AGENDA

Executive Session 4:30 PM | Work Session 5:00 PM | Town Council Regular Meeting 5:30 PM

Wednesday, June 19, 2024

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

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

MEETING ACCESS INFORMATION AND PUBLIC PARTICIPATION:

This will be an in-person meeting with access for the public to attend in person or via the Zoom link included. Zoom Link: https://us02web.zoom.us/j/81428964731

Zoom Call-In Information: 1 651 372 8299 or 1 301 715 8592 **Webinar ID:** 814 2896 4731

Please note: All virtual participants are muted. In order to be called upon an unmuted, you will need to use the "raise hand" feature in the Zoom platform. When it's your turn to speak, the moderator will unmute your line and you will have five (5) minutes for public comment.

Public Comments: If you are unable to attend, public comments regarding any items on the agenda can be submitted to Jay Brunvand, Town Clerk, 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. EXECUTIVE SESSION (4:30 PM)

A. An Executive Session pursuant to CRS Section 24-6-402(4)(b) for the purposes of consulting with the attorney to receive legal advice on legal questions related to the following matters:

1. Town Legal opposition to Ford v. Baldauf, Case No. 24CV30046, Quiet Title to bed of Eagle River

4. WORK SESSION (5:00 PM)

A. Council Ethics Training

5. APPROVAL OF CONSENT AGENDA

Consent agenda items are routine Town business, items that have received clear direction previously from the council, final land-use file documents after the public hearing has been closed, or which do not require council deliberation.

A. 06/05/2024 Minutes

B. 1014 Two Elk Lane - Exterior Modifications

C. 0036 Silver Star Trail - New Single Family Residence

D. 0095 Miles End Lane - New Single Family Residence

E. 0196 Miles End Lane - New Single Family Residence

F. Eagle River Coalition Letter of Support

G. Resolution 30 - Series 2024 Authorizing the Mayor to Sign a Second Amendment to a Settlement Agreement Between Battle Mountain and the Town

6. APPROVAL OF REGULAR AGENDA

Opportunity for amendment or deletions to the agenda.

7. DECLARATION OF CONFLICTS OF INTEREST

8. PUBLIC COMMENT

Citizens are invited to comment on any item on the Consent Agenda, or 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 Clerk. Those who are speaking are requested to state their name and address for the record.

9. COUNCIL COMMENTS & COMMITTEE REPORTS

10. STAFF REPORTS

11. SPECIAL PRESENTATIONS

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

12. BUSINESS ITEMS

Items and/or Public Hearings listed under Business Items may be old or new and may require review or action by the Council.

A. Resolution 16 - Series 2024 A Resolution approving the Battle North Service Plan - Sawyer

B. Acceptance of the 2023 Fiscal Year Audit - Brunvand

C. Ordinance 13 - Series 2024 (Second Reading) Amending Chapter 19 of the Historic Preservation Code to allow for More Posting Places and to Extend the Limitations on Proposed Designations - Harris

D. Ordinance 14 - Series 2024 (Second Reading) An Ordinance Amending the Belden Place PUD Final Plan - Sawyer

E. Ordinance 15 - Series 2024 (Second Reading) An Ordinance Amending the Belden Place PUD Final Plat - Sawyer

F. Resolution 26 - Series 2024 A Resolution Approving Belden Place SIA - Sawyer

G. Resolution 29 - Series 2024 A Resolution Rescinding a Cost Share Agreement for the Construction of a Stormwater Sewer Improvement between Miner's Basecamp and the Town of Minturn - Sawyer

H. Resolution 28 - Series 2024 A Resolution Approving a Temporary Use Permit for the Town of Minturn at 171 Main Street and 191 Main Street - Krieg

I. Ordinance 16 - Series 2024 (First Reading) An Ordinance Amending the Town's Historic Register to Add 478 Eagle River Street - Harris

13. DISCUSSION / DIRECTION ITEMS

A. Resolution by the Stakeholders for a Downtown Development Authority (DDA) Ballot Question - Krieg/Shrum

B. Short Term Rental Policy Review - Krieg

C. Short Term Rental Tax Ballot Measure - Brunvand

D. Geronimo Parking Variance - Krieg

E. High Five Media Board Representation

14. FUTURE AGENDA ITEMS

A. Cancellation of July 3rd Council Meeting - Council to provide direction

B. Future Agenda Items

15. ADJOURN

INFORMATIONAL ONLY ITEMS

Upcoming Council Meetings:

-- July 2, 2024 Minturn Independence Day Celebration

-- July 3, 2024 - Cancelled

-- July 4, 2024 - Independence Day; Town Hall Closed

-- July 17, 2024

-- August 7, 2024

OFFICIAL MINUTES
Executive Session 4:30 | Town Council Meeting 5:30 PM
Wednesday, June 05, 2024
Town Hall / Council Chambers - 302 Pine St Minturn, CO

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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/83221386924

Zoom Call-In Information: 1 651 372 8299 or 1 301 715 8592 **Webinar ID:** 832 2138 6924

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Public Comments: If you are unable to attend, public comments regarding any items on the agenda can be submitted to Jay Brunvand, Town Clerk, prior to the meeting and will be included as part of the record.

1. CALL TO ORDER

Mayor Earle B. called the meeting to order at 4:30pm.

2. ROLL CALL AND PLEDGE OF ALLEGIANCE

Council present Mayor Earle Bidez, Mayor Pro Eric Gotthelf, Town Council members Lynn Feiger (zoom), Gusty Kanakis, Tom Priest, and Brian Rodine. Note: Kate Schifani was excused absent.

Staff present: Town Attorney Mike Sawyer (zoom), Town Manager Michelle Metteer, Town Planner Madison Harris, and Town Clerk Jay Brunvand (zoom).

3. EXECUTIVE SESSION (4:30 PM)

Those present for the Executive Session were the Council present, attorneys Mike Sawyer, Susan Ryan, Bill Caile, and Michelle Metteer.

A. An Executive Session pursuant to CRS Section 24-6-402(4)(b) for the purposes of consulting with the attorney to receive legal advice on legal questions related to the following matters:
1. Update on the Status of the Agreement with the CWCB and Next Steps.
2. Update on Case No. 21CW3030 and Strategy.

Motion by Gusty K., second by Eric G., to convene in Executive Session pursuant to CRS Section 24-6-402(4)(b) for the purposes of consulting with the attorney to receive legal advice on legal questions related to the following matters:
1. Update on the Status of the Agreement with the CWCB and Next Steps.
2. Update on Case No. 21CW3030 and Strategy.

Motion passed 6-0. Note: Kate Schifani was excused absent.

The Council convened in Regular Session at 5:32.

4. APPROVAL OF CONSENT AGENDA

Consent agenda items are routine Town business, items that have received clear direction previously from the council, final land-use file documents after the public hearing has been closed, or which do not require council deliberation.

A. 05-15-2024 Minutes
B. 1010 Two Elk Lane - New Single-Family Home
C. Liquor License - Liquor License: 23698 US Hwy 24 – The Daily Grind Coffee Co. Inc., DBA Vail Coffee & Tea CO annual renewal of a Hotel and Restaurant Liquor License, Craig Arsueau, owner/manager
D. Liquor License - Liquor License: 141 Main St – The Thai Kitchen annual renewal of a Hotel and Restaurant Liquor License, Wipanun Somdee, owner/manager
E. Liquor License: 107 Williams St – Wild Mountain Cellars Application for a Colorado Liquor Sales Room (Winery Tasting Room), Matt Deem, owner/manager
F. Resolution 24 - Series 2024 A Resolution Approving a Contract for the Installation of a Security Fence at the Town Water Tank and Treatment Facility

Motion by Eric G., second by Gusty K., to approve the Consent Agenda of June 5, 2024 as presented. Motion passed 6-0. Note: Kate Schifani was excused absent.

5. APPROVAL OF REGULAR AGENDA

Opportunity for amendment or deletions to the agenda.

Motion by Gusty K., second by Tom P., to approve the agenda of June 5, 2024 as presented Motion passed 6-0. Note: Kate Schifani was excused absent.

6. DECLARATION OF CONFLICTS OF INTEREST

7. PUBLIC COMMENT

Citizens are invited to comment on any item on the Consent Agenda, or 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 Clerk. Those who are speaking are requested to state their name and address for the record.

Mr. Larry Stone, 156 Main St, noted he will be living in that house. He stated he would like to live upstairs and rent downstairs as Air B&B and wanted to confirm this was commercial use.

8. COUNCIL COMMENTS & COMMITTEE REPORTS

Brian R. noted a grant requested for RR property will require the RR to apply.

Eric G. noted a Climate Action Committee meeting and thanked all for the town clean up.

Lynn F. noted the 8/10 affordable art fair that will be held at the Minturn Market on the Bunkhouse porch.

9. STAFF REPORTS

A. Manager's Report

Tract C (South of Minturn North Development)

Tract C: The Town is now the owner of Tract C, a parcel of land immediately adjacent to the southern end of the Minturn North project. See final plat for reference. The Council and public will need to conduct a public process which we expect to begin later this fall/early winter to determine the future use of this parcel. In the meantime, there is an opportunity to receive fill dirt from the Minturn North project that would allow the creation of parking and snow storage along the southern end of Taylor Ave which would support almost any future use, see included overall site plan which shows the establishment of a 25’ wide by approximately 125’ long shaded area. Although Jeff Spanel has indicated this tract is NOT an ideal area for a pocket park given the slopes of the parcel; by creating this parking/shoulder, the Town leaves open the option for almost any use while simultaneously increasing off-road parking on Taylor St and additional snow storage. I would like to take this opportunity for the free fill to create the parking and snow storage area as homes get developed. Here are a few more details from Jeff Spanel:

- The plan shows the shoulder extending 25’ from the edge of asphalt on Taylor.
- The grade shown for the first 25’ is 4% and then steepens to 2:1 to catch the existing ground surface.
- It will require about 700 Cubic Yards of material to construct the widened shoulder.
- About 80 Cubic yards of material would be required to build a 4” deep surface of gravel or asphalt millings.

- This could create about 25 parking spaces.
- Future access to Tract C will likely be from Taylor, so the shoulder widening could serve as access for a future use.
- Based on Minturn North estimates, removing the fill and reseeding the ground would cost about $50,000.

Bulb Outs
I have attached the most up to date submittal to CDOT for the temporary bulb outs on Main Street. You will see that Mann Ave has been added to the design.

Community Events
With the results of the Community Survey, staff will be reevaluating the community events to ensure the events being offered by the town are in alignment with the interests of the community. We anticipate a brief survey to go live in the coming weeks asking the public for their feedback on what community events they would propose. Any proposed changes to the annual event lineup will be brought to the Council and public for consideration.

Safe Streets 4 All (SS4A)
Brian Rodine, Jeff Spanel, and I conducted interviews for three of the five SS4A firm proposals. We anticipate selecting a firm, the three interviews and moving forward with a proposal which will require approval by the Town Council before the project can get underway.

Out of Office
I will be out of the office June 17-21 and not attending the June 19th Council meeting. Mike Sawyer will attend that meeting, in person, in my absence.

She updated on the community video program that will be publicly available and will give council meeting topics.

B. Finance Report

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

11. LIQUOR LICENSE AUTHORITY

A. Liquor License – New Lodging and Entertainment License application: 145 North Main LLC, DBA Eagle River Inn, Tierney DeLude, Owner/Manager, 145 North Main St – Brunvand

Jay B. outlined the application stating this is an application for a new L&E Liquor License. This this license will allow the owners of the Eagle River Inn to serve liquor to their guests which will operate as a small boutique hotel. Many years ago, this location held a Bed and Breakfast permit. Over the years they decided to forego the B&B license and only accommodate private functions.

Because this is a new business in an existing boutique hotel, I did not require the applicant to prove

the needs of the neighborhood with a petition. This application has been reviewed and meets the requirements for a new L&E license. The applicants of 145 North Main St, DBA Eagle River Inn background checks have been reviewed and the backgrounds do not show concerns that would prove poor moral turpitude or otherwise would preclude him from holding a liquor license. Staff is recommending approval of the license application.

Ms. Tierney DeLude, owner/manager, spoke as the applicant. They hope to be open by 6/22.

Public Hearing Opened.
No Public Comment.
Public Hearing Closed

Motion by Tom P., second by gusty k __., to approve the New Lodging and Entertainment License application: 145 North Main LLC, DBA Eagle River Inn, Tierney DeLude, Owner/Manager, 145 North Main St as presented. Motion passed 6-0. Note: Kate Schifani was excused absent.

CONDITIONS:
- It is recommended at a minimum the licensee/manager, and a server be server trained by an authority such as T.I.P.S and that a certified server be on duty at all times while alcoholic beverages are served.
- That the Liquor Authority emphasize the requirement of operating an orderly establishment.

And publication information

12. BUSINESS ITEMS

Items and/or Public Hearings listed under Business Items may be old or new and may require review or action by the Council.

A. Resolution 16 - Series 2024 A Resolution approving the Battle North Service Plan - Request for Continuance

As the council is aware, part of the Battle Mountain settlement agreement contemplates that the council will review a request for the formation of metropolitan districts as part of the proposed Bolts Lake development. Battle Mountain has submitted a draft service plan for the council's consideration. The service plan contemplates the formation of four metropolitan districts in order to primarily finance public improvements but also to operate and maintain certain improvements specific to the subdivision.

Battle Mountain proposes the formation of four metropolitan districts to finance public improvements and to maintain certain limited improvements. Four districts are proposed so that various partitions of the development can pay different amounts toward the financed debt and have potentially additional services provided by a specific district. One district will be the finance district that issues the debt. The other three districts will have agreements with the finance district to impose taxes and repay the debt. One district will be formed specifically to include land that is to be developed for affordable housing so that a lower mill levy can be applied to those parcels.

Protections of the Town in the service plan include statements that district debt shall not be considered debt of the Town of Minturn. The metropolitan districts are further restricted from applying for grants from entities such as Great Outdoors Colorado that would be in competition with the Town. The Service plan provides that Parks and Recreation facilities financed by the district will be open to the public as a whole. The districts shall not have the power of eminent domain absent a separate approval from Town Council. Any material amendments to the service plan require that the districts come to the Town for a future approval. In addition to the service plan, the districts will enter into an intergovernmental agreement with the Town of Minturn that will grant the Town the ability to seek specific performance from a court in the event that the districts act outside of the service plan limitations. Under such circumstances, the Town would be awarded its attorney's fees against the districts.

Motion by Tom P., second by Gusty K., to continue to June 19 Resolution 16 – Series 2024 a Resolution approving the Battle North Service Plan. Motion passed 6-0. Note: Kate Schifani was excused absent.

B. Ordinance 10 - Series 2024 (Second Reading) An Ordinance Amending Chapter 16, Article 26 Community Housing Standards and Guidelines

Note: Scot Hunn, Town Planner, presented.

Ordinance 10 – Series 2024 is being presented to the Town Council in response to long-standing goals and policies adopted by the Town and, specifically, to address Objective No. 4.6 of the 2023 Imagine Minturn Community Plan to adjust the Town's housing regulations and inclusionary housing mitigation requirements.

Scot H. noted 5/15/24 changes of 140% AMI reduced to 120% AMI as was discussed at the May 15 meeting are included in this reading.

The following summarizes the proposed amendment package:

- Reduce the Area Median Income (AMI) threshold applicable for the initial sales price for for-sale units from 200% to 140% AMI. This amendment stems directly from previous conversations with the Planning Commission as well as with representatives from the Eagle County Housing and Development Authority since the Town's Inclusionary Housing (IH) regulations were adopted in 2020, and from recommendations of the Community Plan which state:

"The current IH program requires housing to be affordable up to 200 percent of AMI, which is a household income of approximately $180,000 for a three-person household. This income level equates to a home purchase price of over $750,000. The IH will therefore produce housing that is close to the market rate (albeit deed restricted) as the average sale price in 2021 was $767,000. The Town should consider requiring a lower AMI targe such as 120% or a range of AMI levels from below 100 percent to the current 200 percent requirement."

While staff investigated a tiered AMI structure (e.g. requiring the provision of deed restricted units with initial sales prices ranging from 100% to 200%) staff presented the draft ordinance to the Planning Commission at their regular meeting of May 8, 2024, with a recommendation to lower

the initial sales price for for-sale residential units to a level at or below 140%. The Commission recommended approval of the ordinance with the condition or suggestion that the target/maximum AMI level for initial sales price be lowered further, from 140% to 120%.

Staff supports the Planning Commission's recommendation. If Council agrees with this recommendation on first reading, staff will amend the ordinance accordingly prior to second reading. Additionally, if the Town is interested in pursuing a tiered or "range" approach to mitigation in the future, staff suggest that such changes could be further studied and additional amendments to Chapter 16, Article 26 can be presented at a later date.

- Provided definitions within Article 2 of Chapter 16 to define "Price Capped For Sale Housing" and "Price Capped Rental Housing." The Town's Community Housing Guidelines (Article 26) include requirements for for-sale and for-rent units to be deed restricted (capped) and available for certain affordability levels, but the guidelines do not currently define price caps. Here are the two new definitions:

Price Capped For Sale Housing means housing subject to a deed restriction requiring that the Housing meet Initial Sales Prices, resale price appreciation limits, quality, and other criteria set forth in the Guidelines and Administrative Procedures.

Price Capped Rental Housing means rental housing subject to a deed restriction requiring that the Housing meet Rental Rate Restrictions, quality, annual compliance and other criteria set forth in the Guidelines and Administrative Procedures.

- Clarified that the Town, when evaluating housing plans for new developments, will consider the entirety of any phased development plans.

- Created a provision/requirement that deed restrictions will not only cap initial sales price but also annual appreciation that may be captured for subsequent re-sales. This (restricting price appreciation on re-sales) is typical in must inclusionary housing regulations and is one way to address affordability throughout the life of a deed restricted unit. Staff will need to update the Community Housing administrative standards (which were approved by resolution, separate from the Housing Guidelines/Article 26 originally) to provide details on eligible improvements that a unit owner can make over time while still capping appreciation.

Scot H. noted in response to questions, that appreciation caps that were discussed will be taken up under a separate legislation. Clarification was given for the local deed restrictions and the appreciation restrictions.

Lynn F. asked how a small development would work, this was discussed. She was concerned that this might not achieve the attainable housing desires hoped for.

Brian R. expressed concern that this might increase the costs on other items in order to accommodate the AMI restrictions and that this was a piece-meal process. This was shared by Lynn F., especially with small developments. Scot H. stated this is a potential. The work-around

in other municipalities would be subsidization by that town. Discussion ensued to include the school district project.

Gusty K. noted that this would give us attainable housing and yes it might come at the cost of more expensive units within the same project. Tom P. agreed.

Scot H. noted they will begin reviewing zone districts that might allow higher density, smaller lots, etc. that might hold project costs down.

Public Hearing Opened
No Public Comments
Public Hearing Closed

Motion by Eric G., second by Tom P., to approve Ordinance 10 - Series 2024 (Second Reading) An Ordinance Amending Chapter 16, Article 26 Community Housing Standards and Guidelines as amended to include 120% AMI. Motion passed 5-1. (Brian Nay) Note: Kate Schifani was excused absent.

C. Resolution 27 - Series 2024 A Resolution Approving a Conditional Use Permit for Minturn North – Temporary Construction Management Office and Storage Uses

Madison H. presented.

The Applicant, Rick Hermes, of Minturn North Construction Company requests review of a new Conditional Use Permit for leased portions of the Union Pacific Railroad (UP) property to allow for temporary construction management office and storage uses generally located east of the Meadow Mountain Business Park and the Eagle River, in between the rail line and Minturn Road.

The Applicant proposes to use a lease area for the following uses: 1. Temporary construction management office 2. Unpaved parking 3. Construction material and equipment storage 4. Associated restroom facilities.

Staff and the Planning Commission are recommending approval, with the following conditions for the Town Council's consideration:

1. No vehicle entering the property shall exceed 40'-2" in length. This restriction does not apply to the installation of the construction management office and storage containers that may be used for storage of materials and equipment associated with or incidental to the business operations approved under this CUP. Such container(s) must be maintained in an orderly manner; must be screened to the greatest extent possible with fencing and green mesh screening materials.
2. No storage of campers, ATV's, dirt bikes, snowmobiles, pop-ups, conversion vans, camper trailers, or similar camping related vehicles or personal use vehicles are permitted.
3. No inoperable or unlicensed vehicles are to be kept on the property for longer than five (5) days. (Pursuant to Section 7-2-70 Minturn Municipal Code).

4. The CUP property is to be maintained in a clean and orderly condition, permitting no deposit or accumulation of refuse or materials other than those ordinarily attendant upon the use for which such premises are legally intended.
5. Minturn North Construction Company is to maintain and conduct business within the CUP area associated with the approved and valid CUP only.
6. Violations. The following schedule of fines shall be enforced for violations not remedied within thirty (30) days: a. The first violation will be fined $100.00 b. The second violation will be fined $250.00 c. The third and subsequent violations will be fined $500.00
7. The CUP will be subject to a quarterly review by the Town of Minturn Planning Staff with regard to compliance with the terms of use and conditionals of approval associated with the CUP for the first year of the CUP, and all subsequent years of the CUP there shall be an annual review by the Town of Minturn Planning Staff with regard to compliance with the terms of use and conditions of approval associated with the CUP. The Town Staff shall provide a report to the Town Council following such review. The report shall, in a general manner, provide updates on the following: a. Any violations or other incidences requiring Staff response and Town resources out of the ordinary course of Town business and services. A violation will only be counted if the infraction has not been corrected within thirty (30) days of notice being sent to the CUP holder. b. Compliance with the overall terms of use permitted by the CUP as well as observations regarding the condition of the CUP area. c. Any changes in i). Lessee/Sub-Lessee; and ii). Uses within the CUP area. d. At Staff's discretion, a recommendation may be made to Council to revoke the CUP having accumulated three violations in a calendar year (January 1 to December 31).
8. The CUP is valid for three (3) years. Applicant may request an extension of the CUP every year thereafter following a review with the Minturn Town Council. The review shall include but not limited to inspections by the Town Staff and the following reporting: a. Report from a Code Compliance Officer. b. Report from Planning Department
9. Working hours within the permitted area will coincide with the Minturn North PUD. Exterior hours may occur between the hours of 7:00 am MST and 6:00 pm MST Monday – Saturday. Interior hours may occur between the hours of 7:00 am MST and 6:00 pm MST Monday – Sunday.
10. Uses must be in compliance with the applicable laws, including Minturn Municipal Code, state and federal law. A violation of any law within the permitted premises shall be considered a violation of the CUP.
11. All uses associated with activities approved by the CUP shall adhere at all times with the noise and vibration standards of the Town (pursuant to Section 16-18-30, Minturn Municipal Code).
12. The CUP boundary must be gated, fenced and screened (green mesh screening materials)
13. Supplies, parking, vehicles, storage containers, structures, and equipment must be placed within the CUP boundary.
14. No fuel containment shall be permitted within the CUP boundary.
15. All overnight parking must be done within the approved and fenced CUP boundary.
16. No chemical storage is permitted within the approved CUP boundary.

17. A 20’ ingress/egress access shall be maintained.
18. Proper snow storage areas must be maintained and sufficient for snow removal within the approved CUP area. The ingress/egress access shall be maintained at all times for emergency access.
19. Minturn North Construction Company is required to be under a valid lease agreement with Union Pacific Railroad.
20. Town Staff shall be allowed access to the site to inspect for approved CUP compliance at any time.
21. The Town Council shall determine that the CUP agreement shall be completed and expired upon final Certificates of Occupancy for all 39 lots.

Discussion ensued as to how this would impact Minturn Rd and the residents in that area. Michelle M. noted that this property has been looked at for leases, including by the Town itself, that might cause more impact. Mr. Hermes noted this is NOT a request to stage construction from there, rather site management project efficiencies. Gusty K. noted this property is available for lease and UPRR will lease it to a potentially more impact.

It is noted that the following comments were mailed in:

1. Justine LaCross, 322 Taylor St, opposed
2. Rob Gosiewski, 560 Taylor St, opposed
3. David Clapp. 392 Taylor St, opposed
4. Duncan Robinson, 531 Taylor St, opposed
5. Trent Schaffer, 105 Lions Ln, limit lease duration

Motion by Gusty K., second by Eric G., to approve Resolution 27 - Series 2024 A Resolution Approving a Conditional Use Permit for Minturn North – Temporary Construction Management Office and Storage Uses as presented to include the conditions stated above. Motion passed 6-0. Note: Kate Schifani was excused absent.

D. Ordinance 11 - Series 2024 (First Reading) An Ordinance Amending the Town's Historic Register to Add 151 Main Street

Madison H. presented for Staff.

Review the landmark designation nomination of 151 Main Street based on the criteria outlined in the Minturn Municipal Code Sec. 19-3-20, citing findings of fact, and making a decision of approval, approval with conditions, or denial.

Application: #2024L – 001
Address: 151 Main Street
Zoning: Old Town Character Area – 100 Block A Owner: A & M LLC (locally Marco Tonazzi)
Applicant(s): Town of Minturn

Staff has submitted a nomination for Historic Landmark status of 151 Main Street. The application has been reviewed, deemed complete, and to meet the Minturn landmark designation criteria. As

such, staff scheduled a public hearing for the Town Council meeting on June 5, 2024. Adjacent properties and the owner of 151 Main Street were notified via certified mail, and a notice placed in the Vail Daily a minimum of 10 days before the public hearing.

Discussion ensued how this might be interpreted in the future. Lynn F. felt the need to preserve our history. Madison H. noted that once a building is deemed historical status, an owner can apply for the ability to make improvements on a case-by-case basis.

Public Hearing Opened

Mr. Spense Neubauer, 444 Eagle St, with the current prices, by applying this could increase the costs.

Mr. Larry Stone, 152 Main, noted as a citizen he feels this would increase costs whereby most might not be able to afford purchase or improvements. He said he felt this attributes to keeping our storefronts vacant because the dollars don't pencil out. He stated we want to retain the cute and historical features, but this regulation could be modified to accept other possibilities.

Ms. Lynn Teach, 252 Pine St, felt many citizens were in support of the historical preservation law.

Mr. Pete Siebert, West Vail, expressed that this does limit the properties' potential uses in that it is restricted by historical and economic factors.

Mr. Tom Warren, landlord of the properties, stated it is not economically feasible for a buyer or landlord. He asked if the town wants to be a museum or an economically feasible town?

Public Hearing Closed

Madison H. stated if this is historically designated there is a review process for upgrades. If economic hardship exists and appropriateness is denied, then they can be further reviewed. Michelle M. stated they have been reviewing how this might look and stated there are 6 independent processes, but it is arduous. It was noted the historic preservation has been in play for over 2yrs, they are looking at ways to simplify the processes at both Staff and Council levels. Discussion ensued as to what we are trying to accomplish, to include historical preservation, economic feasibility, and utilization, and how that is actually coming together.

Earle B. recommended this be continued to allow further discussion potentially in a work session setting.

Motion by Tom P., second by Eric G., to continue to August 7, 2024 Ordinance 11 - Series 2024 (First Reading) An Ordinance Amending the Town's Historic Register to Add 151 Main Street as presented. Motion passed 5-1. (Lynn F Nay) Note: Kate Schifani was excused absent.

E. Ordinance 12 - Series 2024 (First Reading) An Ordinance Amending the Town's Historic Register to Add 155 Main Street

Review the landmark designation nomination of 155 Main Street based on the criteria outlined in the Minturn Municipal Code Sec. 19-3-20, citing findings of fact, and making a decision of approval, approval with conditions, or denial of the nomination.

Application: #2024L – 002
Address: 155 Main Street
Zoning: Old Town Character Area – 100 Block A
Owner: MR Minturn LLC
Applicant(s): Town of Minturn

Staff has submitted a nomination for Historic Landmark status of 155 Main Street. The application has been reviewed, deemed complete, and to meet the Minturn landmark designation criteria. As such, staff scheduled a public hearing for the Town Council to review on June 5, 2024. Adjacent properties and the owner of 155 Main Street were notified via certified mail, and a notice placed in the Vail Daily a minimum of 10 days before the public hearing.

Public Hearing Opened

Mr. Larry stone, 152 Main St, encouraged the historic and economic discussion.

Mr. Pete Siebert, West Vail, encouraged the discussion.

Ms. Lynn Teach, 252 Pine St, to expect people to show up at 4:30 to a meeting is not a reasonable expectation.

Mr. Tom Warren, owner, supported the residential aspect.

Public Hearing Closed

Motion by Tom P., second by Gusty K., to continue to August 7 Ordinance 12 - Series 2024 (First Reading) An Ordinance Amending the Town's Historic Register to Add 155 Main Street as presented. Motion passed 5-1 Lynn Nay. Note: Kate Schifani was excused absent.

F. Ordinance 13 - Series 2024 (First Reading) Amending Chapter 19 of the Historic Preservation Code to allow for More Posting Places and to Extend the Limitations on Proposed Designations

Review and approve Ordinance 13 - Series 2024 Amending Chapter 19 of the Historic Preservation Code to allow for More Posting Places and to Extend the Limitations on Proposed Designations. Based on comments from Council, as well as examining staff's own process, staff has drafted an ordinance that addresses primarily two items: 1) extending the reconsideration of a proposed designation once denied from 1 year to 5 years, and 2) adding additional posting places like the

website and posting boxes as places to alert people so that the process can be more transparent to the public. The way the Town Code is currently written, once a nomination application is denied, then unless a substantially different application is submitted, no one can nominate that property for one year. Staff has no criteria with which to evaluate whether or not an application is "substantially" different, and also believes that once a nomination is denied, that denial should be valid for a longer time. As such, staff has added a section to encourage people to submit all materials they have once a nomination has been submitted, so that the HPC and Town Council will be able to evaluate the nomination with all supplemental materials. If the nomination is denied then the property cannot be nominated for five years. Staff has also adjusted the posting places in Article 9 to allow for the posting boxes and Town website, as well as added the clause that if no one nominates the property during the initial fourteen day waiting period, then no one can nominate the property for the next five years.

Public Hearing Opened
No Public Comment
Public Hearing Closed

Motion by Gusty K., second by Tom P., to approve Ordinance 13 - Series 2024 (First Reading) Amending Chapter 19 of the Historic Preservation Code to allow for More Posting Places and to Extend the Limitations on Proposed Designations as presented. Motion passed 6-0. Note: Kate Schifani was excused absent.

G. Resolution 25 - Series 2024 A Resolution Setting the Water Rates for Residential Units on Individual Meters, Multiple Units on a Single Meter and Irrigation Accounts

Jim Mann was present to present. It was noted this includes the input by council at the last meeting.

Currently, the rate methodology the Town is using for residential water users three-fold: base rate, debt repayment rate, volumetric rate. A summary of the rate components is as follows:

- Base Rate – monthly rate that covers the basic operation of the water treatment plant and system up to the point that water is being delivered to the customer (think before the meter). Current 2024 rate is $116.77/month per SFE
- Debt Repayment Rate – monthly rate that is meant to cover the annual debt service payments and annual debt service coverage on the outstanding debt of the utility. Current 2024 rate is $17.37/month per SFE
- Volumetric Rate – use rate per 1,000 gallons of water use (think after meter) that is meant to cover the added cost of water production for delivery. Current rate is $8.82/1,000 gallons of use
    - For residential customers, the current volumetric rate structure will generate $178,226 based on the test year data
- SFE Multiplier – for non-municipal/sprinkler accounts, a SFE multiplier is used that applies to the Base and Debt Repayment rates (i.e., if you are a 2.0 SFE customer, the Base/Debt calculation would be as follows: ($116.77+$17.37) x 2.0 = $268.28)
- Municipal Code defines an SFE (single family equivalent) as "…the basic unit for determination of water charges and usage. One (1) SFE shall be equal to the water required to serve up to three thousand (3,000) square feet of building area as measured from the

exterior dimensions of development and two thousand (2,000) square feet of outside irrigated area."

Following the feedback derived from the May 1 discussion, we have maintained a three-tiered rate structure that becomes more costly the more water that is consumed. As with the previous iteration, the goal of the structure was to generate relatively the same volumetric revenues as are currently produced.

Further, any single-family residence that is greater than 1 SFE calculation, the SFE multiplier is only applied to the base and debt rates. The SFE multiplier does not apply to the tier allowance in gallons. Utilizing the same 2 SFE example, the base and debt rates are doubled, however the gallon allowance in the tiers remain as stated above (there is no multiplier). It should be noted that if a single meter is utilized for multiple dwelling units, that the multiplier on the Eered rate structure will continue to apply. This would mean, as an example, if a two dwelling structure had a 2.0 SFE calculation, that they would be charged 2x on the Base and Debt fees, but that account would also have the allowable gallons in the tiers on a 2x calculation. So, the tiers would be 0-8,000 gallons, 8,001 to 12,000 gallons, and 12,001 or greater.

Discussion ensued as to how this might affect the full-time residents and how future conservation might alter historic use.

Motion by Tom P., second by Eric G., to approve Resolution 25 - Series 2024 A Resolution Setting the Water Rates for Residential Units on Individual Meters, Multiple Units on a Single Meter and Irrigation Accounts as presented. Motion passed 4-1. (Lynn F. nay, Gusty K. abstain) Note: Kate Schifani was excused absent.

H. Ordinance 14 - Series 2024 (First Reading) An Ordinance Amending the Belden Place PUD Final Plan

Ordinance Nos. 14 and 15, Series 2024 are being presented to the Town Council as they relate to the Settlement Agreement (the "Settlement") by and between the Town of Minturn and Miners Basecamp LLC. associated with the Belden Place Planned Unit Development (PUD) Final Plan and Final Plat. Both ordinances have been prepared in consultation with the Town Attorney and both have been reviewed by the Minturn Planning Commission. At their regular meeting of May 8, 2024, the Commission voted unanimously to forward a recommendation for approval to the Town Council, with no recommended revisions. A full staff report explaining the background of the original Belden Place PUD approvals, the Settlement, as well as the proposed minor amendments to the Belden Place PUD Final Plan, the Belden Place PUD Guide document, and the Belden Place PUD Final Plat for Subdivision is attached.

The Settlement provides, among other things, a process for the processing and approval of minor modifications to the previously approved Final Plan and Final Plat, specifically to consolidate Lots 12, 13, and 14 and, therefore, to eliminate the triplex residential structures previously contemplated for those three lots; and to create a new Lot 12 wherein a single-family unit plus Accessory Dwelling Unit (ADU) would be permitted, thus lowering the overall density and intensity of uses within the PUD but, otherwise, maintaining the overall character and intent of the PUD.

Pursuant to those terms of the Settlement, the Applicant, represented by Mr. Brian Bevan, has applied to the Town for minor modifications to the previously approved Final Plan and Final Plat. As provided for within the Settlement, amendments to the Final Plan and Final Plat are to be processed as ordinances amending the Final Plan and Final Plat and, specifically, amending Ordinance No. 4, Series 2022 (Final Plan) and Ordinance No. 5, Series 2022 (Final Plat).

Tom P. asked if this gives them the necessary SFE count; no, they are three short.

Brian R. discussed affordable housing vs the water moratorium.

Mr. Brian Belvin, project representative, stood for questions.

Public Hearing Opened

Ms. Lynn Teach, 252 Pine St, discussed that the time this has been on the table has increased the costs.

Michelle M. read Tracy Anderson email and include this in the minutes. Ms. Anderson was opposed to the approval due to the past track record with the town on this matter.

Public Hearing closed

Motion by Gusty K., second by Tom P., to approve Ordinance 14 - Series 2024 (First Reading) An Ordinance Amending the Belden Place PUD Final Plan as presented. Motion passed 6-0. Note: Kate Schifani was excused absent.

I. Ordinance 15 - Series 2024 (First Reading) An Ordinance Amending the Belden Place PUD Final Plat

Earle B. asked about the NE corner pond and a storm drain; Mike S. outlined how the drainage was proposed to function.

Public Hearing Opened
No Public Comment
Public Hearing closed

Motion by Brian R., second by Gusty K., to approve Ordinance 15 - Series 2024 (First Reading) An Ordinance Amending the Belden Place PUD Final Plat as presented. Motion passed 6-0. Note: Kate Schifani was excused absent.

J. Resolution 26 - Series 2024 A Resolution Approving Belden Place SIA - Request for Continuance

Council is concurrently considering Ordinances 14 and 15, Series 2024 on first reading amending the Belden Place Final Plan and Final Plat. A Subdivision Improvements Agreement goes along with these ordinances; however it should be approved at second reading instead of first. Staff requests that Resolution 26 - Series 2024 A Resolution Approving Belden Place SIA be continued to June 19, 2024 in line with the second reading of Ordinances 14 and 15, Series 2024.

Motion by Tom P., Second by Eric G., to continue to the June 19, 2024 meeting Resolution 26 - Series 2024 A Resolution Approving Belden Place SIA as presented. Motion passed 6-0. Note: Kate Schifani was excused absent.

K. Ordinance 16 - Series 2024 (First Reading) 478 Eagle River Street - Nomination Application - Request for Continuance

Staff received a nomination application on May 8, 2024 for 478 Eagle River Street. In the hopes of being expedient, staff publicly noticed for the hearing to take place at the HPC on May 21st and at Council on June 5th. After further discussion with the property owner, who is currently planning to get married on June 1st, he has requested that the public hearing at Council be moved to June 19th instead so that he may focus on his impending nuptials and honeymoon. This is on the agenda as an ordinance due to the public notice requirements, however an ordinance has not been drafted to be put before the Council and staff requests that the hearing be continued to June 19th.

Public Hearing Opened
No Public Comment
Public Hearing closed

Motion by Gusty K., second by Eric G., to continue to the June 19, 2024 meeting Ordinance 16 - Series 2024 (First Reading) 478 Eagle River Street - Nomination Application as presented. Motion passed 6-0. Note: Kate Schifani was excused absent.

13. DISCUSSION / DIRECTION ITEMS

14. FUTURE AGENDA ITEMS

A. Future Meeting Topics

- Michelle M. add a direction item to represent boards and committees to June 19.

15. ADJOURN

Motion by Eric G., second by Gusty K., to adjourn the meeting at 8:49pm.

_____
Earle Bidez, Mayor

ATTEST:

_____
Jay Brunvand, Town Clerk

INFORMATIONAL ONLY ITEMS
Upcoming Council Meetings & Special Events:
-- June 19, 2024
-- July 2, 2024 Minturn Independence Day Celebration
-- July 3, 2024? - Council to Discuss
-- July 4, 2024 - Independence Day; Town Hall Closed
-- July 17, 2024

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 Exterior Modifications

1014 Two Elk Lane

Hearing Date:	June 12, 2024
File Name and Process:	Duplex Residence Exterior Modifications Final Plan Review
Owner/Applicant:	Adam Minnick
Representative:	Fletcher Groff, The Groff Company
Legal Description:	Subdivision: CROSS CREEK PLACE Lot: 2
Address:	1014 Two Elk Lane
Zoning:	Cross Creek Character Area – Mixed Use Zone District
Staff Member:	Madison Harris, Planner I
Recommendation:	**Approval**

Staff Report

I. Summary of Request:

The Applicant, Adam Minnick, requests Final Plan review of exterior modifications to a duplex residence located at 1014 Two Elk Lane in the Cross Creek Mixed Use Zone District. The Applicant's representative, Fletcher Groff of the Groff Company and Sam Eckerson with Boss Architecture, have been proactive in meeting with Town staff prior to submitting plans for a new home and has provided a relatively complete and thorough set of architectural plans.

Proposed Plans
The plans show an existing two-story duplex, enclosing the deck approximately 98 square feet, and height unchanging within the Cross Creek Mixed Use Zone District.

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

The number of bedrooms is not changing and so the existing parking is not changing.

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 exterior modifications to a duplex 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 1014 Two Elk Lane meet the required findings 'a,' 'b,' and 'c' or subparagraph 3 – *Necessary findings*.

III. Zoning Analysis:

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

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

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

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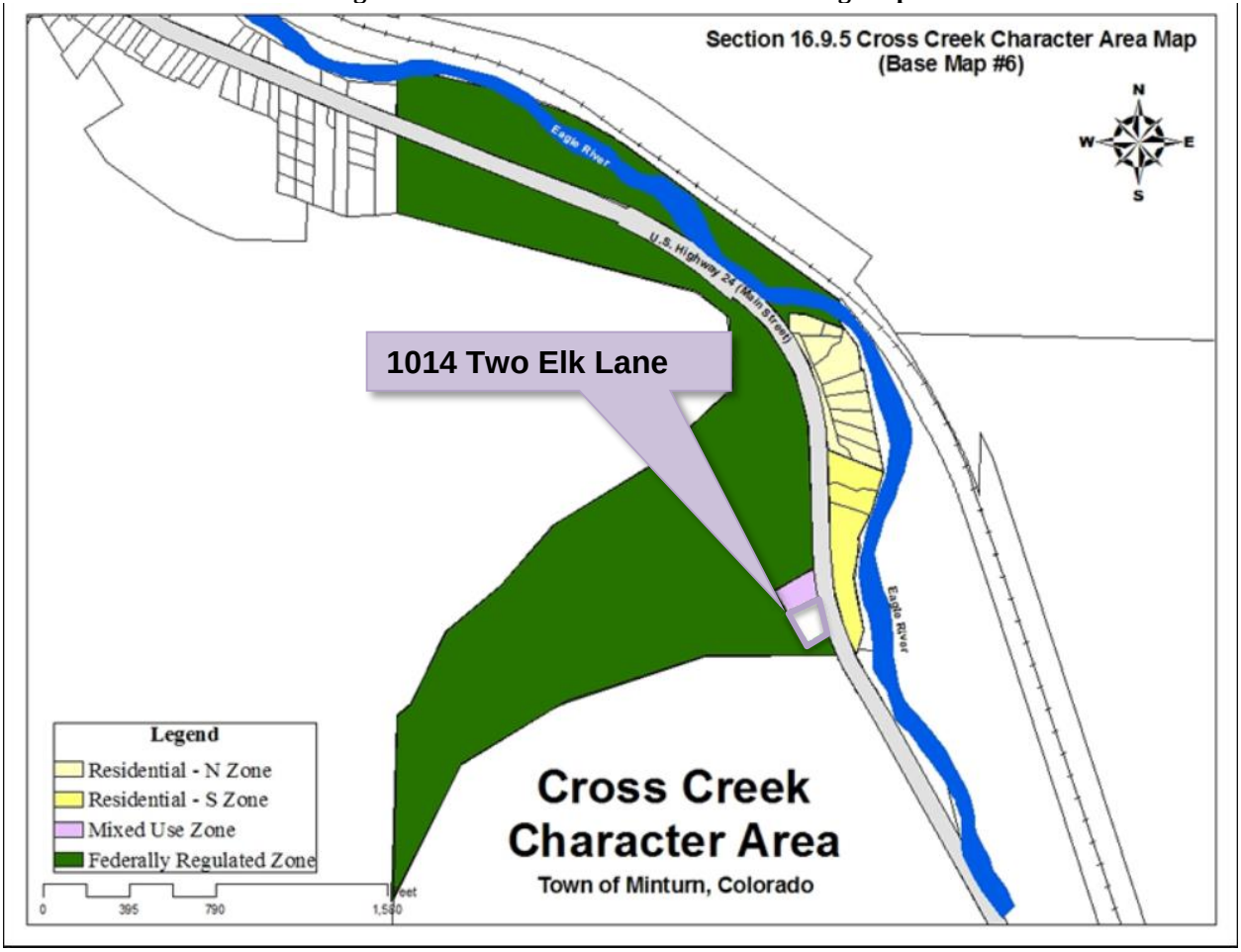
Figure 1: Cross Creek Character Area Zoning Map



Dimensional Limitations and Development Standards

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

Regulation	Allowed/Required	Proposed/Existing
Minimum Lot Area:	10,000 sq. ft.	5,963 sq. ft. (ac.)
Maximum Building Height:	28 feet	28 feet (existing)
Minimum Front Setback:	10 feet	10 feet (existing)
Minimum Side Setback:	10 feet	10 feet (existing)
Minimum Rear Setback:	10 feet	10 feet (existing)

Maximum Lot Coverage:	70% (4,174.1 sq. ft.)	2,363 sq. ft. (39.6%) Proposed
Maximum Impervious Coverage:	80% (4,770.4 sq. ft.)	2986 sq. ft. (50.1%) Proposed
Minimum Snow Storage Area:	5% of Lot Area (5,963 sq. ft. x .05 = 253.4 sq. ft.)	Snow storage existing and not proposed to change
Parking:	3 spaces	3 spaces (existing)

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.

