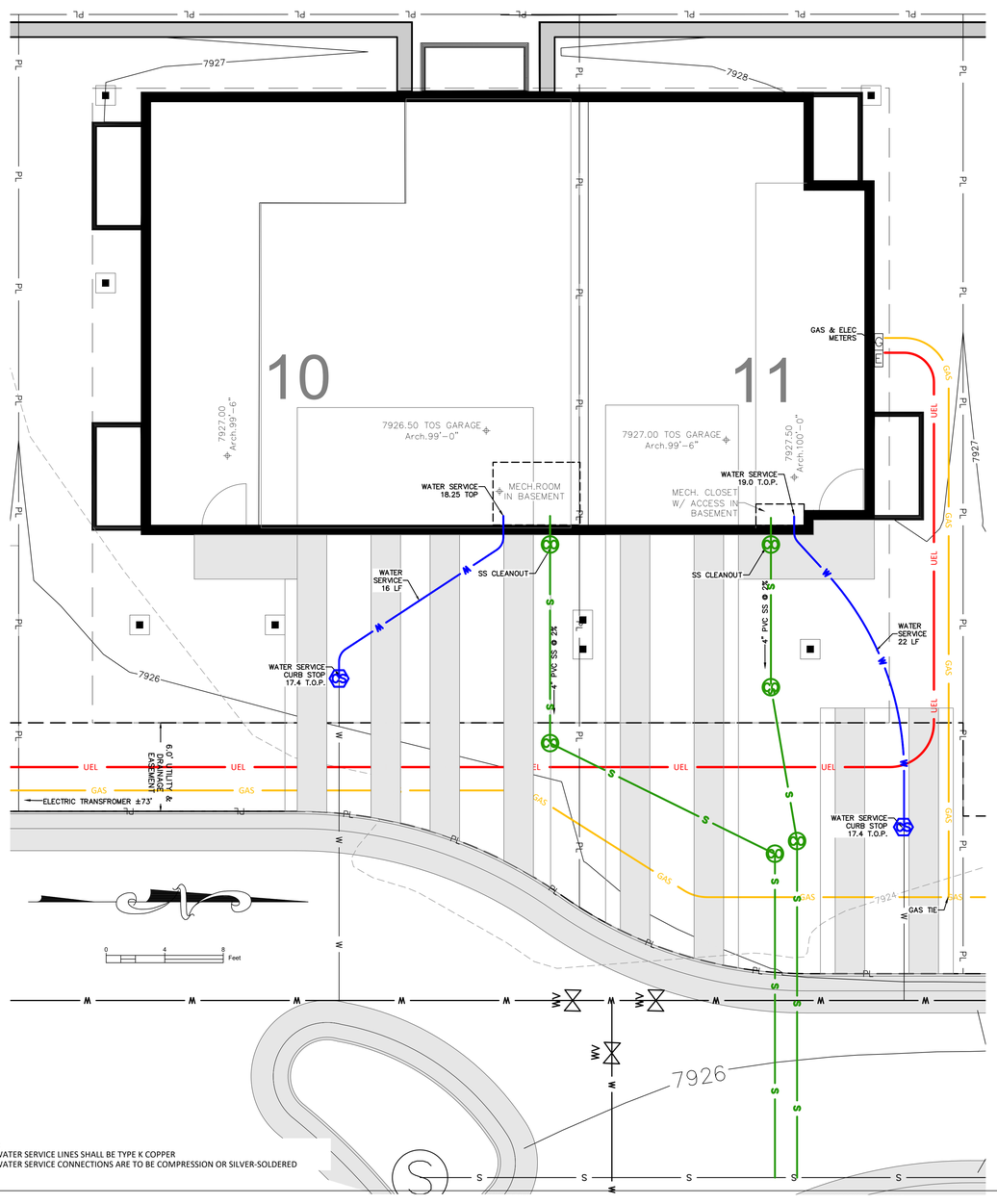
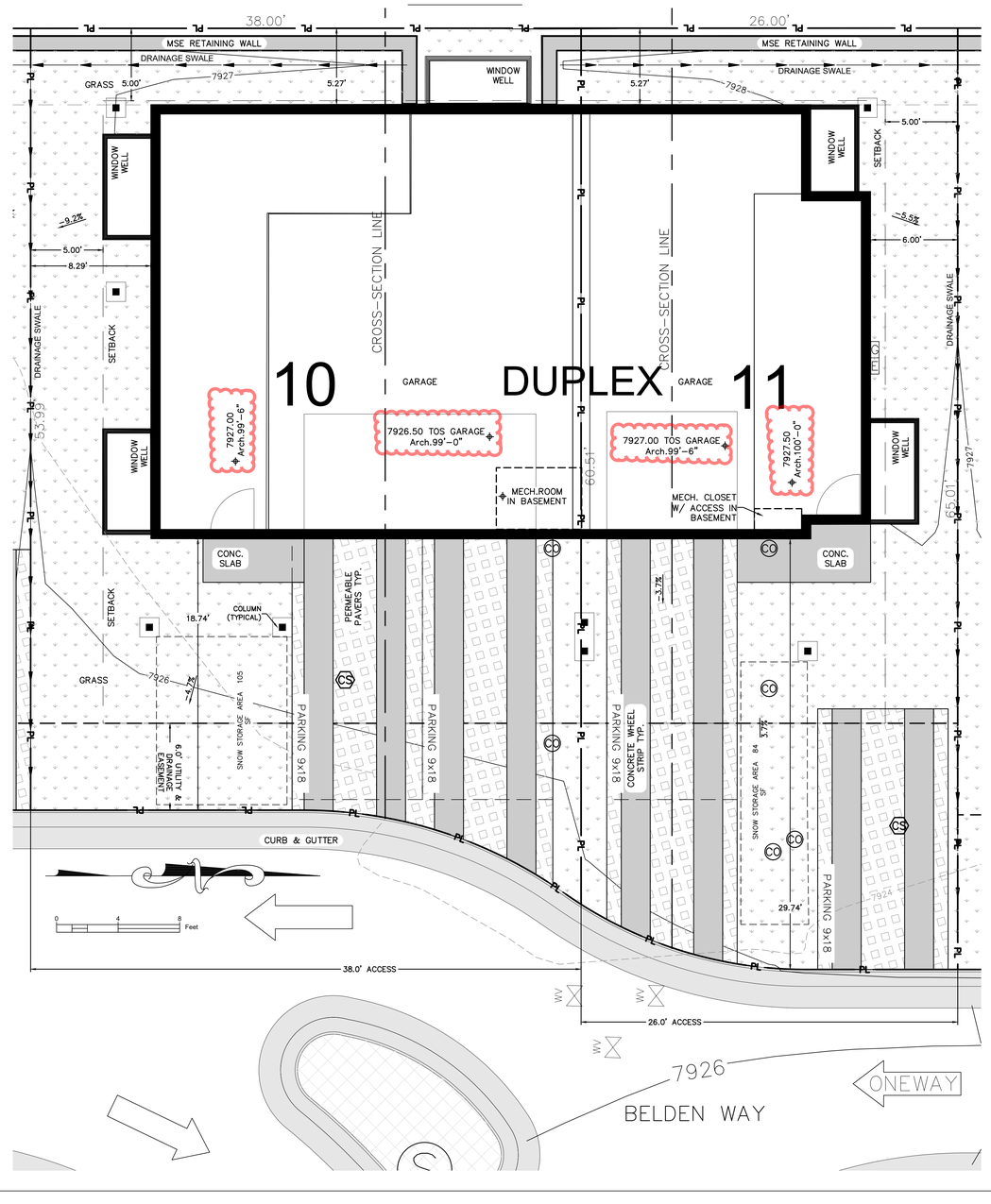
UTILITY PLAN



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

SITE PLAN



Belden Place
UNITS 10-11 DUPLEX
Minturn, Colorado

NOT FOR CONSTRUCTION

DATE	REVISION
1/9/24	DRB Coordination
8/25/24	DRB Coordination
9/7/24	DRB Coordination
10/14/24	DRB updates
12/3/24	DRB updates

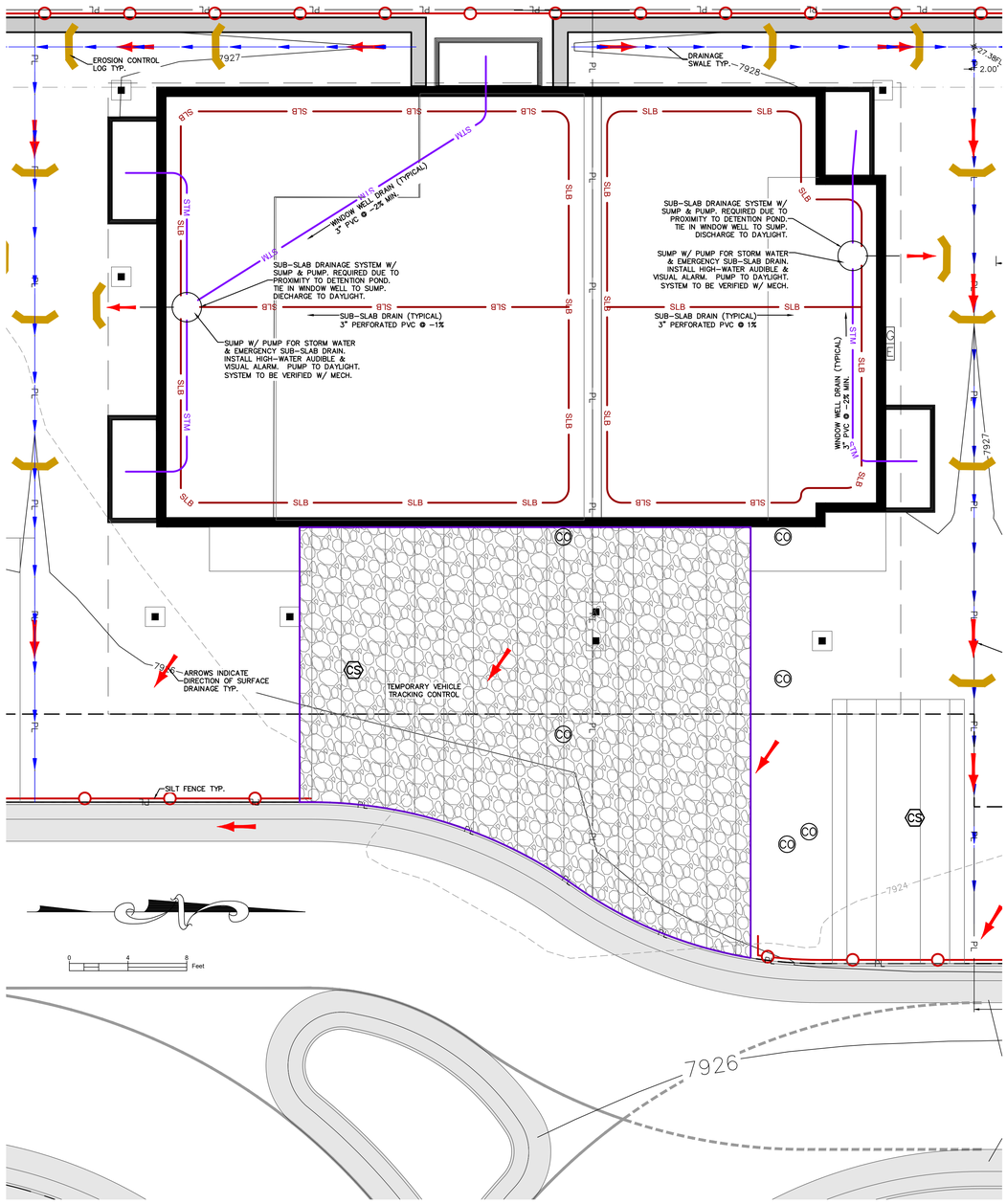
Title:

SITE PLAN & UTILITY PLAN

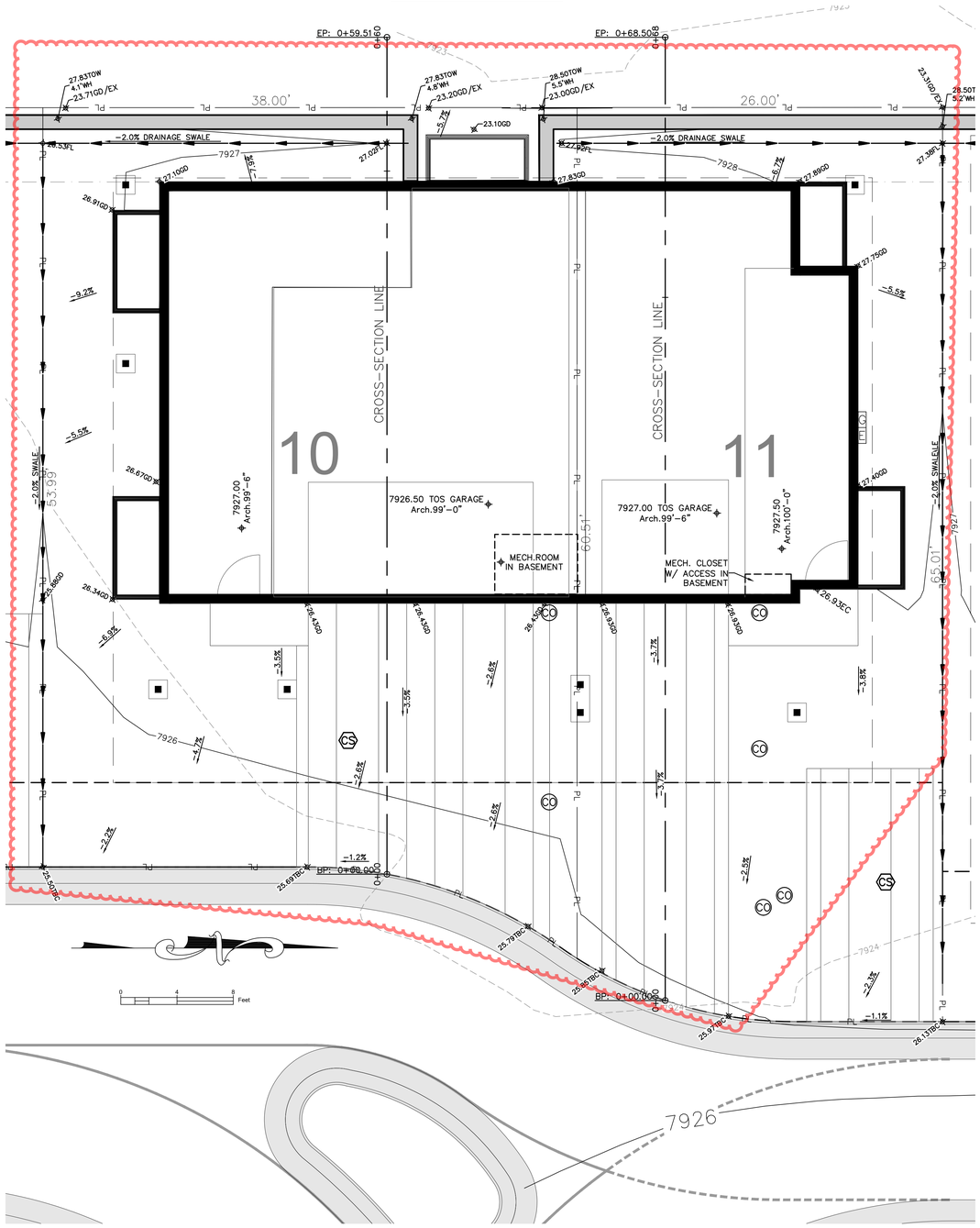
Sheet:

C.1

DRAINAGE & EROSION CONTROL PLAN



GRADING PLAN



LINE KEY:

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

CONTOUR LEGEND:

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

ABBREVIATION KEY

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Minturn, Colorado

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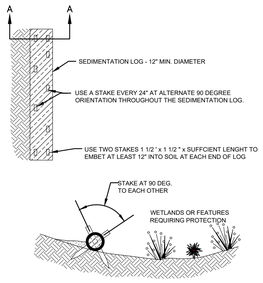
10/14/24	DRB updates
12/3/24	DRB updates

Title: GRADING, DRAINAGE & EROSION CONTROL PLANS

Sheet: C.2



SECTION A - A

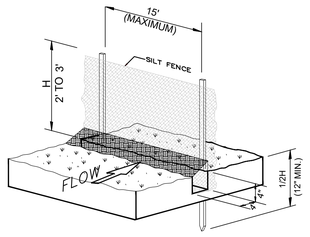
SEDIMENT CONTROL LOG INSTALLATION NOTES

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

SEDIMENT CONTROL LOG MAINTENANCE NOTES

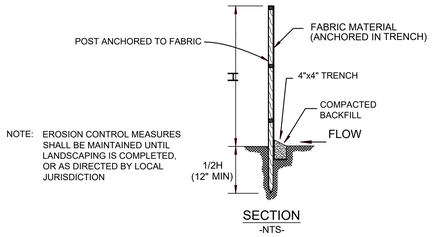
1. THE SWMP MANAGER SHALL INSPECT SEDIMENT CONTROL LOGS DAILY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT UPSTREAM SEDIMENT AS NECESSARY.
2. SEDIMENT ACCUMULATED UPSTREAM OF SEDIMENT CONTROL LOGS SHALL BE REMOVED WHEN THE UPSTREAM SEDIMENT DEPTH IS WITHIN ½ THE HEIGHT OF THE CREST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

EROSION CONTROL LOG DETAIL



SILT FENCE INSTALLATION

-NTS-

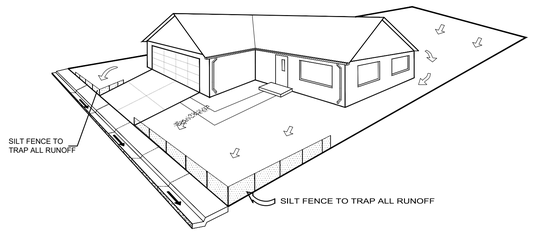


NOTE: EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL LANDSCAPING IS COMPLETED, OR AS DIRECTED BY LOCAL JURISDICTION

SECTION

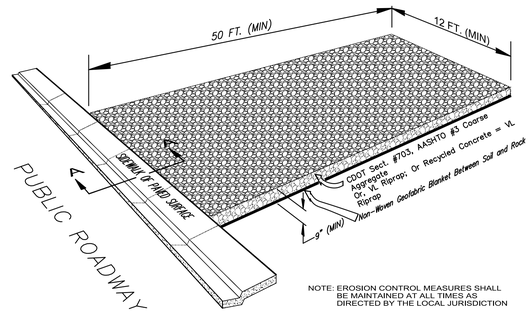
-NTS-

SILT FENCE INSTALLATION DETAIL

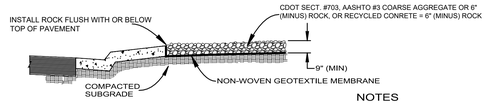


NOTE: EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES AS DIRECTED BY LOCAL JURISDICTION

SILT FENCE PLACEMENT DETAIL



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



SECTION A-A

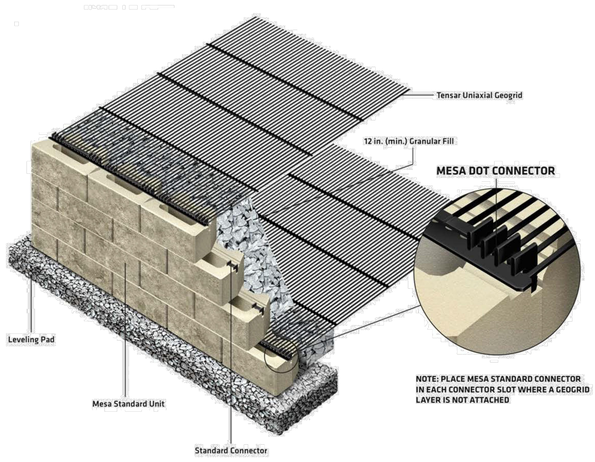
-NTS-

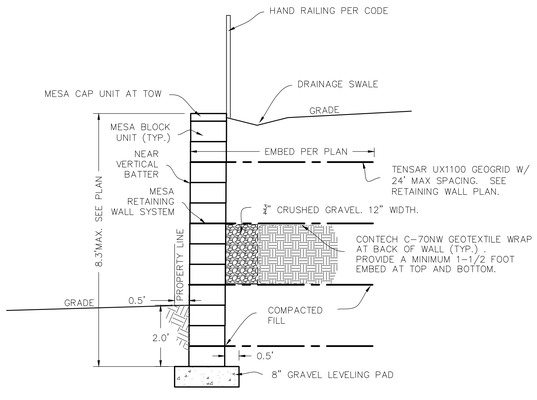
NOTES

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

TEMPORARY VEHICLE TRACKING CONTROL DETAIL

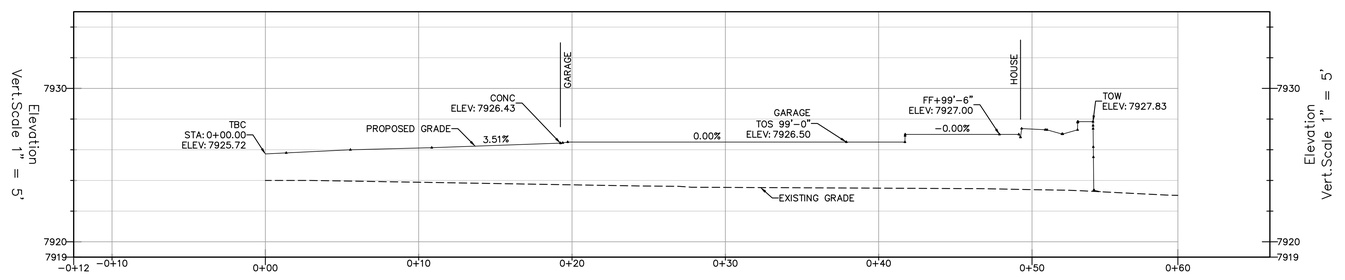
MESA® SYSTEM NEAR VERTICAL SETBACK WITH DOT CONNECTOR



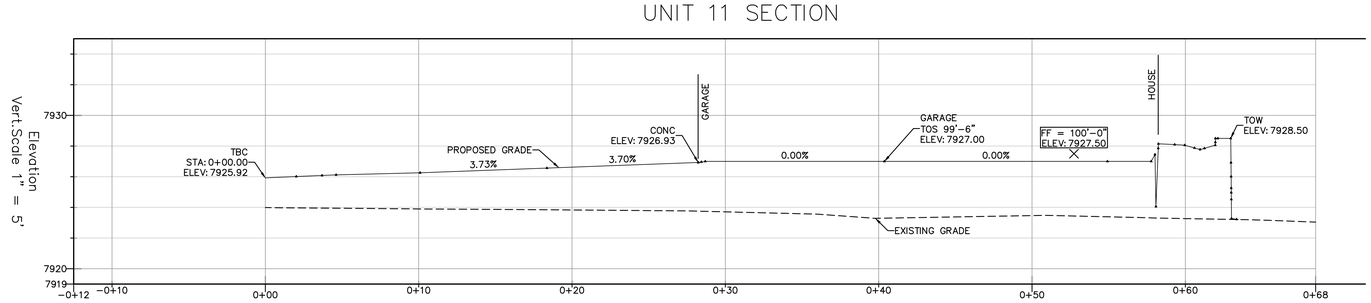


RETAINING WALL DETAIL

UNIT 10 SECTION



UNIT 11 SECTION



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Carbondale, Colorado 81623
timberlineengineering@gmail.com

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UNITS 10-11 DUPLEX
Minturn, Colorado

NOT FOR CONSTRUCTION

DATE	REVISION
1/9/24	DRB Coordination
8/25/24	DRB Coordination
9/7/24	DRB Coordination
10/14/24	DRB updates
12/3/24	DRB updates

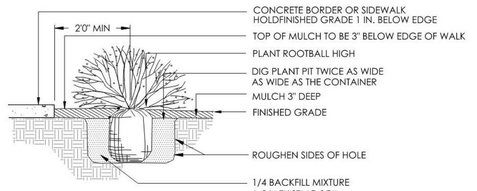
Title:

DETAILS & CROSS SECIONS

Sheet:

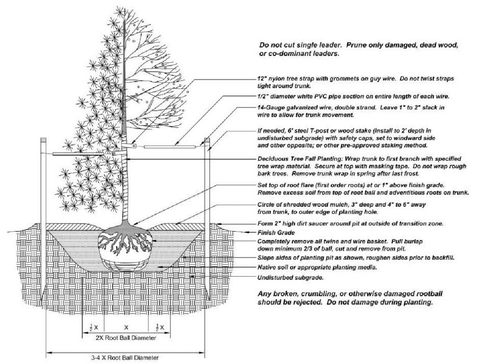
C.3

PRUNE ALL DAMAGED OR DEAD WOOD IMMEDIATELY PRIOR TO PLANTING



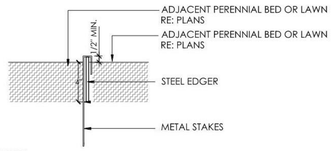
1 SHRUB PLANTING
SCALE: 3/4" = 1'-0"

1



3 TREE PLANTING
SCALE: N.T.S.

3



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

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

8

ORNAMENTAL TREES

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

DECIDUOUS SHRUBS

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

NATIVE GRASS

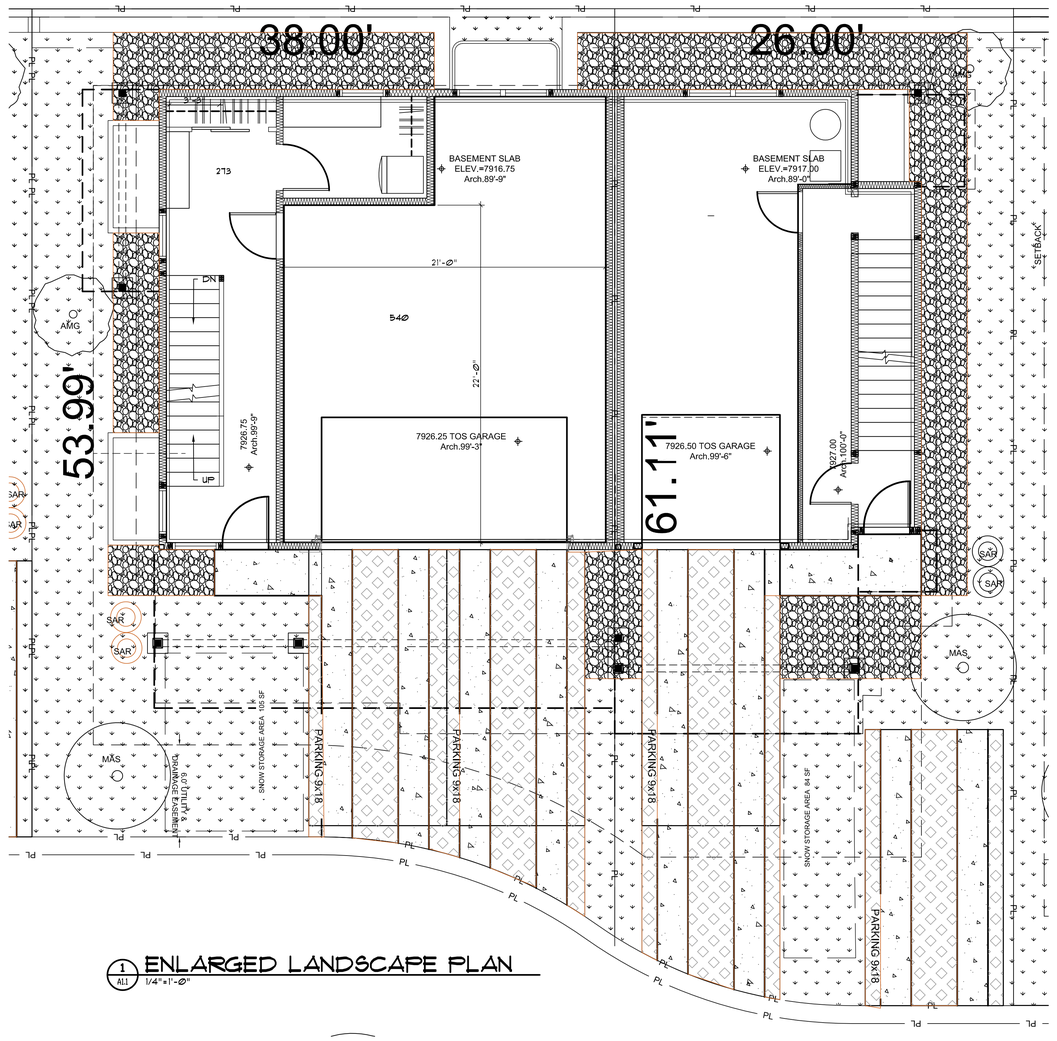
2' GRAVEL DRIP LINE MULCH

CONC. PARKING STRIP

PERMEABLE PAVERS

SITE CALCULATIONS - 10-11

SITE SQFT	3,760 SQFT
BUILDING COVERAGE	1,994 SQFT
IMPERVIOUS COVERAGE (Includes Building)	2,227 SQFT
SITE COVERAGE ALLOWED	65%
SITE COVERAGE	59.2%



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

GENERAL NOTES:

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

SIGHT TRIANGLE NOTES:

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

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

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

TREE PROTECTION ZONE (TPZ) NOTES:

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

LANDSCAPE NOTES:

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

SOIL PREPARATION:

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

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

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

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

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

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Seal

Belden Place - Duplex Units
Lots 10/ 0025 Beldan Way & 11 / 0023 Beldan Way
Minturn, Colorado 81645

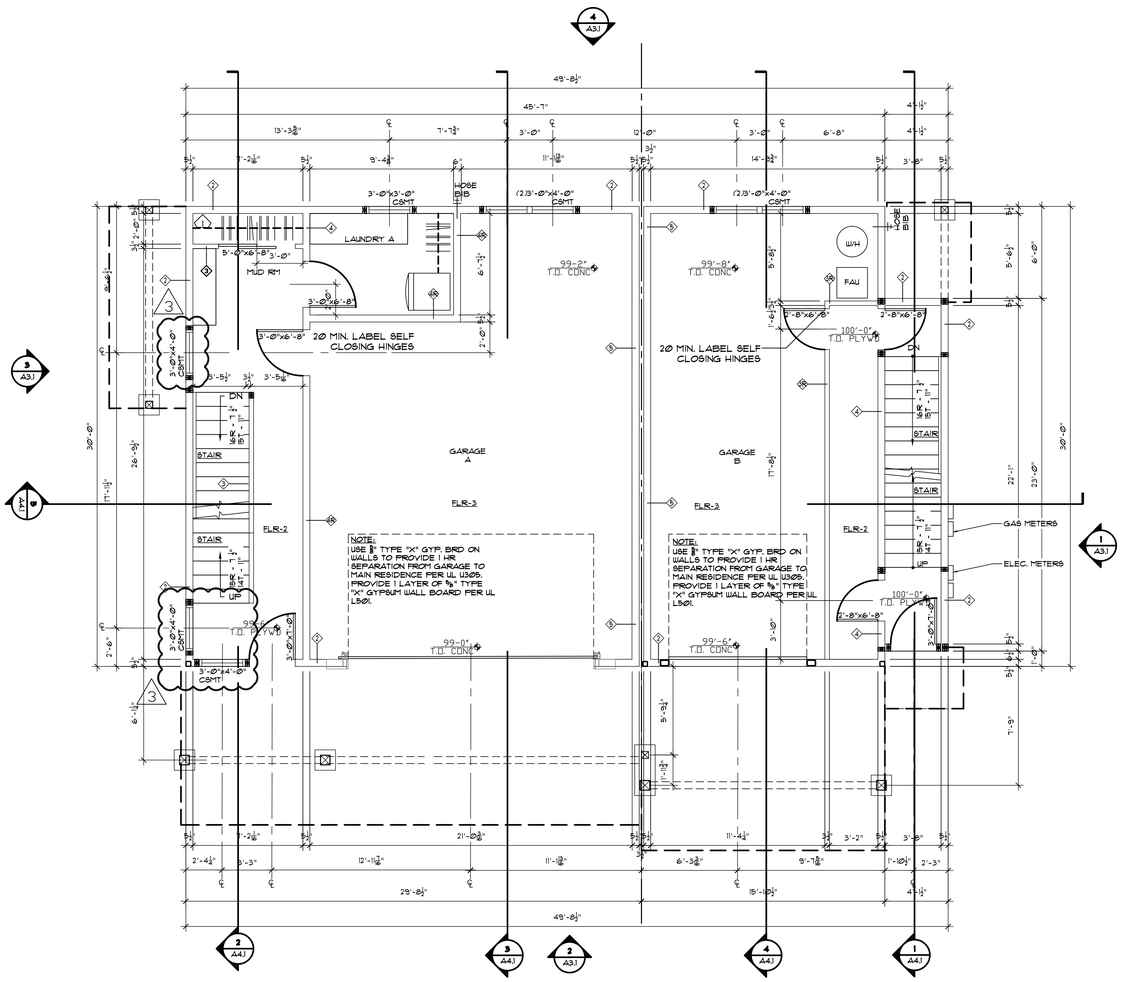
Revisions:

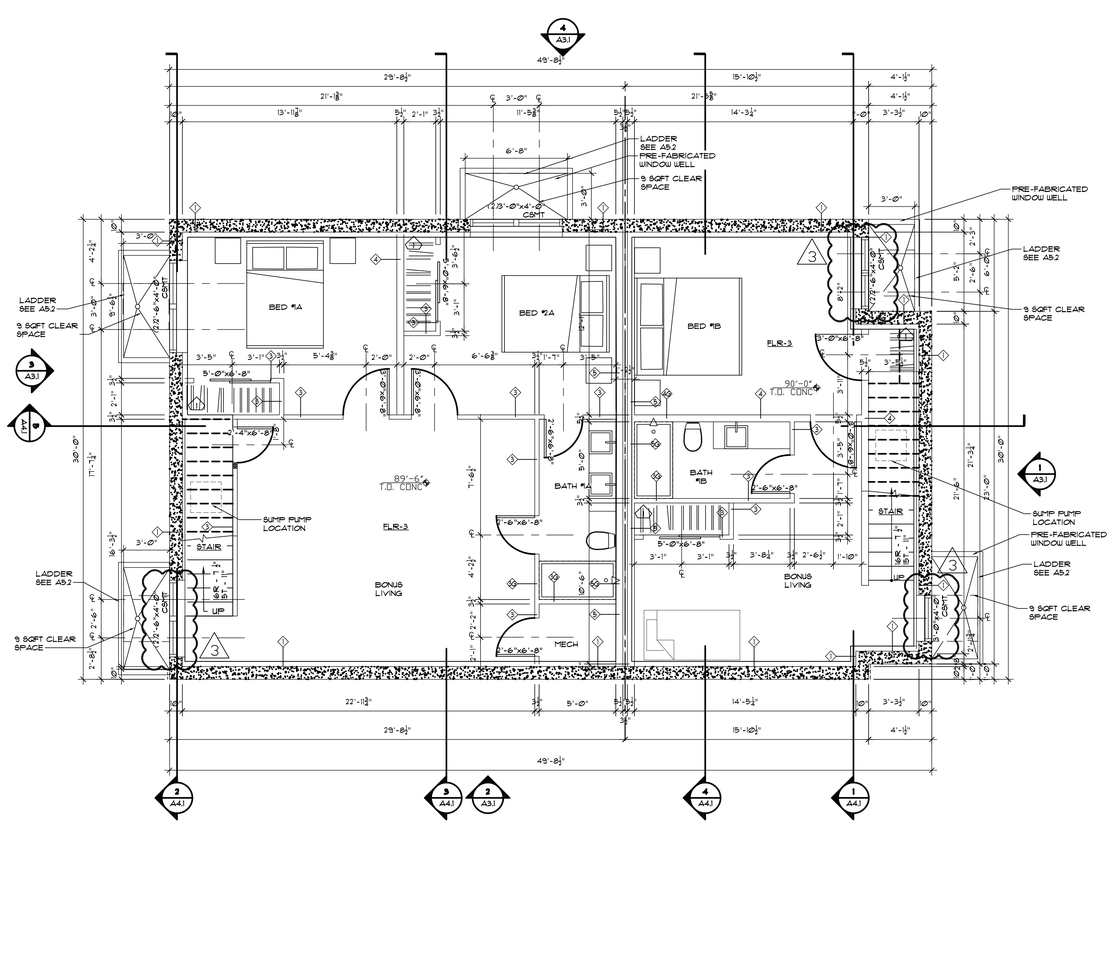
Issue Dates:
20220509 Struct Coord
DRB-09/20/2024
CDs-11/20/2024

Sheet Title:
Landscape Plan

Project No:
2215

Sheet No:
A1.1





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

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

CONTRACTOR TO PROVIDE THE FOLLOWING AS DEFFERED SUBMITTALS FOR BUILDING PERMIT

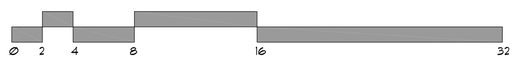
MECHANICAL
M1. Please provide the required Manual J and S. M1401.2
M2. Please provide the required Manual D. M1601.1
M3. Please provide the construction details for the proposed whole house ventilation system. M1505.4
M4. Sheet A2.1: If all the gas fired appliances are not sealed combustion and the kitchen exhaust hood is greater than 400 CFM a makeup air system will be required. Please provide the construction details for the proposed makeup air system if needed.

PLUMBING
P1. Sheet A2.1: Lower floor. Please indicate how the water heater and associated piping will be protected from freezing. P2603.5
Please indicate the required 3' x 3' x 7' high clear space at the water heater. R403.5.4 as amended.
5. Indicate the required condensate drain at the water heater that will allow natural drainage. R403.5.4 as amended
Please note that that these two comments are intended to provide space and drainage for a heat pump water heater. We are not aware that heat pump water heaters can be installed in an unconditioned or conditioned garage.

CONTRACTOR TO PROVIDE THE FOLLOWING FOR IECC REQUIREMENTS AND COMPLETION

Required blower door test at 3-ACH50. R402.4.1.3
a. Required duct tightness test. R403.3.5
iv. Required domestic hot water ping insulation. R403.5.2
vi. The required items that are to be listed on the compliance certificate. R401.3 as amended

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



SCALE: ¼"=1'-0"

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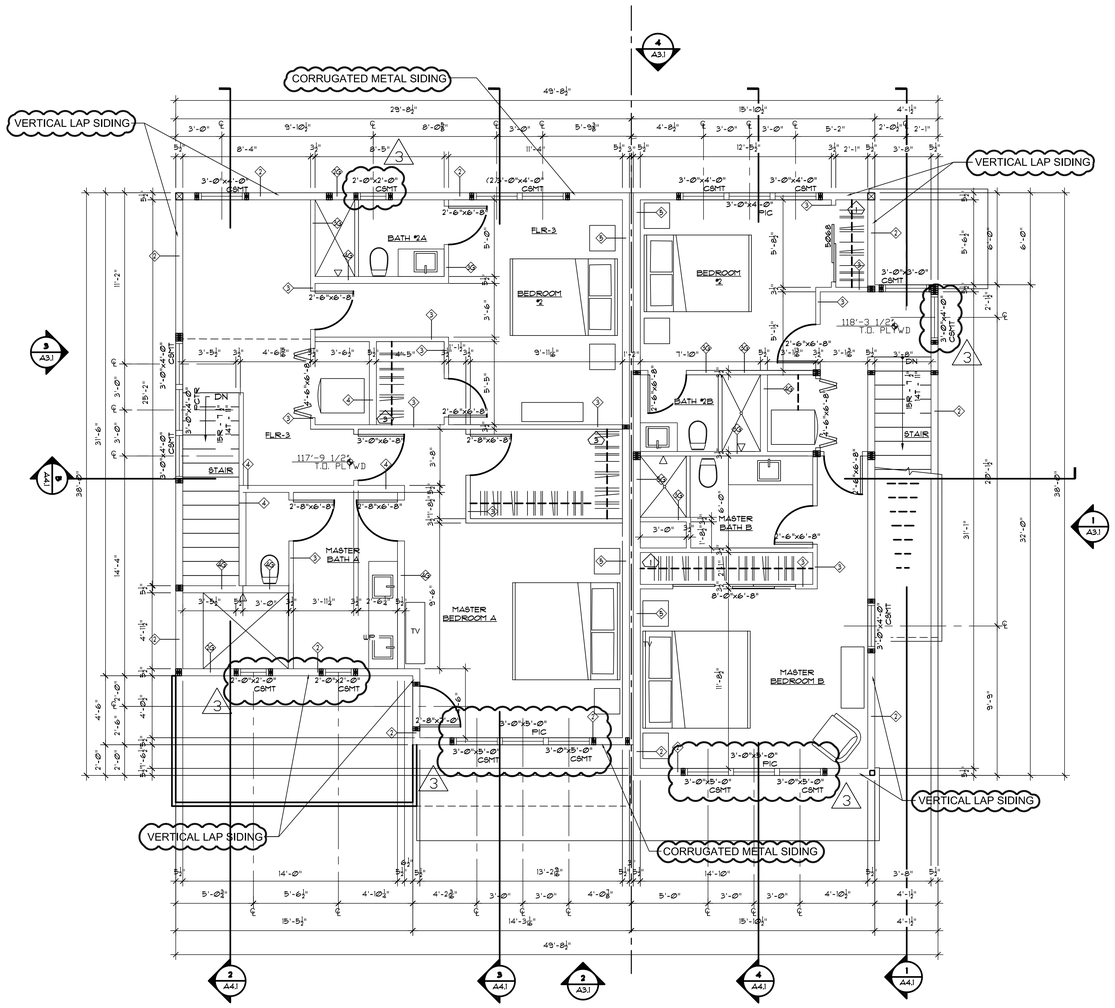
Revisions:
2 - REVISION 2 - 08/13/2025
3 - MINOR DRB - 09/08/2025

Issue Dates:
20220509 Struct Coord
DRB-09/20/2024
CDs-11/20/2024

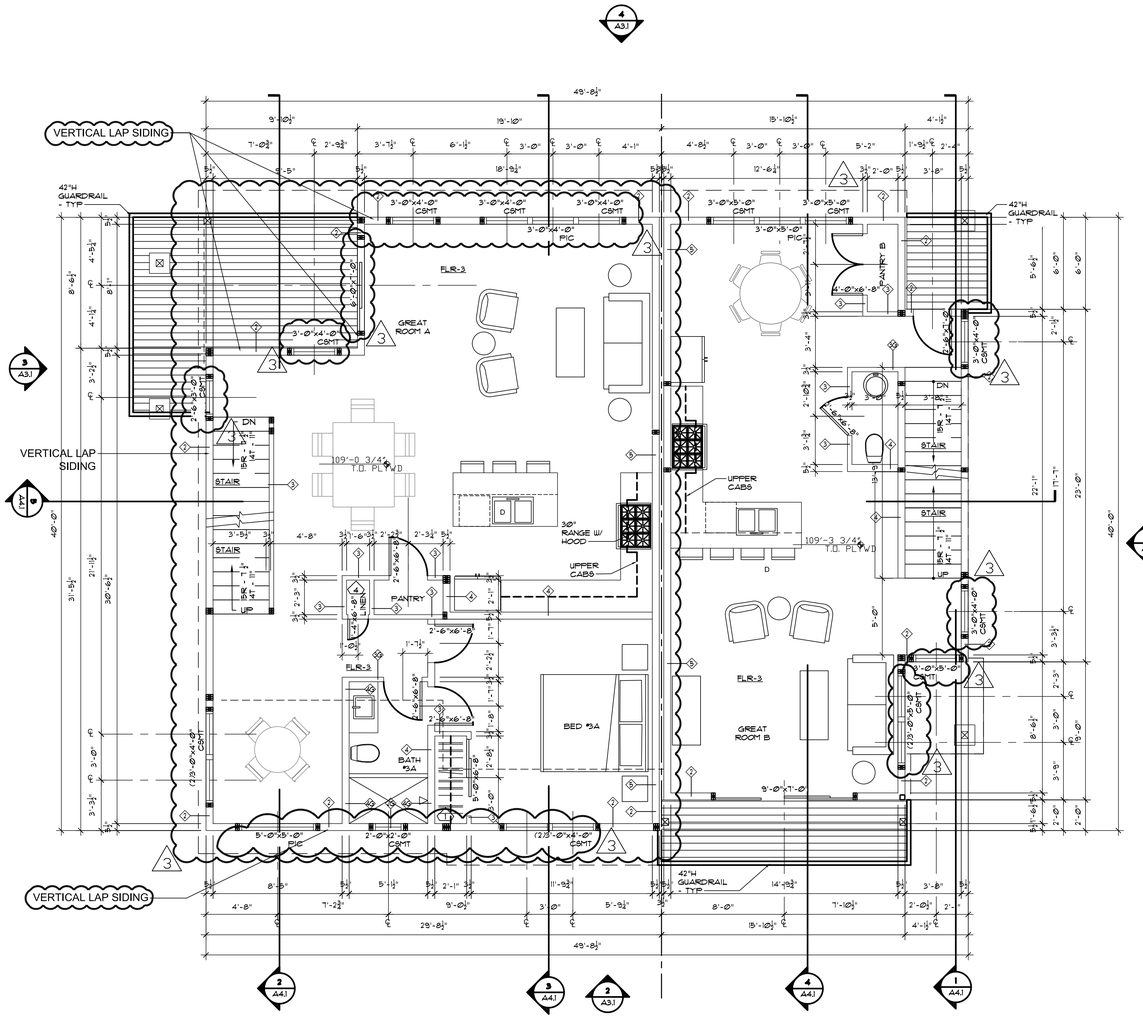
Sheet Title:
Basement and Lower Level Floor Plans

Project No:
2215

Sheet No:
A2.1



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



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

CONTRACTOR TO PROVIDE THE FOLLOWING AS DEFFERED SUBMITTALS FOR BUILDING PERMIT

MECHANICAL
M1. Please provide the required Manual J and S. M1401.2
M2. Please provide the required Manual D. M1601.1
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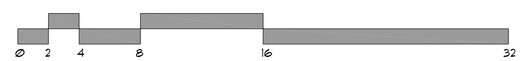

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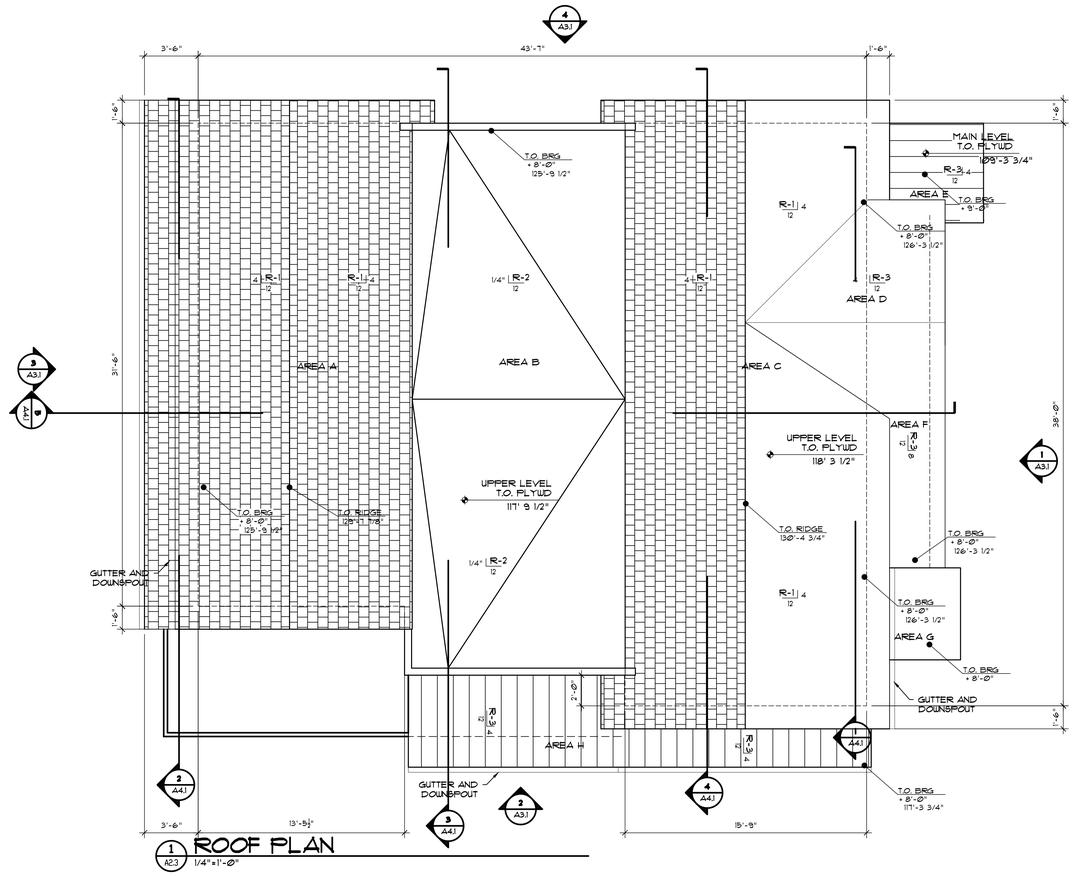
Revisions:
2 - REVISION 2 - 08/13/2025
3 - MINOR DRB - 09/08/2025

Issue Dates:
20220509 Struct Coord
DRB-09/20/2024
CDs-11/20/2024

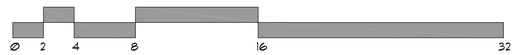
Sheet Title:
Main and Upper Level Floor Plans

Project No:
2215

Sheet No:
A2.2



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



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

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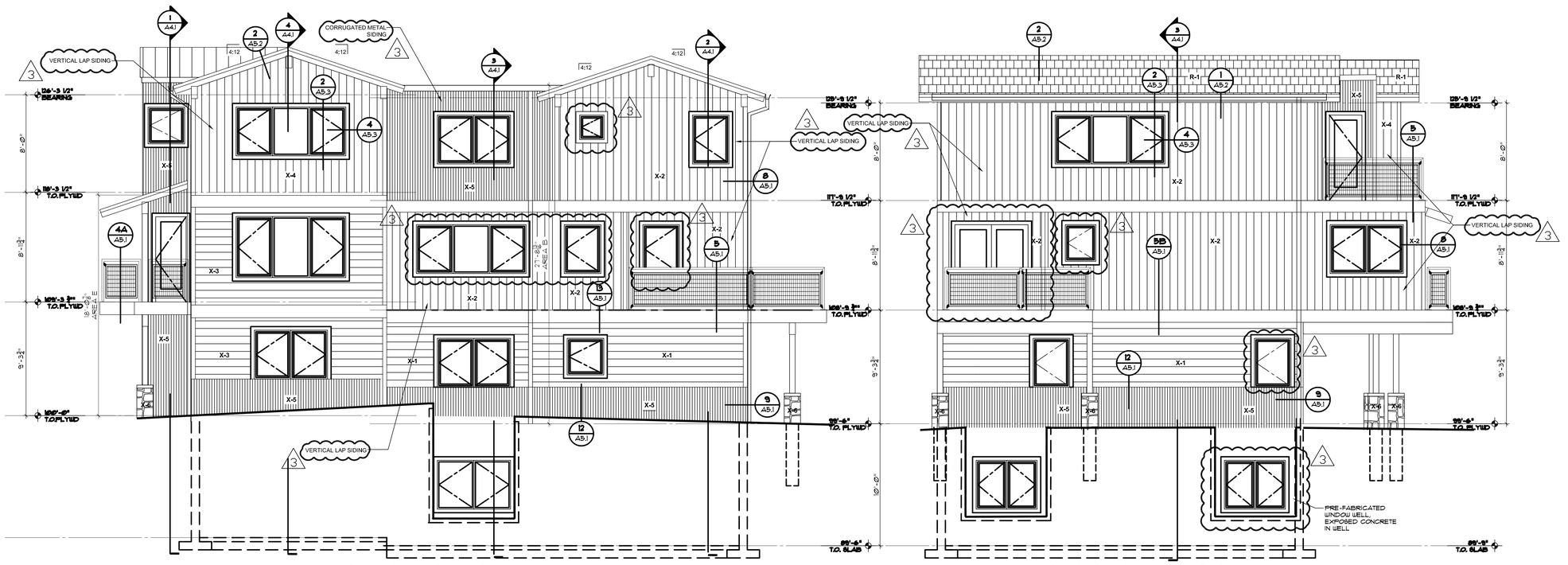
Revisions:

Issue Dates:
20220509 Struct Coord
DRB-09/20/2024
CDs-11/20/2024

Sheet Title:
Roof Plan

Project No:
2215

Sheet No:
A2.3



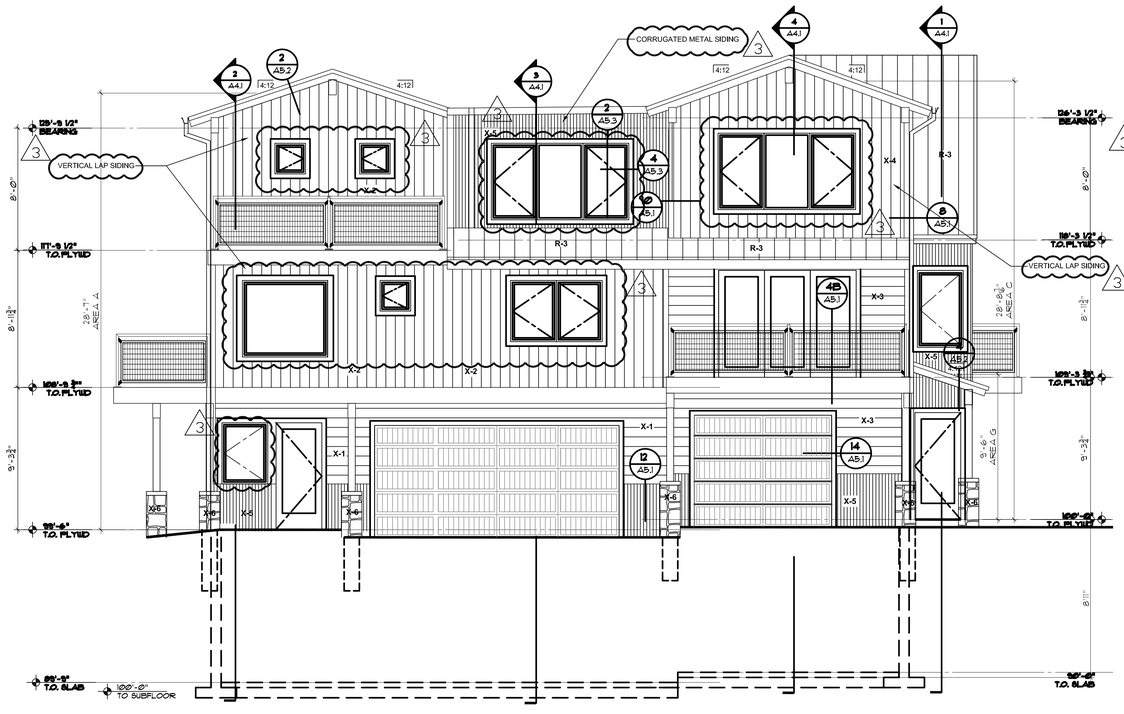
4 REAR ELEVATION
A3.1 1/4"=1'-0"

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

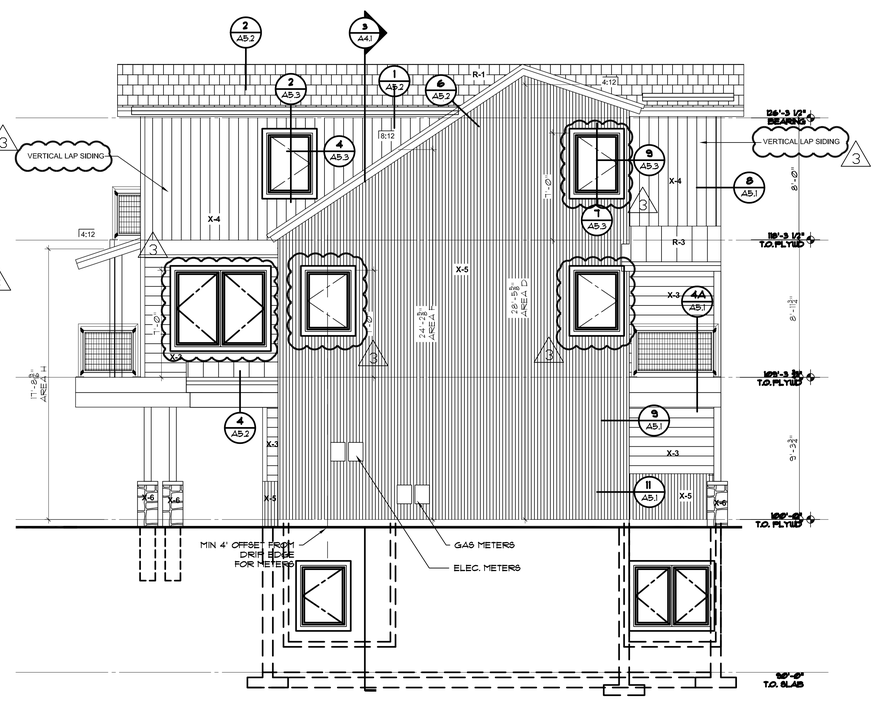
Roof Mark	Roof Area (SF)		Roof Area %		Avg Hgt (Ft)		Weighted Avg (Ft)	
A	535.40	/ by total	26.81	X	28.58	=	766.32	
B	501.20	/ by total	25.10	X	27.73	=	696.06	
C	620.00	/ by total	31.05	X	28.70	=	891.13	
D	72.00	/ by total	3.61	X	28.47	=	102.64	
E	38.40	/ by total	1.92	X	18.07	=	34.75	
F	83.00	/ by total	4.16	X	24.22	=	100.66	
G	27.70	/ by total	1.39	X	9.50	=	13.18	
H	119.30	/ by total	5.97	X	17.71	=	105.82	
	1997.00		100.00		182.99		2710.56	27.11
								27' 9 13/16"

MATERIAL LEGEND

R-1: ASPHALT SHINGLE ROOF
R-2: LOW SLOPE EPDM
R-3: STANDING SEAM METAL ROOFING
X-1 DIAMOND KOTE LP SMARTSIDE LAP SIDING GLACIER FOG
X-2 DIAMOND KOTE LP SMARTSIDE VERTICAL SIDING GLACIER FOG
X-3 DIAMOND KOTE LP SMARTSIDE LAP SIDING MIDNIGHT BLUE
X-4 DIAMOND KOTE LP SMARTSIDE VERTICAL SIDING MIDNIGHT BLUE
X-5 VERTICAL CORRUGATED METAL SIDING
X-6 STONE VENEER



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



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

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Belden Place - Duplex Units
Lots 10/ 0025 Belden Way & 11 / 0023 Belden Way
Minturn, Colorado 81645

Revisions:
1 - REVISION 1 - 05/14/2025
3 - MINOR DRB - 09/08/2025

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Sheet Title:
Exterior Elevations

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A3.1

△3

X-1
LAP SIDING
(1 A3.1)

SIMILAR TO DIAMOND KOTE LP
8" LAP SIDING
COLOR: GLACIER FOG

X-2
VERTICAL SIDING
(2 A3.1)

SIMILAR TO DIAMOND KOTE LP
VERTICAL GROOVE
COLOR: GLACIER FOG

X-3
LAP SIDING
(3 A3.1)

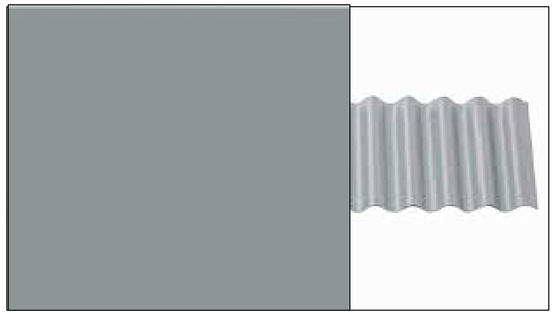
SIMILAR TO DIAMOND KOTE LP
8" LAP SIDING
COLOR: MIDNIGHT BLUE

X-4
VERTICAL SIDING
(4 A3.1)

SIMILAR TO DIAMOND KOTE LP
VERTICAL GROOVE
COLOR: MIDNIGHT BLUE

R-1
ROOFING
(7 A3.1)

SIMILAR GAF DESIGNER SHINGLES
WOODLAND "CASTLEWOOD GRAY"



HORIZONTAL CORRUGATED PANELS
(5 A3.1)
X-5
VERTICAL CORRUGATED PANELS

SIMILAR TO WESTERN STATES METAL
ROOFING - GALVANIZED $\frac{1}{8}$"
CORRUGATED PANELS
OLD TOWN GREY

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

SIMILAR TO GALLEGOS - #366
COURTLAND LOW RISE

R-3
ROOFING
(7B A3.1)

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

SW 7069
Iron Ore
Interior / Exterior

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

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

GARAGE DOOR
(8 A3.1)

SIMILAR RAYNOR AP200 (RECESSED
RANCH PANEL PATTERN)
TEXTURED PANELS
COLOR: SLATE

GENERATION LIGHTING

8637401-12: Medium One Light Outdoor Wall Lantern

Dimensions:

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

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

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

Collection: Barn Light

Featured in the decorative Barn Light collection

1 A19 Medium 75 watt light bulb

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

Easily converts to LED with optional replacement lamps

Meets Title 24 energy efficiency standards

UPC #:785652069352

Finish: Black (12)

Material List:
1 Body - Aluminum - Black

Safety Listing:
Safety Listed for Wet Locations

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

Backplate / Canopy Details:

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

Shipping Information:

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Frt. Class	UPS Ship
Individual	8537401EN3-12	1	785652069352	16.75	14.58	13.25	1.873	4.1	250	Yes
NJ Pallet		45		48	40	77	85.556	184		No
NV Pallet		40		48	40	77	85.556	160		No

LIGHT FIXTURE
(9 A3.1)

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DRB-07/05/2024
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Materials

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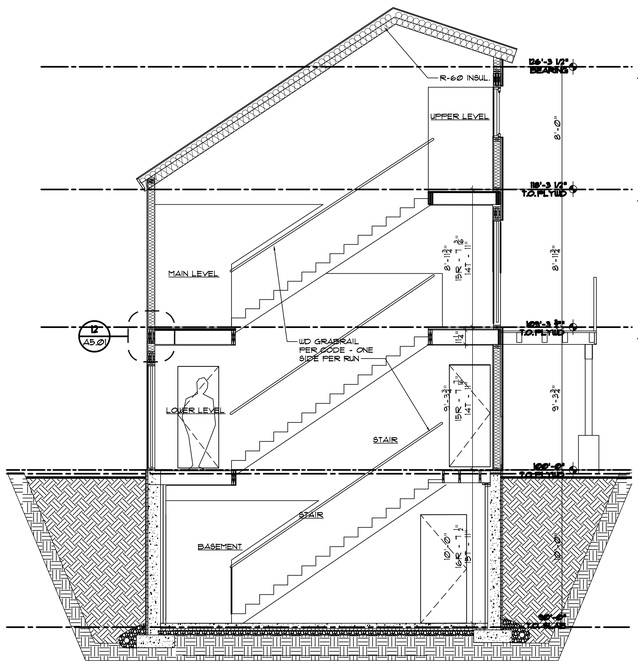
A3.2



1 A4.1 **SECTION 1**
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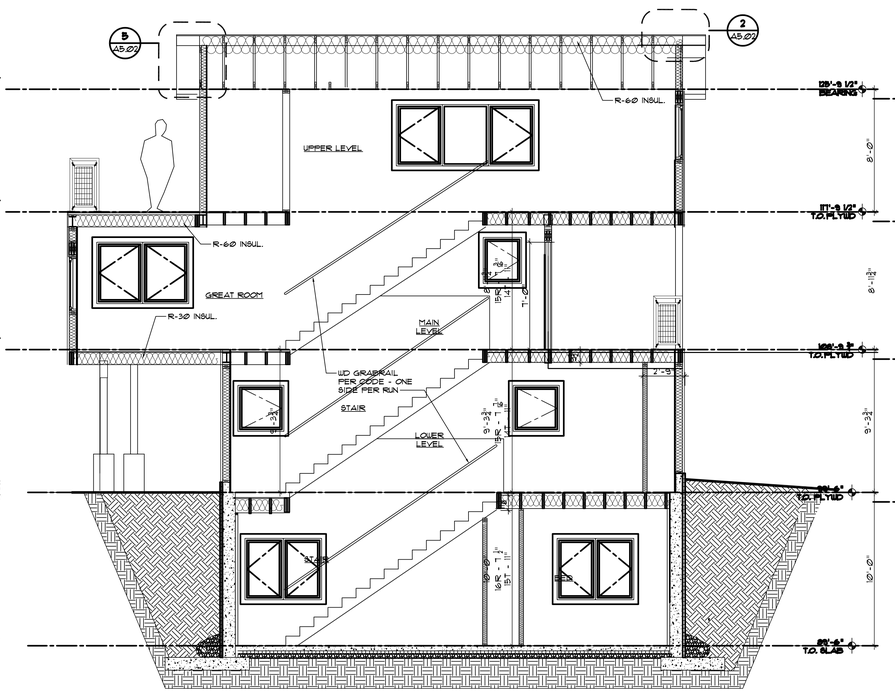

2 A4.1 **SECTION 2**
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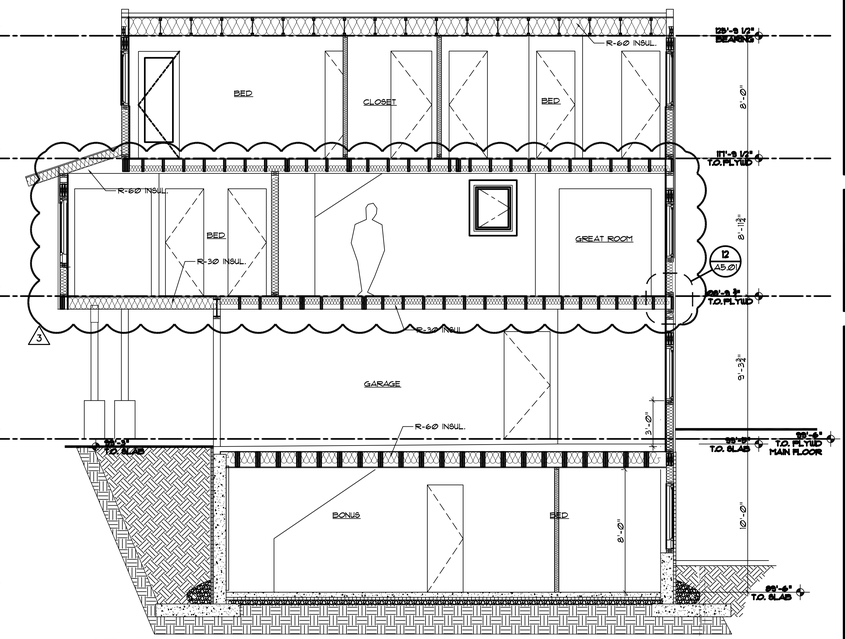

3 A4.1 **SECTION 3**
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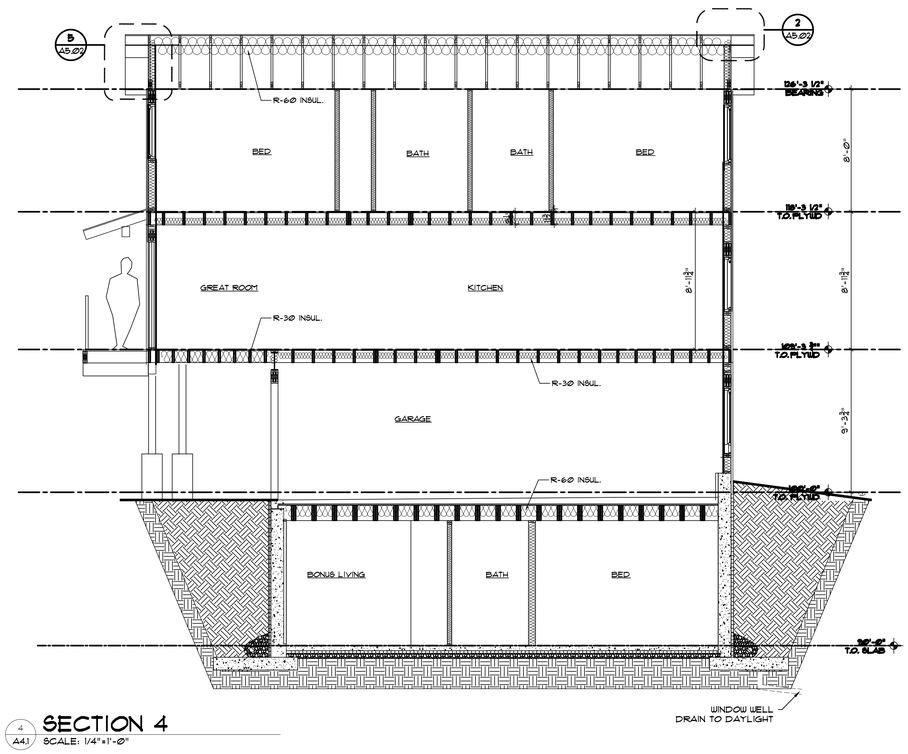

4 A4.1 **SECTION 4**
SCALE: 1/4"=1'-0"

5 A4.1 **SECTION 5**
SCALE: 1/4"=1'-0"

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2 - PERMIT 08/13/25
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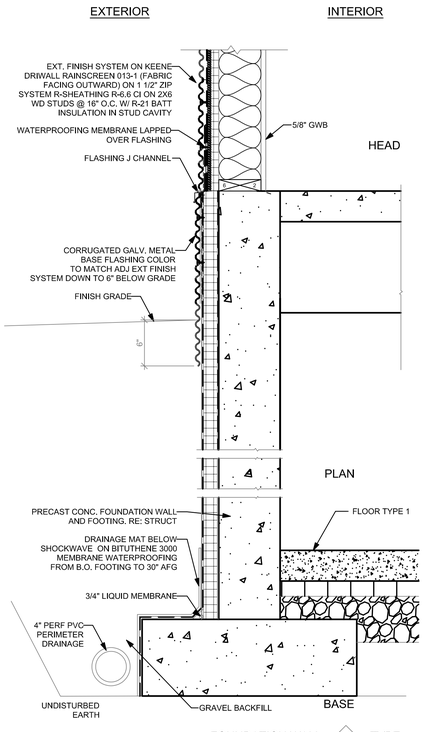
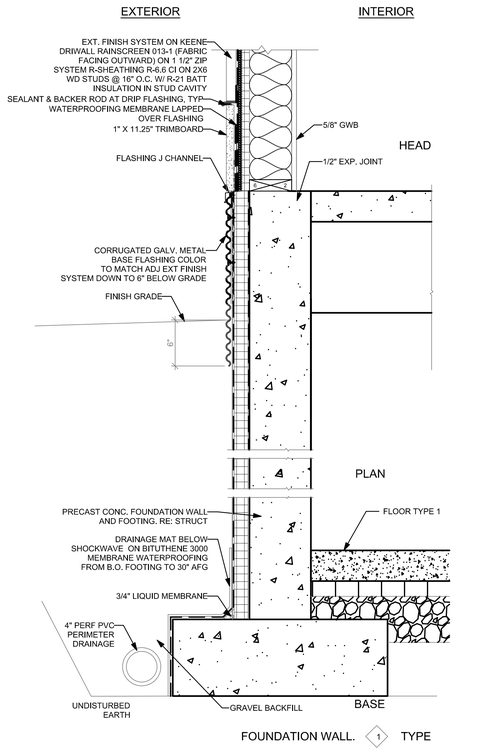


1 A5.01 SECTION DETAIL - CORRUGATED SIDING
SCALE: 3"=1'-0"



2 A5.01 SECTION DETAIL - WOOD SIDING
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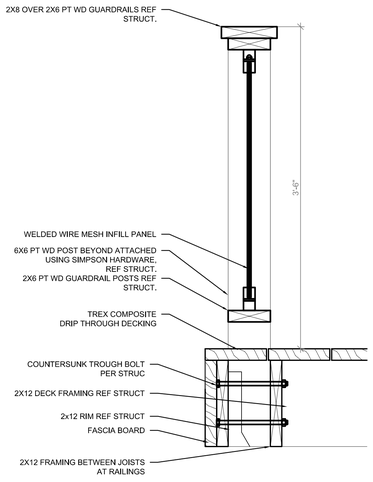

4A A5.01 DRIP THRU DECK RAILING
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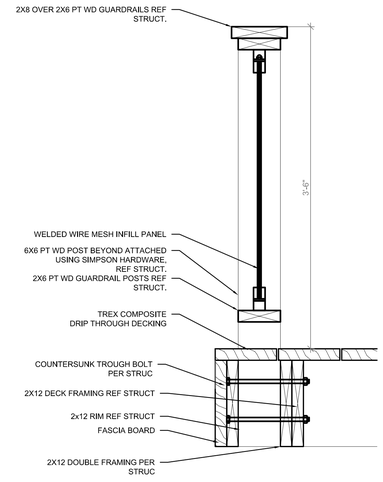