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.***
>
> *-Town of Minturn Design Guidelines*

Staff Response:
Staff believes that the design and scale of the proposed modifications incorporates similar features to the rest of the duplex and is complementary to adjacent residential structures and character on nearby parcels. Proposed materials and textures are compatible and complementary to the surrounding built and natural environments.

V. Staff Recommendation and Suggested Conditions:

Staff suggests that the Final Plans for 1014 Two Elk 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.

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:

1014 TWO ELK LANE

Project Location

Street Address: 1014 TWO ELK LANE, MINTURN, CO 81645

Zoning:	Parcel Number(s):
CROSS CREEK	2103-363-10-005

Application Request:

MAJOR CONSTRUCTION

Applicant:

Name: ADAM MINNICK

Mailing Address: 452 LEYDEN STREET, DENVER, CO 80220

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

Property Owner:

Name: ADAM MINNICK

Mailing Address: 452 LEYDEN STREET, DENVER CO 80220

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

Required Information:

Lot Size: .13 acres	Type of Residence (Single Family, ADU, Duplex) DUPLEX	# of Bedrooms 8	# On-site Parking Spaces 6
# of Stories: 2	Snow storage sq ft:	Building Footprint sq ft: 2363	Total sq ft Impervious Surface: 2986

Signature:

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

DESIGN REVIEW APPLICATION

SUBMITTAL CHECKLIST REQUIREMENTS
(TO BE INCLUDED WITH APPLICATION)

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

Elements needed on the Site Plan

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

Architecture Details – Materials Board

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

Boundary Survey with a stamp and signature of a licensed surveyor

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

Grading and Drainage Plan

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

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

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

To Whom it May Concern,

This letter serves as the Statement of Intent for the renovation of 1014 Two Elk Lane, in Minturn, Colorado, parcel number 2103-363-10-005.

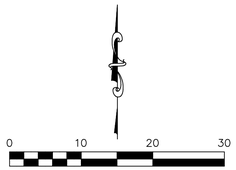
I am acting as Agent to the Owners of the above referenced duplex, who plan on enclosing a portion of the existing second-floor deck to interior space. There is no proposed work on the basement or ground-level floors, or any work proposed to the site.

The design has been developed to gain space for the second-floor dining room and a small office on the south east side of the unit. The renovation will capture approximately 98 square feet of the existing deck by moving the existing double-door wall 9’ south.

The design has been developed to match and/or directly tie into existing conditions wherever possible, such as modifying the existing flat roof to tie into the existing shed roof, and matching sill and head heights of existing windows. All new exterior finishes will match existing materials on the building.

Sincerely,

Fletcher Groff



SCALE: 1" = 10'

USGS NAVD 88 BM S-280
EL=7894.20'

Az 314°03'49"
9213.45'

FND 3 1/4" BLM
ALUM. CAP LS #7325

S 29°55'30" E (BASIS OF BEARINGS)

86.01'

56.83'

FND 3 1/4" BLM
ALUM. CAP LS #7325

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	03°46'06"	756.30'	49.73'	24.88'	49.74'	N 17°36'39" W

LOT 1

LOT 2

LOT 3E
0.0653 AC.
1014

LOT 3W

FND. #4 REBAR &
ALUM. CAP LS #30116

FND. CONCRETE NAIL &
BRASS WASHER LS #30116

SET CONCRETE NAIL &
BRASS WASHER LS #30116

SET #4 REBAR &
ALUM. CAP LS #30116

ACCESS EASEMENT
(RN 201615366)

SEWER EASEMENT
(RN 201709244)

UTILITY & DRAINAGE
EASEMENT
(RN 201615366)

BUILDING SETBACK
(RN 201615366)

2 STORY WOOD/METAL
SIDED 1/2 DUPLEX

STEPS & LANDING

WINDOW WELL(TYP.)

SPA

UTILITY PED

N 61°04'40" E
15.00'

S 32°07'34" E
9.50'

N 32°07'32" W
10.25'

S 28°35'21" E
52.63'

S 56°49'21" W
52.02'

61.32'

10.2'

10.00'

10.0'

15.00'

Δ=01°30'49"
R=766.30'
L=20.24'
T=10.12'
C LEN=20.24'
BRG=N 18°09'00" W

C1

45.65'

0.56'

10.1'

0.9'

11.0'

30.6'

HIGHWAY NO. 24 (80' ROW)

WHITE RIVER
NATIONAL FOREST

7973
7980
7979
7980
7981
7982
7983
7986.3
7986.7
7988
7985

LEGEND

- UTILITY POLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- CPP
- OHP — OHP — OHP — OVERHEAD POWER LINE
- ASPHALT SURFACE
- ROCK WALL
- FLAGSTONE SURFACE
- CONCRETE SURFACE
- DENOTES DECIDUOUS TREE W/ APPROX. 0.3' TRUNK DIAMETER
- DENOTES CONIFEROUS TREE W/ APPROX. 0.5' TRUNK DIAMETER

NOTES:

1) DATE OF SURVEY: 12/14/2023.
2) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR AMENDED PLATS, EASEMENTS OF RECORD (OTHER THAN PLATTED), ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
3) NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
4) THIS SURVEY AND THE INFORMATION CONTAINED HEREON IS THE PROPERTY OF EAGLE VALLEY SURVEYING, INC. AND IS INTENDED FOR THE SOLE USE OF THE ORIGINAL CLIENT ONLY. ANY USE OF OR TRANSFER TO OTHERS IS PROHIBITED.
5) BASIS OF BEARINGS: MONUMENTS FOUND MARKING THE WEST CORNER LOT 1 AND SOUTH CORNER LOT 3W, (SEE DRAWING).
6) 1.0' OF SNOW ON LOT AT TIME OF SURVEY; SOME FEATURES MAY EXIST BENEATH SNOW THAT ARE NOT SHOWN ON THIS DRAWING.
7) BASIS OF ELEVATION: USGS NAVD 88 BM S-280 EAGLE COUNTY SURVEY CONTROL EL=7894.20'.
8) 1' CONTOUR INTERVAL.
9) THE U.S. SURVEY FOOT IS THE LINEAL UNIT USED FOR THE DIMENSIONS ON THIS PLAT.
10) THIS PROPERTY DOES NOT LIE WITHIN ANY 100 YEAR FLOOD PLAIN.

SURVEYORS CERTIFICATE:
Certified to: ADAM & ELENI MINNICK.

I Michael J. Post, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that on 12/14/2023 this Improvement Survey Plat was performed under my supervision and that dimensions accurately represent said survey.

Michael J. Post
Colorado P.L.S. 30116

Date: 1/11/2024

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

Michael J. Post
Colorado P.L.S. 30116

Date: 1/11/2024

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

3518-T-ISP-2024.dwg	DATE: 12/2023
DRN. BY: MLT	PAGE: 1 OF 1

TOPOGRAPHIC SURVEY
IMPROVEMENT SURVEY PLAT
LOT 3E
CROSS CREEK PLACE
TOWN OF MINTURN, EAGLE COUNTY, COLORADO

JOB No. 3518

VIEW OF PROPOSED PROJECT

DRAWING INDEX

	ISSUES AND REVISIONS	3.11.2024 PLANNING	4.12.2024 DESIGN REVIEW			
●	NEW DRAWING					
◑	REVISED DRAWING					
○	REISSUED DRAWING w/ NO CHANGES					
–	OMITTED					
	GENERAL DRAWINGS					
A0.0	COVER SHEET	●	○			
A0.1	VICINITY MAP		●			
A0.2	SURVEY		●			
	ARCHITECTURAL DRAWINGS					
A1.0	SITE PLAN	●	○			
A2.0	BASEMENT LEVEL PLAN	●	○			
A2.1	LOWER LEVEL PLAN	●	○			
A2.2	UPPER LEVEL PLAN	●	○			
A2.3	ROOF PLAN	●	○			
A2.4	REFLECTED CEILING PLAN	●	○			
A3.0	EXTERIOR ELEVATIONS	●	○			
A3.1	EXTERIOR ELEVATIONS	●	○			
A3.2	EXTERIOR ELEVATIONS	●	○			
A3.3	EXTERIOR ELEVATIONS	●	○			
A7.0	WINDOWS AND DOORS	●	–			

PROJECT.SUMMARY

ADDRESS:	1014 TWO ELK LANE MINTURN, CO 81645
TAX AREA:	SC024 - MINTURN (TOWN)
PARCEL NUMBER:	2103-363-10-005
LOT SIZE:	.11 ACRES
LEGAL SUMMARY:	SUBDIVISION: CROSS CREEK PLACE LOT: 3E
BUILDING HEIGHT:	28' MAX ALLOWED PER SEC. 16-2-60, TABLE 16-8 "TABLE HEIGHT", MINTURN MUNICIPAL CODE HEIGHT MEASURED FROM FINISHED OR NATURAL GRADE, WHICHEVER IS MORE RESTRICTIVE, TO MIDPOINT OF ROOF

PLANS.SQ. FT.

SYMBOLS.LEGEND

ROOM NAME
XXX
– AREA NAME
– AREA NUMBER

101
– DOOR NUMBER

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

X
AX.X
– DETAIL NUMBER
– DETAIL SHEET NUMBER

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

ELEVATION
LEVEL
– SPOT ELEVATION REFERENCE

X
– WINDOW TYPE
– INTERIOR GLASS TYPE
– SKYLIGHT TYPE

– NORTH ARROW

X
X AX.X
X
– INTERIOR ELEVATION REFERENCE

– CHANGE IN FLOOR OR CEILING ELEVATION

PROJECT.TEAM

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

ARCHITECT
BOSS.ARCHITECTURE
CHRIS DAVIS
KEVIN STEPHENSON
3300 E 11TH AVE
DENVER, COLORADO 80206

303.377.6322
chris@BOSSarchitecture.com
kevin@BOSSarchitecture.com

GENERAL CONTRACTOR
THE GROFF COMPANY, LLC
1036 POLAR STAR DR.
EAGLE, CO 81631

303.638.0956
fletcher@thegroffcompany.com

STRUCTURAL ENGINEER
IMEG CORP.
MEGHAN C. BAKEMEYER
1400 BLENARM PLACE, SUITE 101
DENVER, CO 80202

303.623.4927
megan.c.bakemeyer@imegcorp.com

CIVIL ENGINEER
N/A

MECHANICAL
N/A

LANDSCAPE ARCHITECT
N/A

BUILDING CODE INFORMATION

APPLICABLE CODES

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

BOSS ARCHITECTURE
•CHRISTOPHER.DAVIS
•KEVIN.STEPHENSON

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STATE OF COLORADO
12.06.2022
CHRISTOPHER WILLIAM DAVIS
400094
LICENSED ARCHITECT

OWNERS:
ADAM AND LAINIE MINNICK

LOCATION:
1014 TWO ELK LANE
MINTURN, COLORADO 81645

24 | 2024 FOR PRICING
24 | 2024 DESIGN REVIEW

COVER SHEET

TWO.ELKCONDO

BOSS ARCHITECTURE
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DENVER, COLORADO 80206 USA
303.377.6322 | P
303.377.6326 | F
WWW.BOSSARCHITECTURE.COM

A0.0

1 VICINITY MAP
NOT TO SCALE

.CHRISTOPHER.DAVIS
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03 | 2024 FOR PRICING
04 | 2024 DESIGN REVIEW

VICINITY MAP

TWO.ELKCONDO

A0.1

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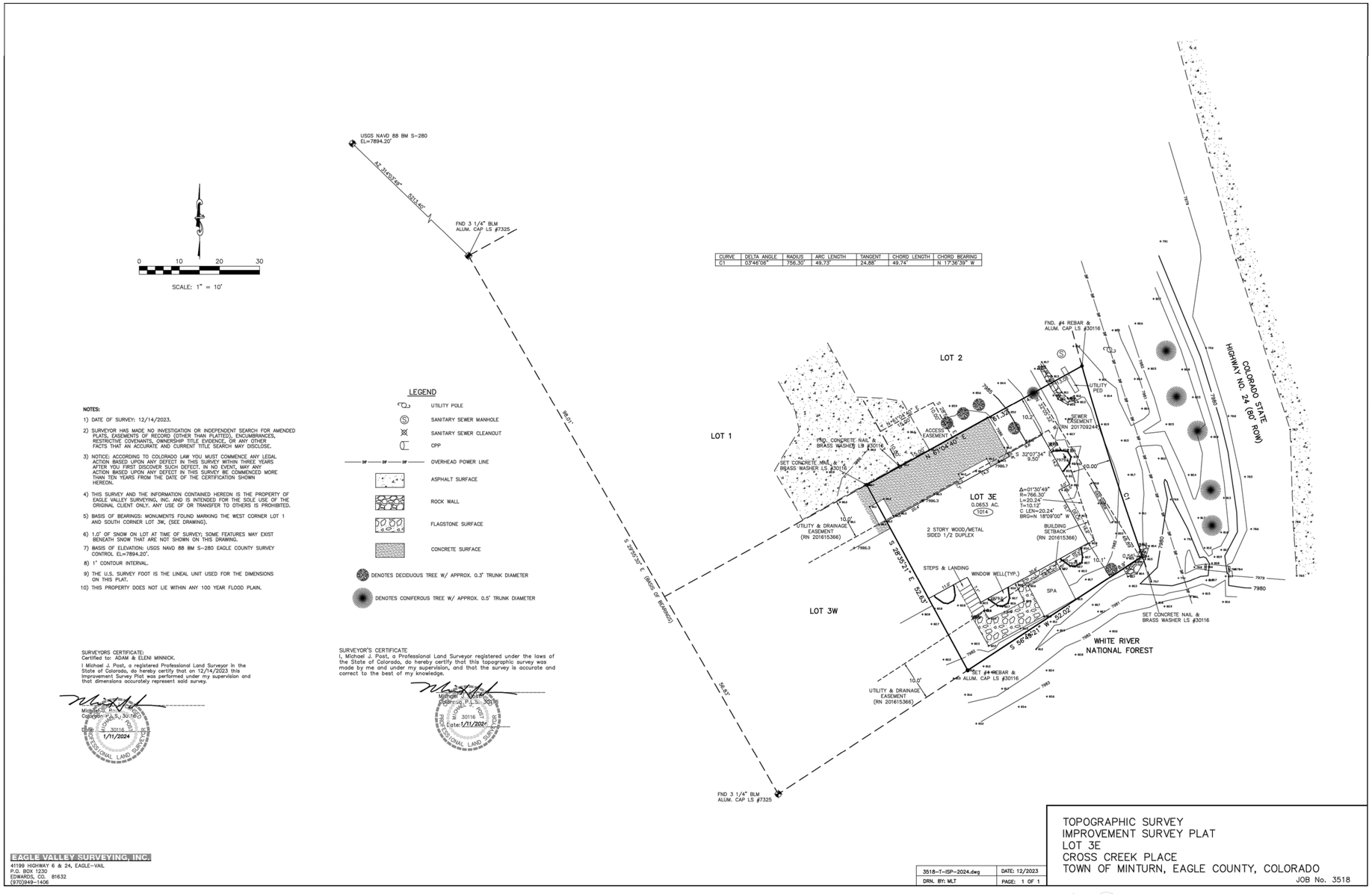

NOTES:

1) DATE OF SURVEY: 12/14/2023.
2) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR AMENDED PLATS, EASEMENTS OF RECORD (OTHER THAN PLATTED), ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
3) NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
4) THIS SURVEY AND THE INFORMATION CONTAINED HEREON IS THE PROPERTY OF EAGLE VALLEY SURVEYING, INC. AND IS INTENDED FOR THE SOLE USE OF THE ORIGINAL CLIENT ONLY. ANY USE OF OR TRANSFER TO OTHERS IS PROHIBITED.
5) BASIS OF BEARINGS: MONUMENTS FOUND MARKING THE WEST CORNER LOT 1 AND SOUTH CORNER LOT 3W, (SEE DRAWING).
6) 1.0' OF SNOW ON LOT AT TIME OF SURVEY; SOME FEATURES MAY EXIST BENEATH SNOW THAT ARE NOT SHOWN ON THIS DRAWING.
7) BASIS OF ELEVATION: USGS NAVD 88 BM S-280 EAGLE COUNTY SURVEY CONTROL EL=7894.20'.
8) 1' CONTOUR INTERVAL.
9) THE U.S. SURVEY FOOT IS THE LINEAL UNIT USED FOR THE DIMENSIONS ON THIS PLAT.
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IMPROVEMENT SURVEY PLAT
LOT 3E
CROSS CREEK PLACE
TOWN OF MINTURN, EAGLE COUNTY, COLORADO
JOB No. 3518

1 SURVEY
1/4" : 1'

CHRISTOPHER.DAVIS
KEVIN.STEPHENSON

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STATE OF COLORADO
12.06.2023
CHRISTOPHER WILLIAM DAVIS
400094
LICENSED ARCHITECT

OWNERS:
ADAM and LAINIE MINNICK

LOCATION:
1014 TWO ELK LANE
MINTURN, COLORADO 81645

24	2024 FOR PRICING
24	2024 DESIGN REVIEW

SURVEY

TWO.ELKCONDO

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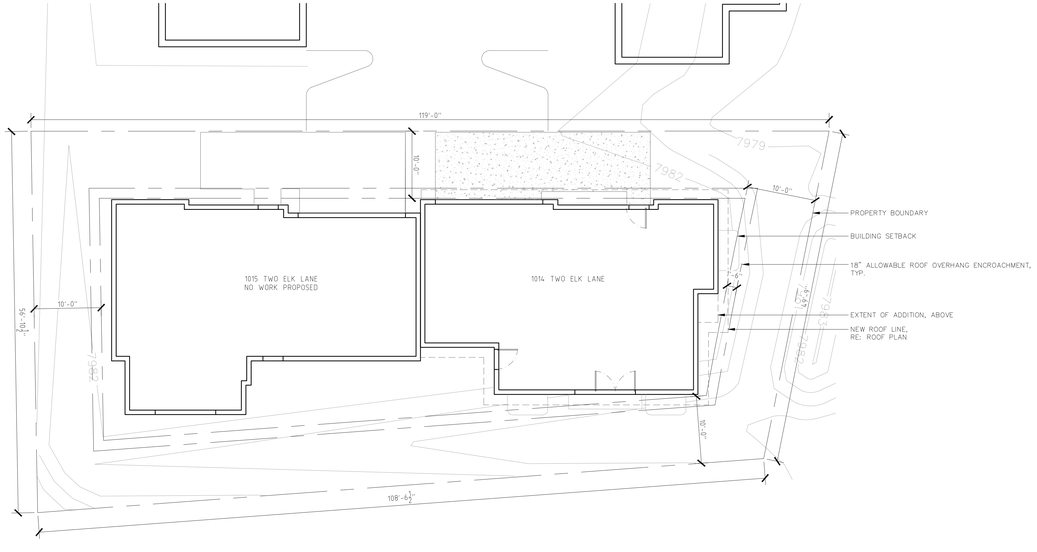
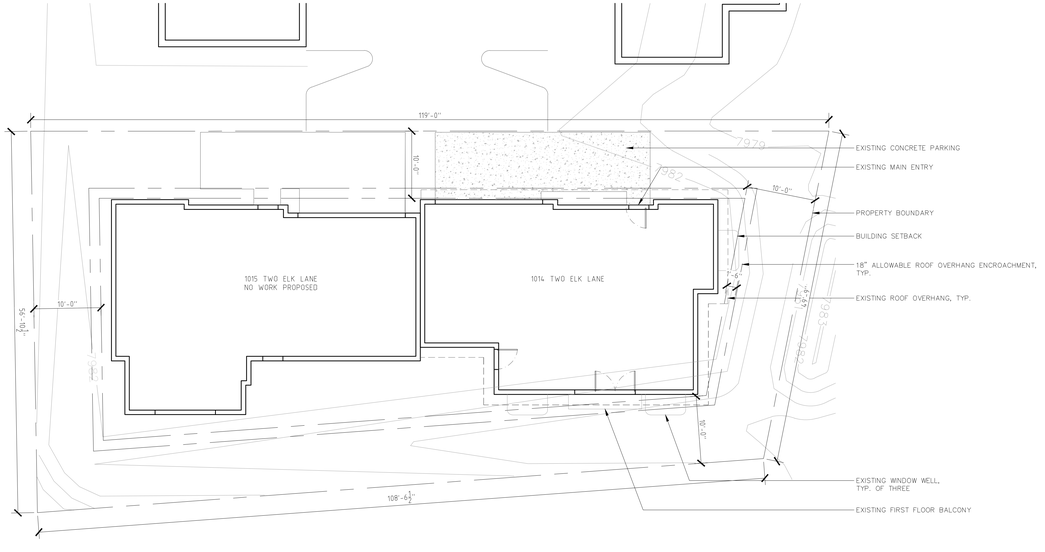
0.2

LOT COVERAGE.SQ. FT.

LOT COVERAGE		
LOT SIZE	5,963 SF (.13 ACRES)	
ALLOWED	2,981 SF (50%)	
PROPOSED	2,363 SF (39%)	
IMPERVIOUS		
ALLOWED	3,577.8 SF (60%)	
PROPOSED	2,986 SF	
BUILDING	2,363 SF	
DRIVEWAYS (EX.)	623 SF	
TOTAL	2,986 SF (50%)	



2 PROPOSED SITE PLAN
1/4" : 1'



1 EXISTING SITE PLAN
1/4" : 1'

CHRISTOPHER.DAVIS
KEVIN.STEPHENSON

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99 | 2024 FOR PRICING
98 | 2024 DESIGN REVIEW

SITE PLAN

TWO.ELKCONDO

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T.0

DEMO.LEGEND

- EXISTING WALLS, PARTITIONS AND WINDOWS TO BE DEMOLISHED
- EXISTING WALL TO REMAIN
- NEW WALL
- AREA TO BE DEMOLISHED

DEMOLITION.NOTES

THE GENERAL CONTRACTOR IS SUPPLIED, HEREIN, WITH THE CONSTRUCTION DOCUMENTS FOR THEIR USE IN PRICING & CONSTRUCTING THIS WORK. IT IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY ALL (E) CONDITIONS & NOTIFY THE ARCHITECT OF ANY DISCREPANCIES & UNFORESEEN CONDITIONS & COORDINATE PRICING & CONSTRUCTION INFORMATION ACCORDINGLY.

THESE DEMOLITION DRAWINGS ARE INTENDED TO SHOW THE GENERAL CONDITIONS WHICH ARE EXPECTED TO OCCUR. VERIFY ALL CONDITIONS BEFORE PROCEEDING W/ THE DEMOLITION WORK IN ANY AREA. WHERE DISCREPANCIES INVOLVE STRUCTURAL ITEMS, REPORT SUCH DIFFERENCES TO THE ARCHITECT & STRUCTURAL ENGINEER, & SECURE INSTRUCTIONS PRIOR TO PROCEEDING WITH ANY WORK.

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DISCONNECT AND SAFELY PROTECT ALL UTILITY MAIN AND SUB CONNECTIONS SUCH AS BUT NOT LIMITED TO GAS, ELECTRIC, AND PLUMBING SO THEY CAN BE SAFELY TIED INTO, REMOVED OR RELOCATED AT A LATER DATE.

RECYCLE OR DISPOSE OF ALL REMOVED MATERIALS IN ACCORDANCE WITH LOCAL, STATE, & FEDERAL GUIDELINES

PLAN.MATERIALS

- STONE PAVERS
- WOOD FLOORING

PLAN.NOTES

VERIFY ALL DIMENSIONS IN FIELD.

REFER TO SHEET A0.1 FOR THE FOLLOWING INFORMATION:

- GENERAL NOTES
- FLOOR, ROOF / CEILING, & WALL ASSEMBLY NOTES

REFER TO SHEET A0.2 FOR ROOM FINISH SCHEDULE.

SUBMIT SAMPLES OF ALL MATERIALS FOR APPROVAL.

PROVIDE 6 MIL. POLY VAPOR RETARDER (INTERIOR SIDE OF FRAMING) @ ALL EXTERIOR FRAMED WALL ASSEMBLIES.

REPLACE ⅝" GYP.BD. WITH ⅝" 'GREEN BOARD' @ ALL BATHROOMS & WET LOCATIONS, (NOT TO RECEIVE TILE).

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

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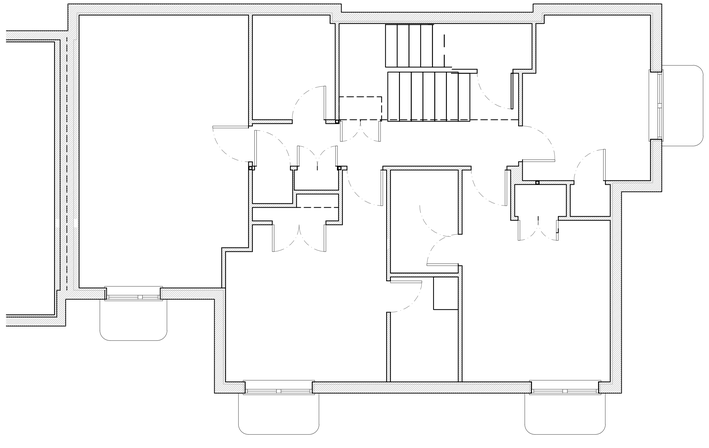

1 BASEMENT PLAN
NO WORK PROPOSED
1/4" : 1'

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KEVIN.STEPHENSON

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STATE OF COLORADO
12.06.2023
CHRISTOPHER WILLIAM DAVIS
400094
LICENSED ARCHITECT

OWNERS:
ADAM AND LAINIE MINNICK

LOCATION:
1014 TWO ELK LANE
MINTURN, COLORADO 81645

02 | 2024 FOR PRICING
03 | 2024 DESIGN REVIEW

BASEMENT PLAN

TWO.ELKCONDO

BOSS ARCHITECTURE
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DENVER, COLORADO 80206 USA
303.377.6322 | P
303.377.6326 | F
WWW.BOSSARCHITECTURE.COM

A2.0

DEMO.LEGEND

- EXISTING WALLS, PARTITIONS AND WINDOWS TO BE DEMOLISHED
- EXISTING WALL TO REMAIN
- NEW WALL
- AREA TO BE DEMOLISHED

DEMOLITION.NOTES

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RECYCLE OR DISPOSE OF ALL REMOVED MATERIALS IN ACCORDANCE WITH LOCAL, STATE, & FEDERAL GUIDELINES

PLAN.MATERIALS

- STONE PAVERS
- WOOD FLOORING

PLAN.NOTES

VERIFY ALL DIMENSIONS IN FIELD.

REFER TO SHEET A0.1 FOR THE FOLLOWING INFORMATION;

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- FLOOR, ROOF / CEILING, & WALL ASSEMBLY NOTES

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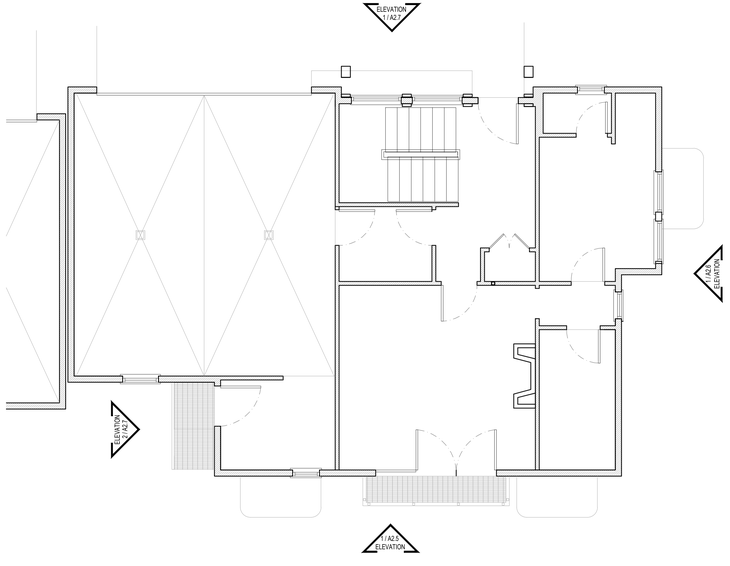

1 LOWER LEVEL PLAN
NO WORK PROPOSED
1/4" : 1'

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KEVIN.STEPHENSON

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99	2024 FOR PRICING
98	2024 DESIGN REVIEW

LOWER LEVEL PLAN

TWO.ELKCONDO

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A2.0

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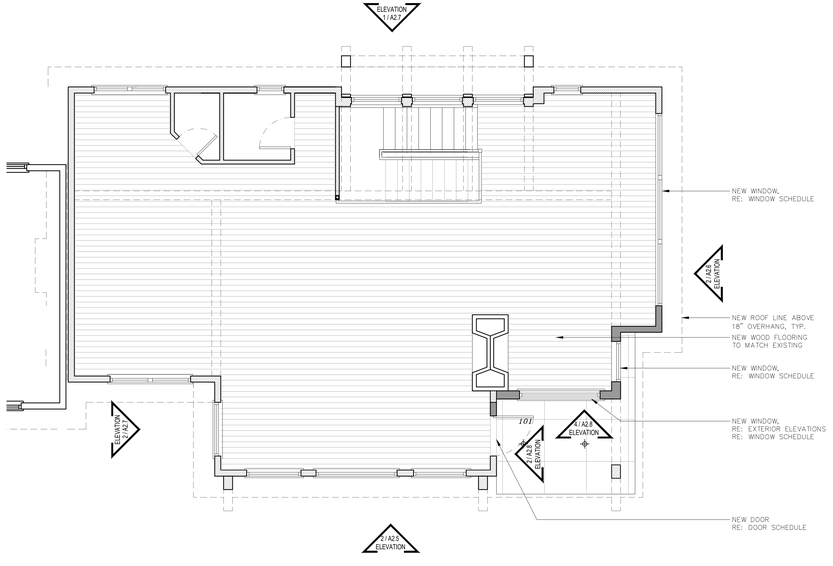
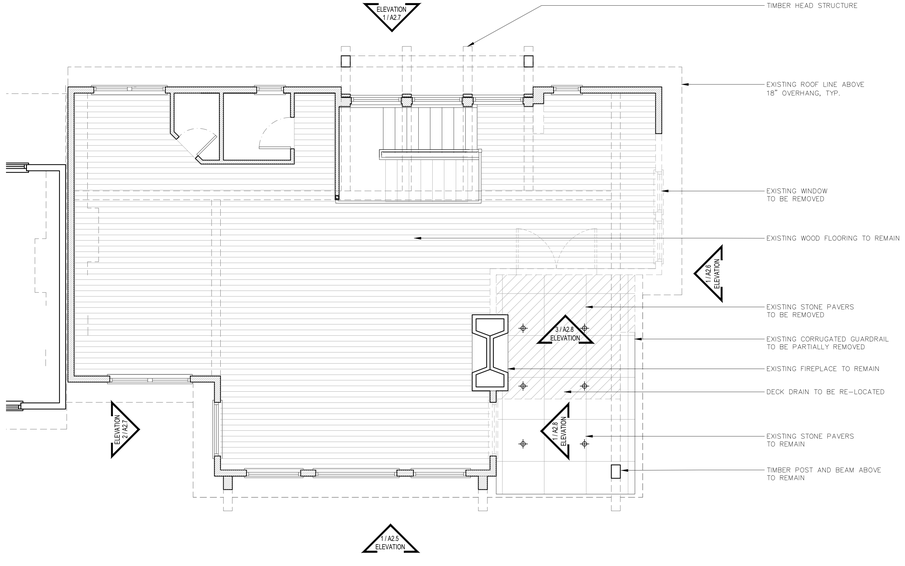
REGISTERS IN TILE TO BE SHOEMAKER 'LTM' LINEAR BAR GRILLE WITH TAPE AND MUD FRAME AND REMOVABLE CORE, OR EQ. MECHANICAL GRILLE FINISH T.B.D.



2 UPPER LEVEL PROPOSED PLAN
1/4" : 1'



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

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KEVIN.STEPHENSON

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STATE OF COLORADO
12.06.2023
CHRISTOPHER WILLIAM DAVIS
400094
LICENSED ARCHITECT

OWNERS:
ADAM AND LAINIE MINNICK

LOCATION:
1014 TWO ELK LANE
MINTURN, COLORADO 81645

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99 | 2024 DESIGN REVIEW

UPPER LEVEL PLANS

TWO.ELKCONDO

BOSS ARCHITECTURE
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DENVER, COLORADO 80206 USA
303.377.6322 | P
303.377.6326 | F
WWW.BOSSARCHITECTURE.COM

A2.2

DEMO.LEGEND

- EXISTING WALLS, PARTITIONS AND WINDOWS TO BE DEMOLISHED
- EXISTING WALL TO REMAIN
- NEW WALL
- AREA TO BE DEMOLISHED

DEMOLITION.NOTES

THE GENERAL CONTRACTOR IS SUPPLIED, HEREIN, WITH THE CONSTRUCTION DOCUMENTS FOR THEIR USE IN PRICING & CONSTRUCTING THIS WORK. IT IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY ALL (E) CONDITIONS & NOTIFY THE ARCHITECT OF ANY DISCREPANCIES & UNFORESEEN CONDITIONS & COORDINATE PRICING & CONSTRUCTION INFORMATION ACCORDINGLY.

THESE DEMOLITION DRAWINGS ARE INTENDED TO SHOW THE GENERAL CONDITIONS WHICH ARE EXPECTED TO OCCUR. VERIFY ALL CONDITIONS BEFORE PROCEEDING W/ THE DEMOLITION WORK IN ANY AREA. WHERE DISCREPANCIES INVOLVE STRUCTURAL ITEMS, REPORT SUCH DIFFERENCES TO THE ARCHITECT & STRUCTURAL ENGINEER, & SECURE INSTRUCTIONS PRIOR TO PROCEEDING WITH ANY WORK.

THE CONTRACTOR SHALL REMOVE (E) WALLS & OTHER ASSOCIATED CONSTRUCTION AS INDICATED ON THE DEMOLITION PLANS W/ DASHED LINES.

THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRICADES & OTHER FORMS OF PROTECTION AS REQUIRED, TO PROTECT PERSONNEL, VISITORS, & GENERAL PUBLIC FROM INJURY DUE TO DEMOLITION WORK.

ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT INTERNATIONAL RESIDENTIAL CODE, ADA, & ANY OTHER FEDERAL, STATE OR LOCAL AGENCIES HAVING JURISDICTION OVER THIS PROJECT.

DISCONNECT AND SAFELY PROTECT ALL UTILITY MAIN AND SUB CONNECTIONS SUCH AS BUT NOT LIMITED TO GAS, ELECTRIC, AND PLUMBING SO THEY CAN BE SAFELY TIED INTO, REMOVED OR RELOCATED AT A LATER DATE.

RECYCLE OR DISPOSE OF ALL REMOVED MATERIALS IN ACCORDANCE WITH LOCAL, STATE, & FEDERAL GUIDELINES

ROOF PLAN.MATERIALS

- FULLY ADHERED, CONTINUOUS, 60 MIL. EPDM ROOFING
- CORRUGATED METAL ROOF
- DS — SYMBOL INDICATES LOCATIONS OF DOWNSPOUTS

ROOF PLAN.NOTES

SUBMIT SAMPLES OF ALL MATERIALS FOR APPROVAL.

ALL LOW SLOPE ROOFED AREAS SHALL BE FULLY ADHERED 60 MIL. EPDM, (INCLUDING ALL REQUIRED EPDM FLASHINGS FOR CORNERS, TRANSITIONS, ROOF PENETRATIONS, & VENTS)

PROVIDE PROTECTIVE CAGES OVER ROOF DRAINS TO PREVENT DEBRIS FROM CLOGGING DRAINS, TYP.

WHEN ROOF & OVERFLOW DRAINS DRAIN INTERNALLY, THEY SHALL EXIT THE STRUCTURE VIA LAMBS TONGUES, ROUTED TO RAIN GARDEN #2. (RE: CIVIL)

FOR EVERY ROOF DRAIN, A SECONDARY OVERFLOW DRAIN SHALL BE PROVIDED, TYP. PER IRC 903.4 AND R903.4.1. (ALL OVERFLOW DRAIN INLET ELEVATIONS SHALL BE NO MORE THAN 2" ABOVE ROOF DRAIN INLETS, TYP.)

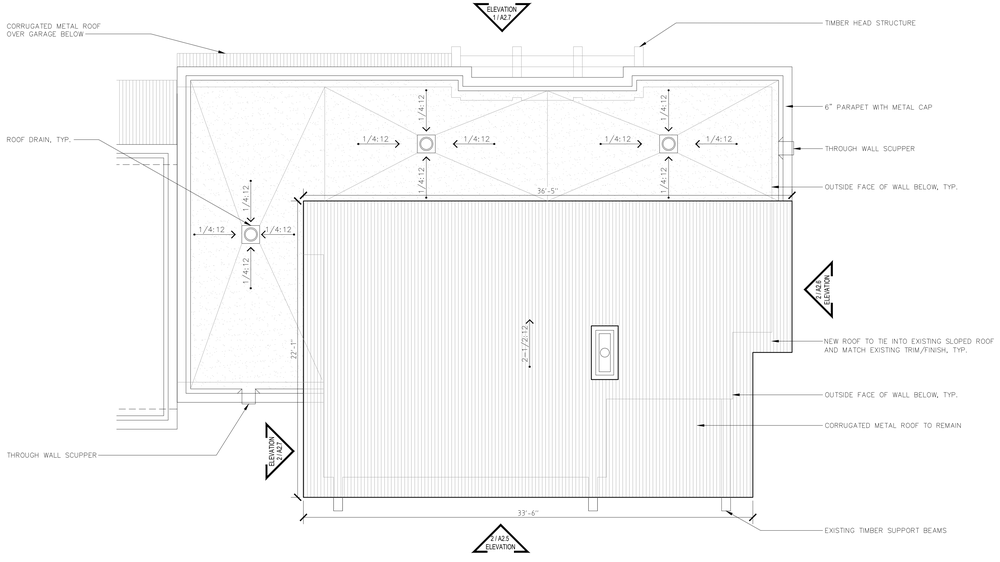
PROVIDE SLOPED PARAPET CAP FLASHING & GRAVEL STOPS, AS INDICATED ON THE WALL SECTIONS. (ALL PARAPET CAPS, GRAVEL STOPS, SHALL BE SEAMLESS, PREFINISHED METAL, TYP).

ALL FLASHING SHALL BE PREFINISHED METAL, U.N.O.

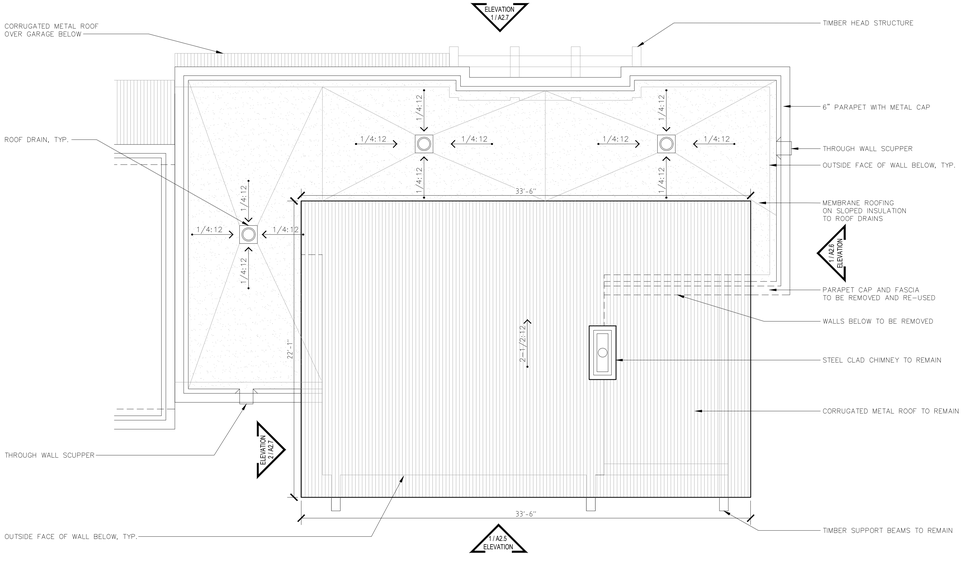
CONTRACTOR TO INSTALL HPC APPROVED 4" DOWN SPOUTS AND 6" GUTTERS WHERE INDICATED, AND INSTALL HPC APPROVED SNOW GUARDS AS REQ'D.

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

NOTE: ICE DAM BARRIER OF AT LEAST TWO LAYERS OF UNDERLAYMENT CEMENTED TOGETHER OR OF A SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET SHALL EXTEND FROM THE ROOF EAVE EDGE AT LEAST SIX FEET INSIDE THE EXTERIOR WALL LINE AS MEASURED ALONG THE ROOF SURFACE, EIGHTEEN INCHES FROM THE CENTERLINE OF THE VALLEY AND UP TWENTY-FOUR INCHES ON THE VERTICAL WALL AT A ROOF AND WALL JUNCTURE. (CITY OF ASPEN, ORDINANCE 31, 2011).



2 ROOF PROPOSED PLAN
1/4" : 1'



1 ROOF DEMO PLAN
1/4" : 1'

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KEVIN.STEPHENSON

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ROOF PLANS

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2.3

DEMO.LEGEND

- EXISTING WALLS, PARTITIONS AND WINDOWS TO BE DEMOLISHED
- EXISTING WALL TO REMAIN
- NEW WALL
- AREA TO BE DEMOLISHED

DEMOLITION.NOTES

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RECYCLE OR DISPOSE OF ALL REMOVED MATERIALS IN ACCORDANCE WITH LOCAL, STATE, & FEDERAL GUIDELINES

RCP.MATERIALS

- GYP BOARD, PRIME & PAINT
- CVG T&G SOFFIT
- AREA TO BE REMOVED

RCP.NOTES

REFER TO THE FOLLOWING SHEETS FOR :

- A0.0 - GENERAL NOTES
- A0.3 - WALL ASSEMBLIES
- A0.3 - FLOOR, ROOF / CEILING / SOFFIT ASSEMBLIES
- A0.3 - ROOM FINISH SCHEDULE

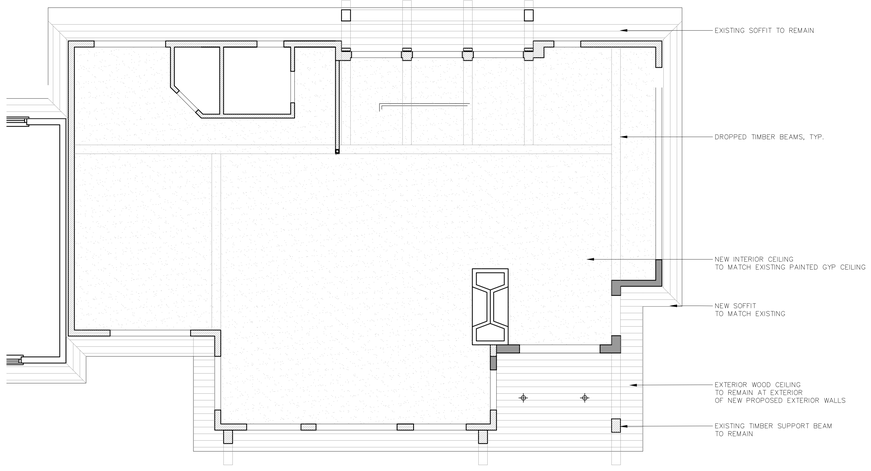
PROVIDE SMOKE DETECTORS, AS REQUIRED BY CODE.

REFER TO MECHANICAL PLANS FOR DIFFUSER AND GRILLE LOCATIONS.

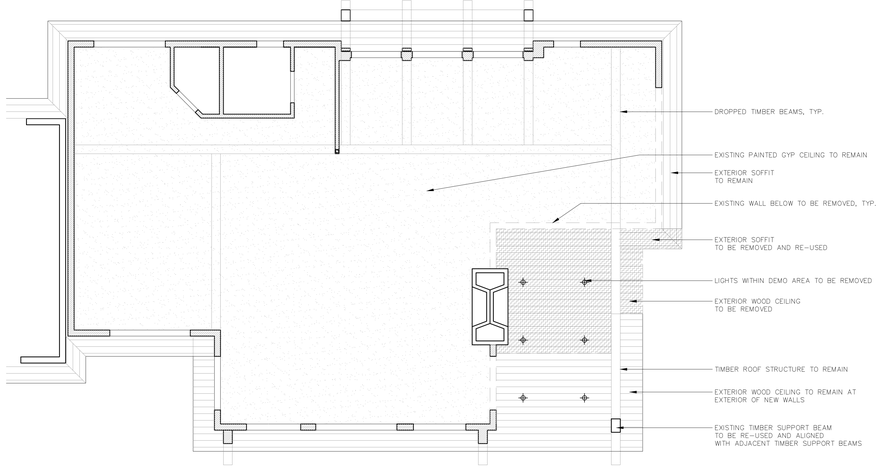
NOTIFY OWNER & ARCHITECT OF ANY CONFLICTS BETWEEN LIGHT FIXTURES & MECHANICAL EQUIPMENT PRIOR TO INSTALLATION. PENDANT LIGHT FIXTURES MAY BE "TRAPPEZED" AROUND CONFLICTING MECHNAICAL EQUIPMENT, PER OWNER'S AND ARCHITECT'S APPROVAL.

SUBMIT SAMPLES OF ALL MATERIALS FOR APPROVAL.

ALL SPRINKLER HEADS AND PIPE IN AREAS EXPOSED TO STRUCTURE TO ALIGN WITH STRUCTURAL MEMBERS, AND BE INSTALLED IN A CLEAN & ORGANIZED MANNER COORD. LAYOUT WITH ARCHITECT PRIOR TO SUBMITTING FOR PERMIT. ALL EXPOSED SPRINKLER PIPE TO BE PAINTED (COLOR T.B.D.)



2 UPPER LEVEL PROPOSED RCP
1/4" : 1'



1 UPPER LEVEL DEMO RCP
1/4" : 1'

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12.06.2023
CHRISTOPHER WILLIAM DAVIS
400094
LICENSED ARCHITECT

OWNERS:
ADAM and LAINIE MINNICK

LOCATION:
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MINTURN, COLORADO 81645

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13 | 2024 DESIGN REVIEW

TWO.ELKCONDO

REFLECTED CEILING PLANS

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WWW.BOSSARCHITECTURE.COM

A2.4

ELEVATION.NOTES

VERIFY ALL DIMENSIONS IN FIELD.

SUBMIT SAMPLES OF ALL MATERIALS FOR APPROVAL.

ALL WINDOWS ARE EXISTING, TO REMAIN, UNLESS NOTED OTHERWISE. ALL NEW WINDOWS TO MATCH EXISTING WINDOWS IN FRAME, PROFILE, FRAME SIZE, FRAME FINISH / COLOR, AND GLASS TYPE.

ALL EXTERIOR MATERIALS AND FINISHES ARE EXISTING, TO REMAIN, UNLESS NOTED OTHERWISE. ALL NEW MATERIALS TO MATCH EXISTING MATERIALS IN SIZE, COLOR AND INSTALLATION.

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

ELEVATION.MATERIALS

WOOD SIDING

CORRUGATED STEEL SIDING

AREA TO BE REMOVED

EXISTING WINDOWS OR DOORS TO BE REMOVED

2 SOUTHEAST PROPOSED ELEVATION
1/4" : 1'

1 SOUTHEAST DEMO ELEVATION
1/4" : 1'

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.KEVIN .STEPHENSON

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EXTERIOR ELEVATIONS

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A3.0

ELEVATION.NOTES

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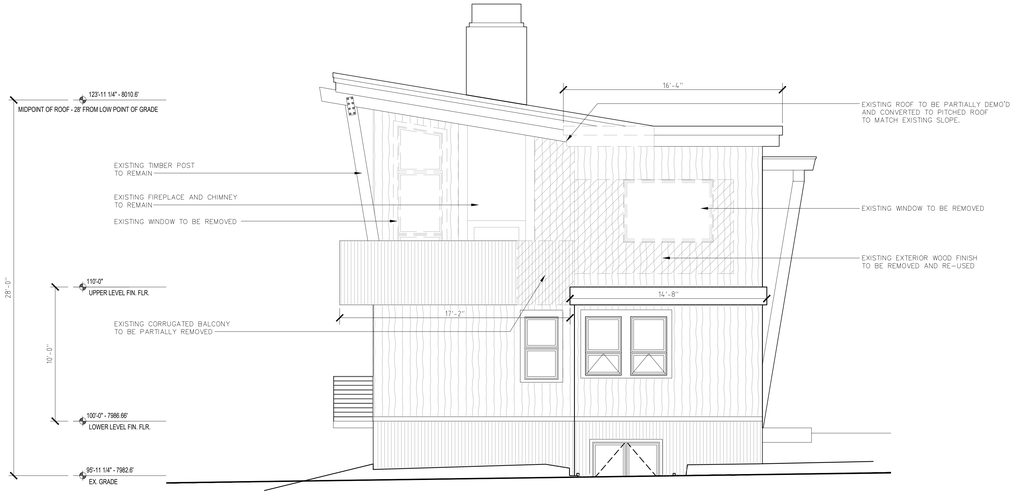
ELEVATION.MATERIALS

- WOOD SIDING
- CORRUGATED STEEL SIDING
- AREA TO BE REMOVED
- EXISTING WINDOWS OR DOORS TO BE REMOVED

2 NORTHEAST PROPOSED ELEVATION
1/4" : 1'



1 NORTHEAST DEMO ELEVATION
1/4" : 1'

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EXTERIOR ELEVATIONS

TWO.ELKCONDO

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A3.1

ELEVATION.NOTES

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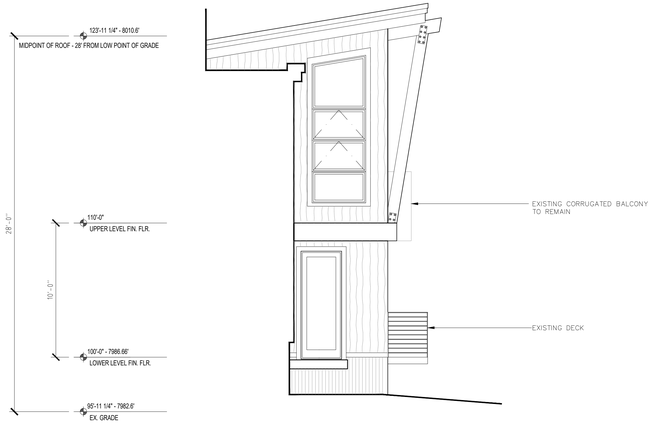
ELEVATION.MATERIALS

WOOD SIDING

CORRUGATED STEEL SIDING

AREA TO BE REMOVED

EXISTING WINDOWS OR DOORS TO BE REMOVED



2 SOUTHWEST ELEVATION
NO WORK PROPOSED
1/4" : 1'

1 NORTHWEST ELEVATION
NO WORK PROPOSED
1/4" : 1'

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A3.2

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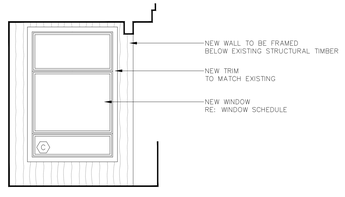
WOOD SIDING

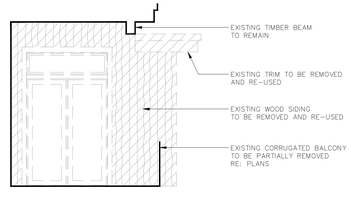
CORRUGATED STEEL SIDING

AREA TO BE REMOVED

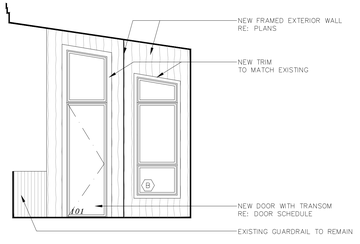
EXISTING WINDOWS OR DOORS TO BE REMOVED



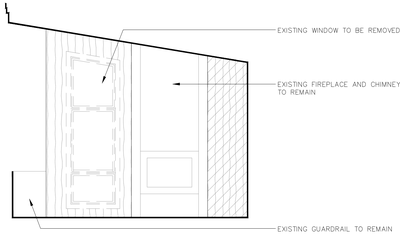
4 SOUTHEAST DECK PROPOSED ELEVATION
1/4" : 1'



3 SOUTHEAST DECK DEMO ELEVATION
1/4" : 1'



2 NORTHEAST DECK PROPOSED ELEVATION
1/4" : 1'



1 NORTHEAST DECK DEMO ELEVATION
1/4" : 1'

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A3.3

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

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

Design Review Board Hearing

Final Plan Review for New Home

0036 Silver Star Trail

Hearing Date:	June 12, 2024
File Name and Process:	Single-Family Residence Final Plan Review
Owner/Applicant:	Jennifer Babcock
Representative:	Taylor Hermes & Rick Hermes, Minturn North Construction Company
Legal Description:	Subdivision: MINTURN NORTH PUD Lot: 34
Address:	0036 Silver Star Trail
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, Jennifer Babcock, requests Final Plan review of a new, three-bedroom, 3,305 (gross) square foot single-family residence located at 0036 Silver Star Trail 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, three-bedroom structure with a maximum building height - measured to the midpoint of the roof – of 27 feet 11 and ¼ 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 three off-street spaces, two of which are provided within the garage. The plans show the entry level with one bedroom and garage, and the main level has the primary living area and two more bedrooms.

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

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

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

Staff is **recommending approval**.

II. Summary of Process and Code Requirements:

These plans are being presented by the Applicant as "Final Plan" level of review for a new 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 0036 Silver Star Trail meet the required findings 'a,' 'b,' and 'c' or subparagraph 3 – *Necessary findings*.

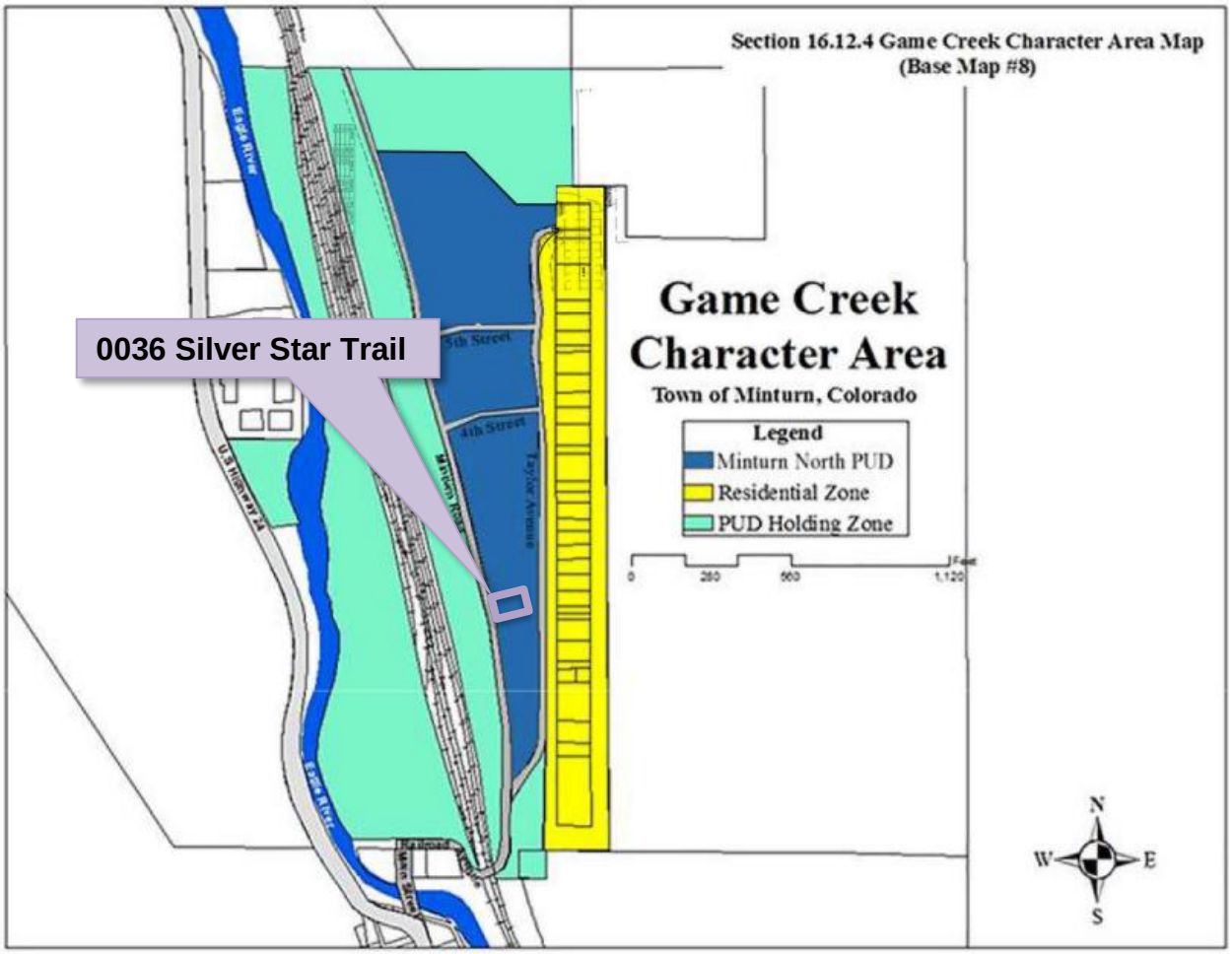
III. Zoning Analysis:

Zoning
The subject property is located within the "Game Creek Character Area" Minturn North PUD Zone District Planning Area 2 (PA-2), described as follows:

> *"The primary intent of this Planning Area is to create a market rate, permanent resident occupied single-family residential use zone."*
> *- 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:	4,486.68 sq. ft.	4,486.68 sq. ft. (.103 ac.)
Maximum Building Height:	28 feet	27 feet – 11 1/4 inches
Minimum Front Setback:	10 feet	10+ feet
Minimum Side Setback:	5 feet	10 feet
Minimum Rear Setback:	10 feet	10 feet

Maximum Lot Coverage:	50% (2,243.34 sq. ft.)	2,032 sq. ft. (45.29%) Proposed
Maximum Impervious Coverage:	65% (2,916.3 sq. ft.)	2,782 sq. ft. (62.01%) Proposed
Minimum Snow Storage Area:	5% of Lot Area (4,486.68 sq. ft. x .05 = 224.3 sq. ft.)	285 sq. ft.
Parking:	2 spaces	3 spaces

IV. Applicable Standards and Design Guideline Criteria:

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

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

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

"c. Massing and Scale

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

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

V. Issues and Recommended Revisions:

Issues or Required Plan Revisions
Staff has identified no issues.

VI. Staff Recommendation:

Staff suggests that the Final Plans for 0036 Silver Star Trail 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

May 23, 2024

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

Re: 36 Silver Star Trail
Lot 34, Minturn North PUD
DRB 5.23.24 Resubmittal Review
Project No. 24-0001

Dear Madison:

We reviewed the plans entitled *"Babcock Residence; Lot 34, Minturn North, Minturn Colorado"* prepared April 19, 2024 (Revised 5.22.24) by Eggers Architecture Inc.(Plans) included in the DRB application for 36 Silver Star Trail. Our review was for compliance with the engineering requirements of Section 16-21-615: Design Review applications of the Minturn Municipal Code (MMC). Updated comments are in red

MMC Section 16-21-615 Section C:

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

Paragraphs f through l:
~~The plans reference the basis of elevation as the *"Original Topographic Map of Minturn North"* prepared by Gore Range Surveying LLC, Job No.19-1203 prepared April, 1, 2021.~~

~~Sheet C1 of the Plans "*Lot 34 and 35, Minturn North PUD; Site Grading and Drainage Plan"* prepared April 19, 2024 by Boundaries Unlimited presents the proposed site grading and drainage. The basis of this map appears to be Sheet C.4 of the *"Minturn North PUD Overall Grading and Drainage Plan; Construction Plan Set 5/1/24"* prepared by Boundaries Unlimited Inc.~~

~~The Town issued a Grading Permit based on the Construction Plan Set and Sheet C.4 shows the grading and utilities underway at Minturn North. This plan more accurately reflects the~~

Madison Harris
Re: 36 Silver Star Trail
DRB 5.23.24 Resubmittal Review
Project No. 24-0001

~~basis for design, and we recommend Sheet C.4 be included in the DRB plan set to fulfill the requirements of Paragraphs f through i.~~
Resolved.

Section (C) (3) Site Plan:
~~We offer the following regarding the Site Plan:~~

~~e. The ridge elevation shown on Sheet A1.4 is measured relative to the finished floor elevation. Calculations of roof height meeting MMC requirements should be added to the plan.~~

Resolved – The revisions to Sheet BH1 provides Building height information for Planning Staff review.

Section (C) (4) Grading & Drainage Plan:
~~The Plans included in the DRB submittal fulfill Grading and Drainage Plan requirements and we take no exception to the design as presented.~~
Resolved.

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

RESORT CONCEPTS
REDEFINING THE RESORT EXPERIENCE

April 19, 2024
Town of Minturn Planning Commission
Attn: Madison Harris

RE: Babcock Residence
Lot 34 Minturn North – 0036 Silver Star Trail, 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 34 is located at 0036 Silver Star Trail on a downhill sloping undisturbed vacant lot which drops in elevation approximately 4' through the building envelope. The home has been oriented facing west, parallel to the building envelope lines to maximize the site's primary view facing Meadow Mountain. The home has been designed as a patio residence due to the gently sloping topography. The architectural style is a mix of gable forms and low pitch shed roofs to create a composition of forms rather than a single massive structure. Overall, the structure has been nestled into the topography to balance the entry elevation with the west facing patio elevation of the home.

The home exterior is a balanced mix of stone and 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

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

Project Location

Street Address: 36 Silver Star Trail

Zoning: Residential

Parcel Number(s): 2103-262-30-038

Application Request:

Design review of new single-family home

Applicant:

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

Mailing Address: PO Box 2633 Edwards, CO 81632

Phone: 970-926-1720

Email: THermes@ResortConceptsCO.com

Property Owner:

Name: Jennifer Babcock

Mailing Address: 1106 Crazy Horse Circle Edwards, CO 81632

Phone: 970-390-0265

Email: Babcock@CirqueCivil.com

Required Information:

Lot Size: 0.103 acres	Type of Residence (Single Family, ADU, Duplex): SFH	# of Bedrooms: 3	# On-site Parking Spaces: 2
# of Stories: 2	Snow storage sq ft: 285 sf	Building Footprint sq ft: 2,032 sf	Total sq ft Impervious Surface: 2,782 sf

Signature:

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

DESIGN REVIEW APPLICATION

SUBMITTAL CHECKLIST REQUIREMENTS
(TO BE INCLUDED WITH APPLICATION)

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

Elements needed on the Site Plan

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

Architecture Details – Materials Board

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

Boundary Survey with a stamp and signature of a licensed surveyor

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

Grading and Drainage Plan

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

Terraces & Walkways
Stained Concrete

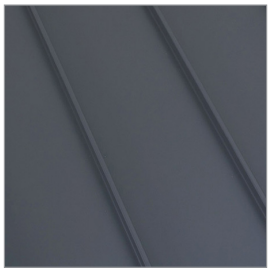
Exterior Stone
Colorado Buff

Fascia, Columns & Railing
Color: Custom Stain

Vertical Siding & Sofits
1"x8" – Butt Joint, Smooth
Color: Custom Stain

Wood Columns per Plan
Color: Custom Stain

Roofing
Mfg: CertainTeed Belmont Asphalt Shingles
Color: Black Granite



Roofing
Standing Seam Metal
Color: Dark Gray

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

Windows and Doors
Mfg: Alan Bradley Cityline
Color: Matte Black

Exterior Lighting
Mfg: Hinkley Mist 22" Sconce
Color: Satin Black

Entry Door
Solid Wood
Color: Custom Stain

Entry Door Hardware
Emtek Lausanne Full Plate with Helios Interior Lever
Color: Matte Black

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

Perspective 1

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

Minturn North - Lot 34

EGGERS ARCHITECTURE, INC

AXIS VU DESIGN

DRB Design Review - 3D Views

May 22, 2024

Resort Concepts

Perspective 2

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

Minturn North - Lot 34

EGGERS ARCHITECTURE, INC

AXIS VU DESIGN

DRB Design Review - 3D Views

May 22, 2024

Resort Concepts

BABCOCK RESIDENCE

LOT 34
MINTURN NORTH
MINTURN, COLORADO

DRB SUBMITTAL SET — APRIL 19, 2024
REVISED DRB SUBMITTAL SET — MAY 22, 2024

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

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

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

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

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

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

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

PROJECT INFORMATION:

FLOOR AREA:	FINISHED	MECH	GARAGE	TOTAL
ENTRY LEVEL:	1,058SF	81 SF	518 SF	1,657 SF
MAIN LEVEL:	1,648 SF			1,648 SF
TOTALS:	2,706SF	81 SF	518 SF	3,305 SF

LOT AREA:	4,486.68 SF		
BUILDING COVERAGE:	2,032 SF	45.29 %	50% ALLOWABLE
IMPERVIOUS COVERAGE:	2,782 SF	62.01 %	65% ALLOWABLE

CODE INFORMATION:

JURISDICTION: TOWN OF MINTURN, COLORADO

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

DRAWING SCHEDULE

C	COVER
	FINAL PLAT MINTURN NORTH P.U.D.
C.4	MINTURN NORTH PUD FINAL GRADING PLAN
C1	SITE GRADING, DRAINAGE & EROSION CONTROL PLAN
C2	CIVIL DETAILS
L1	LANDSCAPE PLANTING PLAN
L2	LANDSCAPE SCHEDULES & DETAILS
A1.1	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 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.

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

BABCOCK
LOT 34
MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L.34

ISSUED #	DATE	BY	COMMENTS
4	5-22-24	DUE	REV. DRB SUBMITTAL
3	4-19-24	DUE	DRB SUBMITTAL SET

C

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

MINTURN TOWN CERTIFICATE

This plat is approved by the town council of the Town of Minturn, County of Eagle, State of Colorado this 1 day of 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

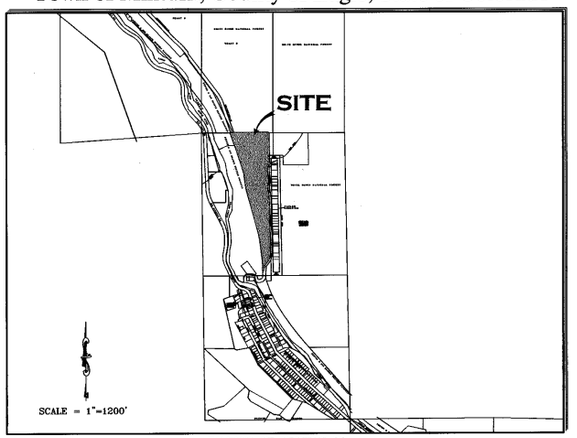
TOWN CLERK
TOWN OF MINTURN, COLORADO

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 # 5398

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

CLERK AND RECORDER

BY: _____ DEPUTY

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

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

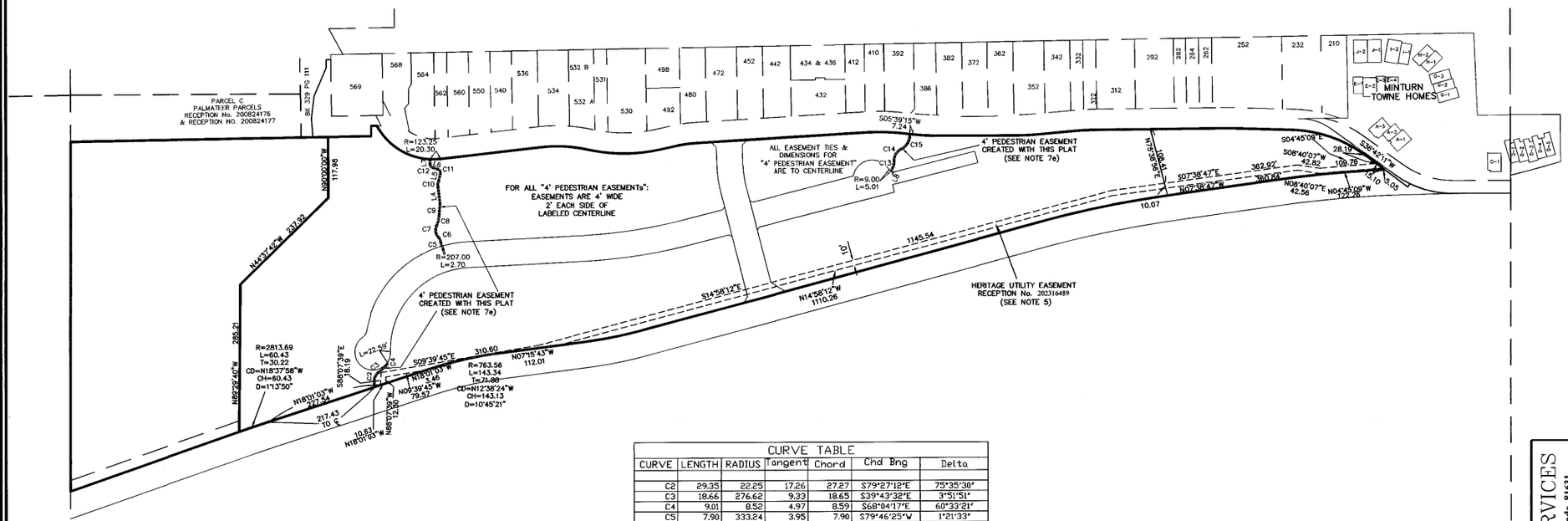
DRAWN BY:	JOB NUMBER:	DRAWING NAME:
MSS	22055	22055 FP2.dwg
SHEET 1 OF 5		DATE: 08-13-2023

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

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

SHEET 5 OF 5

ADDITIONAL EASEMENT DETAIL SHEET



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

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

100 0 50 100 200 400

1 INCH = 100 FEET

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
34998
02-26-24

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

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

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

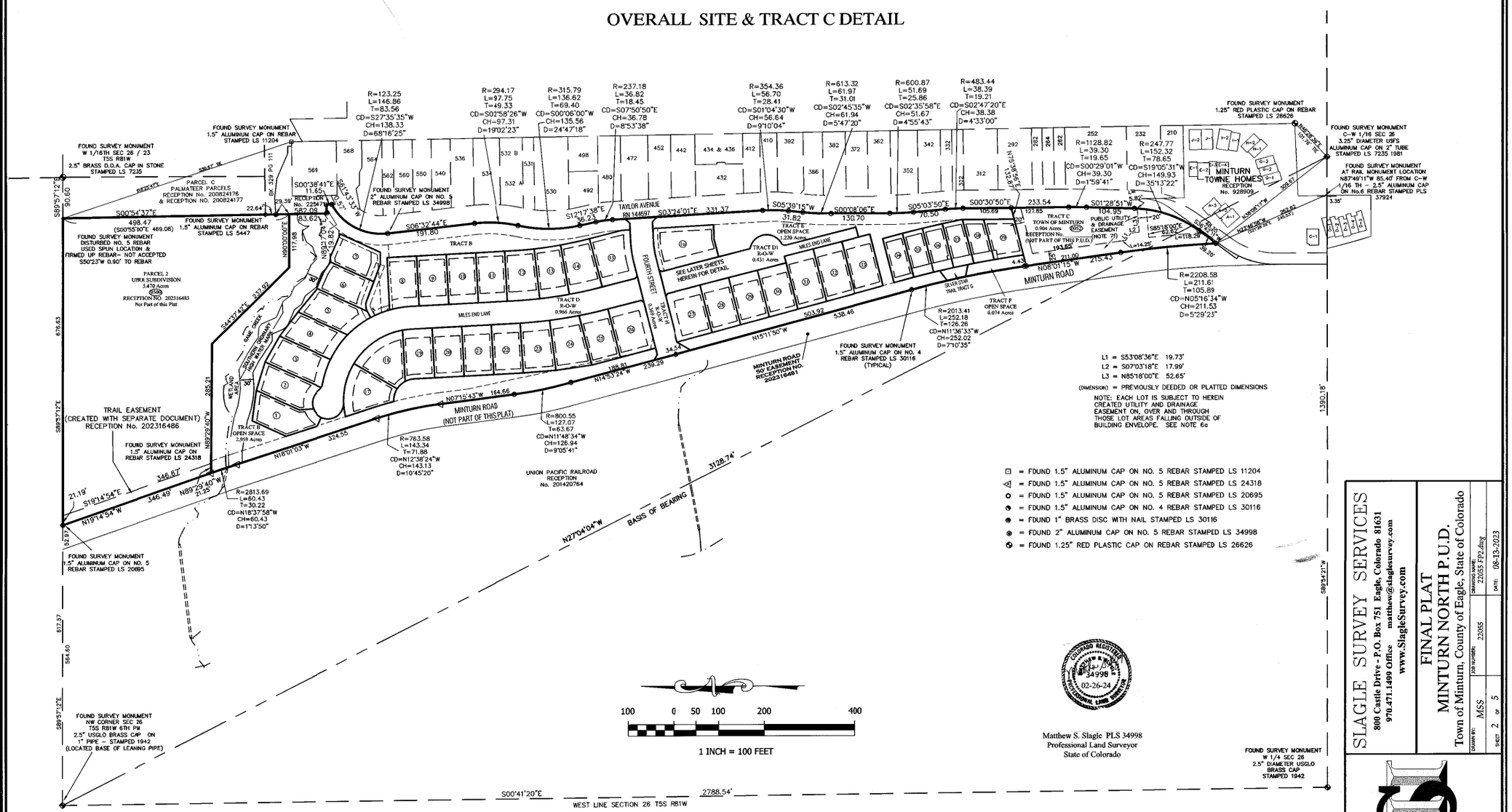
DRAWN BY: MSS | JOB NUMBER: 23055 | DRAWING NAME: 23055 FP2.dwg | DATE: 08-13-2023 | SHEET: 5 OF 5

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

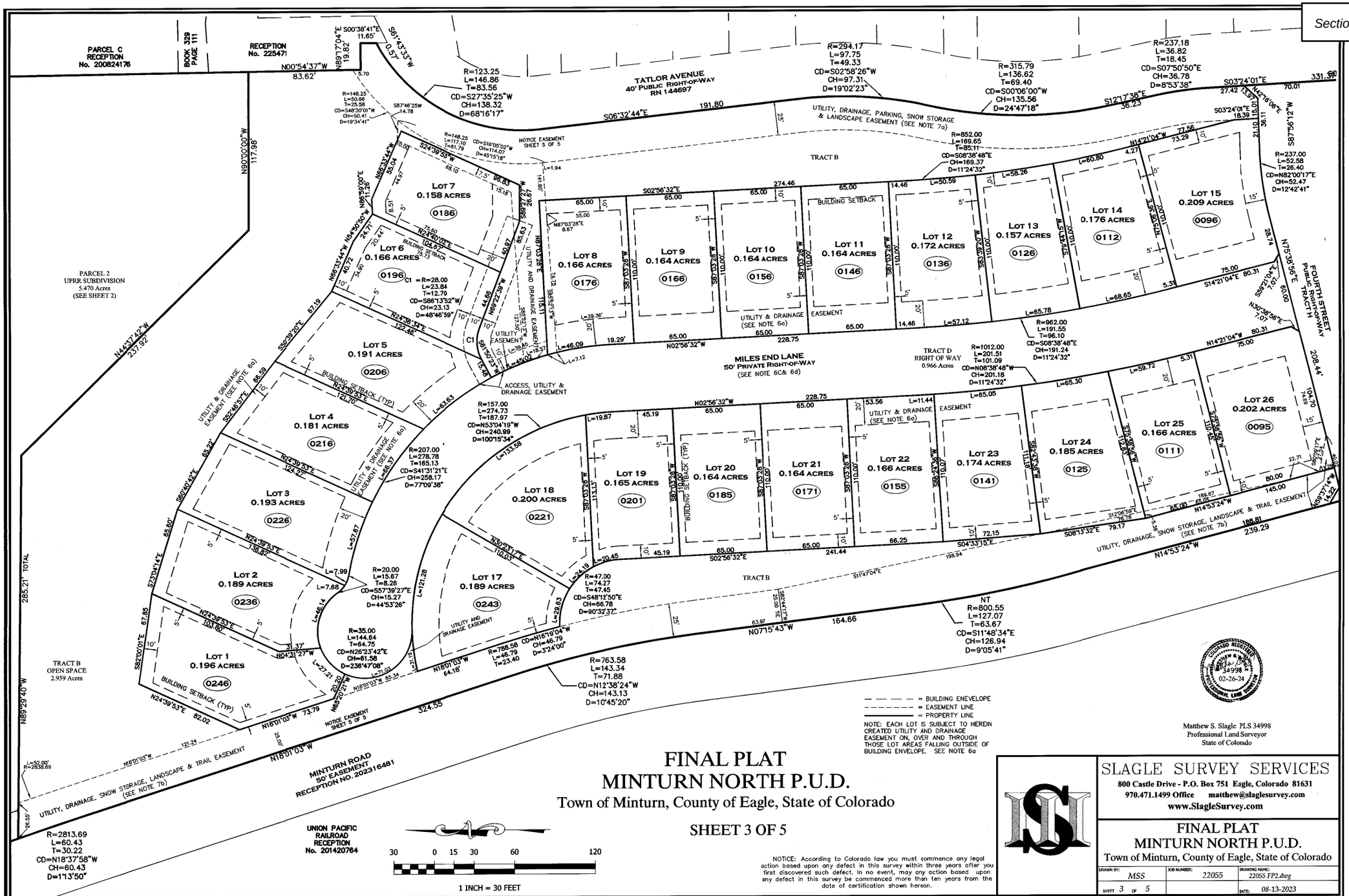
COLORADO REGISTERED MATTHEW S. SLAGLE 34998 02-26-24 PROFESSIONAL LAND SURVEYOR

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: 220555 | DRAWING NAME: 220555 FP2.dwg | SHEET 2 OF 5 | DATE: 08-13-2023

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



FINAL PLAT
MINTURN NORTH P.U.D.

Town of Minturn, County of Eagle, State of Colorado

SHEET 3 OF 5

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

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

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

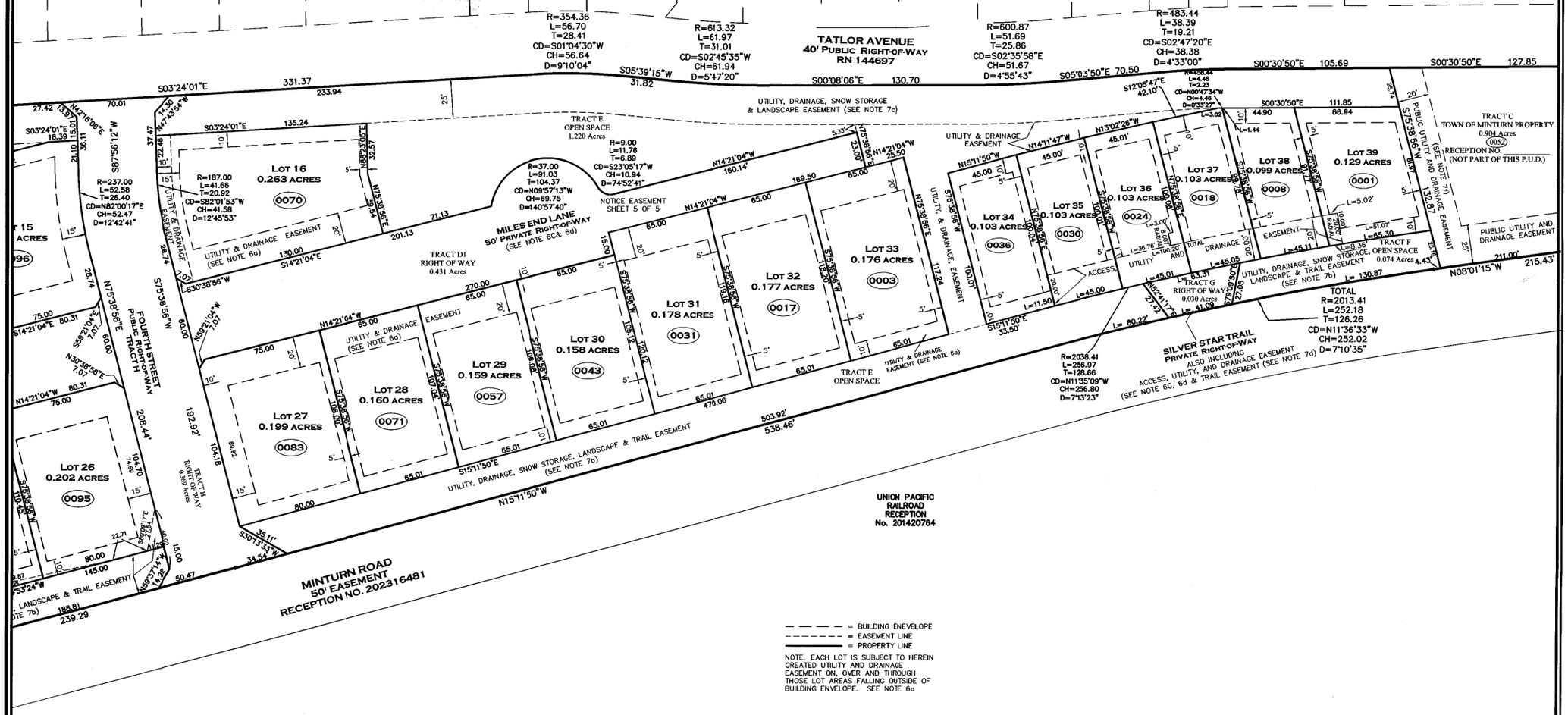
FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

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

202402234

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

SHEET 4 OF 5



COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
34998
12-26-2024

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

30 0 15 30 60 120
1 INCH = 30 FEET

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
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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'LEMEN
5/1/24
19082
PROFESSIONAL ENGINEER

Client Information:

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

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

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

TOWN OF MINTURN, COLORADO

Minturn North P.U.D.

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

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

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

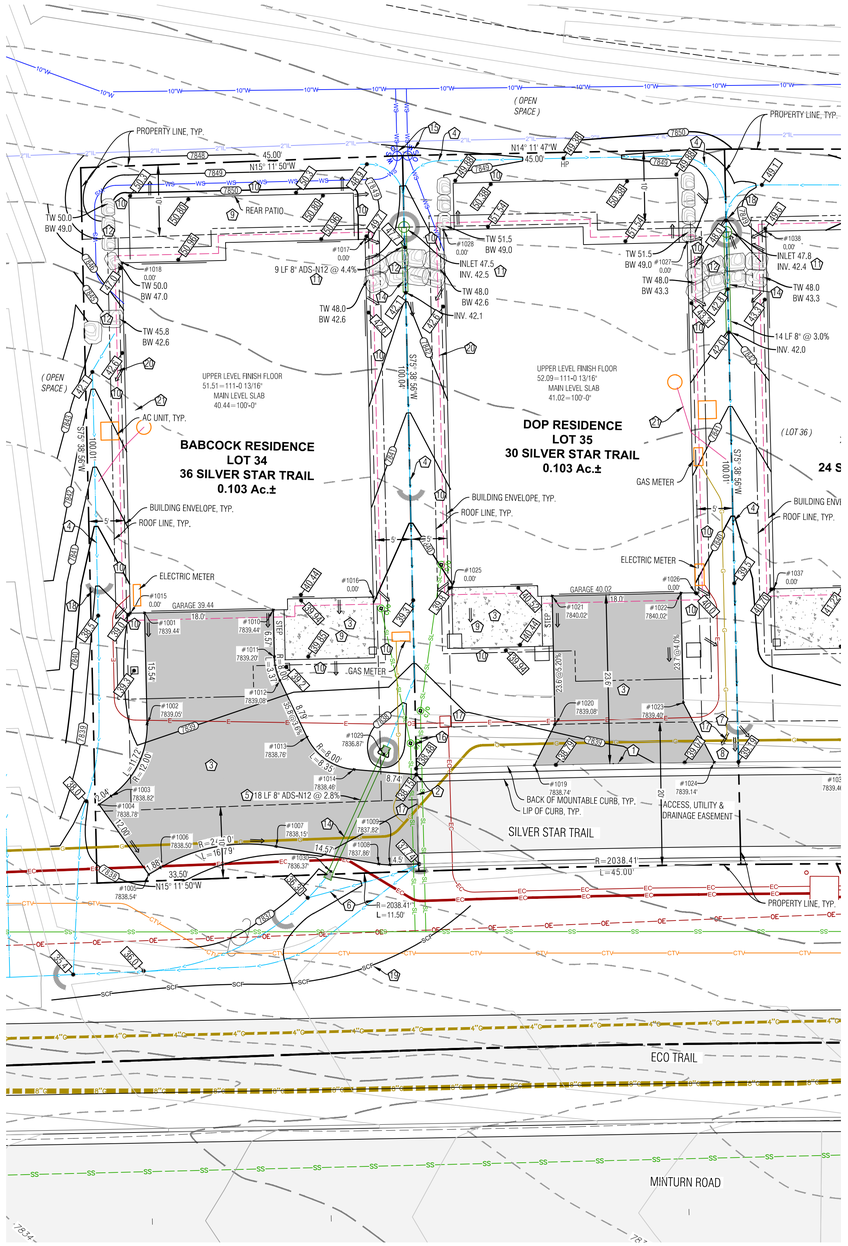
Sheet
C.4

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

N:\PROJECTS\2022\22036 Minturn North\dwg\22036 C-Grading.dwg 5/15/2024 10:51 AM

Point Table				
Point #	Desc.	Elev.	North	East
1001	DW	7839.44'	3169.66	5568.35
1002	DW	7839.05'	3165.81	5553.29
1003	DW	7838.82'	3168.46	5542.35
1004	DW	7838.78'	3169.81	5540.82
1005	DW	7838.54'	3160.84	5532.86
1006	DW	7838.50'	3159.48	5534.15
1007	DW	7838.15'	3144.38	5540.69
1008	DW	7837.86'	3129.84	5541.54
1009	DW	7837.82'	3128.29	5541.79
1010	DW	7839.44'	3152.22	5572.81
1011	DW	7839.20'	3150.59	5566.44
1012	DW	7839.08'	3149.10	5563.44
1013	DW	7838.76'	3143.63	5556.56
1014	DW	7838.46'	3136.21	5553.63
1015	Bldg. Cor.	0.00'	3171.60	5567.85

Point Table				
Point #	Desc.	Elev.	North	East
1016	Bldg. Cor.	0.00'	3139.03	5577.73
1017	Bldg. Cor.	0.00'	3151.42	5626.17
1018	Bldg. Cor.	0.00'	3183.74	5615.32
1019	DW	7838.74'	3111.77	5559.88
1020	DW	7839.08'	3110.28	5566.08
1021	DW	7840.02'	3114.70	5583.50
1022	DW	7840.02'	3097.26	5587.96
1023	DW	7839.40'	3093.47	5573.10
1024	DW	7839.14'	3087.38	5565.99
1025	Bldg. Cor.	0.00'	3128.63	5581.49
1026	Bldg. Cor.	0.00'	3095.32	5588.46
1027	Bldg. Cor.	0.00'	3107.47	5635.93
1028	Bldg. Cor.	0.00'	3141.03	5629.93
1029	Inv.	7836.87'	3132.62	5556.67
1030	Inv.	7836.37'	3136.14	5539.01



LEGEND

TW	TOP OF WALL
BW	BOTTOM OF WALL
GB	GRADE BREAK
EX	EXISTING
LP	LOW POINT
HP	HIGH POINT
86.74	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

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.

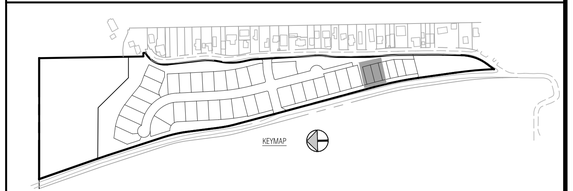
4) EXISTING CONTOUR INTERVAL IS 1 FT., PROPOSED CONTOUR INTERVAL IS 1 FT.