4B A5.01 DRIP THRU DECK RAILING
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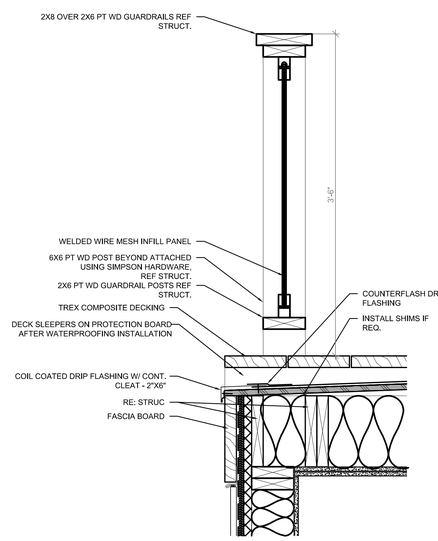
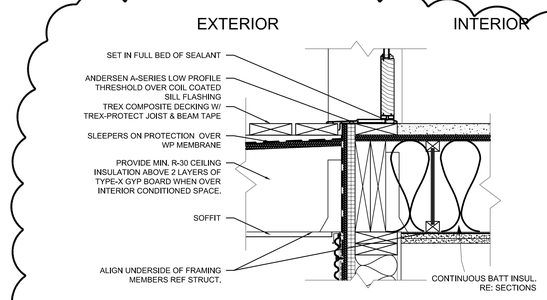
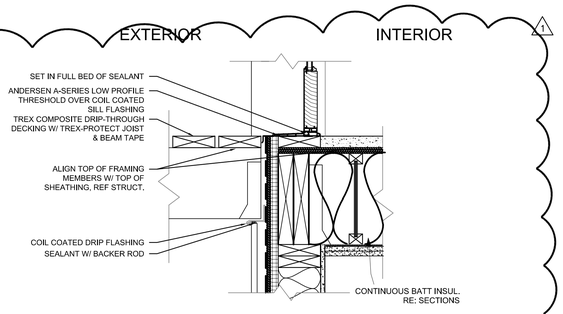


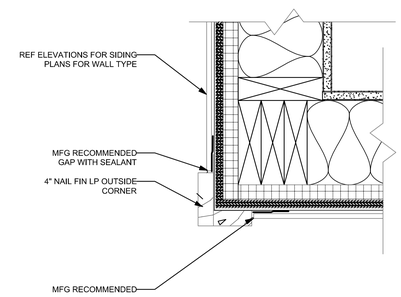
5 A5.01 WP DECK RAILING
SCALE: 1 1/2"=1'-0"



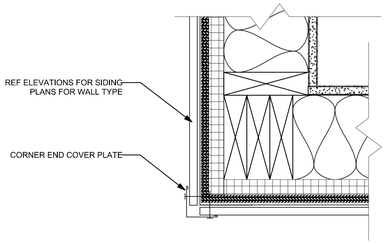
6 A5.01 SECTION DETAIL - W.W.M. GUARDRAIL
SCALE: 1 1/2"=1'-0"



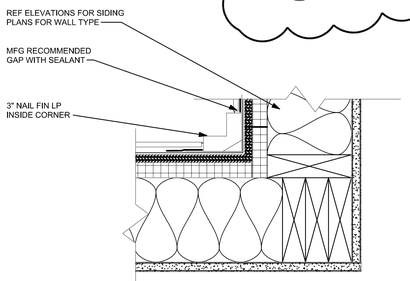
7 A5.01 SECTION DETAIL - W.W.M. GUARDRAIL
SCALE: 1 1/2"=1'-0"



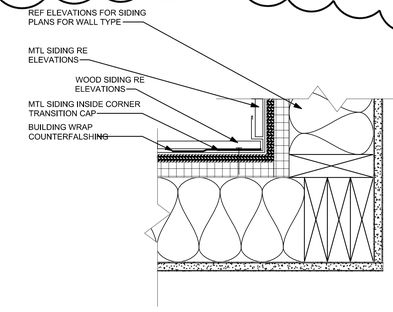
8 A5.01 PLAN DETAIL - CORNER TRIM
SCALE: 3"=1'-0"



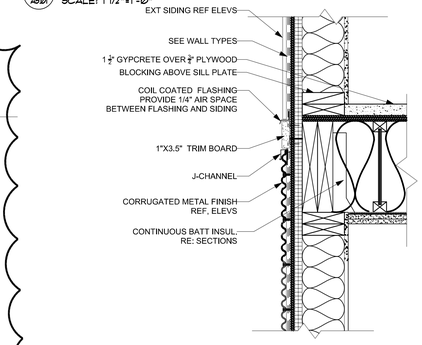
9 A5.01 PLAN DETAIL - CORNER TRIM
SCALE: 3"=1'-0"



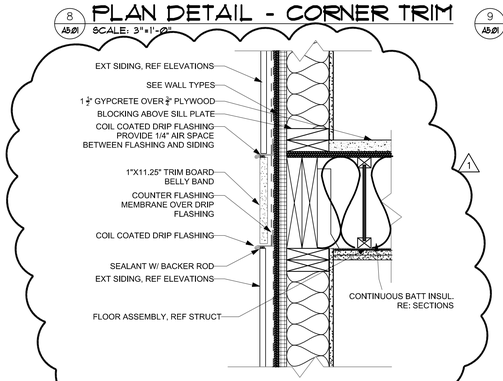
10 A5.01 PLAN DETAIL - CORNER TRIM
SCALE: 3"=1'-0"



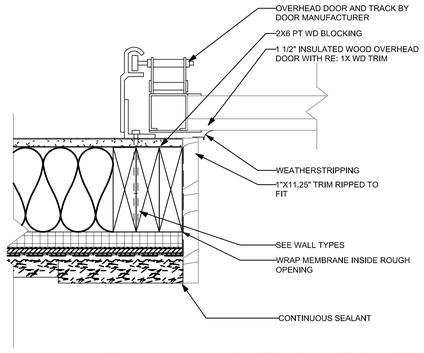
11 A5.01 INTERIOR CORNER TRIM
SCALE: 3"=1'-0"



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



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



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

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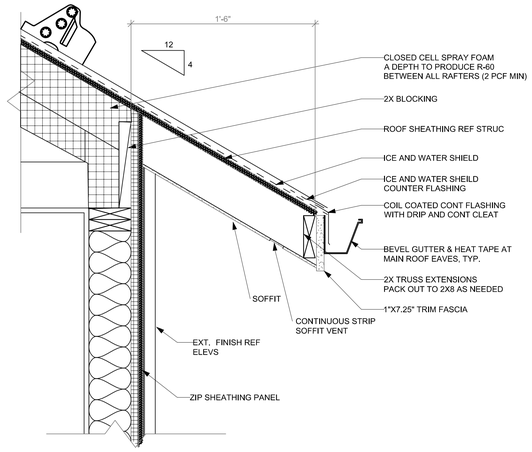
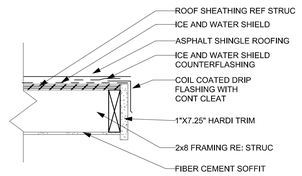
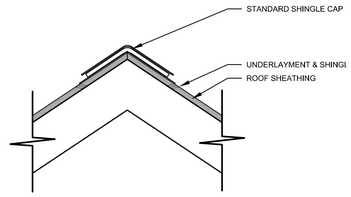


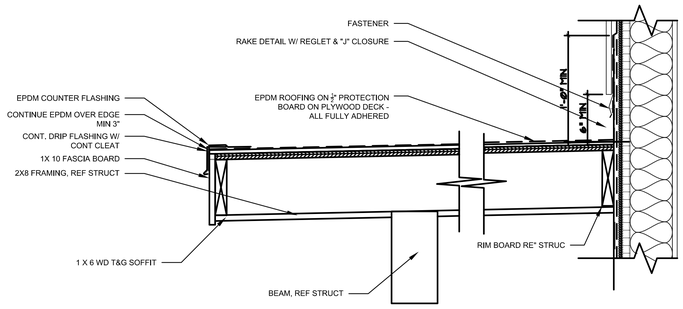
1 A5.01 **SECTION DETAIL - FASCIA**
SCALE: 1 1/2"=1'-0"



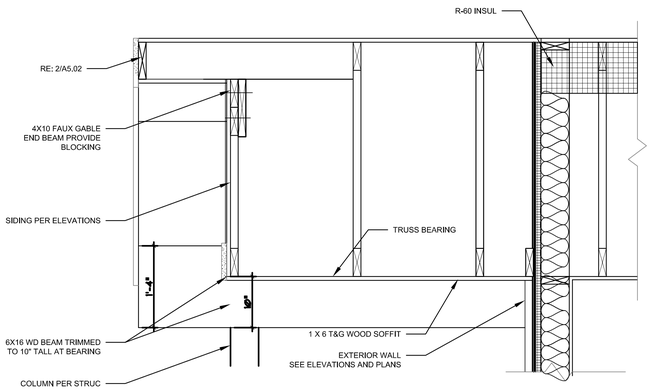
2 A5.01 **SECTION DETAIL - EAVE**
SCALE: 1 1/2"=1'-0"



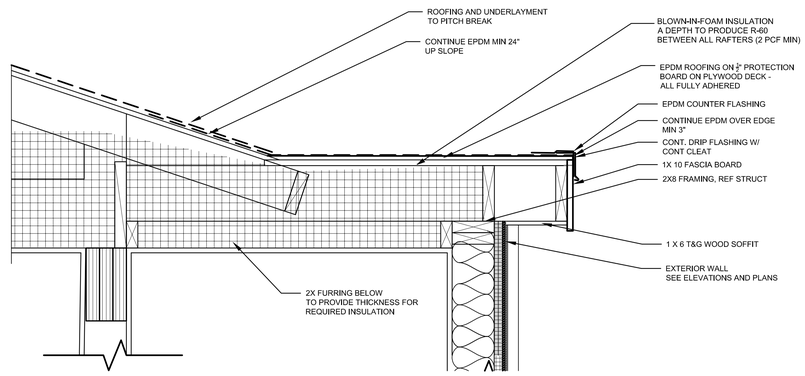
3 A5.01 **SECTION DETAIL - RIDGE**
SCALE: 1 1/2"=1'-0"



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



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



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

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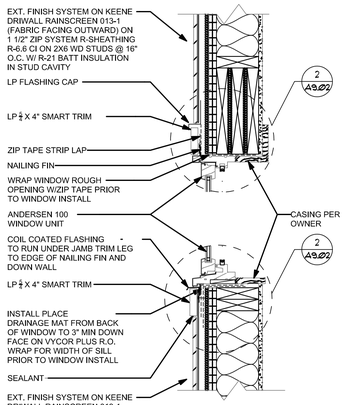
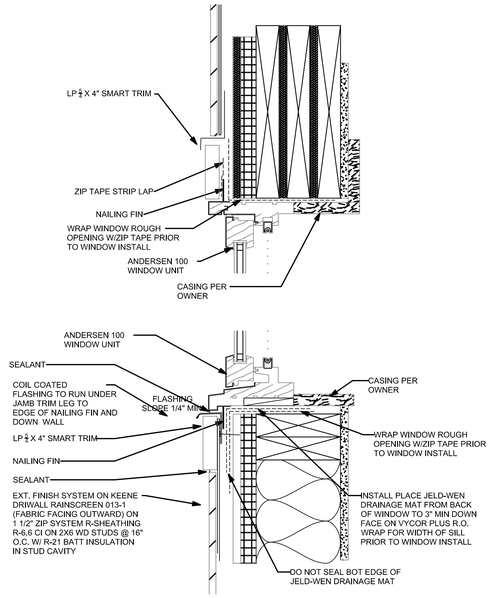
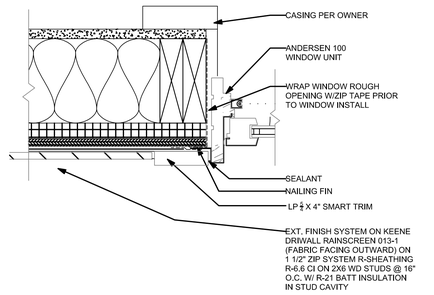


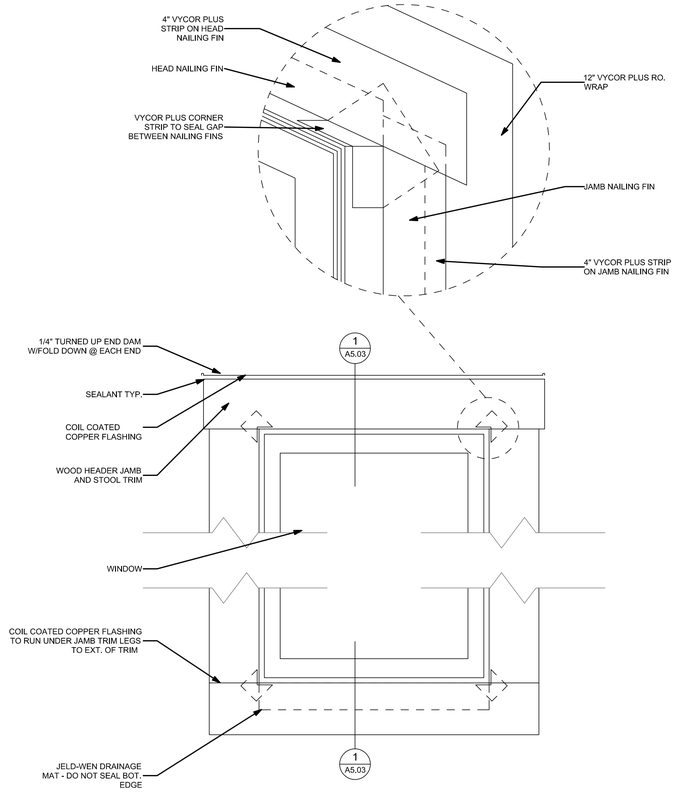
2 A5.03 WINDOW DETAIL - HEAD/SILL
SCALE: 1 1/2"=1'-0"



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

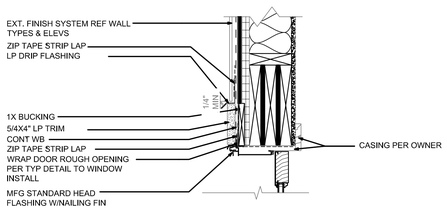


4 A5.03 WINDOW DETAIL - JAMB
SCALE: 3"=1'-0"

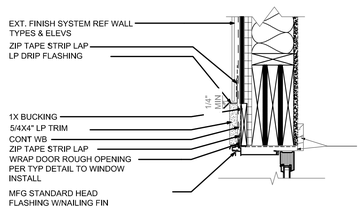


1 A5.03 WINDOW DETAIL - FLASHING
SCALE: 1 1/2"=1'-0"

EXTERIOR INTERIOR

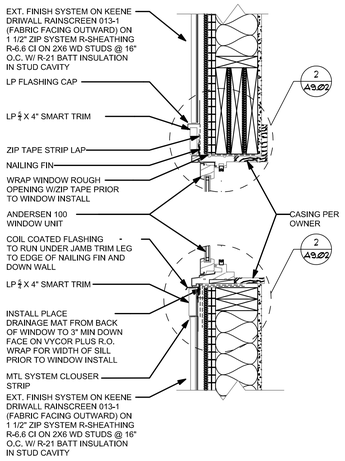


EXTERIOR INTERIOR



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

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



7 A5.03 WINDOW DETAIL - HEAD/SILL
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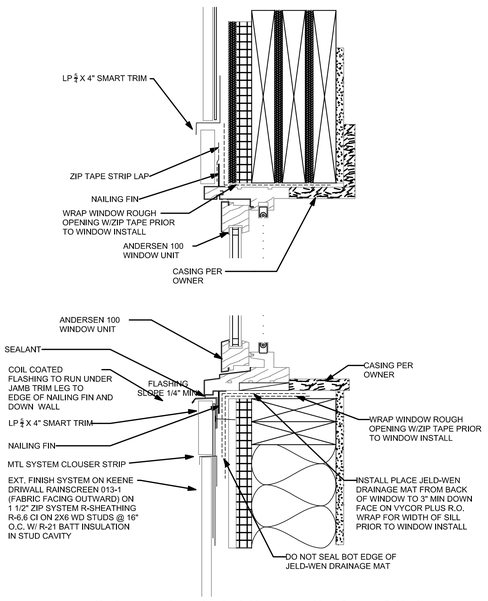

8 A5.03 WINDOW DETAIL - HEAD/SILL
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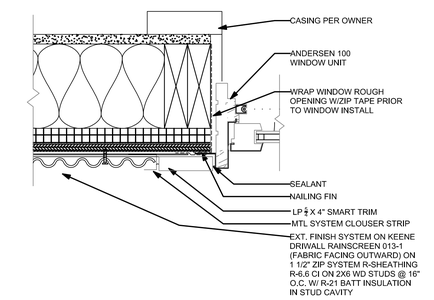
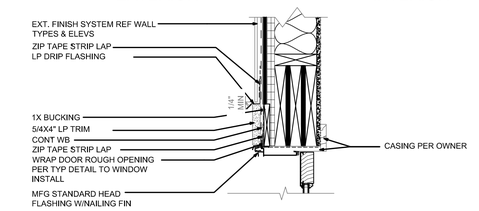
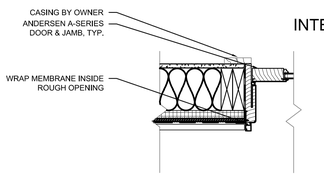


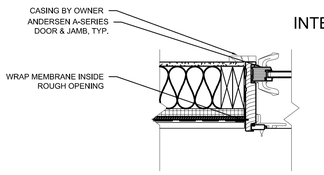
9 A5.03 WINDOW DETAIL - JAMB
SCALE: 3"=1'-0"



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



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



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

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Civil Engineer:
Timberline Engineering
(970) 963 9999
Structural Engineer:
KRM Consultants, Inc,
(970) 949-9391

Seal

Belden Place - Duplex Units
Lots 10/ 0025 Beldan Way & 11 / 0023 Beldan Way
Minturm, Colorado 81645

Revisions:

Issue Dates:
20220909 Struct Coord
DRB-09/20/2024
CDs-11/20/2024

Sheet Title:
Details

Project No:
2215

Sheet No:
A5.3

TAB Associates, Inc.
The Architectural Balance

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www.tabassociates.com tab@vail.net

Memo

Project: Belden Place – Lots 8-9 Project No: **2215**

Date: August 19, 2025

RE: Minor Design Review Submittal

FROM:
Greg Macik, Principal
Jack Little, Project Manager

TO: **Town of Minturn DRB**

VIA: **Email and Digital Copies**

Remarks:

We are submitting Minor DRB modifications to Lots 8-9 (Duplex) in the Belden Place development. The extents of the change include modified window and door placements and sizes, the modification to the main level floor plan in unit 8 and an update to the exterior material colors.

Changes have been clouded and noted on drawing set.

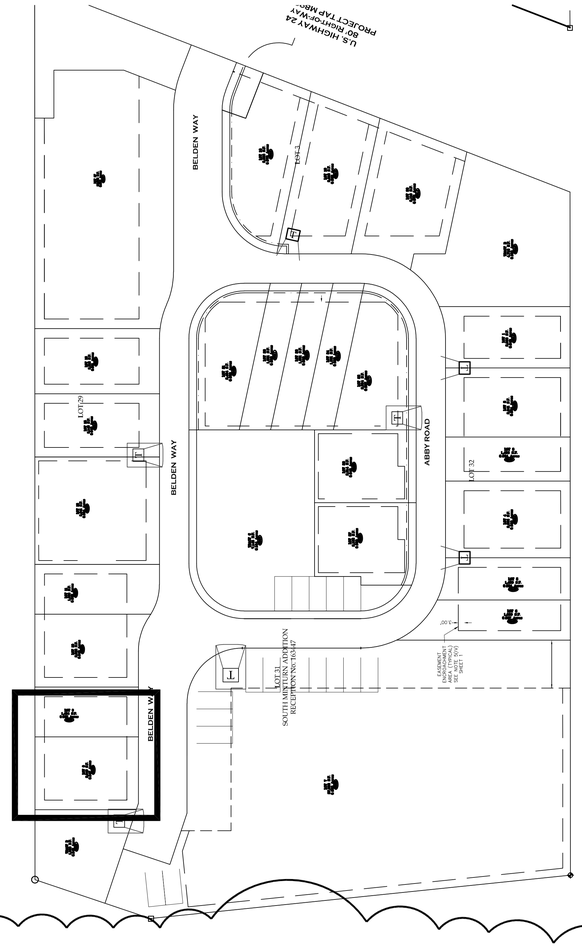
Belden Place

Lot 8 - 0029 Belden Way

Lot 9 - 0027 Belden Way

Duplex Residences

Minturn, Colorado 81645



A0.0	COVER SHEET
A0.02	PUD GUIDE INFORMATION
	FINAL PLAT
C1.110	SURVEY
C1.111	OVERALL DEVELOPMENT SITE PLAN
C.1	SITE PLAN & UTILITY PLAN
C.2	DETAILS AND CROSS SECTION
A1.1	LANDSCAPE PLAN AND DETAILS
A2.1	GROUND AND BASEMENT FLOOR PLANS
A2.2	MAIN AND UPPER FLOOR PLANS
A2.3	ROOF PLAN
A3.1	EXTERIOR ELEVATIONS
A3.2	MATERIALS
A3.3	RENDERINGS
A4.1	BUILDING SECTIONS
A5.1	DETAILS
A5.2	DETAILS
A5.3	DETAILS

Minor DRB Modification
08/15/2025

Vicinity Map

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CDs-11/20/2024
Timberline Engineering
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Structural Engineer:
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(970) 949-9391

Seal

Belden Place - Duplex Units
Lots 8/ 0029 Belden Way & 9 / 0027 Belden Way
Minturn, Colorado 81645

Revisions:
1 - PERMIT 01/03/25
3 - Minor DRB 08/15/25

Issue Dates:
20220609 Struct Coord
DRB-09/20/2024
CDs-11/20/2024
CD Rev-4/22/2025

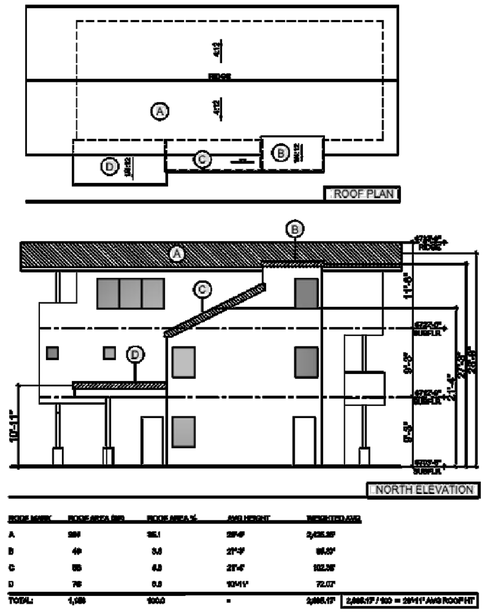
Sheet Title:
Cover

Project No:
2215

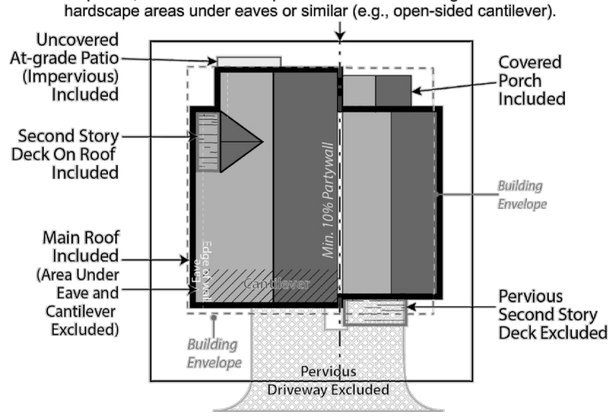
Sheet No:
A0.00

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

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



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



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

The following encroachments are permitted beyond the platted building envelope:

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

1. SINGLE-FAMILY DETACHED

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

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

2. DUPLEX/TRI-PLEX or MULTIFAMILY STRUCTURES

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

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

3. MATERIALS

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

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

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

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

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

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

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

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Seal

Belden Place
Lots 8/ 0029 Beldan Way & 9 / 0027 Beldan Way
Minturm, Colorado 81645

Revisions:

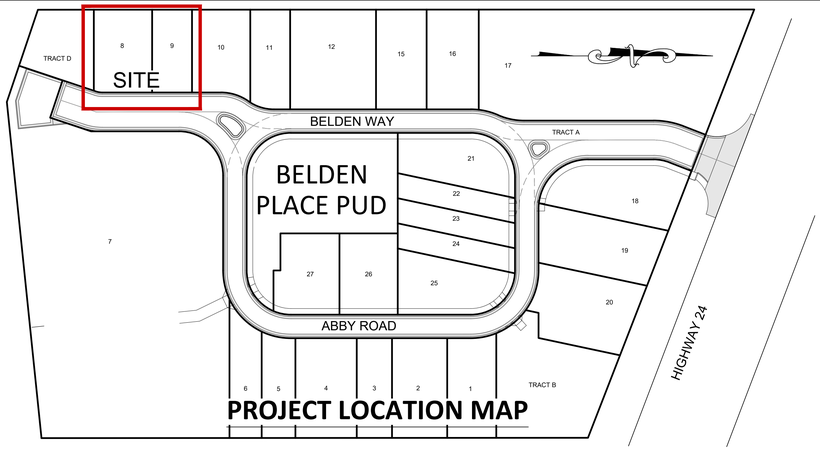
Issue Dates:
20220509 Struct Coord
DRB-08/20/2024
CDs-11/20/2024
CD Rev-6/20/2025

Sheet Title:
P.U.D. Information

Project No:
2215

Sheet No:
A0.02

UNITS 8-9



PROJECT LOCATION MAP

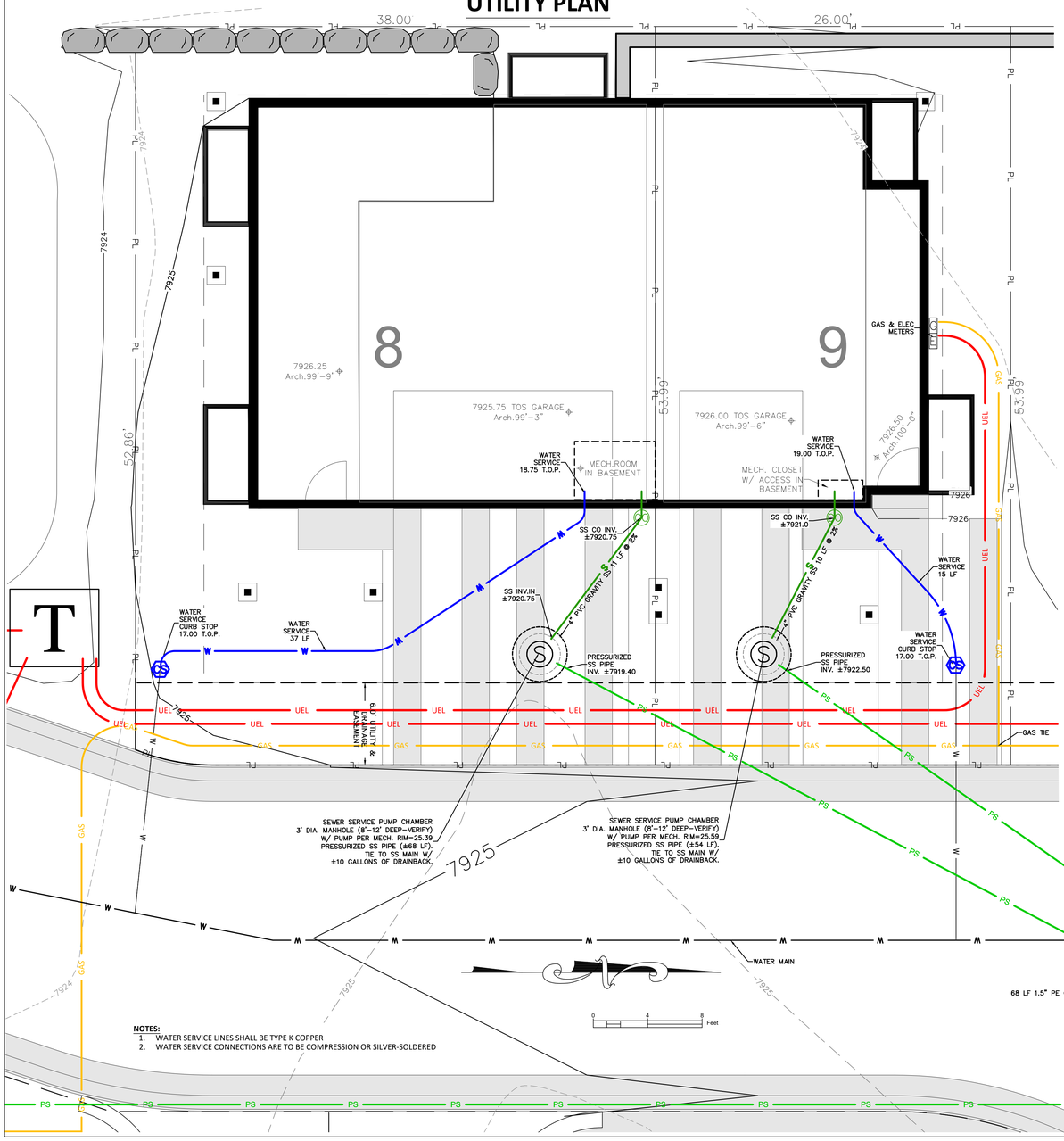
CONTACTS

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

SHEET INDEX:

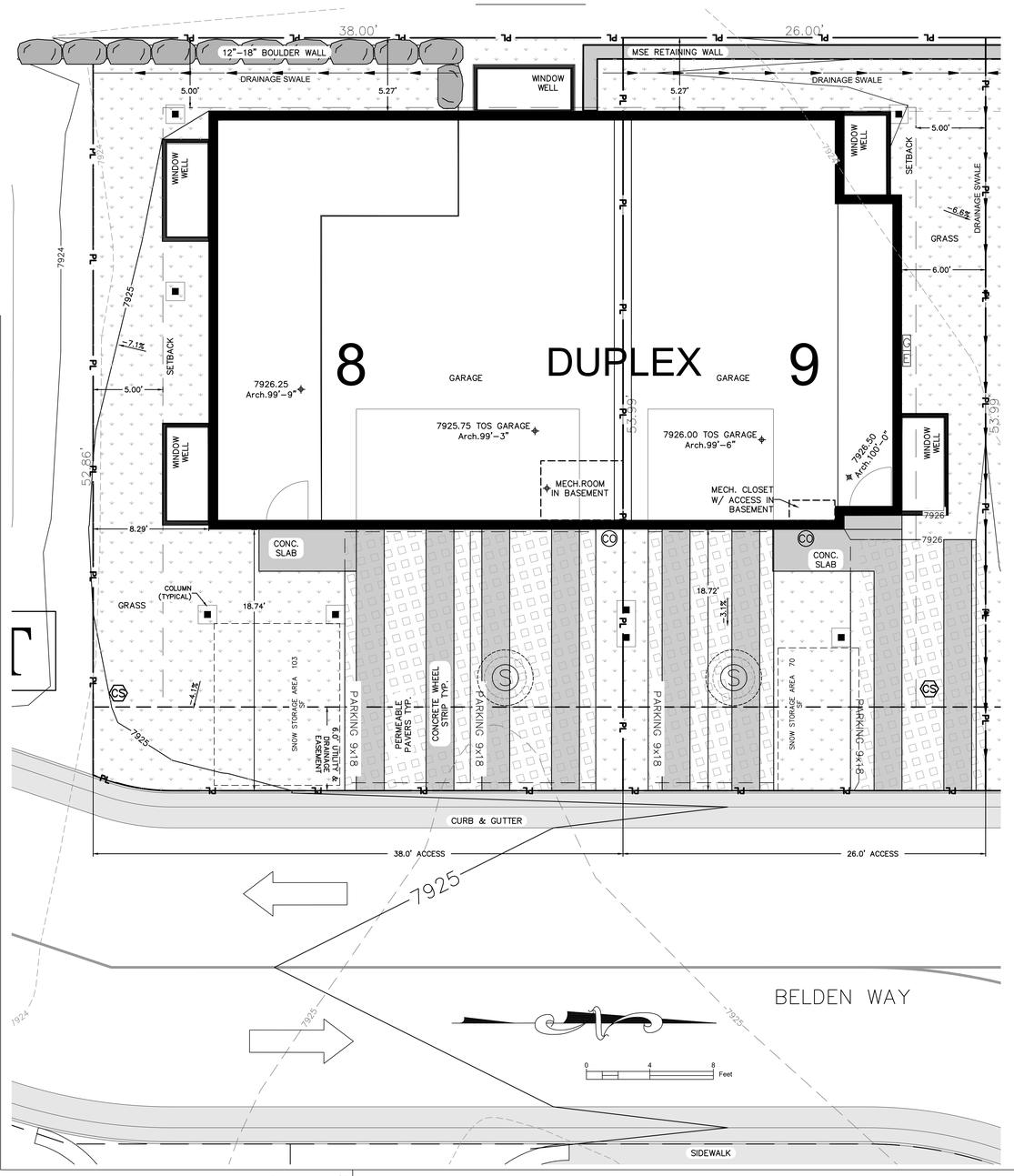
C.1 SITE PLAN & UTILITY PLAN
C.2 GRADING, DRAINAGE & EROSION CONTROL PLAN
C.3 DETAILS & CROSS SECTIONS

UTILITY PLAN



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

SITE PLAN



LINE KEY:

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

CONTOUR LEGEND:

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

ABBREVIATION KEY

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

PROPOSED UTILITY SYMBOL KEY:

W WV	WATER VAULT
	WATER VALVE
	FIRE HYDRANT
S	SEWER MANHOLE
	UTILITY POLE
T	ELECTRIC TRANSFORMER
TV	CABLE TV PEDESTAL
E	ELECTRIC SPLICE VAULT
CS	WATER SERVICE CURB STOP
CO	SANITARY SEWER CLEANOUT
	STREET LIGHT

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STE 104-PMB 177
Carbondale, Colorado 81623
timberlineengineering@gmail.com

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Belden Place
UNITS 8-9 DUPLEX
Minturn, Colorado

NOT FOR CONSTRUCTION

DATE	REVISION
1/9/24	DRB Coordination
8/12/24	DRB Coordination
8/24/24	DRB Coordination
9/7/24	DRB Coordination
10/14/24	DRB updates
12/4/24	DRB updates

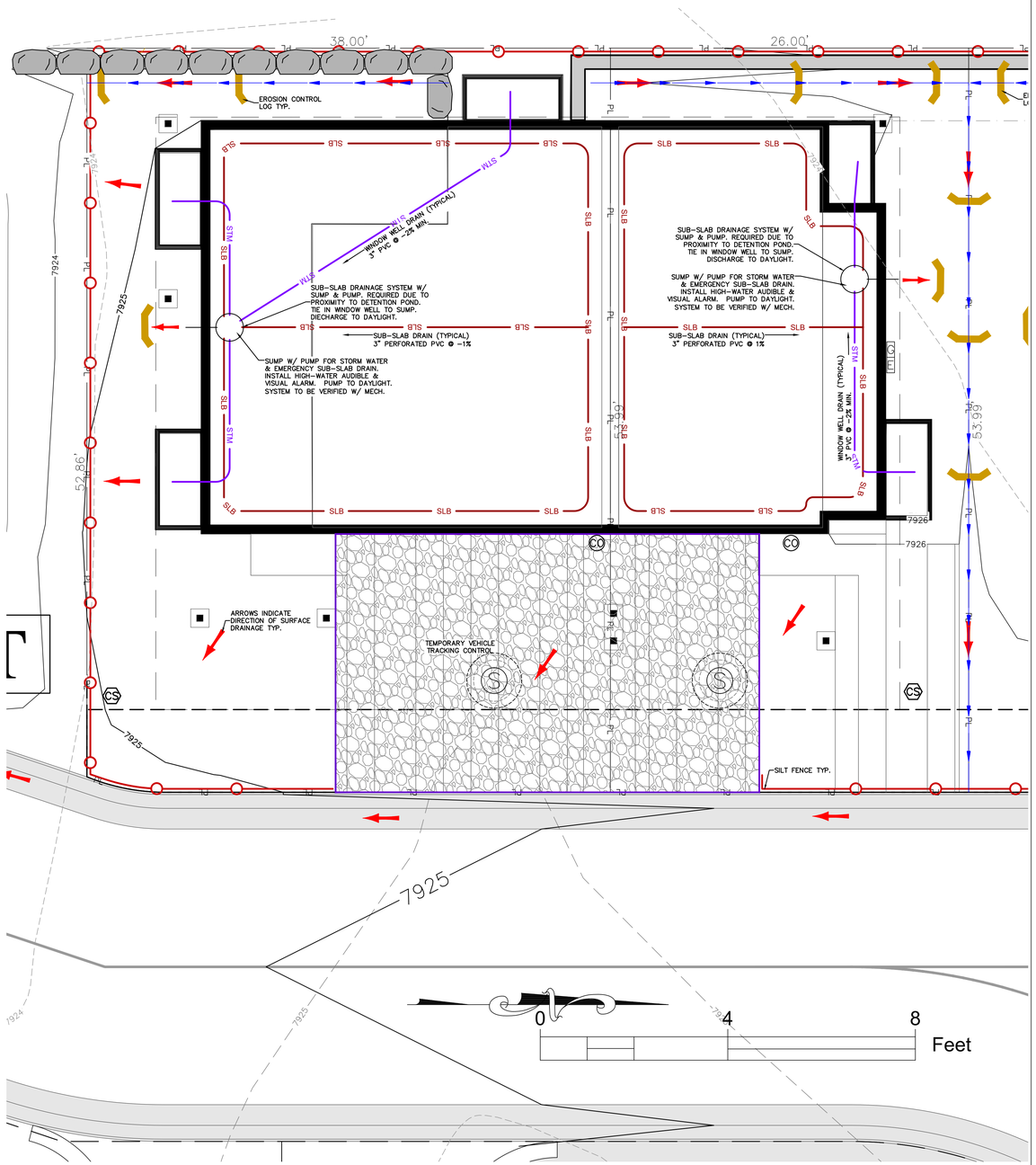
Title:

SITE PLAN & UTILITY PLAN

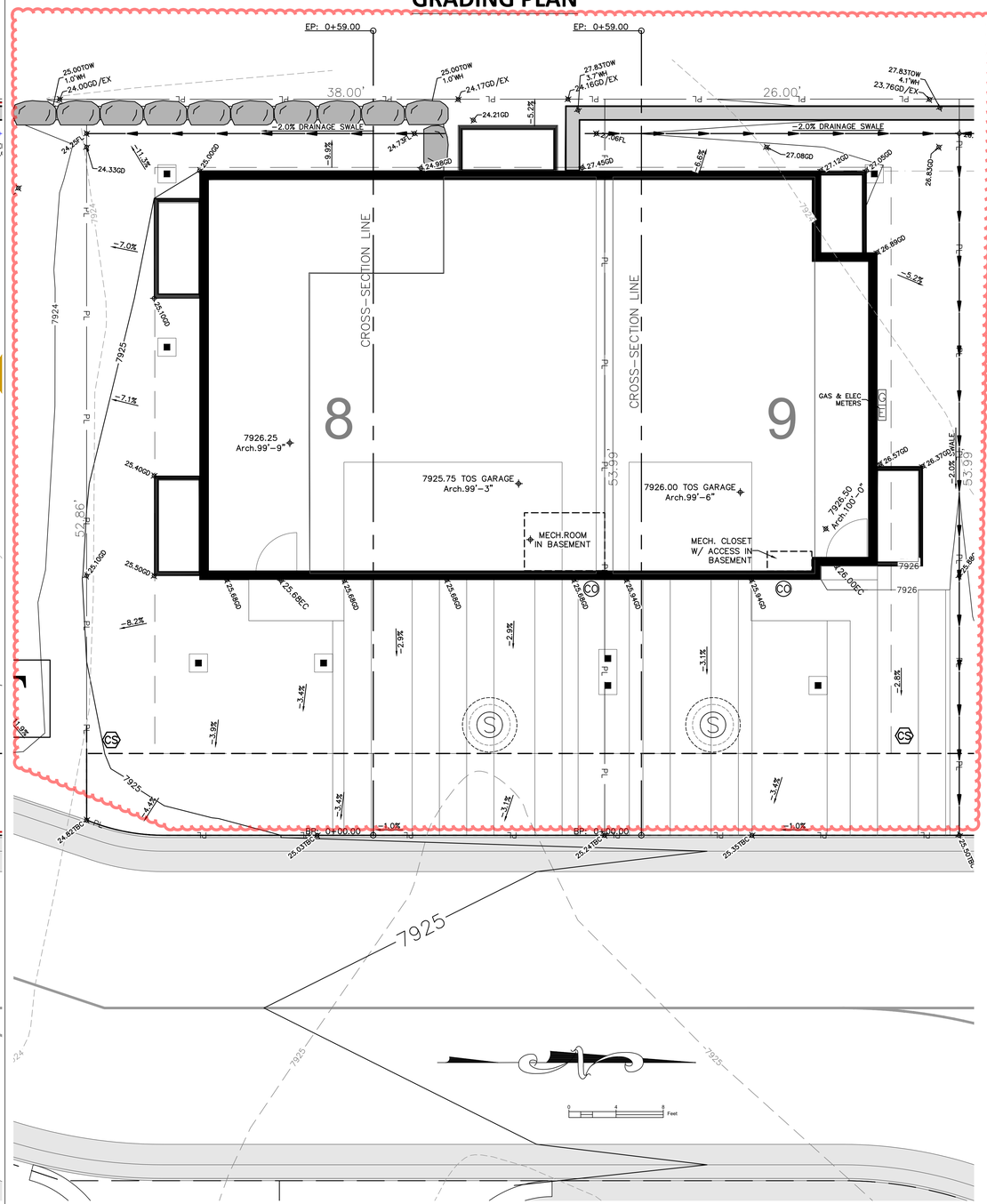
Sheet:

C.1

DRAINAGE & EROSION CONTROL PLAN



GRADING PLAN



LINE KEY:

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UNITS 8-9 DUPLEX
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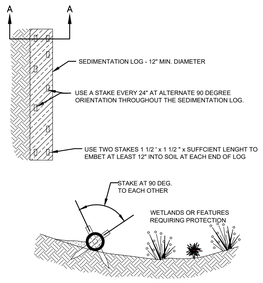
NOT FOR CONSTRUCTION

DATE	REVISION
1/9/24	DRB Coordination
8/12/24	DRB Coordination
8/24/24	DRB Coordination
9/7/24	DRB Coordination
10/14/24	DRB updates
12/4/24	DRB updates

Title: GRADING, DRAINAGE & EROSION CONTROL PLANS

Sheet: C.2



SECTION A - A

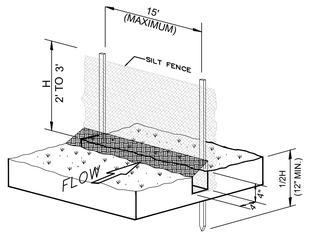
SEDIMENT CONTROL LOG INSTALLATION NOTES

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

SEDIMENT CONTROL LOG MAINTENANCE NOTES

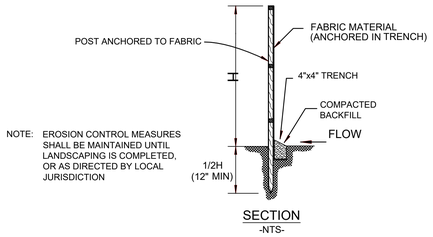
1. THE SWMP MANAGER SHALL INSPECT SEDIMENT CONTROL LOGS DAILY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT UPSTREAM SEDIMENT AS NECESSARY.
2. SEDIMENT ACCUMULATED UPSTREAM OF SEDIMENT CONTROL LOGS SHALL BE REMOVED WHEN THE UPSTREAM SEDIMENT DEPTH IS WITHIN ½ THE HEIGHT OF THE CREST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

EROSION CONTROL LOG DETAIL



SILT FENCE INSTALLATION

-NTS-

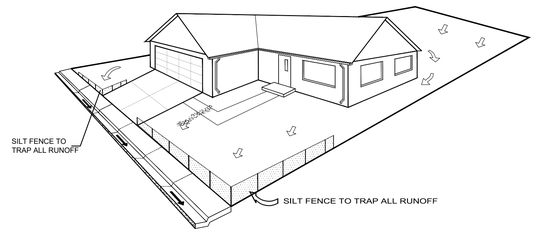


NOTE: EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL LANDSCAPING IS COMPLETED, OR AS DIRECTED BY LOCAL JURISDICTION

SECTION

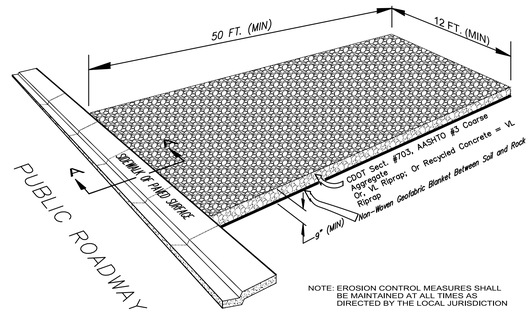
-NTS-

SILT FENCE INSTALLATION DETAIL

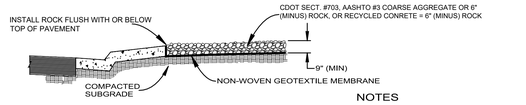


NOTE: EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES AS DIRECTED BY LOCAL JURISDICTION

SILT FENCE PLACEMENT DETAIL



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



SECTION A-A

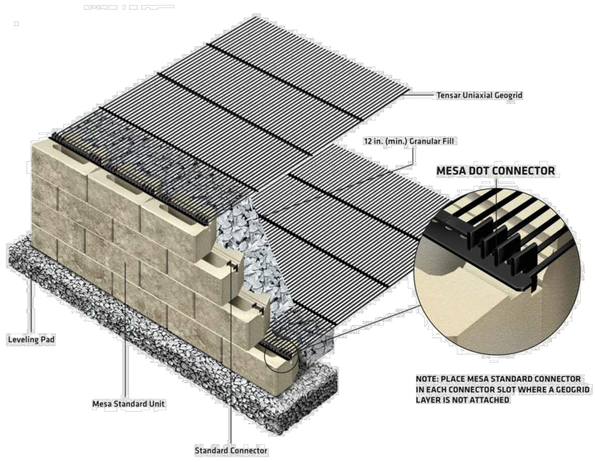
-NTS-

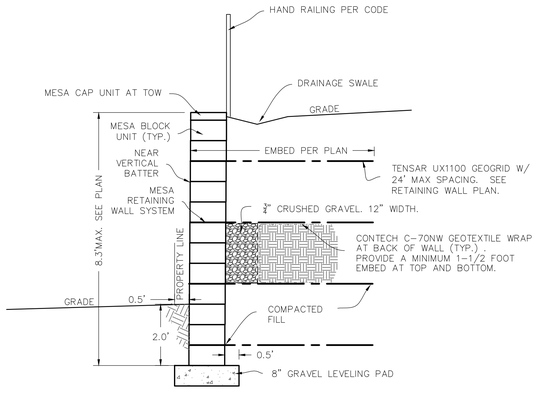
NOTES

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

TEMPORARY VEHICLE TRACKING CONTROL DETAIL

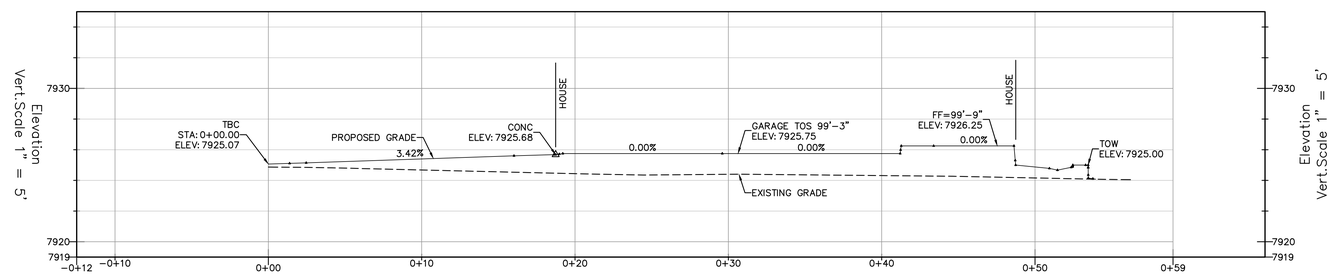
MESA® SYSTEM NEAR VERTICAL SETBACK WITH DOT CONNECTOR



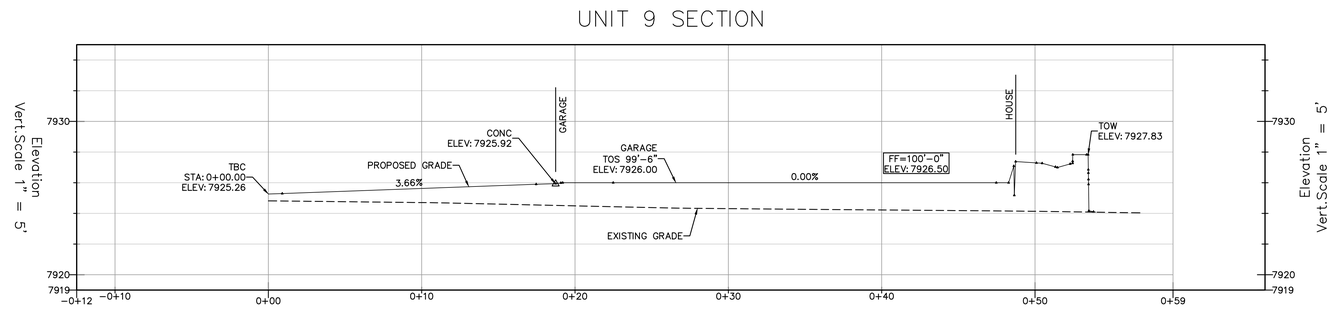


RETAINING WALL DETAIL

UNIT 8 SECTION



UNIT 9 SECTION



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COLORADO REGISTERED DAVID JOHN ANDREWS 39276 PROFESSIONAL ENGINEER

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Belden Place
UNITS 8-9 DUPLEX
Minturn, Colorado

NOT FOR CONSTRUCTION

DATE	REVISION
1/9/24	DRB Coordination
8/12/24	DRB Coordination
8/24/24	DRB Coordination
9/7/24	DRB Coordination
10/14/24	DRB updates
12/4/24	DRB updates

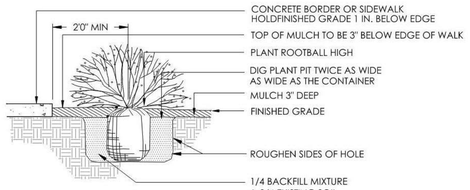
Title:

DETAILS & CROSS SECIONS

Sheet:

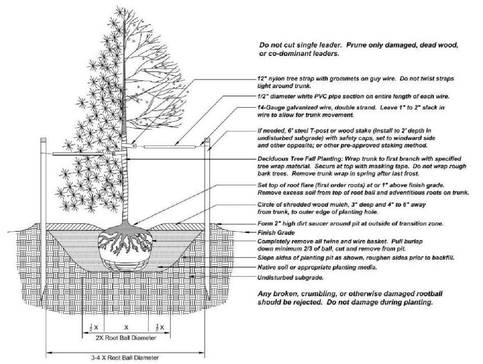
C.3

PRUNE ALL DAMAGED OR DEAD WOOD IMMEDIATELY PRIOR TO PLANTING



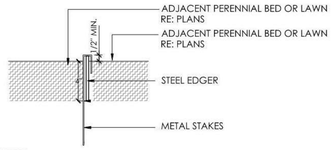
1 SHRUB PLANTING
SCALE: 3/4" = 1'-0"

1



3 TREE PLANTING
SCALE: N.T.S.

3



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

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

8

ORNAMENTAL TREES

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

DECIDUOUS SHRUBS

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

NATIVE GRASS

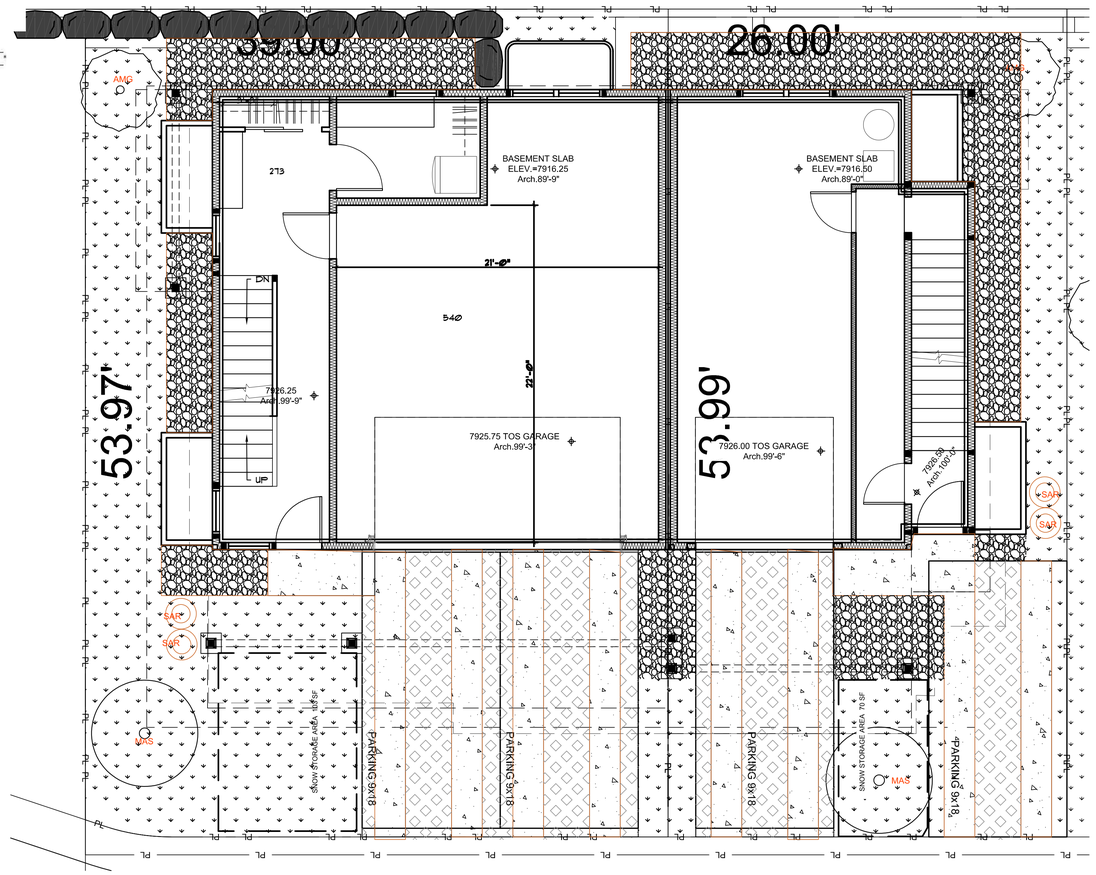
2" GRAVEL DRIP LINE MULCH

CONC. PARKING STRIP

PERMEABLE PAVERS

SITE CALCULATIONS - 8-9

SITE SQFT	3,453 SQFT
BUILDING COVERAGE	1,994 SQFT
IMPERVIOUS COVERAGE (Includes Building)	2,141 SQFT
SITE COVERAGE ALLOWED	70%
SITE COVERAGE	62%



1 ENLARGED LANDSCAPE PLAN
AL1 1/4"=1'-0"

GENERAL NOTES:

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

SIGHT TRIANGLE NOTES:

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

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

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

TREE PROTECTION ZONE (TPZ) NOTES:

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

LANDSCAPE NOTES:

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

SOIL PREPARATION:

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

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

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

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

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

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Seal

Belden Place - Duplex Units
Lots 8/ 0029 Belden Way & 9 / 0027 Belden Way
Minturn, Colorado 81645

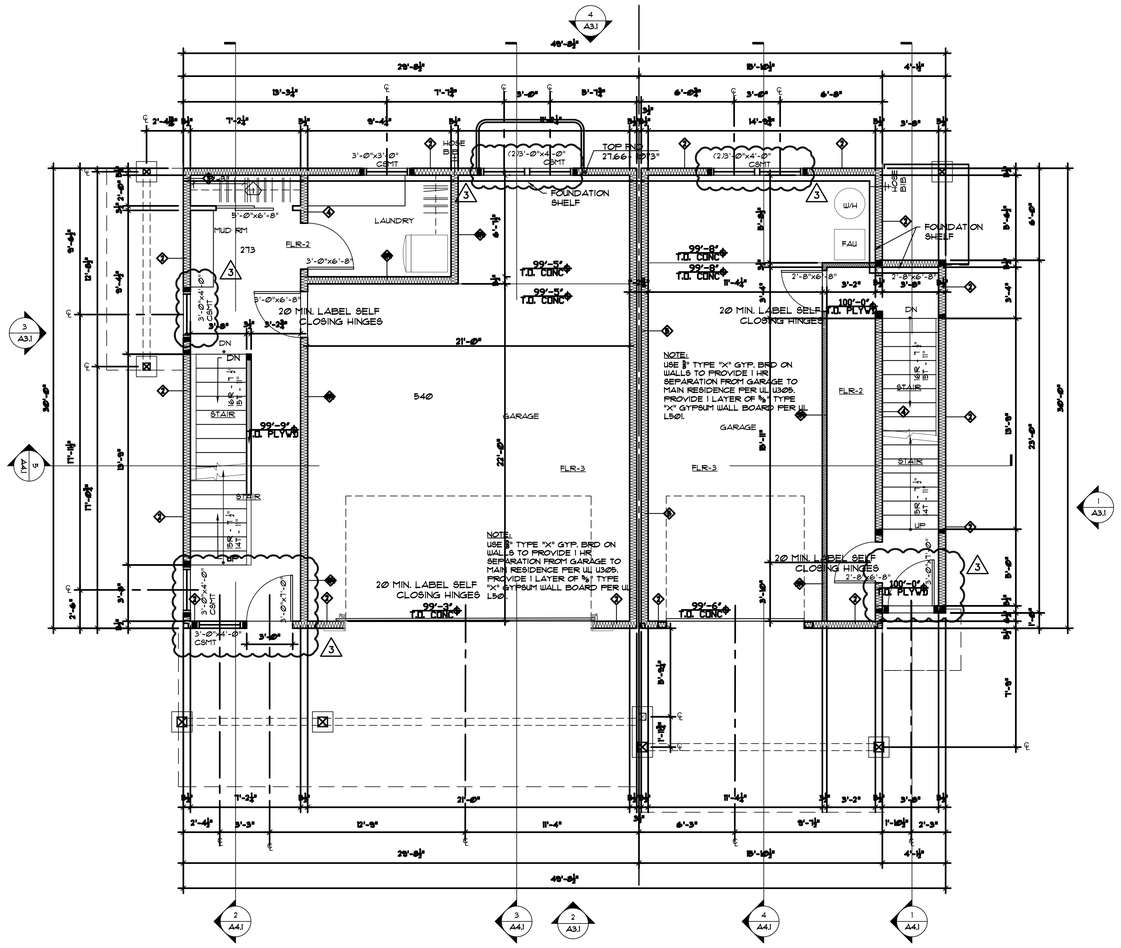
Revisions:

Issue Dates:
2025/09/09 Sbmt Coord
DRB-09/23/2024
CDs-11/20/2024
CD Rev-9/29/2025

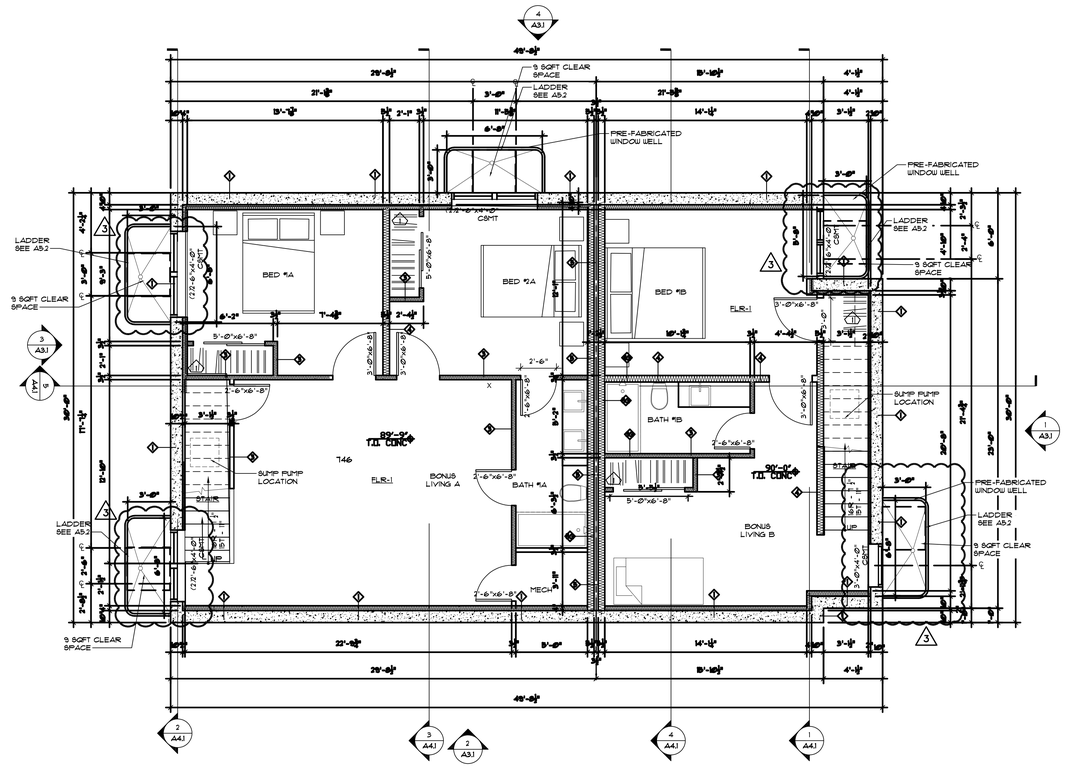
Sheet Title:
Landscape Plan

Project No:
2215

Sheet No:
A1.1



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



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

CONTRACTOR TO PROVIDE THE FOLLOWING AS DEFFERED SUBMITTALS FOR BUILDING PERMIT

MECHANICAL
M1. Please provide the required Manual J and S. M1401.2
M2. Please provide the required Manual D. M1601.1
M3. Please provide the construction details for the proposed whole house ventilation system. M1505.4
M4. Sheet A2.1: If all the gas fired appliances are not sealed combustion and the kitchen exhaust hood is greater than 400 CFM a makeup air system will be required. Please provide the construction details for the proposed makeup air system if needed.

PLUMBING
P1. Sheet A2.1: Lower floor. Please indicate how the water heater and associated piping will be protected from freezing. P2603.5
Please indicate the required 3' x 3' x 7' high clear space at the water heater. R403.5.4 as amended.
B. Indicate the required condensate drain at the water heater that will allow natural drainage. R403.5.4 as amended
Please note that that these two comments are intended to provide space and drainage for a heat pump water heater. We are not aware that heat pump water heaters can be installed in an unconditioned or conditioned garage.

CONTRACTOR TO PROVIDE THE FOLLOWING FOR IECC REQUIREMENTS AND COMPLETION

Required blower door test at 3-ACH50. R402.4.1.3
a. Required duct tightness test. R403.3.5
iv. Required domestic hot water ping insulation. R403.5.2
vi. The required items that are to be listed on the compliance certificate. R401.3 as amended

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

SCALE: ¼"=1'-0"

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Seal

Belden Place - Duplex Units
Lots 8/ 0029 Belden Way & 9 / 0027 Belden Way
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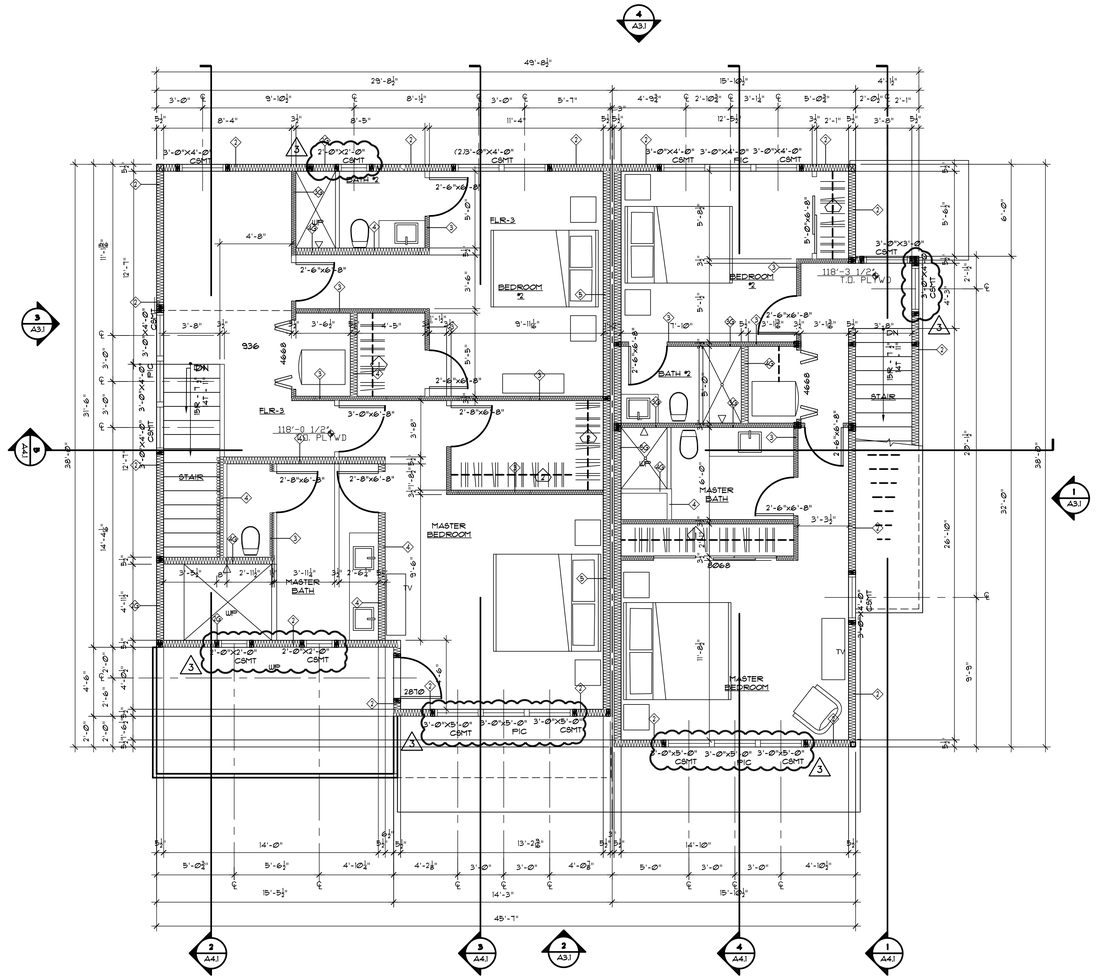
Revisions:
2 - REVISION 06/20/25
3 -MINOR DRB 08/15/25

Issue Dates:
20220609 Struct Coord
DRB-09/20/2024
CDs-11/20/2024
CD Rev-6/20/2025

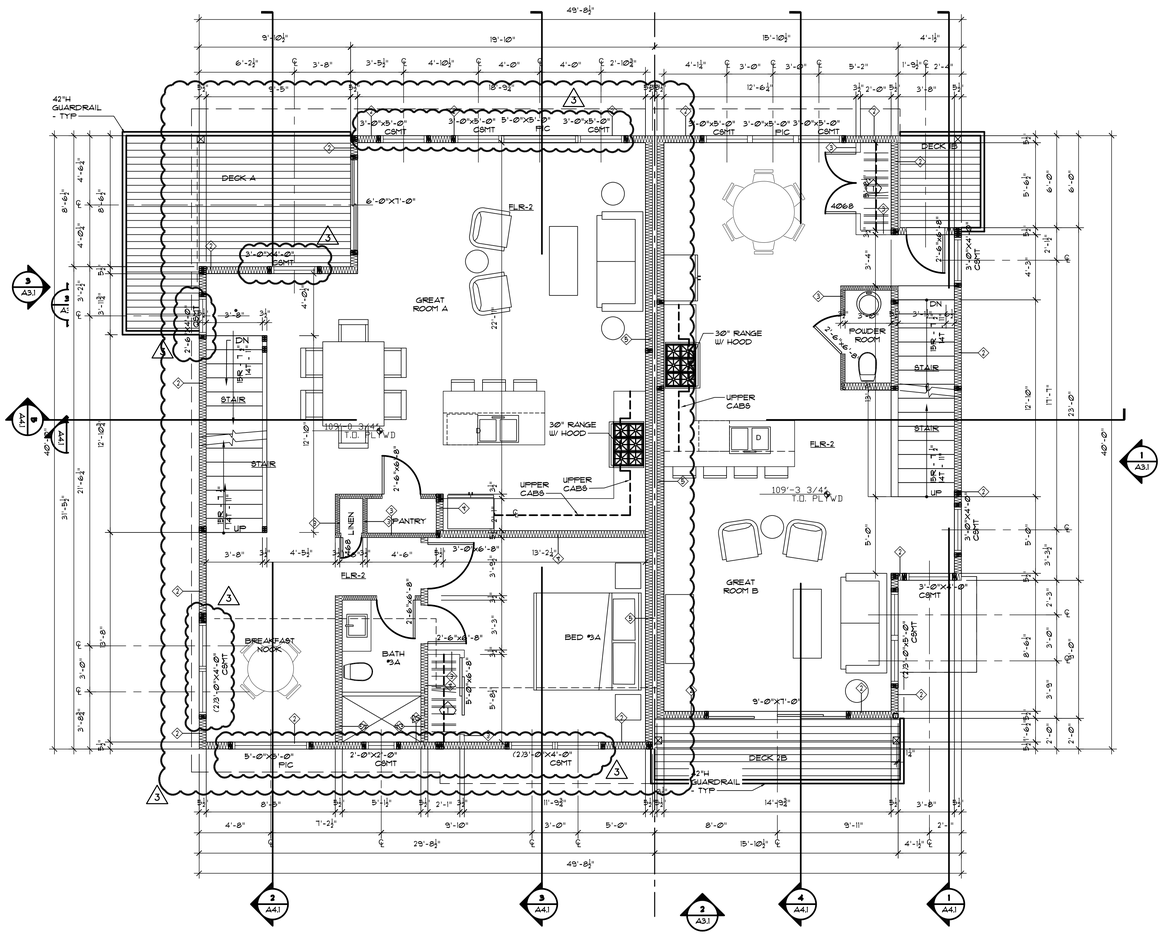
Sheet Title:
Ground and Basement Floor Plans

Project No:
2215

Sheet No:
A2.1



2 UPPER LEVEL FLOOR PLAN
A2.2 1/4"=1'-Ø"



1 MAIN LEVEL FLOOR PLAN
A2.2 1/4"=1'-Ø"

CONTRACTOR TO PROVIDE THE FOLLOWING AS DEFFERED SUBMITTALS FOR BUILDING PERMIT

MECHANICAL
M1. Please provide the required Manual J and S. M1401.2
M2. Please provide the required Manual D. M1601.1
M3. Please provide the construction details for the proposed whole house ventilation system. M1505.4
M4. Sheet A2.1: If all the gas fired appliances are not sealed combustion and the kitchen exhaust hood is greater than 400 CFM a makeup air system will be required. Please provide the construction details for the proposed makeup air system if needed.