5) LOT AREA: LOT 34 = 4,501 SF ±, LOT 35 = 4,497 SF ±
DISTURBANCE AREA: LOT 34 = 4,501 SF ±, LOT 35 = 4,497 SF ±

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

FLAGNOTES:

1. MATCH TO BACK OF EXISTING CURB.
2. MATCH NEW DRIVEWAY TO EDGE OF ROADWAY AND FLOWLINE OF CURB.
3. 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.
4. PROVIDE DRAINAGE SWALE AS SHOWN, WITH NORTH AMERICAN GREEN SC250 EROSION FABRIC OR RIPRAP WHERE SLOPE EXCEEDS 5%. SEE DETAIL.
5. INSTALL STORM DRAIN W/FES EACH END, INV. IN = 36.87, INV. OUT = 36.37.
6. RESHAPE SWALE TO ALLOW DRAINAGE TO DRAIN TO SUBDIVISION CHANNEL.
7. WHERE PROPOSED SWALE DAYLIGHTS WITH NATURAL GROUND, FAN OUT DRAINAGE SWALE TO EVENLY DISSIPATE DRAINAGE, TYP.
8. SPILL THE LOCAL CHANNEL OVER THE TOP OF THE CURB LINE.
9. SLOPE PATIOS, DECKS AND WALKS AT 2% MIN. AWAY FROM THE STRUCTURE.
10. 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.
11. 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.
12. INSTALL BOULDER WALL FOR LANDSCAPE AREAS PER THE DETAIL ON SHEET C2. WALL DRAIN LINES NOT SHOWN.
13. PROTECT STORM LINES AND UTILITIES WHEN CONSTRUCTING IMPROVEMENTS ABOVE FROM MATERIAL AND EQUIPMENT, TYP. BRIDGE ABOVE STORM DRAIN AS NECESSARY.
14. LOCATE EXISTING CURB STOP, CONFIRM LOCATION AND CONNECTION WITH THE WATER & SANITATION DISTRICT, CONNECT AND EXTEND NEW WATER SERVICE TO MECHANICAL ROOM. MAINTAIN COVER OVER NEW SERVICE PER DISTRICT REGULATIONS. INSULATE THE WATER SERVICE IF COVER IS LESS THAN 7 FEET NEAR THE RETAINING WALL AND IN THE VICINITY OF THE DRAINAGE INLET.
15. 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.
16. 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
17. EROSION LOGS PER DETAIL ON SHEET C2.
18. SEDIMENT CONTROL FENCE PER DETAIL ON SHEET C2.
19. FOUNDATION DRAIN, TYP., INSTALL IN ACCORDANCE WITH THE GEOTECHNICAL REPORT, DRAIN @ 0.5% MIN. TO DAYLIGHT, SEE DETAIL ON SHT. C2. DRAIN TO A SUMP PUMP IN THE MECHANICAL ROOM. SUMP PUMP RE: MECHANICAL.
20. EXTEND THE FOUNDATION DRAIN FROM SUMP PUMP IN HOUSE TO DAYLIGHT WITH SOLID PIPE. COVER WITH A RODENT SCREEN AT END.



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 34 And 35, Minturn North P.U.D.

Site, Grading and Drainage Plan

DRB Resubmittal 5/22/24

No.	Date	Revision	By
1.			
2.			
3.			
4.			
5.			
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PROJECT No. ***23035***
Designer: ***PAH***
Drafter: ***BUI***
Date: ***4/18/24***

Sheet ***C1***

File Name: ***mn lot 34-35 sp-01.dwg***

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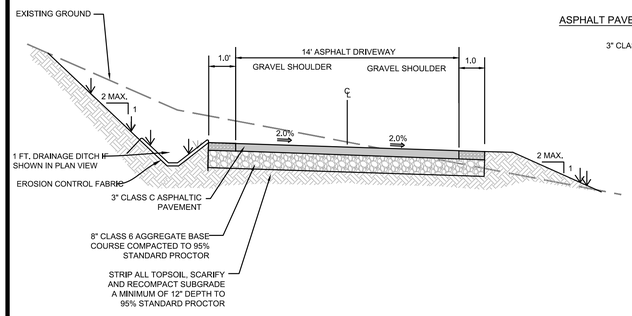
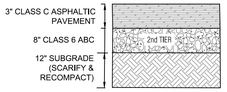


ASPHALT PAVEMENT SECTION



PAVEMENT SECTION

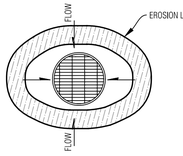
NOTE:
1. ALL AGGREGATE & SUBGRADE MATERIAL SHALL BE COMPACTED TO 95% STANDARD PROCTOR AT A MOISTURE CONTENT WITHIN 2% OF OPTIMUM.
2. IN NEW PAVING LOCATIONS STRIP ALL TOPSOIL, SCARIFY AND RECOMPACT SUBGRADE A MINIMUM OF 12" DEPTH TO 95% STANDARD PROCTOR.
3. EXTEND THE SECOND TIER (12" CLASS 2 ROAD BASE,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

PROPOSED DRIVEWAY TYP. SECTION

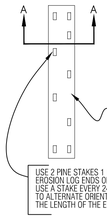
N.T.S. TO BE VERIFIED BY PROJECT GEOTECHNICAL ENGINEER

DRIVEWAY & AUTOCOURT SECTION

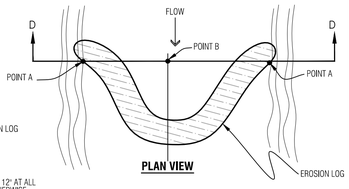
N.T.S. CONTRACTOR TO VERIFY WITH PROJECT GEOTECHNICAL CONSULTANT.



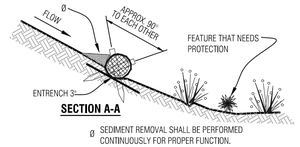
AREA DRAIN



PLAN VIEW

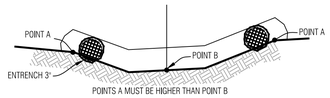


PLAN VIEW



SECTION A-A

Ø SEDIMENT REMOVAL SHALL BE PERFORMED CONTINUOUSLY FOR PROPER FUNCTION.

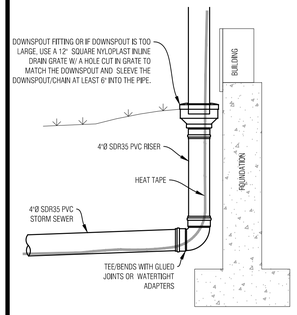


SECTION D-D

Temporary Erosion Control Log

N.T.S.

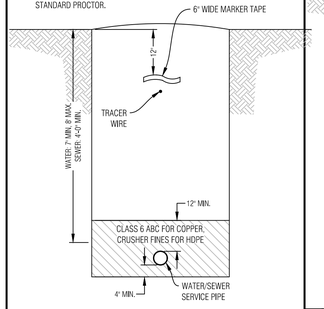
NOTES:
1. ROOF AND AREA DRAINS SHALL NOT BE CONNECTED TO THE FOUNDATION DRAIN SYSTEM.
2. ALL DOWNSPOUTS SHALL BE CONNECTED TO ADS N-12-WT CPP (WATERTIGHT), SCH.40 PVC OR SDR35 PVC. FLEXIBLE CORRUGATED PLASTIC IS NOT ACCEPTABLE.
3. ADDITIONAL FITTINGS AND BENDS MAY BE REQUIRED TO DEFLECT OVER OR AROUND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



TYP. DOWNSPOUT CONNECTION

N.T.S.

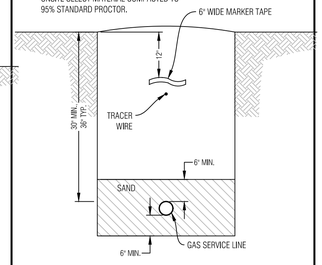
NOTES:
1. WATER SHALL BE INSTALLED WITH AT LEAST 10' OF SEPARATION BETWEEN WATER/SEWER AND 4' OF SEPARATION BETWEEN OTHER UTILITIES.
2. BACKFILL THE TRENCH WITH 4" MINUS ONSITE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR.



WATER/SEWER SERVICE TRENCH

N.T.S.

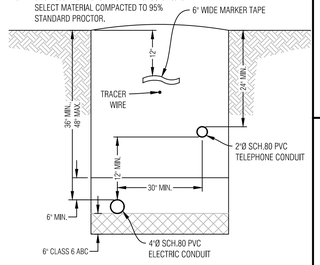
NOTES:
1. GAS SHALL BE INSTALLED WITH AT LEAST 4' OF SEPARATION BETWEEN OTHER UTILITIES.
2. BACKFILL THE TRENCH WITH 4" MINUS ONSITE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR.



GAS SERVICE TRENCH

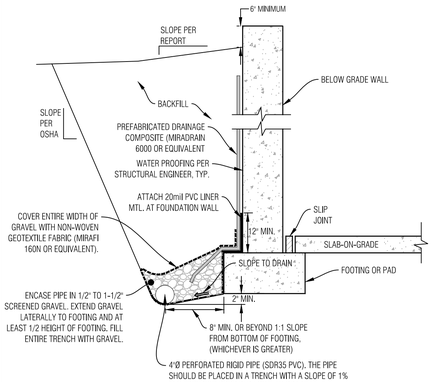
N.T.S.

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.

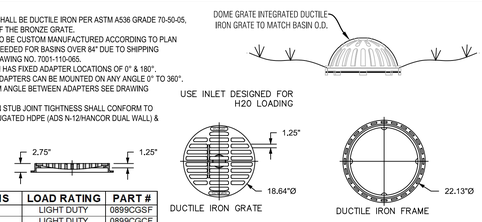
GENERAL NOTES:

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

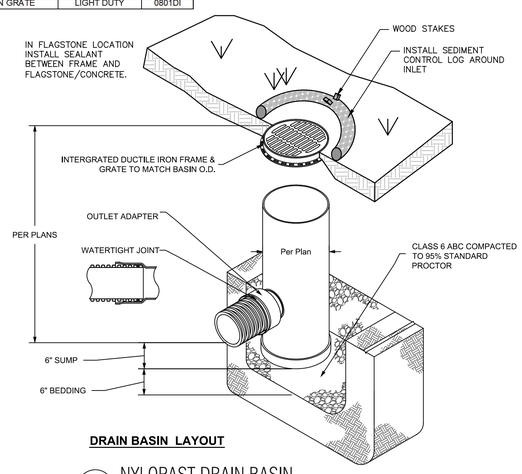
N.T.S.

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

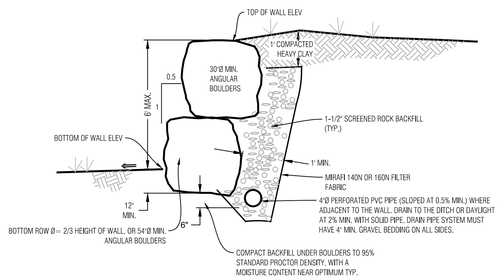
STANDARD GRATE ASSEMBLY



DRAIN BASIN LAYOUT

NYLOPAST DRAIN BASIN

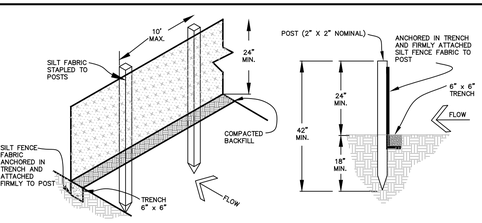
N.T.S. 8 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL 7001-110-272

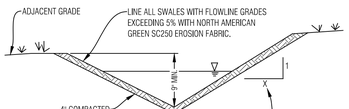


BOULDER WALL DETAIL, LANDSCAPED AREA

N.T.S.

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





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

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 34 And 35, Minturn North P.U.D.

Notes and Details

DRB Resubmittal 5/22/24

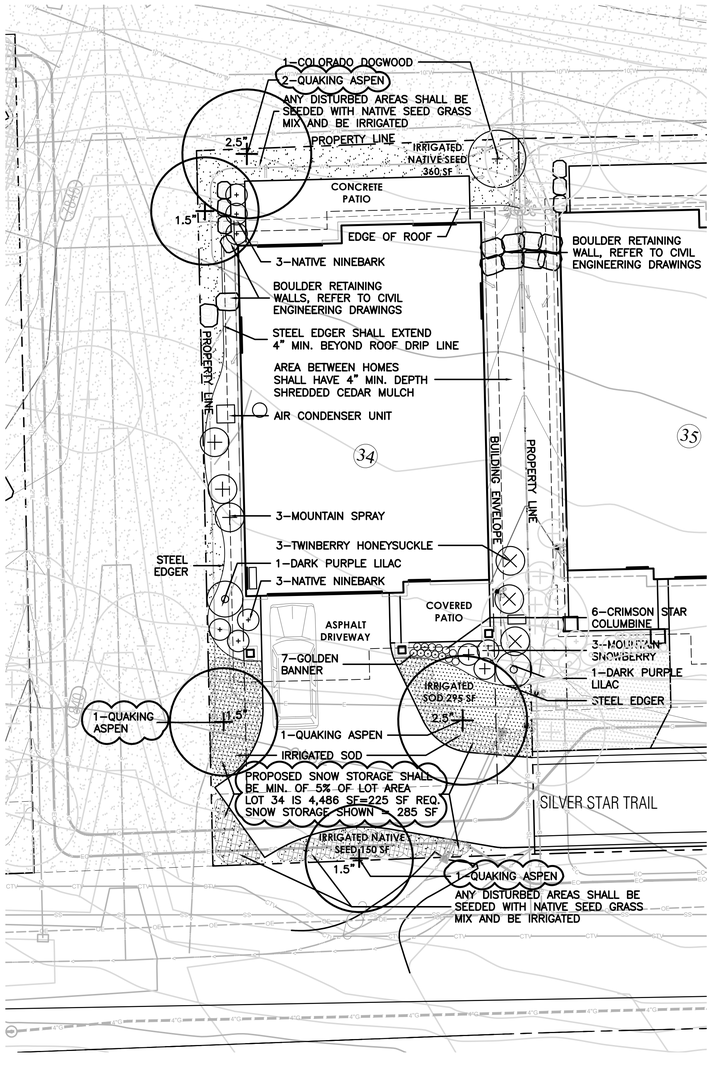
No.	Revision	Date	By
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			

PROJECT NO. 23035
Designer: PAH
Drafter: BUI
Date: 4/18/24

Sheet C2

File Name: mn lot 34-35 sp-01.dwg

N:\PROJECTS\2023\23035-Minturn North Individual Lots\dwg\Lot 34-35 Babcock Dup\MN Lot 34-35 SP-01.dwg
5/21/2024 3:27 PM



LEGEND

- IRRIGATED SOD, REFER TO L2 FOR DETAILS
- IRRIGATED NATIVE SEED MIX, 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 34-LANDSCAPE PLAN

TOWN OF MINTURN, COLORADO

DESIGNED: TT
DRAWN: TT
CHECKED: RH
DATE: April 19, 2024
REVISIONS:
REVISED DRB SUBMITTAL: 5/22/24
-REVISED SNOW STORAGE PER LOT SIZE
-REVISED TREE QUANTITY PER LOT SIZE

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	295 SF
	Permanent Spray Irrigation For Native Seed	510 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 = 23 SF
	Permanent Drip Irrigation For 5 gal. Shrubs & Grasses	18 SHRUBS x 3 SF = 54 SF
		TOTAL PERMANENT IRRIGATED AREA: 895 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)			
6	Crimson Star Columbine Aquilegia 'Crimson Star'	1 & 2	Flats of 15	
7	Golden Banner Thermopsis divaricarpa	1 & 2	Flats of 15	
	DECIDUOUS SHRUBS			
1	Colorado Dogwood Cornus sericea coloradense	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.
2	Dark Purple Lilac Syringa vulgaris 'Yankee Doodle'	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.
3	Mountain Snowberry Symphoricarpos oreophilus	1 & 2	5 gal.	Container, 5 canes minimum 12"–18" ht.
3	Mountain Spray Holodiscus dumosus	1 & 2	5 gal.	Container, 5 canes minimum 18"–24" ht.
6	Native Ninebark Physocarpus monogynus	1 & 2	5 gal.	Container, 5 canes minimum 12"–18" ht.
3	Twinberry Honeysuckle Lonicera involucrata	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.

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

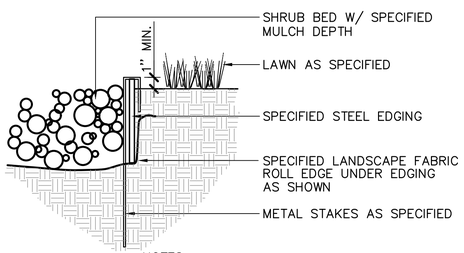
MINTURN NORTH P.U.D.
LOT 34-LANDSCAPE PLAN
TOWN OF MINTURN, COLORADO

DESIGNED: TT
DRAWN: TT
CHECKED: RH
DATE: April 19, 2024
REVISIONS:
REVISED DRB SUBMITTAL: 5/22/24
-REVISED SNOW STORAGE PER LOT SIZE
-REVISED TREE QUANTITY PER LOT SIZE

DRB SUBMITTAL

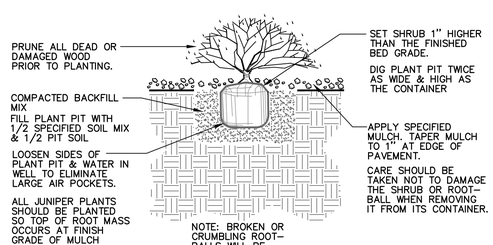
SHEET TITLE:
LANDSCAPE NOTES & DETAILS

SCALE: NOT TO SCALE
SHEET NUMBER: L2

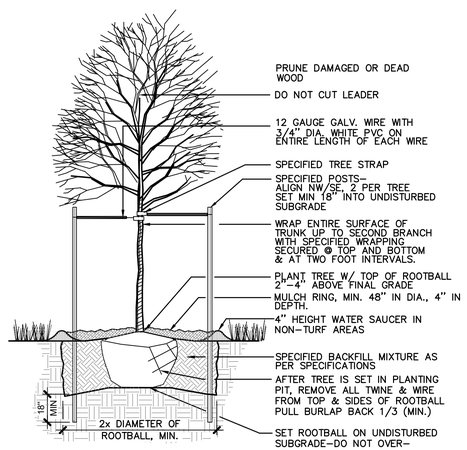


NOTES:
1) SET ALL EDGING 1" ABOVE FINISH GRADE AS SHOWN.
2) EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR, AND FLUSH W/ GRADES OF CONCRETE.
3) ALL JOINTS TO BE SECURELY STAKED.
4) CONTRACTOR SHALL CUT TOP EDGE(S) AS NEEDED TO BE PARALLEL WITH GRADE.

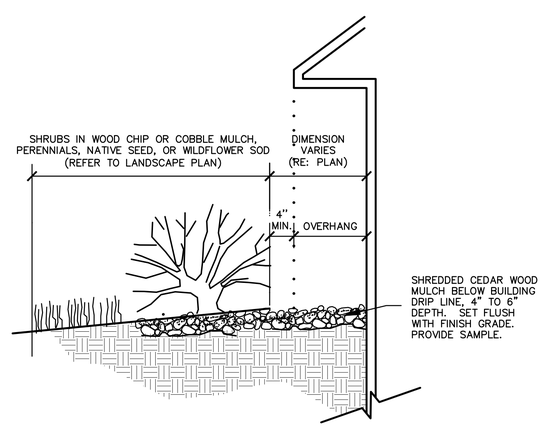
1 L2 STEEL EDGER — NOT TO SCALE



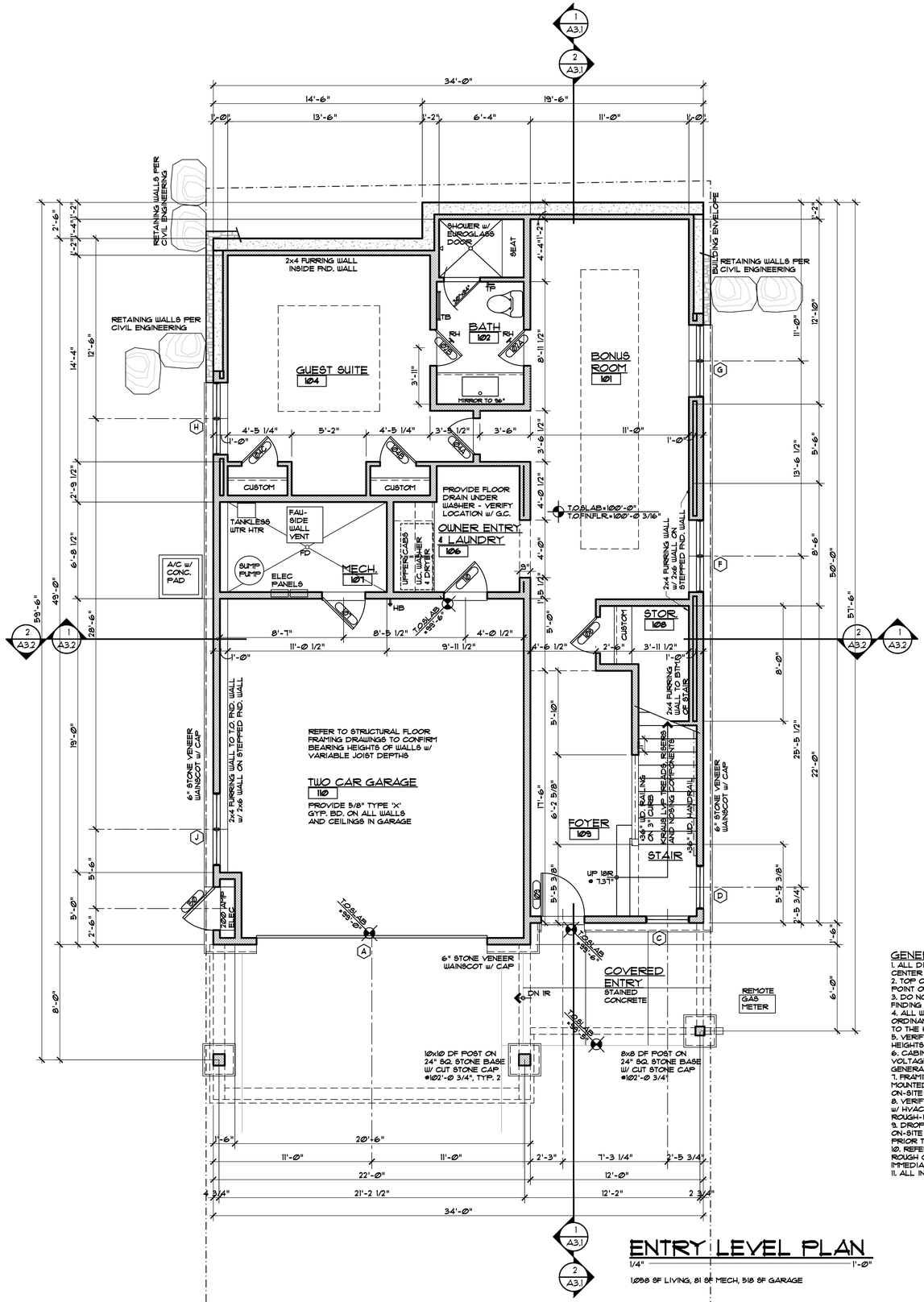
2 L2 SHRUB PLANTING — NOT TO SCALE



3 L2 DECIDUOUS TREE PLANTING — NOT TO SCALE



4 L2 MULCH ARMORED DRIP LINE — NOT TO SCALE



ENTRY LEVEL PLAN

1/4" = 1'-0"

1,058 SF LIVING, 81 SF MECH, 518 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. (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.

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.

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

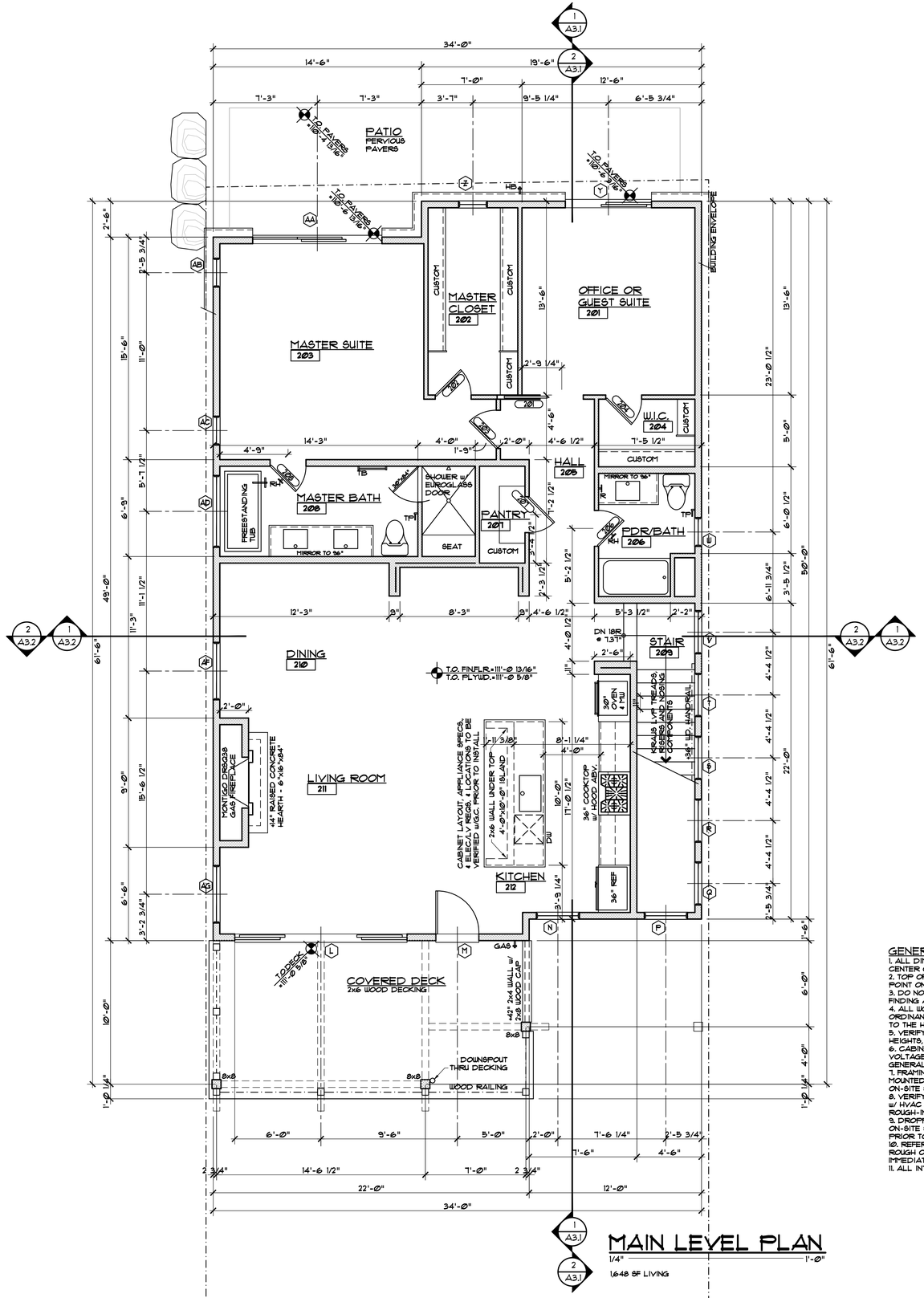
RESORT CONCEPTS
225 MAIN STREET, SUITE C-101
EDWARDS, COLORADO
(970) 926-1720

BABCOCK
LOT 34
MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L34

ISSUED #	DATE	BY	COMMENTS
4	5-22-24	DUE	REV. DRB SUBMITTAL
3	4-19-24	DUE	DRB SUBMITTAL SET

A1.1



1 A3.1 / 2 A3.1

MAIN LEVEL PLAN

1/4" = 1'-0"

1648 SF LIVING

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.
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5. VERIFY ALL FINISHED FLOOR THICKNESS FOR DETERMINING MOUNTING HEIGHTS, STAIR CONSTRUCTION, ETC. (3/4" SHOWN ON PLANS MAY VARY).
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BABCOCK
LOT 34
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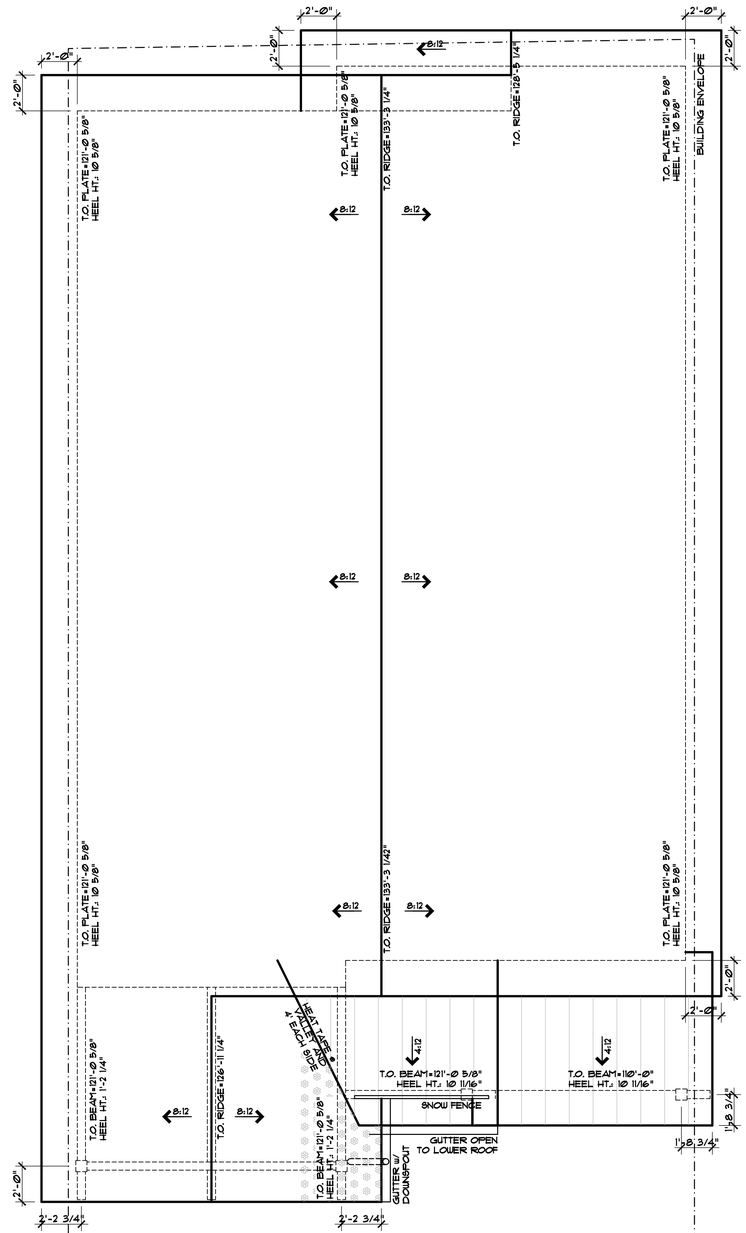
MINTURN, COLORADO

PROJECT NO: 2412-22 L34

ISSUED

#	DATE	BY	COMMENTS
4	5-22-24	DUE	REV. DRB SUBMITTAL
3	4-19-24	DUE	DRB SUBMITTAL SET

A1.2



GENERAL NOTES:

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

ROOF PLAN

1/4" = 1'-0"

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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

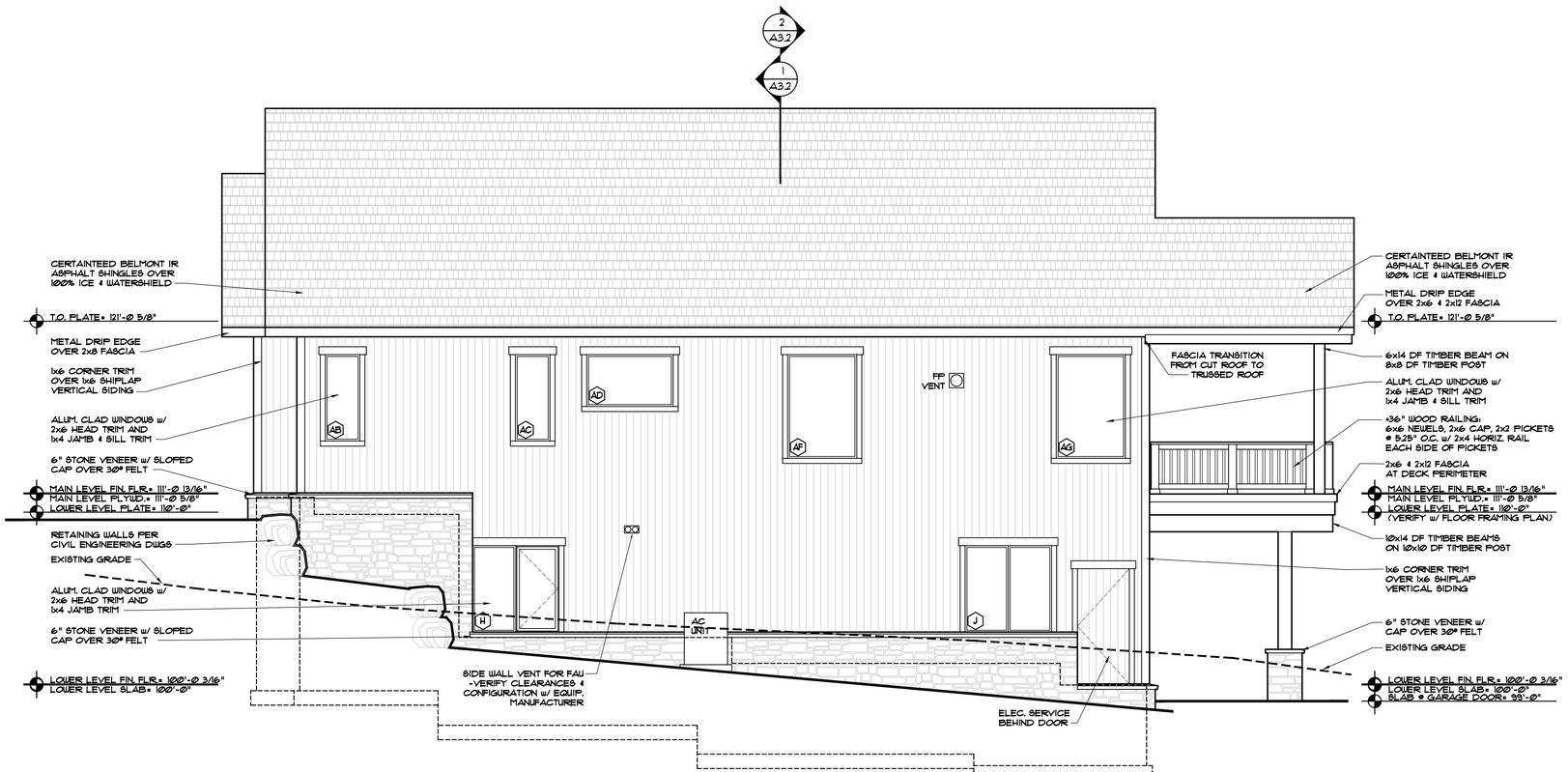
BABCOCK
LOT 34
MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L34

ISSUED

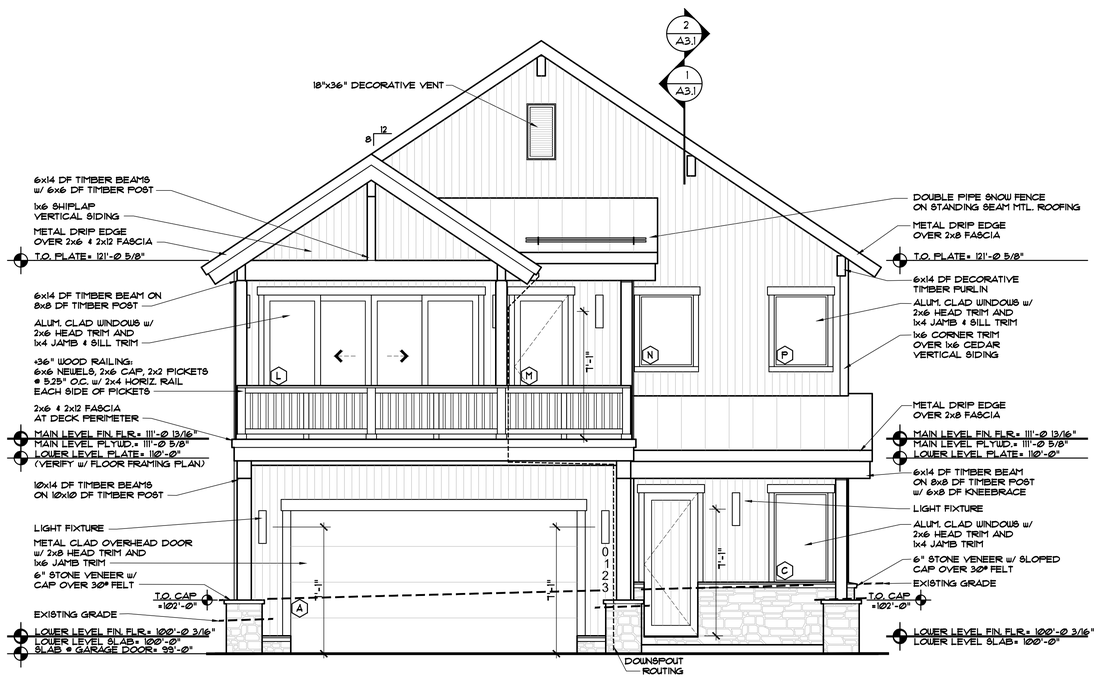
#	DATE	BY	COMMENTS
4	5-22-24	DJE	REV. DRB SUBMITTAL
3	4-19-24	DJE	DRB SUBMITTAL SET

A1.3



LEFT ELEVATION

1/4" = 1'-0"



FRONT ELEVATION

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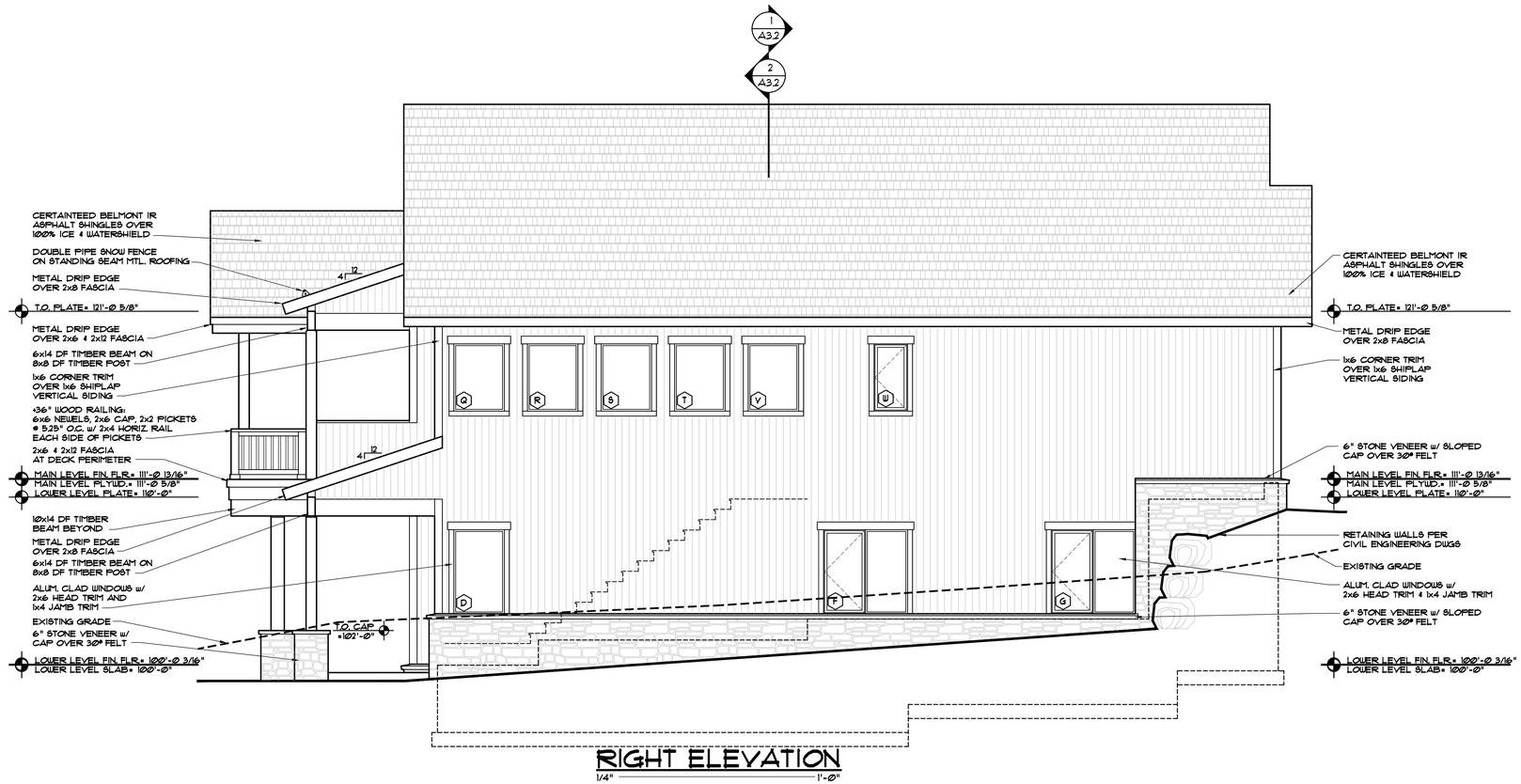
3	4-19-24	DJE	DRB SUBMITTAL SET

A2.1



RIGHT ELEVATION

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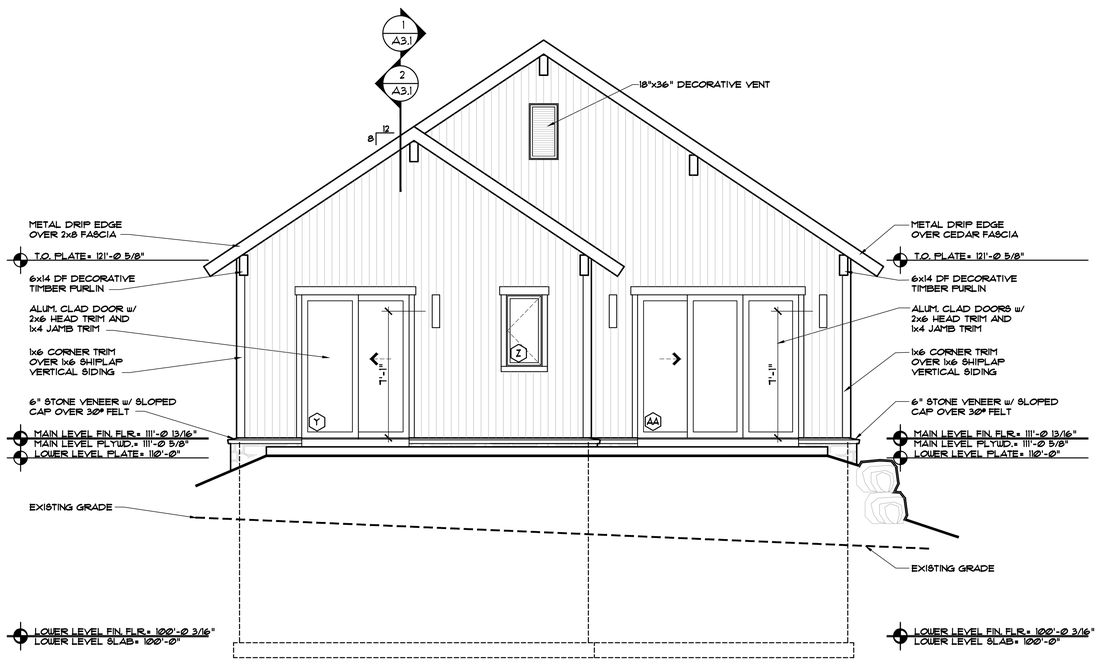

REAR ELEVATION

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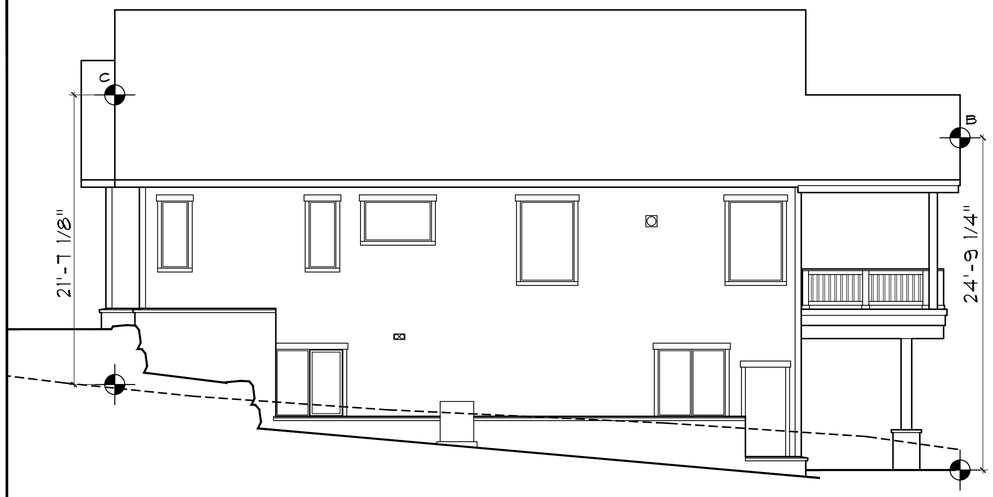
A2.2



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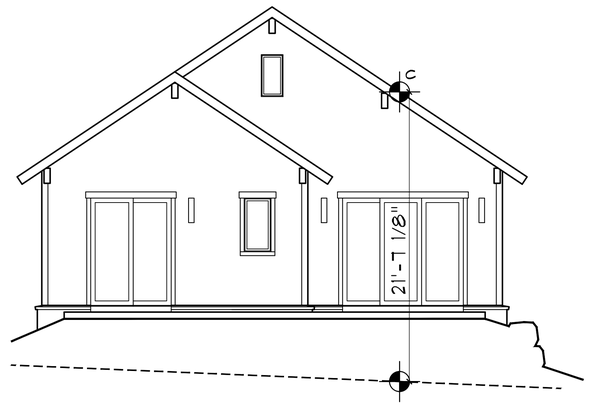

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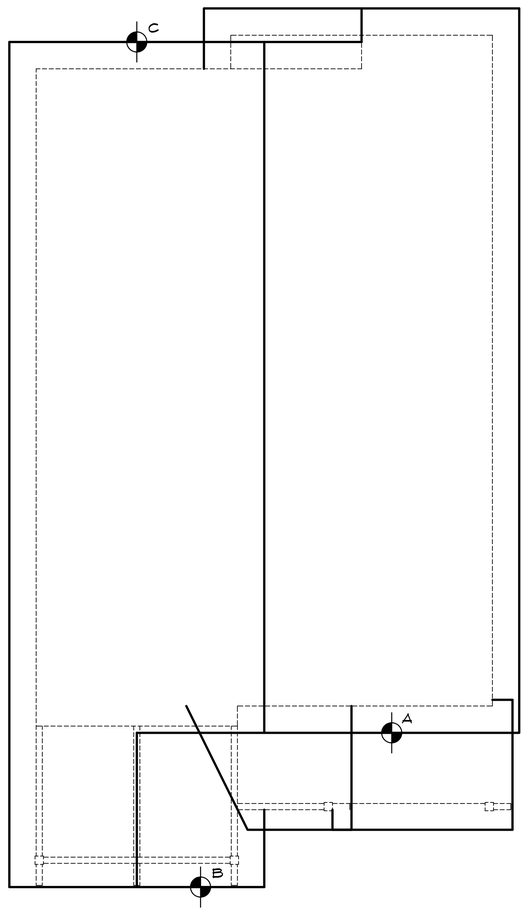

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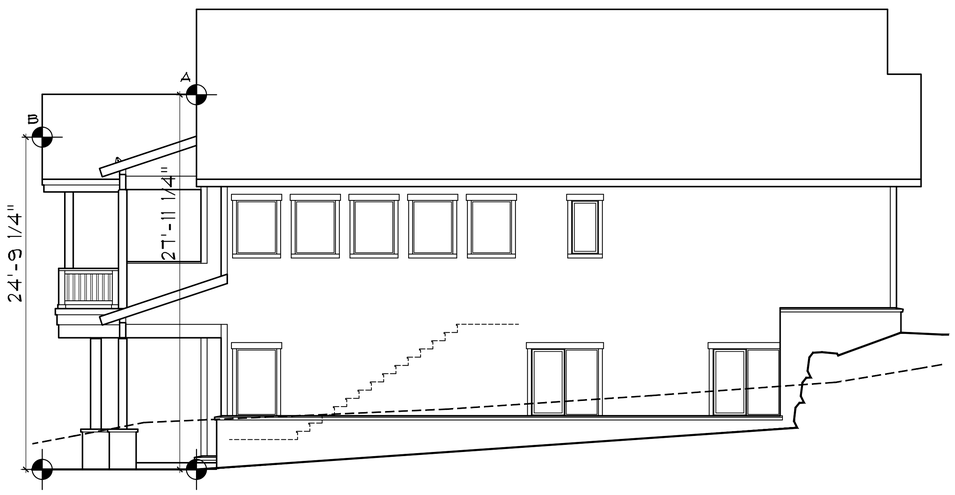

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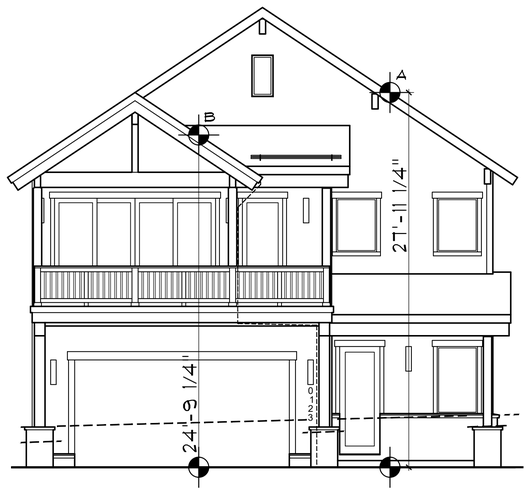

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BH1

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

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

Design Review Board Hearing

Final Plan Review for New Home

0095 Miles End Lane

Hearing Date:	June 12, 2024
File Name and Process:	Single-Family Residence Final Plan Review
Owner/Applicant:	Bret & Carryn Burton
Representative:	Taylor Hermes & Rick Hermes, Minturn North Construction Company
Legal Description:	Subdivision: MINTURN NORTH PUD Lot: 26
Address:	0095 Miles End Lane
Zoning:	Game Creek Character Area – Minturn North PUD Zone District
Staff Member:	Madison Harris, Planner I
Recommendation:	**Approval**

Staff Report

I. Summary of Request:

The Applicants, Bret and Carryn Burton, request Final Plan review of a new, four-bedroom, 4,711 (gross) square foot single-family residence located at 0095 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 with a basement, four-bedroom structure with a maximum building height - measured to the midpoint of the roof – of 27 feet 6 and 7/8 inches measured to existing

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

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

Parking is adequate, with four off-street spaces, two of which are provided within the garage and two in front of the garage. The plans show an unfinished basement, the main level with one bedroom, garage, and living room, and the upper level has the three remaining bedrooms.

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

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

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

Staff is **recommending approval**.

II. Summary of Process and Code Requirements:

These plans are being presented by the Applicant as "Final Plan" level of review for a new 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 0095 Miles End Lane meet the required findings 'a,' 'b,' and 'c' or subparagraph 3 – *Necessary findings*.

III. Zoning Analysis:

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

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

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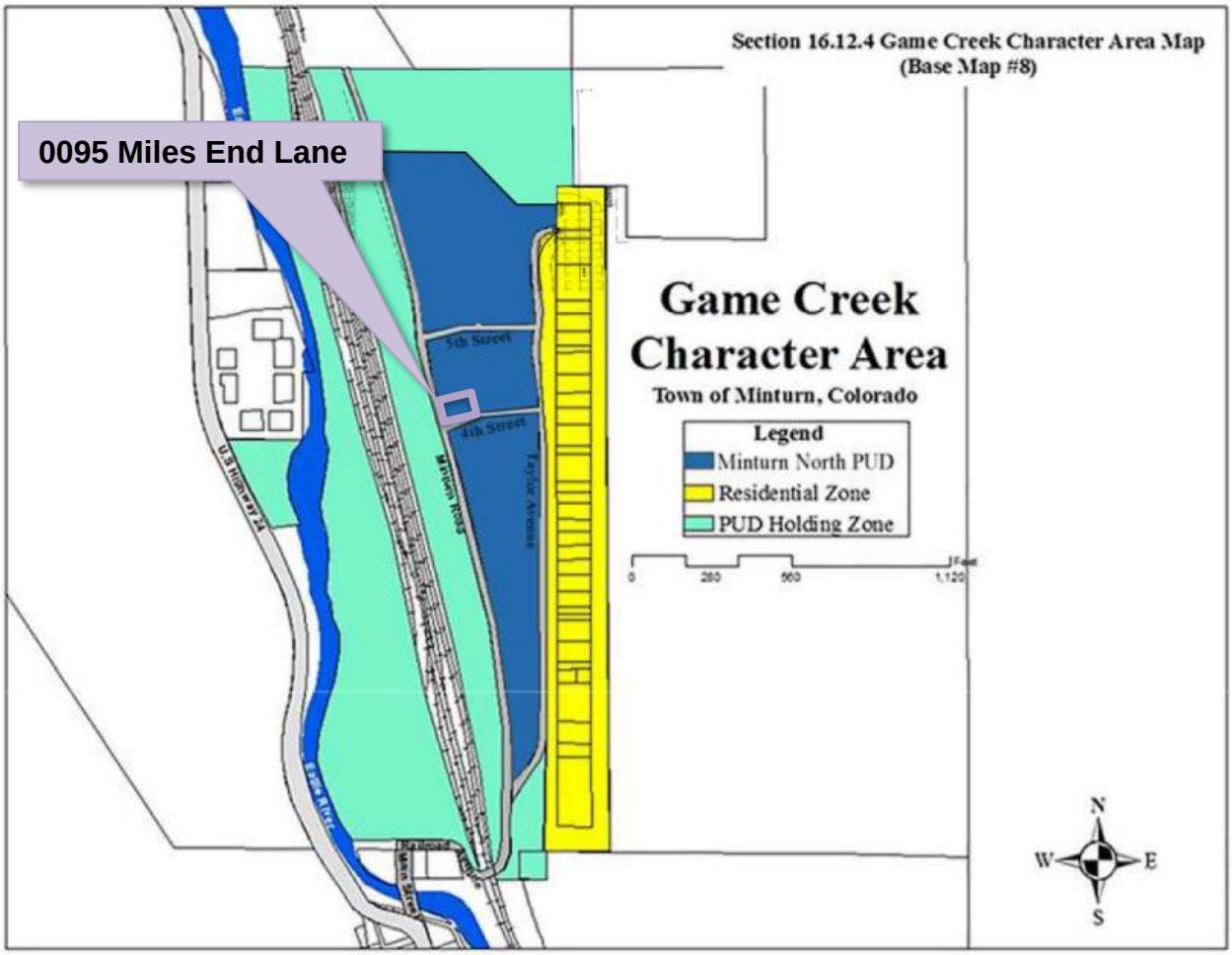
Figure 1: Game Creek Character Area Zoning Map



Dimensional Limitations and Development Standards

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

Regulation	Allowed/Required	Proposed/Existing
Minimum Lot Area:	8,799.12 sq. ft.	8,799.12 sq. ft. (.202 ac.)
Maximum Building Height:	28 feet	27 feet – 6 7/8 inches
Minimum Front Setback:	20 feet	20 feet
Minimum Side Setback:	5 feet (15 feet along Fourth Street)	5+ feet (15 feet along Fourth Street)
Minimum Rear Setback:	10 feet	10+ feet

Maximum Lot Coverage:	50% (4,399.56 sq. ft.)	2,530 sq. ft. (28.75%) Proposed
Maximum Impervious Coverage:	60% (5,279.47 sq. ft.)	3,110 sq. ft. (35.34%) Proposed
Minimum Snow Storage Area:	5% of Lot Area (8,799.12 sq. ft. x .05 = 439.96 sq. ft.)	562 sq. ft.
Parking:	4 spaces	4 spaces

IV. Applicable Standards and Design Guideline Criteria:

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

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

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

"c. Massing and Scale

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

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

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

V. Issues and Recommended Revisions:

Issues or Required Plan Revisions
Staff has identified no issues.

VI. Staff Recommendation:

Staff suggests that the Final Plans for 0095 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

May 23, 2024

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

Re: 95 Miles End Lane
Lot 26, Minturn North PUD
DRB 5.23.24 Resubmittal Review
Project No. 24-0001

Dear Madison:

We reviewed the plans entitled *"Burton Residence; Lot 26, Minturn North, Minturn Colorado"* prepared April 19, 2024 (Revised 5.22.24) by Eggers Architecture Inc. (Plans) included in the DRB application for 95 Miles End Lane. Our review was for compliance with the engineering requirements of Section 16-21-615: Design Review applications of the Minturn Municipal Code (MMC). Our comments are in Red.

MMC Section 16-21-615 Section C:

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

Paragraphs f through l:
~~The plans reference the basis of elevation as the *"Original Topographic Map of Minturn North"* prepared by Gore Range Surveying LLC, Job No.19-1203 prepared April, 1, 2021.~~

~~Sheet C1 of the Plans "*Lot 26, Minturn North PUD; Site Grading and Drainage Plan"* prepared April 19, 2024 by Boundaries Unlimited presents the proposed site grading and drainage. The basis of this map appears to be Sheet C.5 of the *"Minturn North PUD Overall Grading and Drainage Plan; Construction Plan Set 5/1/24"* prepared by Boundaries Unlimited Inc. (Sheet C.5)~~

~~The Town issued a Grading Permit based on the Construction Plan Set and Sheet C.5 shows the grading and utilities underway at Minturn North. This plan more accurately reflects the basis for design, and we recommend Sheet C.5 be included in the DRB plan set to fulfill the requirements of Paragraphs f through i.~~
Resolved.

Madison Harris
Re: 95 Miles End Lane
DRB 5.23.24 Resubmittal Review
Project No. 24-0001

Section (C) (3) Site Plan:

~~We offer the following regarding Site Plan requirements:~~

e. ~~Sheet C.5 shows the ground surface at the east building envelope line will be raised 2 to 3 feet.~~

~~Raising the ground elevation will not change the maximum roof height. Minturn Municipal Code (MMC) Section 16-2-20 defines building height: "Building height or height of building means the maximum vertical (plumb) distance measured at any point along the perimeter of the structure from the finished, natural, or established grade (whichever is more restrictive) and a point on the roof depending on the roof type. No portion of any structure included in building height measurements where height is measured to a mean or mid-point shall exceed the applicable building height limitation contained in this Code." Section 4.9 of the "Final PUD Development Plan Application" for Minturn North binds the development to this MMC requirement.~~

~~The ridge elevation shown on Sheet A1.4 is measured relative to the finished floor elevation. Calculations of roof height meeting MMC requirements should be added to the plan.~~

The revisions to Sheet BH1 measures Building Height from existing grade to provide Building height information for Planning Staff review. In this case, the existing ground elevation should be the most restrictive; however, for clarity we recommend both existing and proposed grade be shown.

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

~~The Plans included in the DRB submittal fulfill Grading and Drainage Plan requirements and we take no exception to the design as presented.~~

Resolved

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

RESORT CONCEPTS
REDEFINING THE RESORT EXPERIENCE

April 19, 2024
Town of Minturn Planning Commission
Attn: Madison Harris

RE: Burton Residence
Lot 26 Minturn North – 0095 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 26 is located at 0095 Miles End Lane on a downhill sloping undisturbed vacant lot which drops in elevation approximately 4' through the building envelope. The home has been oriented facing west, parallel to the building envelope lines to maximize the site's primary view facing Meadow Mountain. The home has been designed as a patio residence due to the gently sloping topography. The architectural style is a mix of gable forms and low pitch shed roofs to create a composition of forms rather than a single massive structure. Overall, the structure has been nestled into the topography to balance the entry elevation with the west facing patio elevation of the home.

The home exterior is a balanced mix of stone and 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.

Lot 26 includes a minor easement encroachment on the southwest corner for the purpose of the Fourth Street sidewalk.

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

Sincerely,

Taylor Hermes
512.468.3012

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

Project Location

Street Address: 95 Miles End Lane

Zoning:	Parcel Number(s):
Residential	2103-262-30-027

Application Request:

Design review of new single-family home

Applicant:

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

Mailing Address: PO Box 2633 Edwards, CO 81632

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

Property Owner:

Name: Bret & Carryn Burton

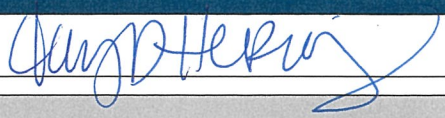
Mailing Address: PO Box 8623 Avon, CO 81620

Phone:	Email:
970-688-1819 (Bret)	BBurton@LIVSothebysRealty.com

Required Information:

Lot Size:	Type of Residence (Single Family, ADU, Duplex)	# of Bedrooms	# On-site Parking Spaces
0.202 acres	SFH	4	4
# of Stories:	**Snow storage sq ft:**	**Building Footprint sq ft:**	**Total sq ft Impervious Surface:**
3	257 sf	2,032 sf	2,276 sf

Signature:



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

DESIGN REVIEW APPLICATION

SUBMITTAL CHECKLIST REQUIREMENTS
(TO BE INCLUDED WITH APPLICATION)

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

Elements needed on the Site Plan

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

Architecture Details – Materials Board

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

Boundary Survey with a stamp and signature of a licensed surveyor

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

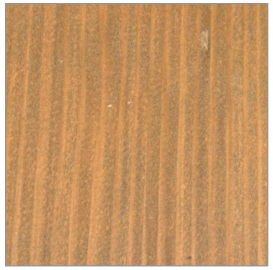
Grading and Drainage Plan

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

Terraces & Walkways
Stained Concrete

Exterior Stone
Colorado Buff

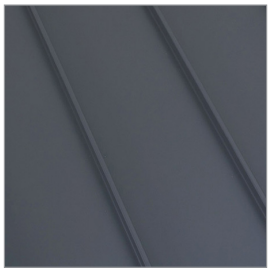
Fascia & Vertical Siding
Color: Custom Stain



Vertical Siding, Columns & Sofits
1"x8" – Butt Joint, Smooth
Color: Custom Stain

Wood Columns per Plan
Color: Custom Stain

Roofing
Mfg: CertainTeed Belmont Asphalt Shingles
Color: Black Granite



Roofing
Standing Seam Metal
Color: Dark Gray

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

Windows and Doors
Mfg: Alan Bradley Cityline
Color: Matte Black

Exterior Lighting
Mfg: Hinkley Mist 22" Sconce
Color: Satin Black

Entry Door
Solid Wood
Color: Custom Stain

Entry Door Hardware
Emtek Lausanne Full Plate with Helios Interior Lever
Color: Matte Black

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

PERSPECTIVE 1

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

MINTURN NORTH - LOT 26

EGGERS ARCHITECTURE, INC

AXIS VU DESIGN

DRB DESIGN REVIEW - 3D VIEWS

MAY 22, 2024

RESORT CONCEPTS

PERSPECTIVE 2

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

MINTURN NORTH - LOT 26

EGGERS ARCHITECTURE, INC

AXIS VU DESIGN

DRB DESIGN REVIEW - 3D VIEWS

MAY 22, 2024

RESORT CONCEPTS

BURTON RESIDENCE

LOT 26
MINTURN NORTH
MINTURN, COLORADO

DRB SUBMITTAL SET — APRIL 19, 2024
REVISED DRB SUBMITTAL SET — MAY 22, 2024

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

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

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

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

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

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

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

PROJECT INFORMATION:

FLOOR AREA:	FINISHED	MECH	UNFINISHED	GARAGE	TOTAL
LOWER LEVEL:	88 SF	76 SF	1,274 SF		1,438 SF
MAIN LEVEL:	1,571 SF			651 SF	2,222 SF
UPPER LEVEL:	1,051 SF				1,051 SF
TOTALS:	2,710 SF	76 SF	1,274 SF	651 SF	4,711 SF

LOT AREA:	8,799.12 SF		
BUILDING COVERAGE:	2,530SF	28.8 %	50% ALLOWABLE
IMPERVIOUS COVERAGE:	3,110 SF	35.3 %	60% ALLOWABLE

CODE INFORMATION:

JURISDICTION: TOWN OF MINTURN, COLORADO

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

DRAWING SCHEDULE

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

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

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

BURTON
LOT 26
MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L26

ISSUED

#	DATE	BY	COMMENTS
3	5-22-24	DUE	REVISED DRB SUBMITTAL
2	4-19-24	DUE	DRB SUBMITTAL SET

C

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

MINTURN TOWN CERTIFICATE

This plat is approved by the town council of the Town of Minturn, County of Eagle, State of Colorado this 1 day of 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

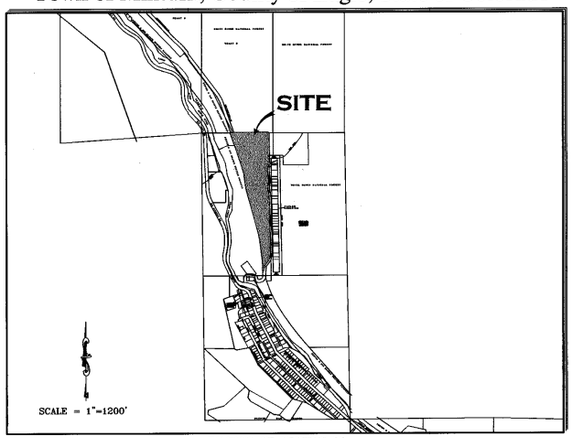
SEAL
1904

TOWN CLERK
TOWN OF MINTURN, COLORADO

LAND USE TABLE

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

ADDRESSES ARE FOR INFORMATIONAL PURPOSES ONLY



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

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

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

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

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

SURVEYOR'S CERTIFICATE

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

COLORADO REGISTERED 34998 02-26-24 PROFESSIONAL LAND SURVEYOR

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

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

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

CERTIFICATE OF DEDICATION AND OWNERSHIP (AND PHILIP HADLEY)

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

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

BY: RICK HERMES
TITLE: MANAGER

STATE OF COLORADO)
)SS
COUNTY OF EAGLE)

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

MY COMMISSION EXPIRES: 6 AUG 27

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

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

SUBORDINATION BY MORTGAGEE

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

MORTGAGEE: Philip Hadley
BY: _____ as INDIVIDUAL

STATE OF COLORADO)
) §
COUNTY OF EAGLE)

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

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: AUG. 01, 2025

NOTARY PUBLIC

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

CERTIFICATE OF TAXES PAID

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

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

R0068101

TREASURER OF EAGLE COUNTY

TITLE CERTIFICATE

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

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

AGENT: _____

CLERK AND RECORDER'S CERTIFICATE # 5398

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

CLERK AND RECORDER

BY: _____ DEPUTY

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

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

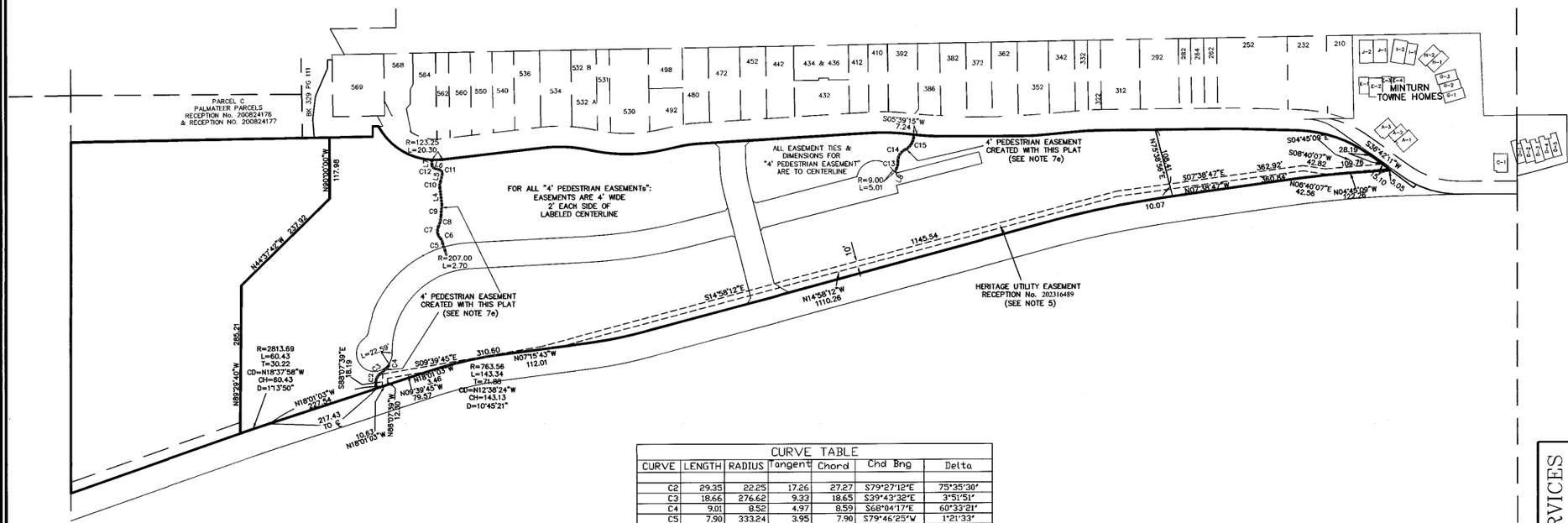
DRAWN BY:	JOB NUMBER:	DRAWING NAME:
MSS	22055	22055 FP2.dwg
SHEET 1 OF 5		DATE: 08-13-2023

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

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

SHEET 5 OF 5

ADDITIONAL EASEMENT DETAIL SHEET



COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
34998
02-26-24

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

SLAGLE SURVEY SERVICES
800 Castle Drive - P.O. Box 751 Eagle, Colorado 81631
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www.SlagleSurvey.com

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

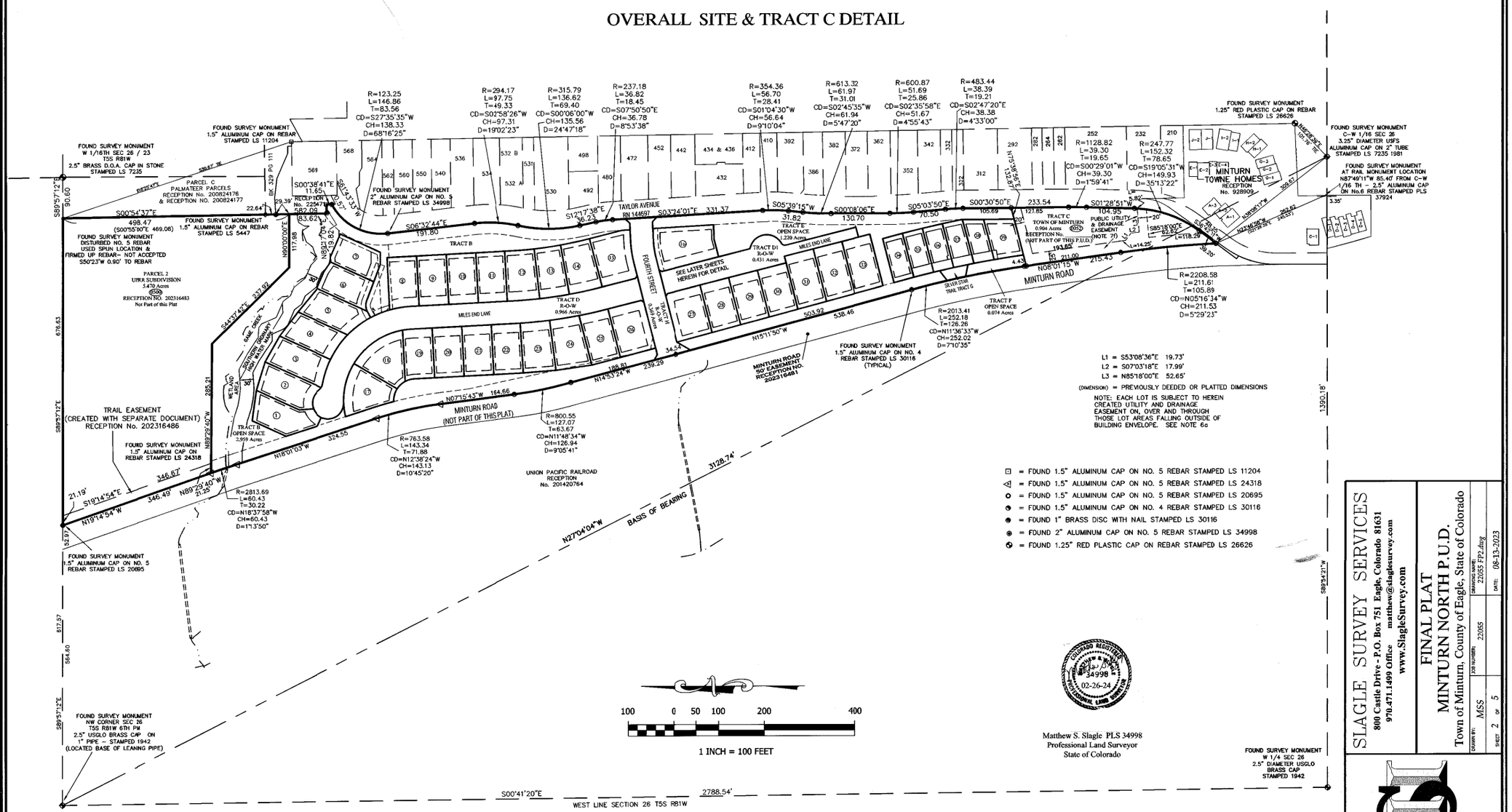
DRAWN BY: MSS | JOB NUMBER: 23055 | DRAWING NAME: 23055 FP2.dwg | DATE: 08-13-2023 | SHEET: 5 OF 5

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.

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



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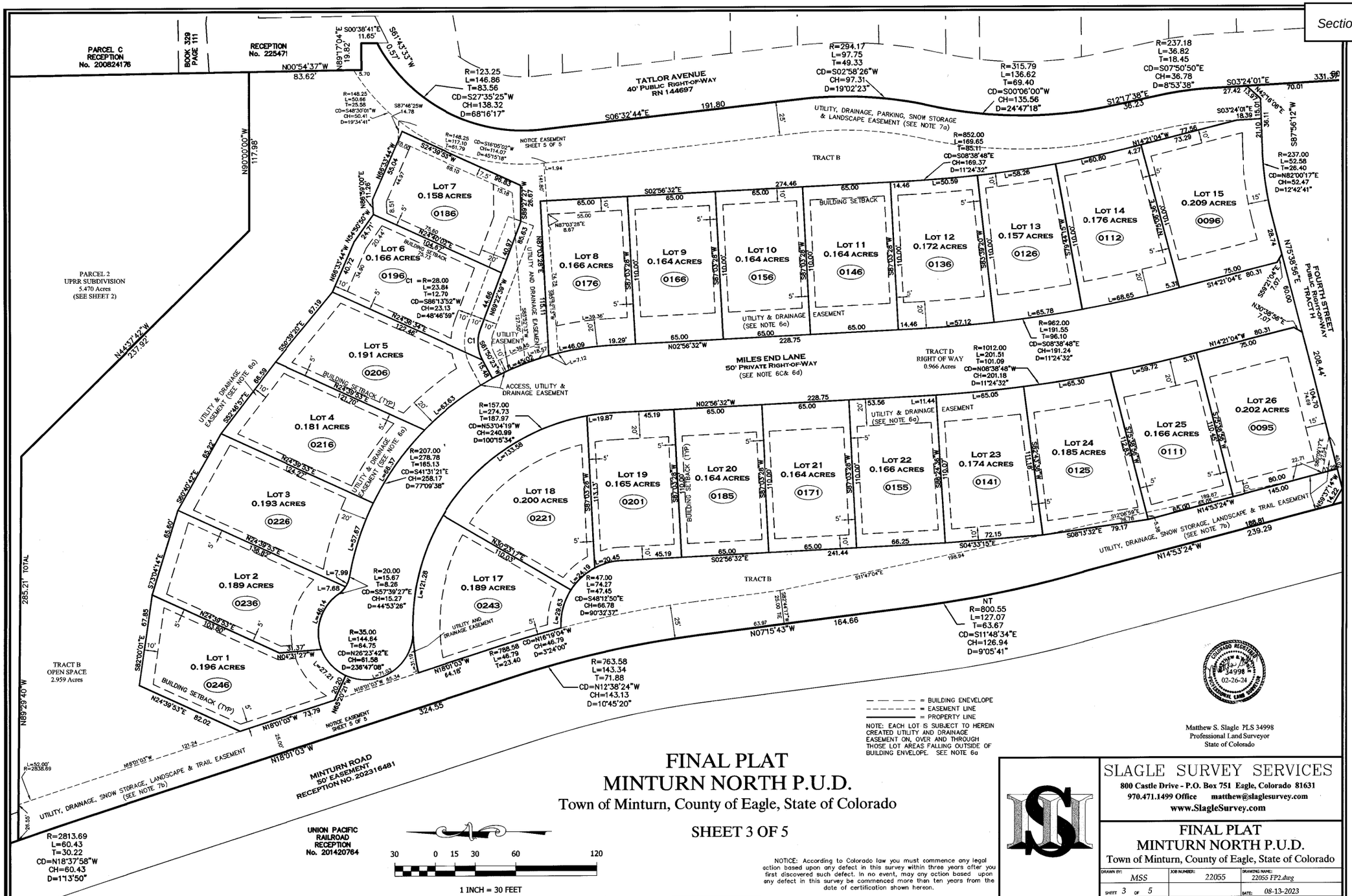
FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

DRAWN BY: MSS | JOB NUMBER: 22055 | DRAWING NAME: 22055 FP2.dwg | SHEET 2 OF 5 | DATE: 08-13-2023

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

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970.471.1499 Office matthew@slaglesurvey.com
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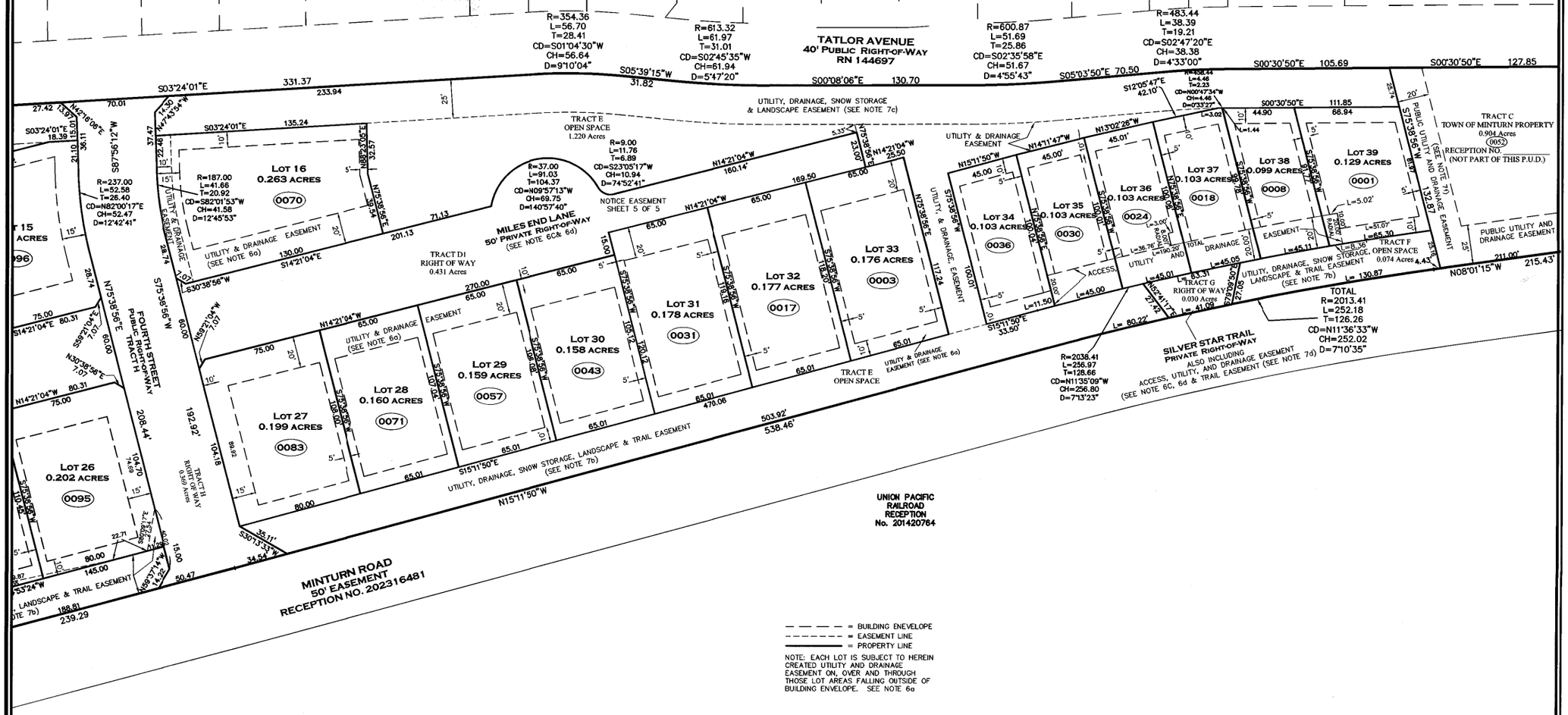
FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

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

202402234

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

SHEET 4 OF 5



COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR 34998 12-26-2024

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

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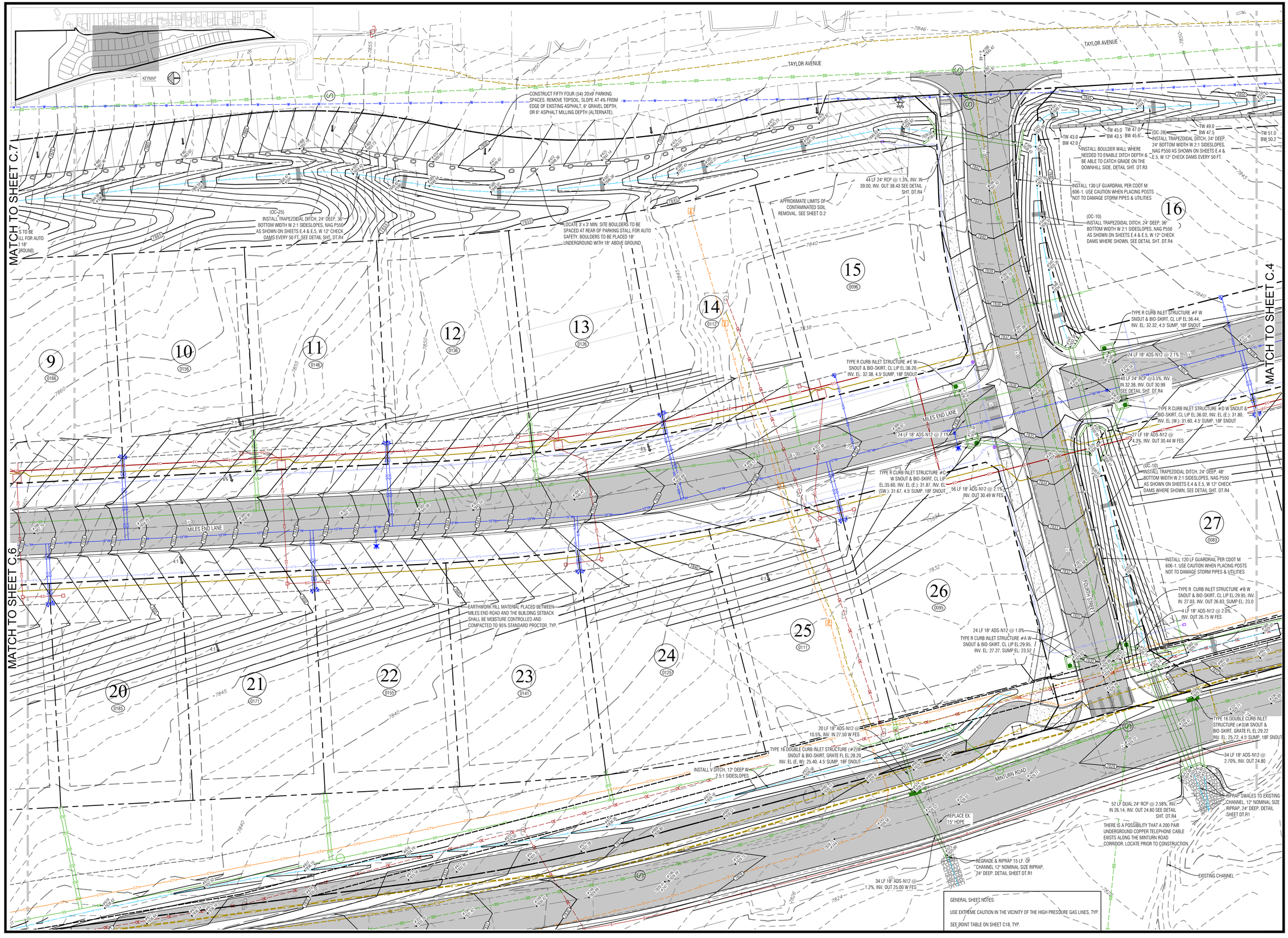
DRAWN BY:	JOB NUMBER:	DRAWING NAME:
MSS	22055	22055 FP2.dwg
SHEET 4 OF 5		DATE: 08-13-2023

202402234



GENERAL SHEET NOTES:

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

SEE POINT TABLE ON SHEET C18, TYP.

N:\PROJECTS\2022\22036 Minturn North\dwg\22036 C-Grading.dwg 5/15/2024 11:34 AM

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'EMILIO
5/1/24
19082
PROFESSIONAL ENGINEER

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

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

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

TOWN OF MINTURN, COLORADO

Minturn North P.U.D.

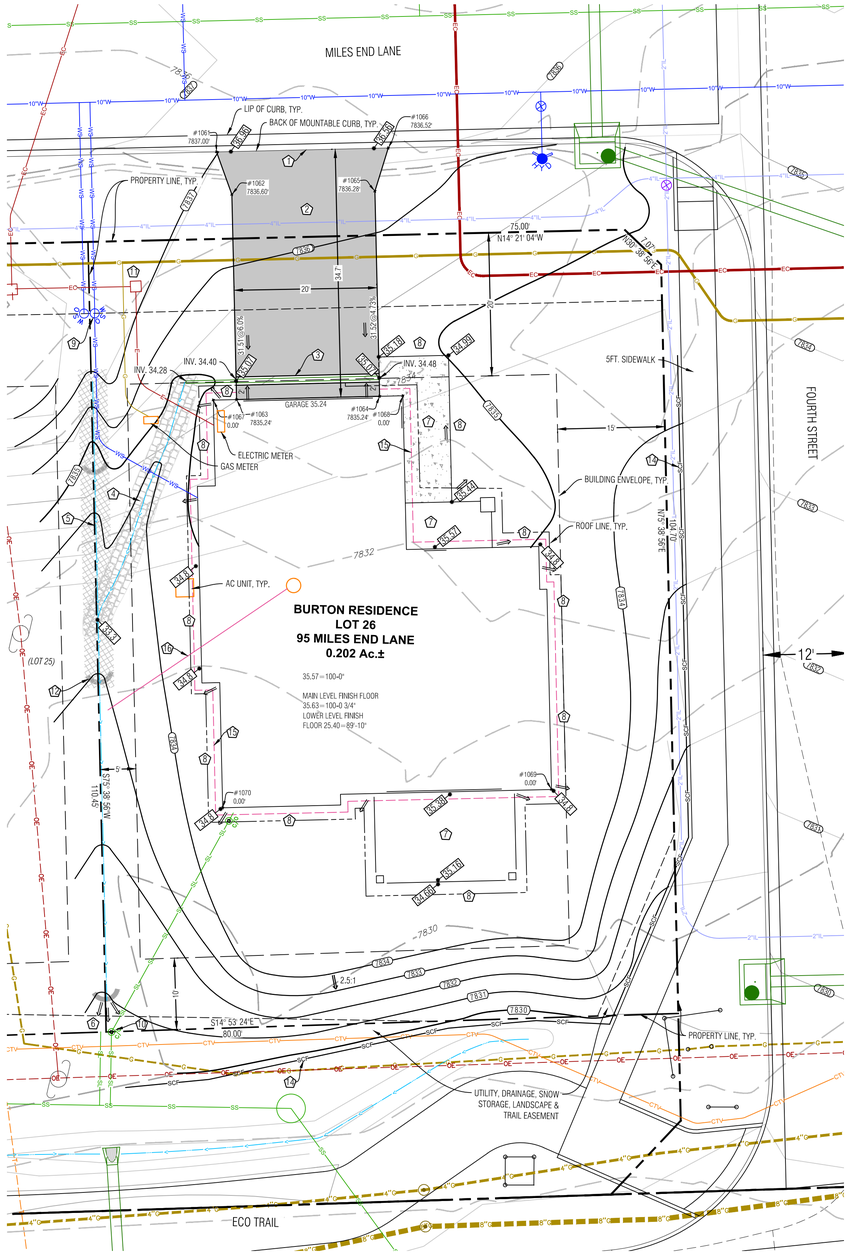
Overall Grading and Drainage Plan
Construction Plan Set 5/1/24

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

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

Sheet
C.5

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



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

Point Table				
Point #	Desc.	Elev.	North	East
1061	Driveway	7837.00'	3783.69	5490.15
1062	Driveway	7836.60'	3780.26	5484.83
1063	Driveway	7835.24'	3773.16	5457.06
1064	Driveway	7835.24'	3753.78	5462.01
1065	Driveway	7836.28'	3760.89	5489.79
1066	Driveway	7836.52'	3760.44	5496.10
1067	House Corner	0.00'	3776.30	5456.25
1068	House Corner	0.00'	3750.63	5462.82
1069	House Corner	0.00'	3717.98	5413.88
1070	House Corner	0.00'	3762.18	5401.03

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.