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Please indicate the required 3' x 3' x 1' high clear space at the water heater. R403.5.4 as amended.
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a. Required duct tightness test. R403.3.3.5
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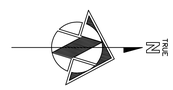

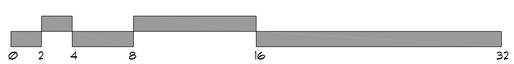

SCALE: ¼"=1'-Ø"

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Seal

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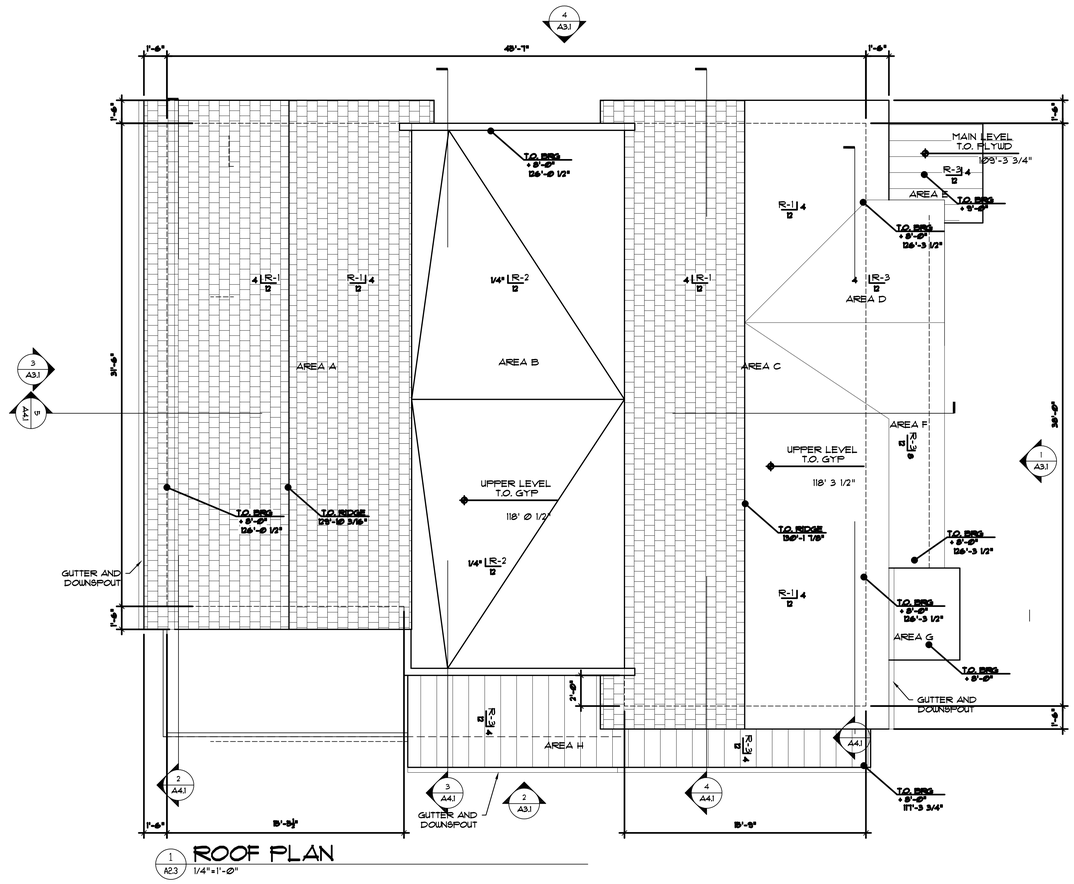
Revisions:
2 - REVISION 06/20/25
3 - MINOR DRB 08/15/25

Issue Dates:
20220509 Struct Coord
DRB-09/20/2024
CDs-11/20/2024
CD Rev-6/20/2025

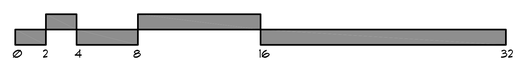
Sheet Title:
Main and Upper Floor Plans

Project No:
2215

Sheet No:
A2.2



1 A2.3 ROOF PLAN
1/4"=1'-Ø"



SCALE: ¼"=1'-Ø"

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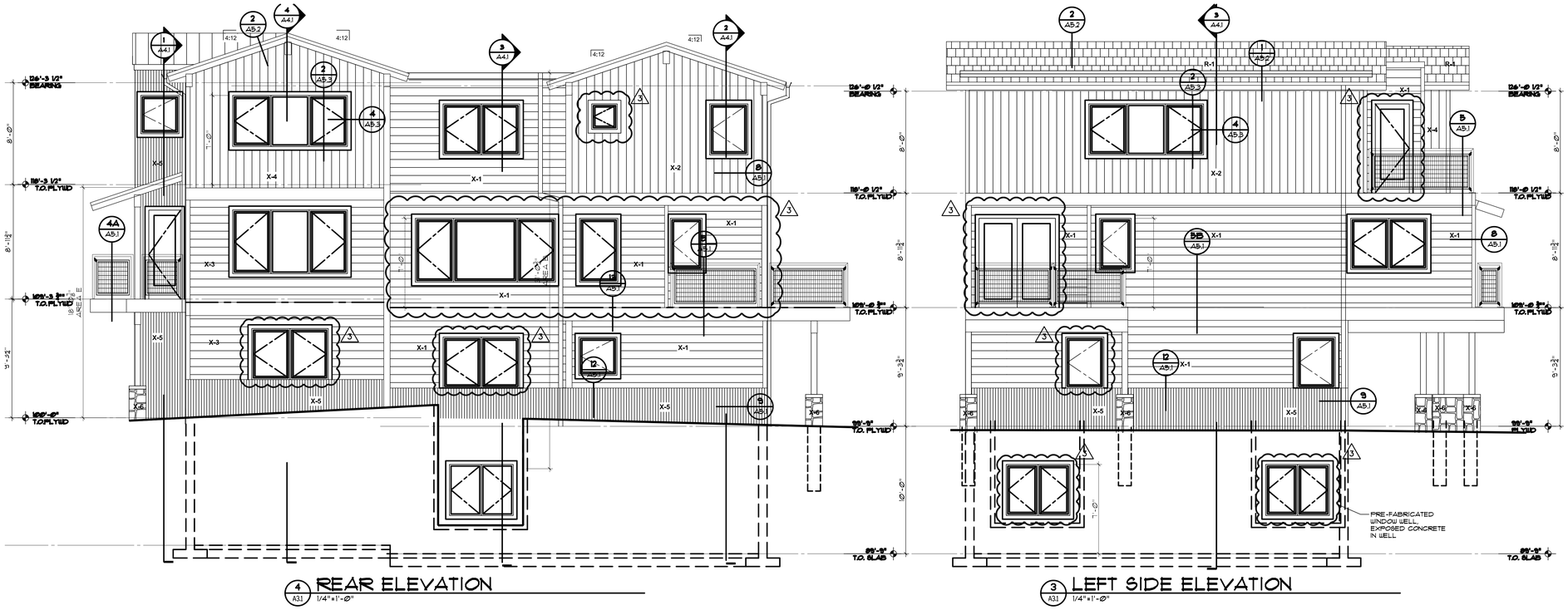
Revisions:

Issue Dates:
20220809 Struct Coord
DRB-09/20/2024
CDs-11/20/2024
CD Rev-6/20/2025

Sheet Title:
Roof Plan

Project No:
2215

Sheet No:
A2.3



Roof Mark	Roof Area (SF)		Roof Area %		Avg Hgt (Ft)		Weighted Avg (Ft)	
A	535.40	/ by total	26.81	X	25.58	=	685.81	
B	501.20	/ by total	25.10	X	31.06	=	779.53	
C	620.00	/ by total	31.05	X	29.20	=	906.56	
D	72.00	/ by total	3.61	X	28.97	=	104.45	
E	38.40	/ by total	1.92	X	18.73	=	36.02	
F	83.00	/ by total	4.16	X	24.72	=	102.74	
G	27.70	/ by total	1.39	X	10.00	=	13.87	
H	119.30	/ by total	5.97	X	18.20	=	108.73	
	1997.00		100.00		186.46		2737.70	27.38
								27' 4 5/16"

MATERIAL LEGEND

R-1: ASPHALT SHINGLE ROOF
R-2: LOW SLOPE EPDM
R-3: STANDING SEAM METAL ROOFING
X-1 DIAMOND KOTE LP SMARTSIDE LAP SIDING - FRENCH GRAY
X-2 DIAMOND KOTE LP SMARTSIDE VERTICAL SIDING - FRENCH GRAY
X-3 DIAMOND KOTE LP SMARTSIDE LAP SIDING - SMOKEY ASH
X-4 DIAMOND KOTE LP SMARTSIDE VERTICAL SIDING - SMOKEY ASH
X-5 VERTICAL CORRUGATED METAL SIDING
X-6 STONE VENEER

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Timberline Engineering
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(970) 949-9391

Seal

Belden Place - Duplex Units
Lots 8/ 0029 Belden Way & 9 / 0027 Belden Way
Minturm, Colorado 81645

Revisions:
3 - MINOR DRB 08/15/25

Issue Dates:
20220509 Struct Coord
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Sheet Title:
Exterior Elevations

Project No:
2215

Sheet No:
A3.1

3

X-1
1 A3.1 LAP SIDING

SIMILAR TO DIAMOND KOTE LP
8" LAP SIDING
COLOR: FRENCH GRAY

X-2
2 A3.1 VERTICAL SIDING

SIMILAR TO DIAMOND KOTE LP
VERTICAL GROOVE
COLOR: FRENCH GRAY

X-3
3 A3.1 LAP SIDING

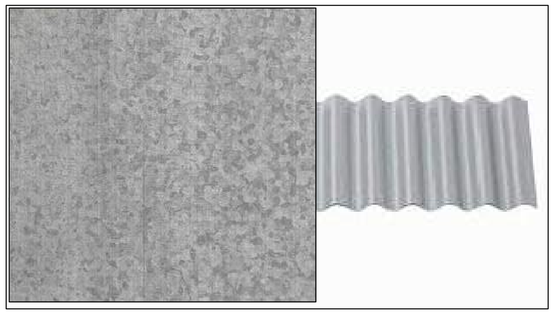
SIMILAR TO DIAMOND KOTE LP
8" LAP SIDING
COLOR: SMOKY ASH

X-4
4 A3.1 VERTICAL SIDING

SIMILAR TO DIAMOND KOTE LP
VERTICAL GROOVE
COLOR: SMOKY ASH

R-1
7 A3.1 ROOFING

SIMILAR GAF DESIGNER SHINGLES
WOODLAND "CASTLEWOOD GRAY"



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

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

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

SIMILAR TO GALLEGOS - #366
COURTLAND LOW RISE

R-3
7B A3.1 ROOFING

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

SW 7069
Iron Ore
Interior / Exterior

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

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

8 A3.1 GARAGE DOOR

SIMILAR RAYNOR AP200 (RECESSED RANCH PANEL PATTERN)
TEXTURED PANELS
COLOR: SLATE

GENERATION LIGHTING

8637401-12: Medium One Light Outdoor Wall Lantern

Dimensions:

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

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

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

Collection: Barn Light

Featured in the decorative Barn Light collection

1 A19 Medium 75 watt light bulb

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

Easily converts to LED with optional replacement lamps

Meets Title 24 energy efficiency standards

UPC #:785652069352

Finish: Black (12)

Material List:
1 Body - Aluminum - Black

Safety Listing:
Safety Listed for Wet Locations

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

Backplate / Canopy Details:

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

Shipping Information:

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Frt. Class	UPS Ship
Individual	8537401EN3-12	1	785652069352	16.75	14.58	13.25	1.873	4.1	250	Yes
NJ Pallet		45		48	40	77	85.556	184		No
NV Pallet		40		48	40	77	85.556	160		No

9 A3.1 LIGHT FIXTURE

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Belden Place - Duplex Units
Lots 8/ 0029 Belden Way & 9 / 0027 Belden Way
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3 - MINOR DRB 08/15/25

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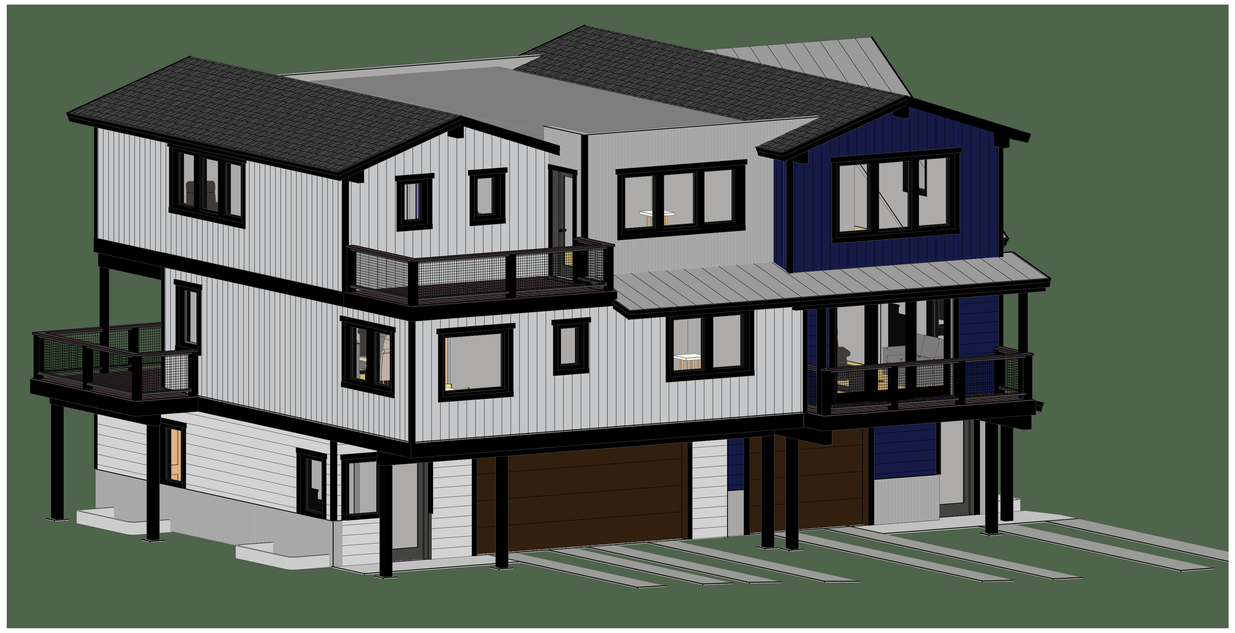
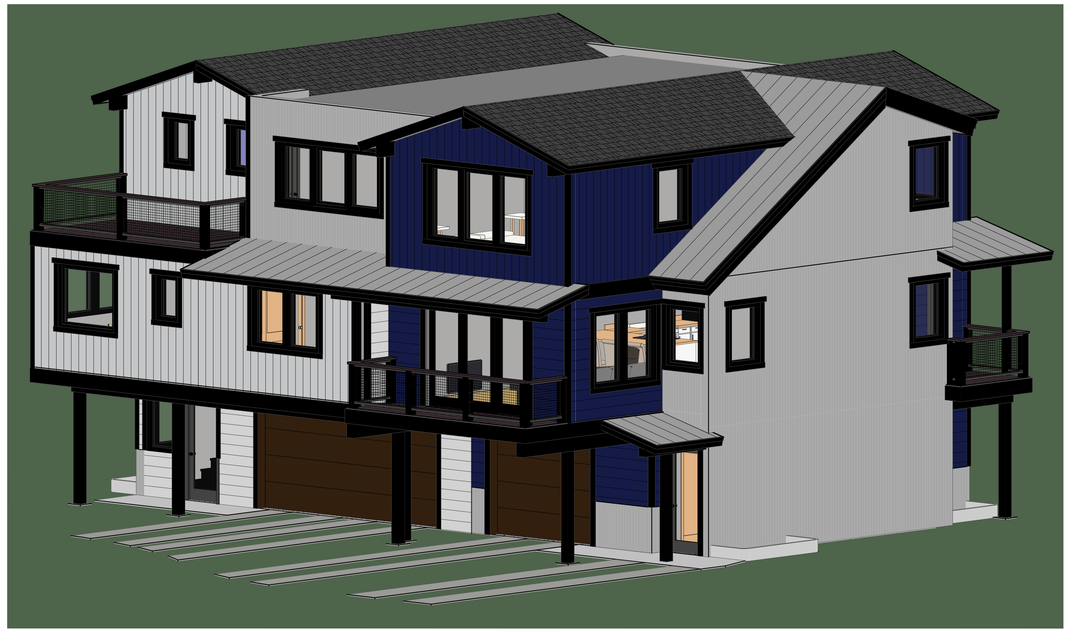
Materials

Project No:
2215

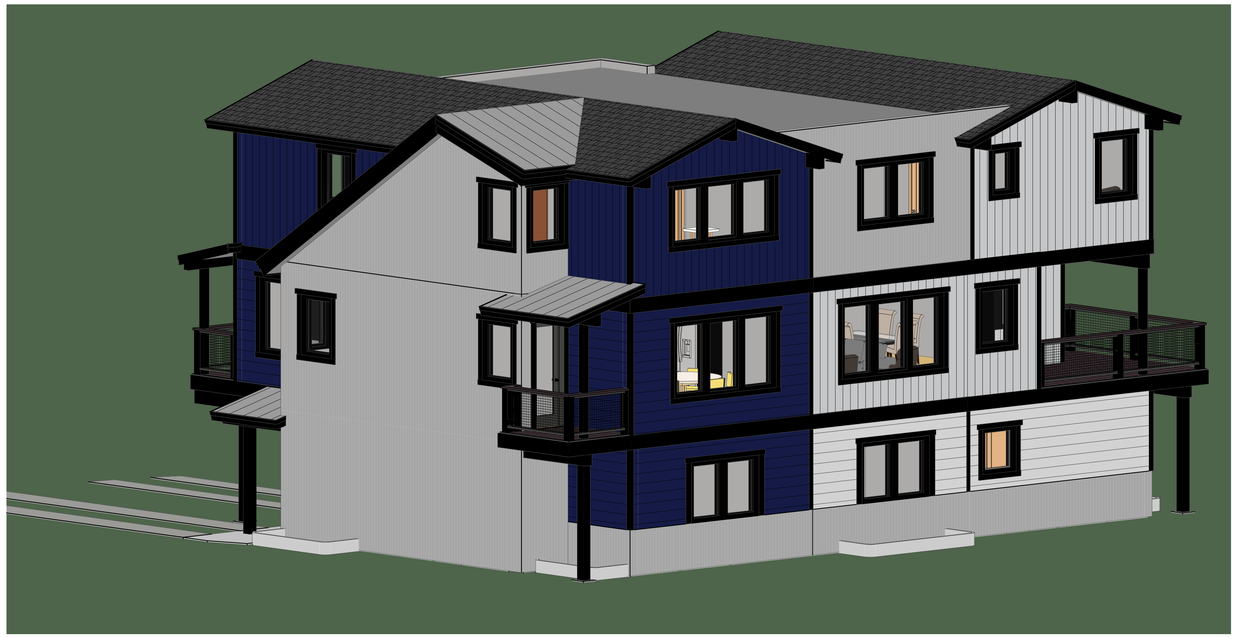
Sheet No:
A3.2



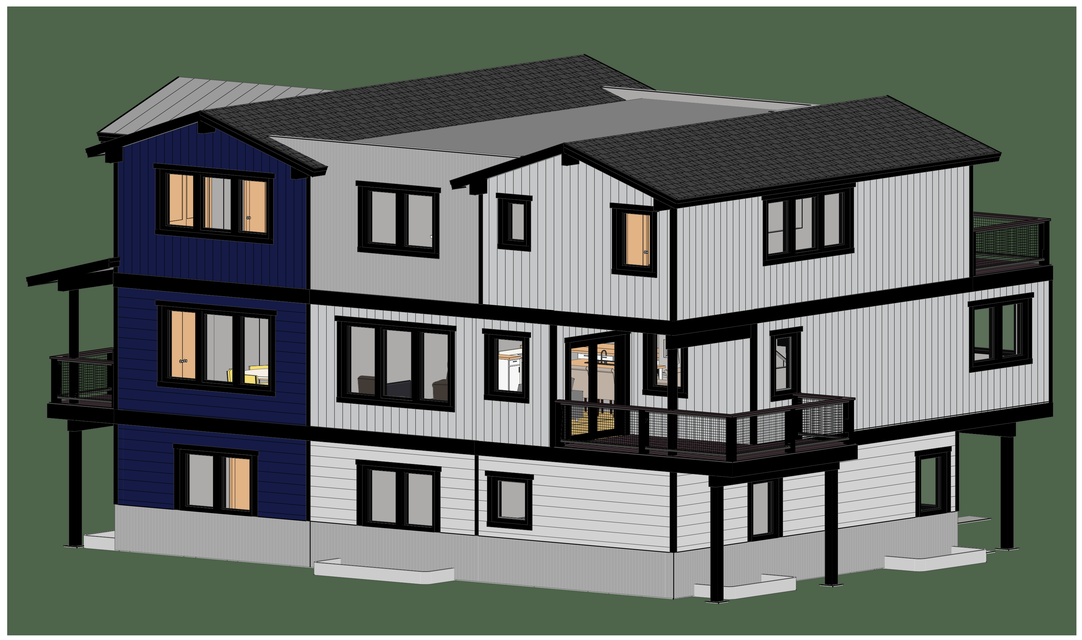
1 A3.3 3D FRONT - LEFT



2 A3.3 3D FRONT - RIGHT



3 A3.3 3D REAR - RIGHT



4 A3.3 3D REAR - LEFT

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Mechanical Engineer

Electrical Engineer

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Belden Place - Duplex Units
Lots 8 / 29 Belden Way & 9 / 27 Belden Way
Minturn, Colorado

Revisions:		
No	Description	Date
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Exterior Color Elevations & 3D

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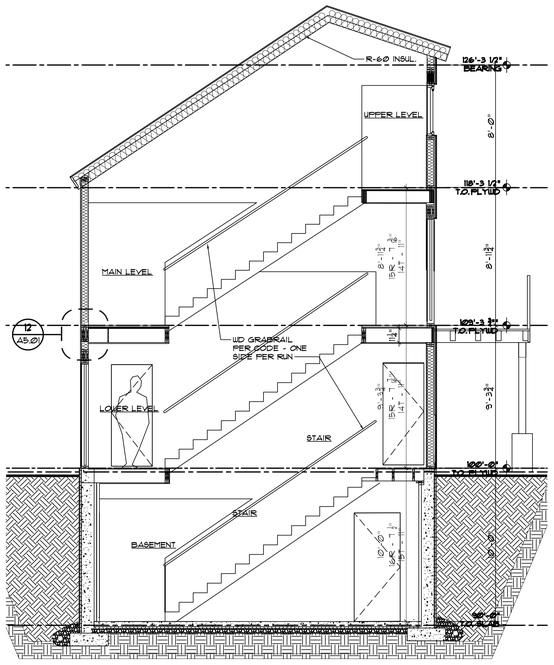
A3.3

P:\2215 Belden Place Phase 2\01 Drawing Files\05 Construction Documents\Belden Place_Duplex Lots 8_9 10_11\2P 8_9\2025 0703 - 2215 Lot 8-9 - NEW MKT.rvt

8/15/2025 10:38:29 AM



1 A4.1 SECTION 1
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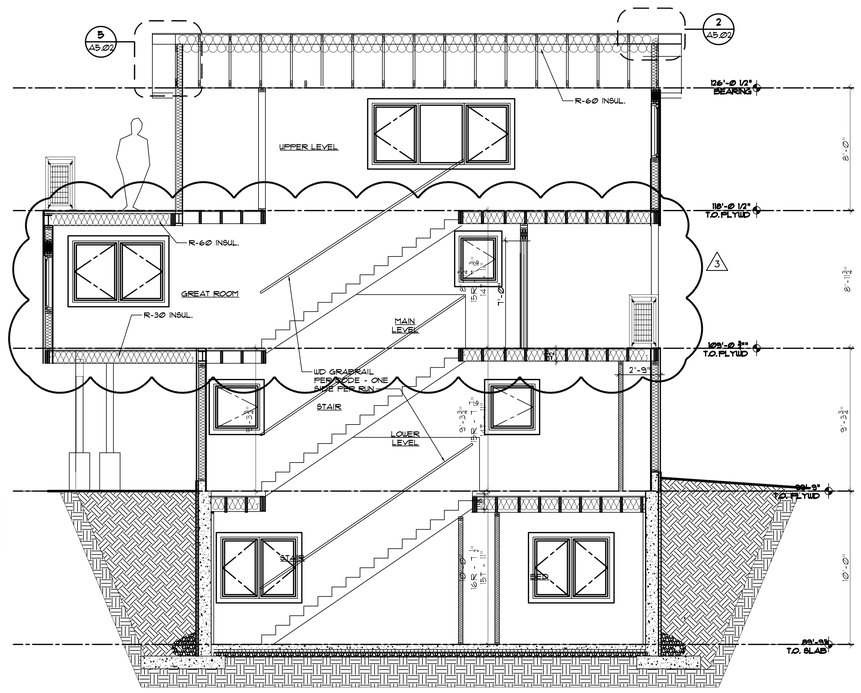

2 A4.1 SECTION 2
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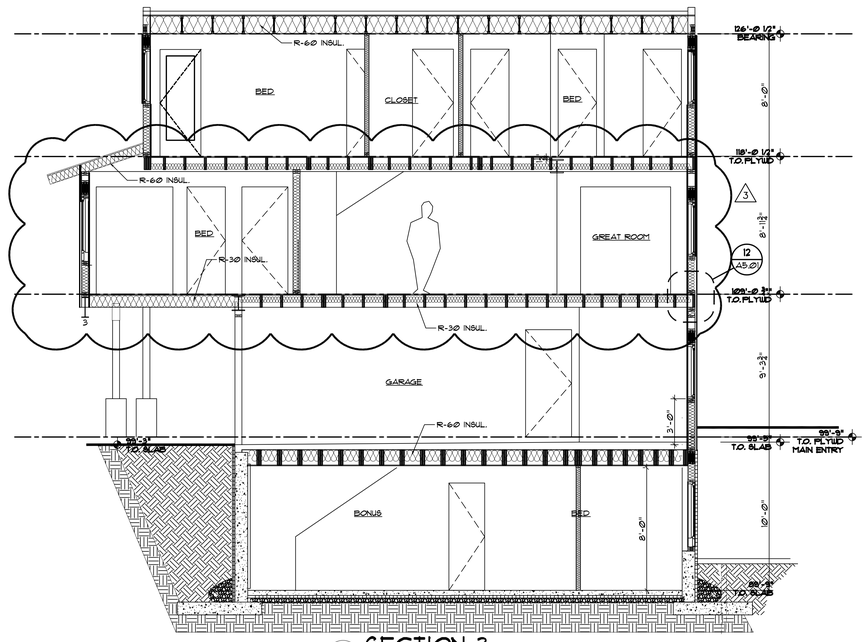

3 A4.1 SECTION 3
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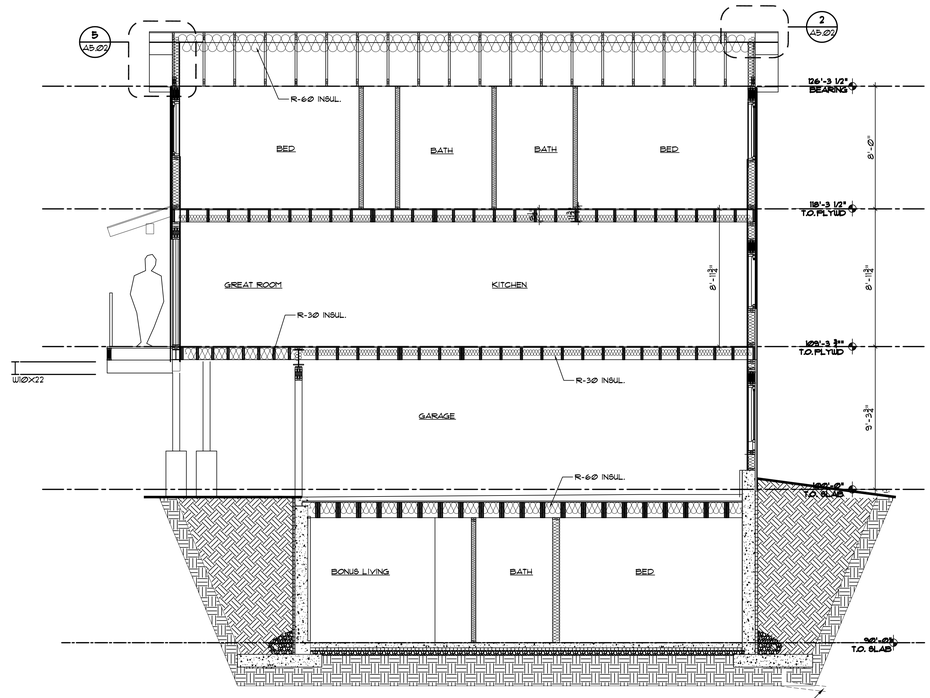

4 A4.1 SECTION 4
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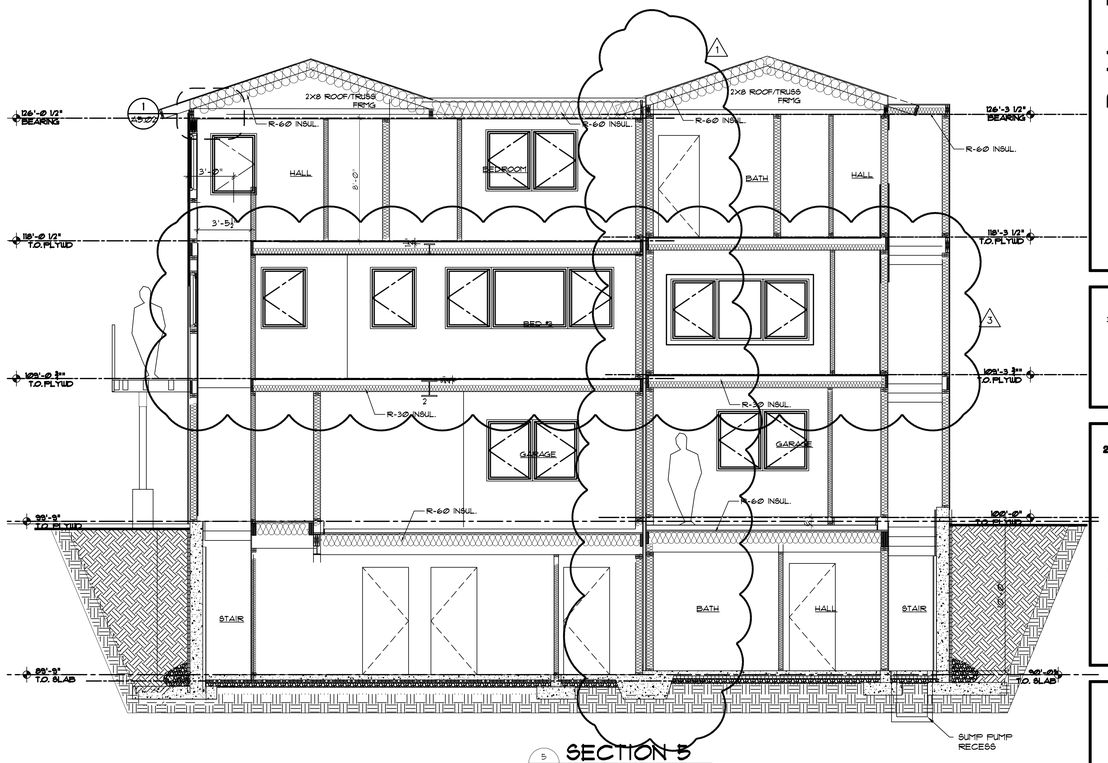

5 A4.1 SECTION 5
SCALE: 3/4"=1'-0"

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Belden Place - Duplex Units
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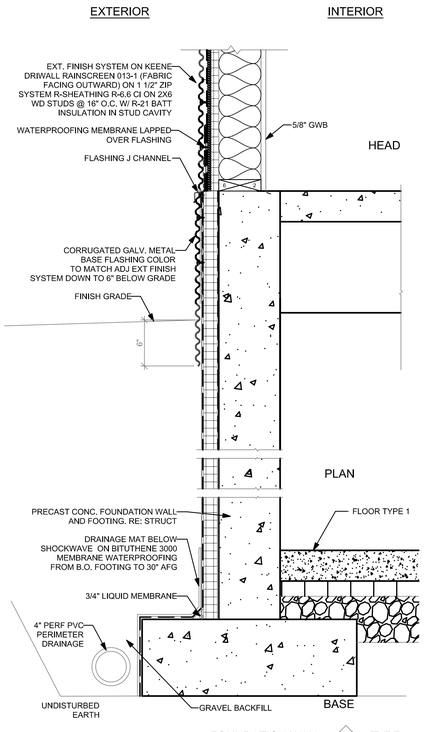
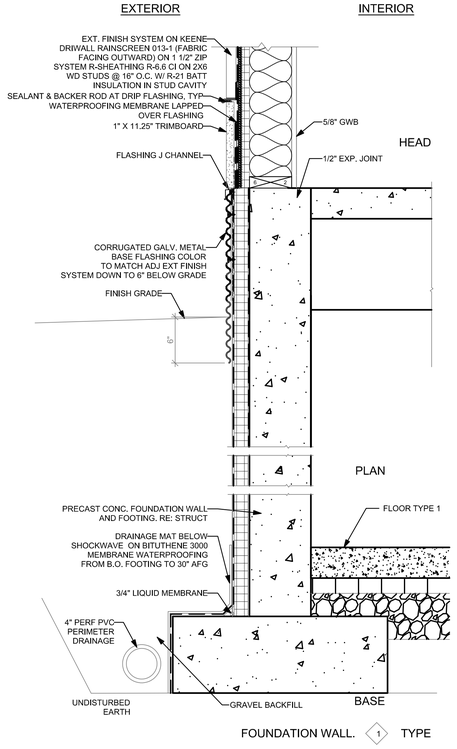


1 A5.01 SECTION DETAIL - CORRUGATED SIDING
SCALE: 3"=1'-0"



2 A5.01 SECTION DETAIL - WOOD SIDING
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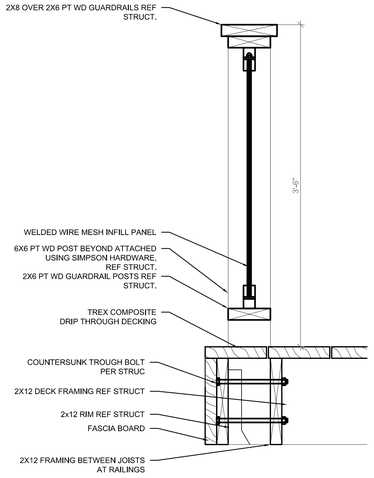
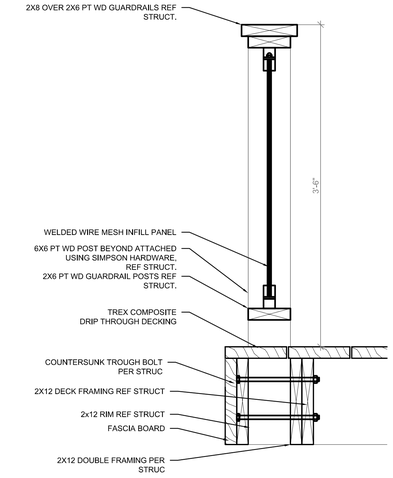
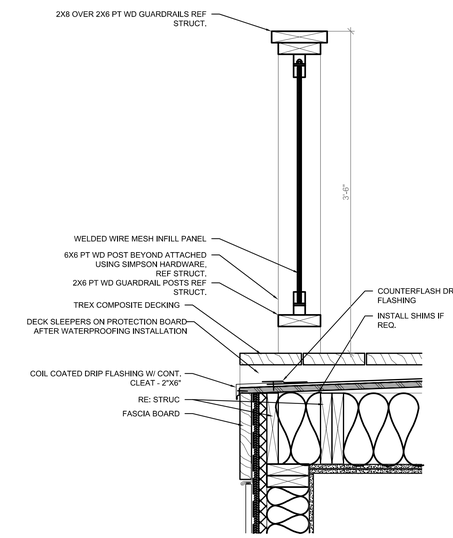


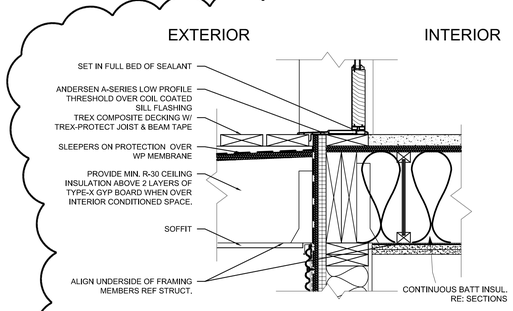
4A A5.01 DRIP THRU DECK RAILING
SCALE: 1 1/2"=1'-0"



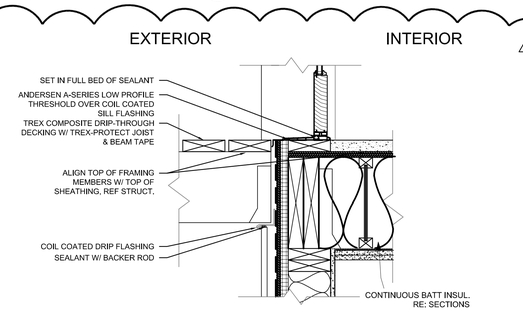
4B A5.01 DRIP THRU DECK RAILING
SCALE: 1 1/2"=1'-0"



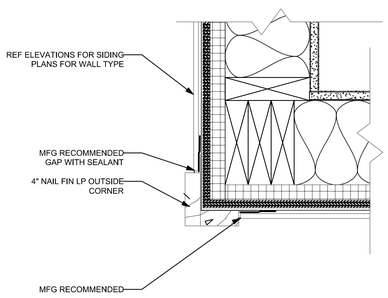
5 A5.01 WP DECK RAILING
SCALE: 1 1/2"=1'-0"



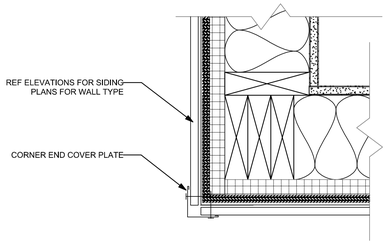
6 A5.01 SECTION DETAIL - W.W.M. GUARDRAIL
SCALE: 1 1/2"=1'-0"



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



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



9 A5.01 PLAN DETAIL - CORNER TRIM
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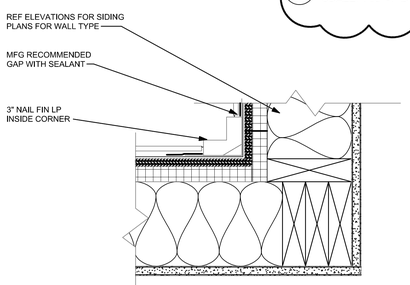
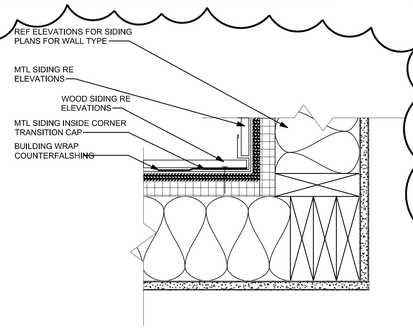


10 A5.01 PLAN DETAIL - CORNER TRIM
SCALE: 3"=1'-0"



11 A5.01 INTERIOR CORNER TRIM
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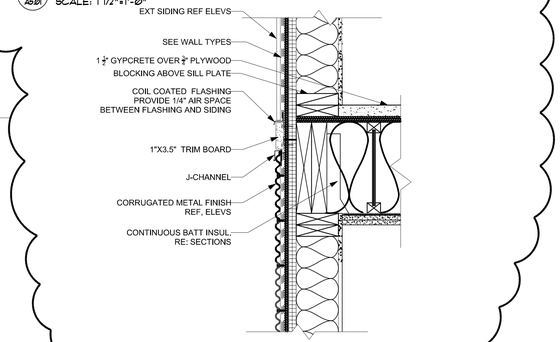

12 A5.01 SECTION DETAIL - FLOOR TRANSITION
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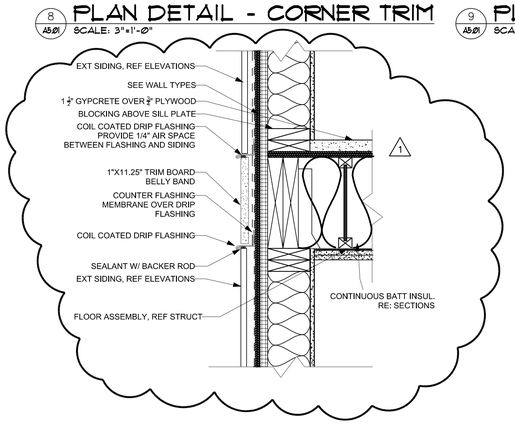
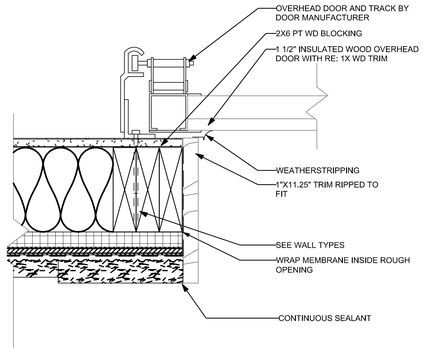


13 A5.01 SECTION DETAIL - FLOOR TRANSITION
SCALE: 1 1/2"=1'-0"



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

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Seal
STATE OF COLORADO
GREGORY L. MARK
30583
REGISTERED ARCHITECT

Belden Place - Duplex Units
Lots 8/ 0029 Belden Way & 9 / 0027 Belden Way
Minturn, Colorado 81645

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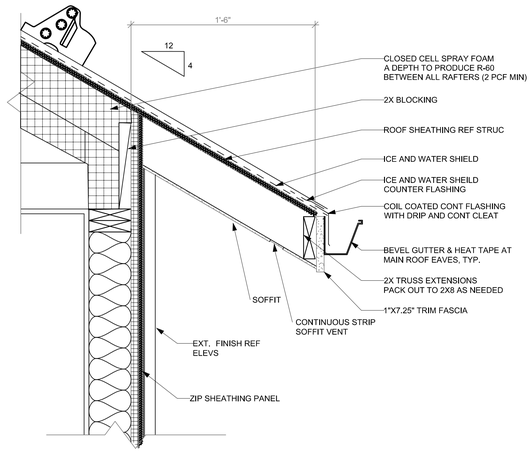
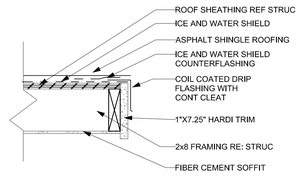


1 A5.01 SECTION DETAIL - FASCIA
SCALE: 1 1/2"=1'-0"



2 A5.01 SECTION DETAIL - EAVE
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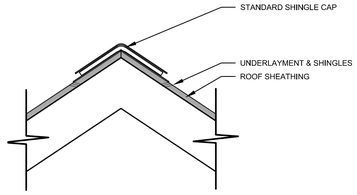
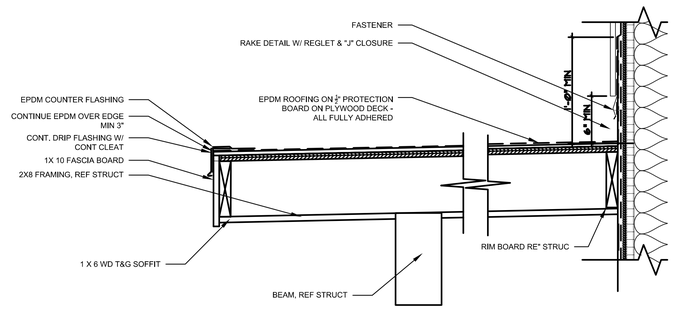


3 A5.01 SECTION DETAIL - RIDGE
SCALE: 1 1/2"=1'-0"



4 A5.01 SECTION DETAIL - COVERED WALKWAY
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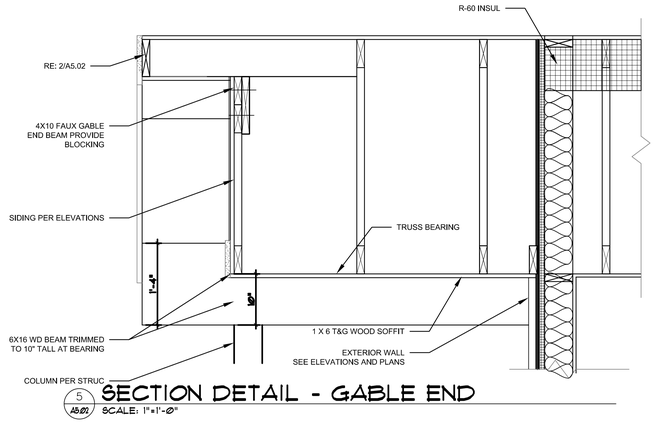
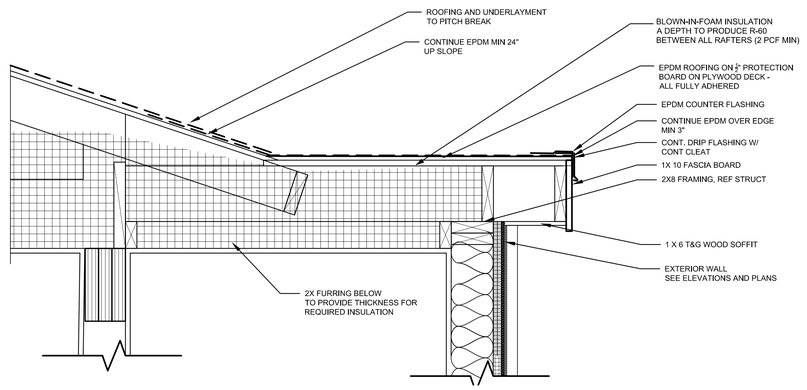


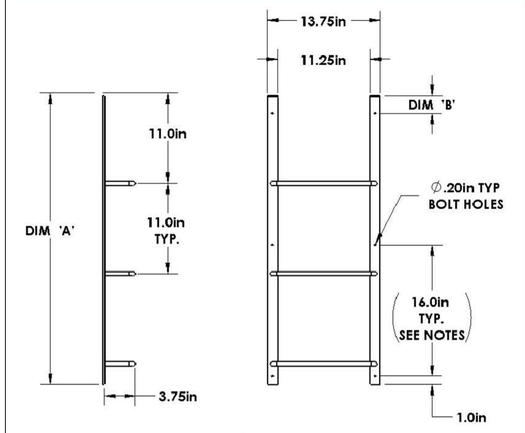
5 A5.01 SECTION DETAIL - GABLE END
SCALE: 1"=1'-0"



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

WINDOW WELL SUPPLY™

STEEL EGRESS LADDER
BOLT MOUNT



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

TYPICAL LADDER LENGTH

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

REV A

PERMANENTLY FIXED LADDER

7 A5.01 EGRESS LADDER
SCALE: N.T.S.

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Seal
STATE OF COLORADO
GREGORY S. MARK
30937
REGISTERED ARCHITECT

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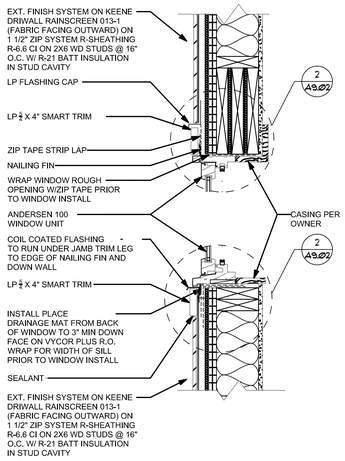
DRB-09/20/2024
CDs-11/20/2024
CD Rev-6/20/2025

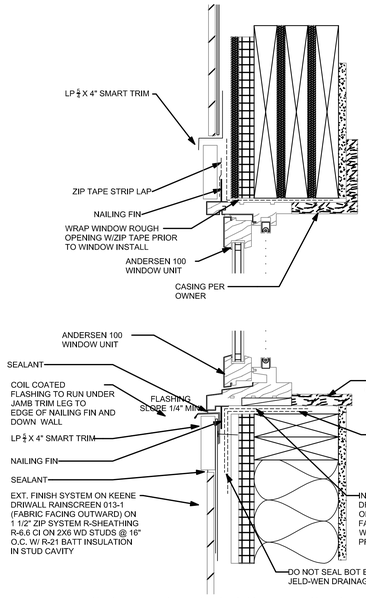
Sheet Title:
Details

Project No:
2215

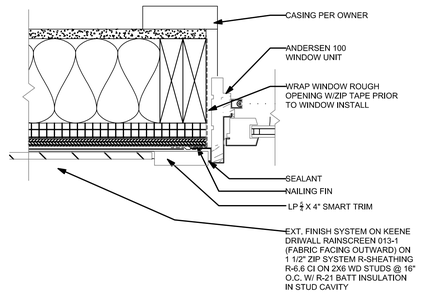
Sheet No:
A5.2



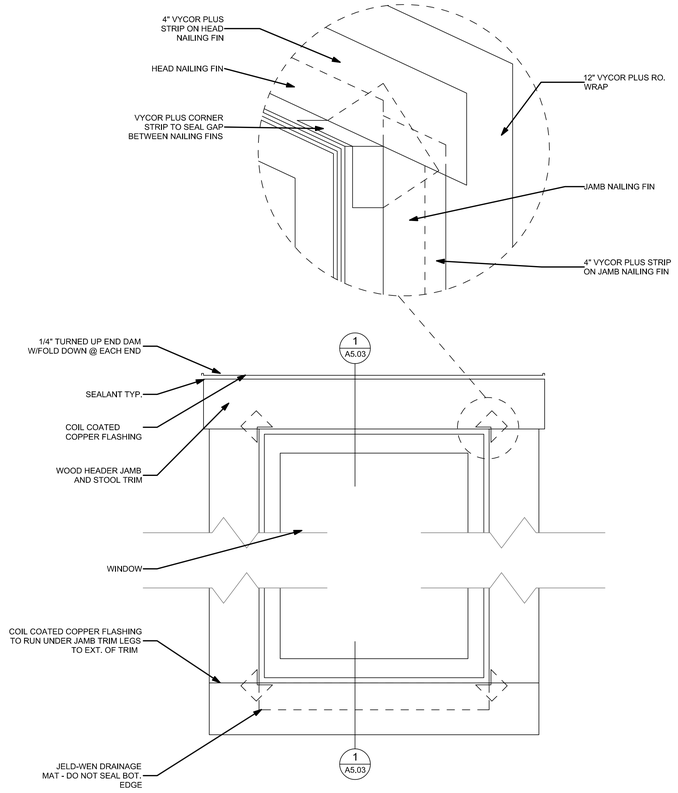
2 A5.03 WINDOW DETAIL - HEAD/SILL
SCALE: 1 1/2"=1'-0"



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



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



1 A5.03 WINDOW DETAIL - FLASHING
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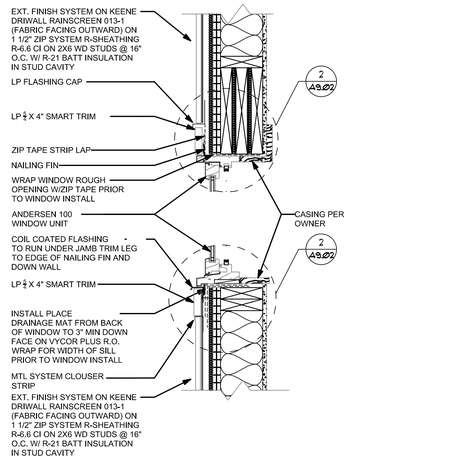
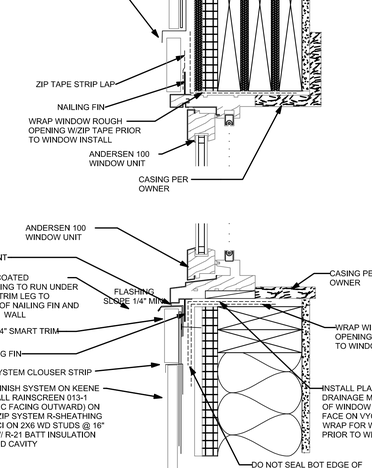


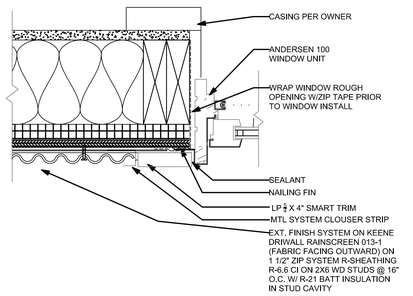
5 A5.03 DOOR DETAIL - INSWING HEAD TYP.
SCALE: 1 1/2"=1'-0"



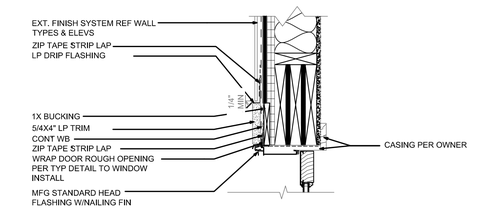
6 A5.03 DOOR DETAIL - SLIDER HEAD TYP.
SCALE: 1 1/2"=1'-0"

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

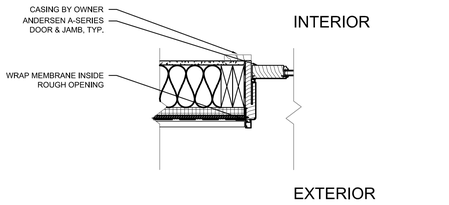
8 A5.03 WINDOW DETAIL - HEAD/SILL
SCALE: 3"=1'-0"



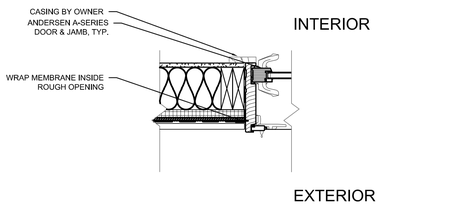
9 A5.03 WINDOW DETAIL - JAMB
SCALE: 3"=1'-0"



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



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



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

TAB Associates
The Architectural Balance
0056 Edwards Village Blvd.
Edwards, CO 81632
(970) 766-1470
fax: (970) 766-1471
email: tab@vail.net
www.tabassociates.com
Civil Engineer:
Timberline Engineering
(970) 963 9999
Structural Engineer:
KRM Consultants, Inc,
(970) 949-9391

Seal
STATE OF COLORADO
GREGORY S. WACK
30597
REGISTERED ARCHITECT

Belden Place - Duplex Units
Lots 8/ 0029 Belden Way & 9 / 0027 Belden Way
Minturn, Colorado 81645

Revisions:

Issue Dates:
20220808 Struct Coord
DRB-09/20/2024
CDs-11/20/2024
CD Rev-4/30/2025

Sheet Title:
Details

Project No:
2215

Sheet No:
A5.3

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 – Kitson Residence

Project Location

Street Address: 71 Miles End Lane

Zoning: Residential

Parcel Number(s): 2103-262-30-032

Application Request:

DRB Minor Modifications

Applicant:

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

Mailing Address: PO Box 2633 Edwards, CO 81632

Phone: 970-926-1720

Email: THermes@ResortConceptsCO.com

Property Owner:

Name: Robert L Germain, Jr. Trust FBO Nicole Greene (Tyler & Nicole Kitson)

Mailing Address: One PPG Place, Suite 1700 Pittsburgh, PA 15222

Phone: 239-919-6973 (Tyler)

Email: tkitson@kitsonpartners.com / nicolekitson.fl@gmail.com / gallison@schneiderdowns.com

Required Information:

Lot Size: 0.160 ac	Type of Residence (Single Family, ADU, Duplex): SFH	# of Bedrooms: 4	# On-site Parking Spaces: 4
# of Stories: 2	Snow storage sq ft: 378 sf	Building Footprint sq ft: 2,625 sf	Total sq ft Impervious Surface: 3,234 sf

Signature:

9/26/25

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

2021 IECC ENERGY COMPLIANCE

CLIMATE ZONE: 6 COMPLIANCE PATH: PRESCRIPTIVE (R401.2.1)

LOCATION	REQUIRED PER R407.13	R-VALUE PROVIDED	DESCRIPTION
CEILING	R-60	R-61.5	4 1/2" CLOSED CELL FOAM (R31.5) + 11" KRAFT FACED BATTS (R30)= R61.5
WOOD WALLS	R-30	R-30.35	2 1/2" CLOSED CELL FOAM (R17.5) + 3" BLOWN IN BLANKET (R12.85)= R30.35
FLOOR	R-30	R-31.5	4 1/2" CLOSED CELL FOAM (R31.5)
BSMT WALLS	R-19	R-21	3" CLOSED CELL FOAM (R21)
SLAB LESS THAN 12" BELOW GRADE	R-10 ci 4 FT.	R-10	2" RIGID POLYSTYRENE BOARD VERTICAL FROM TOP OF SLAB TO 48" BELOW GRADE MIN.
FENESTRATION	U=0.30 SHGC=0.21	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. THE VAPOR BARRIER IS A CLASS II SPRAY FOAM INSULATION PER R702.7.1 INSTALLED AT THE INSIDE FACE OF EXTERIOR SHEATHING.
3. ATTIC SPACES ARE INSULATED AT UNDERSIDE OF ROOF SHEATHING AND ARE UNVENTED.
4. ALL HOT WATER PIPING MUST BE INSULATED WITH MINIMUM R-3 INSULATION (R403.5.2.).
5. THREE ADDITIONAL ENERGY EFFICIENCY REQUIREMENTS MUST BE PROVIDED (R401.2.3). REFER TO THE LIST BELOW FOR ADDED COMPLIANCE REQUIREMENTS.
6. A PERMANENT CERTIFICATE SHALL BE POSTED WITHIN THE MECHANICAL ROOM (R401.3). REFER TO THE LIST BELOW FOR ITEMS REQUIRED ON THE CERTIFICATE.

ADDED ENERGY EFFICIENCY REQUIREMENTS (R408.2):

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

CERTIFICATE LISTING REQUIREMENTS (R401.3.):

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

KITSON RESIDENCE

0071 MILES END LANE
LOT 28, MINTURN NORTH
MINTURN, COLORADO

DRB SUBMITTAL SET — APRIL 30, 2025
BUILDING PERMIT SET — MAY 16, 2025
OWNER REVISION #2 — SEPTEMBER 23, 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:	1,333 SF	148 SF		1,481 SF
MAIN LEVEL:	1,642 SF		622 SF	2,264 SF
TOTALS:	2,975 SF	148 SF	622 SF	3,745 SF

LOT AREA:	6,969.60 SF		
BUILDING COVERAGE:	2,625 SF	37.66%	50% ALLOWABLE
IMPERVIOUS COVERAGE:	3,234 SF	46.53%	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	9-23-25
	FINAL PLAT MINTURN NORTH P.U.D.	8-13-23
C.4	MINTURN NORHT PUD FINAL GRADING PLAN	5-01-24
C1	SITE GRADING, DRAINAGE & EROSION CONTROL PLAN	5-16-25
C2	CIVIL DETAILS	5-16-25
L1	LANDSCAPE PLANTING PLAN	5-16-25
L2	LANDSCAPE SCHEDULES & DETAILS	5-16-25
A1.1	LOWER LEVEL PLAN	9-23-25
A1.2	MAIN LEVEL PLAN	9-23-25
A1.3	ROOF PLAN	5-16-25
A2.1	BUILDING ELEVATIONS	9-23-25
A2.2	BUILDING ELEVATIONS	9-23-25
A3.1	BUILDING SECTIONS	9-23-25
A3.2	BUILDING SECTIONS	9-23-25
A3.3	BUILDING DETAILS	5-16-25
A3.4	BUILDING DETAILS	9-23-25
A3.5	DOOR & WINDOW SCHEDULE & DETAILS	9-23-25
A4.1	LOWER LEVEL CEILING PLAN	9-23-25
A4.2	MAIN LEVEL CEILING PLAN	9-23-25
BH1	BUILDING HEIGHT CALCULATIONS	5-16-25
S1.1	STRUCTURAL NOTES & DETAILS	5-16-25
S2.1	FOUNDATION PLAN	9-23-25
S2.2	MAIN LEVEL FLOOR FRAMING PLAN	9-23-25
S2.3	ROOF FRAMING PLAN	9-23-25
S3.1	FOUNDATION DETAILS	5-16-25
S3.2	FOUNDATION & FRAMING DETAILS	9-23-25
E1.1	LOWER LEVEL SCHEMATIC ELECTRIC PLAN	9-23-25
E1.2	MAIN LEVEL SCHEMATIC ELECTRIC PLAN	9-23-25
E1.3	ROOF SCHEMATIC ELECTRIC PLAN	5-16-25

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

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

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

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

STATE OF COLORADO — DONALD W. EGGERS — 23688 — LICENSED ARCHITECT

KITSON
0071 MILES END LANE
LOT 28, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L28

ISSUED

#	DATE	BY	COMMENTS
4	9-23-25	DWE	OWNER REVISIONS #2
3	7-25-25	DWE	OWNER REVISIONS
2	5-16-25	DWE	BUILDING PERMIT SET
1	4-30-25	DWE	DRB SUBMITTAL SET

C

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

MINTURN TOWN CERTIFICATE

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

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

BY: _____ ATTEST: _____

MAYOR
TOWN OF MINTURN, COLORADO

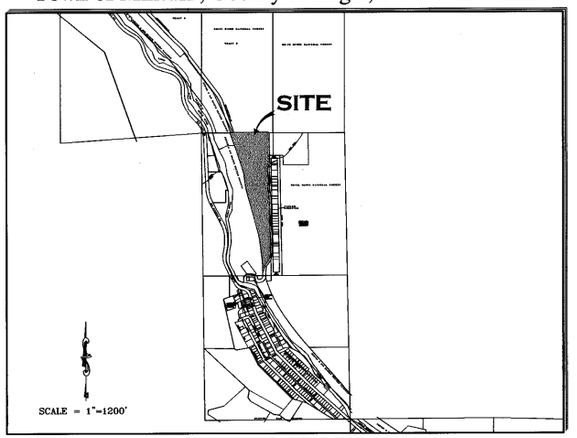
TOWN CLERK
TOWN OF MINTURN, COLORADO

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

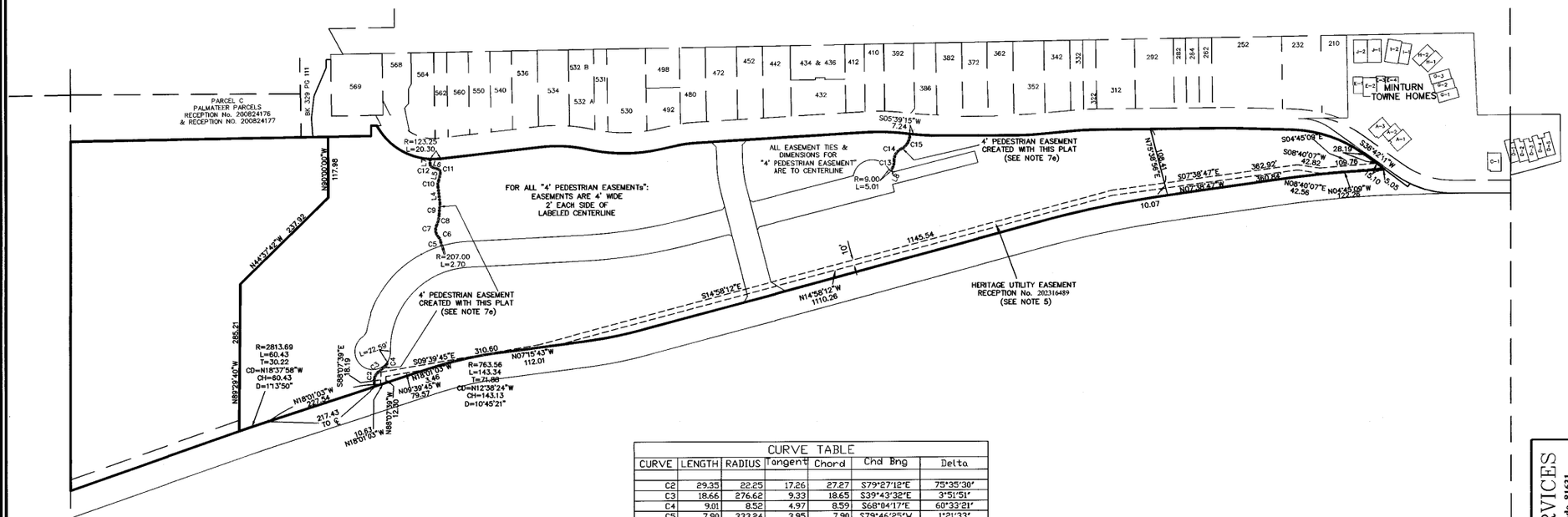
DRAWN BY:	JOB NUMBER:	DRAWING NAME:
MSS	22055	22055 FP2.dwg
SHEET 1 OF 5		DATE: 08-13-2023

Eagle County, CO
Regina O'Brien
Pgs: 5
REC: $53.00 DOC: $0.00
202402234
03/04/2024
12:59:18 PM

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

SHEET 5 OF 5

ADDITIONAL EASEMENT DETAIL SHEET



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

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

100 0 50 100 200 400

1 INCH = 100 FEET

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
34998
02-26-24

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

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

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

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

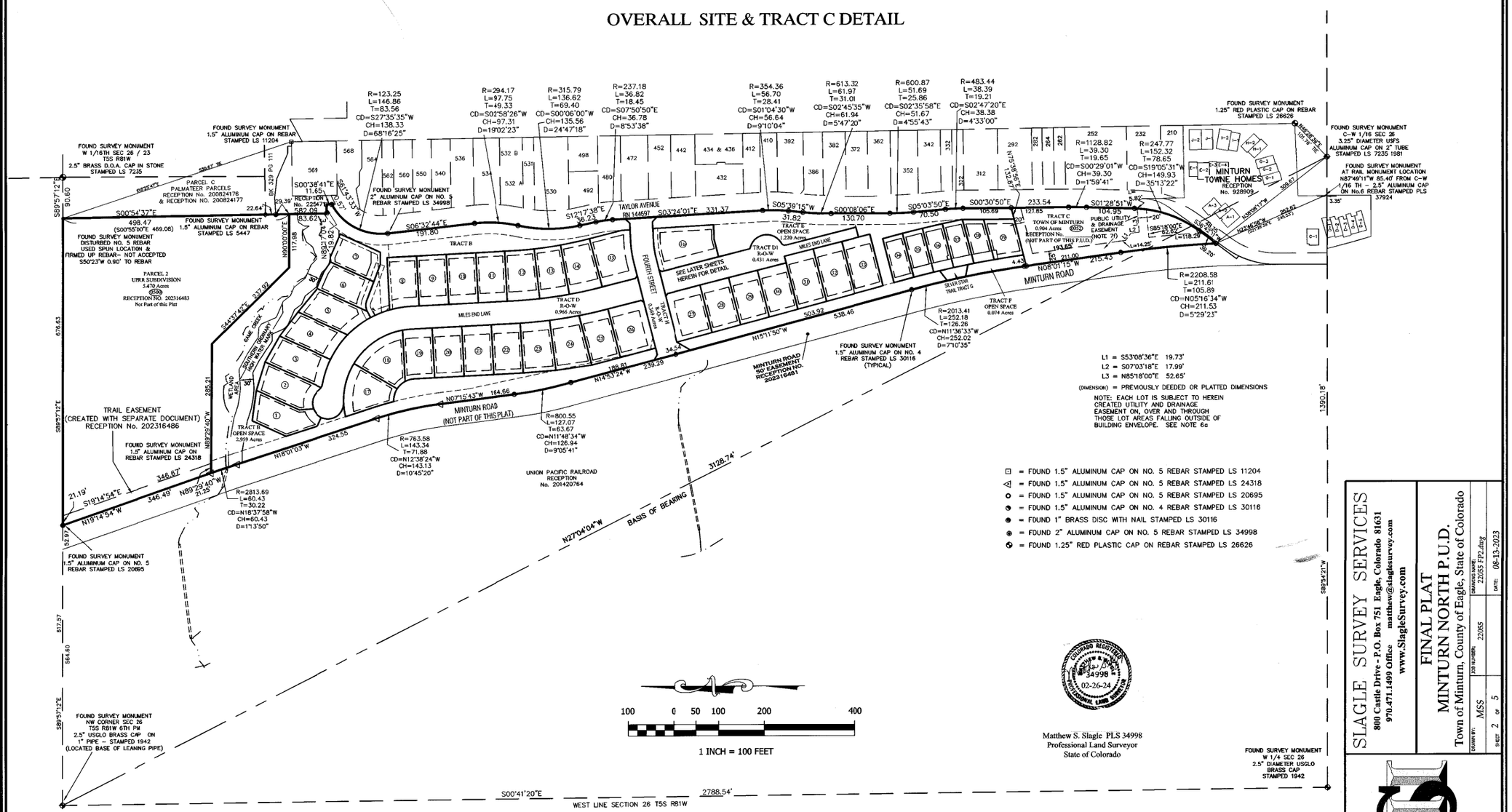
DRAWN BY: MSS | JOB NUMBER: 23055 | DRAWING NAME: 23055 FP2.dwg | DATE: 08-13-2023 | SHEET: 5 OF 5

202402234

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

SHEET 2 OF 5

OVERALL SITE & TRACT C DETAIL



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

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

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

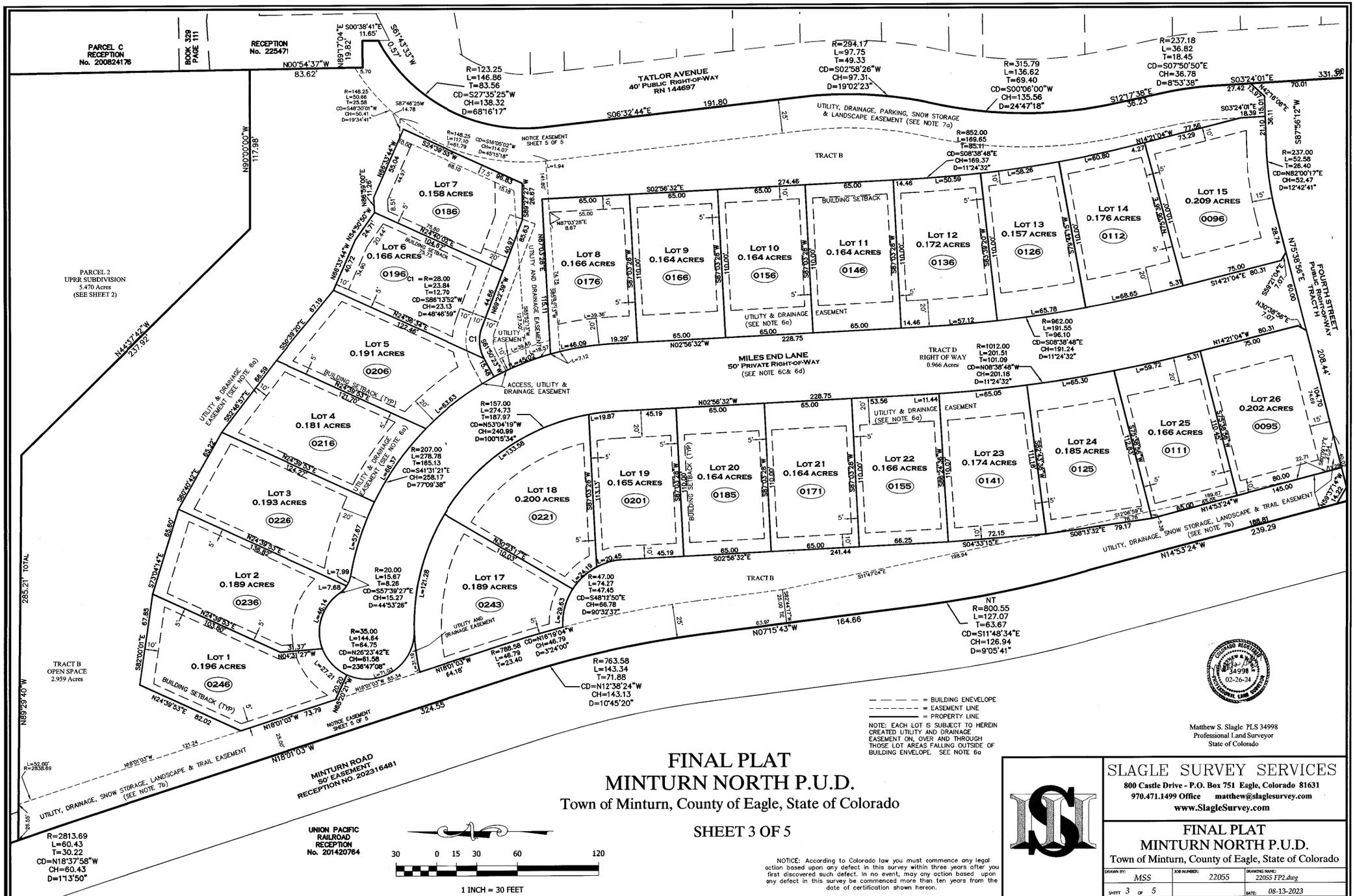
SLAGLE SURVEY SERVICES
800 Castle Drive - P.O. Box 751 Eagle, Colorado 81631
970.471.1499 Office matthew@slaglesurvey.com
www.SlagleSurvey.com

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

DRAWN BY:	JOB NUMBER:	DRAWING NAME:	DATE:
MSS	221055	221057 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

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

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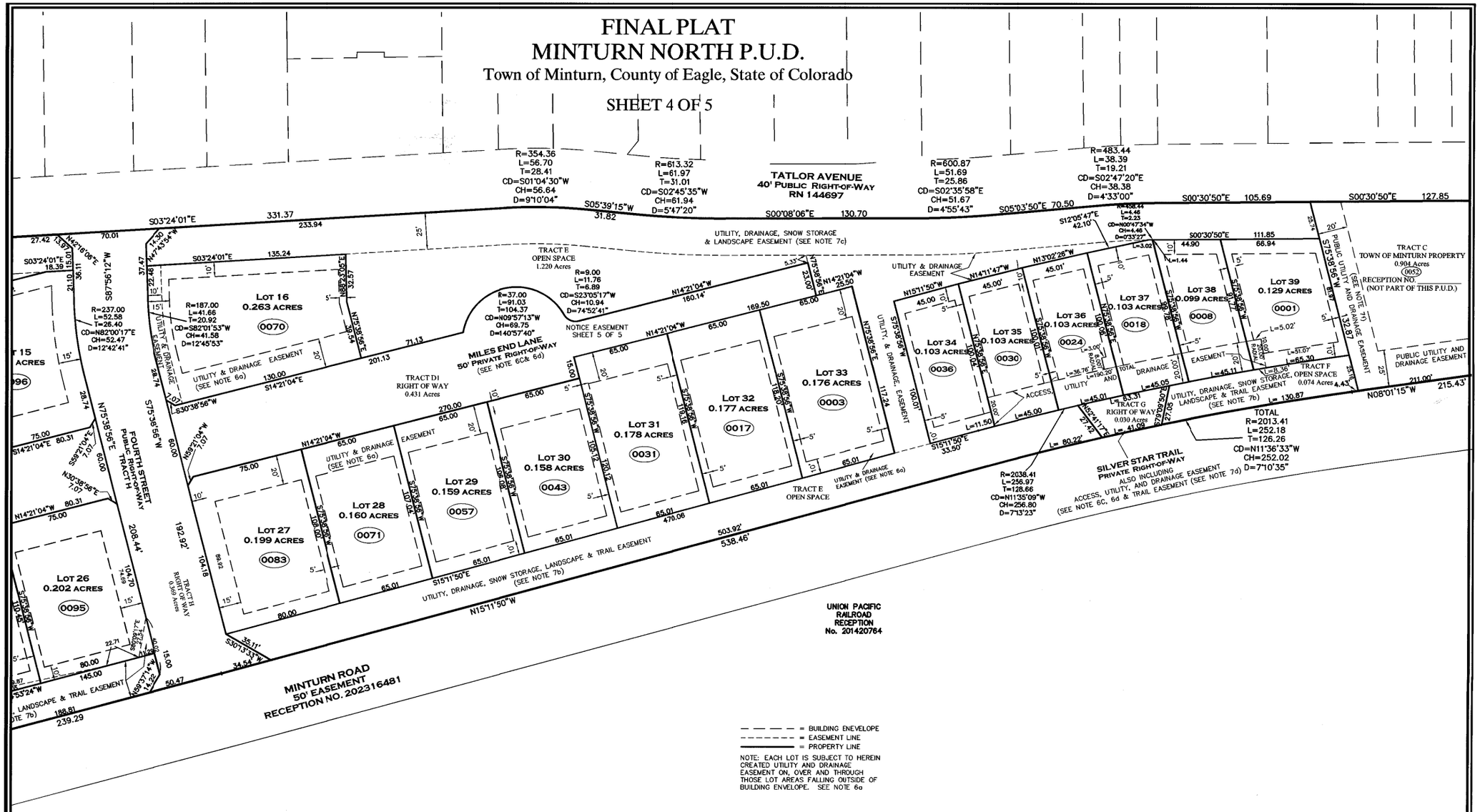
FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

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

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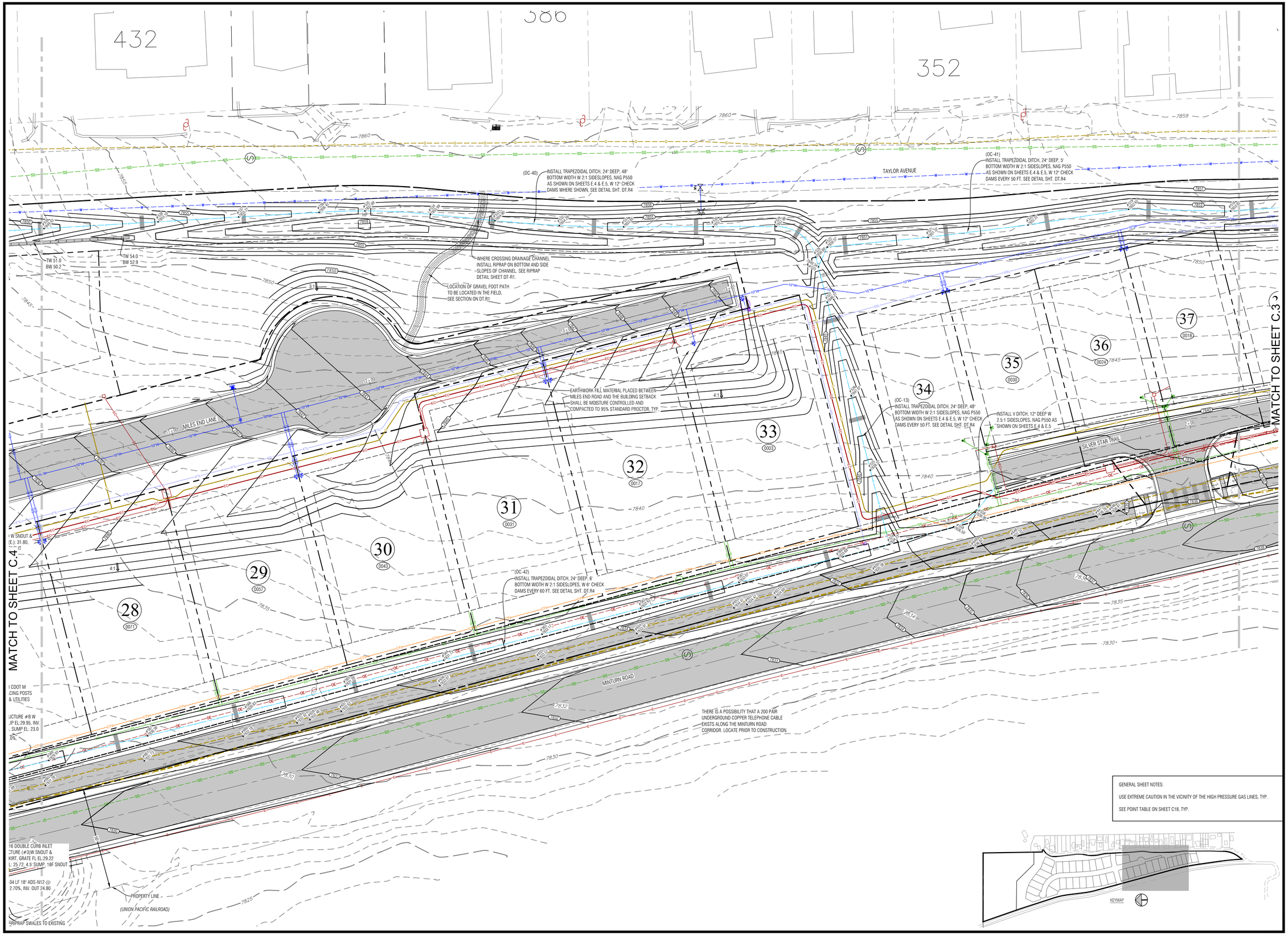
FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

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

202402234



GENERAL SHEET NOTES:

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

SEE POINT TABLE ON SHEET C18, TYP.

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'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

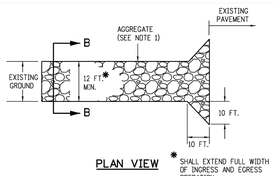
No.	Date	Revision	By
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			

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

Sheet
C.4

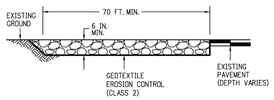
File Name: ***22036 c-grading.dwg***

N:\PROJECTS\2022\22036 Minturn North\dwg\22036 C-Grading.dwg 5/15/2024 10:51 AM

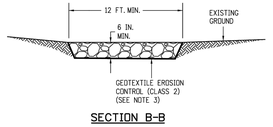


PLAN VIEW

* SHALL EXTEND FULL WIDTH OF INGRESS AND EGRESS OPERATION.



ELEVATION SECTION

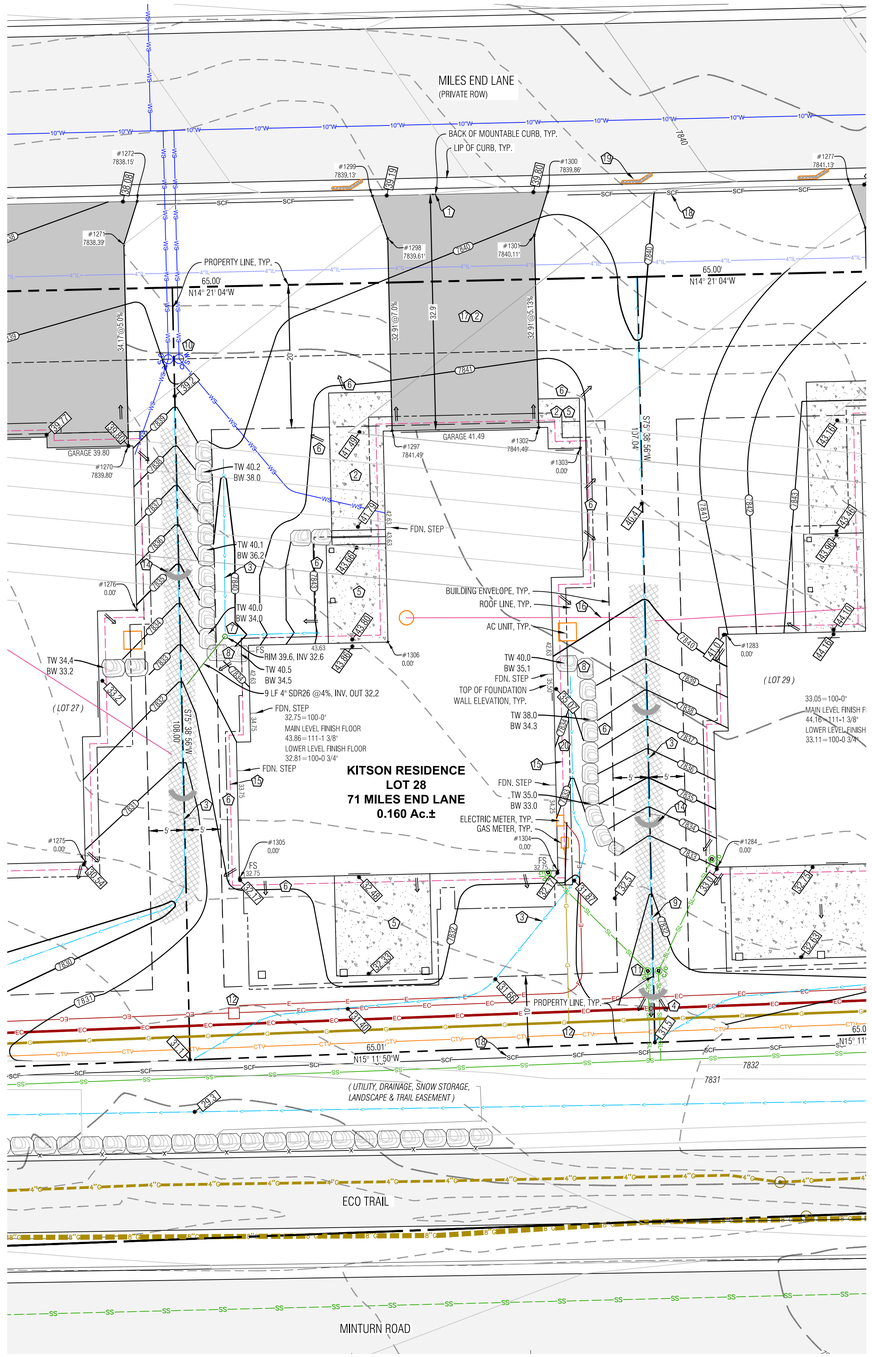


SECTION B-B

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
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
	FOUNDATION DRAIN
8"SD	DOWNSPOUT & STORM DRAIN WITH SIZE
	BOULDER WALL

Point Table				
Point #	Desc.	Elev.	North	East
1297	Driveway	7841.49'	3560.46	5513.29
1298	Driveway	7839.61'	3567.13	5539.36
1299	Driveway	7839.13'	3570.55	5544.68
1300	Driveway	7839.86'	3546.82	5550.75
1301	Driveway	7840.11'	3547.27	5544.44
1302	Driveway	7841.49'	3540.60	5518.37
1303	House Corner	0.00'	3534.28	5516.89
1304	House Corner	0.00'	3524.02	5458.62
1305	House Corner	0.00'	3567.13	5447.59
1306	House Corner	0.00'	3554.36	5484.40

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.

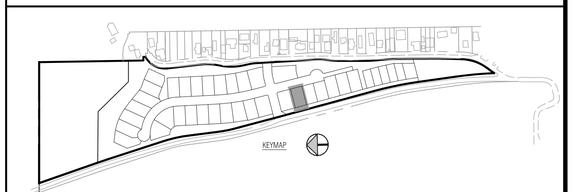
5) LOT AREA: 6,989 SF ±
DISTURBANCE AREA: 6,989 SF ±

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

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

FLAGNOTES:

1. MATCH TO BACK OF EXISTING CURB.
2. PROPOSED ASPHALT DRIVEWAY, AUTO-COURT AND CONCRETE WALKWAYS. STRUCTURAL FILL UNDER THE BUILDING TO FOLLOW THE DIRECTION OF THE GEOTECH REPORT, ALL EARTHWORK CONSTRUCTION TO BE APPROVED BY THE GEOTECHNICAL ENGINEER.
3. PROVIDE DRAINAGE SWALE AS SHOWN, WITH NORTH AMERICAN GREEN SC250 EROSION FABRIC OR RIPRAP WHERE SLOPE EXCEEDS 5%. SEE DETAIL.
4. WHERE PROPOSED SWALE DAYLIGHTS WITH NATURAL GROUND, FAN OUT DRAINAGE SWALE TO EVENLY DISSIPATE DRAINAGE, TYP.
5. SLOPE PATIOS, DECKS AND WALKS AT 2% MIN. AWAY FROM THE STRUCTURE.
6. GRADE AROUND THE PERIMETER OF BUILDING AS NECESSARY 10% FOR 5-FEET MIN. (10 FT. WHERE POSSIBLE) IN UNPAVED AREAS TO ENSURE PROPER DRAINAGE AWAY FROM THE FOUNDATION. IT WILL BE IMPORTANT TO CONSTRUCT AND DIRECT SURFACE DRAINAGE AWAY FROM BUILDING, WALKS AND WALLS TO EITHER THE AUTOCOURT, THE OUTLET SWALE, OR DOWNWARD SLOPING NATURAL GRADE. VERIFY DRAINAGE AND SWALE INTEGRITY ON A REGULAR BASIS.
7. INSTALL 8" NYLOPLAST DRAIN BASIN WITH DOME GRATE, SEE DETAIL ON SHEET C2. SHAPE & DRAIN ALL SURROUNDING AREA TO LOW POINT WHICH IS THE INLET. NO DRAINAGE ALLOWED TO BOULDER WALL. INSTALL HEAT TAPE IN DRAIN BASIN AND OUTLET PIPE.
8. INSTALL BOULDER WALL FOR LANDSCAPE AREAS PER THE DETAIL ON SHEET C2. WALL DRAIN LINES NOT SHOWN.
9. MAINTAIN LOTLINE DRAINAGE SWALE TO WEST PROPERTY LINE. DO NOT ALLOW DRAINAGE THE ABILITY TO SWEEP OVER INTO LOCALIZED SWALE.
10. 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.
11. 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.
12. 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.
13. EROSION LOGS PER DETAIL ON SHEET C2.
14. FOUNDATION DRAIN, TYP., INSTALL IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. DRAIN @ 0.5% MIN. TO DAYLIGHT, SEE DETAIL ON SHT. C2.
15. EXTEND THE FOUNDATION DRAIN FROM SUMP PUMP IN HOUSE TO DAYLIGHT WITH SOLID PIPE. COVER WITH A RODENT SCREEN AT END.
16. INSTALL VEHICLE TRACKING PAD (DETAIL ON THIS SHEET) AT LOCATION OF DRIVEWAY. TRACKING PAD TO BE REMOVED PRIOR TO FINAL DRIVEWAY SUBGRADE PREPARATION AND PAVING.
17. INSTALL SILT FENCE PER DETAIL ON SHEET C2.
18. INSTALL SILT SOCKS WITHIN CURB LINE, EVERY 30 FT. ±.
19. DO NOT ALLOW ROOF DRAINAGE TO FALL INSIDE OF WALL AREA. GUTTER ROOF LINES AND INSTALL DOWNSPOUTS. EXTEND DOWNSPOUT TO DAYLIGHT IN THE NEAREST SWALE FLOWLINE, OR TO A POINT AT LEAST 10-FEET AWAY FROM THE BUILDING FOUNDATION AT A LOCATION WHERE RUNOFF WILL NOT POND



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

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

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

Engineer or Surveyor Seal

COLORADO LICENSED PROFESSIONAL ENGINEER
BRUCE D. LEMKE
5/16/25
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 28, Minturn North P.U.D.

Site, Grading and Drainage Plan

Permit Set 5/16/25

No.	Date	Revision	By
1.			
2.			
3.			
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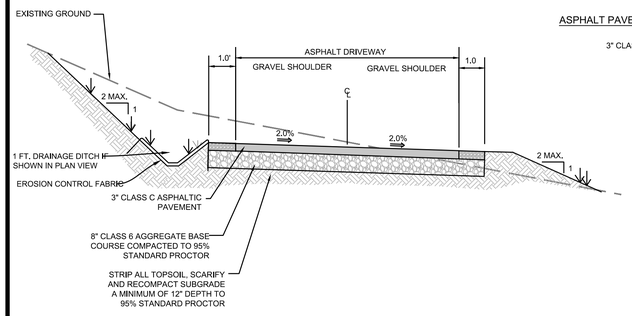
PROJECT NO. *23035*
Designer: *PAH*
Drafter: *BUI*
Date: *4/30/25*

Sheet *C1*

File Name: *mn lot 28 sp-01.dwg*

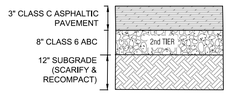
N:\PROJECTS\2023\23035-Minturn North Individual Lots\dwg\Lot 28 Kitson\MN Lot 28 SP-01.dwg 5/16/2025 9:42 AM



PROPOSED DRIVEWAY TYP. SECTION

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

ASPHALT PAVEMENT SECTION

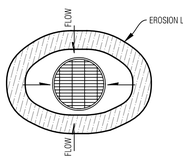


PAVEMENT SECTION

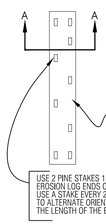
NOTE:
1. ALL AGGREGATE & SUBGRADE MATERIAL SHALL BE COMPACTED TO 95% STANDARD PROCTOR AT A MOISTURE CONTENT WITHIN 2% OF OPTIMUM.
2. IN NEW PAVING LOCATIONS STRIP ALL TOPSOIL, SCARIFY AND RECOMPACT SUBGRADE A MINIMUM OF 12" DEPTH TO 95% STANDARD PROCTOR.
3. EXTEND THE SECOND TIER (12" CLASS 2 ROAD BASE,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

DRIVEWAY & AUTOCOURT SECTION

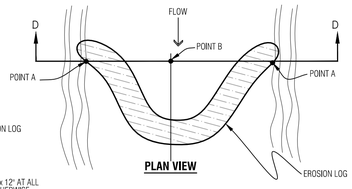
N.T.S. CONTRACTOR TO VERIFY WITH PROJECT GEOTECHNICAL CONSULTANT.



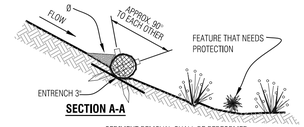
AREA DRAIN



PLAN VIEW

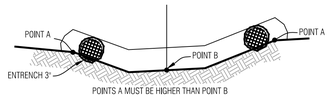


PLAN VIEW



SECTION A-A

Ø SEDIMENT REMOVAL SHALL BE PERFORMED CONTINUOUSLY FOR PROPER FUNCTION.

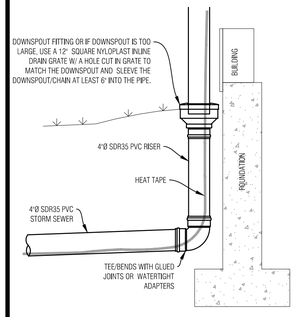


SECTION D-D

Temporary Erosion Control Log

N.T.S.

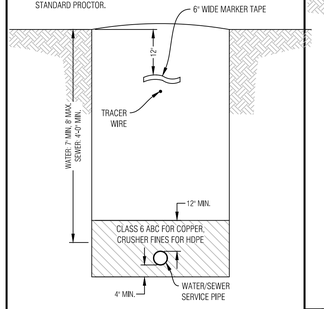
NOTES:
1. ROOF AND AREA DRAINS SHALL NOT BE CONNECTED TO THE FOUNDATION DRAIN SYSTEM.
2. ALL DOWNSPOUTS SHALL BE CONNECTED TO ADS N-12-WT CPP (WATERTIGHT), SCH.40 PVC OR SDR35 PVC. FLEXIBLE CORRUGATED PLASTIC IS NOT ACCEPTABLE.
3. ADDITIONAL FITTINGS AND BENDS MAY BE REQUIRED TO DEFLECT OVER OR AROUND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



TYP. DOWNSPOUT CONNECTION

N.T.S.

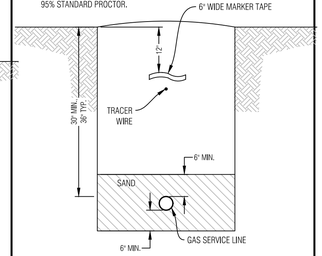
NOTES:
1. WATER SHALL BE INSTALLED WITH AT LEAST 10' OF SEPARATION BETWEEN WATER/SEWER AND 4' OF SEPARATION BETWEEN OTHER UTILITIES.
2. BACKFILL THE TRENCH WITH 4" MINUS ONSITE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR.



WATER/SEWER SERVICE TRENCH

N.T.S.

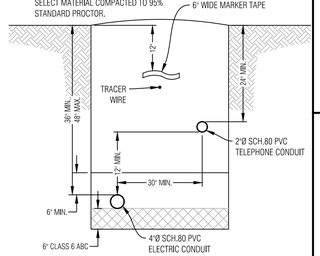
NOTES:
1. GAS SHALL BE INSTALLED WITH AT LEAST 4' OF SEPARATION BETWEEN OTHER UTILITIES.
2. BACKFILL THE TRENCH WITH 4" MINUS ONSITE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR.



GAS SERVICE TRENCH

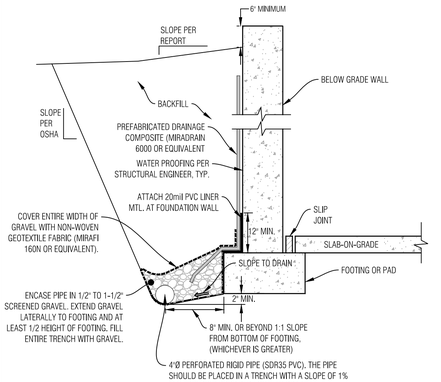
N.T.S.

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



ELECTRIC & COMM. SERVICE TRENCH

N.T.S.



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

TYPICAL FOUNDATION DRAIN

N.T.S.

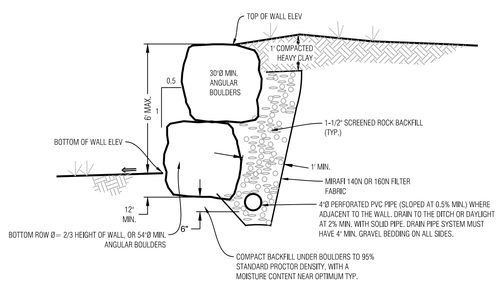
CONTRACTOR TO VERIFY WITH PROJECT GEOTECHNICAL CONSULTANT.

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.

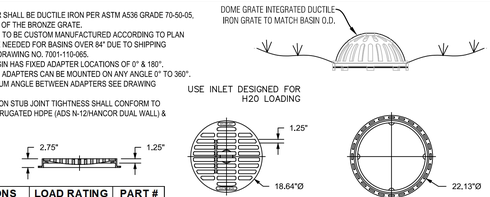
NOTES:
1. THIS DETAIL IS FOR RETAINING LANDSCAPED AREAS ONLY AND SHALL NOT BE USED TO RETAIN STRUCTURE OR VEHICLE LOADED AREAS.
2. FREE DRAINING WALL BACKFILL SHOULD BE CAPPED WITH AT LEAST 12 INCHES OF COMPACTED HEAVY CLAYS TO REDUCE SURFACE WATER INFILTRATION.
3. ROUND RIVER BOULDERS ARE NOT ACCEPTABLE.
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

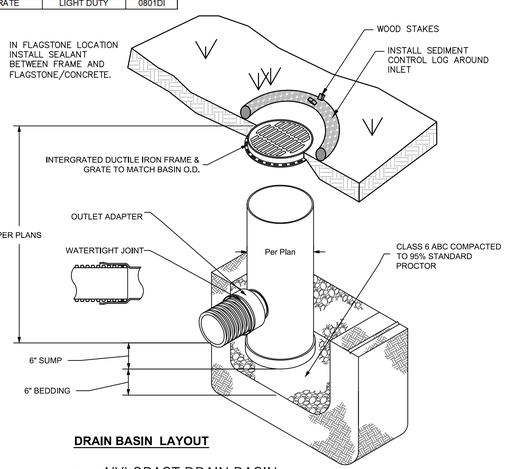
N.T.S.

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

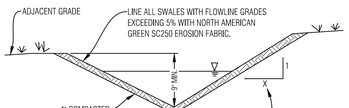
STANDARD GRATE ASSEMBLY



DRAIN BASIN LAYOUT

NYLOPAST DRAIN BASIN

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

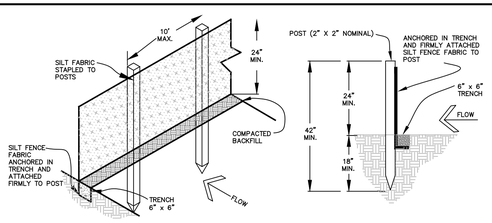


INSTALL EROSION CONTROL FABRIC PER MANUFACTURERS RECOMMENDATIONS

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 ANDREW D. LEMLY 5/16/25 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 28, Minturn North P.U.D.
Notes and Details
Permit Set 5/16/25

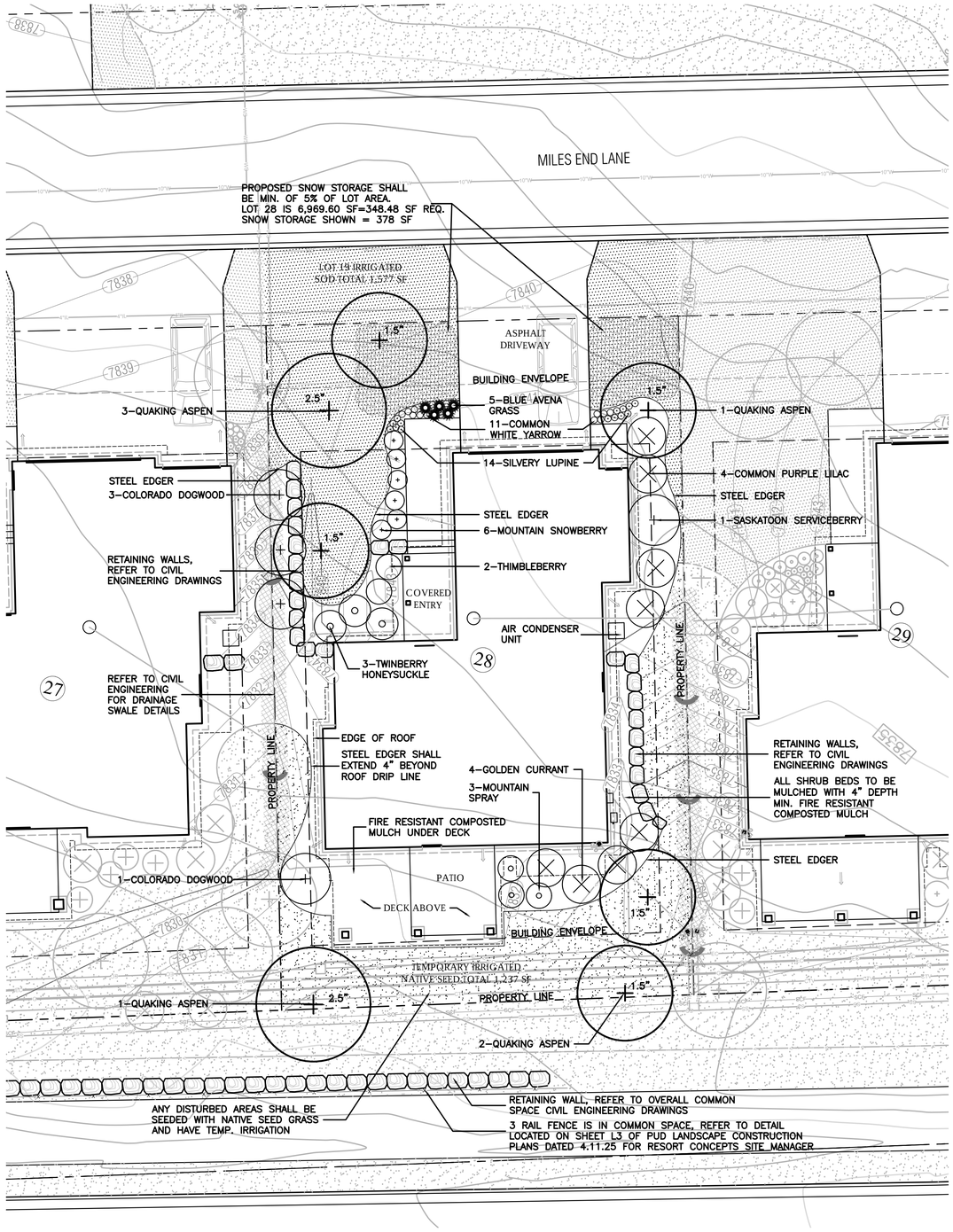
No.	Date	Revision	By
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			

PROJECT NO. **23035**
Designer: **PAH**
Drafter: **BUI**
Date: **4/30/25**

Sheet **C2**

File Name: **mn lot 28 sp-01.dwg**

N:\PROJECTS\2023\23035-Minturn North Individual Lots\dwg\Lot 28 Kitson\MN Lot 28 SP-01.dwg 5/16/2025 9:42 AM



LEGEND

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

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

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

MINTURN NORTH P.U.D.

LOT 28 - LANDSCAPE PLAN

TOWN OF MINTURN, COLORADO

DESIGNED: TT
DRAWN: TT
CHECKED: RH
DATE: April 30, 2025
REVISIONS:
PERMIT SET: 5.16.25

0 5 10 20
SCALE: 1"=10'–0"

PERMIT SET

SHEET TITLE:
PROPOSED LANDSCAPE PLAN

SCALE: 1"=10'-0"

SHEET NUMBER:
L1

General Notes and Specifications:

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

Revegetation Notes:

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

Fire Mitigation Recommendations:

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

LEGEND & IRRIGATION CALCULATIONS:

Permanent Irrigation		Square Footage of Irrigation
	Permanent Pop–Up Spray Irrigation For Bluegrass Sod	1,577 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: 1,730 SF
	Temporary Spray Irrigation For Native Seed	2,237 SF

IRRIGATION NOTES:

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

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

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

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

NOTES:

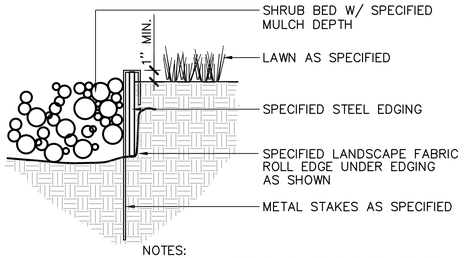
PERCENTAGES OF MIXES VARY YEAR–TO–YEAR DEPENDING ON HARVEST OF SEEDS. HYDROSEED OR HAND BROADCAST: 1 LB. PER 1,000 SQ. FT. OR 50 LBS. PER ACRE. RAKE IN ¼" DEEP AND IRRIGATE, IF POSSIBLE UNTIL ESTABLISHED. 'DRY NATIVE MOUNTAIN' SEED MIX IS AVAILABLE FROM PAWNEE BUTTES SEED INC., 605 25TH STREET, GREELEY,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

PROPOSED PLANT MATERIALS LIST

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

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

QUAN.	COMMON/ BOTANICAL NAME	FIRE MITIGATION ZONE	SIZE	COMMENTS
	DECIDUOUS TREES			
5	Quaking Aspen Populus tremuloides	1 & 2	1.5" cal.	Specimen quality B&B, guyed
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)			
11	Common White Yarrow Achillea millefolium	1 & 2	Flats of 15	
14	Silvery Lupine Lupinus argenteus	1 & 2	Flats of 15	
	DECIDUOUS SHRUBS			
4	Colorado Dogwood Cornus sericea coloradense	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.
4	Common Purple Lilac Syringa vulgaris	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.
4	Golden Currant Ribes aureum	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	Mountain Spray Holodiscus dumosus	1 & 2	5 gal.	Container, 5 canes minimum 18"–24" ht.
1	Saskatoon Serviceberry Amelanchier alnifolia	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.
2	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.



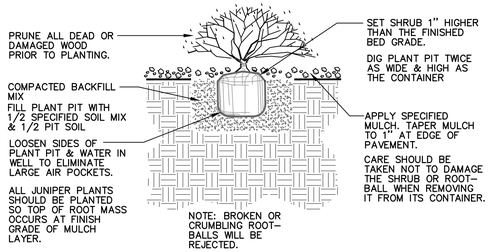
NOTES:
1) SET ALL EDGING 1" ABOVE FINISH GRADE AS SHOWN.

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

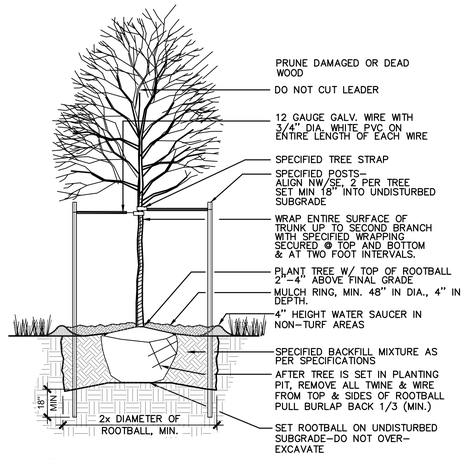
3) ALL JOINTS TO BE SECURELY STAKED.

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

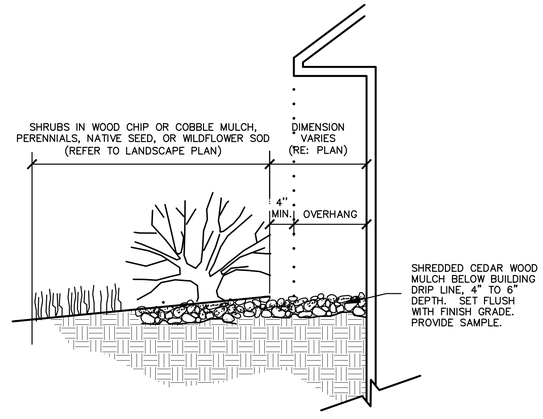
1 L2 STEEL EDGER — NOT TO SCALE



2 L2 SHRUB PLANTING — NOT TO SCALE



3 L2 DECIDUOUS TREE PLANTING — NOT TO SCALE



4 L2 MULCH ARMORED DRIP LINE — NOT TO SCALE

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

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

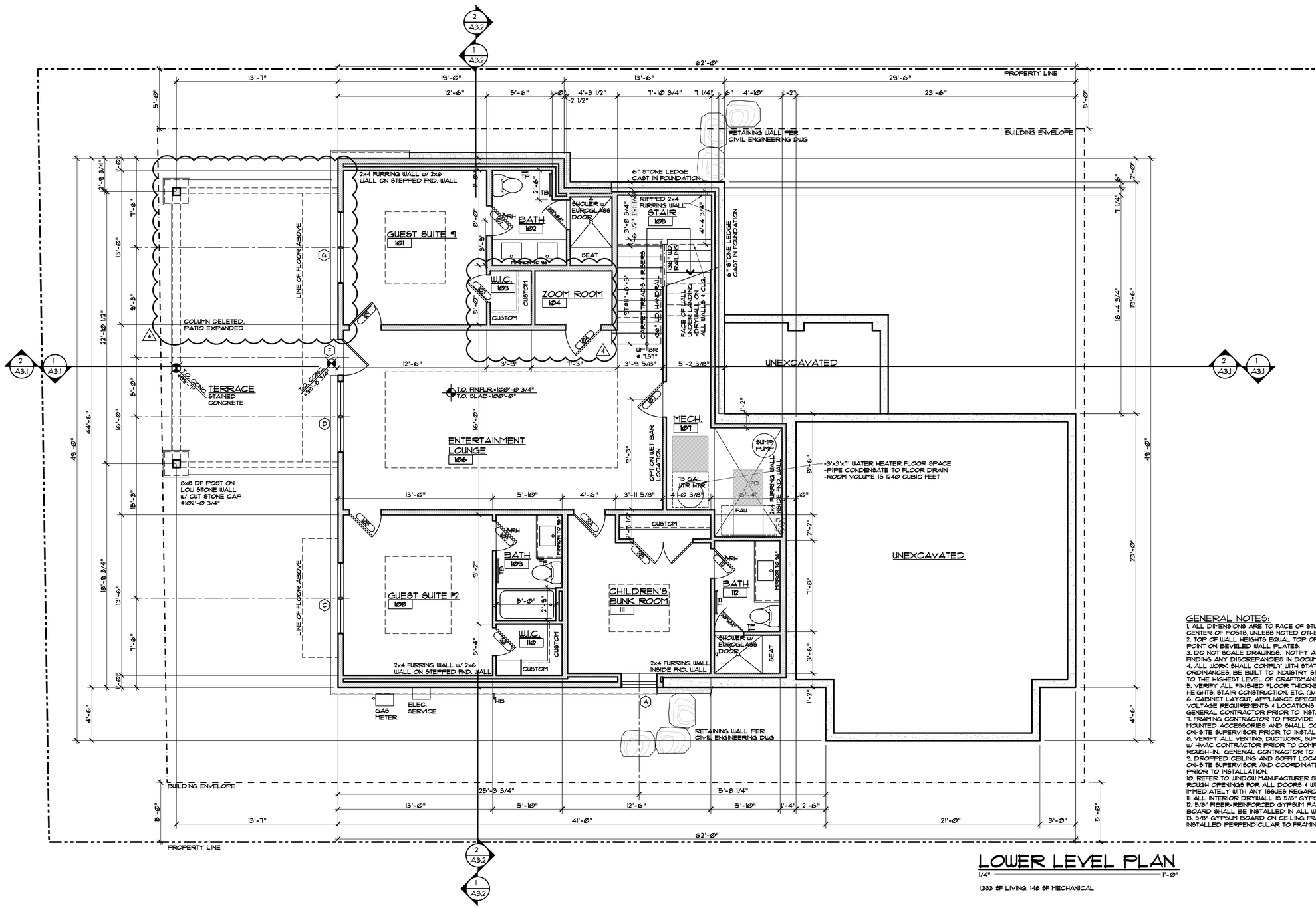
MINTURN NORTH P.U.D.
LOT 28-LANDSCAPE PLAN
TOWN OF MINTURN, COLORADO

DESIGNED: TT
DRAWN: TT
CHECKED: RH
DATE: April 30, 2025
REVISIONS:
PERMIT SET: 5.16.25

PERMIT SET

SHEET TITLE:
LANDSCAPE NOTES & DETAILS

SCALE: NOT TO SCALE
SHEET NUMBER:
L2



LOWER LEVEL PLAN

1/4" = 1'-0"

1,333 SF LIVING, 148 SF MECHANICAL

GENERAL NOTES:

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

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

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

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

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

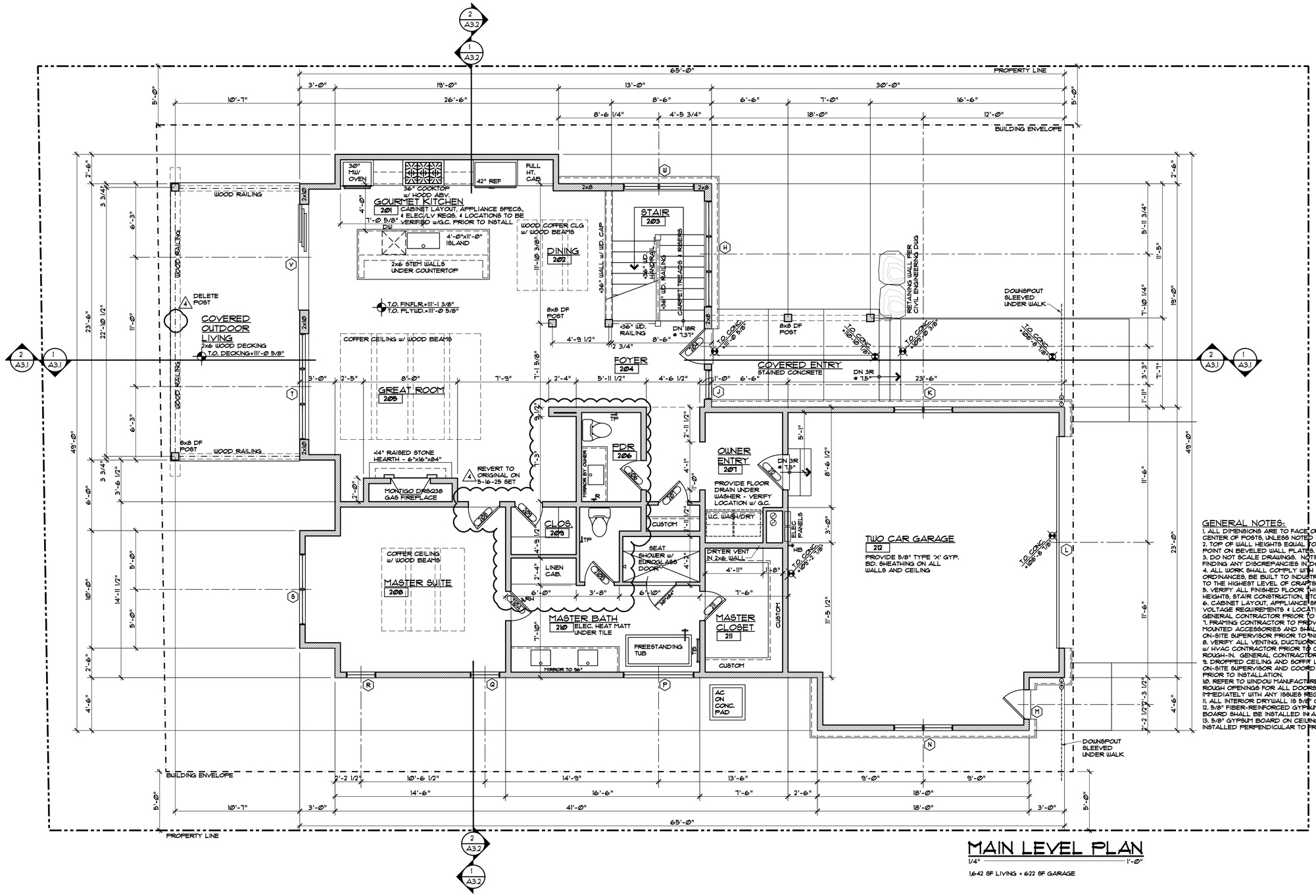
KITSON
0071 MILES END LANE
LOT 28, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L28

ISSUED

#	DATE	BY	COMMENTS
4	9-23-25	DUE	OWNER REVISIONS #2
3	7-25-25	DUE	OWNER REVISIONS
2	5-16-25	DUE	BUILDING PERMIT SET
1	4-30-25	DUE	DRB SUBMITTAL SET

A1.1



MAIN LEVEL PLAN

1/4" = 1'-0"

1,642 SF LIVING + 622 SF GARAGE

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE OR CENTER OF POSTS, UNLESS NOTED OTHERWISE.
2. TOP OF WALL HEIGHTS EQUAL TOP OF FLAT PLATE OR LOWER POINT ON BEVELED WALL PLATES.
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EGGERS ARCHITECTURE, INC.
PO BOX 798 KREMMLING, CO 80459
(970) 724-3411 CELL: (970) 409-9790
don.eggers@eggersarchitecture.com

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

STATE OF COLORADO — DONALD W. EGGERS — 28888 — LICENSED ARCHITECT

KITSON
0071 MILES END LANE
LOT 28, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L28

ISSUED #	DATE	BY	COMMENTS
4	9-23-25	DUE	OWNER REVISIONS #2
3	7-25-25	DUE	OWNER REVISIONS
2	5-16-25	DUE	BUILDING PERMIT SET
1	4-30-25	DUE	DRB SUBMITTAL SET

A1.2

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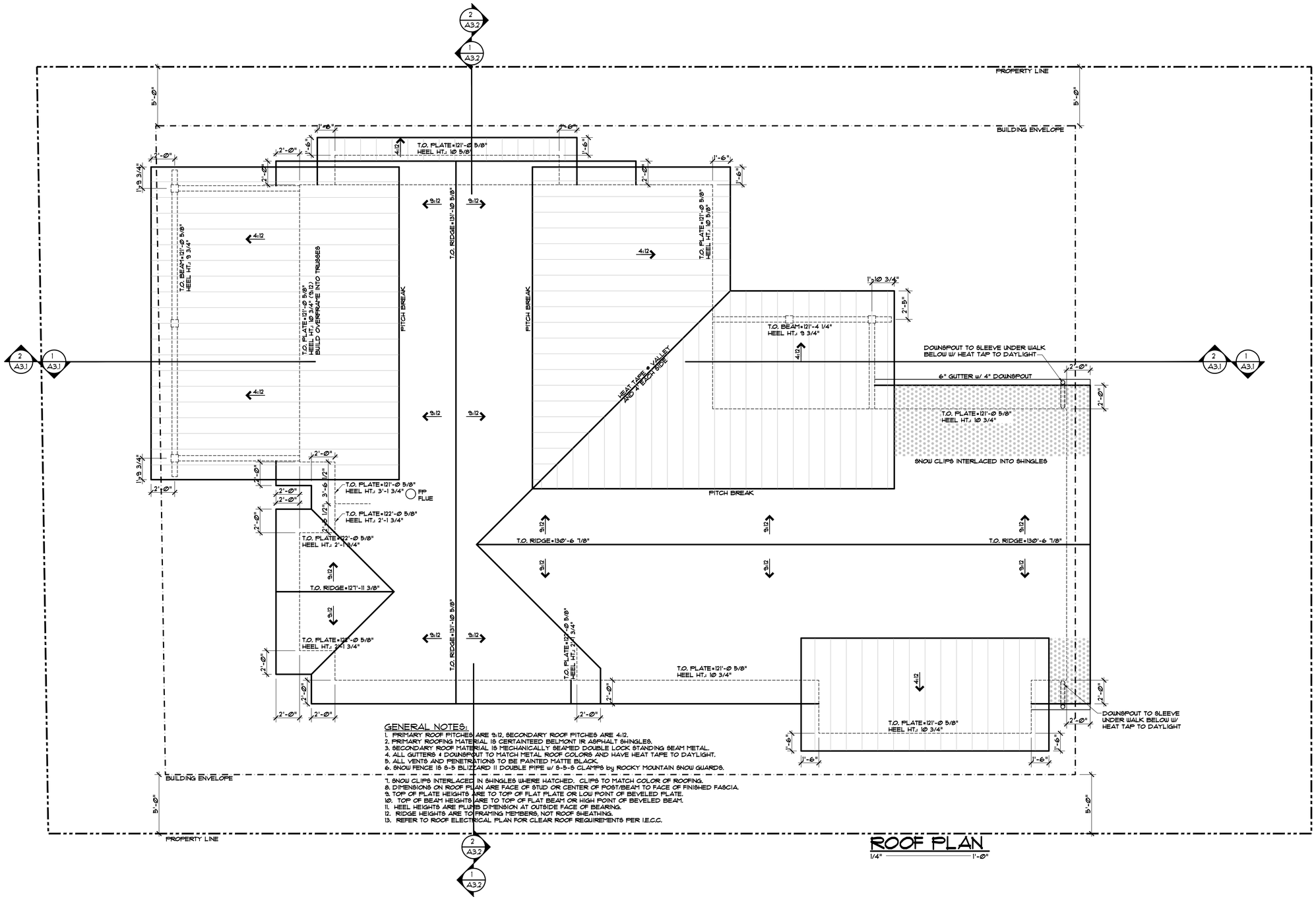

GENERAL NOTES:

1. PRIMARY ROOF PITCHES ARE 9:12, 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.
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-5-5 CLAMPS by ROCKY MOUNTAIN SNOW GUARDS.
7. SNOW CLIPS INTERLACED IN SHINGLES WHERE HATCHED. CLIPS TO MATCH COLOR OF ROOFING.
8. DIMENSIONS ON ROOF PLAN ARE FACE OF STUD OR CENTER OF POST/BEAM TO FACE OF FINISHED FASCIA.
9. TOP OF PLATE HEIGHTS ARE TO TOP OF FLAT PLATE OR LOW POINT OF BEVELED PLATE.
10. TOP OF BEAM HEIGHTS ARE TO TOP OF FLAT BEAM OR HIGH POINT OF BEVELED BEAM.
11. HEEL HEIGHTS ARE PLUMB DIMENSION AT OUTSIDE FACE OF BEARING.
12. RIDGE HEIGHTS ARE TO FRAMING MEMBERS, NOT ROOF SHEATHING.
13. REFER TO ROOF ELECTRICAL PLAN FOR CLEAR ROOF REQUIREMENTS PER I.E.C.C.

ROOF PLAN

1/4" = 1'-0"

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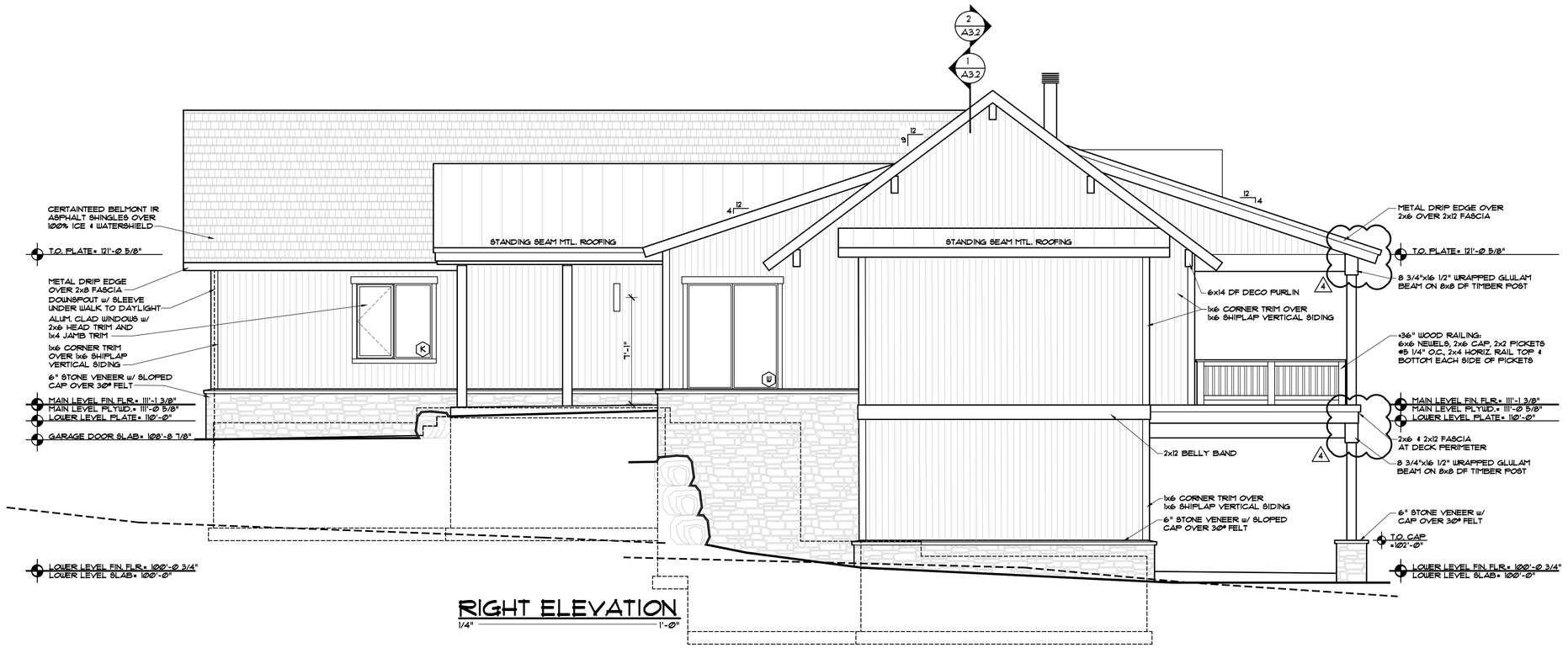
STATE OF COLORADO
DONALD W. EGGERS
LICENSED ARCHITECT

KITSON
0071 MILES END LANE
LOT 28, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L28

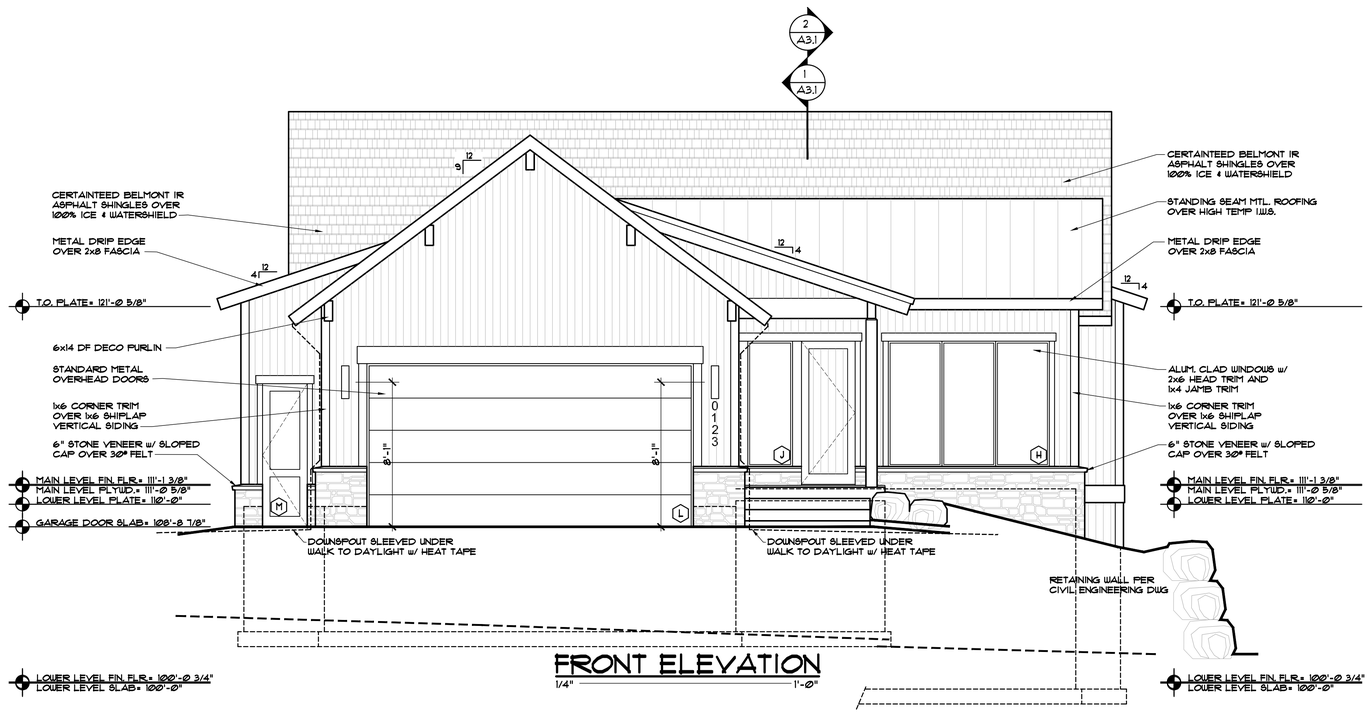
ISSUED #	DATE	BY	COMMENTS
2	5-16-25	DUE	BUILDING PERMIT SET
1	4-30-25	DUE	DRB SUBMITTAL SET

A1.3



RIGHT ELEVATION

1/4" = 1'-0"



FRONT ELEVATION

1/4" = 1'-0"

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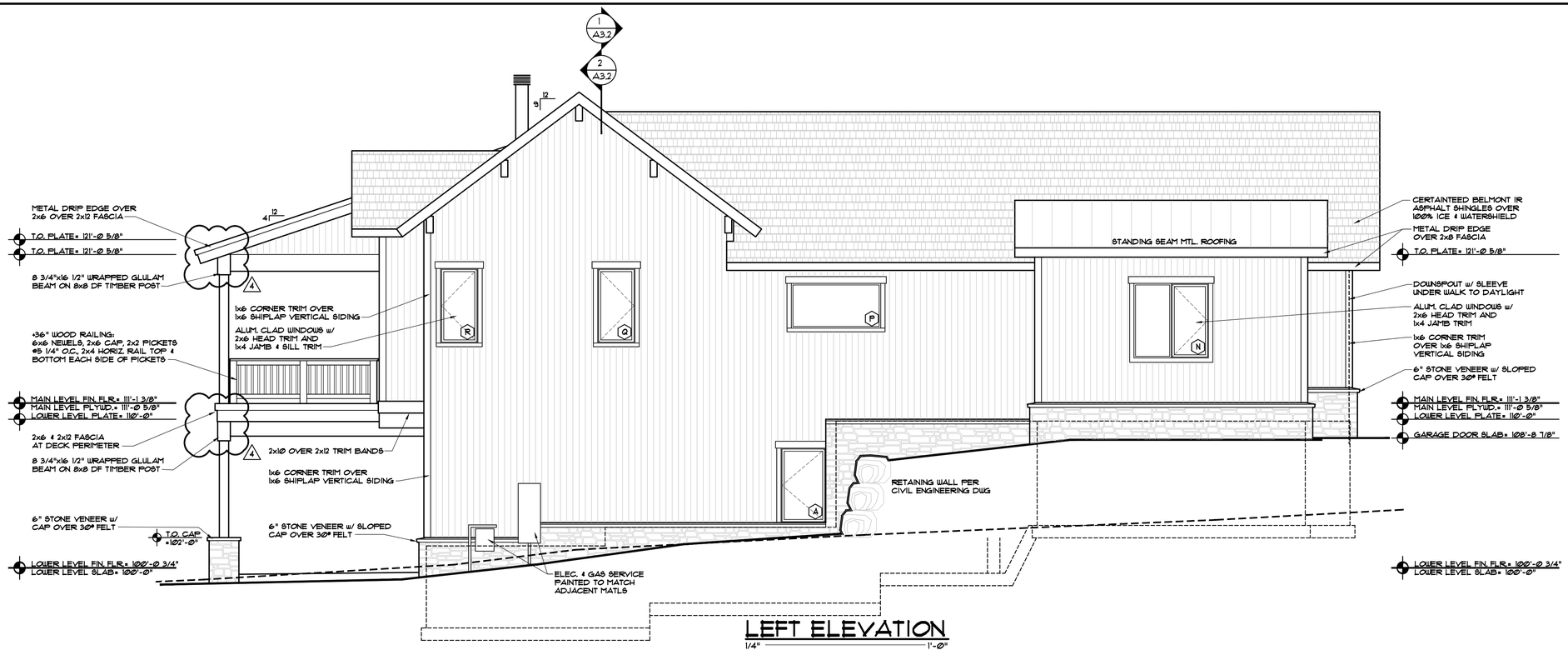
A2.1



LEFT ELEVATION

1/4" = 1'-Ø"

REAR ELEVATION

1/4" = 1'-Ø"

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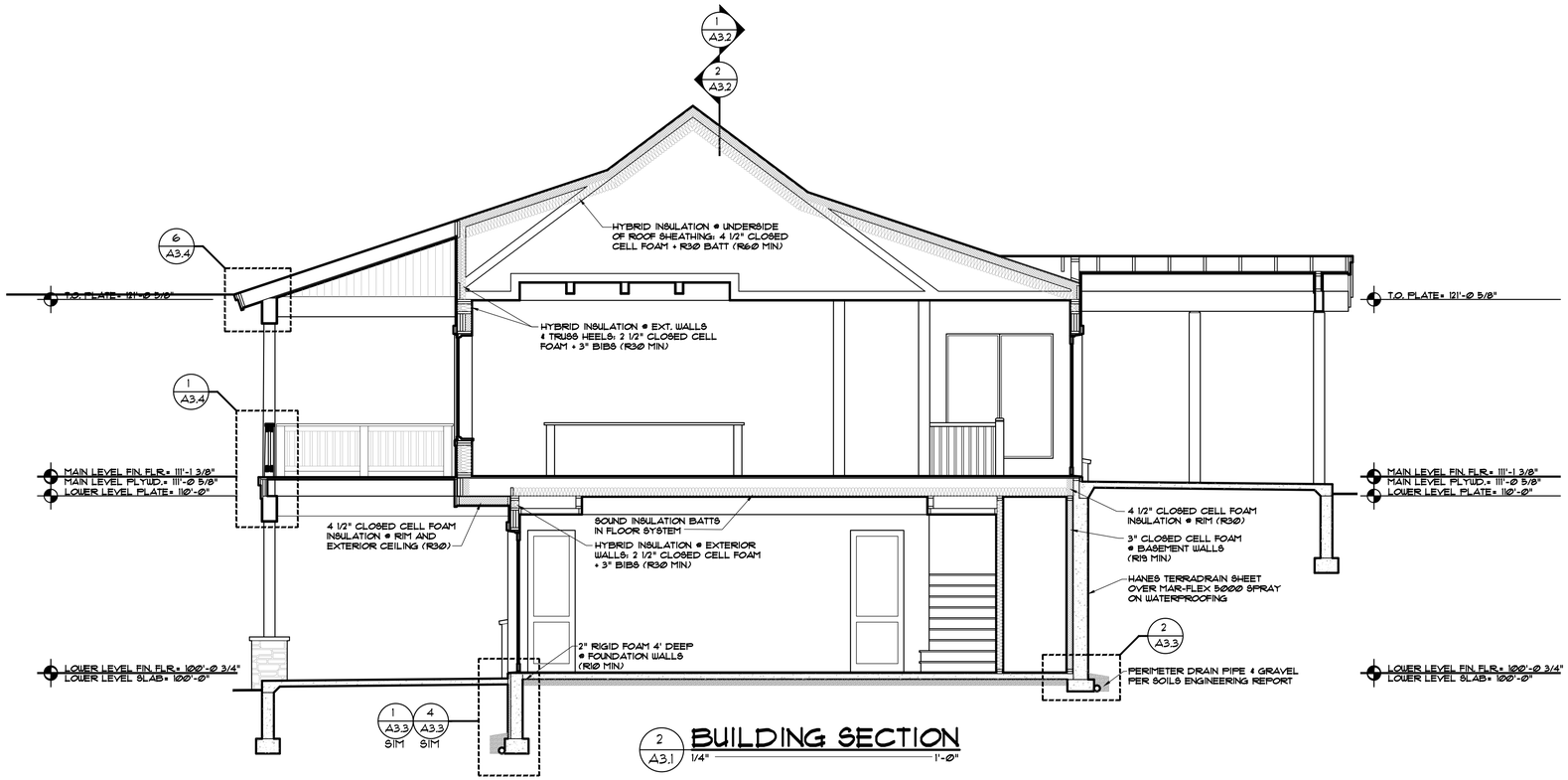
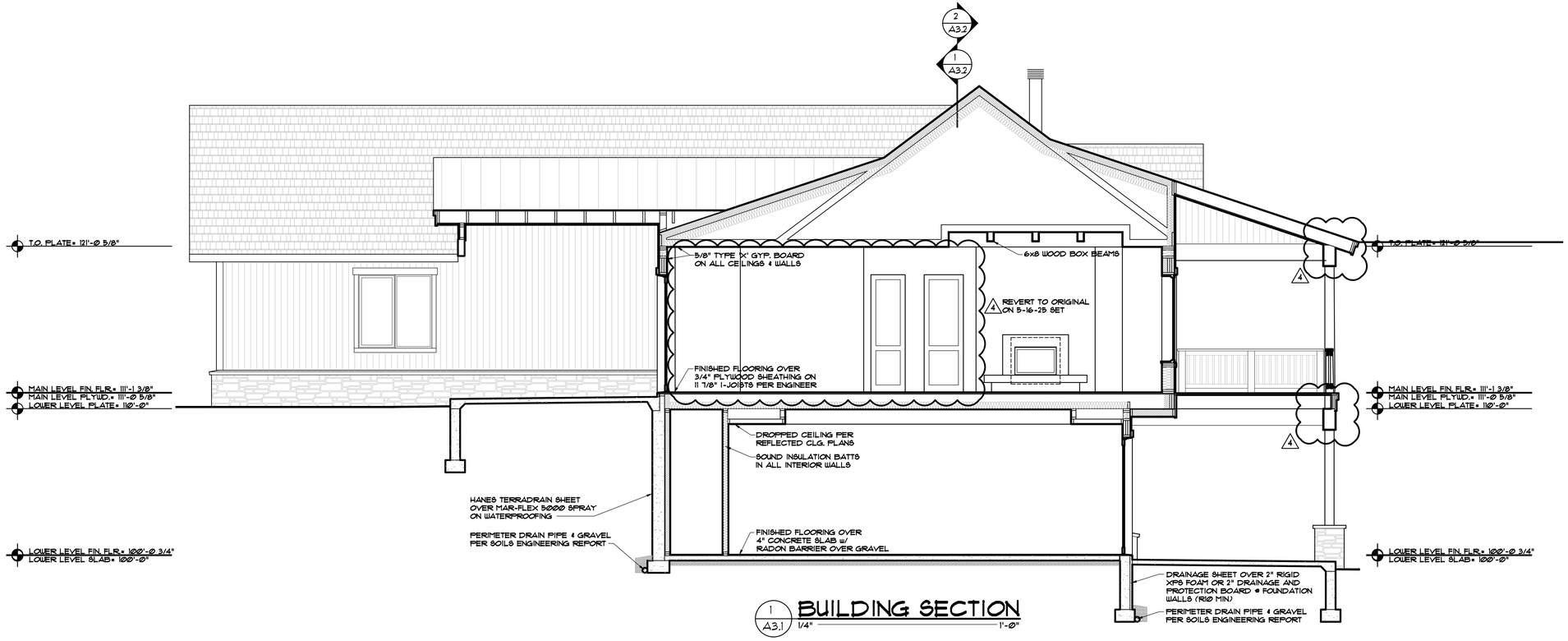
A2.2



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



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

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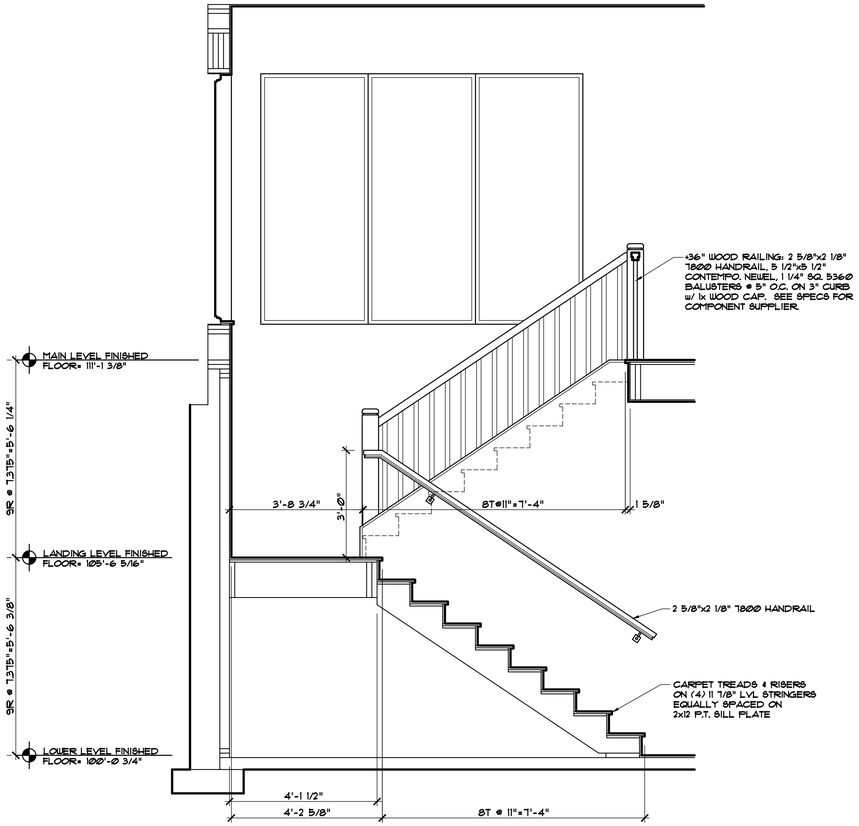
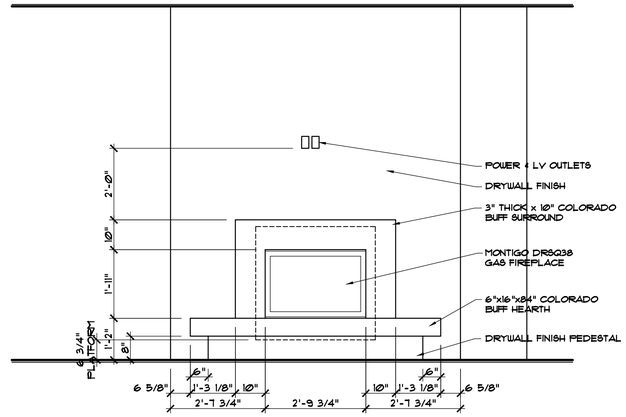
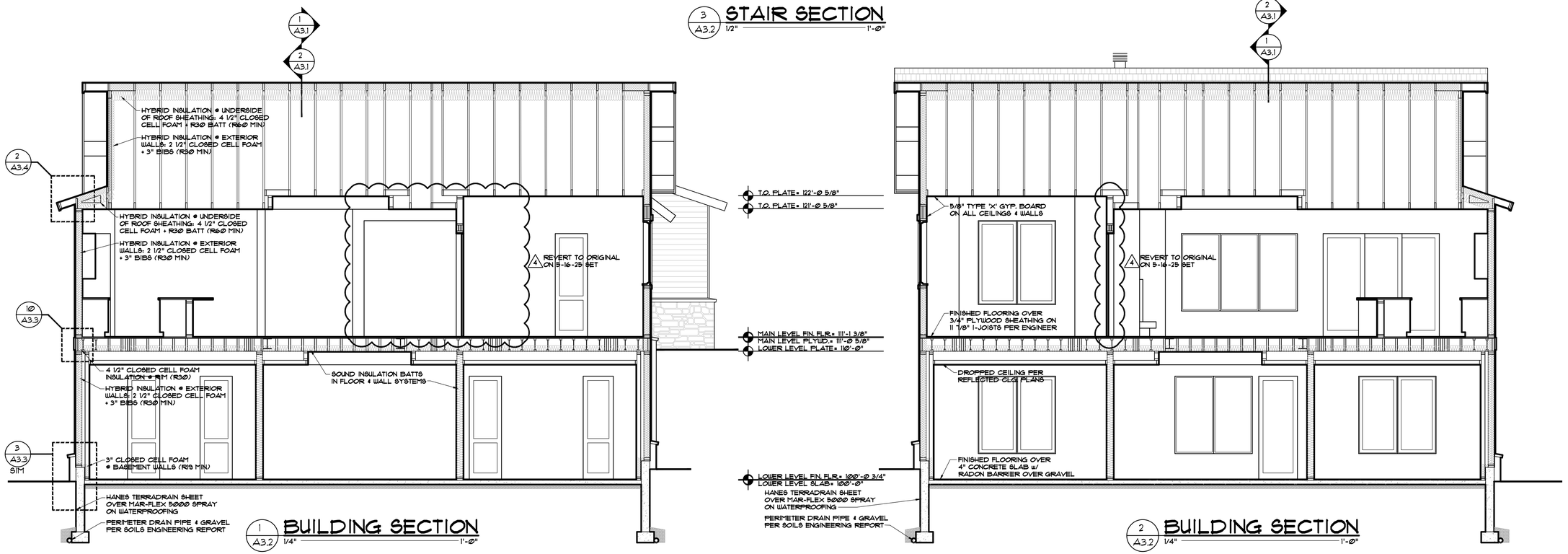
A3.1