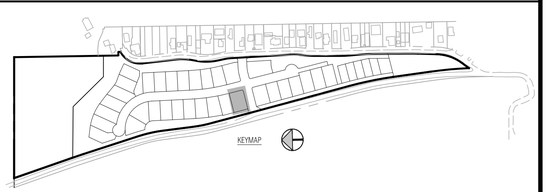
4) EXISTING CONTOUR INTERVAL IS 1 FT., PROPOSED CONTOUR INTERVAL IS 1 FT.

5) LOT AREA: 8,794 SF ±
DISTURBANCE AREA: 8,794 SF ±

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

FLAGNOTES:

1. MATCH TO BACK OF EXISTING CURB.
2. PROPOSED ASPHALT DRIVEWAY, AUTO-COURT AND CONCRETE WALKWAYS. STRUCTURAL FILL UNDER THE DRIVEWAY AND AUTOCOURT AREA TO BE COMPACTED TO 98% STANDARD PROCTOR IN LIFTS OF 8" MAX. STRUCTURAL FILL UNDER THE BUILDING TO FOLLOW THE DIRECTION OF THE GEOTECH REPORT. ALL EARTHWORK CONSTRUCTION TO BE APPROVED BY THE GEOTECHNICAL ENGINEER.
3. ZURN LINEAR DRAIN. SEE DETAIL ON SHEET C2. INSTALL 7 LF 4" SCHEDULE 80 PVC AT 1.7% OUTFALL PIPE. INSTALL HEAT TAPE IN DRAIN & ALL PIPE.
4. INSTALL LINED RIPRAP CHANNEL FROM OUTFALL TO COMMON SWALE AT THE LOTLINE, SEE DETAIL ON SHEET C2.
5. PROVIDE DRAINAGE SWALE AS SHOWN, WITH NORTH AMERICAN GREEN SC250 EROSION FABRIC OR RIPRAP WHERE SLOPE EXCEEDS 5%. SEE DETAIL.
6. WHERE PROPOSED SWALE DAYLIGHTS WITH NATURAL GROUND, FAN OUT DRAINAGE SWALE TO EVENLY DISSIPATE DRAINAGE, TYP.
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. 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.
13. SEDIMENT CONTROL FENCE 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.



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 CONSTRUCTION Review

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

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

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

TOWN OF MINTURN, COLORADO

Lot 26, Minturn North P.U.D.

Site, Grading and Drainage Plan

Revised DRB Submittal 5/22/24

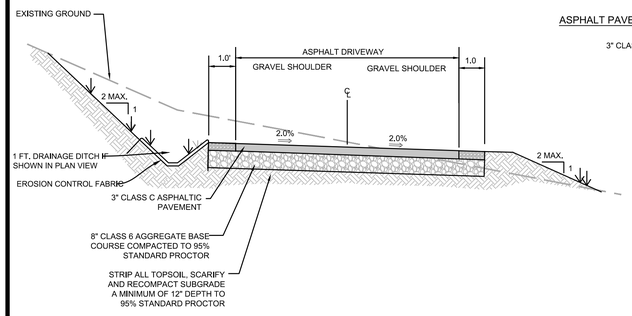
No.	Date	Revision	By
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			

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

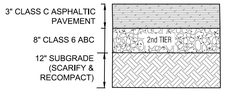
Sheet ***C1***

File Name: ***lot 26 sp-01.dwg***

N:\PROJECTS\2023\23035-Minturn North Ind\Individual Lots\dwg\Lot 26 Burton\Lot 26 SP-01.dwg 5/21/2024 1:40 PM



ASPHALT PAVEMENT SECTION



PAVEMENT SECTION

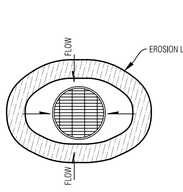
NOTE:
1. ALL AGGREGATE & SUBGRADE MATERIAL SHALL BE COMPACTED TO 95% STANDARD PROCTOR AT A MOISTURE CONTENT WITHIN 2% OF OPTIMUM.
2. IN NEW PAVING LOCATIONS STRIP ALL TOPSOIL, SCARIFY AND RECOMPACT SUBGRADE A MINIMUM OF 12" DEPTH TO 95% STANDARD PROCTOR.
3. EXTEND THE SECOND TIER (12" CLASS 2 ROAD BASE,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

PROPOSED DRIVEWAY TYP. SECTION

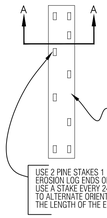
N.T.S. TO BE VERIFIED BY PROJECT GEOTECHNICAL ENGINEER

DRIVEWAY & AUTOCOURT SECTION

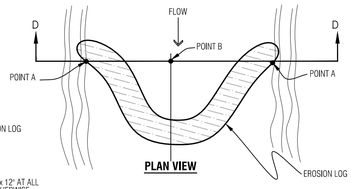
N.T.S. CONTRACTOR TO VERIFY WITH PROJECT GEOTECHNICAL CONSULTANT.



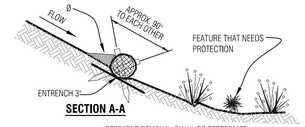
AREA DRAIN



PLAN VIEW

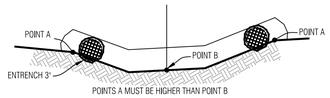


PLAN VIEW



SECTION A-A

Ø SEDIMENT REMOVAL SHALL BE PERFORMED CONTINUOUSLY FOR PROPER FUNCTION.

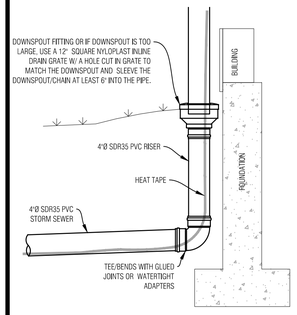


SECTION D-D

Temporary Erosion Control Log

N.T.S.

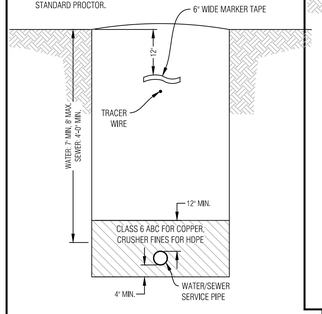
NOTES:
1. ROOF AND AREA DRAINS SHALL NOT BE CONNECTED TO THE FOUNDATION DRAIN SYSTEM.
2. ALL DOWNSPOUTS SHALL BE CONNECTED TO ADS N-12-WT CPP (WATERTIGHT), SCH.40 PVC OR SDR35 PVC. FLEXIBLE CORRUGATED PLASTIC IS NOT ACCEPTABLE.
3. ADDITIONAL FITTINGS AND BENDS MAY BE REQUIRED TO DEFLECT OVER OR AROUND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



TYP. DOWNSPOUT CONNECTION

N.T.S.

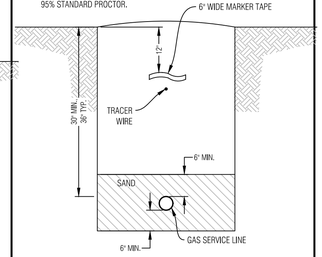
NOTES:
1. WATER SHALL BE INSTALLED WITH AT LEAST 10' OF SEPARATION BETWEEN WATER/SEWER AND 4' OF SEPARATION BETWEEN OTHER UTILITIES.
2. BACKFILL THE TRENCH WITH 4" MINUS ONSITE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR.



WATER/SEWER SERVICE TRENCH

N.T.S.

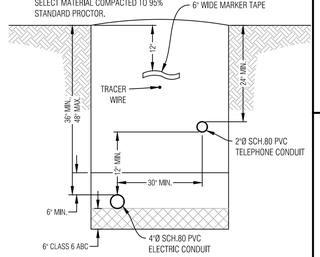
NOTES:
1. GAS SHALL BE INSTALLED WITH AT LEAST 4' OF SEPARATION BETWEEN OTHER UTILITIES.
2. BACKFILL THE TRENCH WITH 4" MINUS ONSITE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR.



GAS SERVICE TRENCH

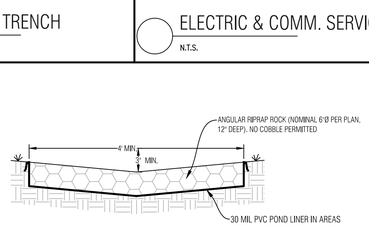
N.T.S.

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.

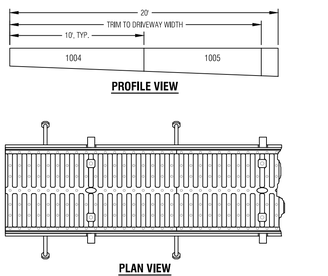


LINED RIPRAP STORM PIPE OUTLET

N.T.S.

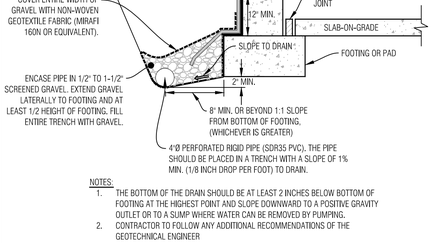
NOTES:
E1: CLOSED END CAP
U4: 4" NO HUB END OUTLET
DCD: DUCTILE IRON CIRCULAR DECORATIVE GRATE-GRAY TO MATCH CONCRETE
RC: REBAR CLIP ASSEMBLY
VP:

DRIVEWAY DRAIN NOTES:
E1: CLOSED END CAP
U4: 4" NO HUB END OUTLET
HD: EXTRA HEAVY DUTY FRAME ASSEMBLY W/ ANCHOR STUDS
DGC: TRAFFIC RATED DUCTILE IRON SLOTTED GRATE - CLASS C
HPD: REBAR CLIP ASSEMBLY
VP: VANDAL-PROOF LOCKDOWN HARDWARE
DP: BOTTOM DOME STRAINER



Zurn Z-806:1004-1005, E1, U4, DCD, RC, VP Trench Drain

Scale: N.T.S.

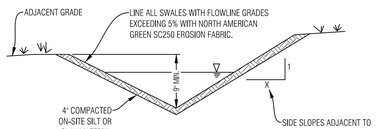


NOTES:
1. THE BOTTOM OF THE DRAIN SHOULD BE AT LEAST 2 INCHES BELOW BOTTOM OF FOOTING AT THE HIGHEST POINT AND SLOPE DOWNWARD TO A POSITIVE GRAVITY OUTLET OR TO A SUMP WHERE WATER CAN BE REMOVED BY PUMPING.
2. CONTRACTOR TO FOLLOW ANY ADDITIONAL RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER

TYPICAL FOUNDATION DRAIN

N.T.S.

CONTRACTOR TO VERIFY WITH PROJECT GEOTECHNICAL CONSULTANT.



INSTALL EROSION CONTROL FABRIC PER MANUFACTURERS RECOMMENDATIONS

TYPICAL SWALE SECTION

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

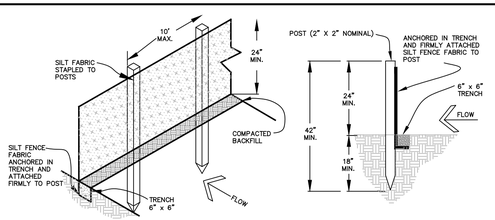
NOTE
SEE THE GRADING, DRAINAGE AND EROSION CONTROL SHEET FOR SWALE LOCATIONS

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 26, Minturn North P.U.D.

Notes and Details
Revised DRB Submittal 5/22/24

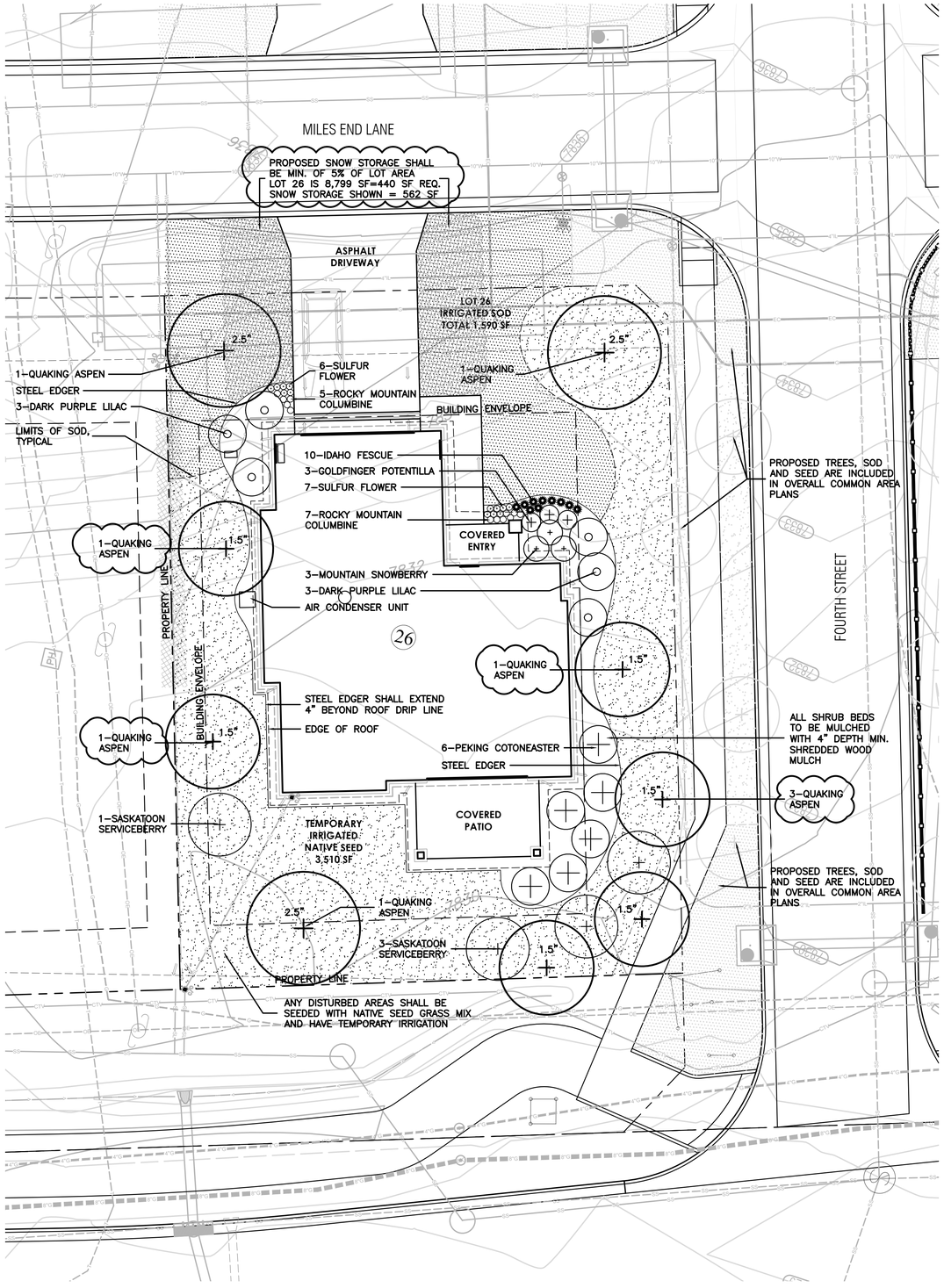
No.	Revision	Date	By
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			

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

Sheet **C2**

File Name: ***lot 26 sp-01.dwg***

N:\PROJECTS\2023\23035-Minturn North Individual Lots\dwg\Lot 26 Burton\Lot 26 SP-01.dwg 5/21/2024 1:41 PM



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

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 26-LANDSCAPE PLAN

TOWN OF MINTURN, COLORADO

DESIGNED: TT
DRAWN: TT
CHECKED: RH
DATE: April 19, 2024
REVISIONS:

REVISED DRB SUBMITTAL: 5/22/24
-REVISED SNOW STORAGE PER LOT SIZE
-REVISED TREE QUANTITY PER LOT SIZE

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

DRB SUBMITTAL

SHEET TITLE:

PROPOSED LANDSCAPE PLAN

SCALE: 1"=10'-0"

SHEET NUMBER:

L1

General Notes and Specifications:

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

Revegetation Notes:

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

Fire Mitigation Recommendations:

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

LEGEND & IRRIGATION CALCULATIONS:

Permanent Irrigation		Square Footage of Irrigation
	Permanent Pop–Up Spray Irrigation For Bluegrass Sod	1,590 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: 1,752 SF
	Temporary Spray Irrigation For Native Seed	3,510 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:

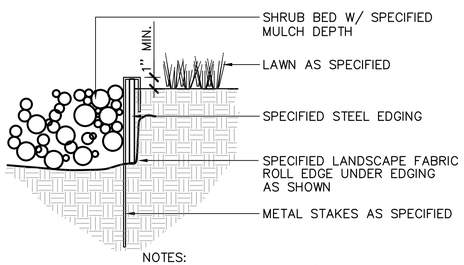
PERCENTAGES OF MIXES VARY YEAR–TO–YEAR DEPENDING ON HARVEST OF SEEDS. HYDROSEED OR HAND BROADCAST: 1 LB. PER 1,000 SQ. FT. OR 50 LBS. PER ACRE. RAKE IN ¼" DEEP AND IRRIGATE, IF POSSIBLE UNTIL ESTABLISHED. 'DRY NATIVE MOUNTAIN' SEED MIX IS AVAILABLE FROM PAWNEE BUTTES SEED INC., 605 25TH STREET, GREELEY, 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			
9	Quaking Aspen Populus tremuloides	1 & 2	2.5" cal.	Specimen quality B&B, guyed
	ORNAMENTAL GRASSES (planted @ 12" O.C. spacing)			
10	Idaho Fescue Grass, Festuca idahoensis 'Siskiyou Blue'	1 & 2	1 gal.	Container Full
	PERENNIAL GROUNDCOVERS (planted @ 12" O.C. spacing)			
13	Sulfur Flower Eriogonum umbellatum	1 & 2	Flats of 15 or 32	
	PERENNIAL FLOWERS (planted @ 12" O.C. spacing)			
12	Rocky Mountain Columbine Aquilegia coerulea	1 & 2	Flats of 15 or 32	
	DECIDUOUS SHRUBS			
6	Dark Purple Lilac Syringa vulgaris 'Yankee Doodle'	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.
3	Goldfinger Potentilla Potentilla fruticosa 'Goldfinger' or 'Gold Drop'	1 & 2	5 gal.	Container, 5 canes minimum 12"–18" ht.
3	Mountain Snowberry Symphoricarpos oreophilus	1 & 2	5 gal.	Container, 5 canes minimum 12"–18" ht.
6	Peking Cotoneaster Cotoneaster lucidus	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.
4	Saskatoon Serviceberry Amelanchier alnifolia	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.



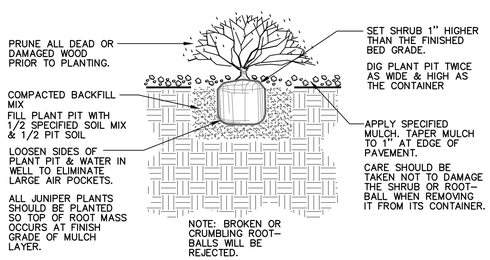
NOTES:
1) SET ALL EDGING 1" ABOVE FINISH GRADE AS SHOWN.

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

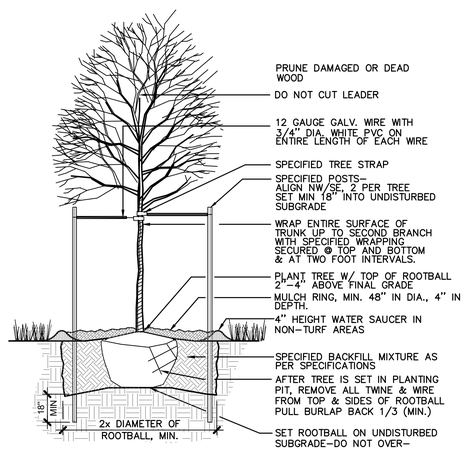
3) ALL JOINTS TO BE SECURELY STAKED.

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

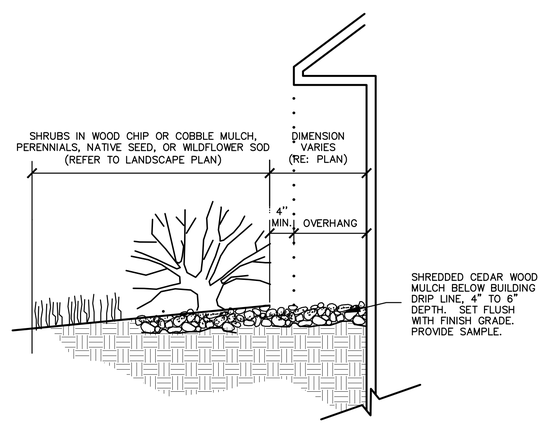
1 L2 STEEL EDGER — NOT TO SCALE



2 L2 SHRUB PLANTING — NOT TO SCALE



3 L2 DECIDUOUS TREE PLANTING — NOT TO SCALE



4 L2 MULCH ARMORED DRIP LINE — NOT TO SCALE

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

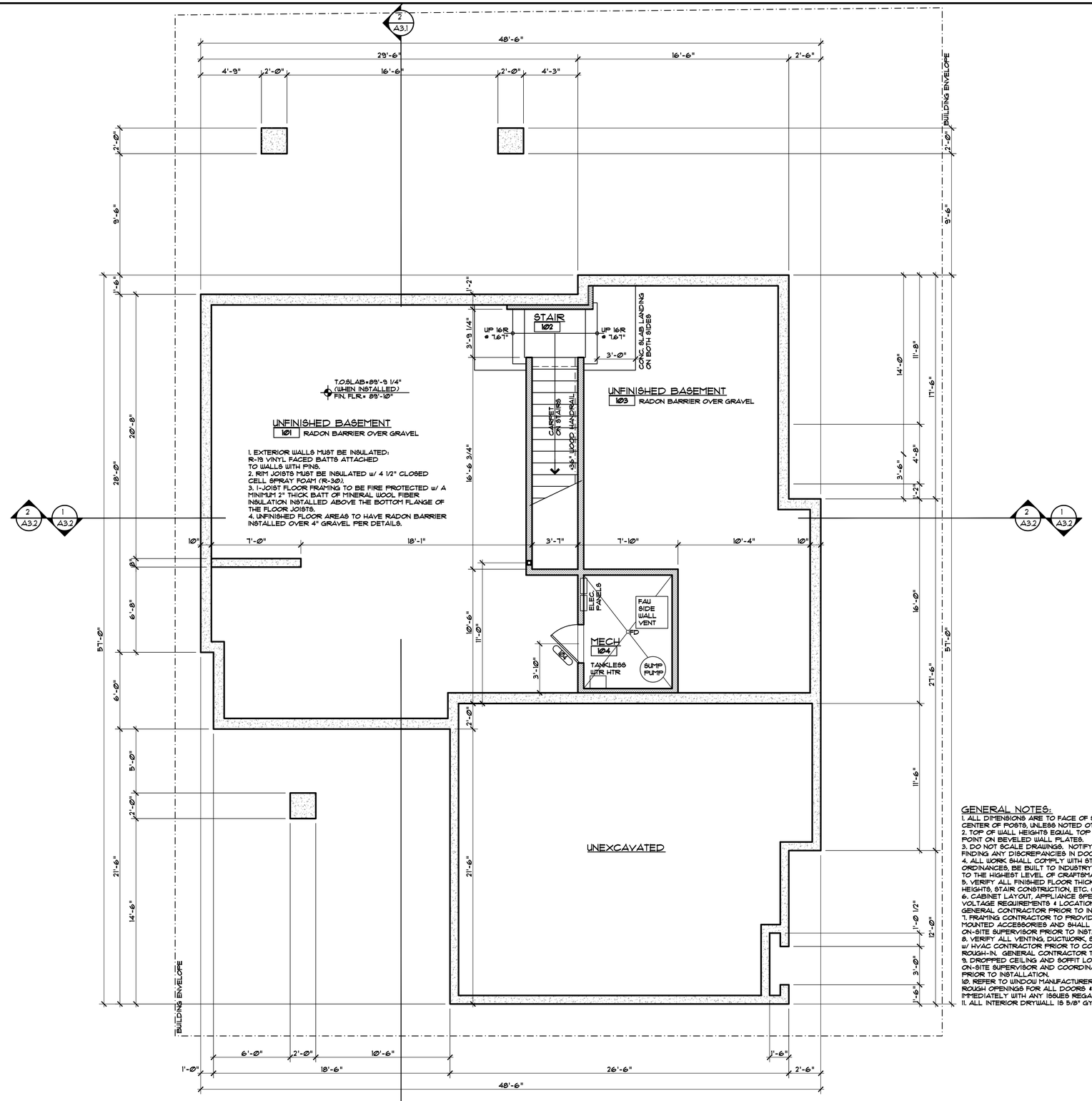
MINTURN NORTH P.U.D.
LOT 26-LANDSCAPE PLAN
TOWN OF MINTURN, COLORADO

DESIGNED: TT
DRAWN: TT
CHECKED: RH
DATE: April 19, 2024
REVISIONS:
REVISED DRB SUBMITTAL: 5/22/24
-REVISED SNOW STORAGE PER LOT SIZE
-REVISED TREE QUANTITY PER LOT SIZE

DRB SUBMITTAL

SHEET TITLE:
LANDSCAPE NOTES & DETAILS

SCALE: NOT TO SCALE
SHEET NUMBER:
L2



LOWER LEVEL PLAN

1/4" = 1'-0"

88 SF FINISHED STAIR + 76 SF MECHANICAL + 1,274 SF UNFINISHED = 1,438 SF TOTAL

GENERAL NOTES:

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2. TOP OF WALL HEIGHTS EQUAL TOP OF FLAT PLATE OR LOWER POINT ON BEVELED WALL PLATES.
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4. ALL WORK SHALL COMPLY WITH STATE & LOCAL CODES AND ORDINANCES, BE BUILT TO INDUSTRY STANDARDS AND BE PERFORMED TO THE HIGHEST LEVEL OF CRAFTSMANSHIP.
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don.eggers@eggersarchitecture.com

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

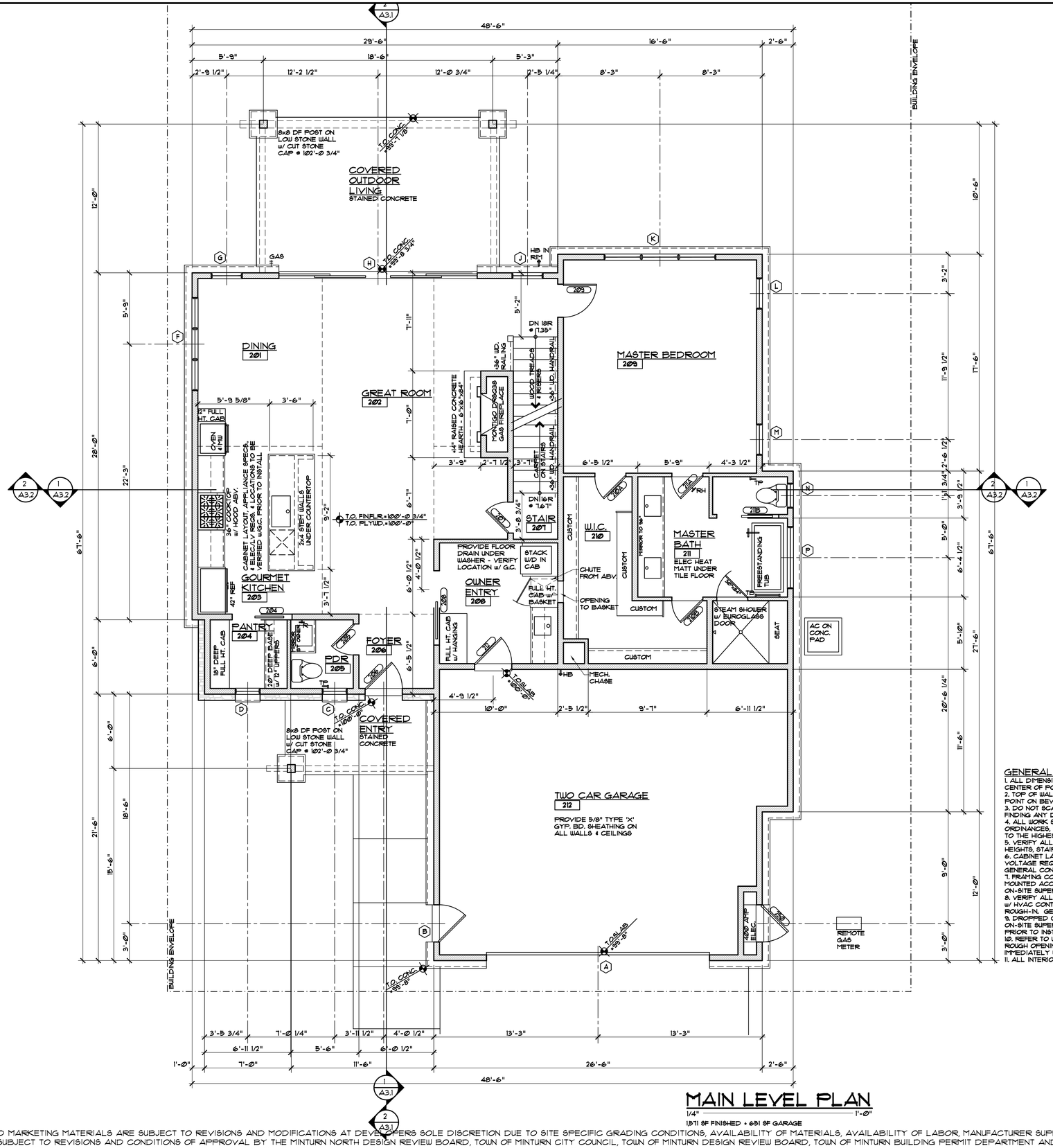
BURTON
LOT 26
MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L26

ISSUED

#	DATE	BY	COMMENTS
3	5-22-24	DUE	REVISED DRB SUBMITTAL
2	4-19-24	DUE	DRB SUBMITTAL SET

A1.1



MAIN LEVEL PLAN

1/4" = 1'-0"

1511 SF FINISHED + 651 SF GARAGE

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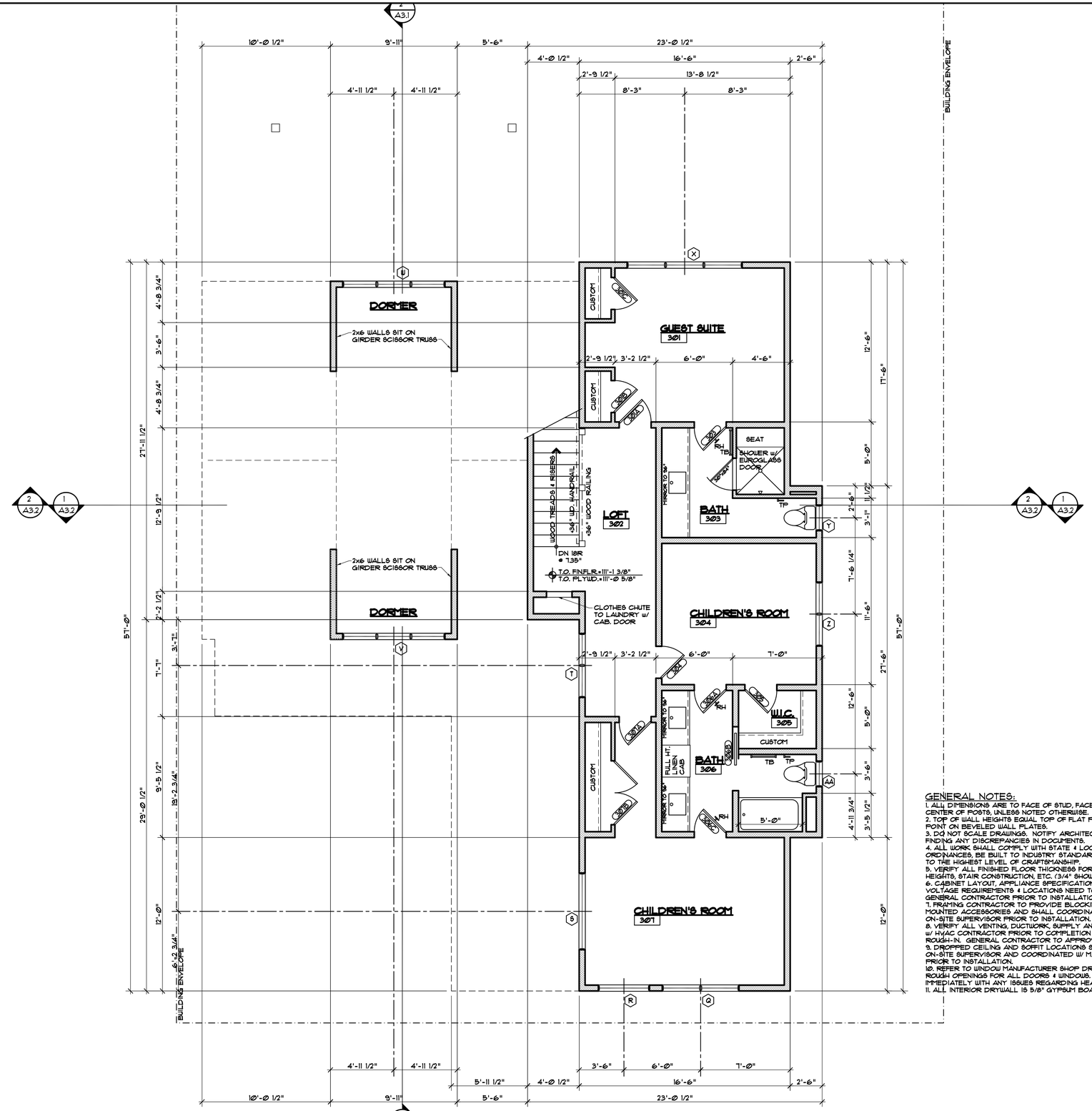

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UPPER LEVEL PLAN

1/4" = 1'-0"

1,051 SF FINISHED

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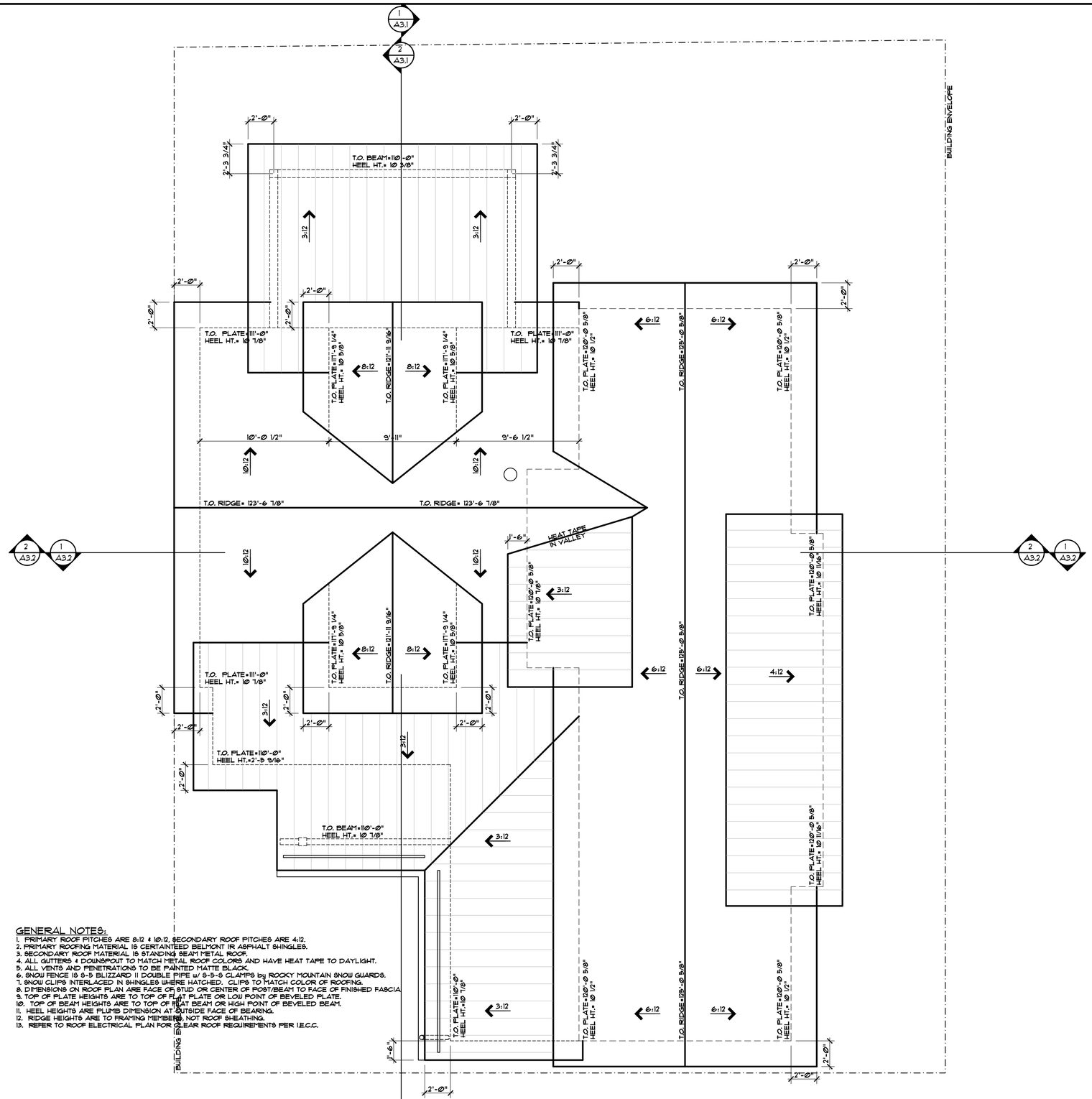
A1.3



GENERAL NOTES:

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

ROOF PLAN

1/4" = 1'-Ø"

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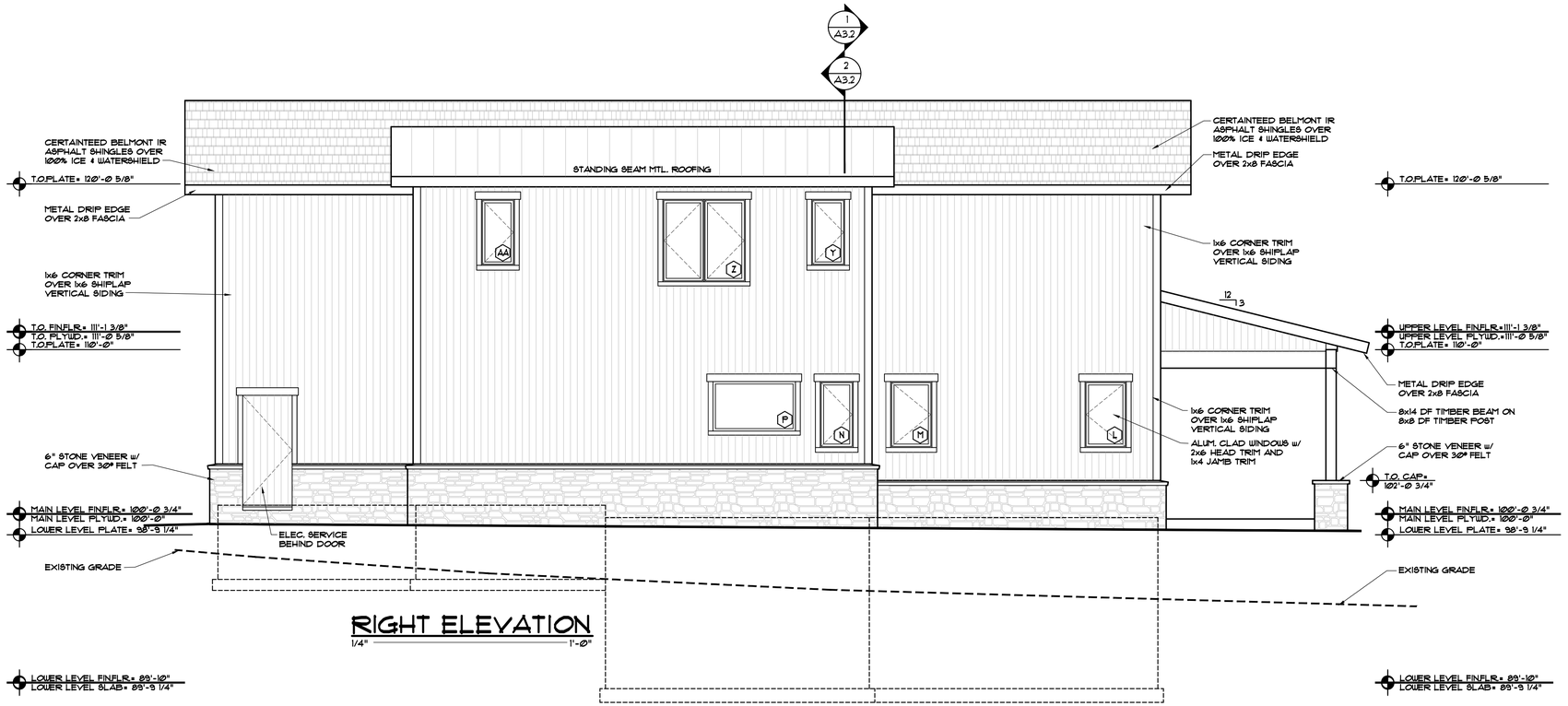
A1.4