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



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



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

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

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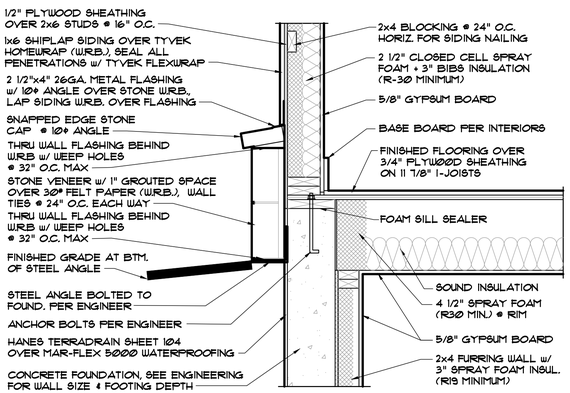
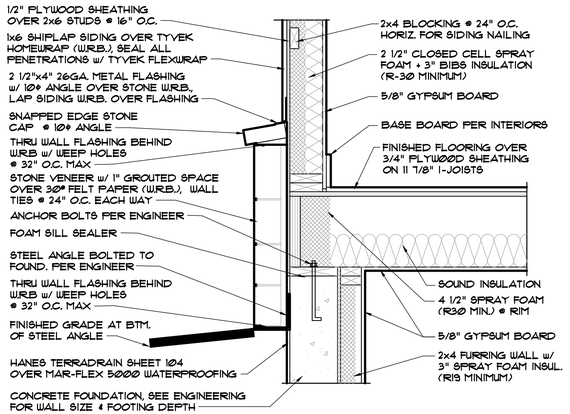
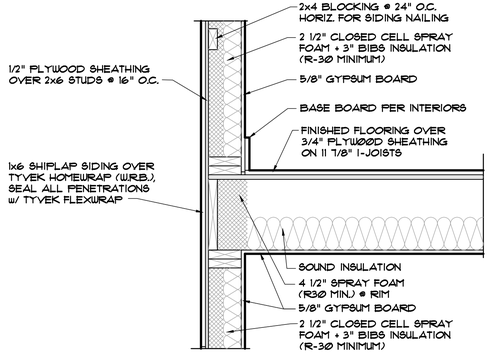
A3.2



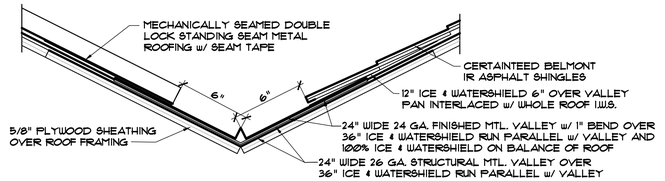
8 / A3.3 FLOOR ASSEMBLY HANGING INSIDE FOUNDATION WALL
1" = 1'-0"



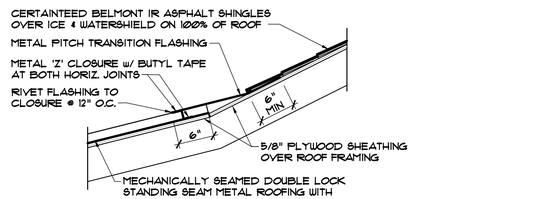
9 / A3.3 FLOOR ASSEMBLY BEARING ON FOUNDATION WALL
1" = 1'-0"



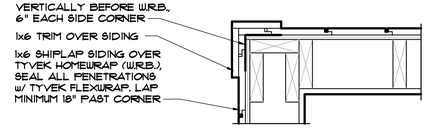
10 / A3.3 FLOOR ASSEMBLY ON FRAMING WALL BEARING
1" = 1'-0"



13 / A3.3 VALLEY FLASHING
NTS



12 / A3.3 PITCH CHANGE FLASHING
1" = 1'-0"



VERTICAL SIDING

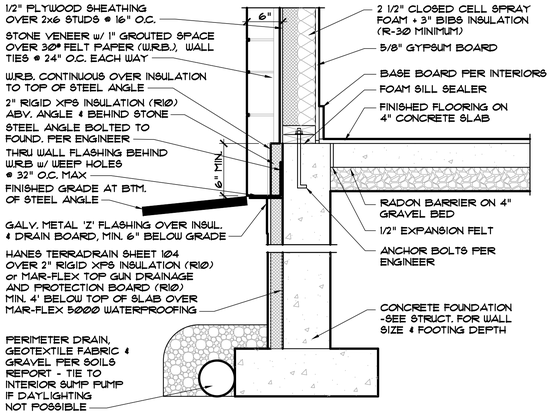
11 / A3.3 EXTERIOR CORNER DETAIL

SUBSLAB DEPRESSURIZATION RADON SYSTEM (PASSIVE):

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

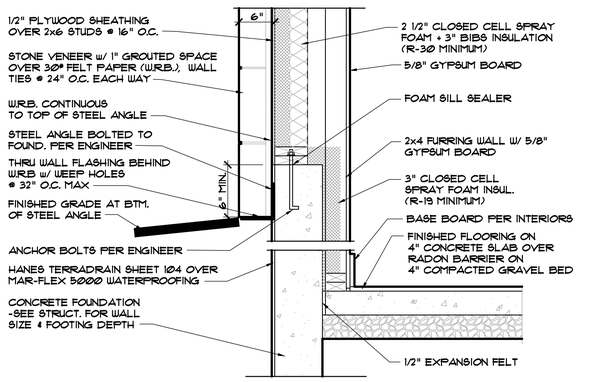
FOUNDATION INSULATION & WATERPROOFING:

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



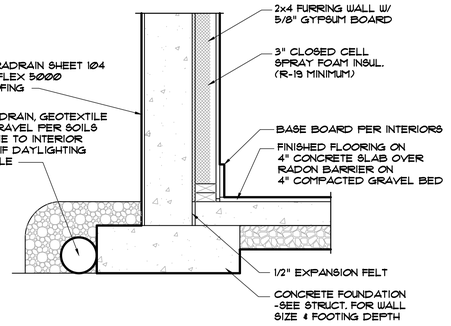
5 / A3.3 STANDARD TIMBER POST ON STONE BASE
1" = 1'-0"

6 / A3.3 FOUNDATION @ CORNER STAIR WITH STONE LEDGE SUPPORT
1" = 1'-0"



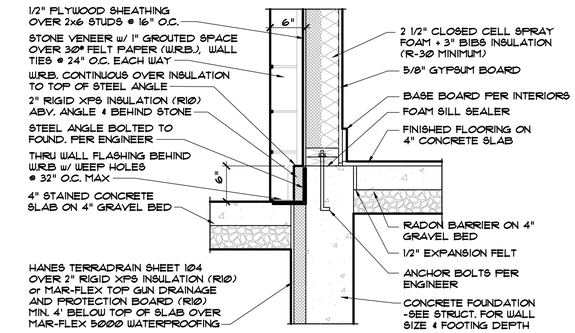
7 / A3.3 CANTILEVERED FLOOR OVER FRAME WALL
1" = 1'-0"

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"

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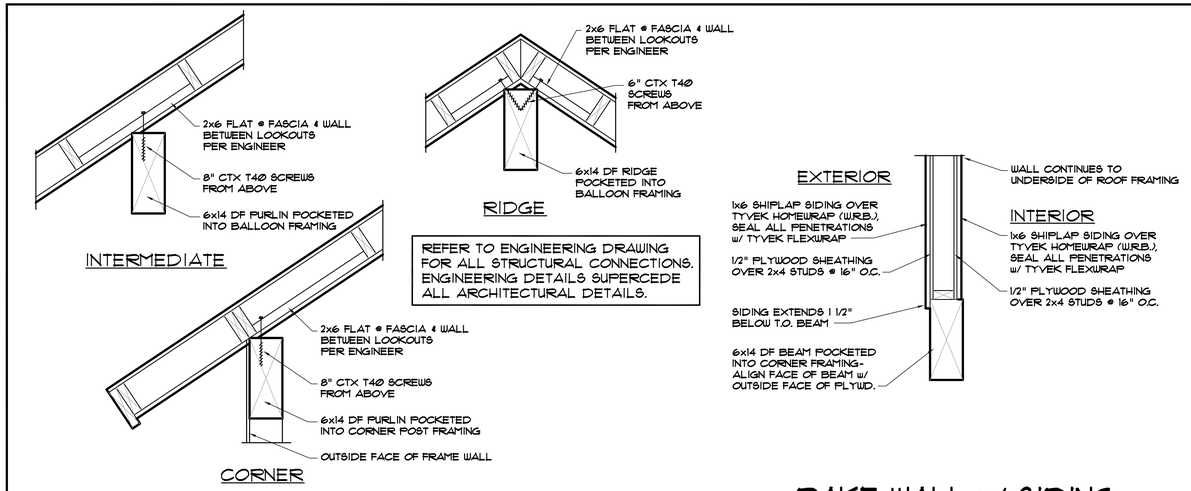
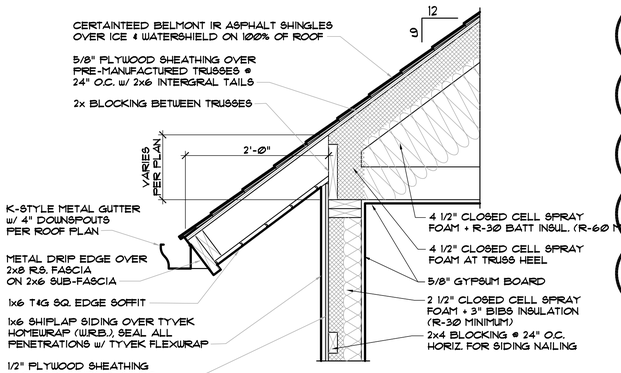


9 A3.4 DECO PURLIN ATTACHMENT

1" = 1'-0"

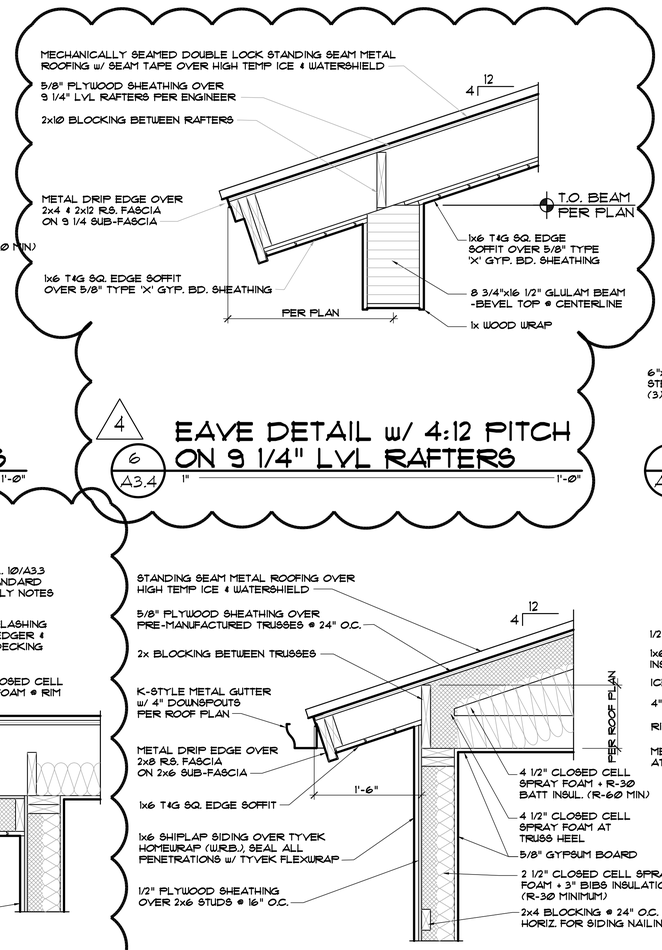
10 A3.4 RAKE WALL w/ SIDING ABOVE TIMBER BEAM

1" = 1'-0"



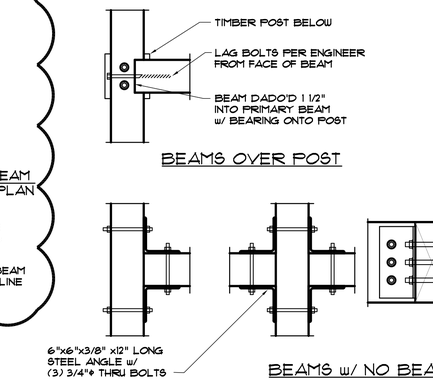
5 A3.4 EAVE DETAIL w/ 9:12 PITCH ON PRE-MANUFACTURED TRUSSES

1" = 1'-0"



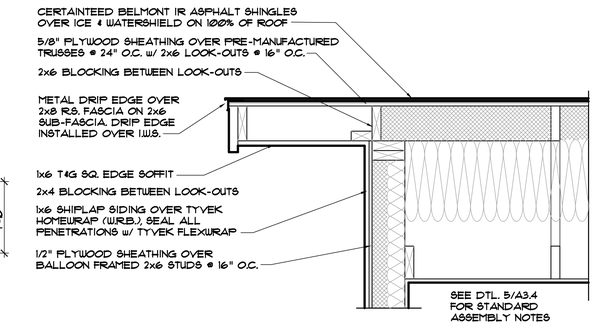
4 6 A3.4 EAVE DETAIL w/ 4:12 PITCH ON 9 1/4" LVL RAFTERS

1" = 1'-0"



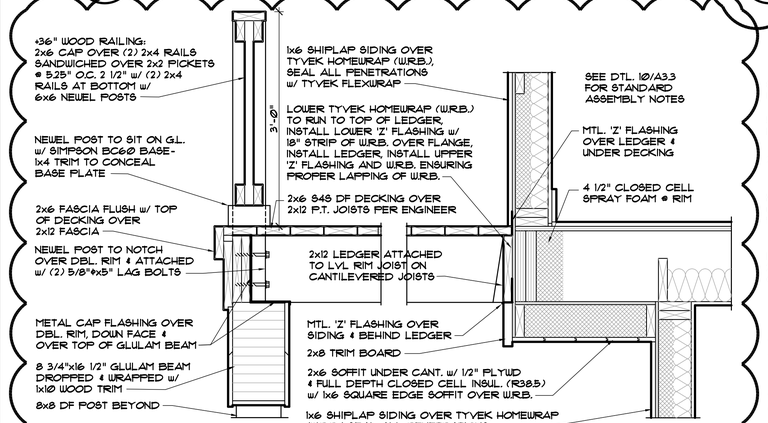
7 A3.4 TIMBER BEAM CONNECTIONS

1" = 1'-0"



8 A3.4 RAKE DETAIL w/ SHINGLES

1" = 1'-0"

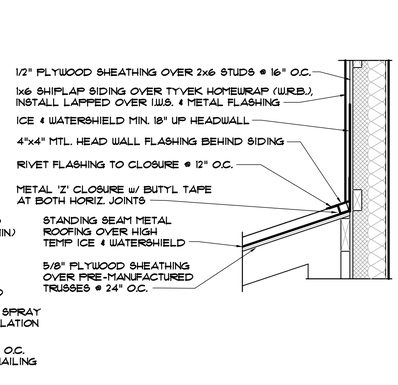


4 1 A3.4 DECK RAILING, DECK EDGE AND DECK ASSEMBLY AT WALL

1" = 1'-0"

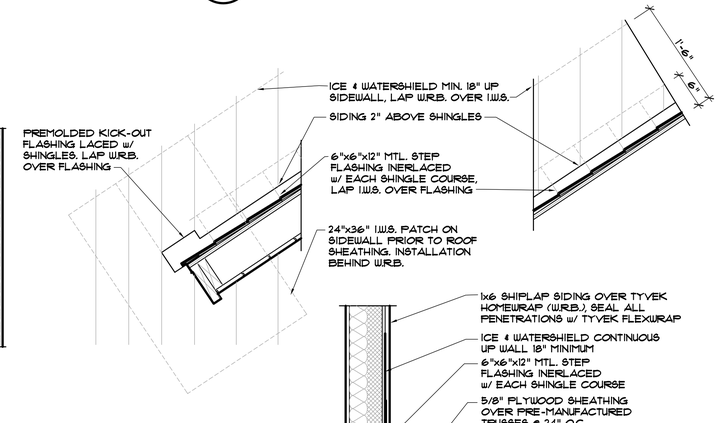
2 A3.4 EAVE DETAIL w/ 4:12 PITCH

1" = 1'-0"



3 A3.4 HEAD WALL FLASHINGS

1" = 1'-0"



4 A3.4 SIDE WALL FLASHINGS

1" = 1'-0"

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

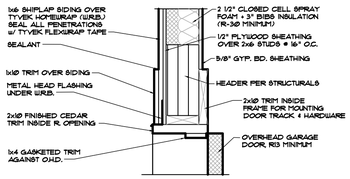
STATE OF COLORADO — DONALD W. EGGERS — 23688 — LICENSED ARCHITECT

KITSON
0071 MILES END LANE
LOT 28, MINTURN NORTH
MINTURN, COLORADO

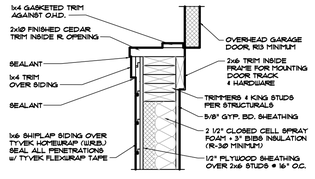
PROJECT NO: 2412-22 L28

ISSUED #	DATE	BY	COMMENTS
4	9-23-25	DWE	OWNER REVISIONS #2
3	7-25-25	DWE	OWNER REVISIONS
2	5-16-25	DWE	BUILDING PERMIT SET
1	4-30-25	DWE	DRB SUBMITTAL SET

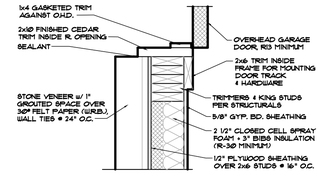
A3.4



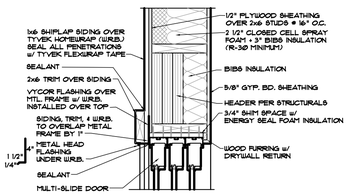
10 A3.5 OVERHEAD DOOR HEAD W/ VERTICAL SIDING 1" 1'-0"



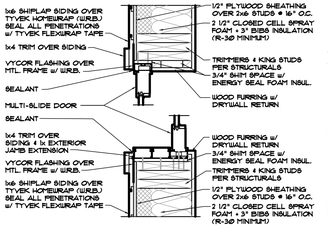
11 A3.5 OVERHEAD DOOR JAMB W/ VERTICAL SIDING 1" 1'-0"



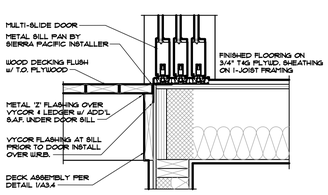
12 A3.5 OVERHEAD DOOR JAMB W/ STONE VENEER 1" 1'-0"



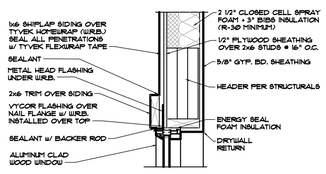
7 A3.5 HEAD DETAIL @ MULTI-SLIDE DOOR 1" 1'-0"



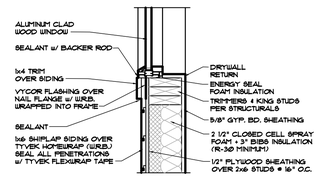
8 A3.5 JAMB DETAIL @ MULTI-SLIDE DOOR 1" 1'-0"



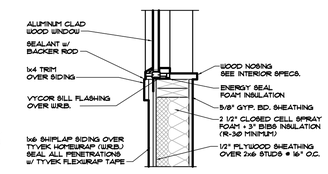
9 A3.5 SILL DETAIL @ MULTI-SLIDE DOOR 1" 1'-0"



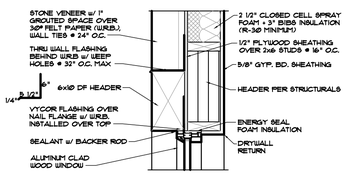
4 A3.5 HEAD DETAIL W/ VERTICAL SIDING 1" 1'-0"



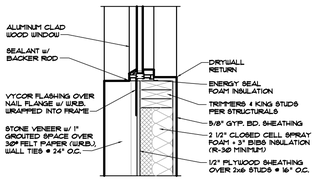
5 A3.5 JAMB DETAIL W/ VERTICAL SIDING 1" 1'-0"



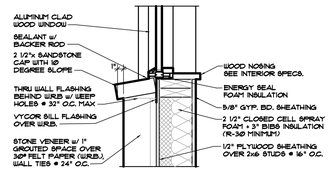
6 A3.5 SILL DETAIL W/ VERTICAL SIDING 1" 1'-0"



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



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



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

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

EXTERIOR DOOR & WINDOW SCHEDULE

WINDOW LETTER	WINDOW SIZE	HEAD HEIGHTS	COMMENTS
A	3'-0"x5'-0" CSMT	8'-0"	
B	NOT USED		
C	(2) 3'-0"x6'-0" CSMT MULLED	8'-0"	
D	(2) 3'-0"x6'-0" FIXED MULLED (T)	8'-0"	
F	3'-0"x8'-0" FULL LITE CLAD DOOR (T)	8'-0"	
G	(2) 3'-0"x6'-0" CSMT MULLED	8'-0"	
H	(3) 3'-0"x1'-0" FIXED MULLED (T)	8'-0"	
J	2'-6"x1'-0" FIXED (T)	8'-0"	
K	2'-6"x5'-0" CSMT + 2'-6"x5'-0" FIXED MULLED	8'-0"	
L	18'-0"x9'-0" OVERHEAD GARAGE DOOR	9'-0"	
M	2'-6"x8'-0" CLAD DOOR	8'-0"	
N	2'-6"x5'-0" FIXED + 2'-6"x5'-0" CSMT MULLED	8'-0"	
P	6'-0"x3'-0" FIXED (T)	8'-0"	
Q	2'-6"x5'-0" CSMT	9'-0"	
R	2'-6"x5'-0" CSMT	9'-0"	
S	(2) 3'-0"x6'-6" CSMT MULLED	9'-0"	
T	(3) 3'-0"x6'-0" FIXED MULLED	8'-0"	
V	9'-0"x8'-0" 3 PANEL STACKING FULL LITE DOORS (T)	8'-0"	
W	(2) 3'-0"x1'-0" FIXED MULLED	8'-0"	

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

DOOR SCHEDULE

	DOOR #	DOOR TYPE	SIZE	DOOR MATERIAL	FRAME MATERIAL	FINISH	HARDWARE SET	COMMENTS
	101	SWING	2'-8" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	
	102	SWING	2'-6" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	
	103	SWING	2'-4" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	PASSAGE	
4	104	SWING	3'-0" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	PASSAGE	FULL LIGHT GLASS FRENCH DOOR
	107	SWING	3'-0" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	PASSAGE	20 MIN/SELF-CLOSING/WEATHER STRIP
	108	SWING	2'-8" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	
	109	SWING	2'-6" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	
	110	SWING	2'-4" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	PASSAGE	
	111A	SWING	2'-8" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	
	111B	SWING	PR 2'-6" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	DUMMY	SPRING LATCHES @ HEAD
	112	SWING	2'-6" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	
	204	SWING	3'-0" x 8'-0" x 2 1/4"	WOOD	WOOD	STAIN	PRIVACY	STANDARD ENTRY DOOR
4	206	SWING	2'-6" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	
	207	SWING	2'-6" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	PASSAGE	
	208	SWING	2'-8" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	
4	209	SWING	2'-4" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	PASSAGE	
	210A	SWING	2'-6" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	PASSAGE	
4	210B	SWING	2'-6" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	
	211	SWING	2'-6" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	PASSAGE	
	212	SWING	3'-0" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	20 MIN/SELF-CLOSING/WEATHER STRIP

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. SHOWER DOORS ARE 1'-0" EUROGLASS WITH AN 8'-0" FRAMED OPENING.

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STATE OF COLORADO DONALD W. EGGERS 20668 LICENSED ARCHITECT

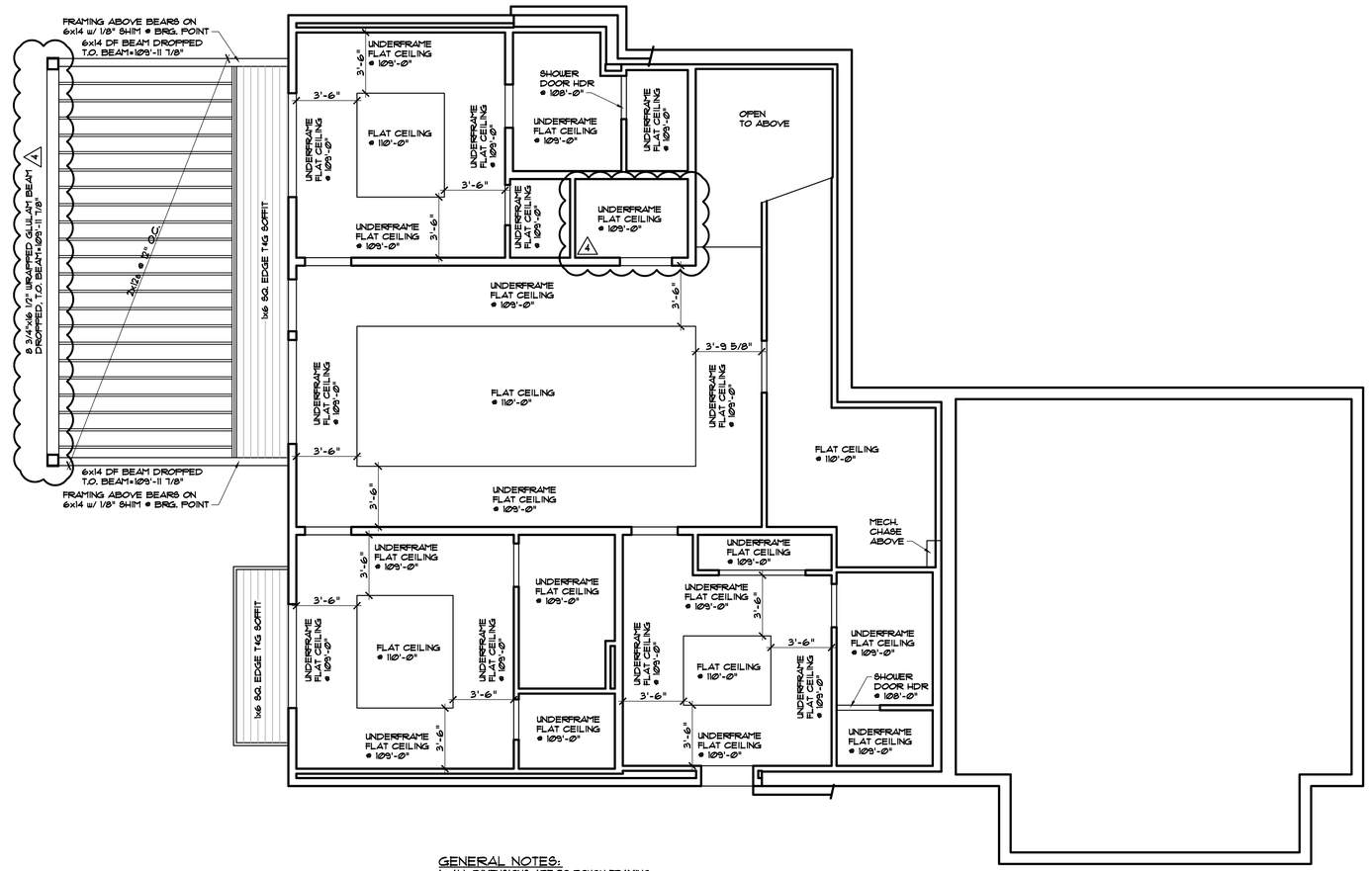
KITSON
0071 MILES END LANE
LOT 28, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L28

ISSUED

#	DATE	BY	COMMENTS
4	9-23-25	DUE	OWNER REVISIONS #2
3	7-25-25	DUE	OWNER REVISIONS
2	5-16-25	DUE	BUILDING PERMIT SET
1	4-30-25	DUE	DRB SUBMITTAL SET

A3.5



GENERAL NOTES:

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

LOWER LEVEL CEILING

1/4" = 1'-0"

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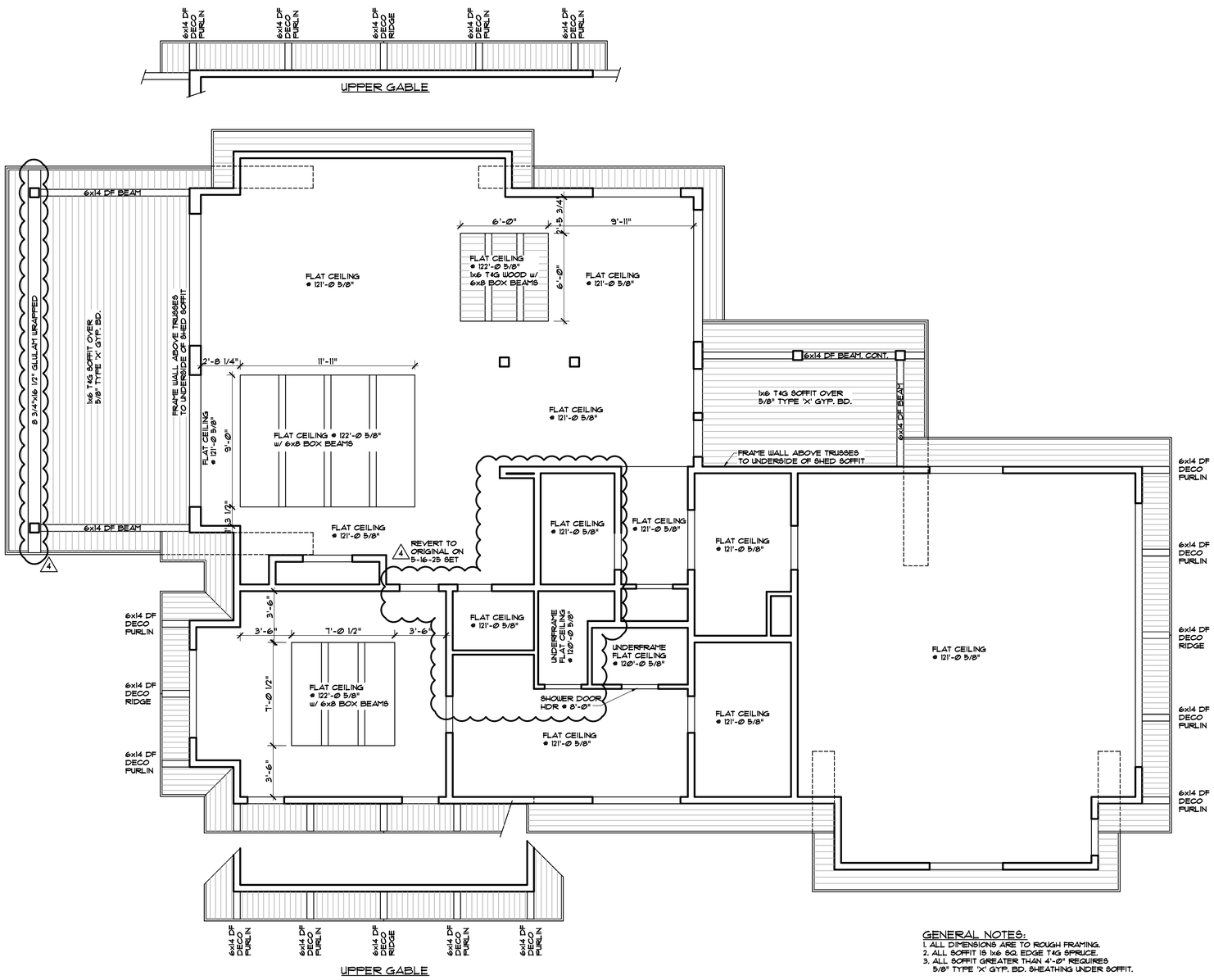
A4.1



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

MAIN LEVEL CEILING

1/4" = 1'-Ø"

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A4.2

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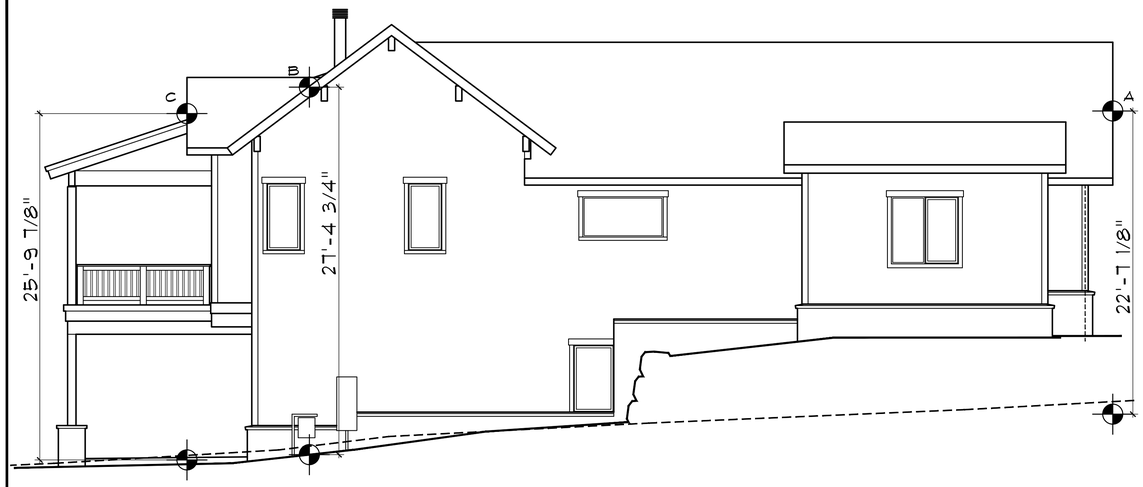
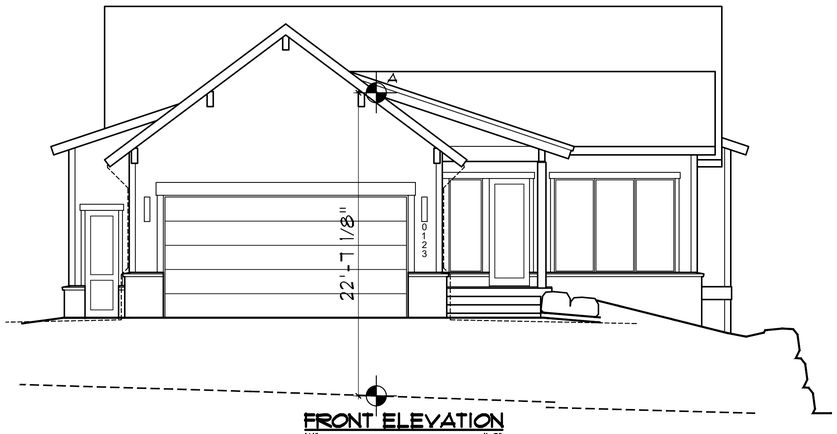
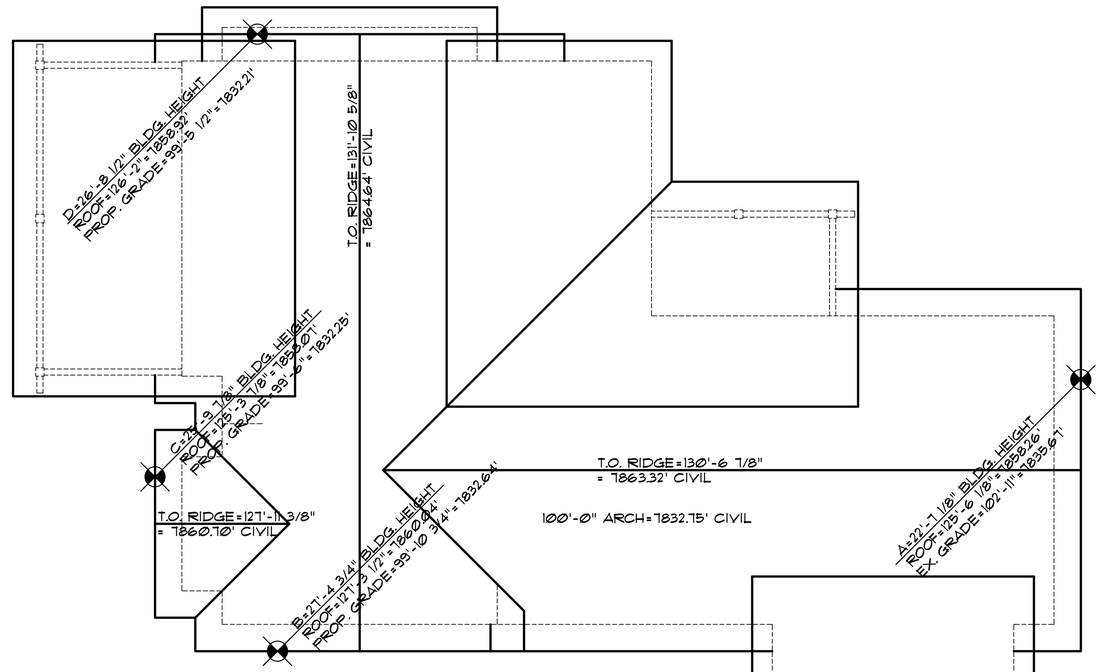


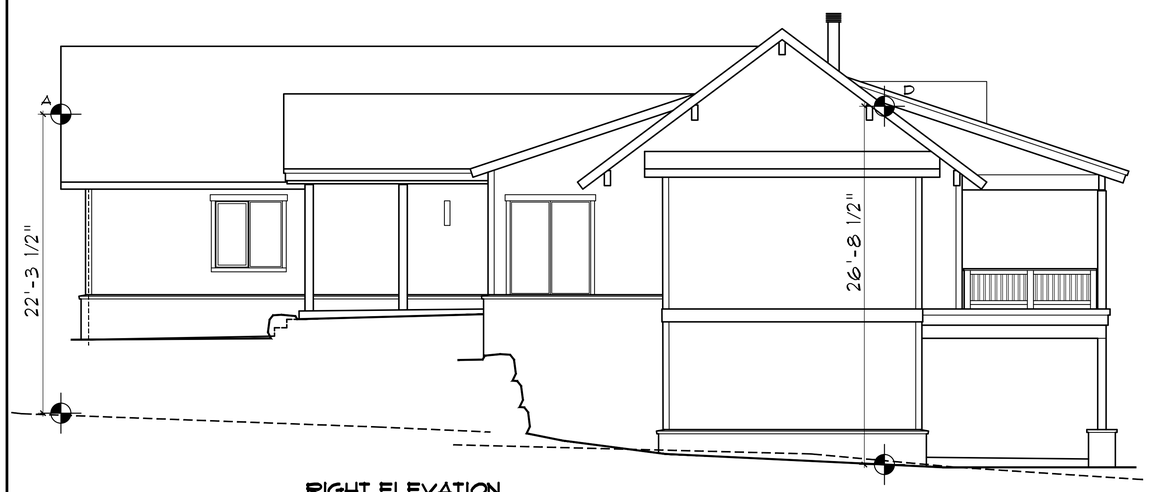
LEFT ELEVATION
1/4" = 1'-0"



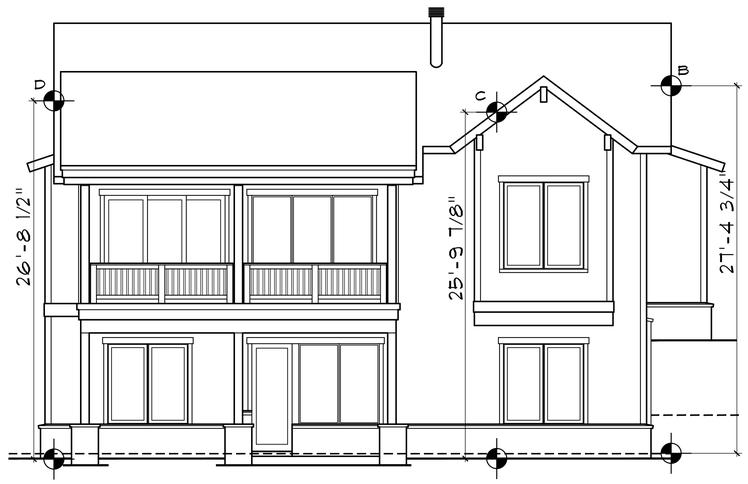
FRONT ELEVATION
1/4" = 1'-0"



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



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



REAR ELEVATION
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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.

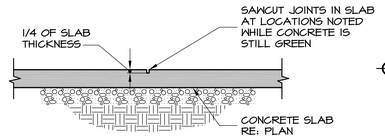
5. Provide 1-1/2" void below all non-bearing partitions constructed upon concrete slabs-on-grade. IF in-place subgrade soils show potential for expansion/swell conditions. The Soils Engineer is to review subgrade conditions as part of an "open-hole" investigation, and should provide further direction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

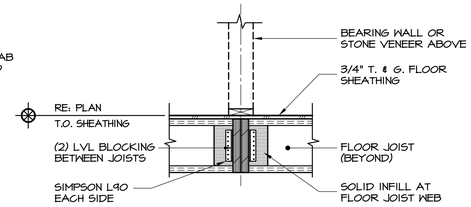
SPECIAL INSPECTIONS:

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.

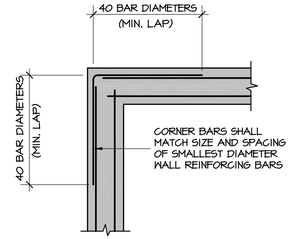
2. The Special Inspector shall be responsible for completing, maintaining, and resubmitting all special inspection logs and forms required by Local Building Officials.



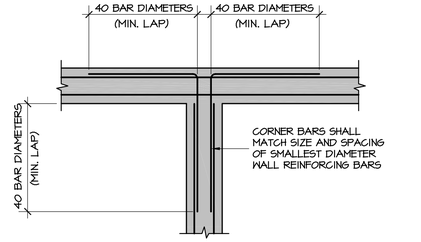
1 Typical Control Joint (C.J.)
S1.1 3/4"=1'-0"



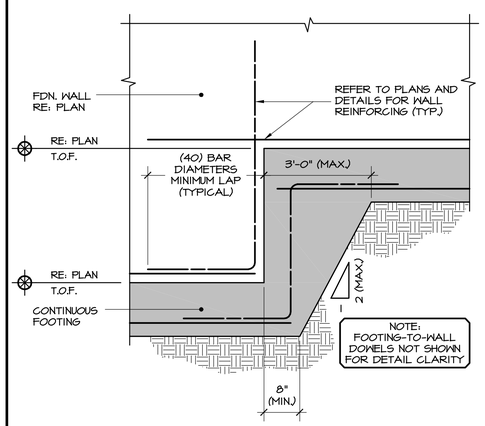
2 Typical Floor Blocking Detail
S1.1 3/4"=1'-0"



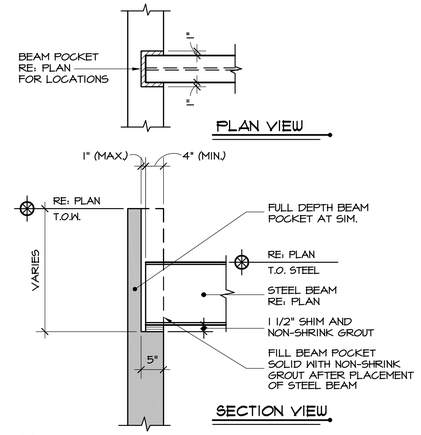
3 Typical Corner Reinforcing
S1.1 3/4"=1'-0"



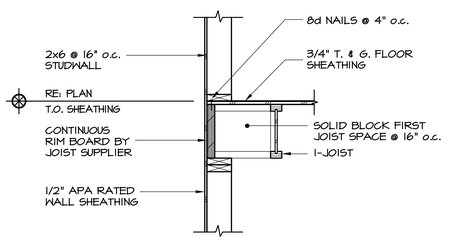
4 Typical Intersection Reinforcing
S1.1 3/4"=1'-0"



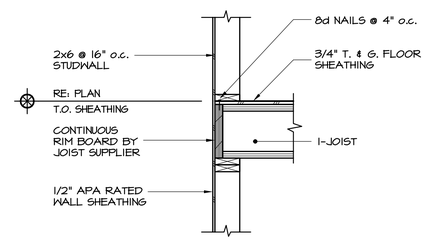
5 Typical Footing Step Detail
S1.1 3/4"=1'-0"



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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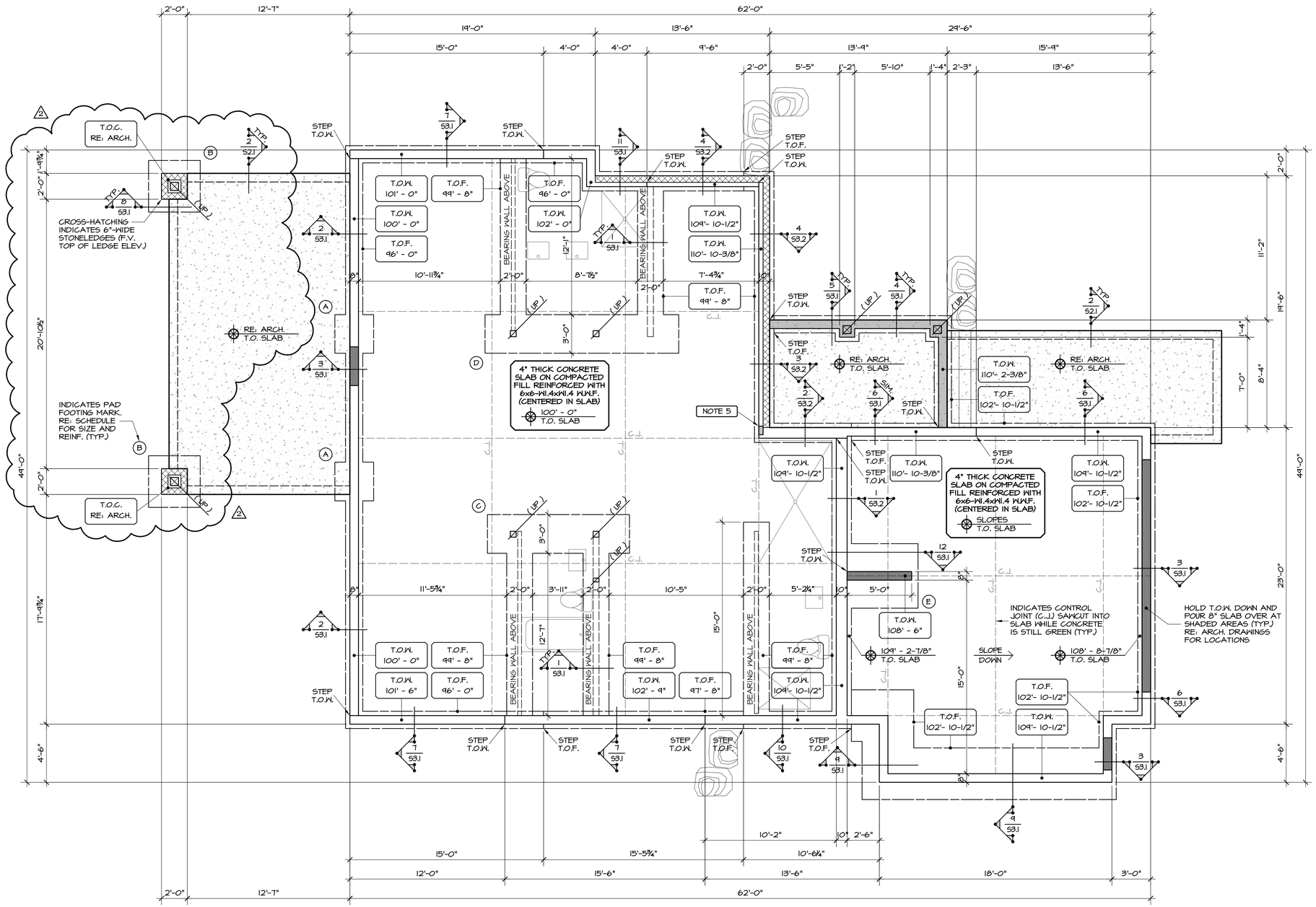
KITSON
Lot 28 | Minturn North
71 Miles End Lane
Minturn, Colorado

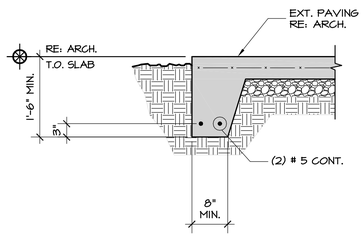
Date	• 05/16/2025
SDG Project No.	• 24-136
Drawn By	• SDG
Checked By	• JDS

Date	• Issue
05/13/25	• Review Set
05/16/25	• Building Permit
	•
	•
	•
	•

Title • General Notes and Standard Details

S1.1





2 Exterior Slab Edge Detail

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

1 Foundation Plan

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

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

PAD FOOTING SCHEDULE

MARK	FOOTING DIMENSIONS Plan Size	Depth	REINFORCING
A	3'-0" x 3'-0"	0'-10"	(4) # 5 Bars Each Way
B	4'-0" x 4'-0"	1'-0"	(5) # 5 Bars Each Way
C	3'-0" x 11'-0"	0'-10"	# 5 Bars @ 10" o.c. Each Way
D	3'-0" x 15'-0"	0'-10"	# 5 Bars @ 10" o.c. Each Way
E	5'-0" x 6'-8"	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.

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KITSON
Lot 28 | Minturn North

71 Miles End Lane
Minturn, Colorado

Date	09/23/2025
SDG Project No.	24-136
Drawn By	SDG
Checked By	JDS

Date	Issue
05/13/25	Review Set
05/16/25	Building Permit
2 09/23/25	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
11-7/8" BCI 5000	ITS2.06/11.88	IUS2.06/11.88
11-7/8" BCI 6000 / 60	ITS2.37/11.88	IUS2.37/11.88
11-7/8" BCI 90	ITS3.56/11.88	IUS3.56/11.88

LVL BEAMS AND HEADER HANGER SCHEDULE

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

MEMBER	TOP FLANGE MODEL	FACE MOUNT MODEL
11-7/8"	MIT11.88	HU11

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

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

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

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

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

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

TYPICAL FRAMING PLAN NOTES

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

BEAM BEARING CONDITION:

(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:

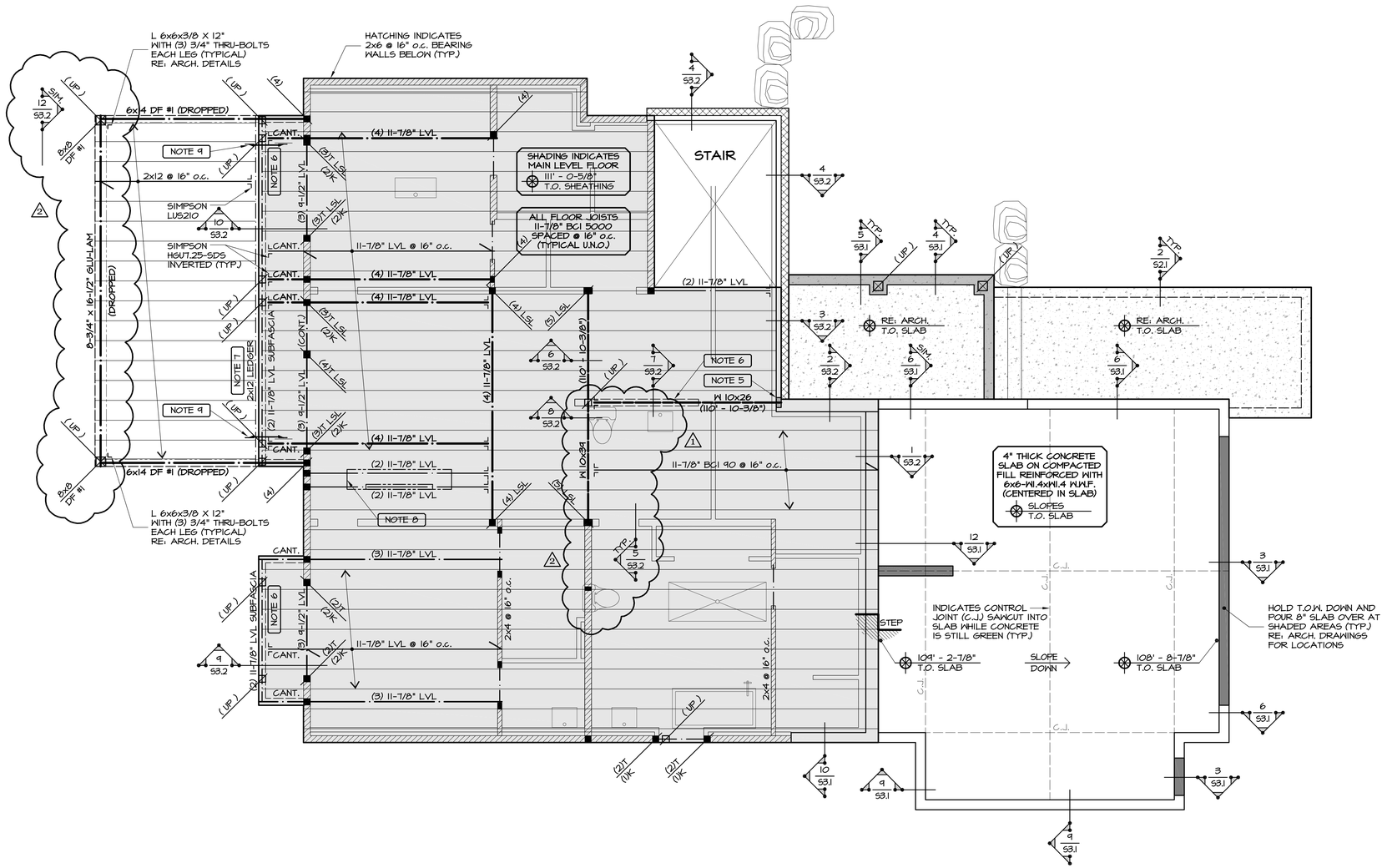
(UP) — INDICATES COLUMN / STUDS FROM A LEVEL ABOVE, POSTING DOWN TO THE CURRENT FRAMING LEVEL

(3) (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 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-LOK SCREWS SPACED @ 16" o.c. (MAX.).
8. PROVIDE BLOCKING BETWEEN JOISTS AT STONE VENEER AND / OR BEARING WALLS FROM ABOVE (RE: DETAIL 2/S1.1).
9. INSTALL SIMPSON DTT2 CONNECTOR FOR LATERAL LOAD RESISTANCE (IRC R507.9.2). CONNECTOR IS TO BE INSTALLED A MAXIMUM OF 24" FROM THE OUTER EDGE OF THE DECK. PROVIDE SOLID LVL BLOCKING BETWEEN I-JOIST MEMBERS AS NECESSARY (RE: DETAIL 2/S1.1), AND REFER TO MANUFACTURER'S LITERATURE FOR INSTALLATION REQUIREMENTS.

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Minturn, Colorado

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SDG Project No.	• 24-136
Drawn By	• SDG
Checked By	• JDS

Date	• Issue	
05/13/25	• Review Set	
05/16/25	• Building Permit	
07/25/25	• Revision 1	1
09/23/25	• Owner Revisions	2

Title • Main Floor 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:

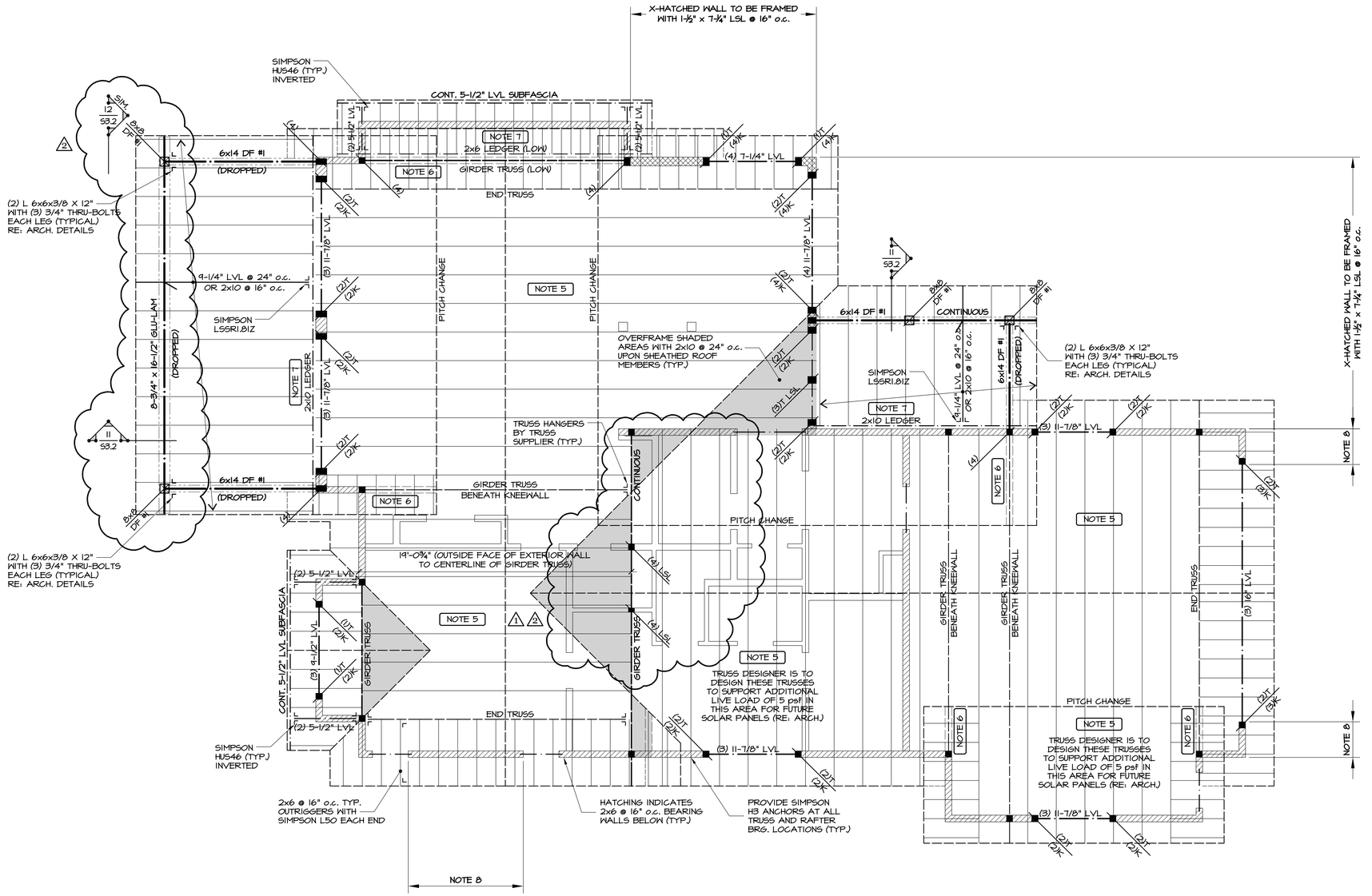
(UP) — INDICATES COLUMN / STUDS FROM A LEVEL ABOVE, POSTING DOWN TO THE CURRENT FRAMING LEVEL

(3) (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 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 JOSEPH D. WOOD 45715 PROFESSIONAL ENGINEER 09/23/25

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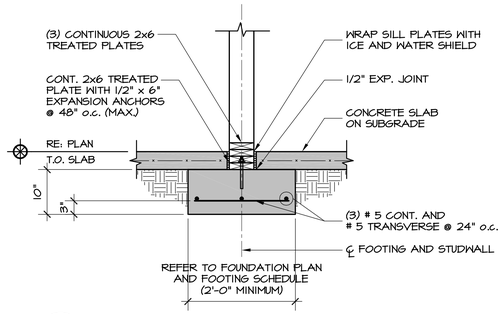
KITSON
Lot 28 | Minturn North
71 Miles End Lane
Minturn, Colorado

Date	• 09/23/2025
SDG Project No.	• 24-136
Drawn By	• SDG
Checked By	• JDS

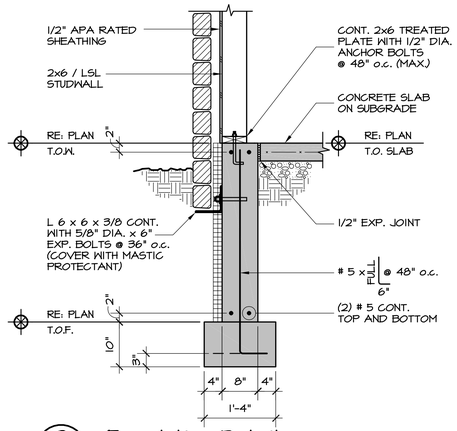
Date	• Issue
05/13/25	• Review Set
05/16/25	• Building Permit
1 07/25/25	• Revision 1
2 09/23/25	• Owner Revisions
	•
	•

Title • Roo Framing Plan

S2.3



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



2 Foundation Detail
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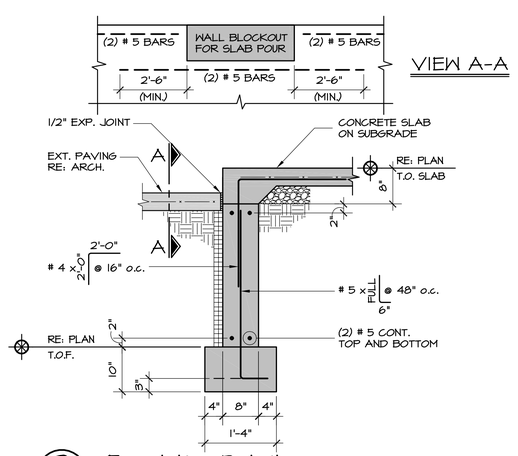

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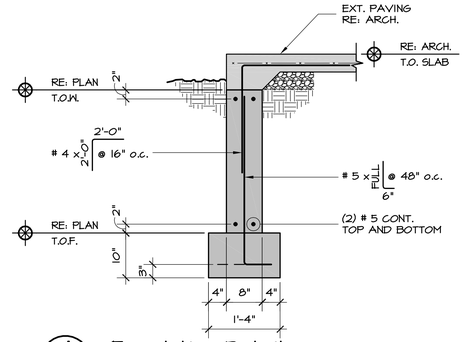

4 Foundation Detail
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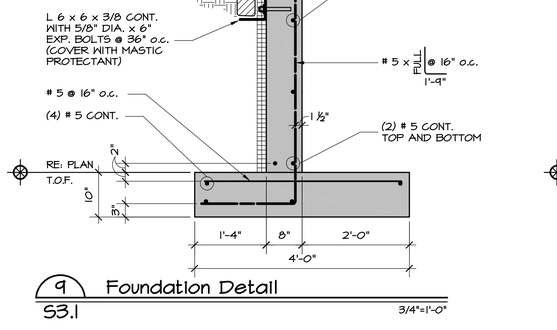

5 Foundation Detail
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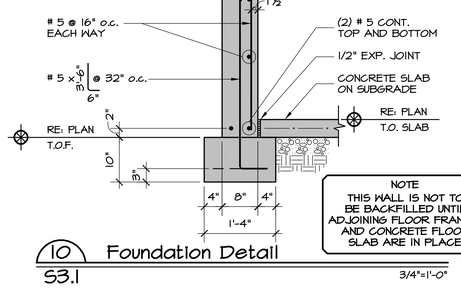

6 Foundation Detail
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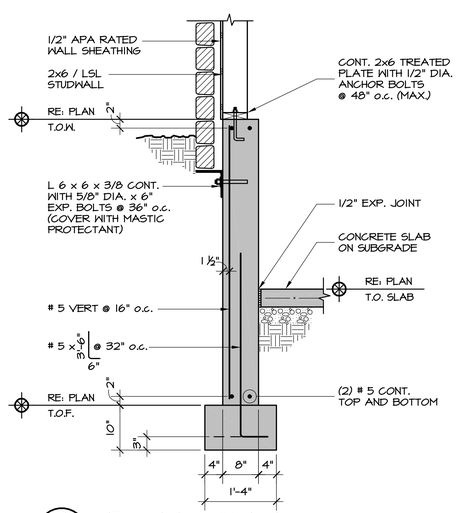

7 Foundation Detail
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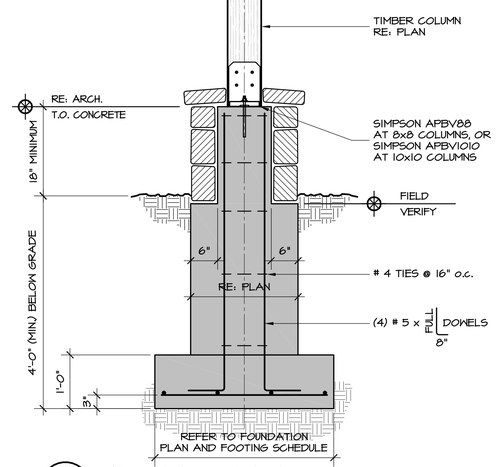
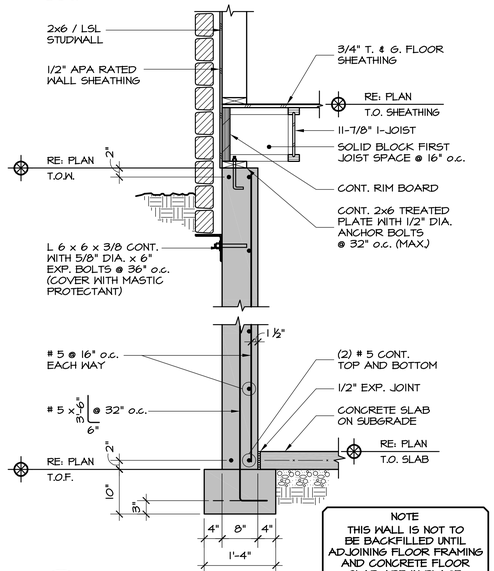


8 Foundation Detail
S3.1 3/4"=1'-0"

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



10 Foundation Detail
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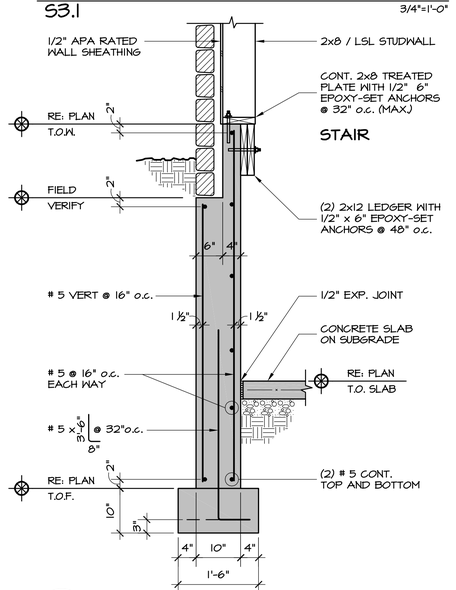
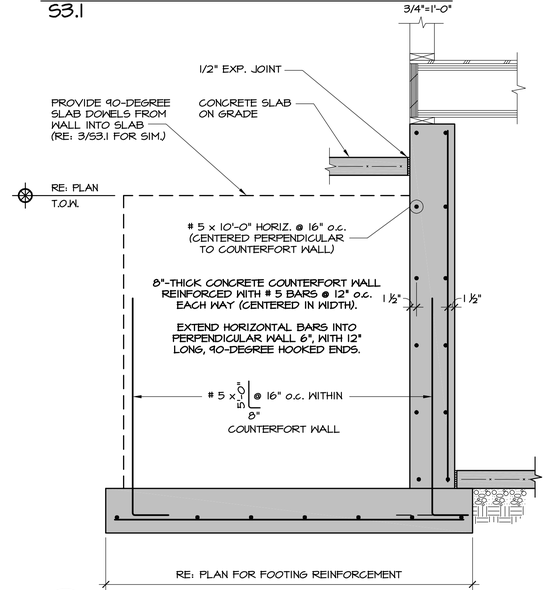


11 Foundation Detail
S3.1 3/4"=1'-0"



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

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71 Miles End Lane
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Checked By	• JDS

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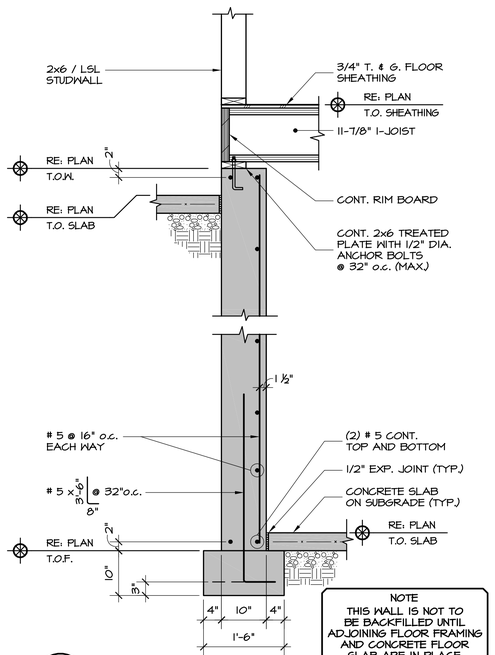
05/16/25	• Building Permit
	•
	•
	•
	•

Title • Foundation Details

S3.1



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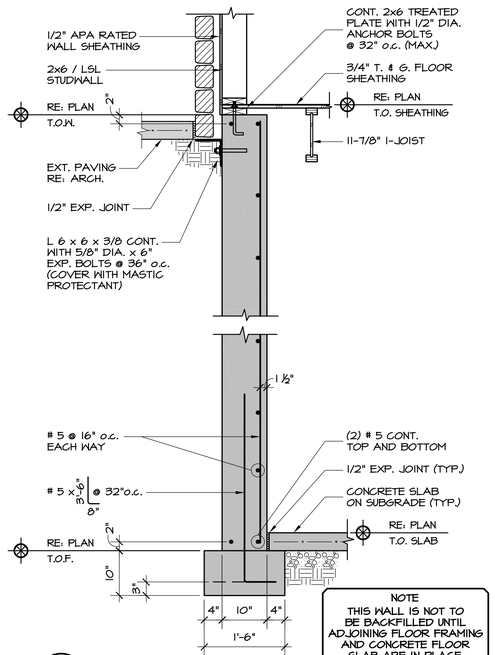

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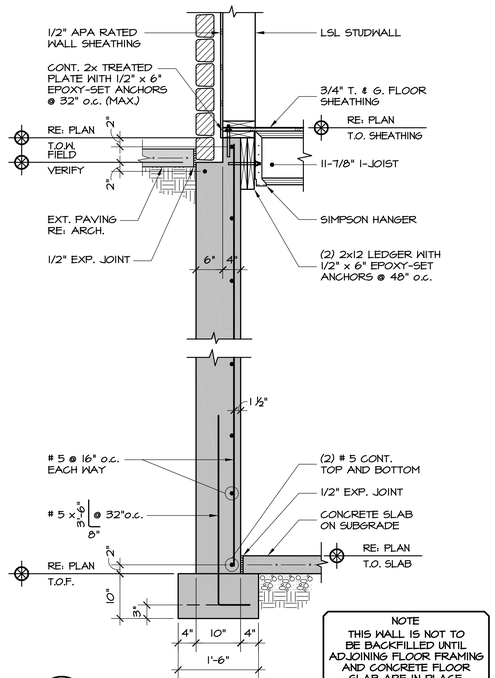
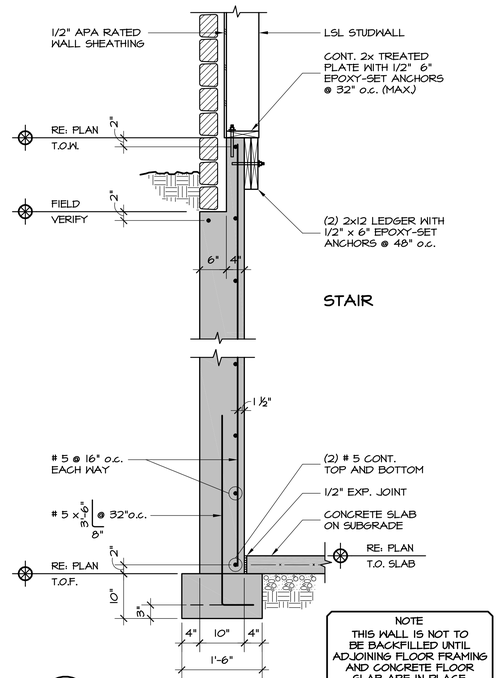


3 Foundation Detail
S3.2 3/4"=1'-0"



4 Foundation Detail
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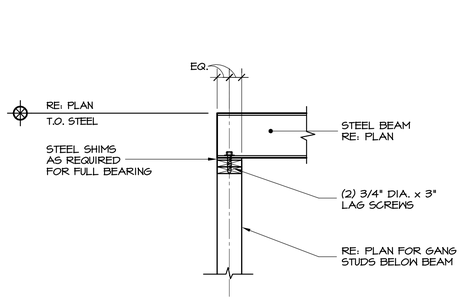
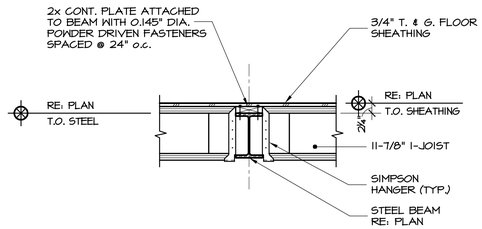


5 Framing Detail
S3.2 3/4"=1'-0"



6 Framing Detail
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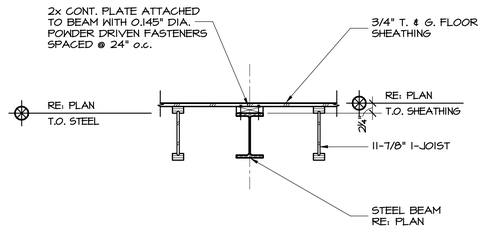

7 Framing Detail
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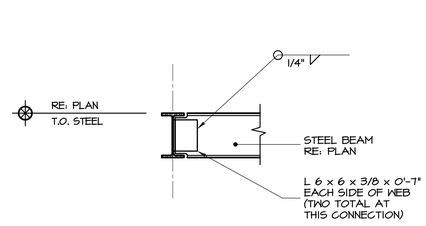

8 Framing Detail
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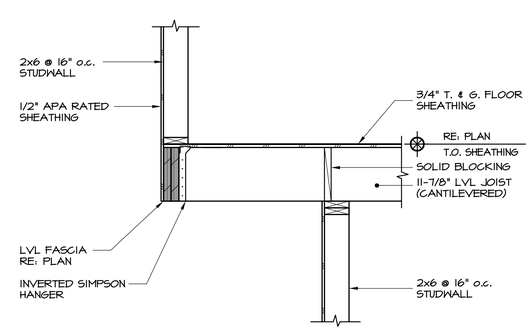

9 Framing Detail
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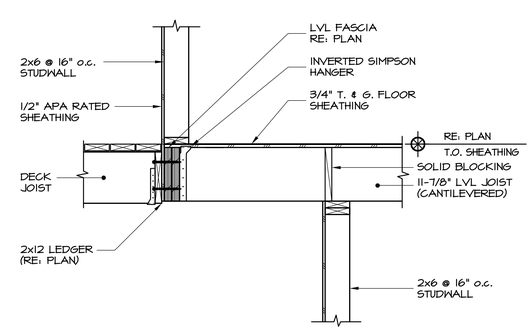
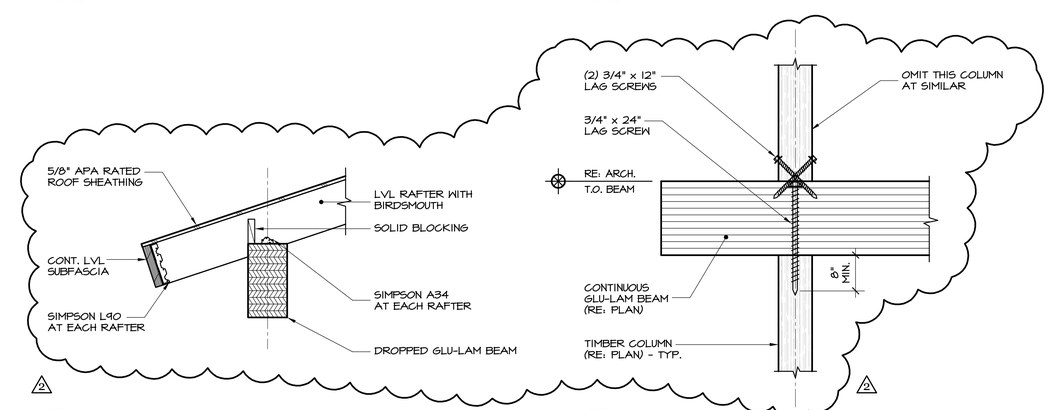


10 Framing Detail
S3.2 3/4"=1'-0"



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

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

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JOHN D. SUNDQUIST
No. 37615
PROFESSIONAL ENGINEER
09/23/25

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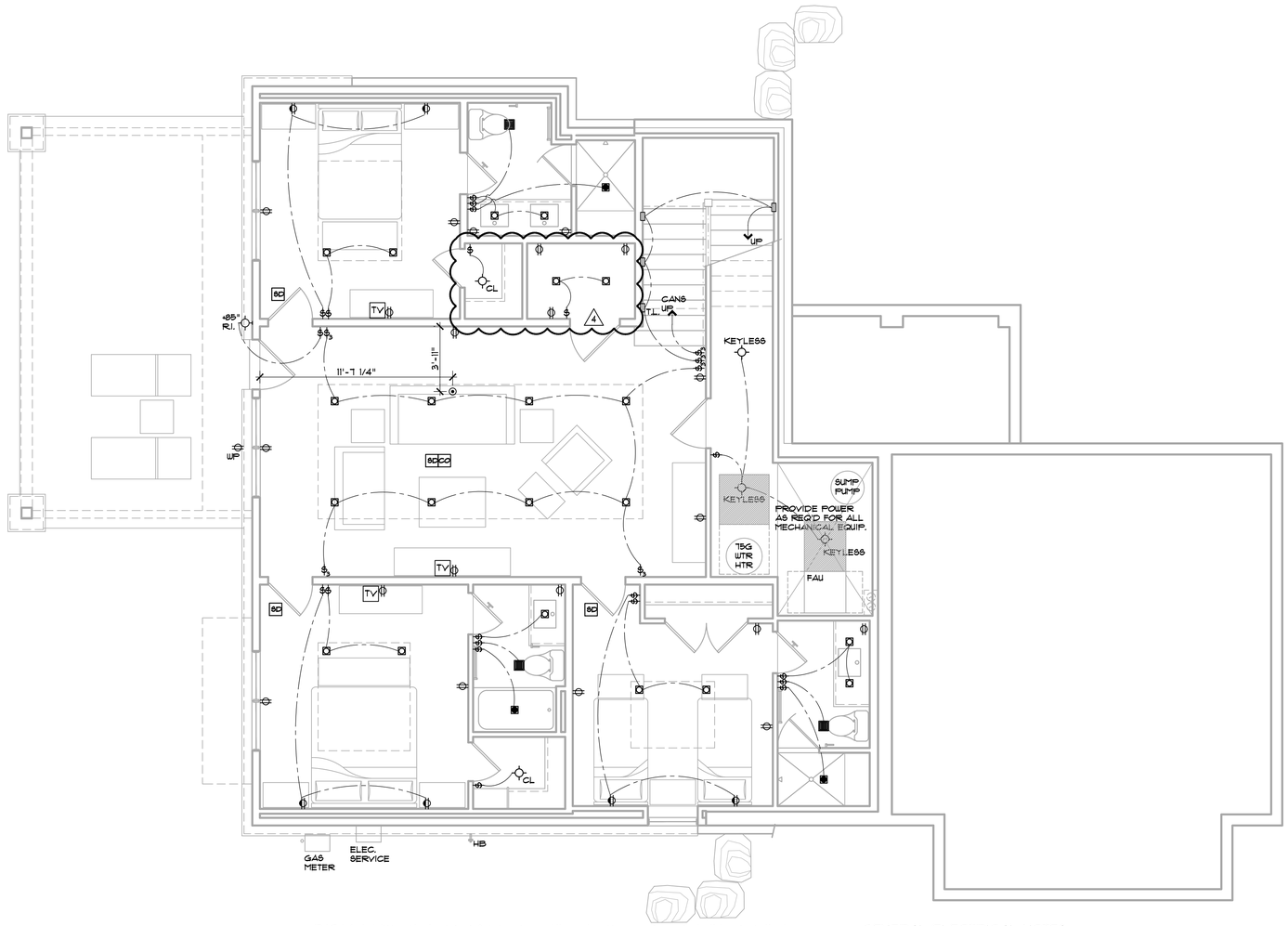
	•
	•
	•

Title • Foundation Details and Framing Details

S3.2



ELECTRICAL LEGEND

- 4" LED DOWNLIGHT CAN
- 4" LED DIRECTIONAL CAN
- 4" LED SHOWER CAN
- CH CHANDELIER BY OWNER
- P PENDANT BY 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

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.

GENERAL ELECTRICAL NOTES:

1. GENERAL CONTRACTOR AND ELECTRICAL SUB-CONTRACTOR ARE RESPONSIBLE FOR COMPLIANCE WITH ALL CODES AND AMENDMENTS LISTED IN THE TOUN OF MINTURN BUILDING RESOLUTION.
2. GENERAL CONTRACTOR AND ELECTRICAL SUB-CONTRACTOR SHALL PROVIDE ALL LOAD CALCULATIONS, PANEL DIAGRAMS AND SERVICE SIZE REQUIREMENTS AS REQUIRED TO MEET ALL CODES INCLUDING 2021 IECC REQUIREMENTS FOR FUTURE CONVERSION TO ALL ELECTRIC.
3. OUTLETS SHOWN ARE SPECIFIC TO NEEDS. ELECTRICAL CONTRACTOR TO REVIEW PLANS AND COMMUNICATE TO GENERAL CONTRACTOR ANY ADDITIONAL OUTLETS NEEDED TO MEET CODE.
4. CONTRACTOR TO PROVIDE LIFE SAFETY DETECTORS AND SENSORS PER CODE MINIMUM. LOCATIONS TO BE APPROVED BY GENERAL CONTRACTOR PRIOR TO INSTALL.
5. REFER TO FINAL CABINET SHOPS FOR FINAL APPLIANCE, PLUMBING AND ELECTRICAL LOCATIONS.
6. REFER TO LANDSCAPE PLANS FOR IRRIGATION AND SITE LIGHTING POWER REQUIREMENTS.
7. ALL PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ON HIGH-EFFICACY LIGHTING SOURCES. (R404.1, 2021 IECC).
8. ALL INTERIOR LIGHTING CIRCUITS SHALL BE PROVIDED WITH DIMMERS, EXCEPT BATHROOMS AND HALLWAYS. (R4042, 2021 IECC).
9. 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, 2021 IECC).

LOWER LEVEL SCHEMATIC ELECTRICAL PLAN

1/4" ——— 1'-0"

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don.eggers@eggersarchitecture.com

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

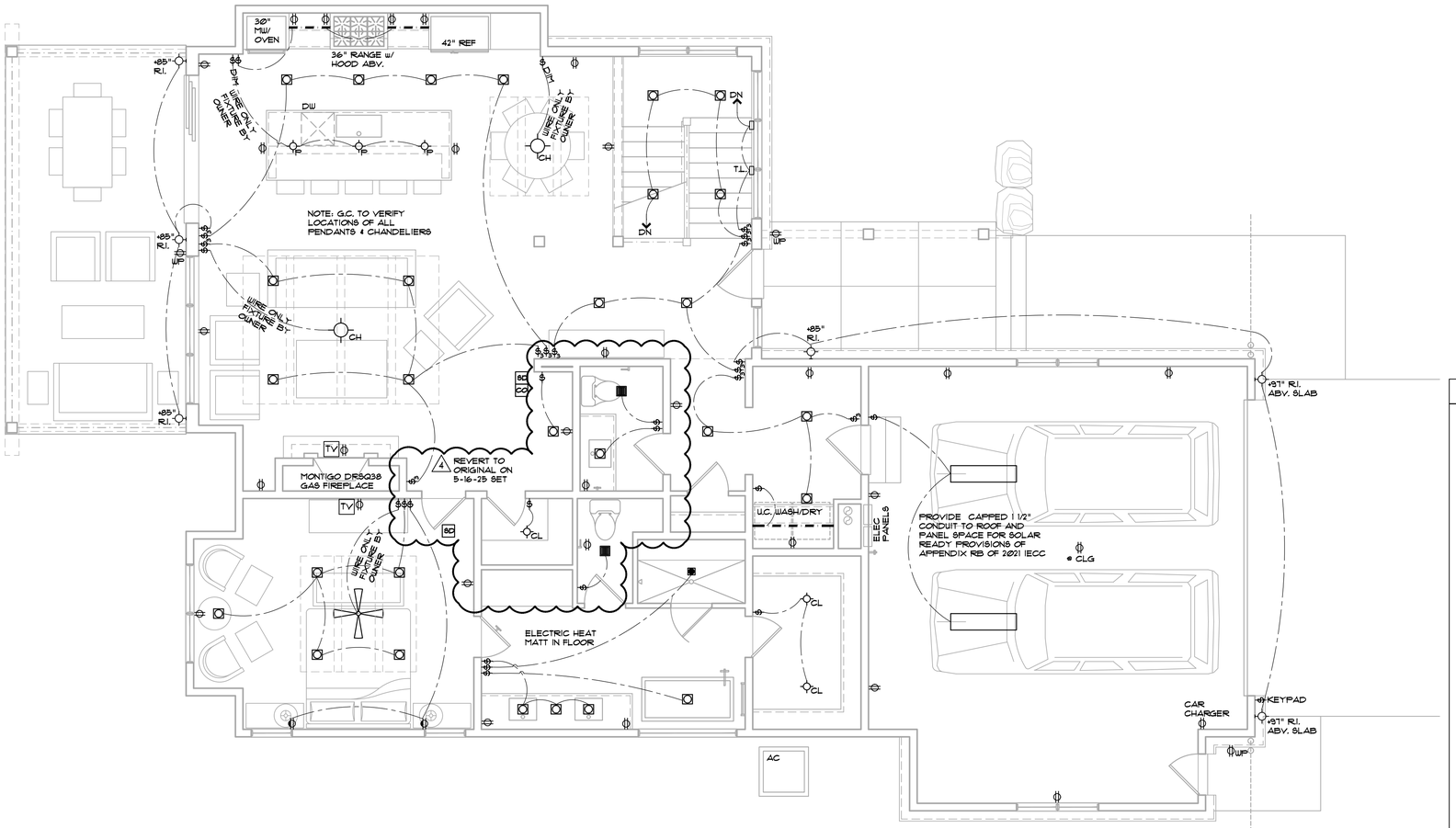
KITSON
0071 MILES END LANE
LOT 28, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L28

ISSUED

#	DATE	BY	COMMENTS
4	9-23-25	DUE	OWNER REVISIONS #2
3	7-25-25	DUE	OWNER REVISIONS
2	5-16-25	DUE	BUILDING PERMIT SET
1	4-30-25	DUE	DRB SUBMITTAL SET

E1.1



ELECTRICAL LEGEND

- 4" LED DOWNLIGHT CAN
- 4" LED DIRECTIONAL CAN
- 4" LED SHOWER CAN
- CH — CHANDELIER BY OWNER
- F — PENDANT BY OWNER
- CL — CLOSET DOME LIGHT
- EXTERIOR WALL SCONCE
- MONOPOINT SPOT LIGHT
- STEP LIGHT
- F1 — DOOR HEADER LED LIGHT
- F2 — 1'X4' LED LIGHT
- CEILING FAN BY OWNER
- SD — SMOKE ALARM
- CO — CARBON MONOXIDE DETECTOR
- EXHAUST FAN
- FLOOR OUTLET
- 1/2 HOT SWITCHED OUTLET
- TV — TELEVISION
- LED STRIP LIGHTING UNDER CABINET

RD1Ø4 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.

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2. GENERAL CONTRACTOR AND ELECTRICAL SUB-CONTRACTOR SHALL PROVIDE ALL LOAD CALCULATIONS, PANEL DIAGRAMS AND SERVICE SIZE REQUIREMENTS AS REQUIRED TO MEET ALL CODES INCLUDING 2021 IECC REQUIREMENTS FOR FUTURE CONVERSION TO ALL ELECTRIC.
3. OUTLETS SHOWN ARE SPECIFIC TO NEEDS. ELECTRICAL CONTRACTOR TO REVIEW PLANS AND COMMUNICATE TO GENERAL CONTRACTOR ANY ADDITIONAL OUTLETS NEEDED TO MEET CODE.
4. CONTRACTOR TO PROVIDE LIFE SAFETY DETECTORS AND SENSORS PER CODE MINIMUM. LOCATIONS TO BE APPROVED BY GENERAL CONTRACTOR PRIOR TO INSTALL.
5. REFER TO FINAL CABINET SHOPS FOR FINAL APPLIANCE, PLUMBING AND ELECTRICAL LOCATIONS.
6. REFER TO LANDSCAPE PLANS FOR IRRIGATION AND SITE LIGHTING POWER REQUIREMENTS.
7. ALL PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ON HIGH-EFFICACY LIGHTING SOURCES. (R4042, 2021 IECC).
8. ALL INTERIOR LIGHTING CIRCUITS SHALL BE PROVIDED WITH DIMMERS, EXCEPT BATHROOMS AND HALLWAYS. (R4042, 2021 IECC).
9. 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. (R4043, 2021 IECC).

MAIN LEVEL
SCHEMATIC ELECTRICAL PLAN

1/4" ——— 1'-Ø"

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

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

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

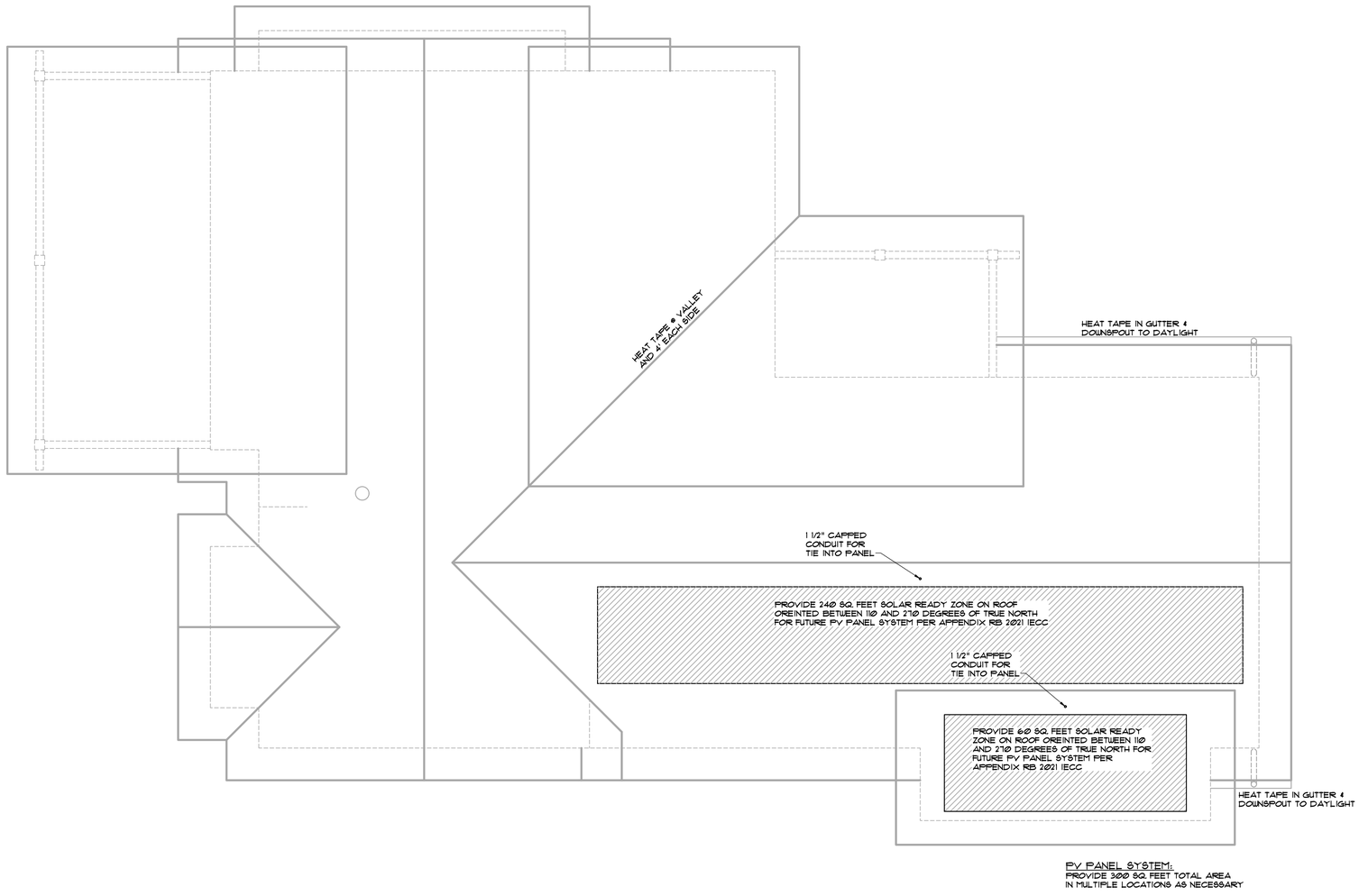
KITSON
0071 MILES END LANE
LOT 28, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L28

ISSUED

#	DATE	BY	COMMENTS
4	9-23-25	DUE	OWNER REVISIONS #2
3	7-25-25	DUE	OWNER REVISIONS
2	5-16-25	DUE	BUILDING PERMIT SET
1	4-30-25	DUE	DRB SUBMITTAL SET

E1.2



ROOF LEVEL SCHEMATIC ELECTRICAL PLAN

1/4" = 1'-0"

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MINTURN, COLORADO

PROJECT NO: 2412-22 L28

ISSUED

#	DATE	BY	COMMENTS
2	5-16-25	DUE	BUILDING PERMIT SET
1	4-30-25	DUE	DRB SUBMITTAL SET

E1.3

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

Project Location

Street Address: Miles End Lane & Silver Star Trail

Zoning:	Parcel Number(s):
Residential	Multiple

Application Request:

DRB Minor Modifications – Common Space Landscape Revisions

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: Minturn Crossing, LLC

Mailing Address: PO Box 2633 Edwards, CO 81632

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

Required Information:

Lot Size:	Type of Residence (Single Family, ADU, Duplex) SFH	# of Bedrooms	# On-site Parking Spaces
# of Stories:	Snow storage sq ft:	Building Footprint sq ft:	Total sq ft Impervious Surface:

Signature:

10/2/25

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

LEGEND

- COMMON SPACE TREES TO BE RELOCATED
- NEW LOCATION OF TREES
- PROPOSED TREES WITHIN LOT LANDSCAPES

OVERALL COMMON SPACE IRRIGATION: (TOTAL MAX. PERMANENT IRRIGATION IS 2,000 SF)		SQUARE FOOTAGE OF IRRIGATION
	PERMANENT POP-UP SPRAY IRRIGATION FOR BLUEGRASS SOD	WAS 1,550 SF - NOW IS 1,640 SF
	PERMANENT SPRAY OR DRIP IRRIGATION FOR PERENNIAL BEDS	NO PERENNIALS
	PERMANENT DRIP IRRIGATION FOR B&B TREES	33 TREES x 4.5 SF = 149 SF
	PERMANENT DRIP IRRIGATION FOR 5 GAL SHRUBS & GRASSES	NO SHRUBS
		TOTAL PERMANENT IRR. WAS 1,699 SF - NOW IS 1,789 SF
	TEMPORARY SPRAY IRRIGATION FOR ESTABLISHMENT OF NATIVE SEED	DISTURBED AREA: WAS 167,780 - NOW IS 167,690 SF

SIGHT TRIANGLE FOR 25 MPH (240' RT)

SIGHT TRIANGLE FOR 25 MPH (280' LT)

SIGHT TRIANGLE FOR 25 MPH (280' LT)

SIGHT TRIANGLE FOR 25 MPH (240' RT)

COMMON SPACE LANDSCAPE REVISIONS BASED ON AS-BUILT SITE CONDITIONS: 9.24.25

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 – Goicoechea Residence

Project Location

Street Address: 0226 Miles End Lane

Zoning:	Parcel Number(s):
Residential	2103-262-30-003

Application Request:

DRB Minor Modifications

Applicant:

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

Mailing Address: PO Box 2633 Edwards, CO 81632

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

Property Owner:

Name: Mikel Goicoechea & Stephanie Gulledge

Mailing Address: PO Box 7382 Boulder, CO 80306

Phone:	Email:
303-601-4618 (Mikel)	MikelOnTheBeach@yahoo.com / StephGulledge@gmail.com

Required Information:

Lot Size:	Type of Residence (Single Family, ADU, Duplex)	# of Bedrooms	# On-site Parking Spaces
0.193 ac	SFH	4	4
# of Stories:	**Snow storage sq ft:**	**Building Footprint sq ft:**	**Total sq ft Impervious Surface:**
2	511 sf	3,061 sf	3,798 sf

Signature:

9/15/25

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

2021 IECC ENERGY COMPLIANCE

CLIMATE ZONE: 6 COMPLIANCE PATH: PRESCRIPTIVE (R401.2.1)

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 (R11.5) + 3" BLOWN IN BLANKET (R2.85)= R30.35
FLOOR	R-30	R-31.5	4 1/2" CLOSED CELL FOAM (R31.5)
BSMT WALLS	R-19	R-21	3" CLOSED CELL FOAM (R21)
SLAB LESS THAN 12" BELOW GRADE	R-10 c1 4 FT.	R-10	2" RIGID POLYSTYRENE BOARD VERTICAL FROM TOP OF SLAB TO 48" BELOW GRADE MIN.
FENESTRATION	U=0.30 SHGC=0.21	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. THE VAPOR BARRIER IS A CLASS II SPRAY FOAM INSULATION PER R102.1.1 INSTALLED AT THE INSIDE FACE OF EXTERIOR SHEATHING.
3. ATTIC SPACES ARE INSULATED AT UNDERSIDE OF ROOF SHEATHING AND ARE UNVENTED.
4. ALL HOT WATER PIPING MUST BE INSULATED WITH MINIMUM R-3 INSULATION (R403.5.2.).
5. THREE ADDITIONAL ENERGY EFFICIENCY REQUIREMENTS MUST BE PROVIDED (R401.2.5). REFER TO THE LIST BELOW FOR ADDED COMPLIANCE REQUIREMENTS.
6. 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 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.

GOICOECHEA RESIDENCE

226 MILES END LANE
LOT 3, MINTURN NORTH
MINTURN, COLORADO

DRB SUBMITTAL SET	JUNE 14, 2024
REVISED DRB SUBMITTAL	JULY 10, 2024
DRB SUBMITTAL #2 SET	NOVEMBER 25, 2024
BUILDING PERMIT SET	MAY 30, 2025
BUILDING PERMIT SET	JUNE 13, 2025
OWNER REVISIONS	JULY 24, 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) 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:

FLOOR AREA:	FINISHED	GARAGE	TOTAL
LOWER LEVEL:	1,770 SF	677 SF	2,447 SF
MAIN LEVEL:	1,806 SF		1,806 SF
TOTALS:	3,576 SF	677 SF	4,253 SF

LOT AREA:	8,407.08 SF		
BUILDING COVERAGE:	3,061 SF	36.41 %	50% ALLOWABLE
IMPERVIOUS COVERAGE:	3,798 SF	45.18 %	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	7-24-25
	FINAL PLAT MINTURN NORTH P.U.D.	8-13-23
C.7	MINTURN NORTH P.U.D. OVERALL GRADING PLAN	5-01-24
C1	SITE GRADING, DRAINAGE & EROSION CONTROL PLAN	6-13-25
C2	CIVIL DETAILS	6-13-25
L1	LANDSCAPE PLANTING PLAN	6-13-25
L2	LANDSCAPE SCHEDULES & DETAILS	6-13-25
A1.1	ENTRY LEVEL PLAN	6-13-25
A1.2	MAIN LEVEL PLAN	7-24-25
A1.3	ROOF PLAN	6-13-25
A2.1	BUILDING ELEVATIONS	7-24-25
A2.2	BUILDING ELEVATIONS	6-13-25
A3.1	BUILDING SECTIONS	7-24-25
A3.2	BUILDING SECTIONS	7-24-25
A3.3	DETAILS	6-13-25
A3.4	DETAILS	6-13-25
A3.5	DOOR/WINDOW SCHEDULE & DETAILS	7-24-25
A4.1	ENTRY LEVEL CEILING PLAN	6-13-25
A4.2	MAIN LEVEL CEILING PLAN	7-24-25
BH1	BUILDING HEIGHT CALCULATIONS	6-13-25
S1.1	STRUCTURAL NOTES & DETAILS	6-13-25
S2.1	FOUNDATION PLAN	6-13-25
S2.2	MAIN LEVEL FLOOR FRAMING PLAN	6-13-25
S2.3	ROOF FRAMING PLAN	7-24-25
S3.1	FOUNDATION DETAILS	6-13-25
S3.2	FRAMING DETAILS	6-13-25
E1.1	ENTRY LEVEL SCHEMATIC ELECTRICAL PLAN	6-13-25
E1.2	MAIN LEVEL SCHEMATIC ELECTRICAL PLAN	6-13-25
E1.3	ROOF SCHEMATIC ELECTRICAL PLAN	6-13-25

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

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EDWARDS, COLORADO
(970) 926-1720

STATE OF COLORADO DONALD W. EGGERS LICENSED ARCHITECT

GOICOECHEA
226 MILES END LANE
LOT 03, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L03

ISSUED #	DATE	BY	COMMENTS
9	7-24-25	DUE	OWNER REVISIONS
8	6-13-25	DUE	BUILDING PERMIT SET
6	5-30-25	DUE	BUILDING PERMIT SET (NOT SUBMITTED)
3	11-25-24	DUE	DRB SUBMITTAL #2 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 MAR, 2024 for filing with the Clerk and Recorder of the County of Eagle, Colorado, and for conveyance of the dedications shown hereon; subject to the provisions that approval in no way obligates the Town of Minturn for financing or construction of improvements of said lands, streets or easements dedicated to the public, except as specifically agreed to by the Town Council of the Town of Minturn.

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

BY: _____ ATTEST: _____

MAYOR
TOWN OF MINTURN, COLORADO

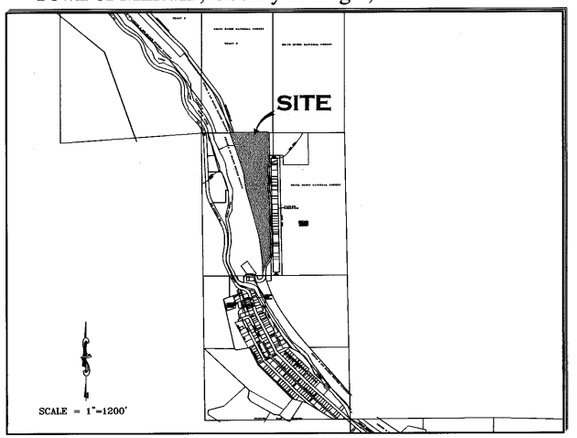
TOWN CLERK
TOWN OF MINTURN, COLORADO

SEAL
TOWN OF MINTURN COLORADO
1904

LAND USE TABLE

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

ADDRESSES ARE FOR INFORMATIONAL PURPOSES ONLY



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

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

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

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

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

SURVEYOR'S CERTIFICATE

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

COLORADO REGISTERED 34998 PROFESSIONAL LAND SURVEYOR 02-26-24

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

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

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

CERTIFICATE OF DEDICATION AND OWNERSHIP AND PHILIP HADLEY

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

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

BY: RICK HERMES
TITLE: MANAGER

STATE OF COLORADO)
)SS
COUNTY OF EAGLE)

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

MY COMMISSION EXPIRES: 6 AUG 27

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

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

SUBORDINATION BY MORTGAGEE

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

MORTGAGEE: Philip Hadley
BY: _____ as INDIVIDUAL

STATE OF COLORADO)
) §
COUNTY OF EAGLE)

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

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: AUG. 01, 2025

NOTARY PUBLIC

JESSICA L BECHARD
NOTARY PUBLIC - STATE OF COLORADO
Notary ID #20134048664
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: SARAH DOEMAN

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

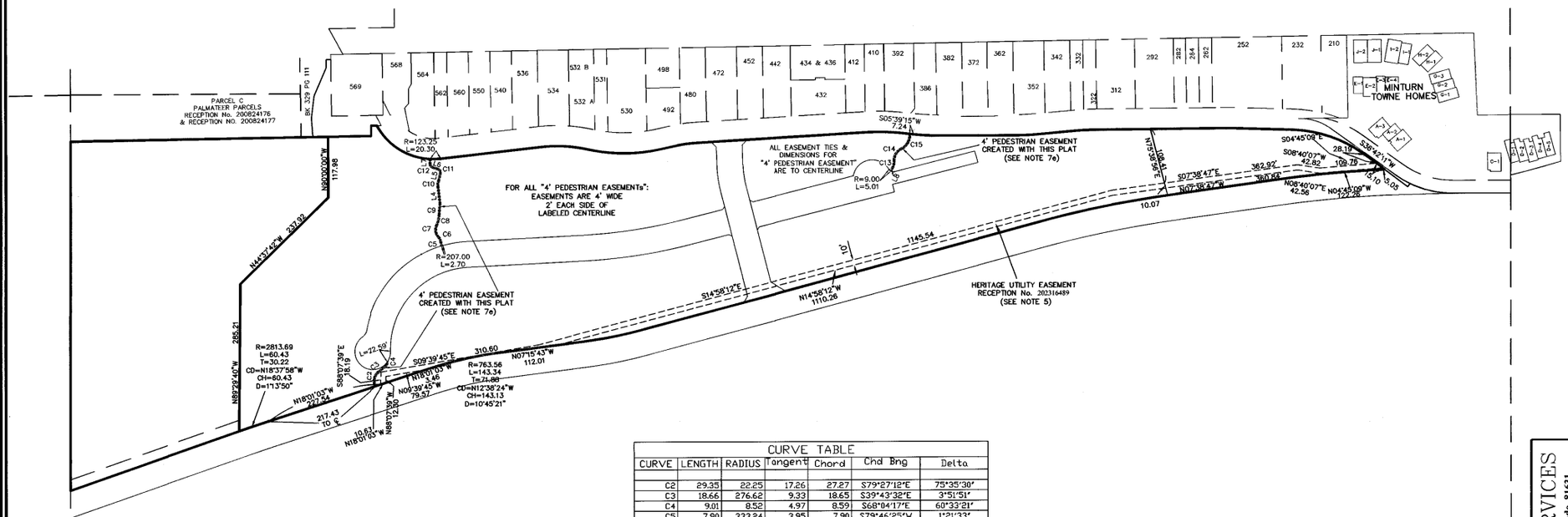
DRAWN BY:	JOB NUMBER:	DRAWING NAME:
MSS	22055	22055 FP2.dwg
SHEET 1 OF 5		DATE: 08-13-2023

Eagle County, CO
Regina O'Brien
Pgs: 5
REC: $53.00 DOC: $0.00
202402234
03/04/2024
12:59:18 PM

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

SHEET 5 OF 5

ADDITIONAL EASEMENT DETAIL SHEET



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

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

100 0 50 100 200 400

1 INCH = 100 FEET

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
34998
02-26-24

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

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

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

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

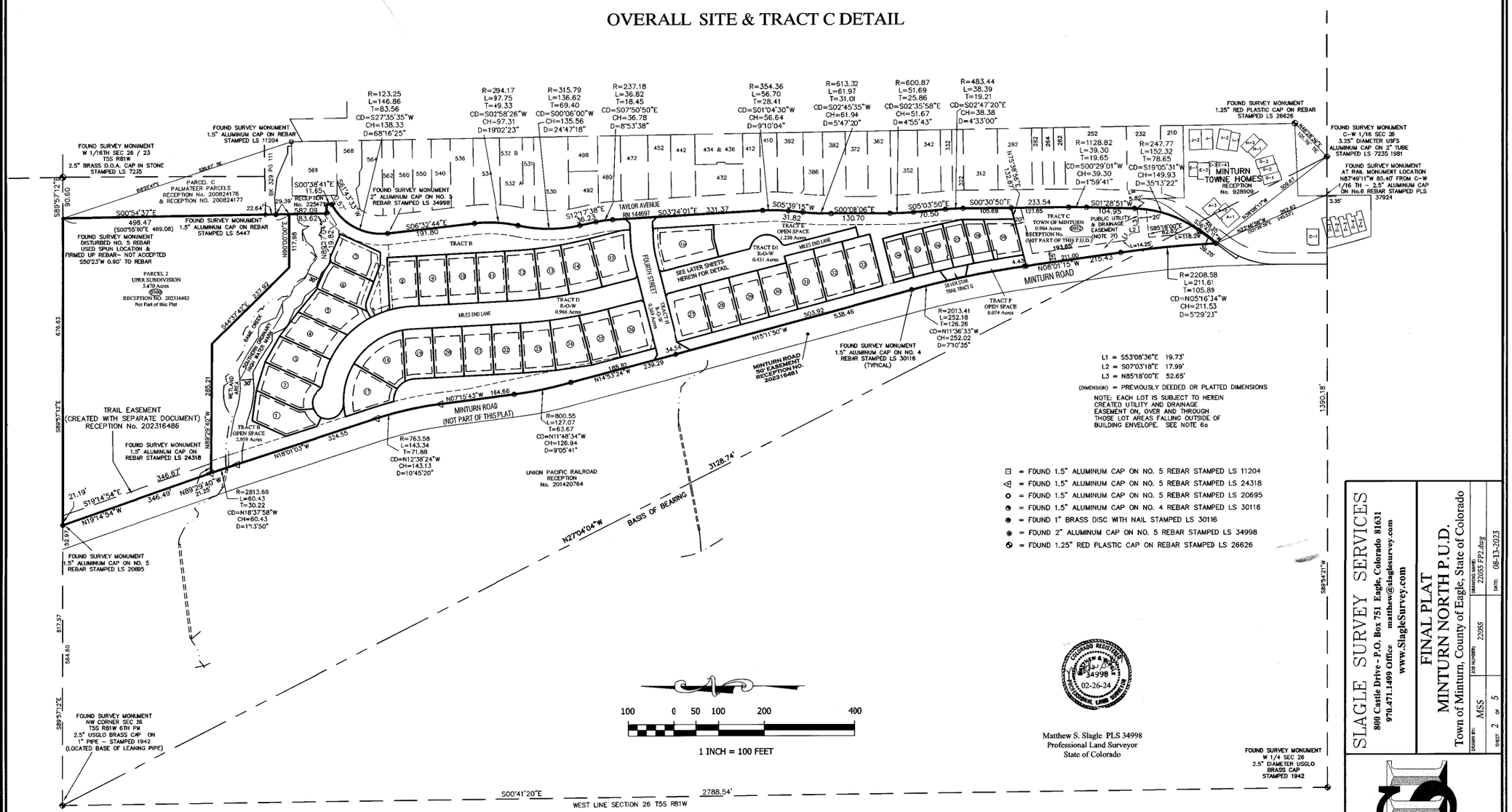
DRAWN BY: MSS | JOB NUMBER: 23055 | DRAWING NAME: 23055 FP2.dwg | DATE: 08-13-2023 | SHEET: 5 OF 5

202402234

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

SHEET 2 OF 5

OVERALL SITE & TRACT C DETAIL



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

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

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

SLAGLE SURVEY SERVICES
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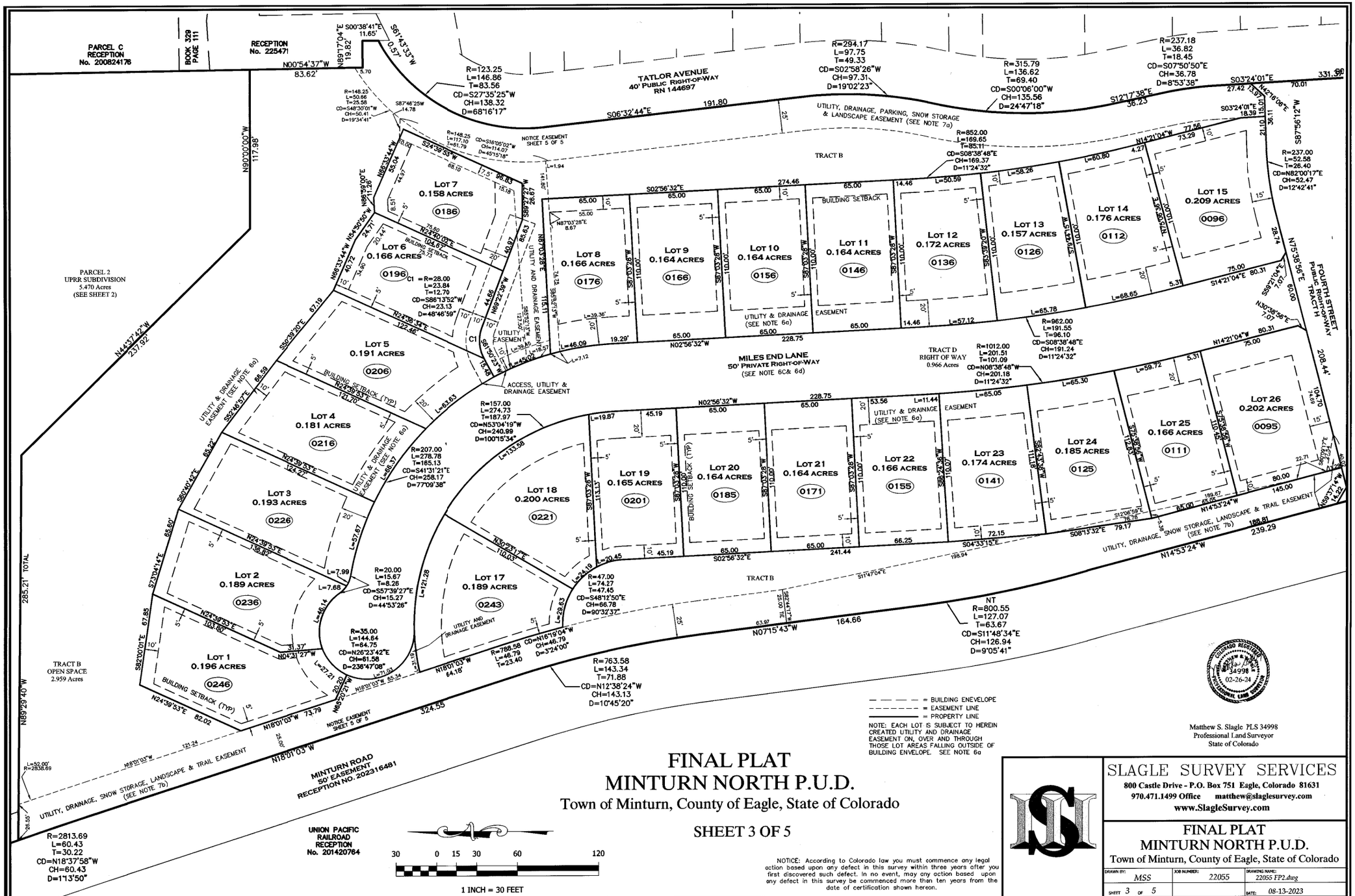
970.471.1499 Office matthew@slaglesurvey.com
www.SlagleSurvey.com

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

DRAWN BY:	JOB NUMBER:	DRAWING NAME:	DATE:
MSS	221055	221055 FP2.dwg	08-13-2023

SHEET 2 OF 5

202402234


PARCEL C
RECEPTION
No. 200824176
BOOK 329
PAGE 111
RECEPTION
No. 225471
N00°54'37"W
83.62'
N89°17'04"E
19.82'
S00°38'41"E
11.65'
S61°43'53"W
0.57'
TATLOR AVENUE
40' PUBLIC RIGHT-OF-WAY
RN 144697
R=123.25
L=146.86
T=83.56
CD=S27°35'25"W
CH=138.32
D=68°16'17"
R=294.17
L=97.75
T=49.33
CD=S02°58'26"W
CH=97.31
D=19°02'23"
R=315.79
L=136.62
T=69.40
CD=S00°06'00"W
CH=135.56
D=24°47'18"
R=237.18
L=36.82
T=18.45
CD=S07°50'50"E
CH=36.78
D=8°53'38"
S06°32'44"E
191.80
S12°17'38"E
36.23'
S03°24'01"E
331.90'
70.01'
UTILITY, DRAINAGE, PARKING, SNOW STORAGE
& LANDSCAPE EASEMENT (SEE NOTE 7a)
NOTICE EASEMENT
SHEET 5 OF 5
TRACT B
R=852.00
L=169.65
T=85.11
CD=S08°38'48"E
CH=169.37
D=11°24'32"
R=237.00
L=52.58
T=26.40
CD=N82°00'17"E
CH=52.47
D=12°42'41"
N90°00'00"W
117.98'
PARCEL 2
UPRR SUBDIVISION
5.470 Acres
(SEE SHEET 2)
N44°57'42"W
237.92'
LOT 7
0.158 ACRES
0186
LOT 6
0.166 ACRES
0196
LOT 5
0.191 ACRES
0206
LOT 4
0.181 ACRES
0216
LOT 3
0.193 ACRES
0226
LOT 2
0.189 ACRES
0236
LOT 1
0.196 ACRES
0246
LOT 8
0.166 ACRES
0176
LOT 9
0.164 ACRES
0166
LOT 10
0.164 ACRES
0156
LOT 11
0.164 ACRES
0146
LOT 12
0.172 ACRES
0136
LOT 13
0.157 ACRES
0126
LOT 14
0.176 ACRES
0112
LOT 15
0.209 ACRES
0096
LOT 18
0.200 ACRES
0221
LOT 19
0.165 ACRES
0201
LOT 20
0.164 ACRES
0185
LOT 21
0.164 ACRES
0171
LOT 22
0.166 ACRES
0155
LOT 23
0.174 ACRES
0141
LOT 24
0.185 ACRES
0125
LOT 25
0.166 ACRES
0111
LOT 26
0.202 ACRES
0095
LOT 17
0.189 ACRES
0243
MILES END LANE
50' PRIVATE RIGHT-OF-WAY
(SEE NOTE 6C& 6d)
TRACT D
RIGHT OF WAY
0.966 Acres
R=1012.00
L=201.51
T=101.09
CD=N08°38'48"W
CH=201.18
D=11°24'32"
R=962.00
L=191.55
T=96.10
CD=S08°38'48"E
CH=191.24
D=11°24'32"
FOURTH STREET
PUBLIC RIGHT-OF-WAY
TRACT H
208.44'
285.21' TOTAL
TRACT B
OPEN SPACE
2.959 Acres
N89°29'40"W
324.55
MINTURN ROAD
50' EASEMENT
RECEPTION NO. 202316481
UTILITY, DRAINAGE, SNOW STORAGE, LANDSCAPE & TRAIL EASEMENT
(SEE NOTE 7b)
UTILITY, DRAINAGE, SNOW STORAGE, LANDSCAPE & TRAIL EASEMENT
(SEE NOTE 7b)
UNION PACIFIC
RAILROAD
RECEPTION
No. 201420764
R=2813.69
L=60.43
T=30.22
CD=N19°37'58"W
CH=60.43
D=1°13'50"
R=763.58
L=143.34
T=71.88
CD=N12°38'24"W
CH=143.13
D=10°45'20"
NT
R=800.55
L=127.07
T=63.67
CD=S11°48'34"E
CH=126.94
D=9°05'41"
N07°15'43"W
164.66
S14°47'04"E
63.97'
N14°53'24"W
239.29
S08°13'32"E
79.17'
N14°53'24"W
188.81'
= BUILDING ENEVELOPE
= EASEMENT LINE
= PROPERTY LINE
NOTE: EACH LOT IS SUBJECT TO HEREIN CREATED UTILITY AND DRAINAGE EASEMENT ON, OVER AND THROUGH THOSE LOT AREAS FALLING OUTSIDE OF BUILDING ENVELOPE. SEE NOTE 6a
30 0 15 30 60 120
1 INCH = 30 FEET
Matthew S. Slagle PLS 34998
Professional Land Surveyor
State of Colorado
02-26-24
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.
SLAGLE SURVEY SERVICES
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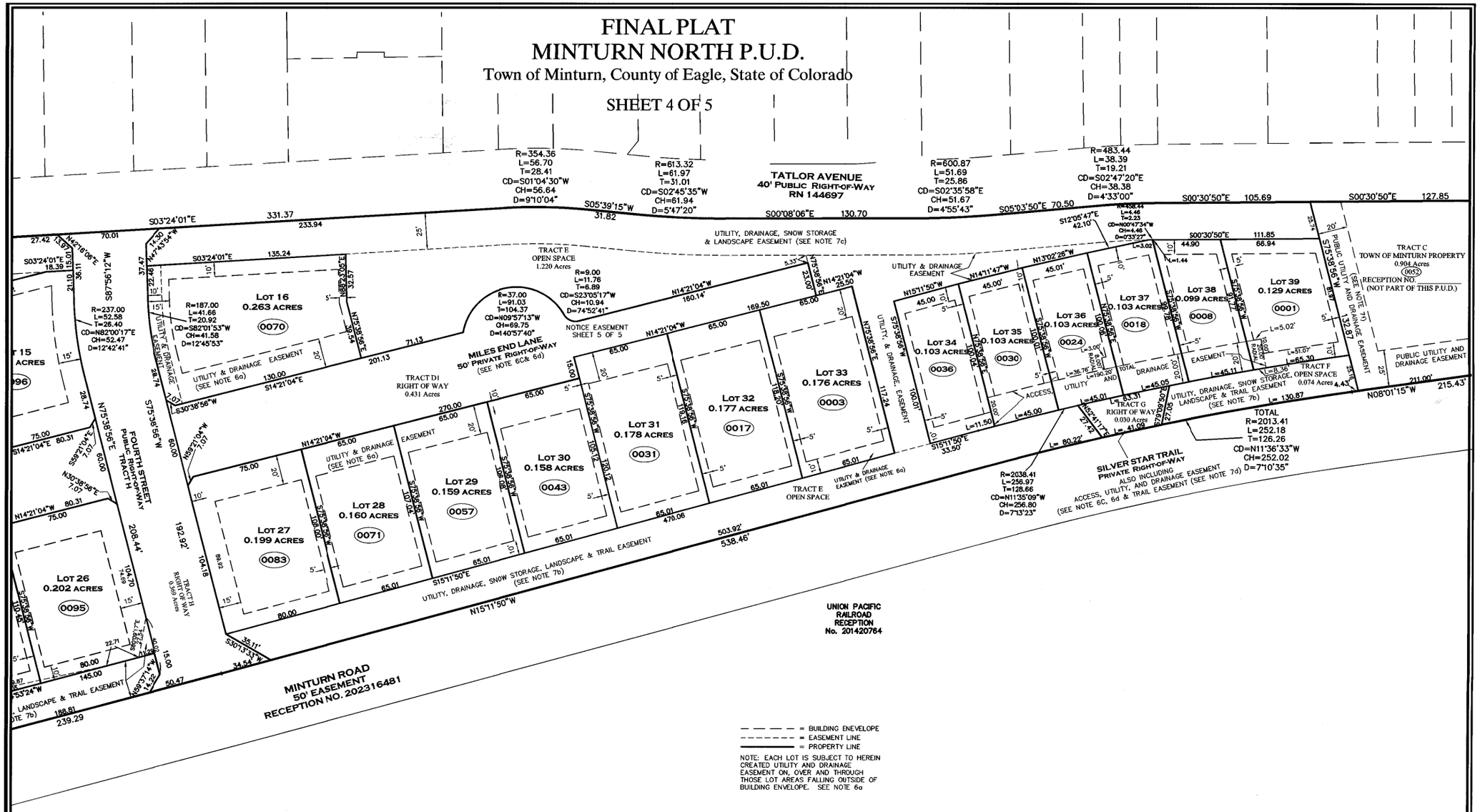
970.471.1499 Office matthew@slaglesurvey.com
www.SlagleSurvey.com
FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado
DRAWN BY: MSS
JOB NUMBER: 22055
DRAWING NAME: 22055 FP2.dwg
SHEET 3 OF 5
DATE: 08-13-2023

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)
UTILITY, DRAINAGE, SNOW STORAGE, OPEN SPACE
LANDSCAPE & TRAIL EASEMENT (SEE NOTE 7b)
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
UTILITY & DRAINAGE EASEMENT (SEE NOTE 6a)
EASEMENT
ACCESS
TOTAL DRAINAGE EASEMENT
UTILITY & DRAINAGE EASEMENT (SEE NOTE 6a)
UTILITY & DRAINAGE EASEMENT
UTILITY & DRAINAGE, EASEMENT
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
T=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=9.00
L=11.78
T=6.89
CD=S23°05'17"W
CH=10.94
D=74°52'41"
R=37.00
L=91.03
T=104.37
CD=N09°57'13"W
CH=69.75
D=140°57'40"
R=2038.41
L=256.97
T=128.66
CD=N11°35'09"W
CH=256.80
D=7°13'23"
TOTAL
R=2013.41
L=252.18
T=126.26
CD=N11°36'33"W
CH=252.02
D=7°10'35"
S03°24'01"E 331.37
233.94
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
S00°30'50"E 111.85
66.94
44.90
S03°24'01"E 135.24
S03°24'01"E 18.39
S87°56'12"W
N42°18'06"E
N14°21'04"W 160.14'
N14°21'04"W 25.50
N13°02'26"W
N14°11'47"W
N15°11'50"W
S75°38'56"W 230.00'
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 130.70'
S75°38'56"W 132.87'
S75°38'56"W 132.87'
N75°38'56"E 32.57'
N75°38'56"E 32.57'
N75°38'56"E 32.57

KEYMAP

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

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

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

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

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

GAME CREEK

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

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

SHAPE CURB TO ACCEPT DRAINAGE CHANNEL FROM ABOVE

6% TO BUILDING SETBACK

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

TRANSITION TO 12 FT. WIDE DRIVEWAY TO LOT

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

MATCH TO SHEET C.6

BUILDING SETBACK, TYP.

INCREASED BERM HEIGH TO 7 FEET ABOVE THE INUNDATION CHANNEL GRADE

6% TO BUILDING SETBACK

MILES END LANE

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

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

MATCH TO SHEET C.6

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

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

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

Engineer or Surveyor Seal

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

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

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

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

TOWN OF MINTURN, COLORADO

Minturn North P.U.D.

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

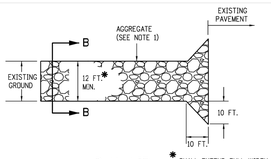
No.	Date	Revision	By
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			

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

Sheet **C.7**

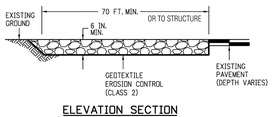
File Name: **22036 c-grading.dwg**

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

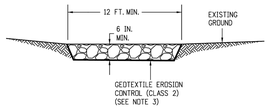


PLAN VIEW

* SHALL EXTEND FULL WIDTH OF INGRESS AND EGRESS OPERATION.



ELEVATION SECTION

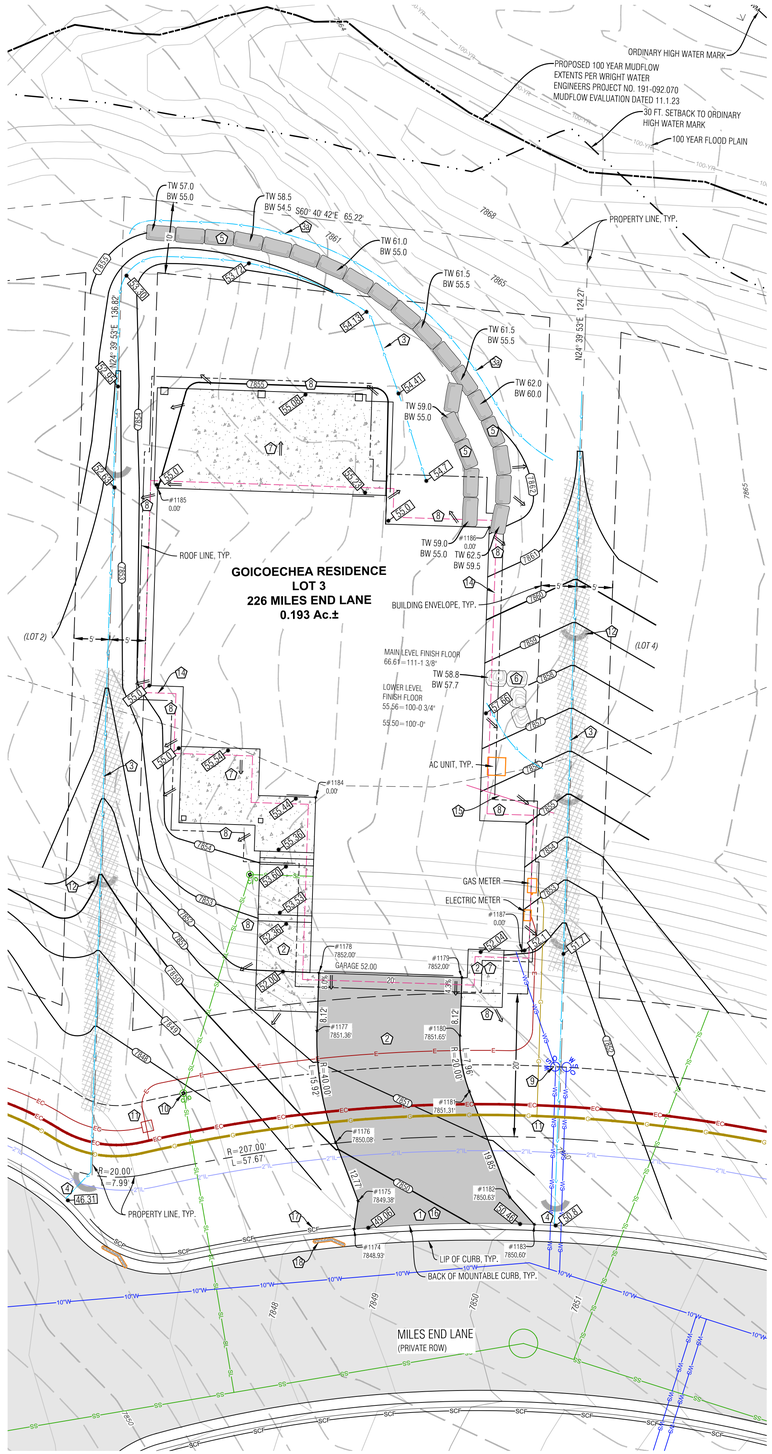


SECTION B-B

NOTES:

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

VEHICLE TRACKING PAD



Point Table				
Point #	Desc.	Elev.	North	East
1174	Driveway	7848.93'	4408.46	5332.76
1175	Driveway	7849.38'	4411.84	5334.79
1176	Driveway	7850.08'	4420.61	5335.08
1177	Driveway	7851.36'	4436.00	5338.70
1178	Driveway	7852.00'	4443.37	5342.09
1179	Driveway	7852.00'	4435.02	5360.27
1180	Driveway	7851.65'	4427.65	5356.88
1181	Driveway	7851.31'	4419.95	5355.07
1182	Driveway	7850.63'	4404.12	5354.55
1183	Driveway	7850.60'	4399.28	5356.24
1184	House Corner	0.00'	4466.16	5351.18
1185	House Corner	0.00'	4514.59	5347.56
1186	House Corner	0.00'	4491.55	5388.15
1187	House Corner	0.00'	4435.22	5369.43

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
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	POSSIBLE ELECTRIC SERVICE
G	POSSIBLE GAS SERVICE
WS	POSSIBLE WATER SERVICE
SL	POSSIBLE SEWER SERVICE
	FOUNDATION DRAIN
6"SD	DOWNSPOUT & STORM DRAIN WITH SIDE
	MSE WALL
	BOULDER WALL

NOTES:

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

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

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

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

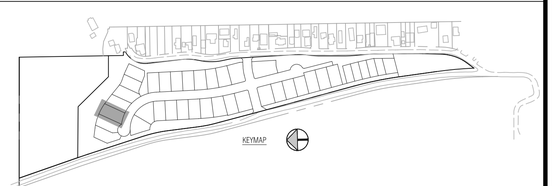
5) LOT AREA: 8,424 SF.±
DISTURBANCE AREA: 7,710 SF.±

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

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

FLAGNOTES:

1. MATCH TO BACK OF EXISTING CURB.
2. PROPOSED ASPHALT DRIVEWAY, AUTO-COURT AND CONCRETE WALKWAYS. STRUCTURAL FILL UNDER THE BUILDING TO FOLLOW THE DIRECTION OF THE GEOTECH REPORT, ALL EARTHWORK CONSTRUCTION TO BE APPROVED BY THE GEOTECHNICAL ENGINEER.
3. PROVIDE DRAINAGE SWALE AS SHOWN, WITH NORTH AMERICAN GREEN SC250 EROSION FABRIC OR RIPRAP WHERE SLOPE EXCEEDS 5%, SEE DETAIL.
6b. PROVIDE 6' DEEP SWALE 1FT, FROM WALL & DIVERT DRAINAGE TO LOTLINE SWALES.
4. SPILL THE LOCAL CHANNEL OVER THE TOP OF THE CURB LINE, FAN OUT DRAINAGE SWALE TO EVENLY DISSIPATE DRAINAGE, TYP.
5. INSTALL MSE WALL PER THE DETAIL ON SHEET C2. WALL DRAIN LINES NOT SHOWN.
6. INSTALL BOULDER WALL PER THE DETAIL ON SHEET C2. WALL DRAIN LINES NOT SHOWN.
7. SLOPE PATIOS, DECKS AND WALKS AT 2% MIN. AWAY FROM THE STRUCTURE.
8. GRADE AROUND THE PERIMETER OF BUILDING AS NECESSARY 10% FOR 5-FEET MIN. (10 FT. WHERE POSSIBLE) IN UNPAVED AREAS TO ENSURE PROPER DRAINAGE AWAY FROM THE FOUNDATION, IT WILL BE IMPORTANT TO CONSTRUCT AND DIRECT SURFACE DRAINAGE AWAY FROM BUILDING, WALKS AND WALLS TO EITHER THE AUTOCOURT, THE OUTLET SWALE, OR DOWNWARD SLOPING NATURAL GRADE. VERIFY DRAINAGE AND SWALE INTEGRITY ON A REGULAR BASIS.
9. 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. 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.
14. FOUNDATION DRAIN, TYP., INSTALL IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. DRAIN @ 0.5% MIN. TO DAYLIGHT, SEE DETAIL ON SHT. C2.
15. EXTEND THE FOUNDATION DRAIN FROM SUMP PUMP IN HOUSE TO DAYLIGHT WITH SOLID PIPE. COVER WITH A RODENT SCREEN AT END.
16. INSTALL VEHICLE TRACKING PAD, SEE DETAIL THIS SHEET, AT LOCATION OF DRIVEWAY, TRACKING PAD TO BE REMOVED PRIOR TO FINAL DRIVEWAY SUBGRADE PREPARATION AND PAVING.
17. SILT FENCE PER DETAIL ON SHEET C2.
18. INSTALL SILT SOCKS WITHIN CURB LINE, EVERY 30 FT. ±.



KEYMAP

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
6/13/25
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 3, Minturn North P.U.D.

Site, Grading and Drainage Plan

Permit Set 6/13/25

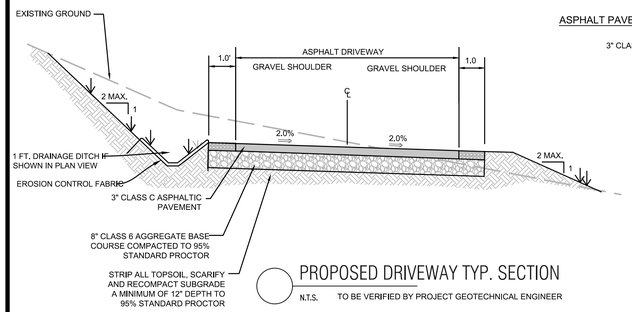
No.	Date	Revision	By
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			

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

Sheet *C1*

File Name: *lot 3 sp-01.dwg*

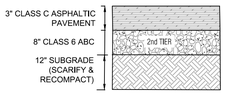
N:\PROJECTS\2023\23035-Minturn North Individual Lots\dwg\Lot 3 Gicoechea\Lot 3 SP-01.dwg 6/17/2025 7:00 AM



PROPOSED DRIVEWAY TYP. SECTION

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

ASPHALT PAVEMENT SECTION

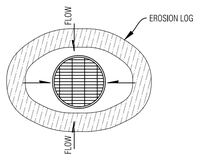


PAVEMENT SECTION

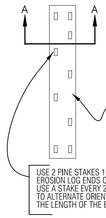
NOTE:
1. ALL AGGREGATE & SUBGRADE MATERIAL SHALL BE COMPACTED TO 95% STANDARD PROCTOR AT A MOISTURE CONTENT WITHIN 2% OF OPTIMUM.
2. IN NEW PAVING LOCATIONS STRIP ALL TOPSOIL, SCARIFY AND RECOMPACT SUBGRADE A MINIMUM OF 12" DEPTH TO 95% STANDARD PROCTOR.
3. EXTEND THE SECOND TIER (12" CLASS 2 ROAD BASE,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

DRIVEWAY & AUTOCOURT SECTION

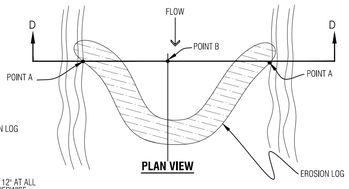
N.T.S. CONTRACTOR TO VERIFY WITH PROJECT GEOTECHNICAL CONSULTANT.



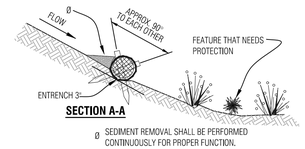
AREA DRAIN



PLAN VIEW

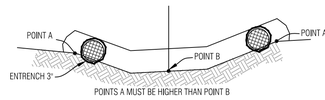


PLAN VIEW



SECTION A-A

Ø SEDIMENT REMOVAL SHALL BE PERFORMED CONTINUOUSLY FOR PROPER FUNCTION.

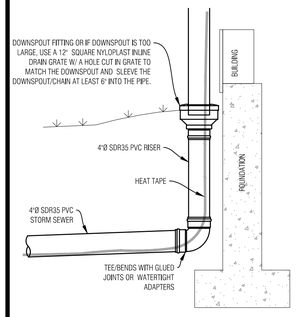


SECTION D-D

Temporary Erosion Control Log

N.T.S.

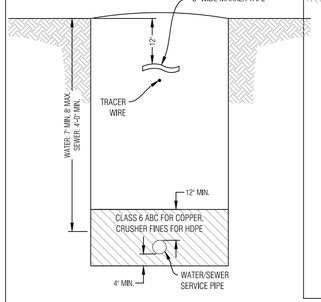
NOTES:
1. ROOF AND AREA DRAINS SHALL NOT BE CONNECTED TO THE FOUNDATION DRAIN SYSTEM.
2. ALL DOWNSPOUTS SHALL BE CONNECTED TO ADS N-12-WT CPP (WATERTIGHT), SCH.40 PVC OR SDR35 PVC. FLEXIBLE CORRUGATED PLASTIC IS NOT ACCEPTABLE.
3. ADDITIONAL FITTINGS AND BENDS MAY BE REQUIRED TO DEFLECT OVER OR AROUND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



TYP. DOWNSPOUT CONNECTION

N.T.S.

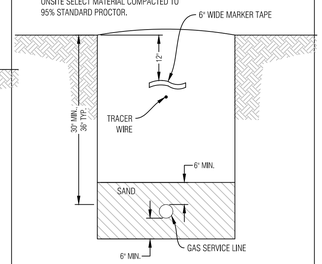
NOTES:
1. WATER SHALL BE INSTALLED WITH AT LEAST 10' OF SEPARATION BETWEEN WATER/SEWER AND 4' OF SEPARATION BETWEEN OTHER UTILITIES.
2. BACKFILL THE TRENCH WITH 4" MINUS ONSITE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR.



WATER/SEWER SERVICE TRENCH

N.T.S.

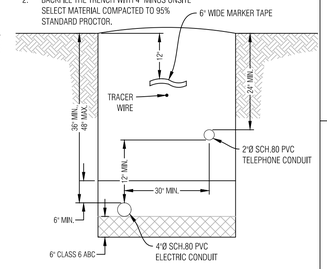
NOTES:
1. GAS SHALL BE INSTALLED WITH AT LEAST 4' OF SEPARATION BETWEEN OTHER UTILITIES.
2. BACKFILL THE TRENCH WITH 4" MINUS ONSITE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR.



GAS SERVICE TRENCH

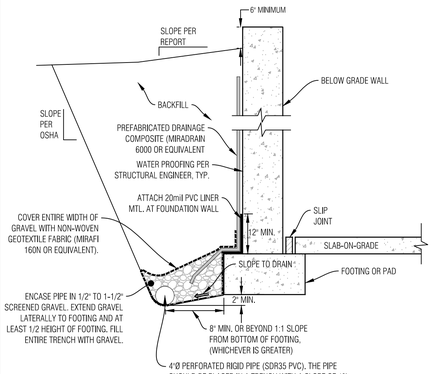
N.T.S.

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



ELECTRIC & COMM. SERVICE TRENCH

N.T.S.



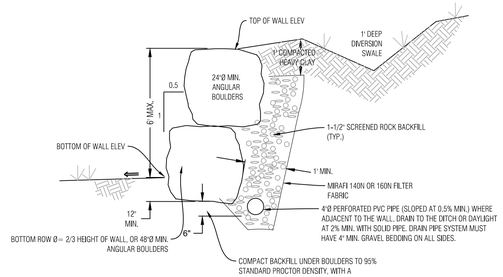
NOTES:
1. THE BOTTOM OF THE DRAIN SHOULD BE AT LEAST 2 INCHES BELOW BOTTOM OF FOOTING AT THE HIGHEST POINT AND SLOPE DOWNWARD TO A POSITIVE GRAVITY OUTLET OR TO A SUMP WHERE WATER CAN BE REMOVED BY PUMPING.
2. CONTRACTOR TO FOLLOW ANY ADDITIONAL RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER

TYPICAL FOUNDATION DRAIN

N.T.S.

CONTRACTOR TO VERIFY WITH PROJECT GEOTECHNICAL CONSULTANT.

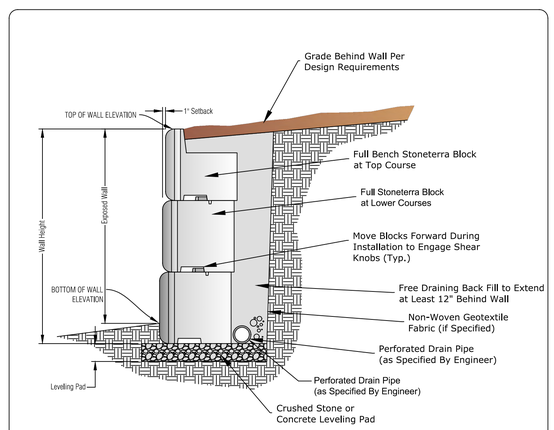
NOTES:
1. THIS DETAIL IS FOR RETAINING LANDSCAPED AREAS ONLY AND SHALL NOT BE USED TO RETAIN STRUCTURE OR VEHICLE LOADED AREAS.
2. FREE DRAINING WALL BACKFILL SHOULD BE CAPPED WITH AT LEAST 12 INCHES OF COMPACTED HEAVY CLAYS TO REDUCE SURFACE WATER INFILTRATION
3. ROUND RIVER BOULDERS ARE NOT ACCEPTABLE.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



BOULDER WALL DETAIL, LANDSCAPED AREA

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

REFER & COORDINATE WITH THE GEOTECHNICAL REPORT OF XXX, 2014 JOB NO. XXX BY XXX

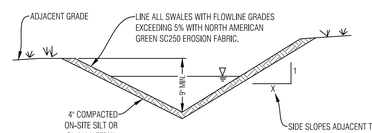


STONETERRA™ WALL SYSTEM

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

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

INSTALL EROSION CONTROL FABRIC PER MANUFACTURERS RECOMMENDATIONS



TYPICAL SWALE SECTION

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

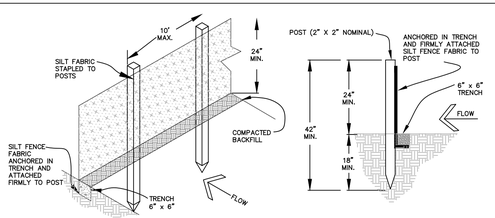
NOTE
SEE THE GRADING, DRAINAGE AND EROSION CONTROL SHEET FOR SWALE LOCATIONS

GENERAL NOTES:

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

GENERAL NOTES

N.T.S.



EROSION CONTROL NOTES:

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

SEDIMENT CONTROL FENCE DETAIL

N.T.S.

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

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

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

Engineer or Surveyor Seal

COLORADO LICENSED ERIC D. LEWIS 6/13/25 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 3, Minturn North P.U.D.