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

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

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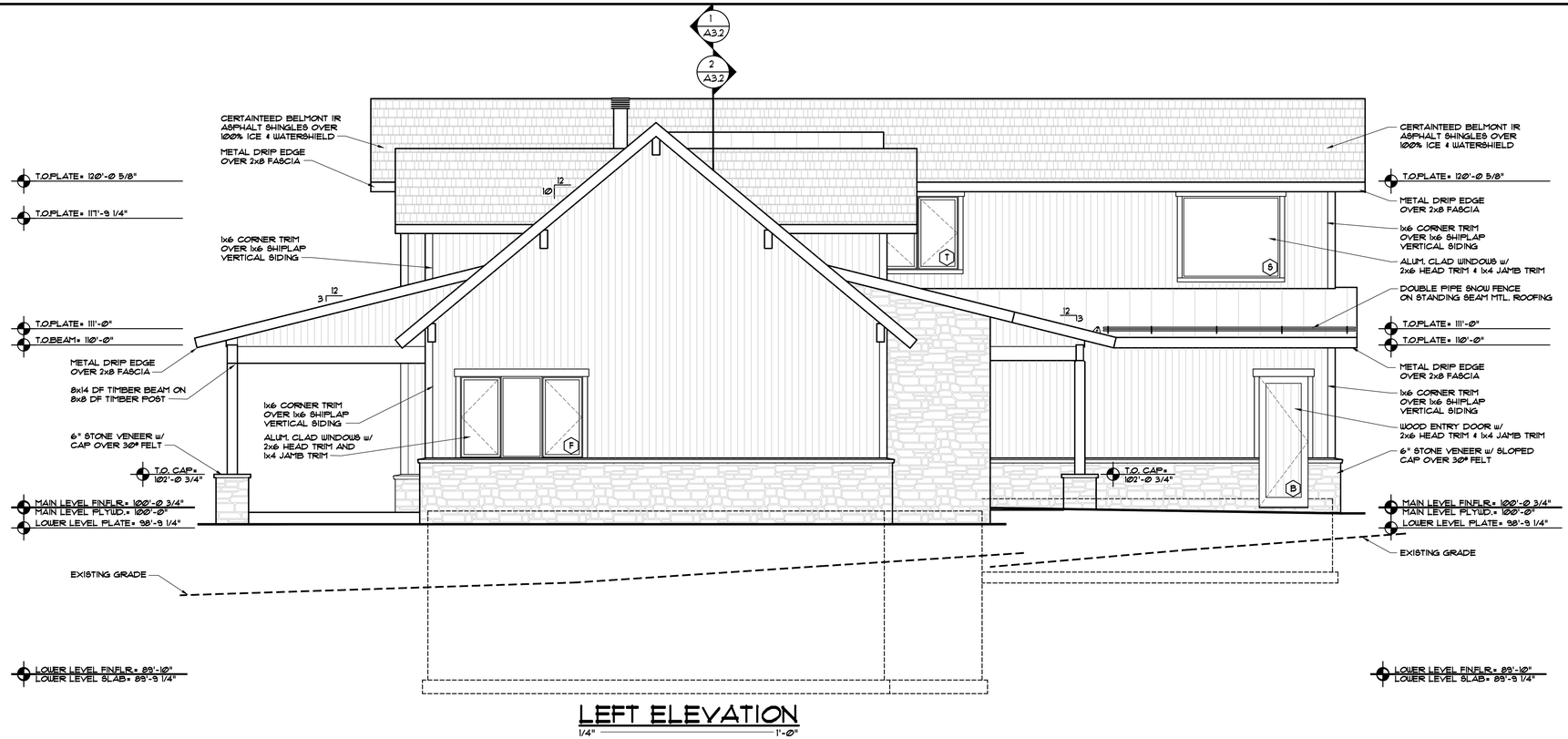
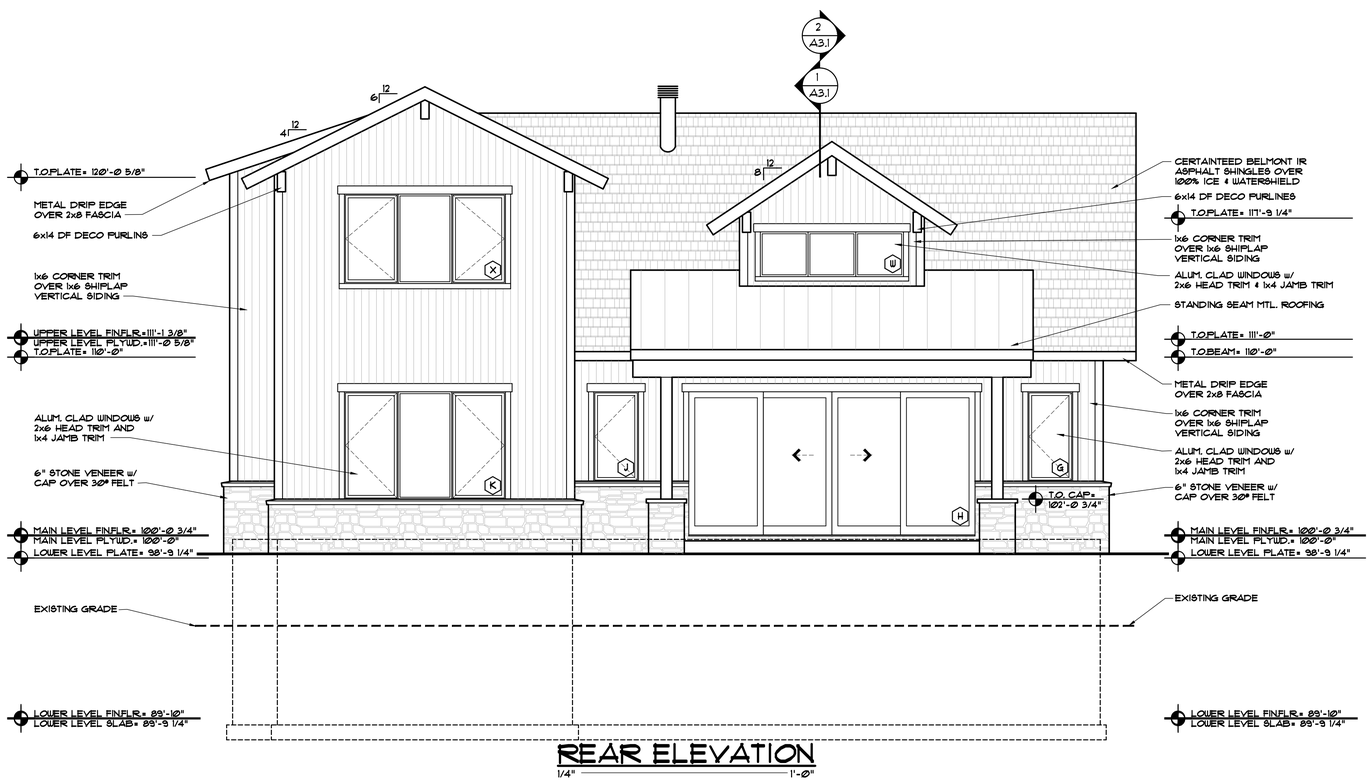
A2.1



LEFT ELEVATION

1/4" = 1'-0"



REAR ELEVATION

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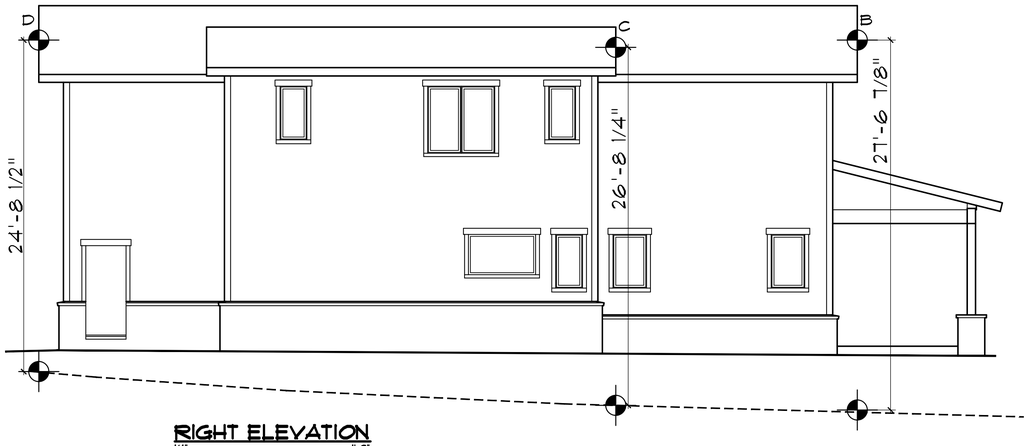

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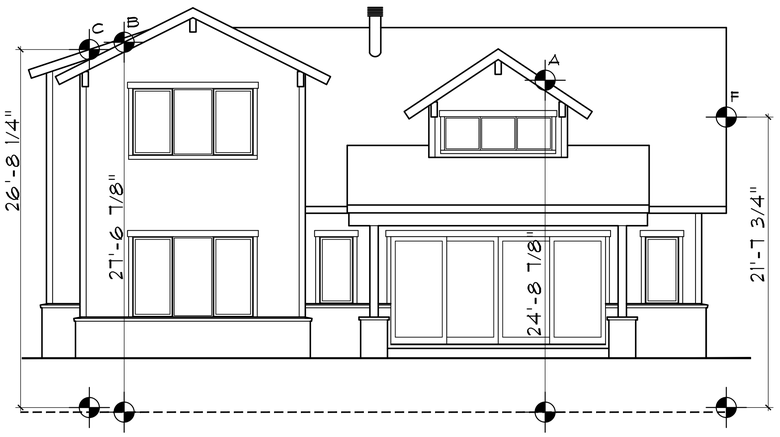

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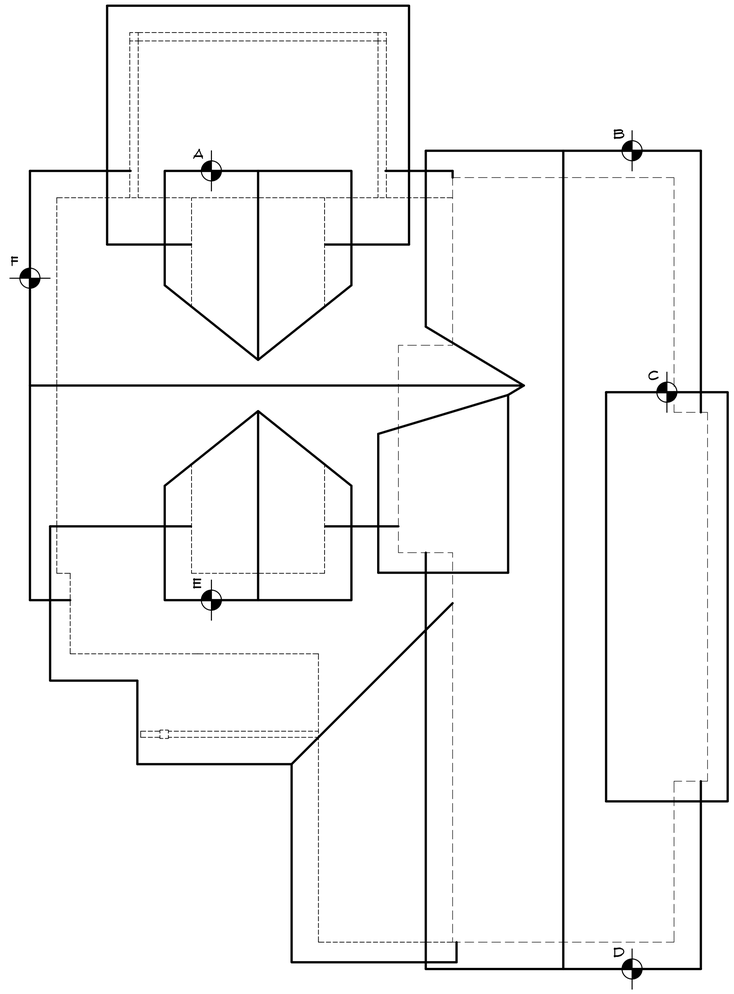

ROOF PLAN
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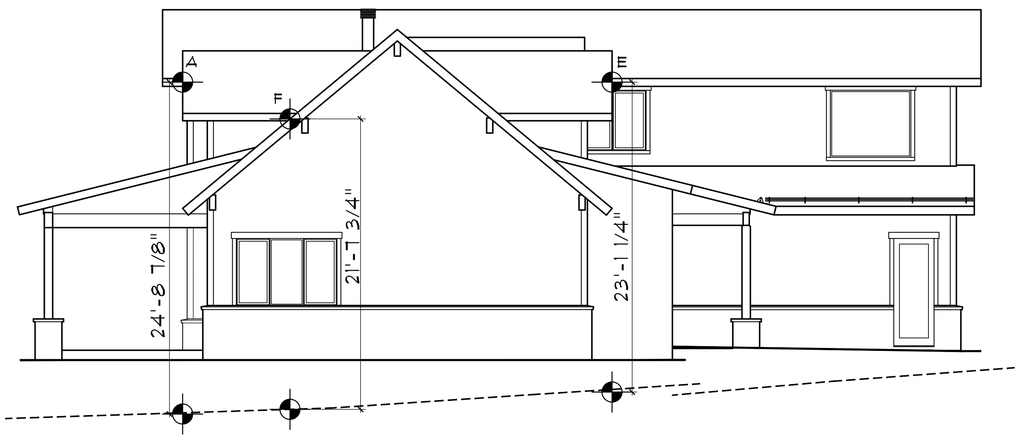

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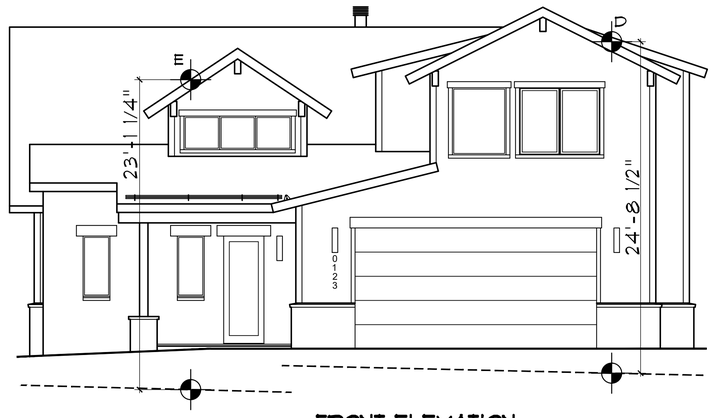

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BH1

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

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

Design Review Board Hearing

Final Plan Review for New Home

0196 Miles End Lane

Hearing Date:	June 12, 2024
File Name and Process:	Single-Family Residence Final Plan Review
Owner/Applicant:	Kristine & Ian Widmer
Representative:	Taylor Hermes & Rick Hermes, Minturn North Construction Company
Legal Description:	Subdivision: MINTURN NORTH PUD Lot: 6
Address:	0196 Miles End Lane
Zoning:	Game Creek Character Area – Minturn North PUD Zone District
Staff Member:	Madison Harris, Planner I
Recommendation:	**Approval, with Conditions**

Staff Report

I. Summary of Request:

The Applicants, Kristine and Ian Widmer, request Final Plan review of a new, four-bedroom, 5,299 (gross) square foot single-family residence located at 0196 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 10 and 3/4 inches, under the maximum allowable 28-foot limit within the Game Creek Minturn North PUD Zone District.

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

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

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

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

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

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

II. Summary of Process and Code Requirements:

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

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

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

(d) Administrative procedure.

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

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

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

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

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

Staff suggests that the final plans for 0196 Miles End Lane meet or can be revised to meet the required findings 'a,' 'b,' and 'c' or subparagraph 3 – *Necessary findings* – with proposed conditions of approval.

III. Zoning Analysis:

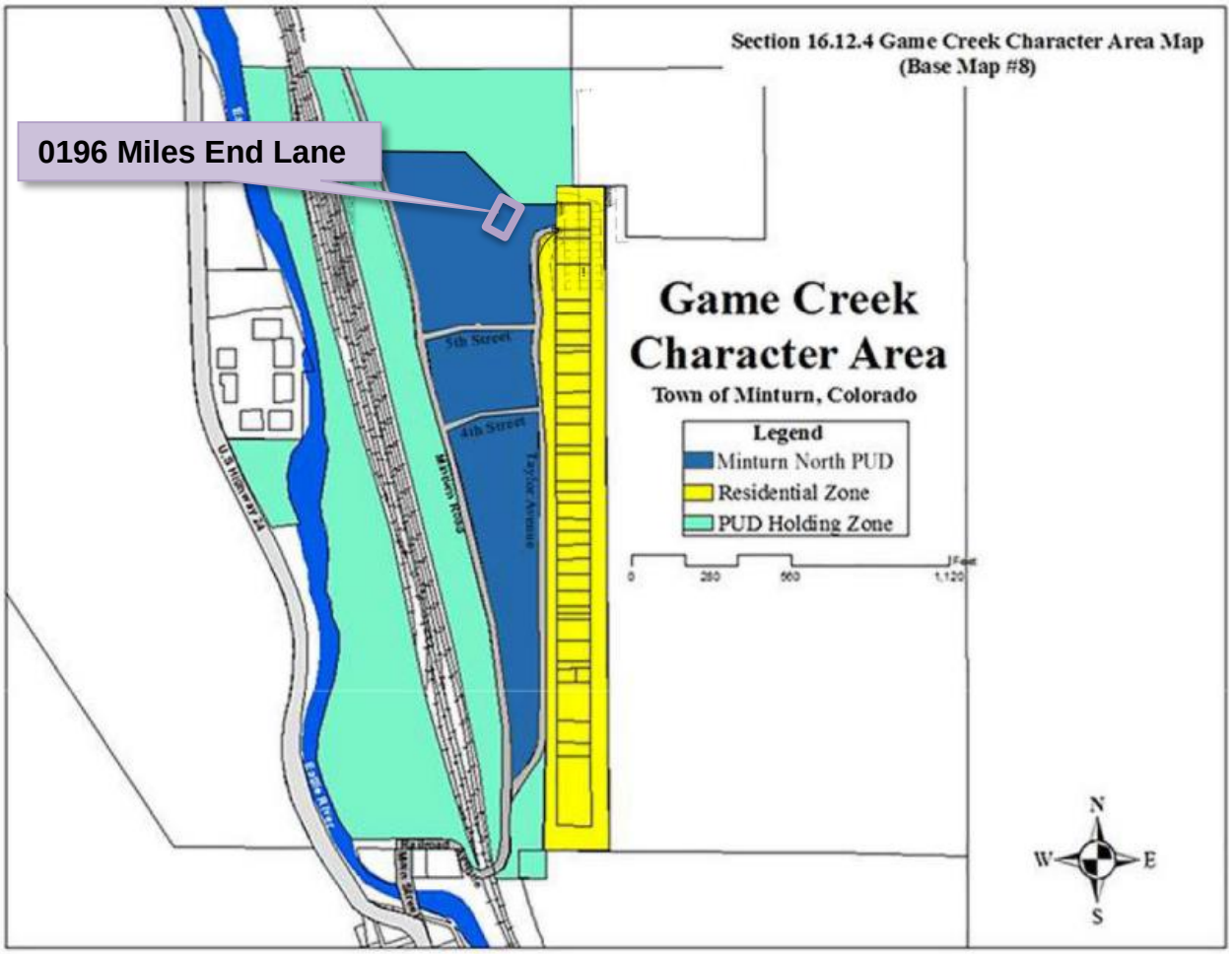
Zoning

The subject property is located within the "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:	7,274.52 sq. ft.	7,274.52 sq. ft. (.166 ac.)
Maximum Building Height:	28 feet	27 feet – 10 3/4 inches
Minimum Front Setback:	20 feet	20+ feet
Minimum Side Setback:	5 feet	5 feet
Minimum Rear Setback:	10 feet	10 feet

Maximum Lot Coverage:	50% (3,637.26 sq. ft.)	2,976 sq. ft. (40.91%) Proposed
Maximum Impervious Coverage:	60% (4,364.71 sq. ft.)	3,799 sq. ft. (52.22%) Proposed
Minimum Snow Storage Area:	5% of Lot Area (7,274.52 sq. ft. x .05 = 363.73 sq. ft.)	413 sq. ft.
Parking:	4 spaces	4 spaces

IV. Applicable Standards and Design Guideline Criteria:

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

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

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

"c. Massing and Scale

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

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

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

V. Issues and Recommended Revisions:

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

Site Plan
Due to the proximity of Game Creek staff and the Town Engineer recommend providing the layback distance needed and potential disturbance between the proposed MSE wall and the Game Creek Live Stream Setback area as well as showing the limits of the Debris Flow area on the site plan.

VI. Staff Recommendation:

Staff suggests that the Final Plans for 0196 Miles End Lane, as conditioned below, generally **comply** with or exceed the applicable provisions and/or minimum standards of Chapter 16 and the Town of Minturn Design Standards (Appendix 'B') of the Minturn Town Code.

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

1. The Applicant shall provide details on the site plan regarding the layback distance needed and potential disturbance between the proposed MSE wall and the Game Creek Live Stream Setback area as well as showing the limits of the Debris Flow area on the site plan prior to or concurrent with building permit application.

Inter-Mountain ENGINEERING
Civil Engineers & Surveyors

May 24, 2024

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

Re: 196 Miles End Lane
Lot 6, Minturn North PUD
DRB Resubmittal Review
Project No. 24-0001

Dear Madison:

We reviewed the plans entitled *"Widmer Residence; Lot 06, Minturn North, Minturn Colorado"* prepared April 19, 2024 (revised 5.22.24) by Eggers Architecture Inc.(Plans) included in the DRB application for Lot 6, 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). Review comments in Red below:

MMC Section 16-21-615 Section C:

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

Paragraphs f through l:
~~The plans reference the basis of elevation as the *"Original Topographic Map of Minturn North"* prepared by Gore Range Surveying LLC, Job No.19-1203 prepared April, 1, 2021.~~

~~Sheet C1 of the Plans "*Lot 6, Minturn North PUD; Site Grading and Drainage Plan"* prepared April 19, 2024 by Boundaries Unlimited presents the proposed site grading and drainage. The basis of this map appears to be Sheet C.7 of the *"Minturn North PUD Overall Grading and Drainage Plan; Construction Plan Set 5/1/24"* prepared by Boundaries Unlimited Inc.(Sheet C.7).~~

~~The Town issued a Grading Permit based on the Construction Plan Set and Sheet C.7 shows the grading and utilities underway at Minturn North. This plan more accurately reflects the~~

Madison Harris
Re: 196 Miles End Lane
DRB Resubmittal Review
Project No. 24-0001

~~basis for design, and we recommend Sheet C.7 be included in the DRB plan set to fulfill the requirements of Paragraphs f through i.~~
Resolved.

Section (C) (3) Site Plan:
~~We offer the following regarding the Site Plan:~~

e. ~~The ridge elevation shown on Sheet A1.3 is measured relative to the finished floor elevation. Calculations of roof height meeting MMC requirements should be added to the plan.~~

Resolved.

Other:

~~i. The Ordinary High Water Mark (OHWM) is shown on the plan but needs to be labeled.~~
~~ii. The OHWM setback line needs to be shown.~~
~~iii. Limits of the 100 year flood plain needs to be shown.~~
iv. Limits of the Debris Flow needs to be shown.

We recommend the limits of the Debris Flow be shown on the Site Plan.

Section (C) (4) Grading & Drainage Plan:
~~The Plans included in the DRB submittal fulfill Grading and Drainage Plan requirements and we take no exception to the design as presented.~~
~~Resolved.~~

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

RESORT CONCEPTS
REDEFINING THE RESORT EXPERIENCE

April 19, 2024
Town of Minturn Planning Commission
Attn: Madison Harris

RE: Widmer Residence
Lot 6 Minturn North – 0196 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 6 is located at 0196 Miles End Lane on a downhill sloping undisturbed vacant lot which drops in elevation approximately 4' through the building envelope. The home has been oriented facing south, parallel to the building envelope lines to maximize the site's location to Game Creek. The home has been designed as a patio residence due to the gently sloping topography. The architectural style is a mix of gable forms and low pitch shed roofs to create a composition of forms rather than a single massive structure.

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

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

Sincerely,

Taylor Hermes
512.468.3012

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

Project Location

Street Address: 196 Miles End Lane

Zoning:	Parcel Number(s):
Residential	2103-262-30-006

Application Request:

Design review of new single-family home

Applicant:

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

Mailing Address: PO Box 2633 Edwards, CO 81632

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

Property Owner:

Name: Kristine & Ian Widmer

Mailing Address: PO Box 6379 Vail, CO 81657

Phone:	Email:
763-442-4619 (Kristine) / 612-280-9522 (Ian)	Kristine.R.Widmer@gmail.com / Widmer1513@gmail.com

Required Information:

Lot Size:	Type of Residence (Single Family, ADU, Duplex)	# of Bedrooms	# On-site Parking Spaces
0.166 acres	SFH	5	4
# of Stories:	**Snow storage sq ft:**	**Building Footprint sq ft:**	**Total sq ft Impervious Surface:**
2	325 sf	2,976 sf	3,799 sf

Signature:

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

DESIGN REVIEW APPLICATION

SUBMITTAL CHECKLIST REQUIREMENTS
(TO BE INCLUDED WITH APPLICATION)

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

Elements needed on the Site Plan

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

Architecture Details – Materials Board

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

Boundary Survey with a stamp and signature of a licensed surveyor

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

Grading and Drainage Plan

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

Terraces & Walkways
Stained Concrete

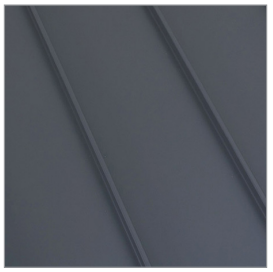
Exterior Stone
Colorado Buff

Horizontal Siding, Fascia & Columns
Color: Custom Stain

Vertical Siding, Sofits & Railing
1"x8" – Butt Joint, Smooth
Color: Custom Stain

Wood Columns per Plan
Color: Custom Stain

Roofing
Mfg: CertainTeed Belmont Asphalt Shingles
Color: Black Granite



Roofing
Standing Seam Metal
Color: Dark Gray

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

Windows and Doors
Mfg: Alan Bradley Cityline
Color: Matte Black

Exterior Lighting
Mfg: Hinkley Mist 22" Sconce
Color: Satin Black

Entry Door
Solid Wood
Color: Custom Stain

Entry Door Hardware
Emtek Lausanne Full Plate with Helios Interior Lever
Color: Matte 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.

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 6

EGGERS ARCHITECTURE, INC

AXIS VU DESIGN

DRB DESIGN REVIEW - 3D VIEWS

MAY 22, 2024

RESORT CONCEPTS

PERSPECTIVE 2

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

MINTURN NORTH - LOT 6

EGGERS ARCHITECTURE, INC

AXIS VU DESIGN

DRB DESIGN REVIEW - 3D VIEWS

MAY 22, 2024

RESORT CONCEPTS

WIDMER RESIDENCE

LOT 06
MINTURN NORTH
MINTURN, COLORADO

DRB SUBMITTAL SET — APRIL 19, 2024
REVISED DRB SUBMITTAL — MAY 22, 2024

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

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

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

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

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

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

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

PROJECT INFORMATION:

FLOOR AREA:	FINISHED	UNFINISHED	MECH	GARAGE	TOTAL
ENTRY LEVEL:	1,688 SF	232 SF	116 SF	825 SF	2,861 SF
MAIN LEVEL:	2,438 SF				2,438 SF
TOTALS:	4,126 SF	232 SF	116 SF	825 SF	5,299 SF

LOT AREA:	7274.52 SF		
BUILDING COVERAGE:	2,976 SF	40.9 %	50% ALLOWABLE
IMPERVIOUS COVERAGE:	3,799 SF	52.2 %	60% ALLOWABLE

CODE INFORMATION:

JURISDICTION: TOWN OF MINTURN, COLORADO

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

DRAWING SCHEDULE

C COVER
FINAL PLAT MINTURN NORTH P.U.D.
C.7 MINTURN NORTH PUD OVERALL GRADING PLAN

C1 CIVIL 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 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.

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

WIDMER
LOT 06
MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L06

ISSUED #	DATE	BY	COMMENTS
6	5-22-24	DUE	REV. DRB SUBMITTAL
5	4-19-24	DUE	DRB SUBMITTAL SET

C

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

MINTURN TOWN CERTIFICATE

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

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

BY: _____ ATTEST: _____

MAYOR
TOWN OF MINTURN, COLORADO

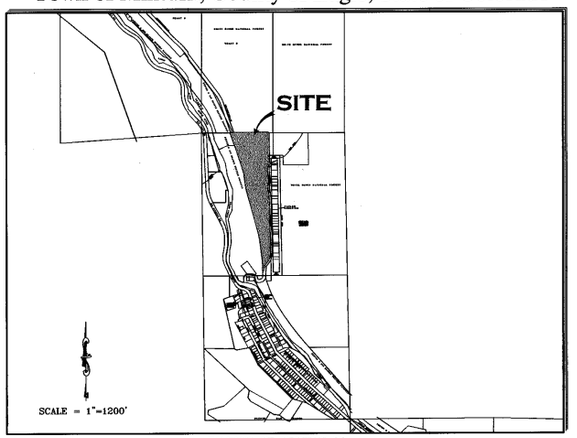
TOWN CLERK
TOWN OF MINTURN, COLORADO

SEAL
TOWN OF MINTURN COLORADO
1904

LAND USE TABLE

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

ADDRESSES ARE FOR INFORMATIONAL PURPOSES ONLY



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

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

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

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

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

SURVEYOR'S CERTIFICATE

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

COLORADO REGISTERED 34998 PROFESSIONAL LAND SURVEYOR
02-26-24

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

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

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

CERTIFICATE OF DEDICATION AND OWNERSHIP (AND PHILIP HADLEY)

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

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

BY: RICK HERMES
TITLE: MANAGER

STATE OF COLORADO)
)SS
COUNTY OF EAGLE)

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

MY COMMISSION EXPIRES: 6 AUG 27

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

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

SUBORDINATION BY MORTGAGEE

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

MORTGAGEE: Philip Hadley
BY: _____ as Individual

STATE OF Colorado)
) §
COUNTY OF Eagle)

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

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: Aug. 01, 2025

NOTARY PUBLIC

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

CERTIFICATE OF TAXES PAID

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

DATED THIS 1st OF March, A.D., 2024

R0068101

TREASURER OF EAGLE COUNTY

TITLE CERTIFICATE

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

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

AGENT: _____

CLERK AND RECORDER'S CERTIFICATE # 5398

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

CLERK AND RECORDER

BY: _____ DEPUTY

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

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

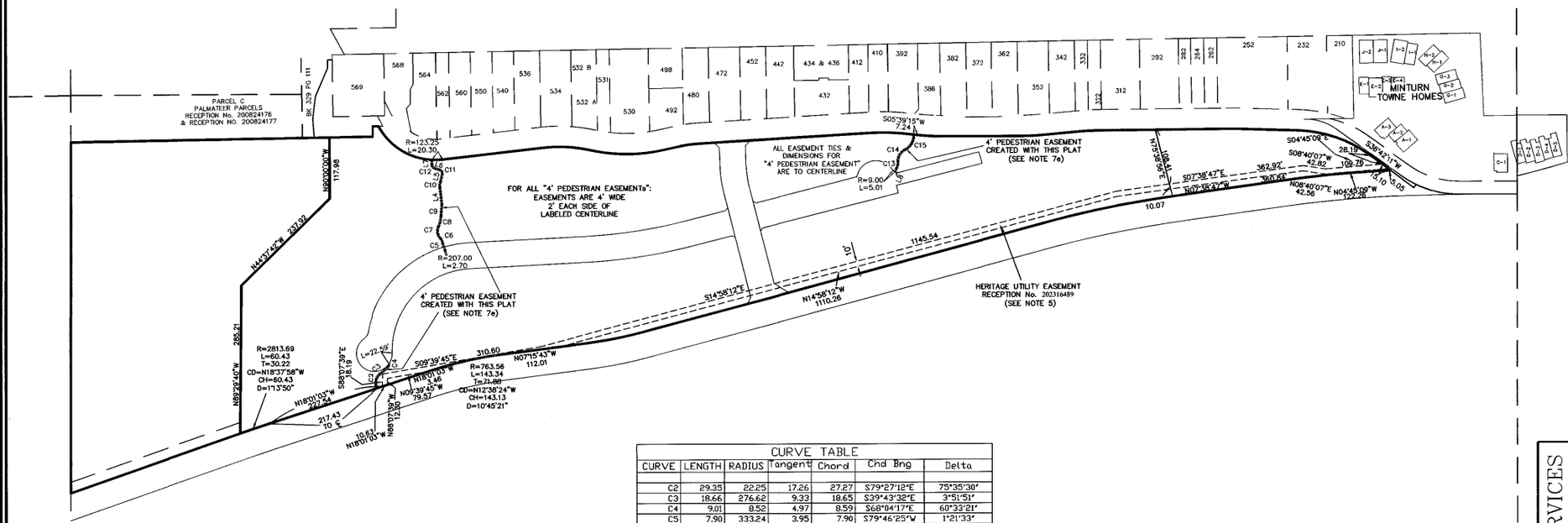
DRAWN BY:	JOB NUMBER:	DRAWING NAME:
MSS	22055	22055 FP2.dwg
SHEET 1 OF 5		DATE: 08-13-2023

Eagle County, CO
Regina O'Brien
Pgs: 5
REC: $53.00 DOC: $0.00
02234
03/04/2024
12:59:18 PM

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

SHEET 5 OF 5

ADDITIONAL EASEMENT DETAIL SHEET



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

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

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
34998
02-26-24

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

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

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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

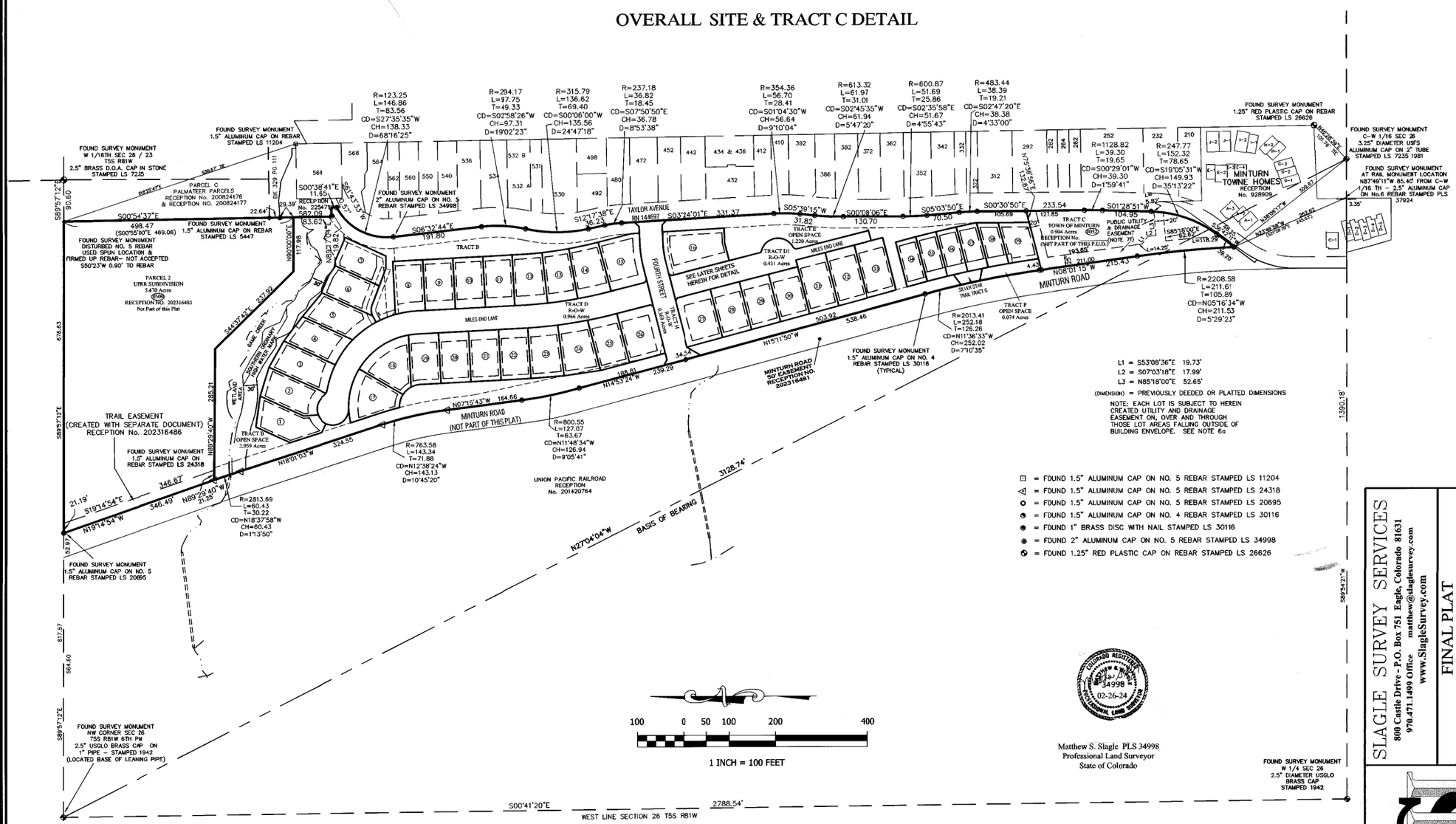
DRAWN BY: MSS | JOB NUMBER: 23055 | DRAWING NAME: 23055 FP2.dwg | DATE: 08-13-2023 | SHEET: 5 OF 5

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

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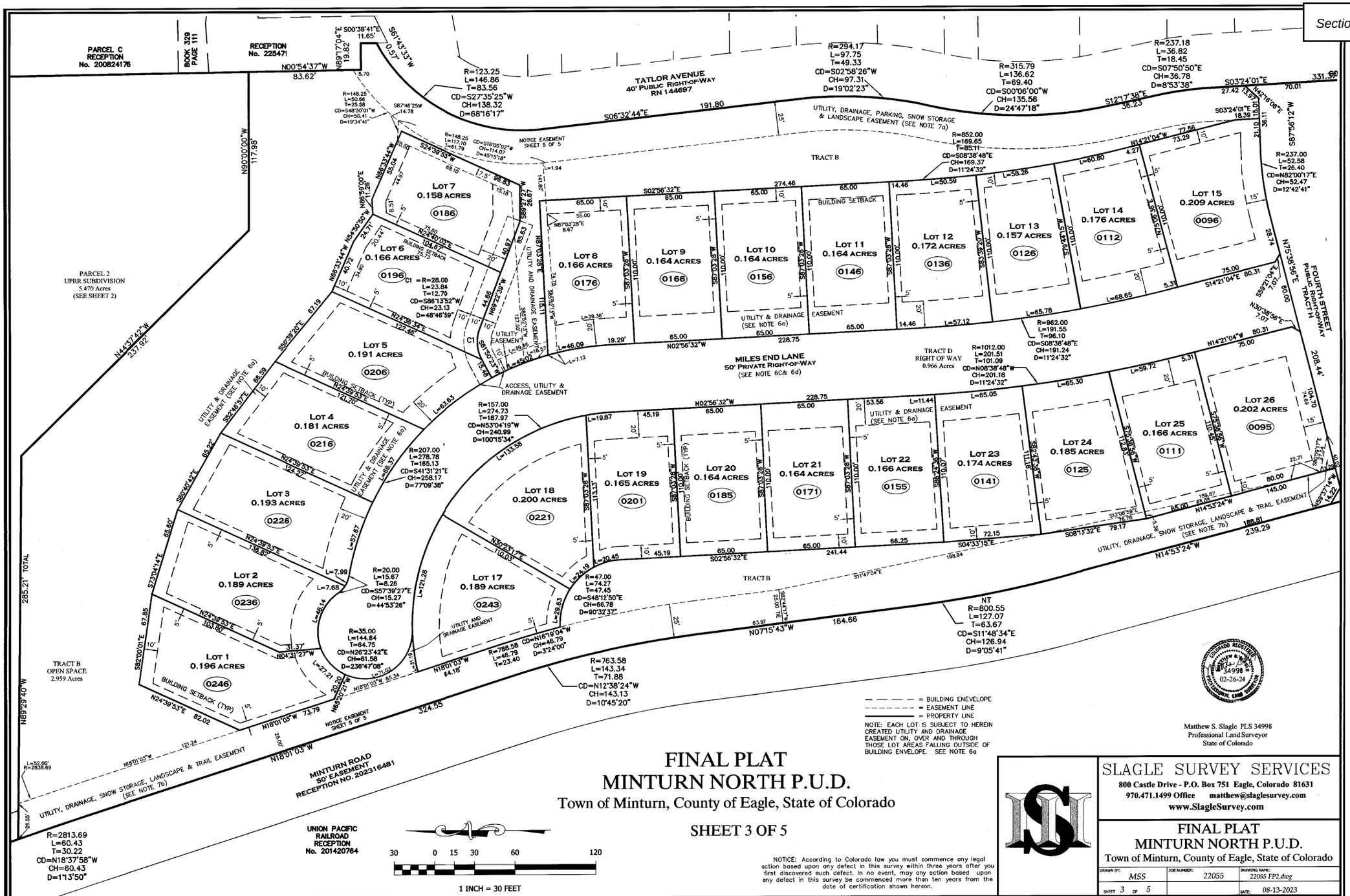
FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

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

SHEET 2 OF 5

202402234



FINAL PLAT
MINTURN NORTH P.U.D.

Town of Minturn, County of Eagle, State of Colorado

SHEET 3 OF 5

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

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

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800 Castle Drive - P.O. Box 751 Eagle, Colorado 81631
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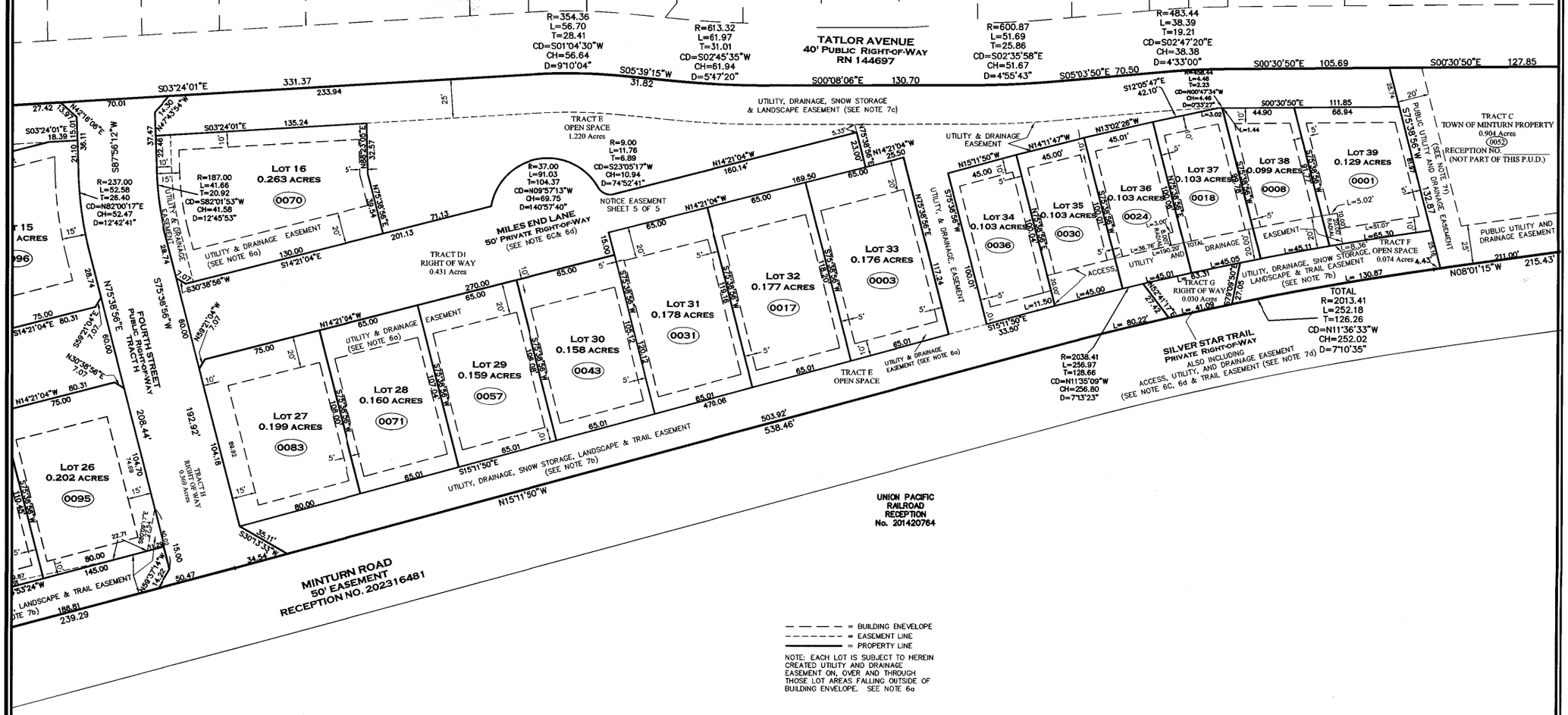
FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

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

202402234

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

SHEET 4 OF 5



COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR 34998 12-26-2024

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

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

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

202402234

KEYMAP

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

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

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

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

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

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

SHAPE CURB TO ACCEPT DRAINAGE CHANNEL FROM ABOVE

6% TO BUILDING SETBACK

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

TRANSITION TO 12 FT. WIDE DRIVEWAY TO LOT

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

MATCH TO SHEET C.6

BUILDING SETBACK, TYP.

6% TO BUILDING SETBACK

INCREASED BERM HEIGHT TO 7 FEET ABOVE THE INUNDATION CHANNEL GRADE

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

GAME CREEK

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.

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

MILES END LANE

MATCH TO SHEET C.6

EARTHW
MILES EI
SHALL B
COMPAC

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

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

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

Engineer or Surveyor Seal

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

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

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

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

TOWN OF MINTURN, COLORADO

Minturn North P.U.D.