Details and Notes
Permit Set 6/13/25

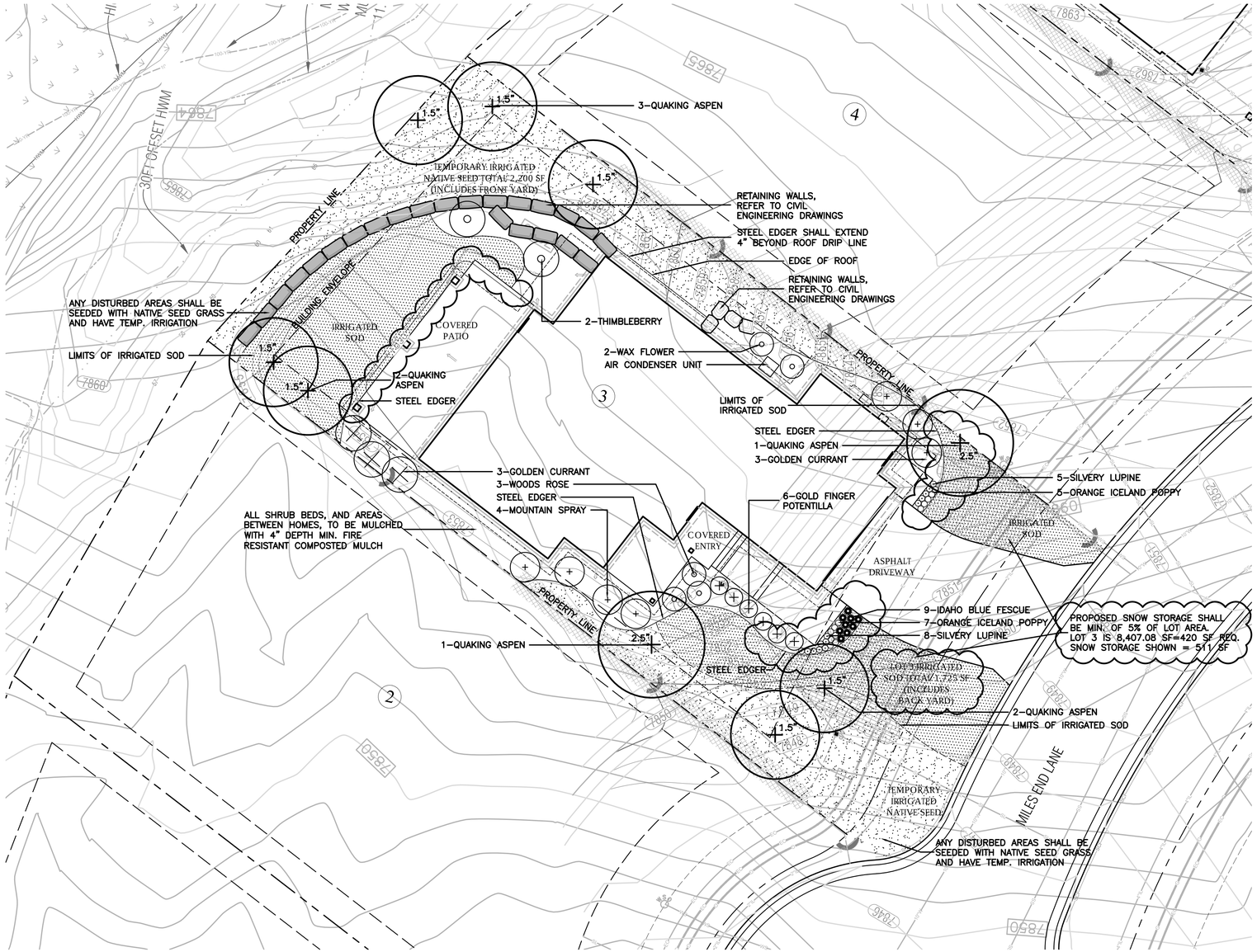
No.	Date	Revision	By
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			

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

Sheet **C2**

File Name: ***lot 3 sp-01.dwg***

N:\PROJECTS\2023\23035-Minturn North Individual Lots\dwg\Lot 3 Gioccetsa\Lot 3 SP-01.dwg 6/17/2025 7:00 AM



LEGEND

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

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

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

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

MINTURN NORTH P.U.D.
LOT 3 - LANDSCAPE PLAN
TOWN OF MINTURN, COLORADO

DESIGNED: TT
DRAWN: TT
CHECKED: RH
DATE: June 14, 2024
REVISIONS:

REVISED DRB SUBMITTAL: 7.10.24
(NO CHANGES TO LANDSCAPE)

REVISED DRB SUBMITTAL: 11.25.24
(2 TREE LOCATIONS SHIFTED SLIGHTLY DUE TO CONFLICTS WITH UPDATED UTILITY LOCATIONS AND MODIFIED LANDSCAPE FOR REVISED WALL LAYOUT AND FRONT PATIO LAYOUT)

PERMIT SET: 6.13.25
(SLIGHT SHIFT OF LANDSCAPE BED EDGE, PATIO AND SNOW STORAGE AREA)

PERMIT SET

SHEET TITLE:
PROPOSED LANDSCAPE PLAN

SCALE: 1"=10'-0"

SHEET NUMBER:
L1

General Notes and Specifications:

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

Revegetation Notes:

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

Fire Mitigation Recommendations:

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

LEGEND & IRRIGATION CALCULATIONS:

Permanent Irrigation		Square Footage of Irrigation
	Permanent Pop–Up Spray Irrigation For Bluegrass Sod	~~1,793~~ 1,725 SF
	Permanent micro–spray or drip irrigation for perennial beds	25 PERENNIALS x 1 SF = 25 SF
	Permanent Drip Irrigation For B&B Trees	9 TREES x 4.5 SF = 40.5 SF
	Permanent Drip Irrigation For 5 gal. Shrubs & Grasses	32 SHRUBS x 3 SF = 96 SF
		TOTAL PERMANENT IRRIGATED AREA: ~~1,955~~ 1,887 SF
	Temporary Spray Irrigation For Native Seed	2,200 SF

IRRIGATION NOTES:

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

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

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

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

NOTES:

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

PROPOSED PLANT MATERIALS LIST

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

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

QUAN.	COMMON/ BOTANICAL NAME	FIRE MITIGATION ZONE	SIZE	COMMENTS
	DECIDUOUS TREES			
5	Quaking Aspen Populus tremuloides	1 & 2	1.5" cal.	Specimen quality B&B, guyed
4	Quaking Aspen Populus tremuloides	1 & 2	2.5" cal.	Specimen quality B&B, guyed
	ORNAMENTAL GRASSES (planted @ 12" O.C. spacing)			
9	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 or 32	
13	Silvery Lupine Lupinus argenteus	1 & 2	Flats of 15	
	DECIDUOUS SHRUBS			
6	Golden Currant Ribes aureum	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.
6	Goldfinger Potentilla Potentilla fruticosa 'Goldfinger' or 'Gold Drop'	1 & 2	5 gal.	Container, 5 canes minimum 12"–18" ht.
4	Mountain Spray Holodiscus dumosus	1 & 2	5 gal.	Container, 5 canes minimum 18"–24" ht.
2	Thimbleberry Rubus parviflorus	1 & 2	5 gal.	Container, 5 canes minimum 18"–24" ht.
2	Waxflower Jamesia americana	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.
3	Wood's Rose Rosa woodsii	1 & 2	5 gal.	Container, 5 canes minimum 12"–18" ht.

811
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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 3 - LANDSCAPE PLAN
TOWN OF MINTURN, COLORADO

DESIGNED: TT
DRAWN: TT
CHECKED: RH
DATE: June 14, 2024
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REVISED DRB SUBMITTAL: 7.10.24
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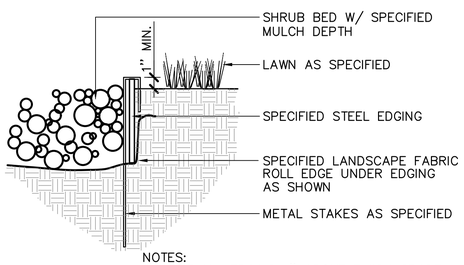
PERMIT SET: 6.13.25
(SLIGHT SHIFT OF LANDSCAPE BED EDGE, PATIO AND SNOW STORAGE AREA)

PERMIT SET

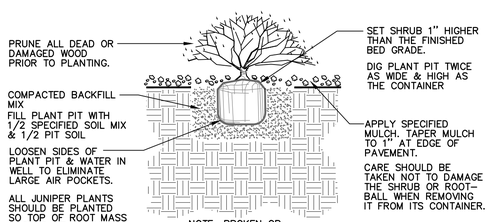
SHEET TITLE:
LANDSCAPE
NOTES & DETAILS

SCALE: NOT TO SCALE
SHEET NUMBER:
L2

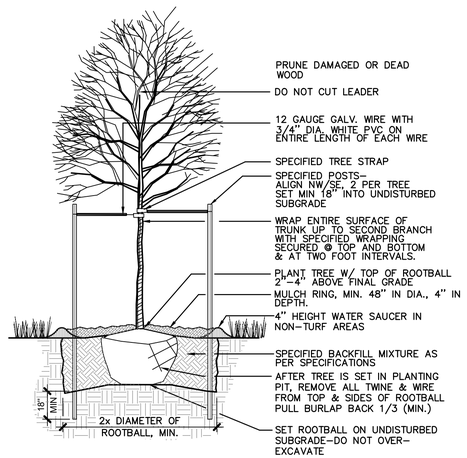


NOTES:
1) SET ALL EDGING 1" ABOVE FINISH GRADE AS SHOWN.
2) EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR, AND FLUSH W/ GRADES OF CONCRETE.
3) ALL JOINTS TO BE SECURELY STAKED.
4) CONTRACTOR SHALL CUT TOP EDGE(S) AS NEEDED TO BE PARALLEL WITH GRADE.

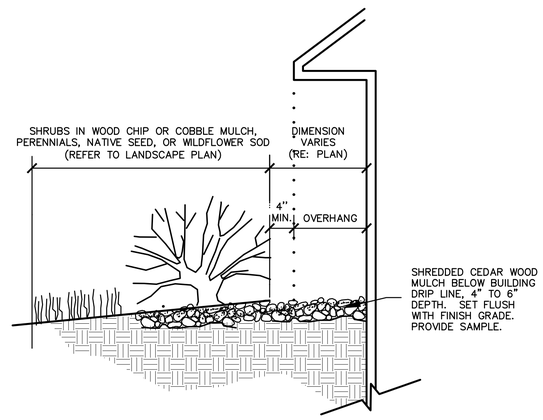
2/L2 STEEL EDGER — NOT TO SCALE



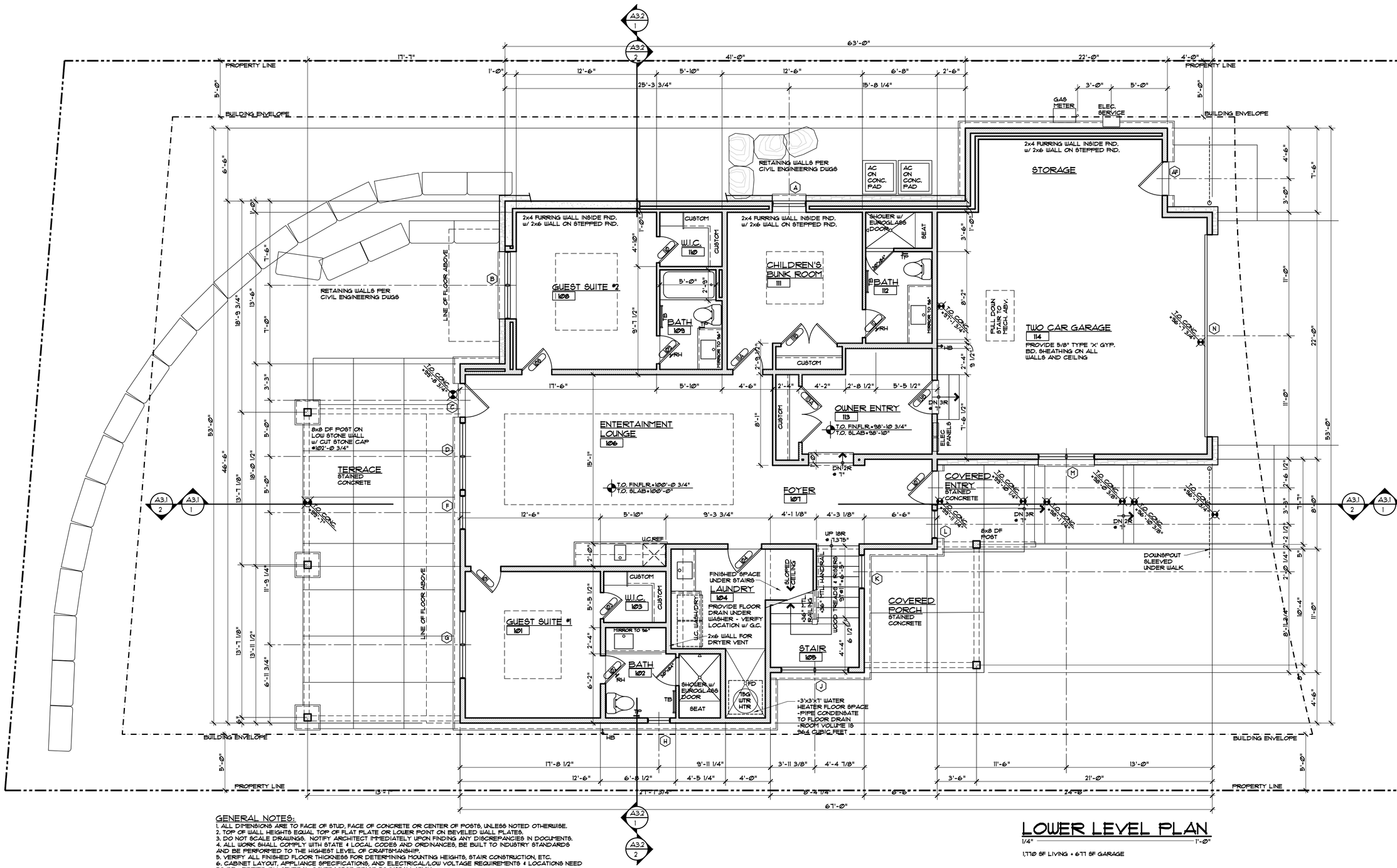
3/L2 SHRUB PLANTING — NOT TO SCALE



4/L2 DECIDUOUS TREE PLANTING — NOT TO SCALE



5/L2 MULCH ARMORED DRIP LINE — NOT TO SCALE



GENERAL NOTES:

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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.
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"

1,170 SF LIVING + 671 SF GARAGE

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(970) 926-1720

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

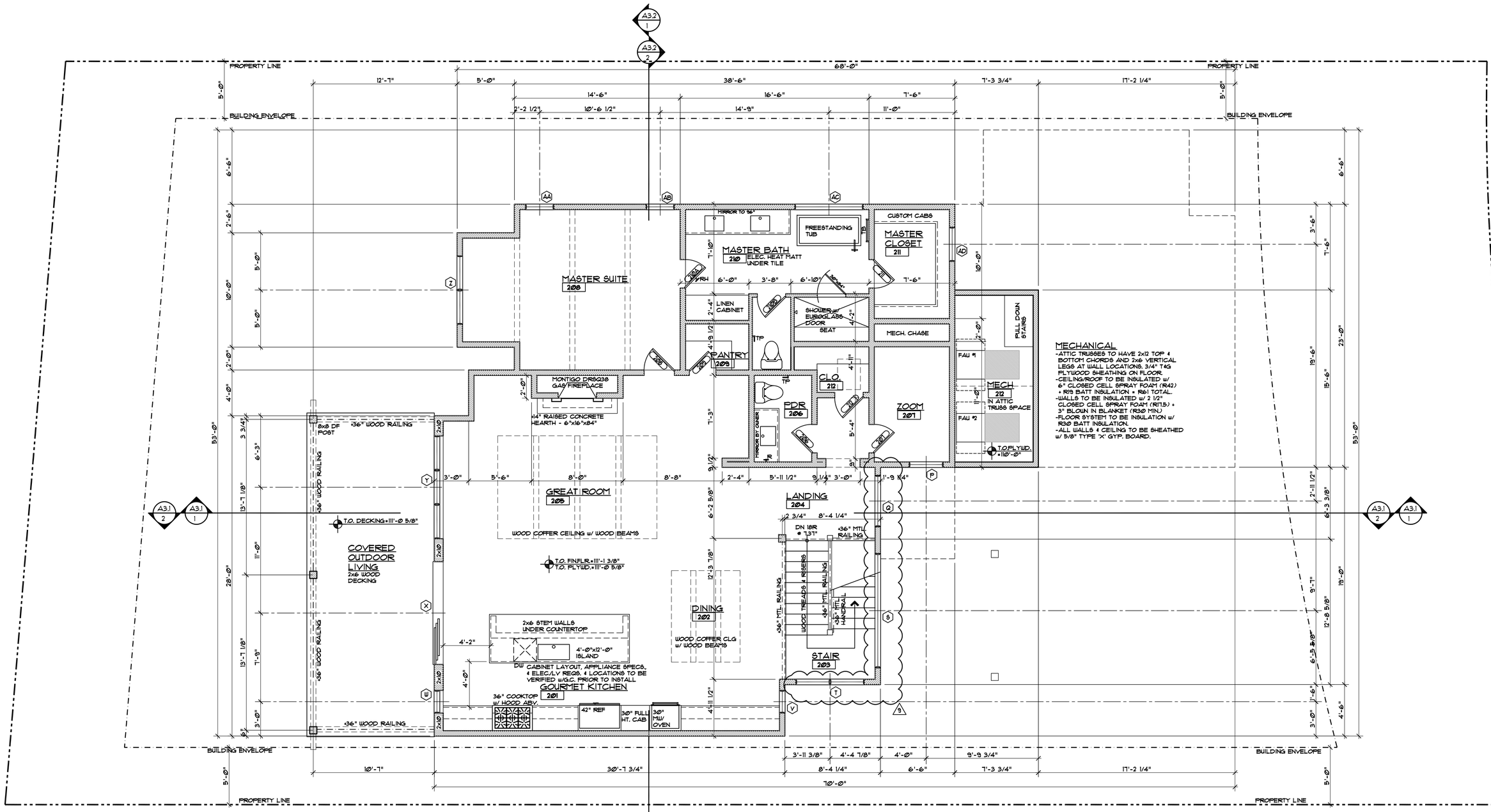
GOICOECHEA
226 MILES END LANE
LOT 03, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L03

ISSUED

#	DATE	BY	COMMENTS
8	6-13-25	DUE	BUILDING PERMIT SET
6	5-30-25	DUE	BUILDING PERMIT SET (NOT SUBMITTED)
3	11-25-24	DUE	DRB SUBMITTAL #2 SET
2	7-10-24	DUE	REVISED DRB SUBMITTAL

A1.1



MECHANICAL

-ATTIC TRUSSES TO HAVE 2x12 TOP & BOTTOM CHORDS AND 2x6 VERTICAL LEGS AT WALL LOCATIONS, 3/4" T&G PLYWOOD SHEATHING ON FLOOR.
-CEILING/ROOF TO BE INSULATED w/ 6" CLOSED CELL SPRAY FOAM (R42) + R19 BATT INSULATION = R61 TOTAL.
-WALLS TO BE INSULATED w/ 2 1/2" CLOSED CELL SPRAY FOAM (R17.5) + 3" BLOWN IN BLANKET (R30 MIN.)
-FLOOR SYSTEM TO BE INSULATION w/ R30 BATT INSULATION.
-ALL WALLS & CEILING TO BE SHEATHED w/ 5/8" TYPE 'X' GYP. BOARD.

GENERAL NOTES:

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MAIN LEVEL PLAN

1/4" = 1'-0"

1,806 SF LIVING

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ISSUED

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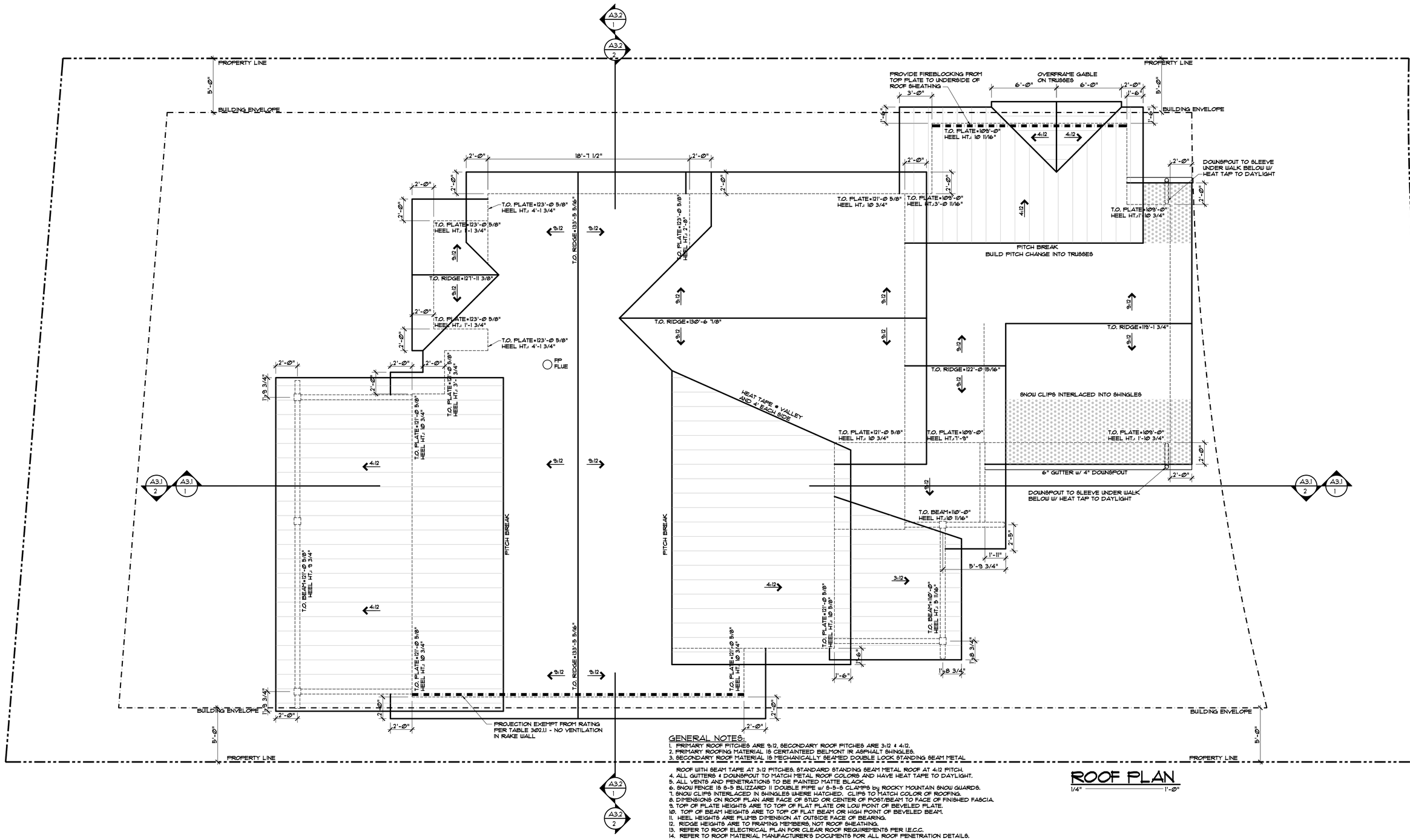
A1.2



GENERAL NOTES:

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

ROOF PLAN

1/4" = 1'-Ø"

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A1.3

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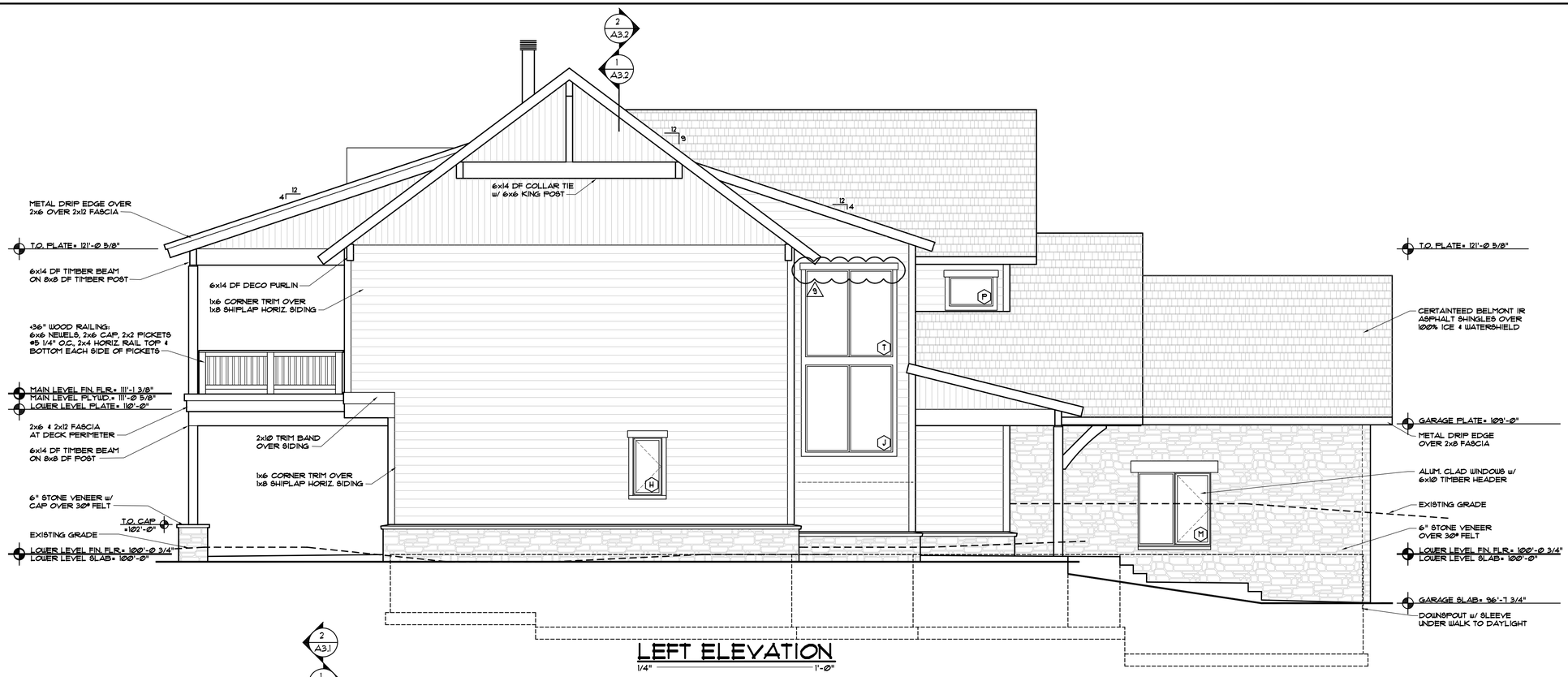
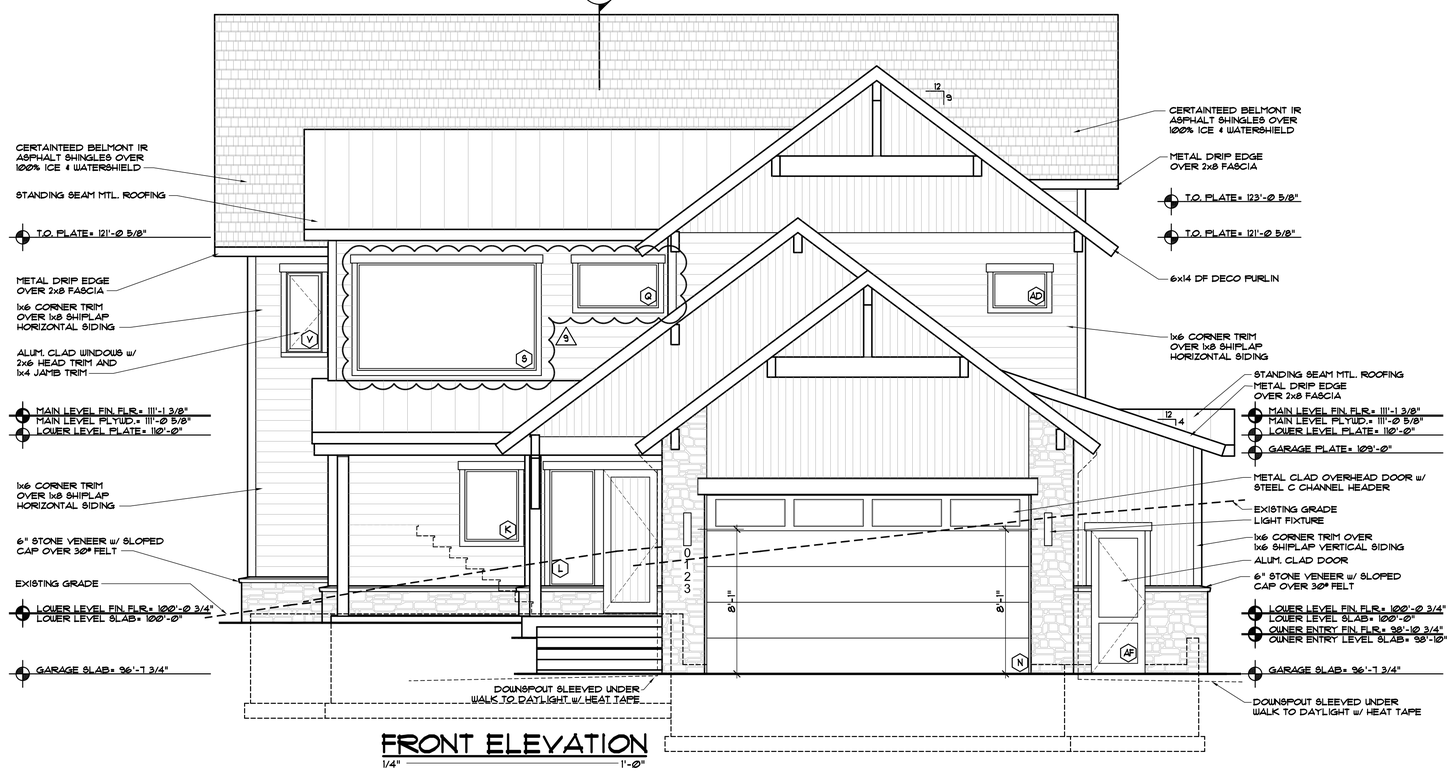


LEFT ELEVATION

1/4" = 1'-Ø"



FRONT ELEVATION

1/4" = 1'-Ø"

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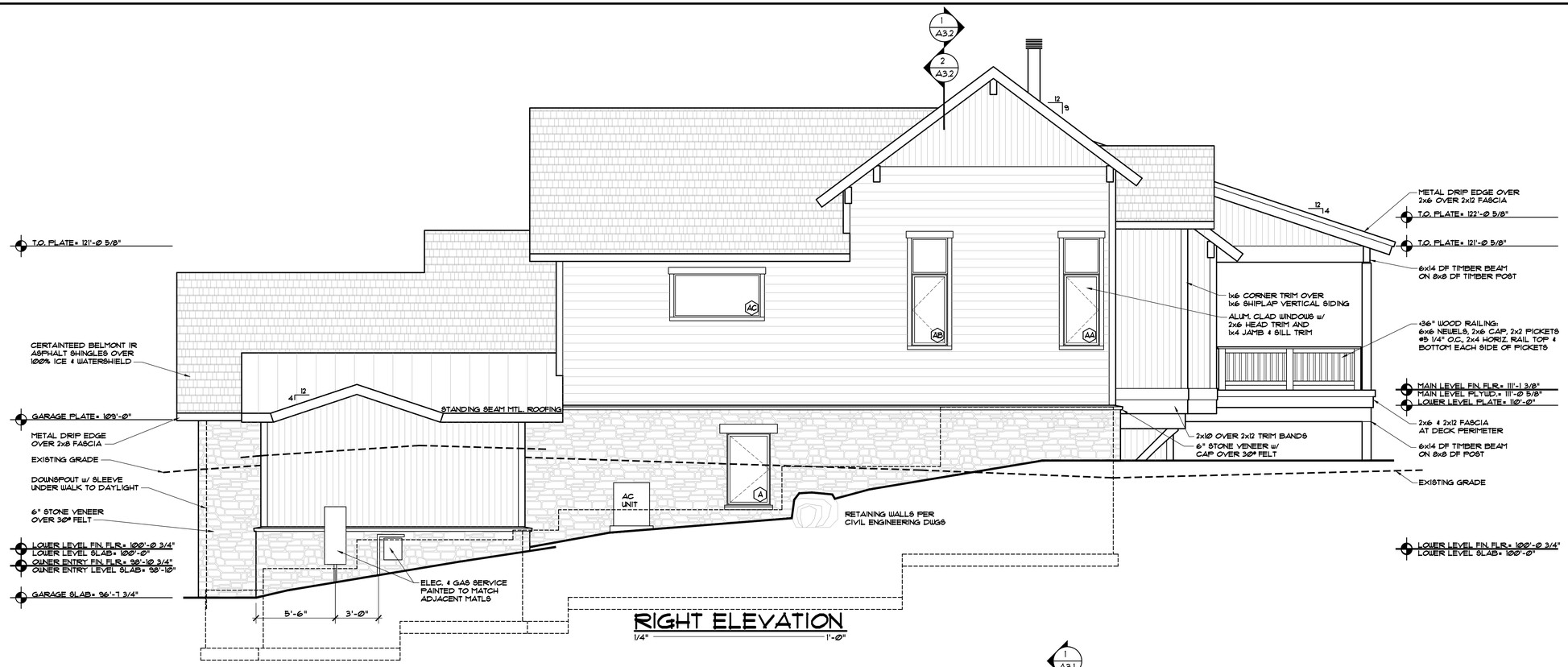
A2.1



RIGHT ELEVATION

1/4" = 1'-Ø"

REAR ELEVATION

1/4" = 1'-Ø"

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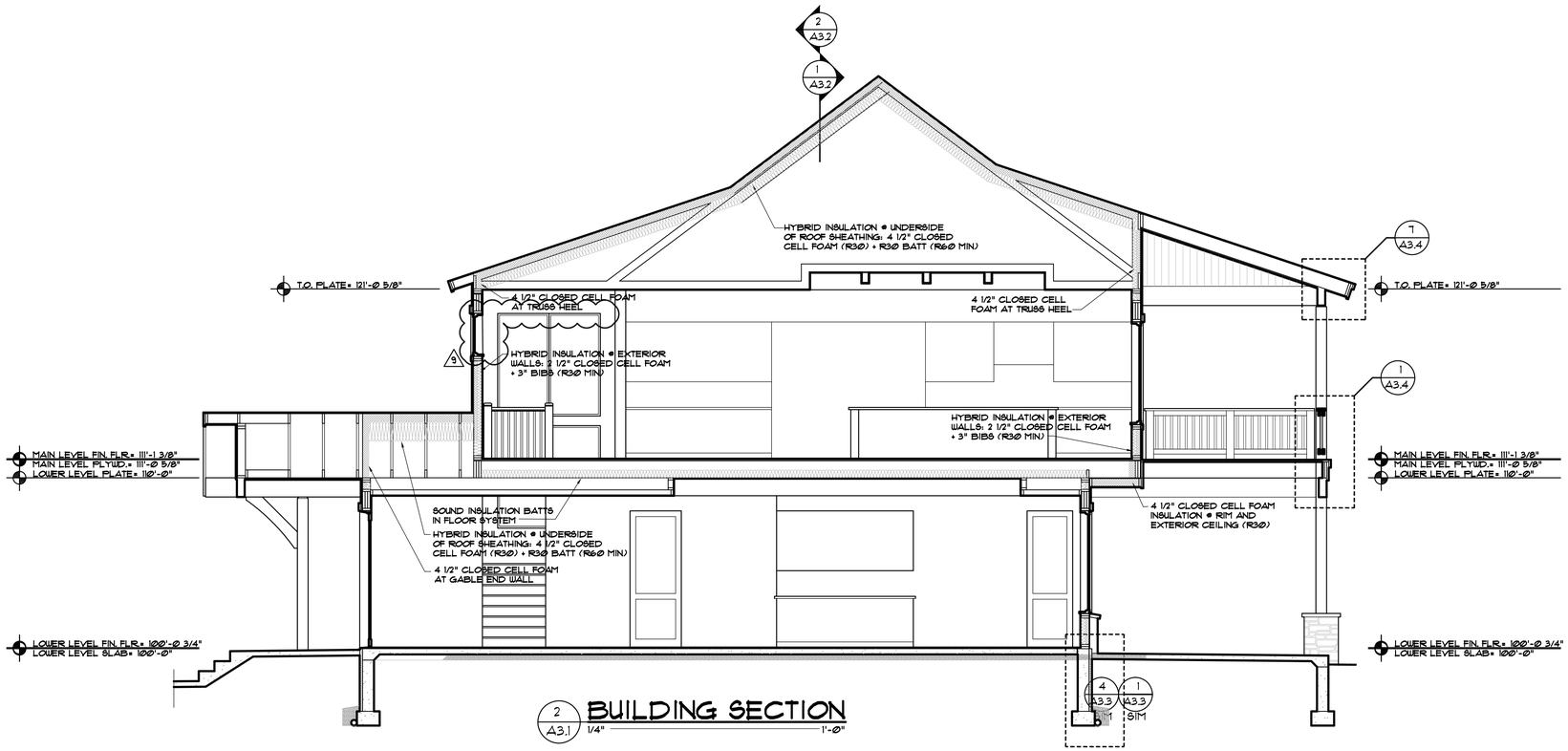
A2.2



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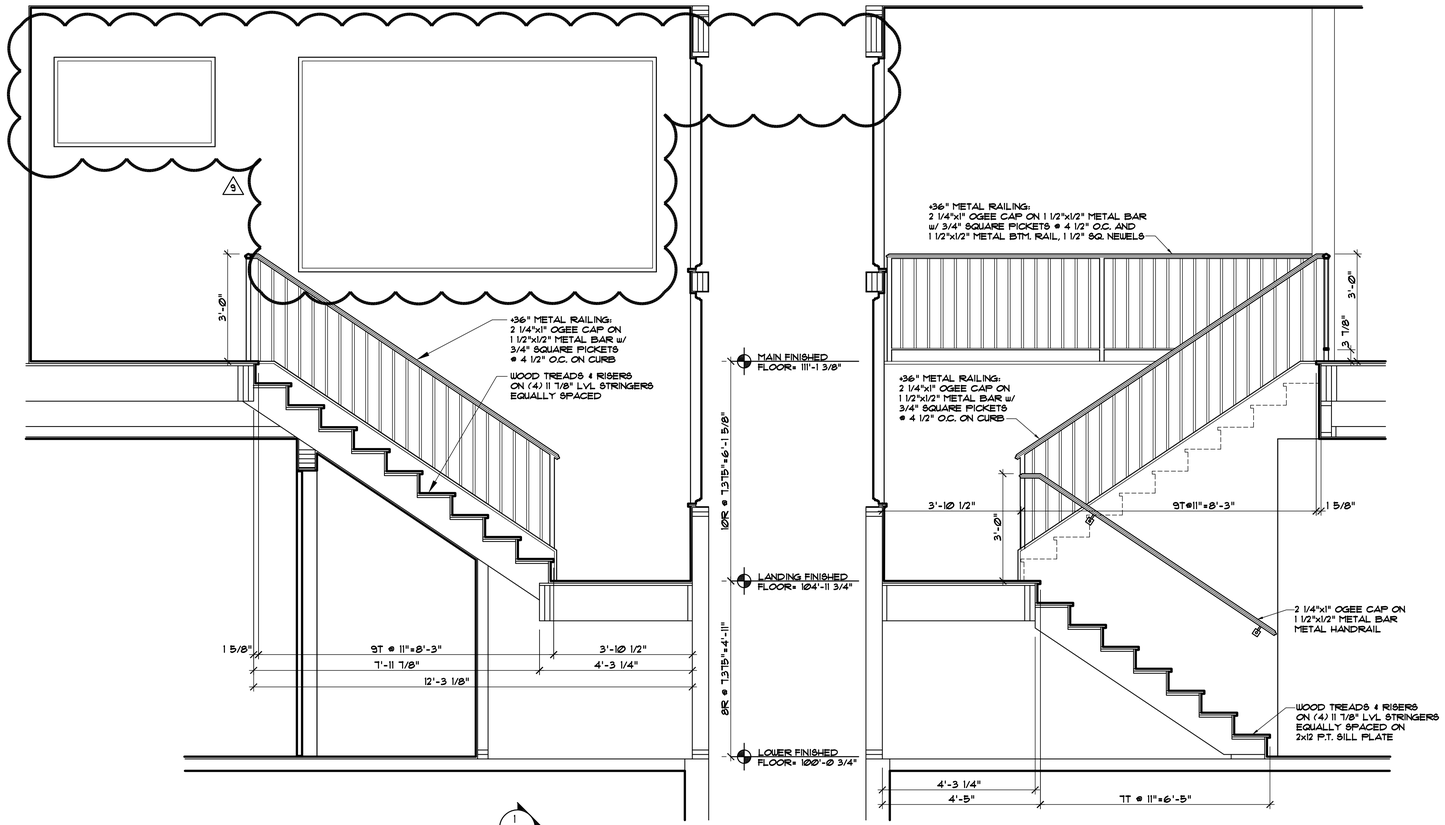
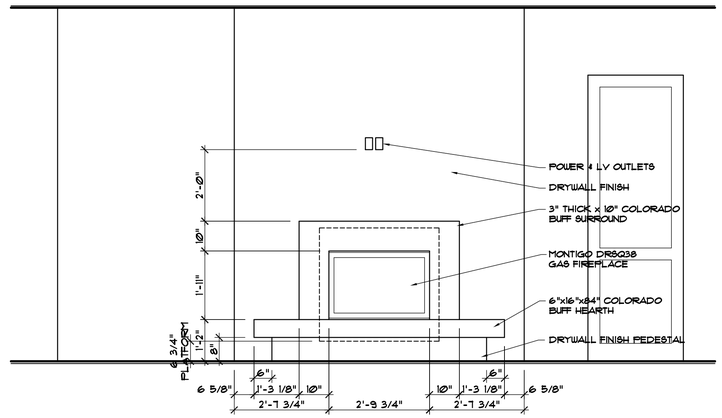
A3.1



1 A3.1

2 A3.1

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

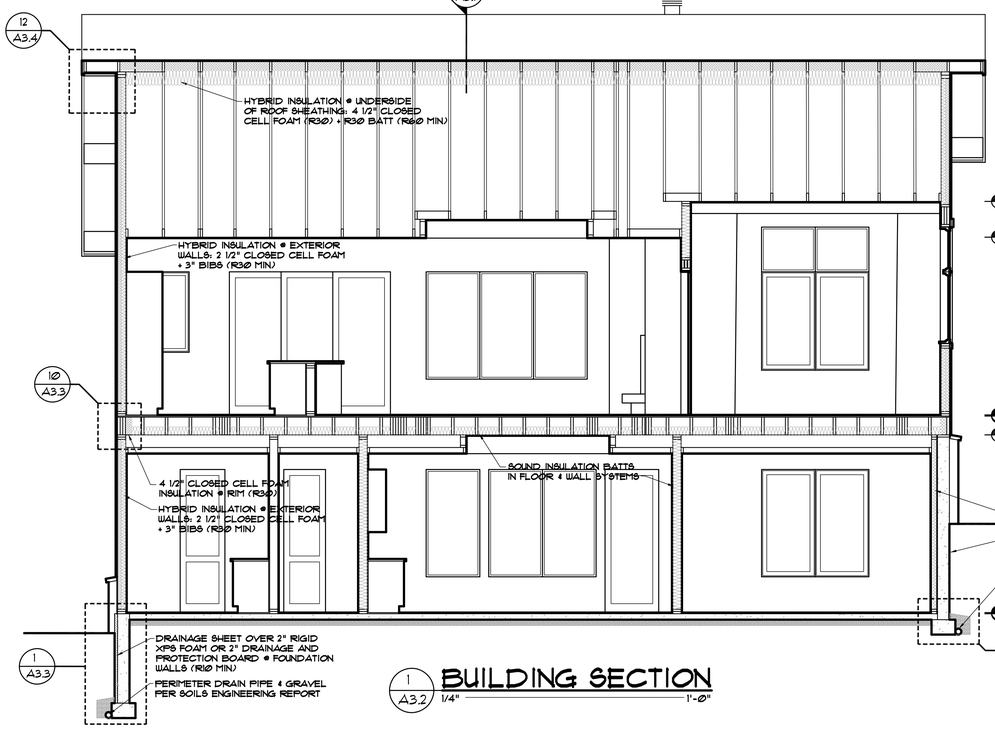


4 A3.2 **FIREPLACE ELEVATION** 1/2" = 1'-0"

12 A3.4

10 A3.3

1 A3.3

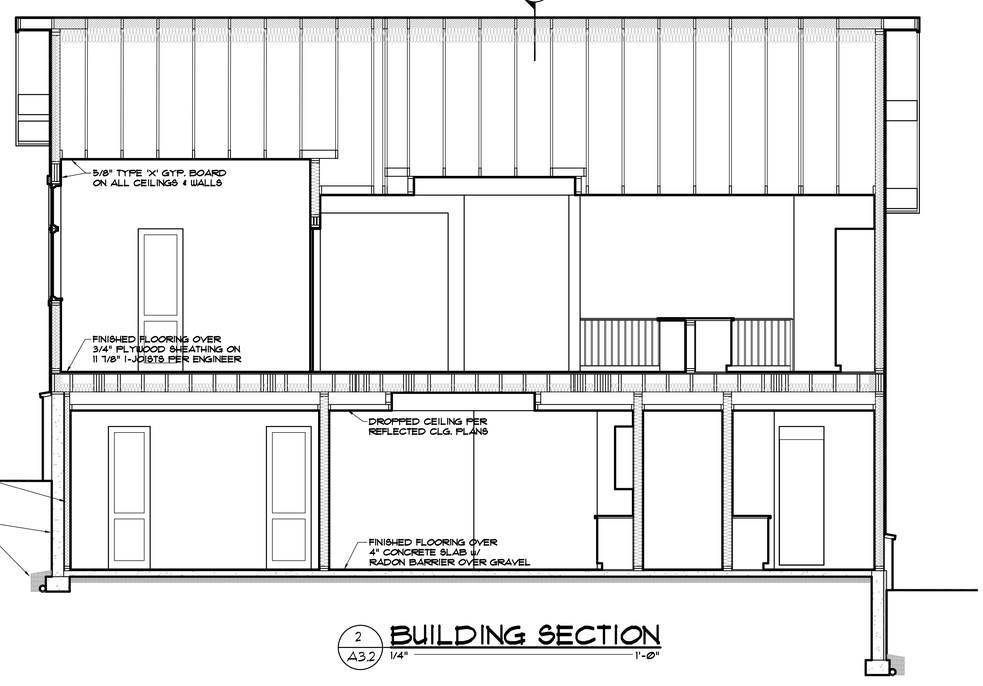


1 A3.2 **BUILDING SECTION** 1/4" = 1'-0"

2 A3.3

2 A3.1

1 A3.1



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

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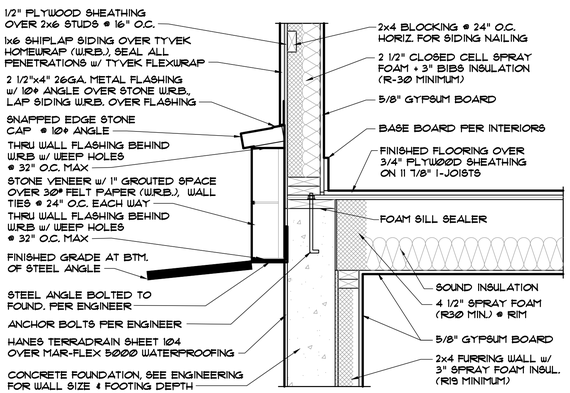
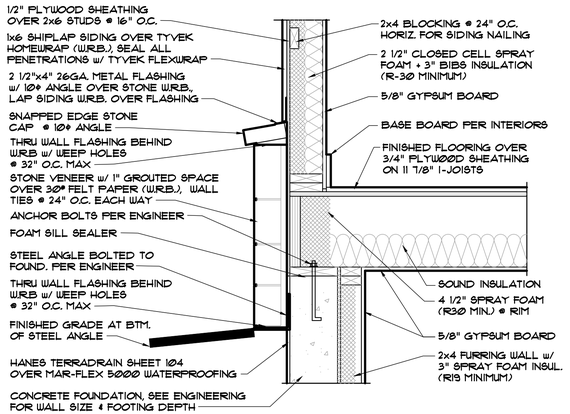
3	11-25-24	DUE	DRB SUBMITTAL #1 SET

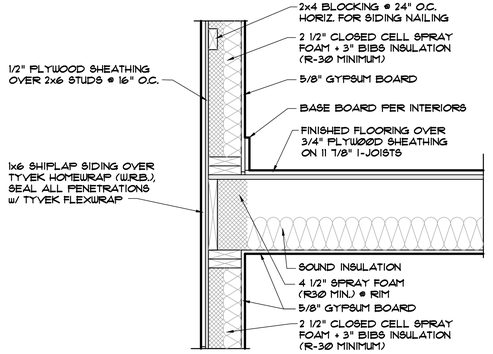
A3.2



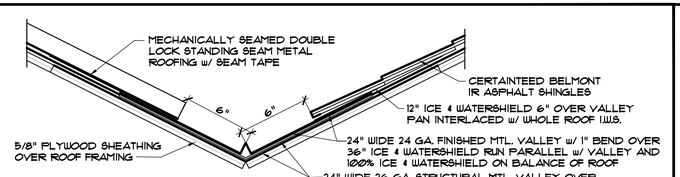
8 / A3.3 — FLOOR ASSEMBLY HANGING INSIDE FOUNDATION WALL — 1" = 1'-0"



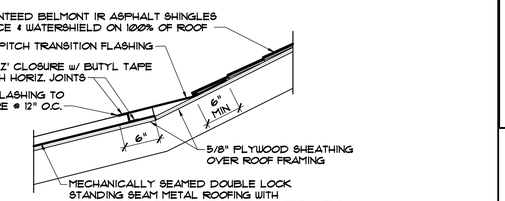
9 / A3.3 — FLOOR ASSEMBLY BEARING ON FOUNDATION WALL — 1" = 1'-0"



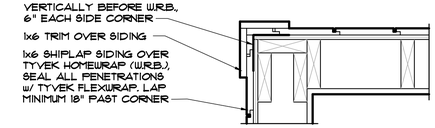
10 / A3.3 — FLOOR ASSEMBLY ON FRAMING WALL BEARING — 1" = 1'-0"



13 / A3.3 — VALLEY FLASHING — NTS



12 / A3.3 — PITCH CHANGE FLASHING — 1" = 1'-0"



VERTICAL SIDING

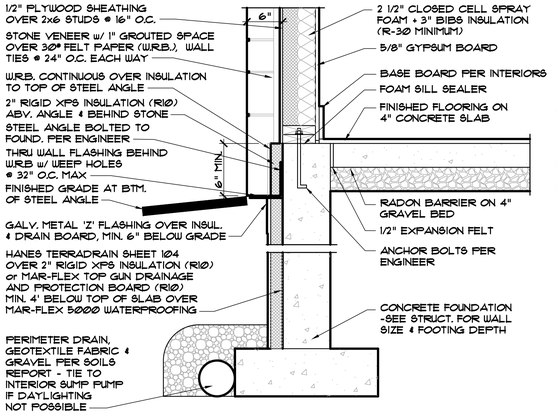
11 / A3.3 — EXTERIOR CORNER DETAIL

SUBSLAB DEPRESSURIZATION RADON SYSTEM (PASSIVE):

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

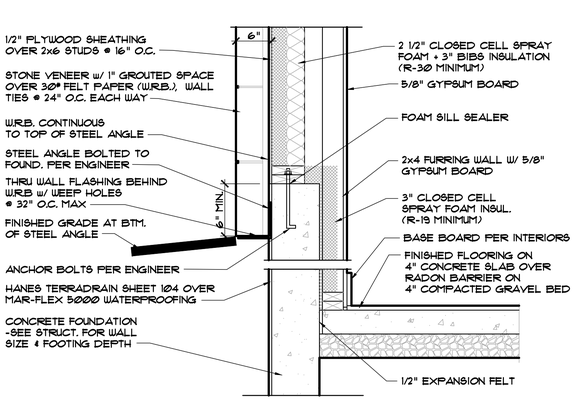
FOUNDATION INSULATION & WATERPROOFING:

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



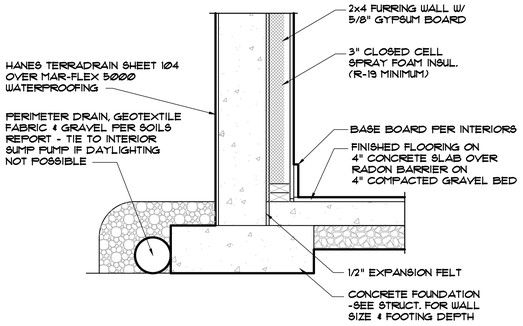
5 / A3.3 — STANDARD TIMBER POST ON STONE BASE — 1" = 1'-0"

6 / A3.3 — FOUNDATION @ CORNER STAIR WITH STONE LEDGE SUPPORT — 1" = 1'-0"



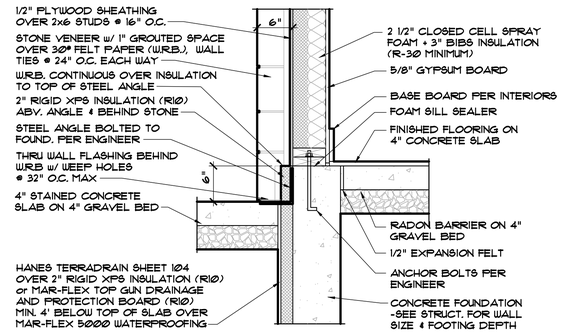
7 / A3.3 — CANTILEVERED FLOOR OVER FRAME WALL — 1" = 1'-0"

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"

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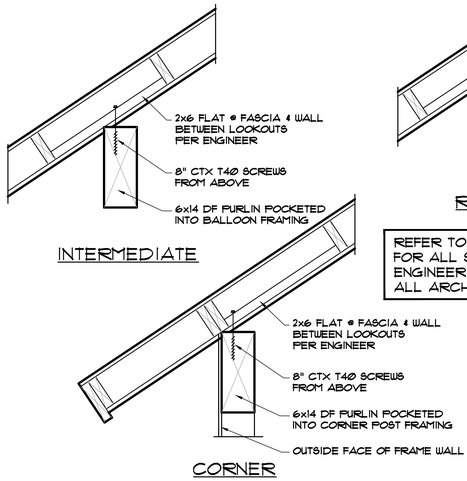
STATE OF COLORADO — DONALD W. EGGERS — 37668 — LICENSED ARCHITECT

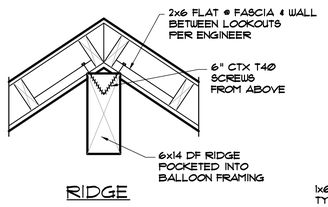
GOICOECHEA
226 MILES END LANE
LOT 03, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L03

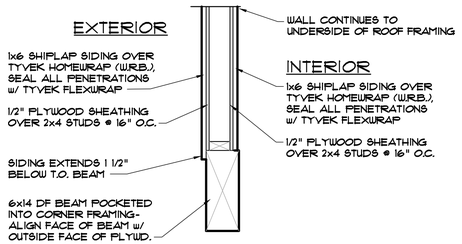
ISSUED #	DATE	BY	COMMENTS
8	6-13-25	DUE	BUILDING PERMIT SET
6	5-30-25	DUE	BUILDING PERMIT SET (NOT SUBMITTED)
3	11-25-24	DUE	DRB SUBMITTAL 1ST SET
2	7-10-24	DUE	REVISED DRB SUBMITTAL

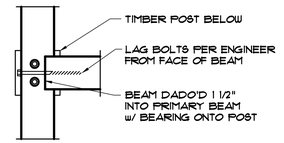
A3.3

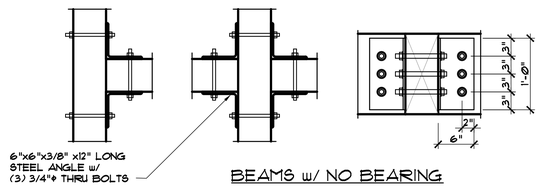


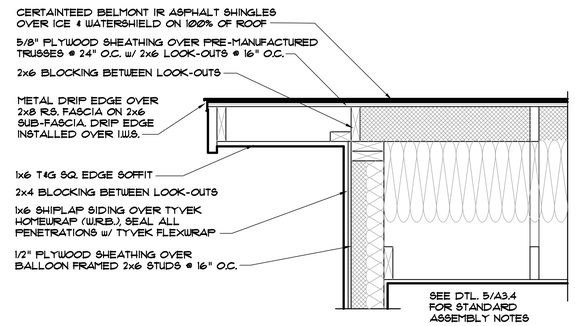


REFER TO ENGINEERING DRAWING FOR ALL STRUCTURAL CONNECTIONS. ENGINEERING DETAILS SUPERCEDE ALL ARCHITECTURAL DETAILS.







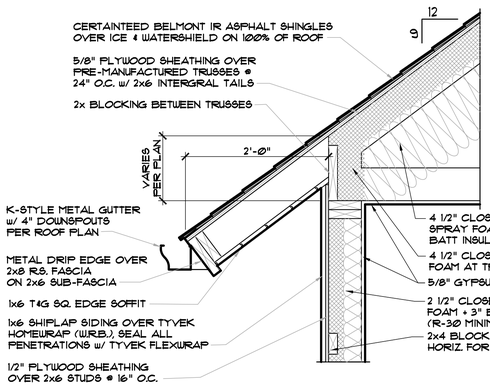


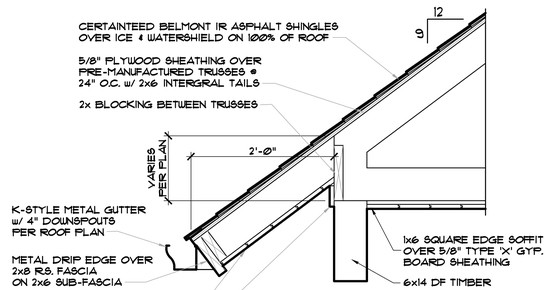
9 A3.4 DECO PURLIN ATTACHMENT
1" = 1'-0"

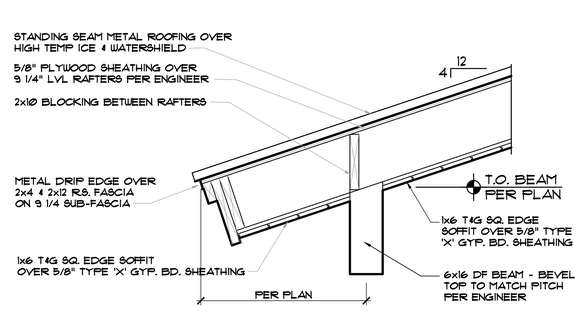
10 A3.4 RAKE WALL w/ SIDING ABOVE TIMBER BEAM
1" = 1'-0"

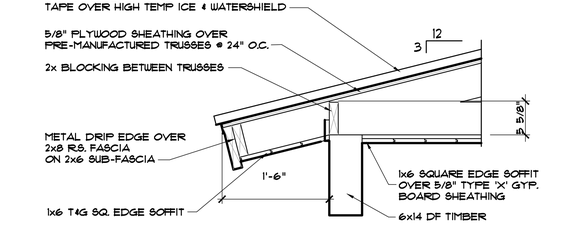
11 A3.4 TIMBER BEAM CONNECTIONS
1" = 1'-0"

12 A3.4 RAKE DETAIL w/ SHINGLES
1" = 1'-0"







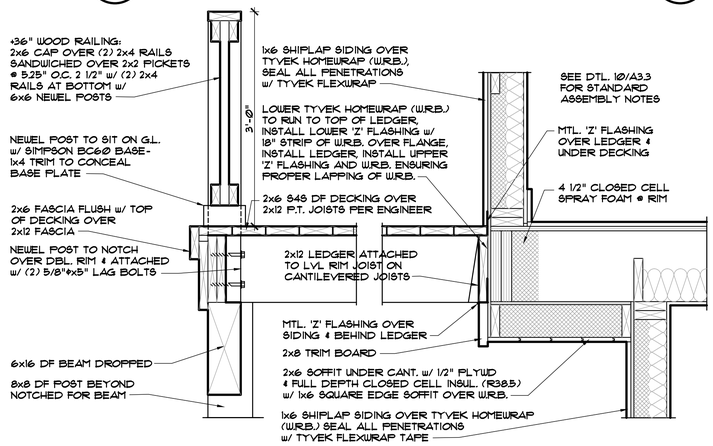


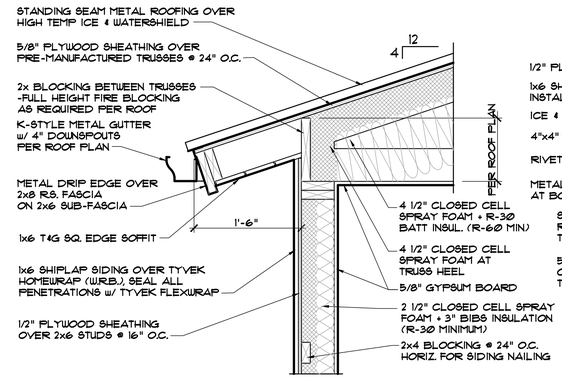
5 A3.4 EAVE DETAIL w/ 9:12 PITCH ON BEARING WALL
1" = 1'-0"

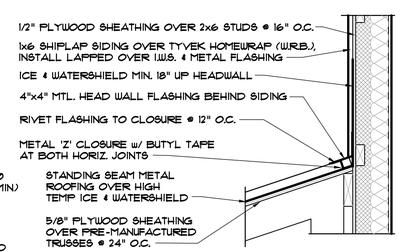
6 A3.4 EAVE DETAIL w/ 9:12 PITCH ON TIMBER BEAM
1" = 1'-0"

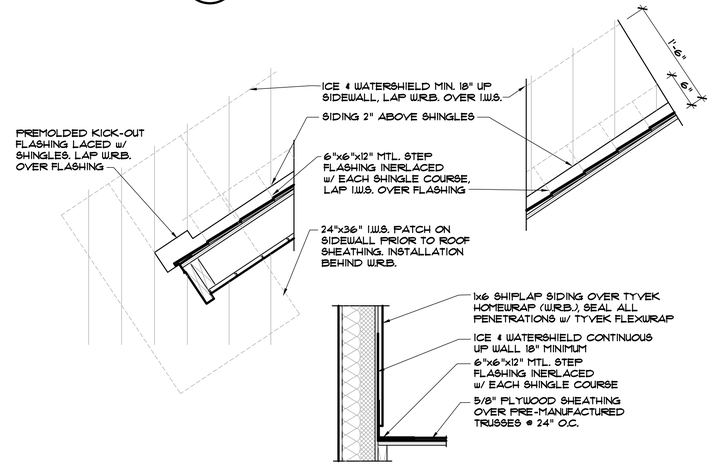
7 A3.4 EAVE DETAIL w/ 4:12 PITCH RAFTERS ON TIMBER BEAM
1" = 1'-0"

8 A3.4 EAVE DETAIL w/ 3:12 PITCH ON TIMBER BEAM
1" = 1'-0"









1 A3.4 DECK RAILING, DECK EDGE AND DECK ASSEMBLY AT WALL
1" = 1'-0"

2 A3.4 EAVE DETAIL w/ 4:12 PITCH ON BEARING WALL
1" = 1'-0"

3 A3.4 HEAD WALL FLASHINGS
1" = 1'-0"

4 A3.4 SIDE WALL FLASHINGS
1" = 1'-0"

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LOT 03, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L03

ISSUED

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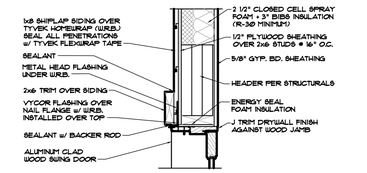
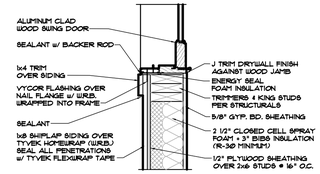
6	5-30-25	DUE	BUILDING PERMIT SET (NOT SUBMITTED)
3	11-25-24	DUE	DRB SUBMITTAL #2 SET
2	7-10-24	DUE	REVISED DRB SUBMITTAL

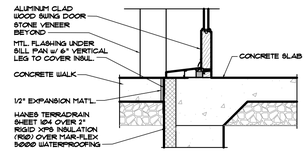
A3.4



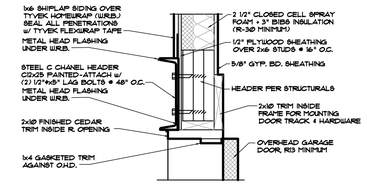
13 A3.5 SWING DOOR HEAD DTL. W/ HORIZONTAL SIDING 1" 1'-0"



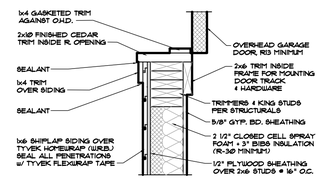
14 A3.5 SWING DOOR JAMB DTL. W/ HORIZONTAL SIDING 1" 1'-0"



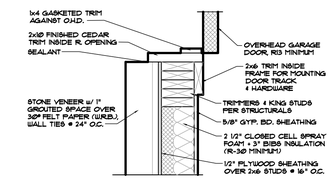
15 A3.5 SWING DOOR SILL DTL. ON CONCRETE SLAB 1" 1'-0"



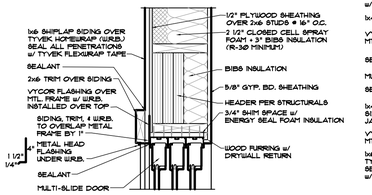
10 A3.5 OVERHEAD DOOR HEAD W/ VERTICAL SIDING 1" 1'-0"



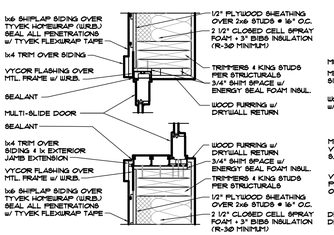
11 A3.5 OVERHEAD DOOR JAMB W/ VERTICAL SIDING 1" 1'-0"



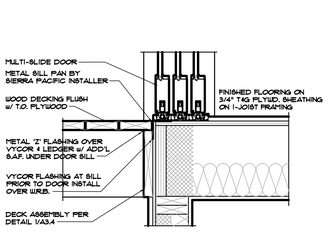
12 A3.5 OVERHEAD DOOR JAMB W/ STONE VENEER 1" 1'-0"



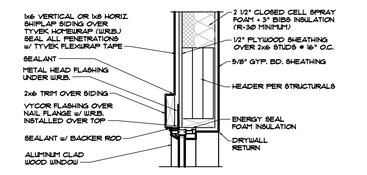
7 A3.5 HEAD DETAIL @ MULTI-SLIDE DOOR 1" 1'-0"



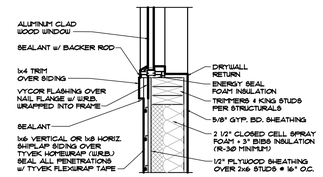
8 A3.5 JAMB DETAIL @ MULTI-SLIDE DOOR 1" 1'-0"



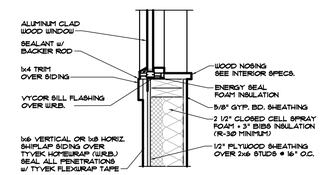
9 A3.5 SILL DETAIL @ MULTI-SLIDE DOOR 1" 1'-0"



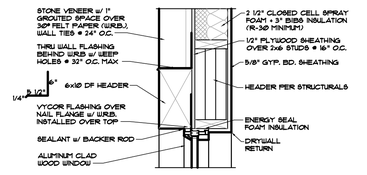
4 A3.5 HEAD DETAIL W/ WOOD SIDING 1" 1'-0"



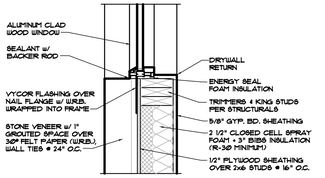
5 A3.5 JAMB DETAIL W/ WOOD SIDING 1" 1'-0"



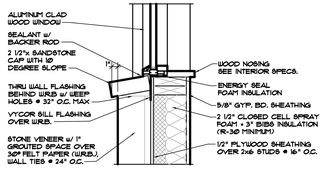
6 A3.5 SILL DETAIL W/ WOOD SIDING 1" 1'-0"



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



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



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

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

EXTERIOR DOOR & WINDOW SCHEDULE

WINDOW LETTER	WINDOW SIZE	HEAD HEIGHTS	COMMENTS
A	3'-Ø"x5'-Ø" CSMT	8'-Ø"	
B	(2) 3'-Ø"x6'-Ø" CSMT MULLED	8'-Ø"	
C	3'-Ø"x8'-Ø" FULL LITE PATIO DOOR (T)	8'-Ø"	
D	(2) 3'-Ø"x6'-Ø" FIXED MULLED (T)	8'-Ø"	
F	3'-Ø"x6'-Ø" CSMT	8'-Ø"	
G	(2) 3'-Ø"x6'-Ø" CSMT MULLED	8'-Ø"	
H	2'-Ø"x4'-Ø" CSMT	8'-Ø"	
J	(2) 3'-Ø"x6'-Ø" FIXED MULLED (T)	8'-Ø"	
K	3'-Ø"x4'-Ø" FIXED (T)	8'-Ø"	
L	2'-6"x6'-6" FIXED (T)	8'-Ø"	
M	2'-6"x5'-Ø" FIXED + 2'-6"x5'-Ø" CSMT MULLED (T)	8'-Ø"	
N	18'-Ø"x10'-Ø" METAL CLAD OVERHEAD DOOR	10'-Ø"	
P	3'-Ø"x2'-Ø" FIXED	8'-Ø"	
Q	4'-6"x2'-6" FIXED	8'-6"	
R	DELETED		
S	10'-Ø"x6'-Ø" FIXED	8'-6"	
T	(2) 3'-Ø"x6'-Ø" FIXED MULLED	8'-6"	
V	2'-Ø"x4'-6" CSMT	8'-Ø"	
W	2'-Ø"x4'-6" CSMT	8'-Ø"	
X	9'-Ø"x8'-Ø" 3 PANEL STACKING FULL LITE MULTISLIDE DOOR (T)	8'-Ø"	
Y	(3) 3'-Ø"x6'-Ø" FIXED MULLED (T)	8'-Ø"	
Z	(2) 3'-Ø"x2'-6" FIXED OVER (2) 3'-Ø"x6'-Ø" CSMT MULLED	10'-6"	
AA	2'-6"x2'-6" FIXED OVER 2'-6"x5'-Ø" CSMT MULLED	10'-6"	
AB	2'-6"x2'-6" FIXED OVER 2'-6"x5'-Ø" CSMT MULLED	10'-6"	
AC	6'-Ø"x3'-Ø" FIXED (T)	8'-Ø"	
AD	3'-Ø"x2'-Ø" FIXED	8'-Ø"	
AF	3'-Ø"x8'-Ø" CLAD PATIO DOOR	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.
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.
4. PROVIDE SCREENS AT ALL OPERATING WINDOWS & DOORS.
5. DOOR HARDWARE AND HINGES TO MATCH INTERIOR HARDWARE COLORS.
6. WINDOW HEAD HEIGHTS ARE TO MATCH HEAD HEIGHT OF EXTERIOR DOORS.
7. HEAD HEIGHTS ARE ABOVE FINISHED FLOOR LEVELS.

DOOR SCHEDULE

DOOR #	DOOR TYPE	SIZE	DOOR MATERIAL	FRAME MATERIAL	FINISH	HARDWARE SET	COMMENTS
101	SWING	2'-8" x 8'-Ø" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	
102	SWING	2'-6" x 8'-Ø" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	
103	SWING	2'-4" x 8'-Ø" x 1 3/4"	WOOD	WOOD	STAIN	PASSAGE	
104	SWING	3'-Ø" x 8'-Ø" x 1 3/4"	WOOD	WOOD	STAIN	PASSAGE	
107	SWING	3'-Ø" x 8'-Ø" x 2 1/4"	WOOD	WOOD	STAIN	PRIVACY	STANDARD ENTRY DOOR
108	SWING	2'-8" x 8'-Ø" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	
109	SWING	2'-6" x 8'-Ø" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	
110	SWING	2'-4" x 8'-Ø" x 1 3/4"	WOOD	WOOD	STAIN	PASSAGE	
111A	SWING	2'-8" x 8'-Ø" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	
111B	SWING	FIR 2'-6" x 8'-Ø" x 1 3/4"	WOOD	WOOD	STAIN	DUMMY	SPRING LATCHES @ HEAD
112	SWING	2'-6" x 8'-Ø" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	
113A	SWING	FIR. 2'-6" x 8'-Ø" x 1 3/4"	WOOD	WOOD	STAIN	DUMMY	SPRING LATCHES @ HEAD
113B	SWING	3'-Ø" x 8'-Ø" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	2Ø MIN/SELF-CLOSING/WEATHER STRIP
206	SWING	2'-6" x 8'-Ø" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	
207	SWING	2'-6" x 8'-Ø" x 1 3/4"	WOOD	WOOD	STAIN	PASSAGE	
208	SWING	2'-8" x 8'-Ø" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	
209	SWING	2'-4" x 8'-Ø" x 1 3/4"	WOOD	WOOD	STAIN	PASSAGE	
210A	SWING	2'-6" x 8'-Ø" x 1 3/4"	WOOD	WOOD	STAIN	PASSAGE	
210B	SWING	2'-6" 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	
212	SWING	2'-6" x 8'-Ø" x 1 3/4"	WOOD	WOOD	STAIN	PASSAGE	

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. SHOWER DOORS ARE 7'-Ø" EUROGLASS WITH AN 8'-Ø" FRAMED OPENING.

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RESORT CONCEPTS
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EDWARDS, COLORADO
(970) 926-1720

STATE OF COLORADO DONALD W. EGGERS 20098 REGISTERED ARCHITECT LICENSED

GOICOECHEA
226 MILES END LANE
LOT 03, MINTURN NORTH
MINTURN, COLORADO

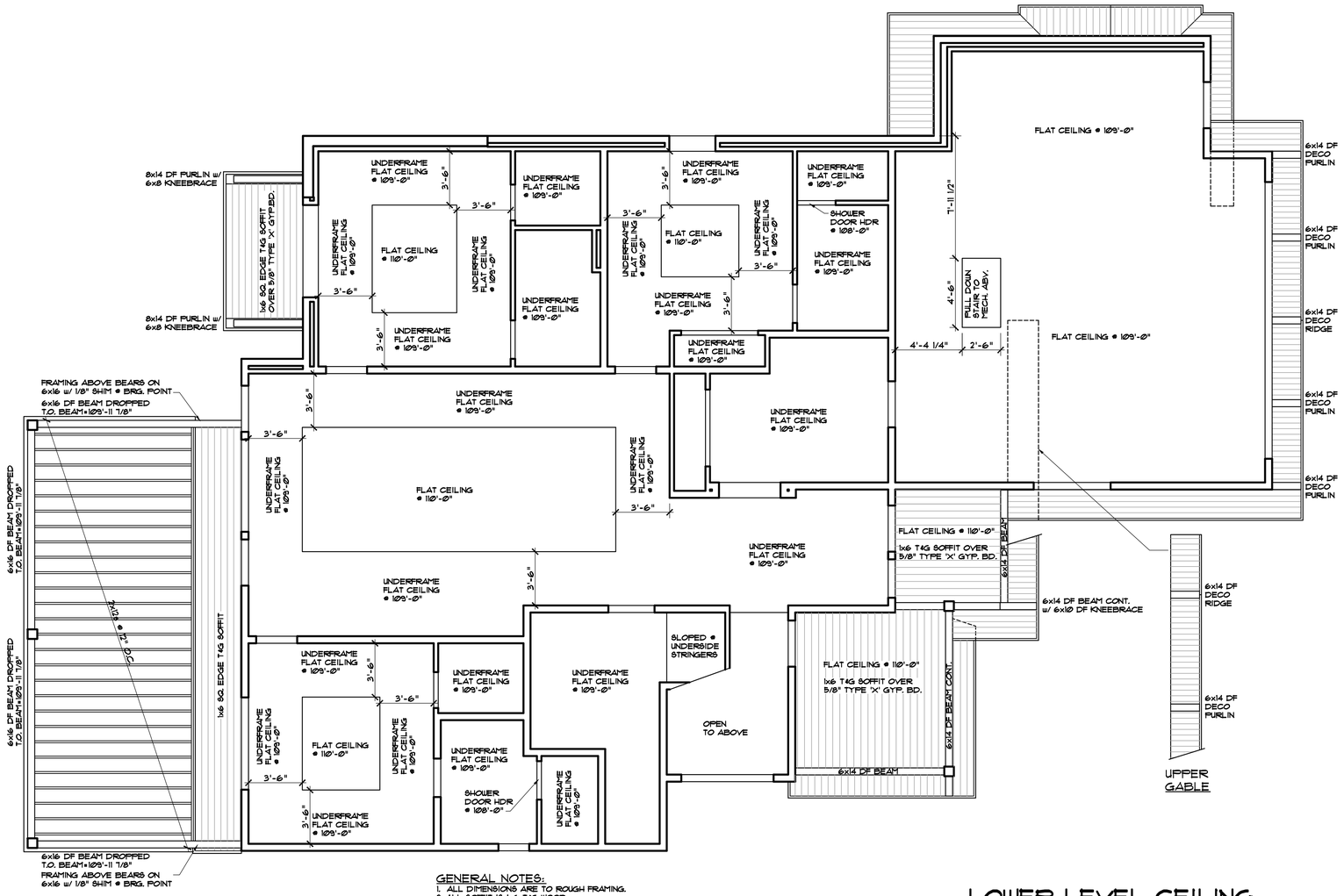
PROJECT NO: 2412-22 L03

ISSUED

#	DATE	BY	COMMENTS
9	7-24-25	DWE	OWNER REVISIONS
8	6-13-25	DWE	BUILDING PERMIT SET
6	5-30-25	DWE	BUILDING PERMIT SET (NOT SUBMITTED)
3	11-25-24	DWE	DRB SUBMITTAL #2 SET

A3.5

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.



GENERAL NOTES:

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

LOWER LEVEL CEILING

1/4" = 1'-0"

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STATE OF COLORADO — DONALD W. EGGERS — 37355 — LICENSED ARCHITECT

GOICOECHEA
226 MILES END LANE
LOT 03, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L03

ISSUED

#	DATE	BY	COMMENTS
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6	5-30-25	DUE	BUILDING PERMIT SET (NOT SUBMITTED)
3	11-25-24	DUE	DRB SUBMITTAL #2 SET
2	7-10-24	DUE	REVISED DRB SUBMITTAL

A4.1

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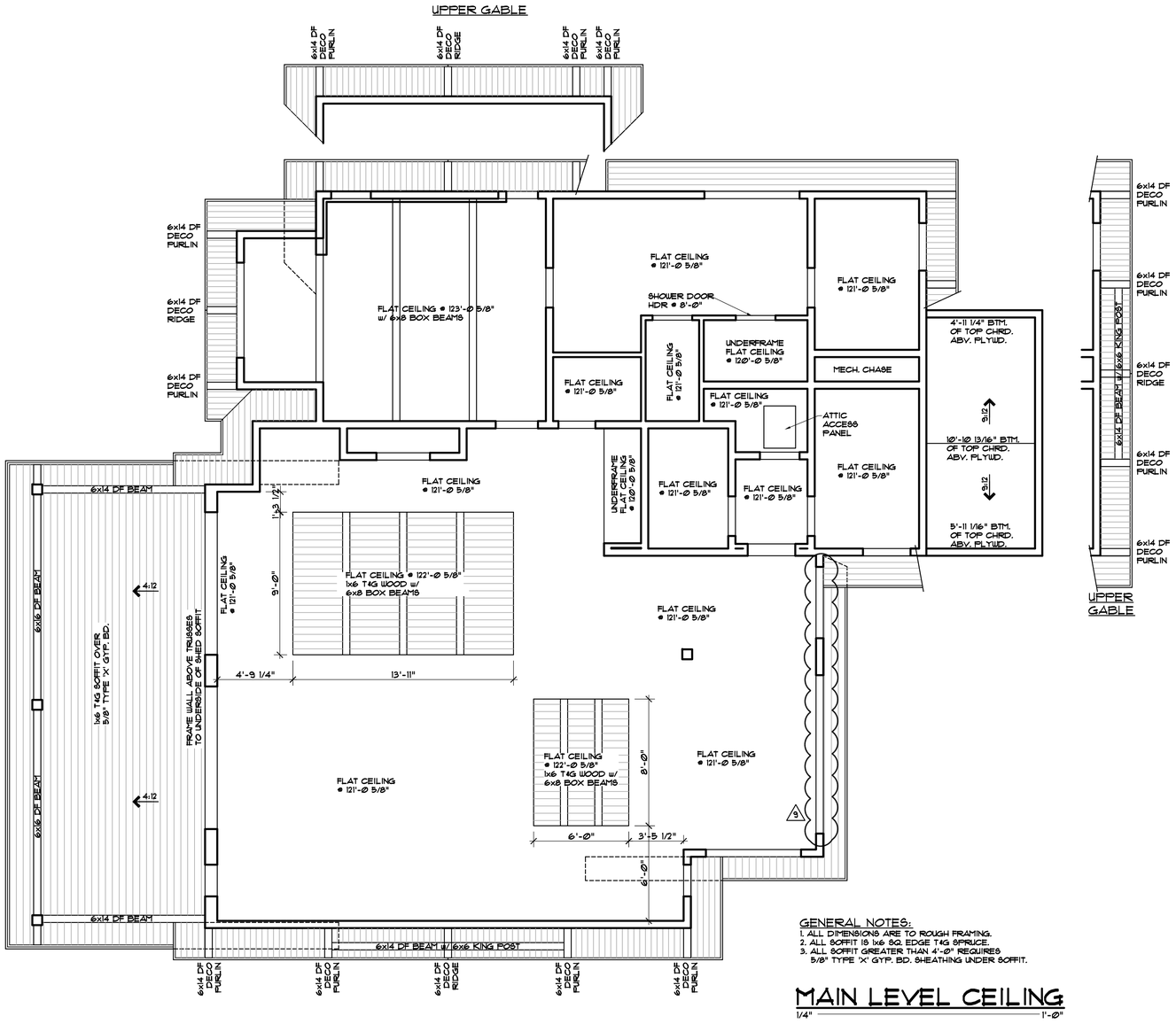

GENERAL NOTES:
1. ALL DIMENSIONS ARE TO ROUGH FRAMING.
2. ALL SOFFIT IS 1x6 SQ. EDGE T&G SPRUCE.
3. ALL SOFFIT GREATER THAN 4'-Ø" REQUIRES 5/8" TYPE 'X' GYP. BD. SHEATHING UNDER SOFFIT.

MAIN LEVEL CEILING

1/4" = 1'-Ø"

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STATE OF COLORADO DONALD W. EGGERS 37688 LICENSED ARCHITECT

GOICOECHEA
226 MILES END LANE
LOT 03, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L03

ISSUED

#	DATE	BY	COMMENTS
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8	6-13-25	DWE	BUILDING PERMIT SET
6	5-30-25	DWE	BUILDING PERMIT SET (NOT SUBMITTED)
3	11-25-24	DWE	DRB SUBMITTAL #3 SET

A4.2

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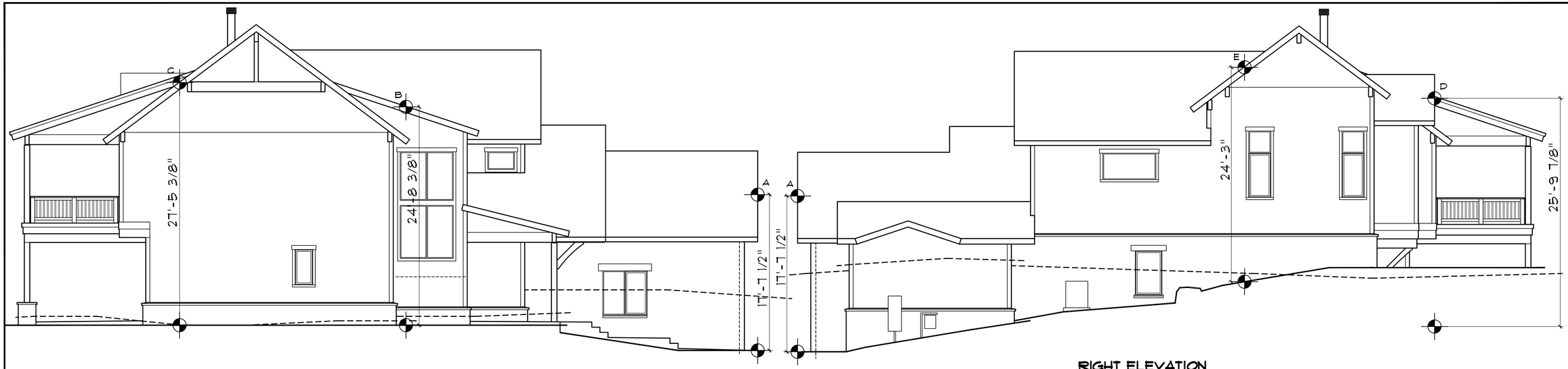
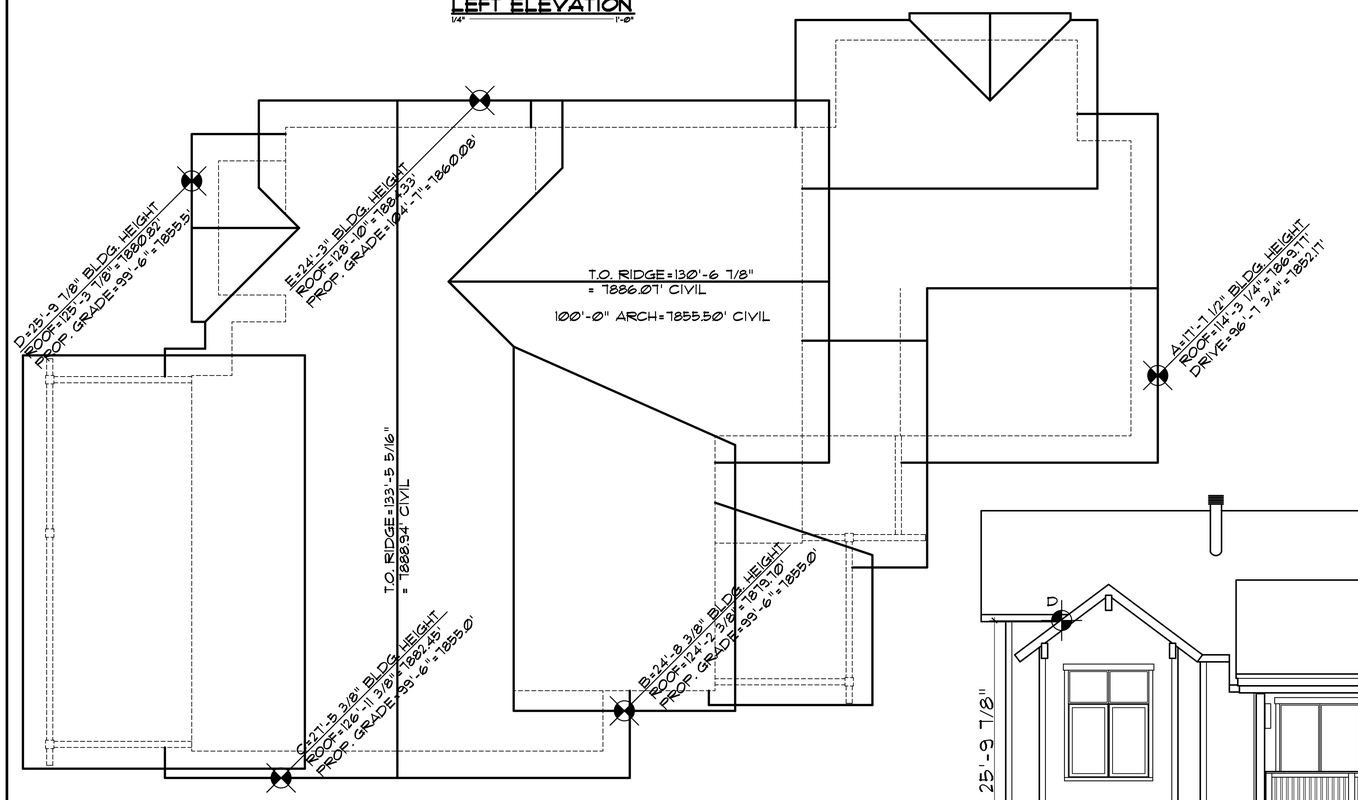
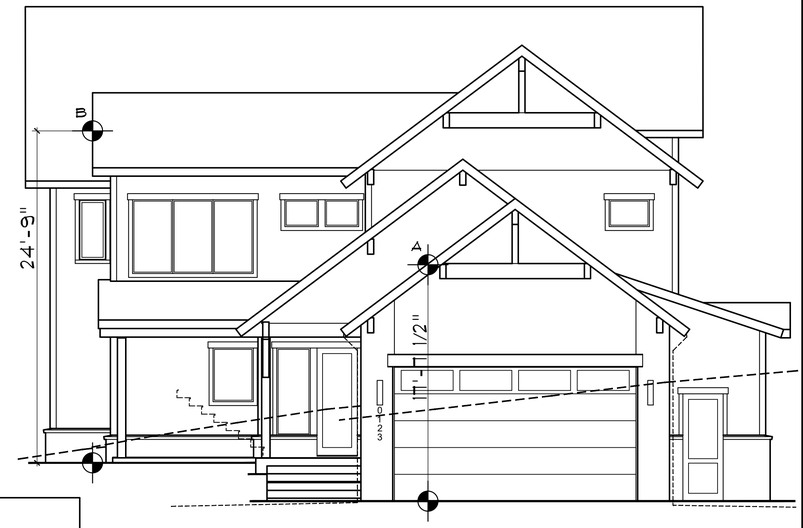


LEFT ELEVATION
1/4" = 1'-0"



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



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

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

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8	6-13-25	DUE	BUILDING PERMIT SET
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2	7-10-24	DUE	REVISED DRB SUBMITTAL

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.

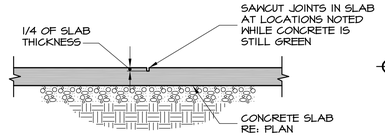
5. Provide 1-1/2" void below all non-bearing partitions constructed upon concrete slabs-on-grade, IF in-place subgrade soils show potential for expansion/swell conditions. The Soils Engineer is to review subgrade conditions as part of an "open-hole" investigation, and should provide further direction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

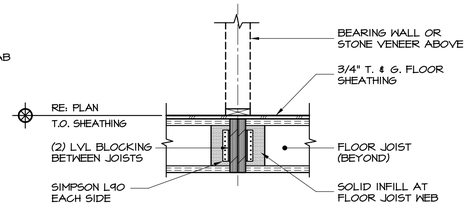
SPECIAL INSPECTIONS:

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.

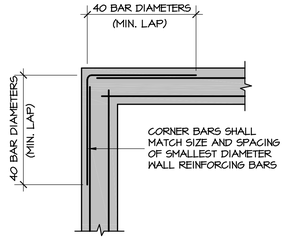
2. The Special Inspector shall be responsible for completing, maintaining, and resubmitting all special inspection logs and forms required by Local Building Officials.



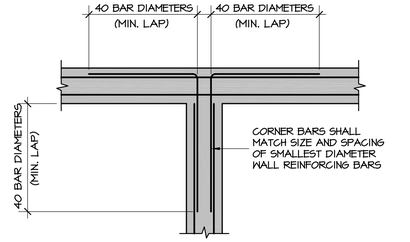
1 Typical Control Joint (C.J.)
S1.1 3/4"=1'-0"



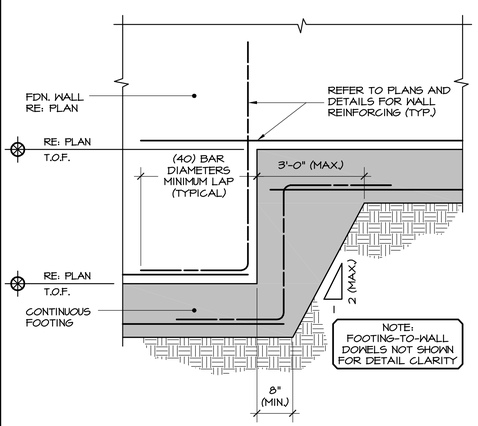
2 Typical Floor Blocking Detail
S1.1 3/4"=1'-0"



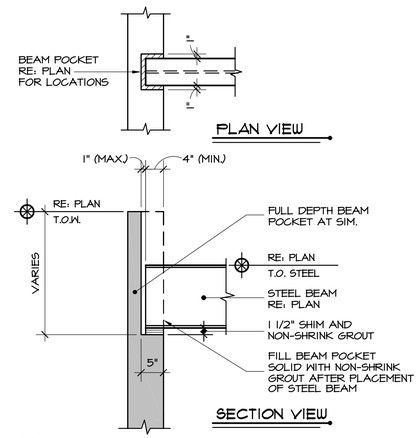
3 Typical Corner Reinforcing
S1.1 3/4"=1'-0"



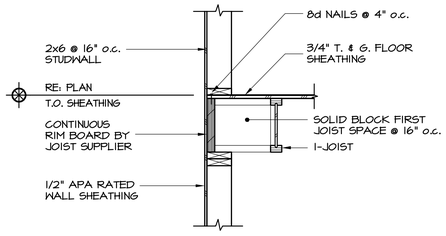
4 Typical Intersection Reinforcing
S1.1 3/4"=1'-0"



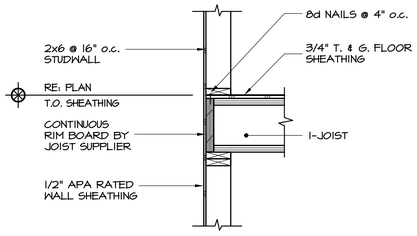
5 Typical Footing Step Detail
S1.1 3/4"=1'-0"



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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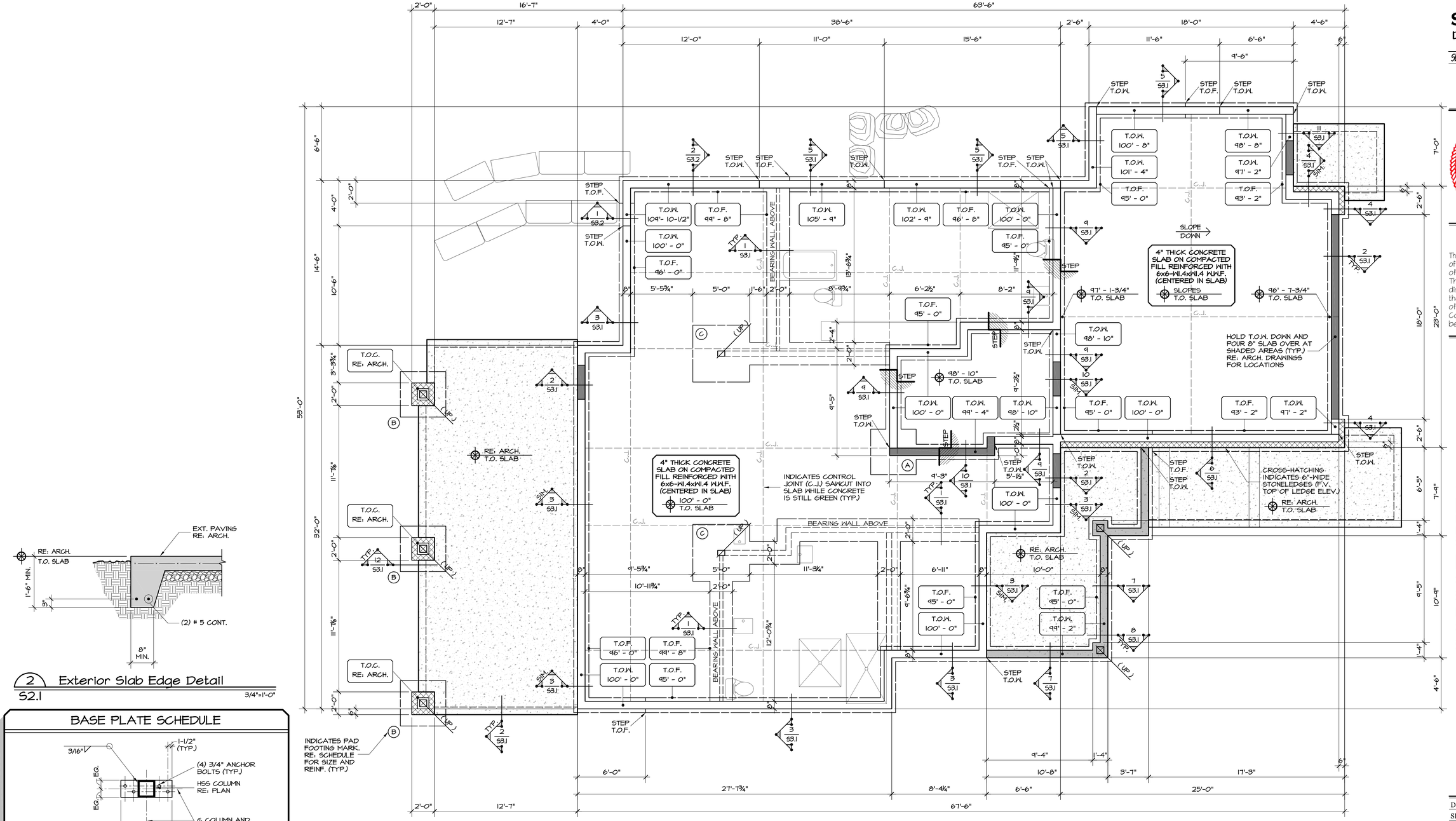
GOICOECHEA
Lot 03 | Minturn North
226 Miles End Lane
Minturn, Colorado

Date	• 06/13/2025
SDG Project No.	• 24-125
Drawn By	• SDG
Checked By	• JDS

Date	• Issue
08/22/24	• Review Set
11/25/24	• Pricing Set
05/27/25	• Review Set
06/13/25	• Building Permit
	•
	•

Title • General Notes and Standard Details

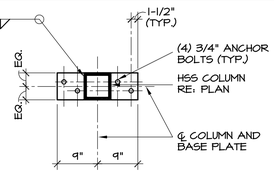
S1.1



2 Exterior Slab Edge Detail

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

BASE PLATE SCHEDULE



(A) BASE PLATE THICKNESS = 3/4"

PAD FOOTING SCHEDULE

MARK	FOOTING DIMENSIONS Plan Size	Depth	REINFORCING
(A)	4'-0" x 4'-0"	0'-10"	(5) # 5 Bars Each Way
(B)	4'-0" x 4'-0"	1'-0"	(5) # 5 Bars Each Way
(C)	5'-0" x 5'-0"	0'-10"	(6) # 5 Bars 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.

1 Foundation Plan

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

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

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Lot 03 | Minturn North

226 Miles End Lane
Minturn, Colorado

Date	06/13/2025
SDG Project No.	24-125
Drawn By	SDG
Checked By	JDS

Date	Issue
08/22/24	Review Set
11/25/24	Pricing Set
05/27/25	Review Set
06/13/25	Building Permit

Title • Foundation Plan

S2.1

TYPICAL WALL HEADER NOTES

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

I-JOIST HANGER SCHEDULE

SINGLE I-JOIST

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

LVL BEAMS AND HEADER HANGER SCHEDULE

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

MEMBER	TOP FLANGE MODEL	FACE MOUNT MODEL
11-7/8"	MIT11.88	HU11

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

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

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

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

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

MEMBER	TOP FLANGE MODEL	FACE MOUNT MODEL
11-7/8"	HGLTV7	HGUT2.25-5DS

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.)

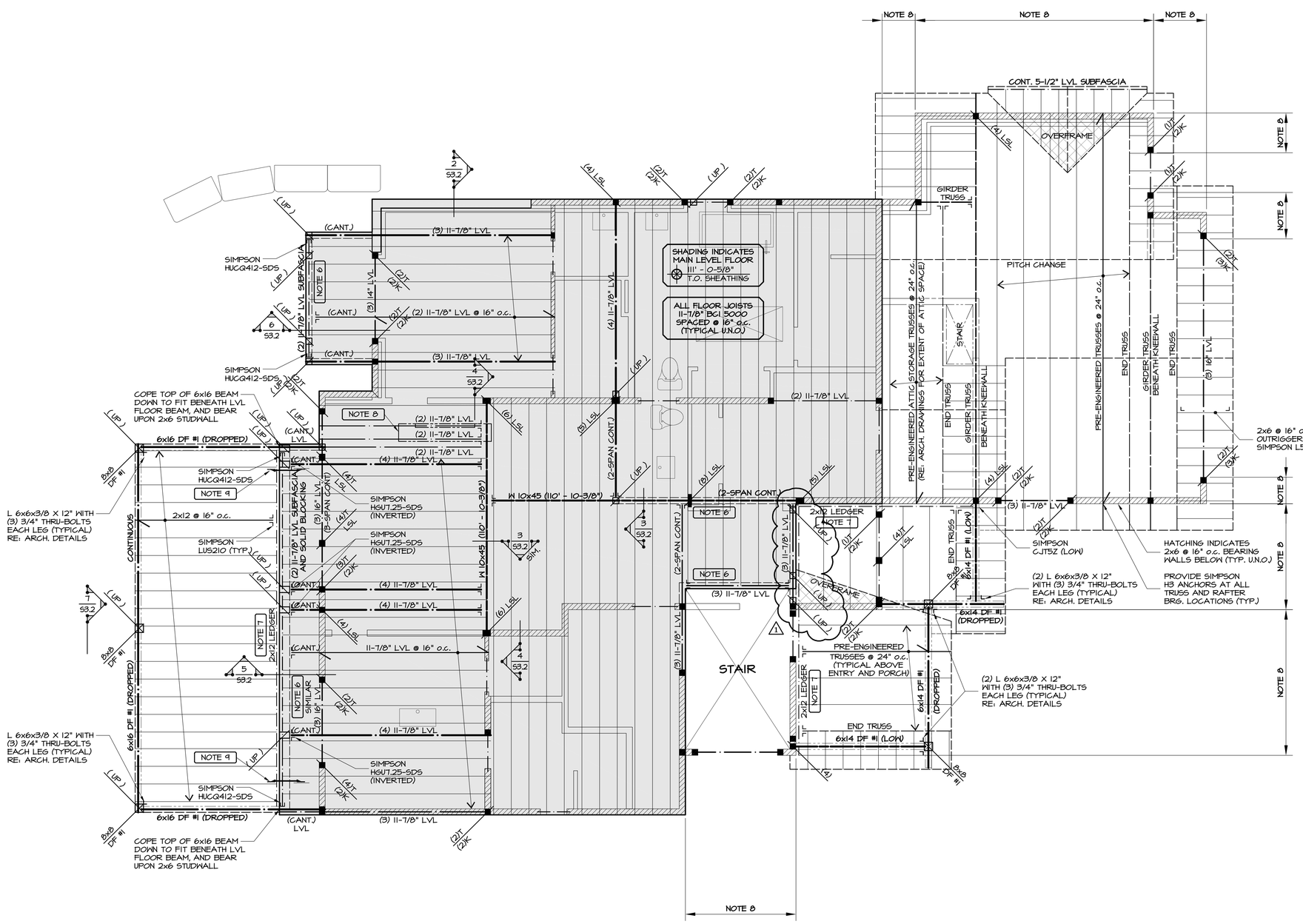
HEADER BEARING CONDITION:
- (2) T (2) K U.N.O. — INDICATES NUMBER OF MULTIPLE TRIMMER AND KING STUDS TO BE LOCATED AT HEADER BEARING LOCATIONS. MULTIPLE TRIMMER AND KING STUDS ARE TO TRACK DOWN TO FOUNDATION WALLS (U.N.O.)
  - T = TRIMMER STUDS
  - K = KING STUDS

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).
10. INSTALL SIMPSON DTT2 CONNECTOR FOR LATERAL LOAD RESISTANCE (IRC R507.9.2). CONNECTOR IS TO BE INSTALLED A MAXIMUM OF 24" FROM THE OUTER EDGE OF THE DECK. PROVIDE SOLID LVL BLOCKING BETWEEN I-JOIST MEMBERS AS NECESSARY (RE: DETAIL 2/S1.1), AND REFER TO MANUFACTURER'S LITERATURE FOR INSTALLATION REQUIREMENTS.

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Lot 03 | Minturn North
226 Miles End Lane
Minturn, Colorado

Date	•	07/25/2025
SDG Project No.	•	24-125
Drawn By	•	SDG
Checked By	•	JDS

Date	•	Issue
08/22/24	•	Review Set
11/25/24	•	Pricing Set
05/27/25	•	Review Set
06/13/25	•	Building Permit
⚠1 07/25/25	•	Revision #1
	•	

Title • Main 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:

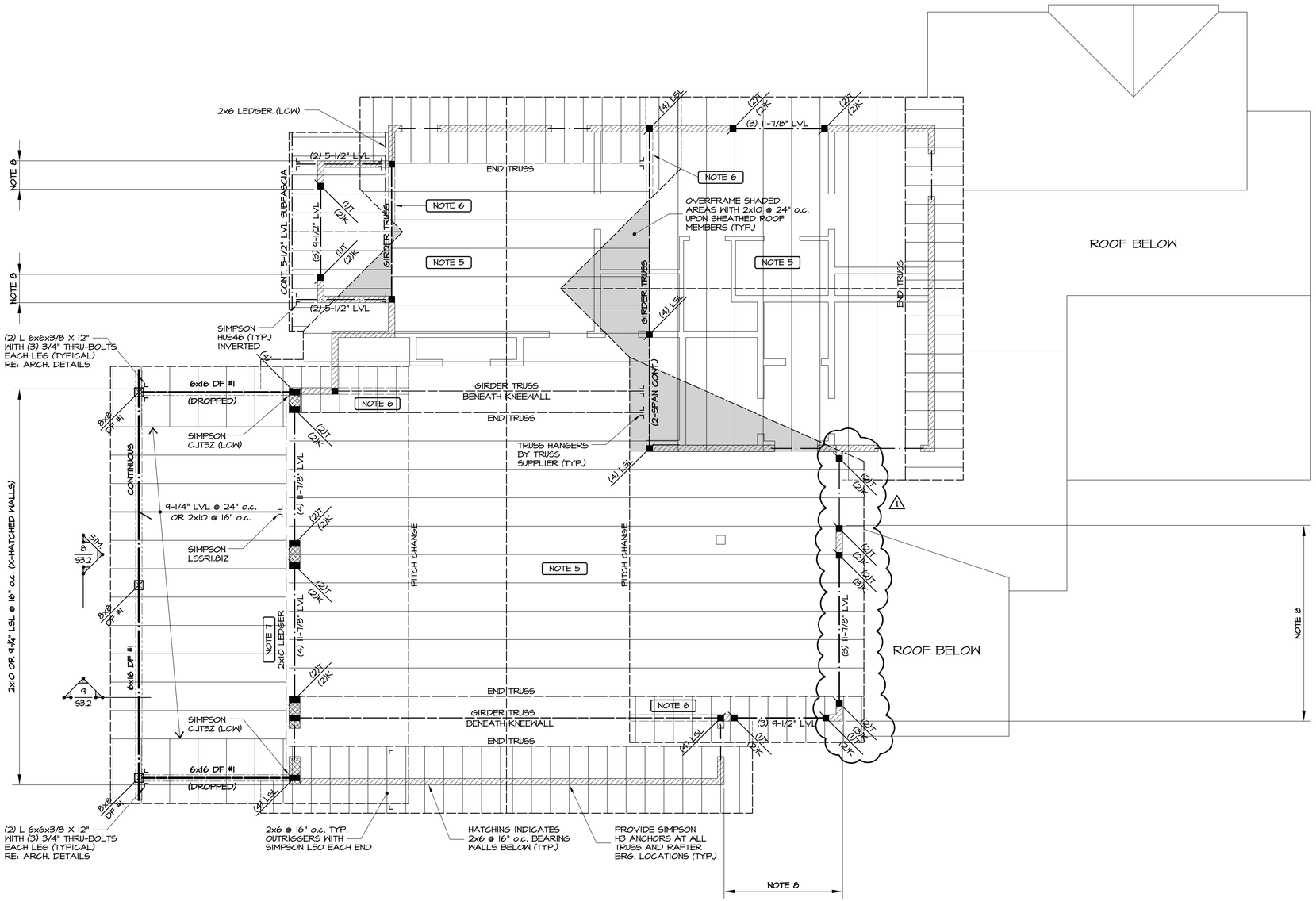
(UP) — INDICATES COLUMN / STUDS FROM A LEVEL ABOVE, POSTING DOWN TO THE CURRENT FRAMING LEVEL.

(3) (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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Lot 03 | Minturn North

226 Miles End Lane
Minturn, Colorado

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SDG Project No.	• 24-125
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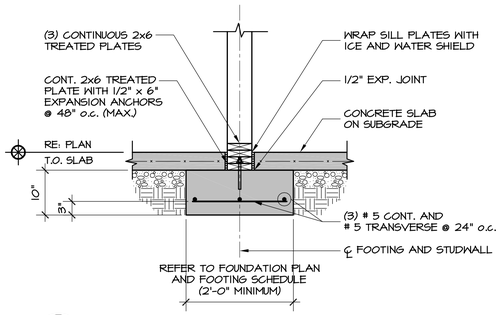
06/13/25	•	Building Permit
⚠1 07/25/25	•	Revision #1
	•	

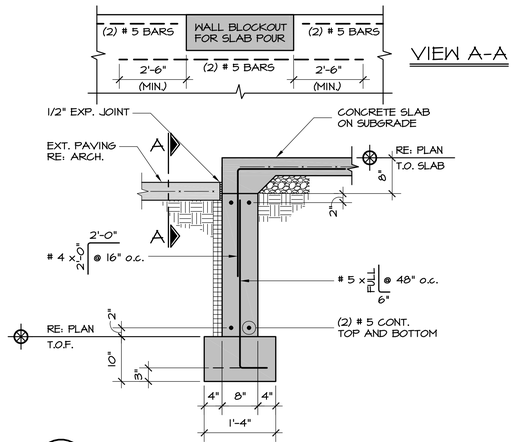
Title • High Roof Framing Plan

S2.3



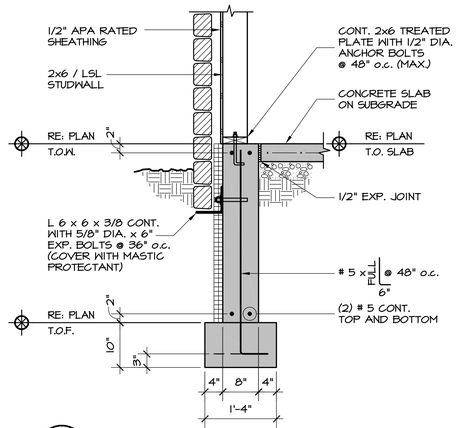
1 Foundation Detail

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



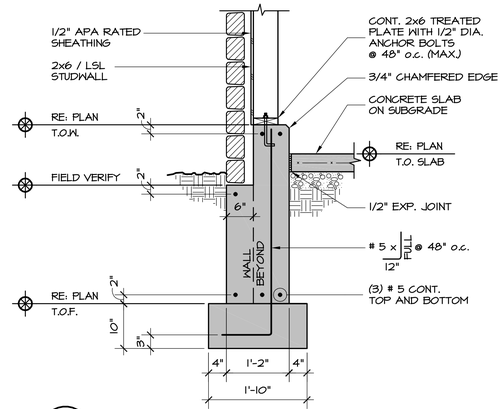
2 Foundation Detail

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

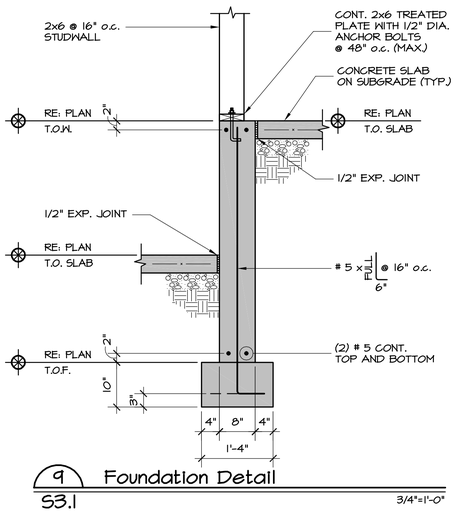
S3.1 3/4"=1'-0"

7 Foundation Detail

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

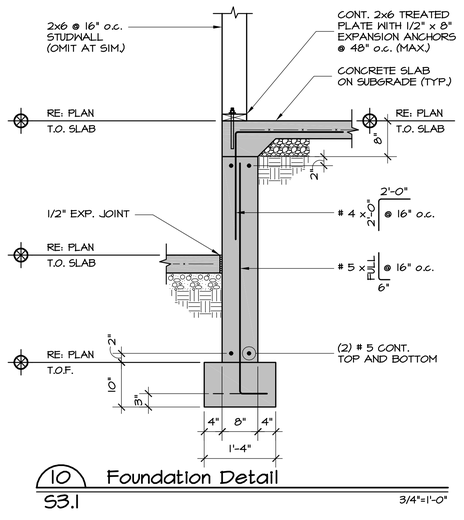
8 Foundation Detail

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



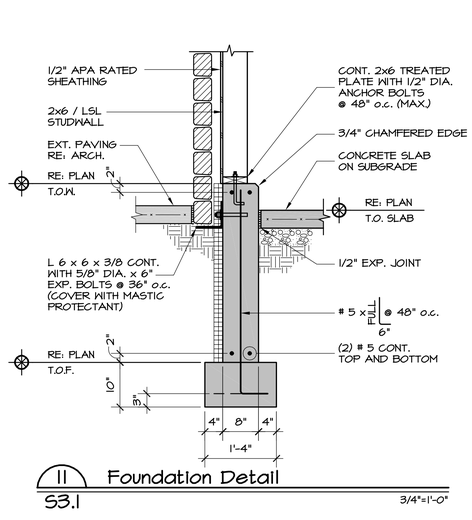
9 Foundation Detail

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



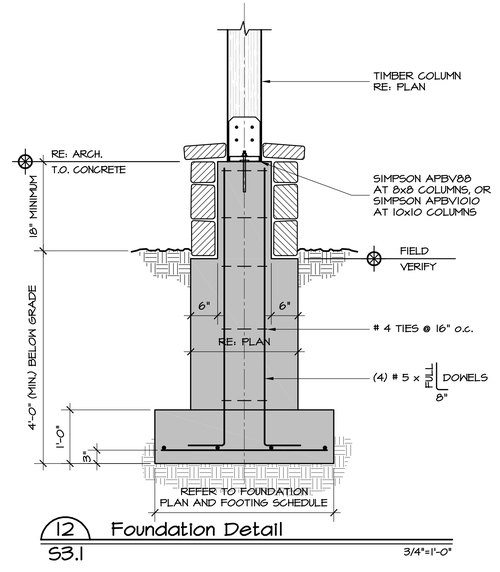
10 Foundation Detail

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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35715
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GOICOECHEA
Lot 03 | Minturn North

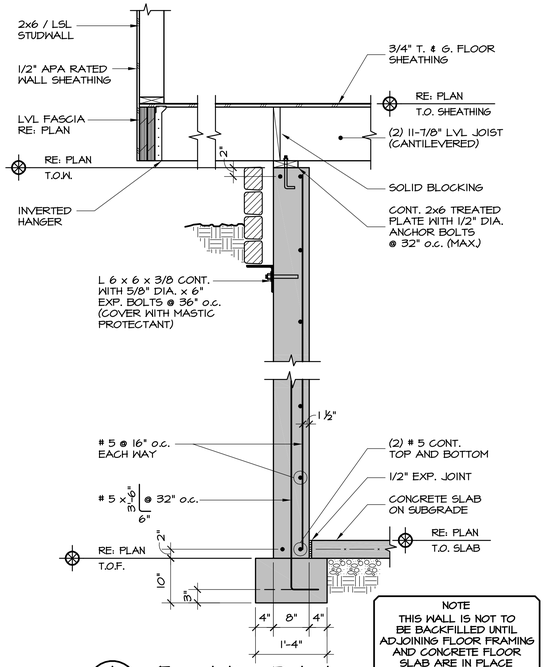
226 Miles End Lane
Minturn, Colorado

Date	• 06/13/2025
SDG Project No.	• 24-125
Drawn By	• SDG
Checked By	• JDS

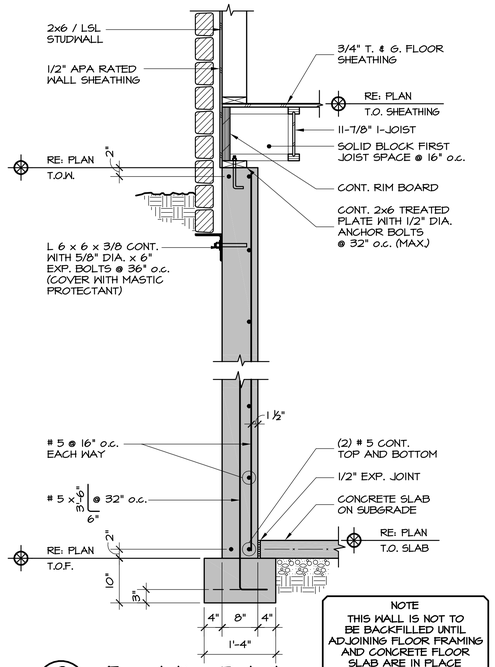
Date	• Issue
08/22/24	• Review Set
11/25/24	• Pricing Set
05/27/25	• Review Set
06/13/25	• Building Permit
	•
	•

Title • Foundation Details

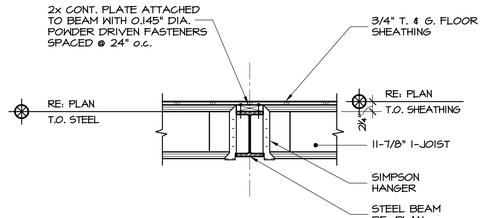
S3.1



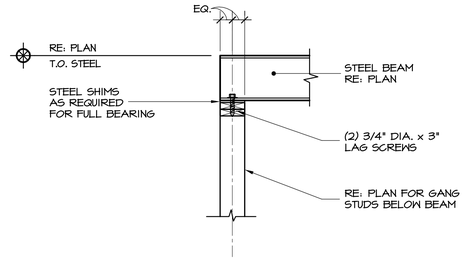
1 Foundation Detail
S3.2 3/4"=1'-0"



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



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



4 Framing Detail
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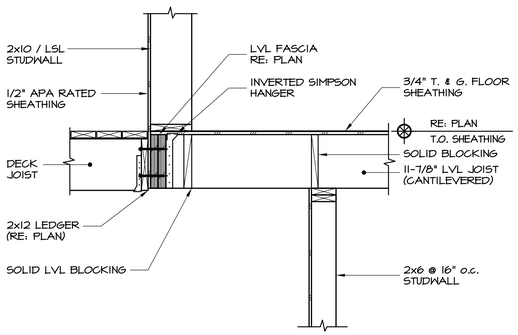
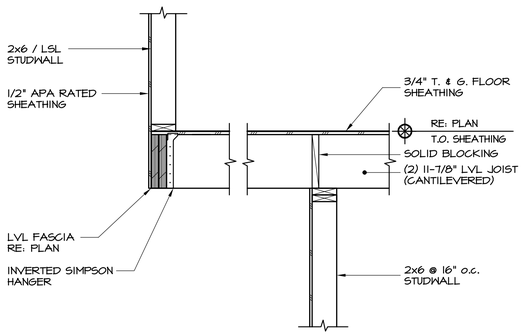


5 Framing Detail
S3.2 3/4"=1'-0"



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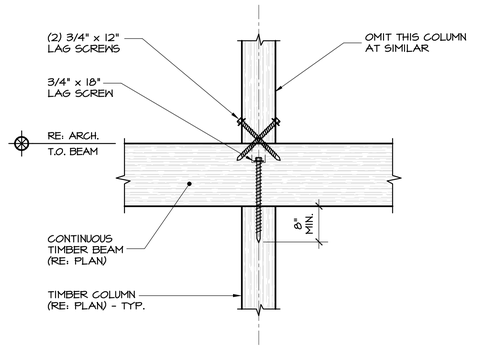
S3.2 3/4"=1'-0"



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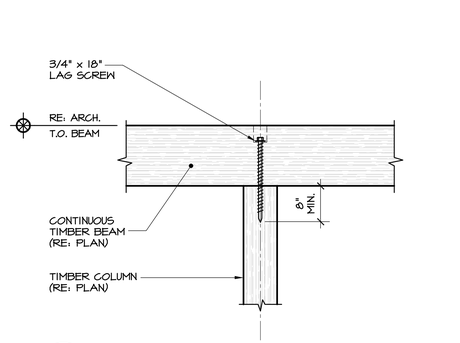
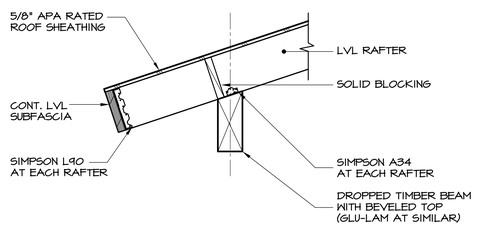
S3.2 3/4"=1'-0"



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



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

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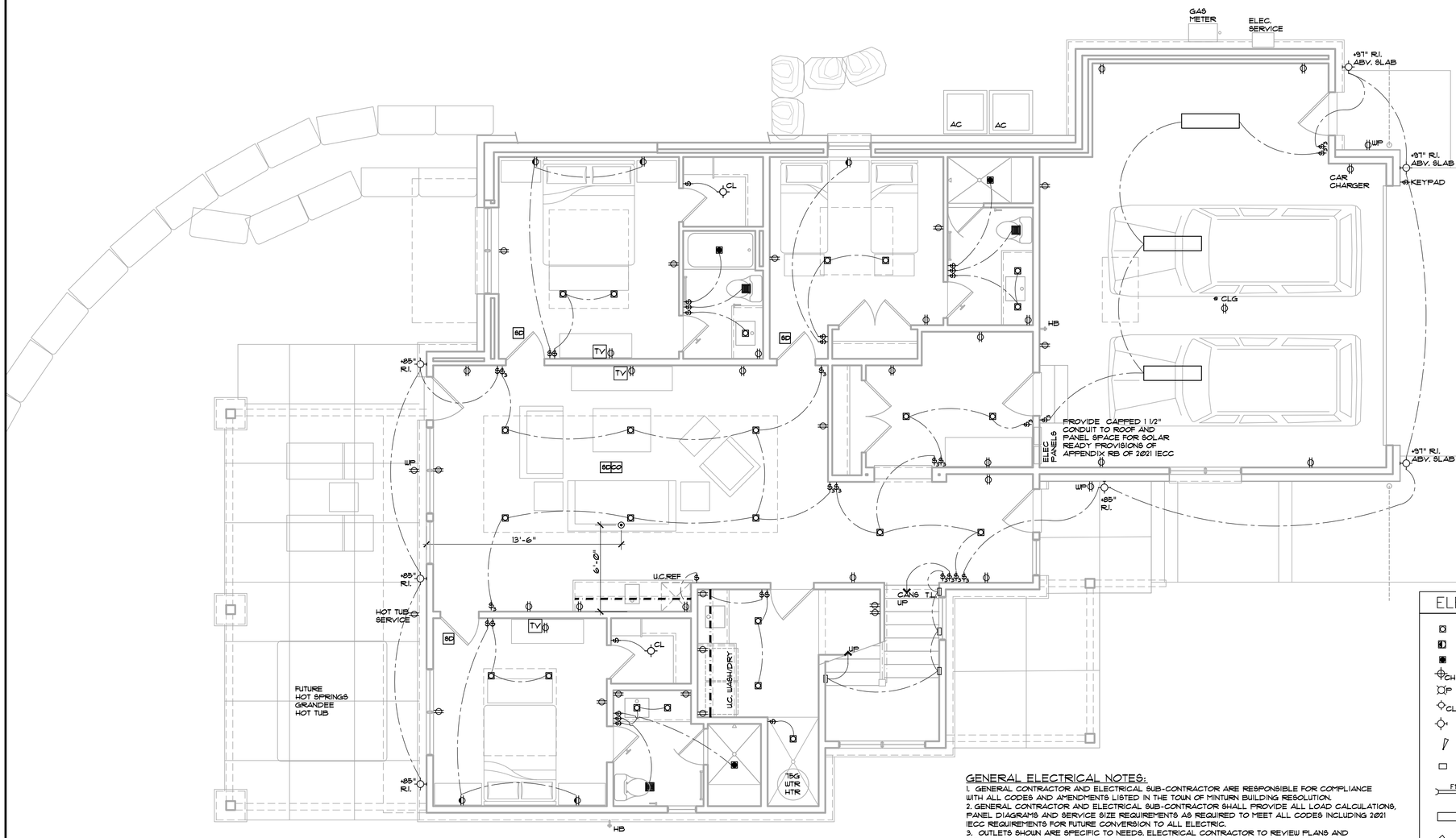
	•

Title • Foundation Details and Framing Details

S3.2



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.

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

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

GENERAL ELECTRICAL NOTES:

1. GENERAL CONTRACTOR AND ELECTRICAL SUB-CONTRACTOR ARE RESPONSIBLE FOR COMPLIANCE WITH ALL CODES AND AMENDMENTS LISTED IN THE TOWN OF MINTURN BUILDING RESOLUTION.
2. GENERAL CONTRACTOR AND ELECTRICAL SUB-CONTRACTOR SHALL PROVIDE ALL LOAD CALCULATIONS, PANEL DIAGRAMS AND SERVICE SIZE REQUIREMENTS AS REQUIRED TO MEET ALL CODES INCLUDING 2021 IECC REQUIREMENTS FOR FUTURE CONVERSION TO ALL ELECTRIC.
3. OUTLETS SHOWN ARE SPECIFIC TO NEEDS. ELECTRICAL CONTRACTOR TO REVIEW PLANS AND COMMUNICATE TO GENERAL CONTRACTOR ANY ADDITIONAL OUTLETS NEEDED TO MEET CODE.
4. CONTRACTOR TO PROVIDE LIFE SAFETY DETECTORS AND SENSORS PER CODE MINIMUM. LOCATIONS TO BE APPROVED BY GENERAL CONTRACTOR PRIOR TO INSTALL.
5. REFER TO FINAL CABINET SHOPS FOR FINAL APPLIANCE, PLUMBING AND ELECTRICAL LOCATIONS.
6. REFER TO LANDSCAPE PLANS FOR IRRIGATION AND SITE LIGHTING POWER REQUIREMENTS.
7. ALL PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ON HIGH-EFFICACY LIGHTING SOURCES. (R404.1, 2021 IECC).
8. ALL INTERIOR LIGHTING CIRCUITS SHALL BE PROVIDED WITH DIMMERS, EXCEPT BATHROOMS AND HALLWAYS. (R404.2, 2021 IECC).
9. 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, 2021 IECC).

LOWER LEVEL SCHEMATIC ELECTRICAL PLAN

1/4" = 1'-0"

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
- SD — SMOKE ALARM
- CO — CARBON MONOXIDE DETECTOR
- EXHAUST FAN
- FLOOR OUTLET
- 1/2 HOT SWITCHED OUTLET
- TV — TELEVISION
- LED STRIP LIGHTING UNDER CABINET

EGGERS ARCHITECTURE, INC.
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(970) 926-1720

GOICOECHEA
226 MILES END LANE
LOT 03, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L03

ISSUED

#	DATE	BY	COMMENTS
8	6-13-25	DWE	BUILDING PERMIT SET
6	5-30-25	DWE	BUILDING PERMIT SET (NOT SUBMITTED)
3	11-25-24	DWE	DRB SUBMITTAL #2 SET
2	7-10-24	DWE	REVISED DRB SUBMITTAL

E1.1

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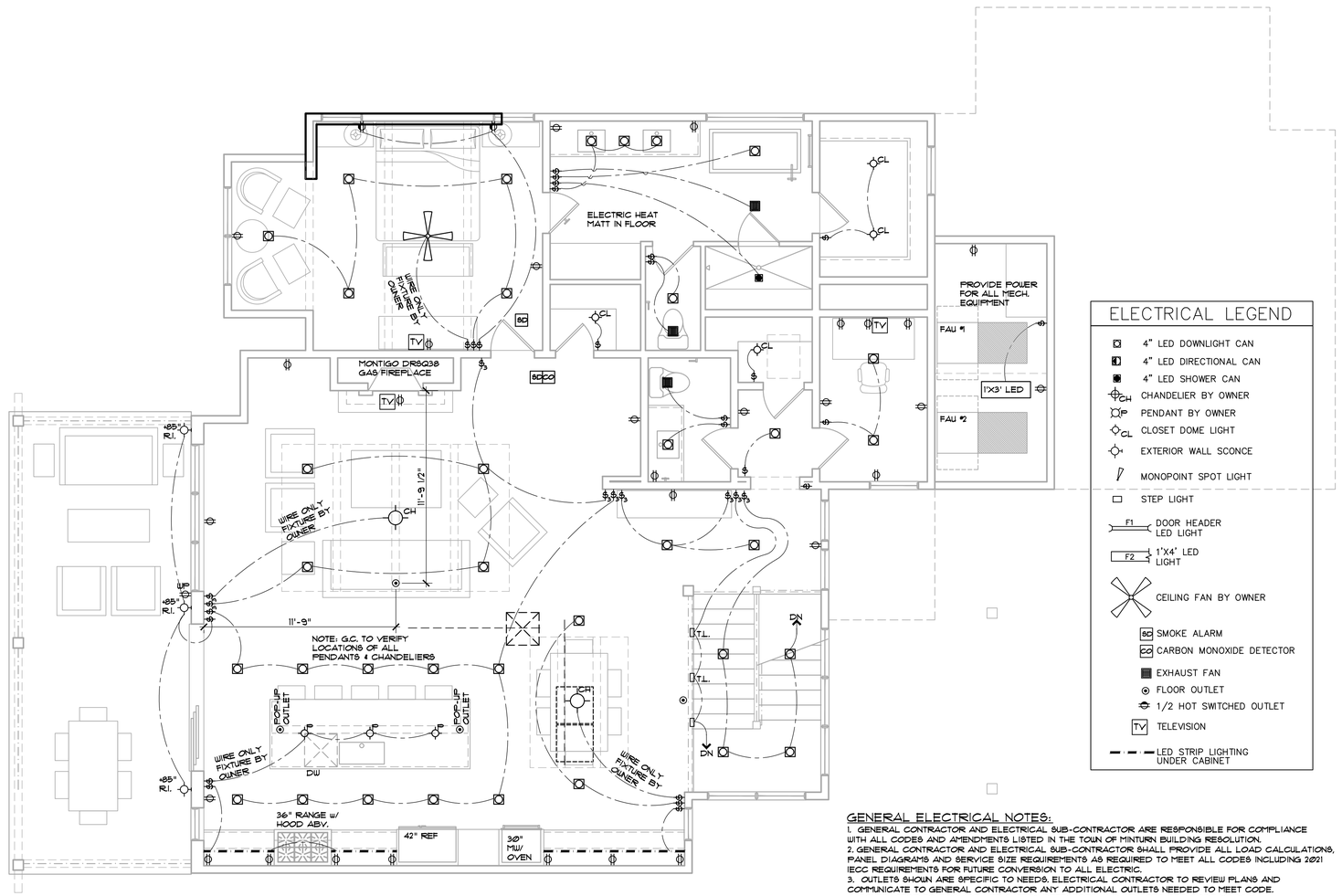

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- 4" LED DIRECTIONAL CAN
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- P — PENDANT BY OWNER
- CL — CLOSET DOME LIGHT
- EXTERIOR WALL SCONCE
- MONOPOINT SPOT LIGHT
- STEP LIGHT
- F1 — DOOR HEADER LED LIGHT
- F2 — 1'X4' LED LIGHT
- CEILING FAN BY OWNER
- SD — SMOKE ALARM
- CO — CARBON MONOXIDE DETECTOR
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- TV — TELEVISION
- LED STRIP LIGHTING UNDER CABINET

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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:

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MAIN LEVEL SCHEMATIC ELECTRICAL PLAN

1/4" = 1'-0"

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GOICOECHEA
226 MILES END LANE
LOT 03, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L03

ISSUED #	DATE	BY	COMMENTS
8	6-13-25	DUE	BUILDING PERMIT SET
6	5-30-25	DUE	BUILDING PERMIT SET (NOT SUBMITTED)
3	11-25-24	DUE	DRB SUBMITTAL 1ST SET
2	7-10-24	DUE	REVISED DRB SUBMITTAL

E1.2

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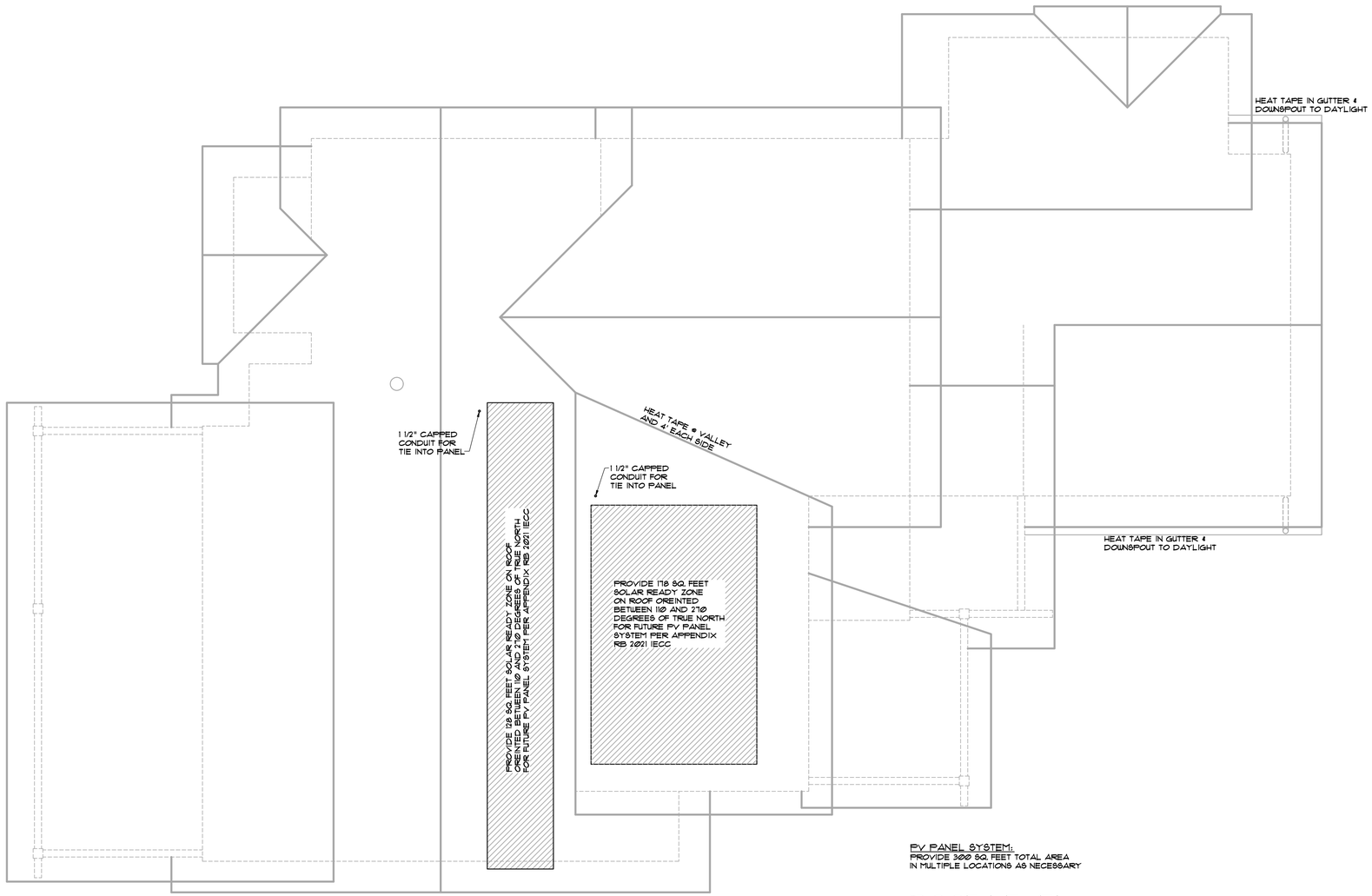

PV PANEL SYSTEM:
PROVIDE 300 SQ. FEET TOTAL AREA
IN MULTIPLE LOCATIONS AS NECESSARY

ROOF LEVEL SCHEMATIC ELECTRICAL PLAN

1/4" = 1'-0"

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PROJECT NO: 2412-22 L03

ISSUED

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3	11-25-24	DWE	DRB SUBMITTAL #2 SET
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E1.3

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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 – Dop Residence

Project Location

Street Address: 30 Silver Star Trail

Zoning: Residential

Parcel Number(s): 2103-262-30-039

Application Request:

DRB Minor Modifications – Landscape Revisions

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: Isabel Rechberg Dop & Monte Dop

Mailing Address: 2099 Chamonix Ln 1 A, Vail, CO 81657

Phone: 617-763-9332 (Monte)

Email: MonteDop@hotmail.com / I.Rechberg@gmail.com

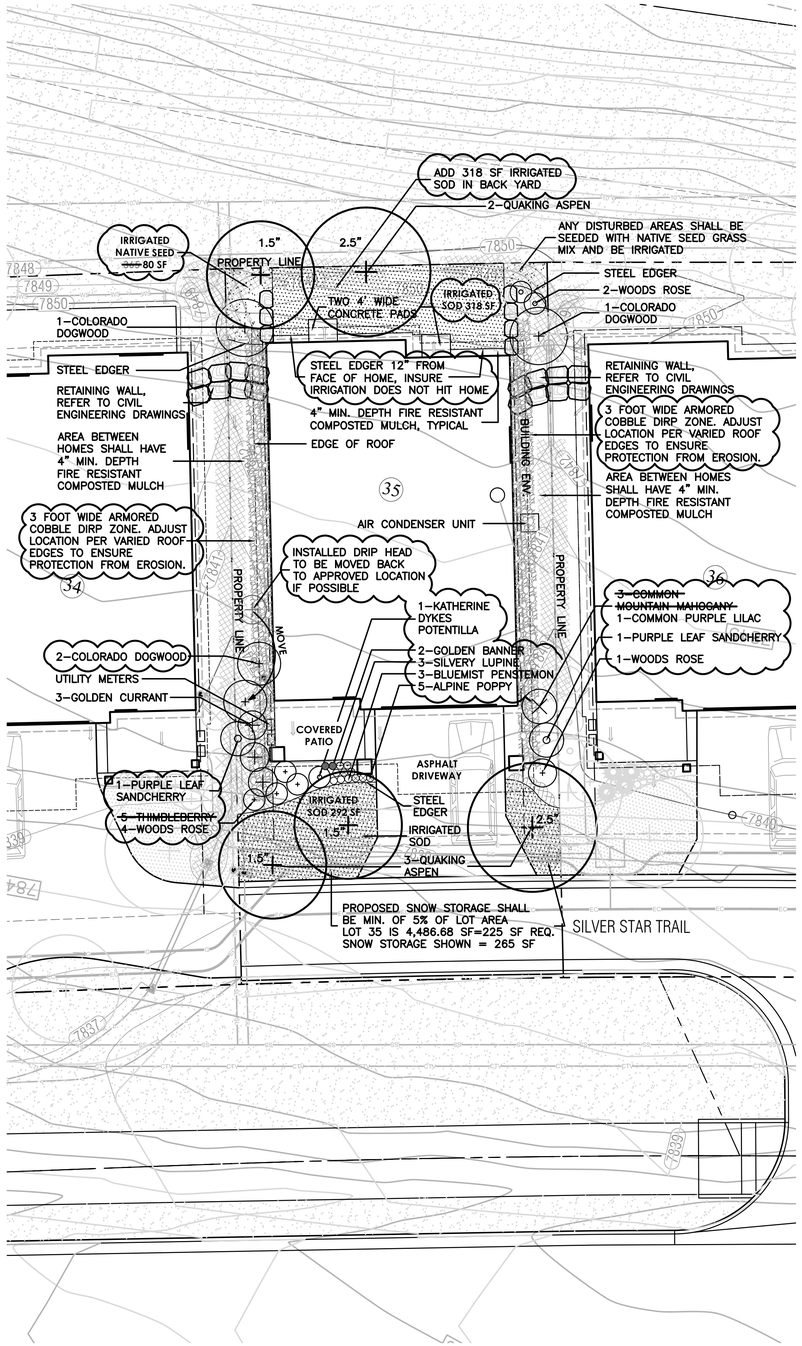
Required Information:

Lot Size: 0.103 acres	Type of Residence (Single Family, ADU, Duplex) SFH	# of Bedrooms 4	# On-site Parking Spaces 2
# of Stories: 2	Snow storage sq ft: 265 sf	Building Footprint sq ft:	Total sq ft Impervious Surface:

Signature:

9/10/25

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



LEGEND

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

0 5 10 20

SCALE: 1"=10'-0"

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

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

MINTURN N.P.U.D.

LOT 35 - 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: 7.18.24

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

CONSTRUCTION SET: 10.18.24

REVISIONS BASED ON OWNER COMMENTS AND ADDED COBBLE DRIP ZONE: 9.8.25

CONSTRUCTION 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	~~292~~ 610 SF
	Permanent Spray Irrigation For Native Seed	~~365~~ 80 SF
	Permanent micro-spray or drip irrigation for perennial beds	13 PERENNIALS x 1 SF = 13 SF
	Permanent Drip Irrigation For B&B Trees	5 TREES x 4.5 SF = 22.5 SF
	Permanent Drip Irrigation For 5 gal. Shrubs & Grasses	18 SHRUBS x 3 SF = 54 SF
		TOTAL PERMANENT IRRIGATED AREA: ~~747~~ 780 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			
3	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
	PERENNIAL FLOWERS (planted @ 12" O.C. spacing)			
~~7~~ 5	Alpine Poppy Papaver alpinum	1 & 2	Flats of 15	
~~6~~ 3	Bluemist Penstemon Penstemon virens	1 & 2	Flats of 15	
~~0~~ 2	Golden Banner Thermopsis divaricarpa	1 & 2	Flats of 15	
~~0~~ 3	Silvery Lupine Lupinus argenteus	1 & 2	Flats of 15	
	DECIDUOUS SHRUBS			
~~2~~ 4	Colorado Dogwood Cornus sericea coloradense	1 & 2	5 gal.	Container, 5 canes minimum 24"-36" ht.
~~3~~ 0	Common Mountain Mahogany Cercocarpus montanus	1 & 2	5 gal.	Container, 5 canes minimum 24"-36" ht.
3	Golden Currant Ribes aureum	1 & 2	5 gal.	Container, 5 canes minimum 24"-36" ht.
~~3~~ 1	Katherine Dykes Potentilla Potentilla fruticosa 'Katherine Dykes'	1 & 2	5 gal.	Container, 5 canes minimum 12"-18" ht.
~~5~~ 0	Thimbleberry Rubus parviflorus	1 & 2	5 gal.	Container, 5 canes minimum 18"-24" ht.
~~2~~ 7	Wood's Rose Rosa woodsii	1 & 2	5 gal.	Container, 5 canes minimum 12"-18" ht.
~~0~~ 1	Common Purple Lilac Syringa vulgaris	1 & 2	5 gal.	Container, 5 canes minimum 24"-36" ht.
~~0~~ 2	Purple Leaf Sandcherry Prunus x cistena	1 & 2	5 gal.	Container, 5 canes minimum 24"-36" ht.

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

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

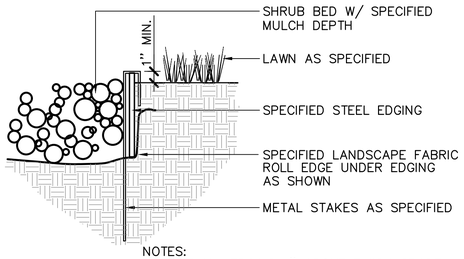
MINTURN NORTH P.U.D.
LOT 35-LANDSCAPE PLAN
TOWN OF MINTURN, COLORADO

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: 7.18.24
REVISED PERMIT SET: 8.19.24
(4 TREE LOCATIONS SHIFTED DUE TO CONFLICTS WITH REVISED UTILITY LOCATIONS)
CONSTRUCTION SET: 10.18.24
REVISIONS BASED ON OWNER COMMENTS AND ADDED COBBLE DRIP ZONE: 9.8.25

CONSTRUCTION SET

SHEET TITLE:
LANDSCAPE NOTES & DETAILS

SCALE: NOT TO SCALE
SHEET NUMBER:
L2



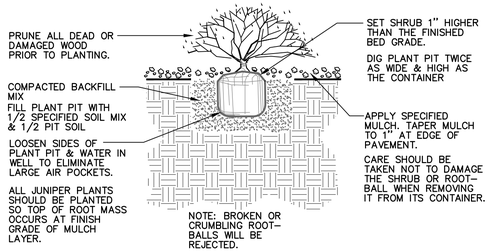
NOTES:
1) SET ALL EDGING 1" ABOVE FINISH GRADE AS SHOWN.

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

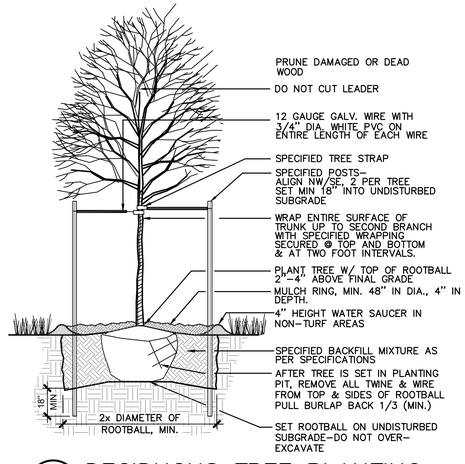
3) ALL JOINTS TO BE SECURELY STAKED.

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

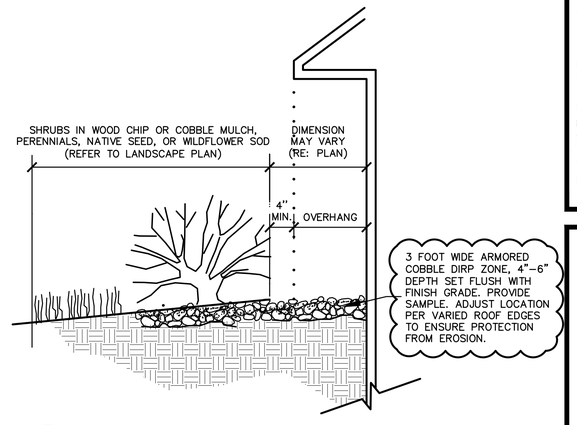
1 L2 STEEL EDGER — NOT TO SCALE



2 L2 SHRUB PLANTING — NOT TO SCALE



3 L2 DECIDUOUS TREE PLANTING — NOT TO SCALE



4 L2 MULCH ARMORED DRIP LINE — NOT TO SCALE