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

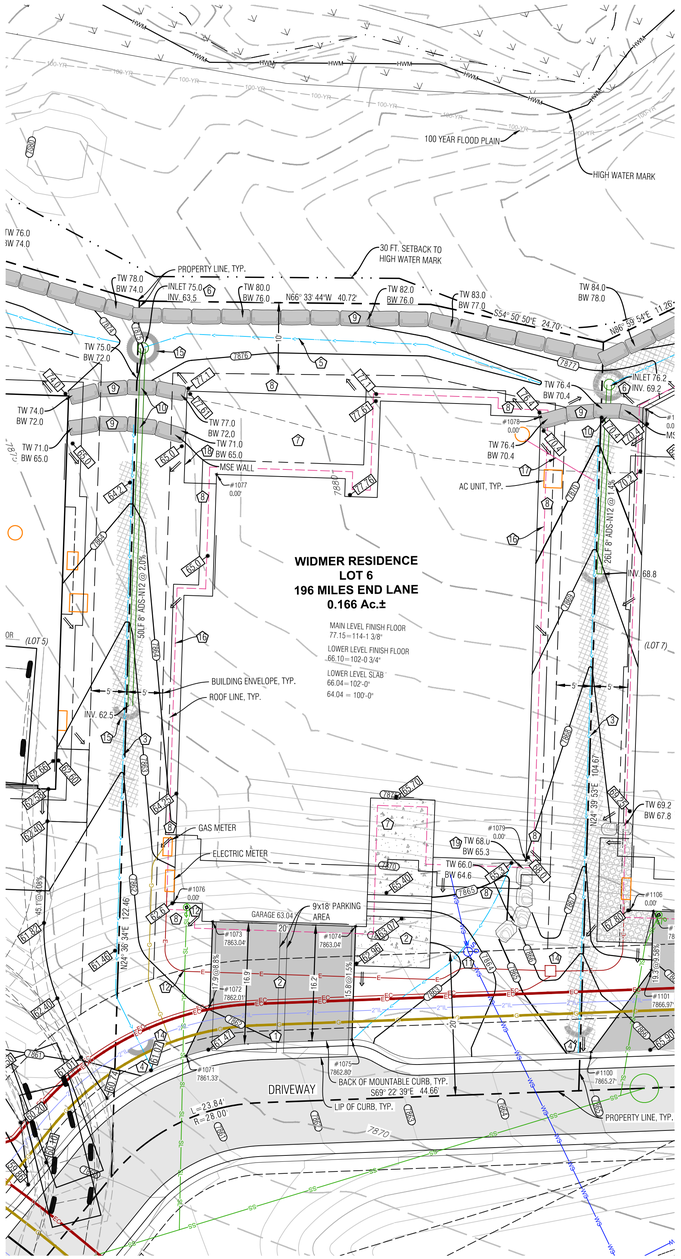
No.	Date	Revision	By
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			

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

Sheet *C.7*

File Name: *22036 c-grading.dwg*

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



LEGEND

TW	TOP OF WALL
BW	BOTTOM OF WALL
GB	GRADE BREAK
EX	EXISTING
LP	LOW POINT
HP	HIGH POINT
96.75	PROPOSED SPOT ELEVATION
	DRAINAGE SWALE
	FLOW ARROW
SCF	SEDIMENT CONTROL FENCE
8020 / 8018	PROPOSED MAJOR/MINOR CONTOUR
8020 / 8018	EXISTING MAJOR/MINOR CONTOUR
	EROSION LOGS
	ASPHALT DRIVEWAY & AUTOCOURT
	NORTH AMERICAN GREEN SC-250BN EROSION CONTROL FABRIC, OR RIPRAP ALTERNATIVE
	FLAGNOTE
	EX CURB STOP
PROPOSED / 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

Point Table				
Point #	Desc.	Elev.	North	East
1071	Driveway	7861.33'	4339.30	5486.06
1072	Driveway	7862.01'	4344.51	5491.83
1073	Driveway	7863.04'	4355.17	5496.72
1074	Driveway	7863.04'	4346.83	5514.90
1075	Driveway	7862.80'	4332.43	5508.29
1076	House Corner	0.00'	4359.74	5492.77
1077	House Corner	0.00'	4412.60	5521.44
1078	House Corner	0.00'	4402.45	5566.30
1079	House Corner	0.00'	4346.11	5540.43

NOTES:

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

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

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

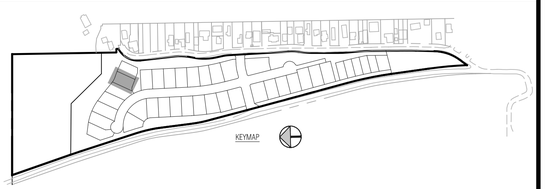
4) EXISTING CONTOUR INTERVAL IS 1 FT., PROPOSED CONTOUR INTERVAL IS 1 FT.

5) LOT AREA: 7,225SF ±
DISTURBANCE AREA: 7,225 SF ±

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

FLAGNOTES:

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



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 6, Minturn North P.U.D.

Site, Grading and Drainage Plan

Revised DRB Submittal 5/22/24

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 ***C1***

File Name: ***lot 6 sp-01.dwg***

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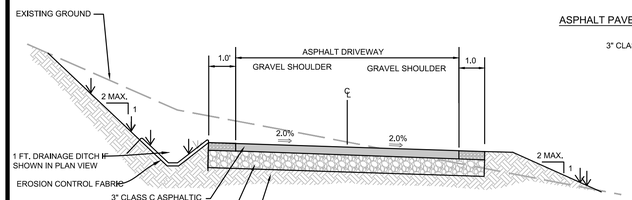
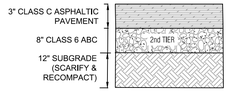


PROPOSED DRIVEWAY TYP. SECTION

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

ASPHALT PAVEMENT SECTION

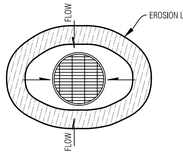


PAVEMENT SECTION

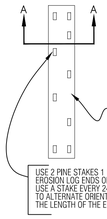
NOTE:
1. ALL AGGREGATE & SUBGRADE MATERIAL SHALL BE COMPACTED TO 95% STANDARD PROCTOR AT A MOISTURE CONTENT WITHIN 2% OF OPTIMUM.
2. IN NEW PAVING LOCATIONS STRIP ALL TOPSOIL, SCARIFY AND RECOMPACT SUBGRADE A MINIMUM OF 12" DEPTH TO 95% STANDARD PROCTOR.
3. EXTEND THE SECOND TIER (12" CLASS 2 ROAD BASE,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

DRIVEWAY & AUTOCOURT SECTION

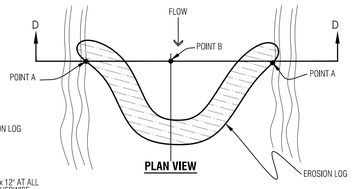
N.T.S. CONTRACTOR TO VERIFY WITH PROJECT GEOTECHNICAL CONSULTANT.



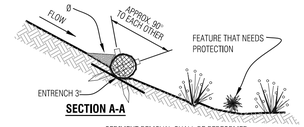
AREA DRAIN



PLAN VIEW

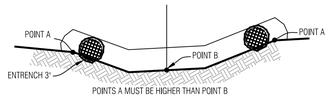


PLAN VIEW



SECTION A-A

Ø SEDIMENT REMOVAL SHALL BE PERFORMED CONTINUOUSLY FOR PROPER FUNCTION.

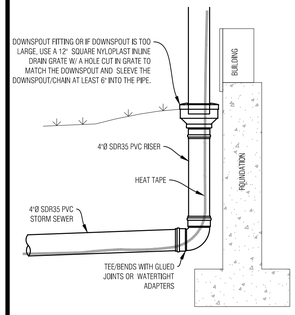


SECTION D-D

Temporary Erosion Control Log

N.T.S.

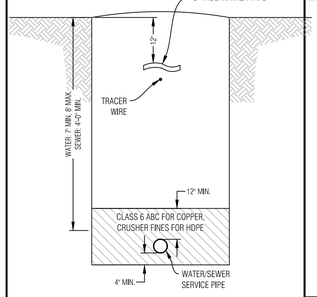
NOTES:
1. ROOF AND AREA DRAINS SHALL NOT BE CONNECTED TO THE FOUNDATION DRAIN SYSTEM.
2. ALL DOWNSPOUTS SHALL BE CONNECTED TO ADS N-12-WT CPP (WATERTIGHT), SCH.40 PVC OR SDR35 PVC. FLEXIBLE CORRUGATED PLASTIC IS NOT ACCEPTABLE.
3. ADDITIONAL FITTINGS AND BENDS MAY BE REQUIRED TO DEFLECT OVER OR AROUND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



TYP. DOWNSPOUT CONNECTION

N.T.S.

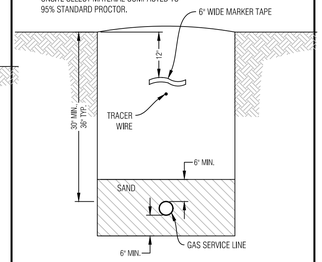
NOTES:
1. WATER SHALL BE INSTALLED WITH AT LEAST 10' OF SEPARATION BETWEEN WATER/SEWER AND 4' OF SEPARATION BETWEEN OTHER UTILITIES.
2. BACKFILL THE TRENCH WITH 4" MINUS ONSITE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR.



WATER/SEWER SERVICE TRENCH

N.T.S.

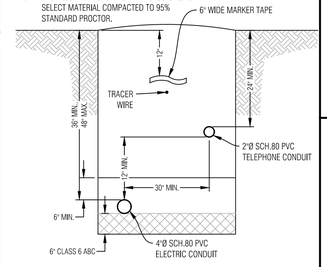
NOTES:
1. GAS SHALL BE INSTALLED WITH AT LEAST 4' OF SEPARATION BETWEEN OTHER UTILITIES.
2. BACKFILL THE TRENCH WITH 4" MINUS ONSITE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR.



GAS SERVICE TRENCH

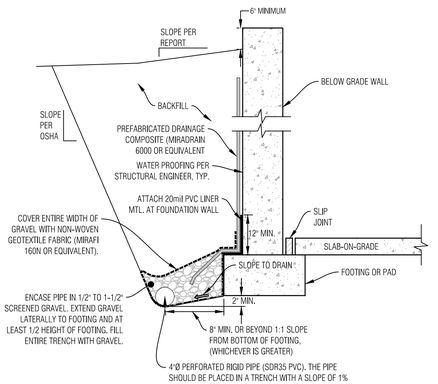
N.T.S.

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.



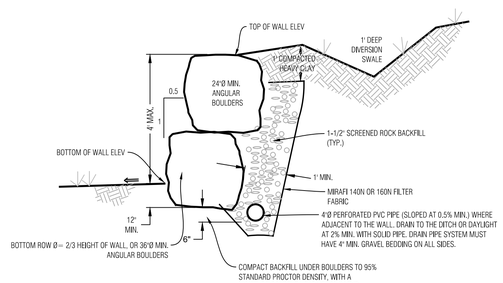
NOTES:
1. THE BOTTOM OF THE DRAIN SHOULD BE AT LEAST 2 INCHES BELOW BOTTOM OF FOOTING AT THE HIGHEST POINT AND SLOPE DOWNWARD TO A POSITIVE GRAVITY OUTLET OR TO A SUMP WHERE WATER CAN BE REMOVED BY PUMPING.
2. CONTRACTOR TO FOLLOW ANY ADDITIONAL RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER

TYPICAL FOUNDATION DRAIN

N.T.S.

CONTRACTOR TO VERIFY WITH PROJECT GEOTECHNICAL CONSULTANT.

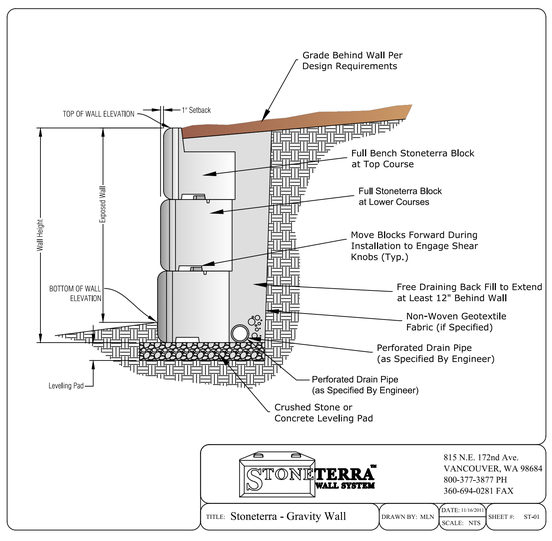
NOTES:
1. THIS DETAIL IS FOR RETAINING LANDSCAPED AREAS ONLY AND SHALL NOT BE USED TO RETAIN STRUCTURE OR VEHICLE LOADED AREAS.
2. FREE DRAINING WALL BACKFILL SHOULD BE CAPPED WITH AT LEAST 12 INCHES OF COMPACTED HEAVY CLAYS TO REDUCE SURFACE WATER INFILTRATION
3. ROUND RIVER BOULDERS ARE NOT ACCEPTABLE.
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.

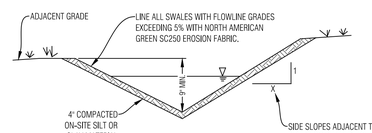


BOULDER WALL DETAIL, LANDSCAPED AREA

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

REFER & COORDINATE WITH THE GEOTECHNICAL REPORT OF XXX, 2014 JOB NO. XXX BY XXX





INSTALL EROSION CONTROL FABRIC PER MANUFACTURERS RECOMMENDATIONS

TYPICAL SWALE SECTION

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

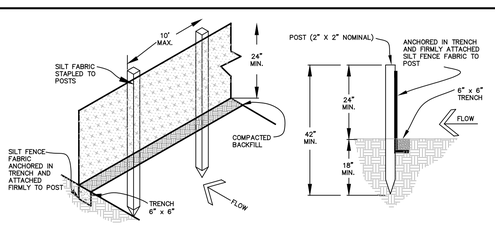
NOTE
SEE THE GRADING, DRAINAGE AND EROSION CONTROL SHEET FOR SWALE LOCATIONS

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 6, Minturn North P.U.D.

Notes and Details
Revised DRB Submittal 5/22/24

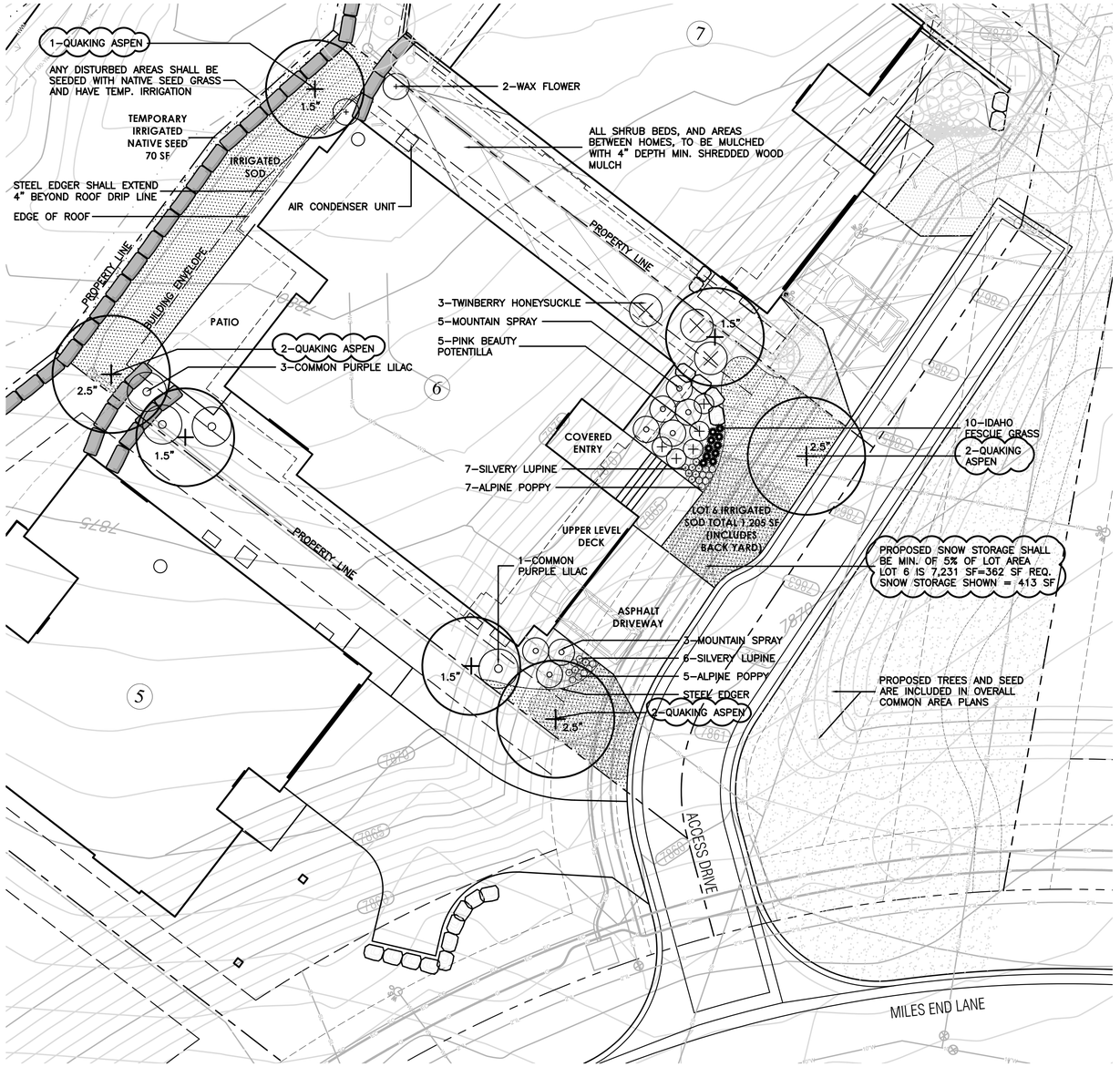
No.	Date	Revision	By
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			

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

Sheet **C2**

File Name: ***lot 6 sp-01.dwg***

N:\PROJECTS\2023\23035-Minturn North Individual Lots\dwg\Lot 6 Widmer\Lot 6 SP-01.dwg 5/21/2024 2:22 PM



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 6 - LANDSCAPE PLAN
TOWN OF MINTURN, COLORADO

DESIGNED: TT
DRAWN: TT
CHECKED: RH
DATE: April 19, 2024
REVISIONS:
REVISED DRB SUBMITTAL: 5/22/24
-REVISED SNOW STORAGE PER LOT SIZE
-REVISED TREE QUANTITY PER LOT SIZE

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	1,205 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: 1,358 SF
	Temporary Spray Irrigation For Native Seed	70 SF

IRRIGATION NOTES:

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

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

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

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

NOTES:

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

PROPOSED PLANT MATERIALS LIST

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

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

QUAN.	COMMON/ BOTANICAL NAME	FIRE MITIGATION ZONE	SIZE	COMMENTS
	DECIDUOUS TREES			
4	Quaking Aspen Populus tremuloides	1 & 2	1.5" cal.	Specimen quality B&B, guyed
3	Quaking Aspen Populus tremuloides	1 & 2	2.5" cal.	Specimen quality B&B, guyed
	ORNAMENTAL GRASSES (planted @ 12" O.C. spacing)			
10	Idaho Fescue Grass, Festuca idahoensis 'Siskiyou Blue'	1 & 2	1 gal.	Container Full
	PERENNIAL FLOWERS (planted @ 12" O.C. spacing)			
12	Alpine Poppy Papaver alpinum	1 & 2	Flats of 15	
13	Silvery Lupine Lupinus argenteus	1 & 2	Flats of 15	
	DECIDUOUS SHRUBS			
4	Common Purple Lilac Syringa vulgaris	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.
8	Mountain Spray Holodiscus dumosus	1 & 2	5 gal.	Container, 5 canes minimum 18"–24" ht.
5	Pink Beauty Potentilla Potentilla fruticosa 'Pink Beauty'	1 & 2	5 gal.	Container, 5 canes minimum 12"–18" ht.
3	Twinberry Honeysuckle Lonicera involucrata	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.
2	Waxflower Jamesia americana	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.

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

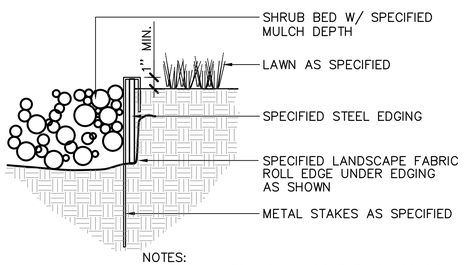
MINTURN NORTH P.U.D.
LOT 6 - LANDSCAPE PLAN
TOWN OF MINTURN, COLORADO

DESIGNED: TT
DRAWN: TT
CHECKED: RH
DATE: April 19, 2024
REVISIONS:
REVISED DRB SUBMITTAL: 5/22/24
-REVISED SNOW STORAGE PER LOT SIZE
-REVISED TREE QUANTITY PER LOT SIZE

DRB SUBMITTAL

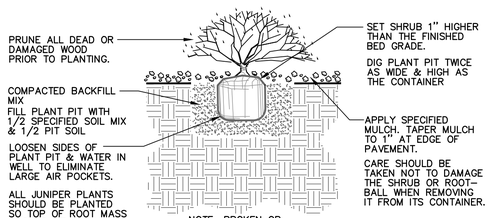
SHEET TITLE:
LANDSCAPE NOTES & DETAILS

SCALE: NOT TO SCALE
SHEET NUMBER:
L2

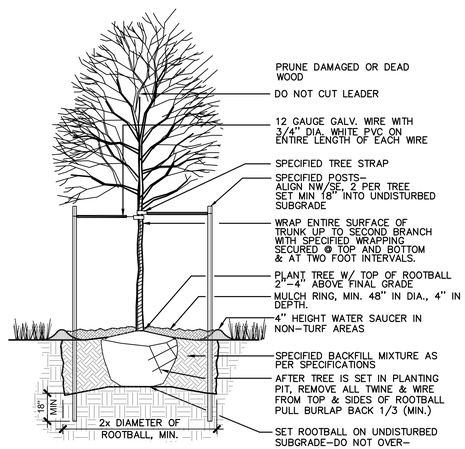


NOTES:
1) SET ALL EDGING 1" ABOVE FINISH GRADE AS SHOWN.
2) EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR, AND FLUSH W/ GRADES OF CONCRETE.
3) ALL JOINTS TO BE SECURELY STAKED.
4) CONTRACTOR SHALL CUT TOP EDGE(S) AS NEEDED TO BE PARALLEL WITH GRADE.

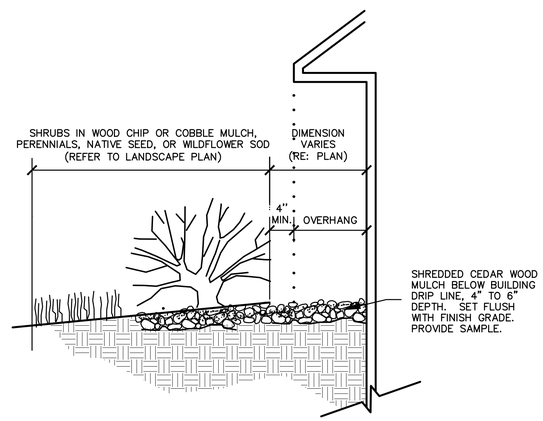
1 L2 STEEL EDGER — NOT TO SCALE



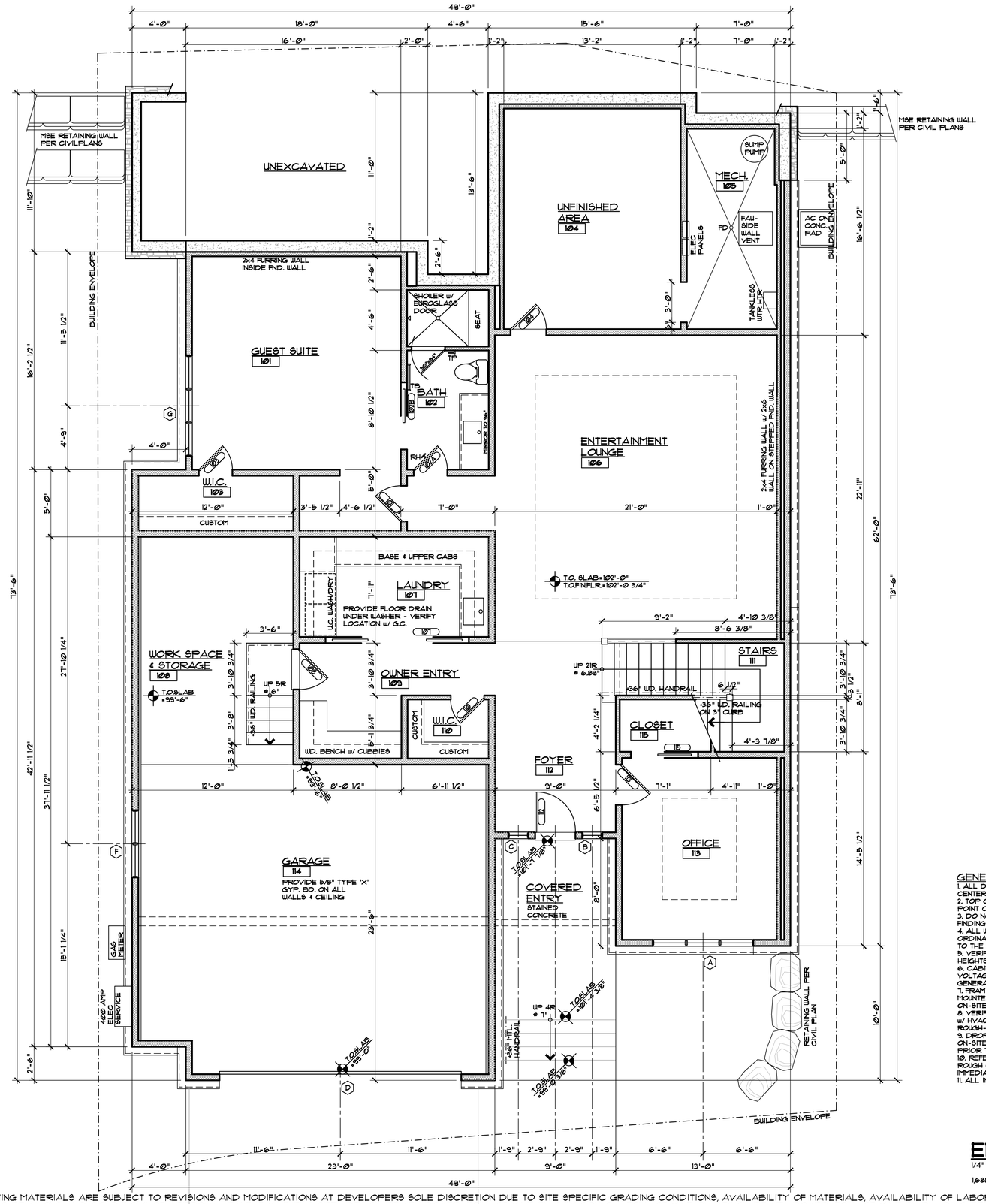
2 L2 SHRUB PLANTING — NOT TO SCALE



3 L2 DECIDUOUS TREE PLANTING — NOT TO SCALE



4 L2 MULCH ARMORED DRIP LINE — NOT TO SCALE



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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. (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.

ENTRY LEVEL PLAN

1/4" = 1'-0"

1,688 SF LIVING, 232 SF UNFINISHED, 116 SF MECH, 825 SF GARAGE

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.

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

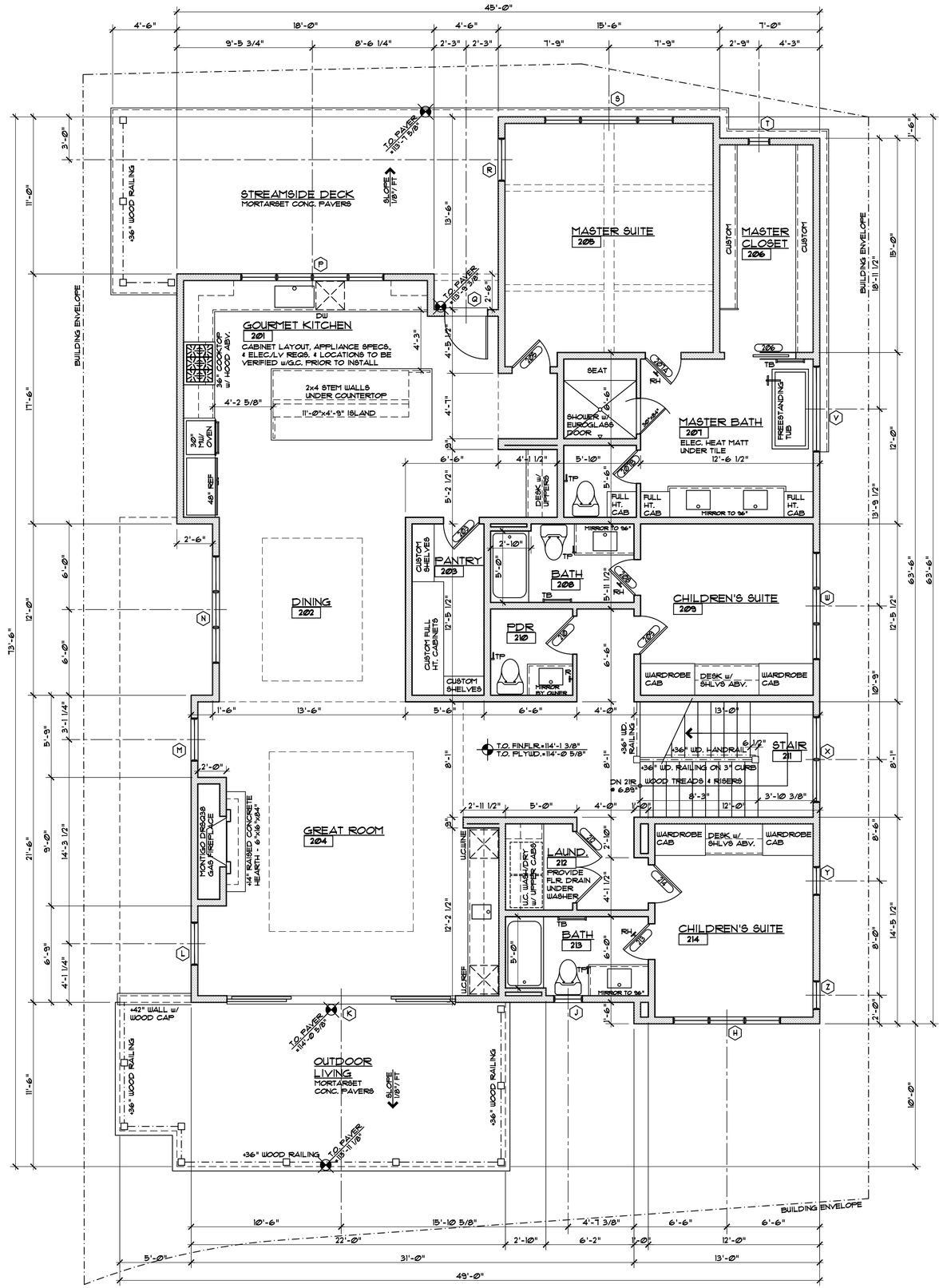
RESORT CONCEPTS
225 MAIN STREET, SUITE C-101
EDWARDS, COLORADO
(970) 926-1720

WIDMER
LOT 06
MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L06

ISSUED #	DATE	BY	COMMENTS
6	5-22-24	DUE	REV. DRB SUBMITTAL
5	4-19-24	DUE	DRB SUBMITTAL SET

A1.1



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MAIN LEVEL PLAN

1/4" = 1'-0"

2,438 SF LIVING

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WIDMER
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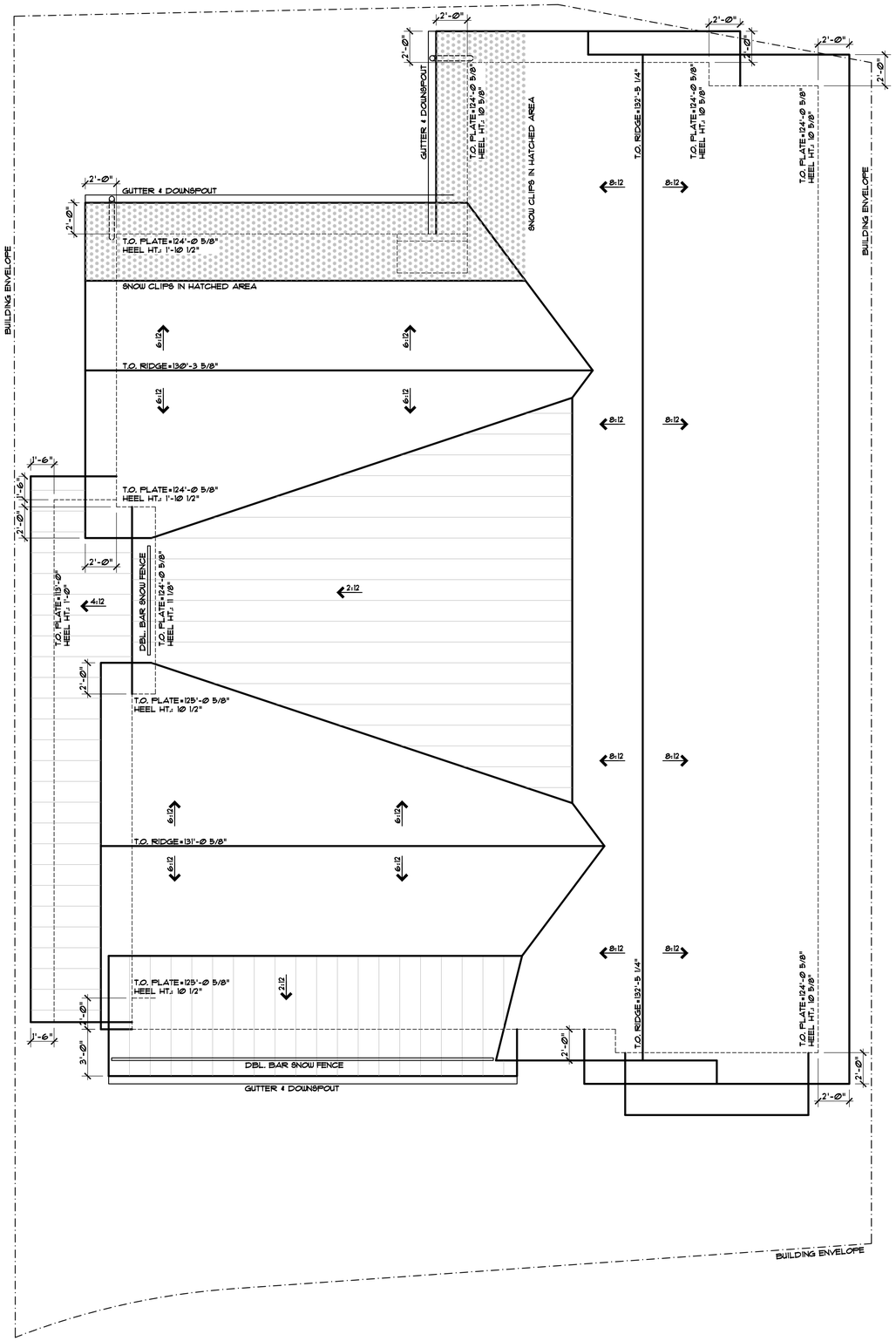
MINTURN, COLORADO

PROJECT NO: 2412-22 L06

ISSUED #	DATE	BY	COMMENTS
6	5-22-24	DWE	REV. DRB SUBMITTAL
5	4-19-24	DWE	DRB SUBMITTAL SET

A1.2



GENERAL NOTES:
1. PRIMARY ROOF PITCHES ARE 6:12 & 8:12, SECONDARY ROOF PITCHES ARE 2:12 & 4:12.
2. PRIMARY ROOFING MATERIAL IS CERTAINTEED BELMONT IR ASPHALT SHINGLES.
3. SECONDARY ROOF MATERIAL IS MECHANICALLY SEAMED DOUBLE LOCK STANDING SEAM METAL ROOF WITH SEAM TAPE AT 2:12 PITCH, STANDARD STANDING SEAM METAL 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 B-5 BLIZZARD II DOUBLE PIPE w/ B-5-B 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'-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 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.

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KREMMLING, CO 80459
(970) 724-3411
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don.eggers@eggersarchitecture.com

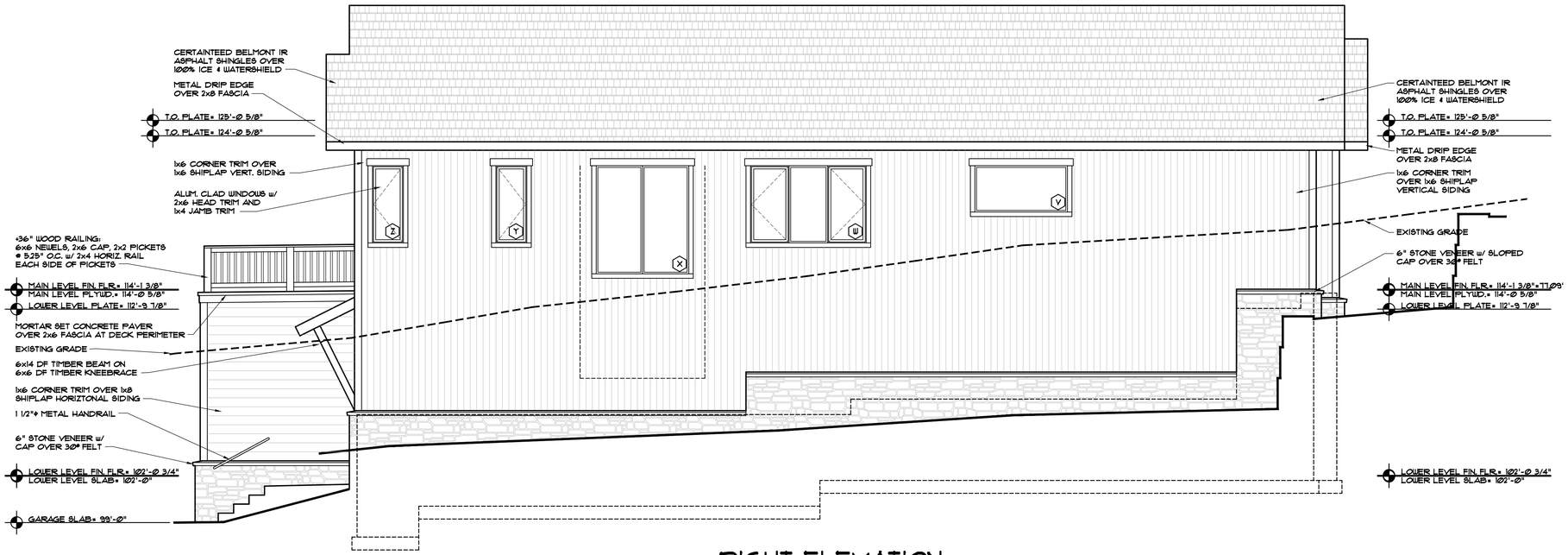
RESORT CONCEPTS
225 MAIN STREET, SUITE C-101
EDWARDS, COLORADO
(970) 926-1720

WIDMER
LOT 06
MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L06

ISSUED #	DATE	BY	COMMENTS
6	5-22-24	DJE	REV. DRB SUBMITTAL
5	4-19-24	DJE	DRB SUBMITTAL SET

A1.3



RIGHT ELEVATION

1/4" = 1'-Ø"

FRONT ELEVATION

1/4" = 1'-Ø"

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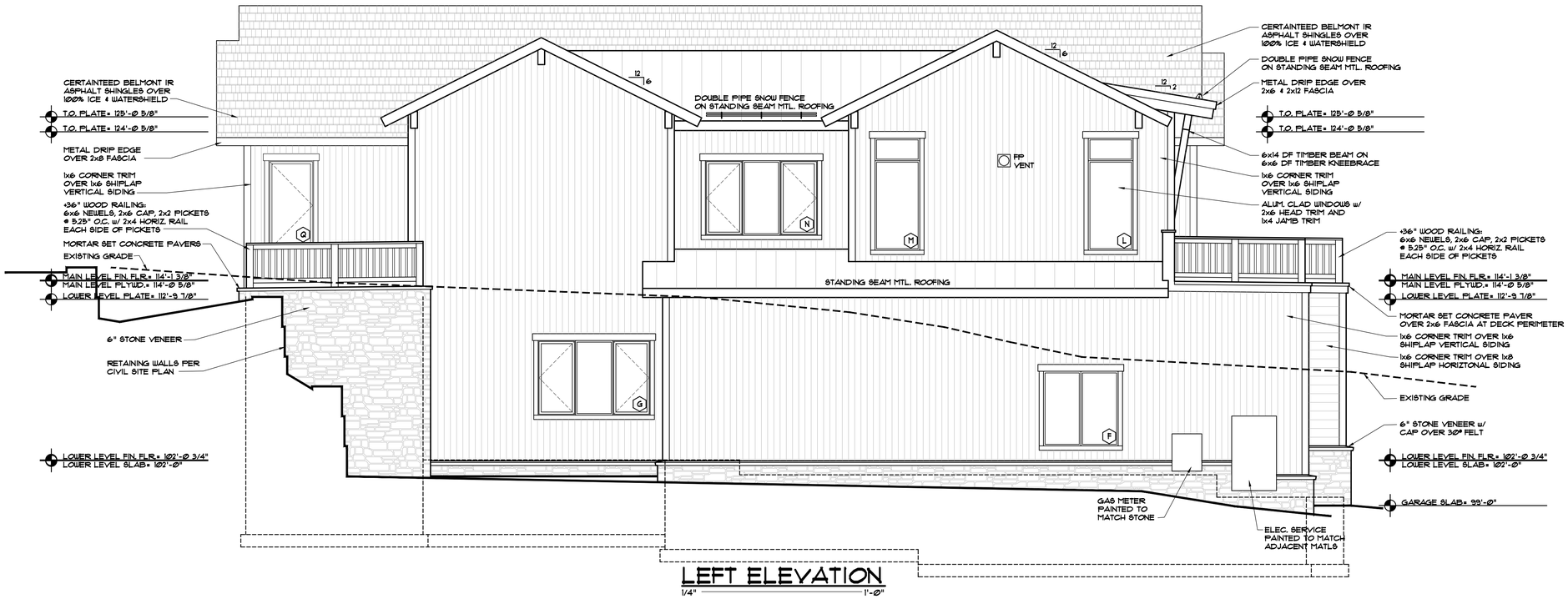
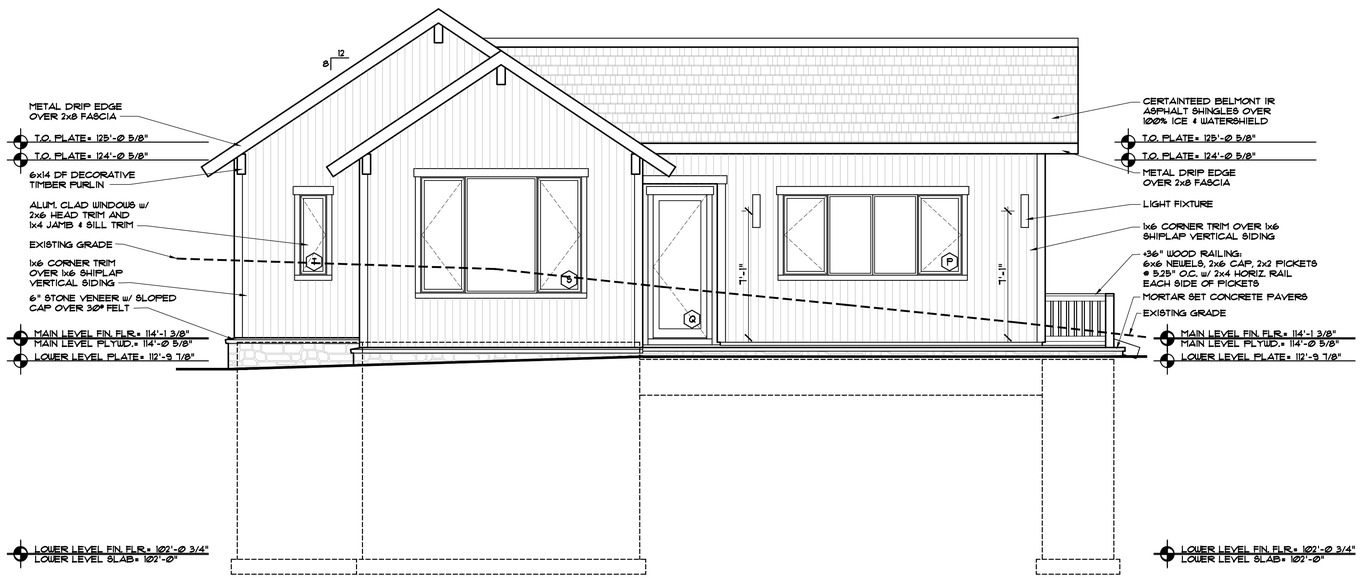
ISSUED #	DATE	BY	COMMENTS
6	5-22-24	DJE	REV. DRB SUBMITTAL
5	4-19-24	DJE	DRB SUBMITTAL SET

A2.1



LEFT ELEVATION

1/4" = 1'-Ø"



REAR ELEVATION

1/4" = 1'-Ø"

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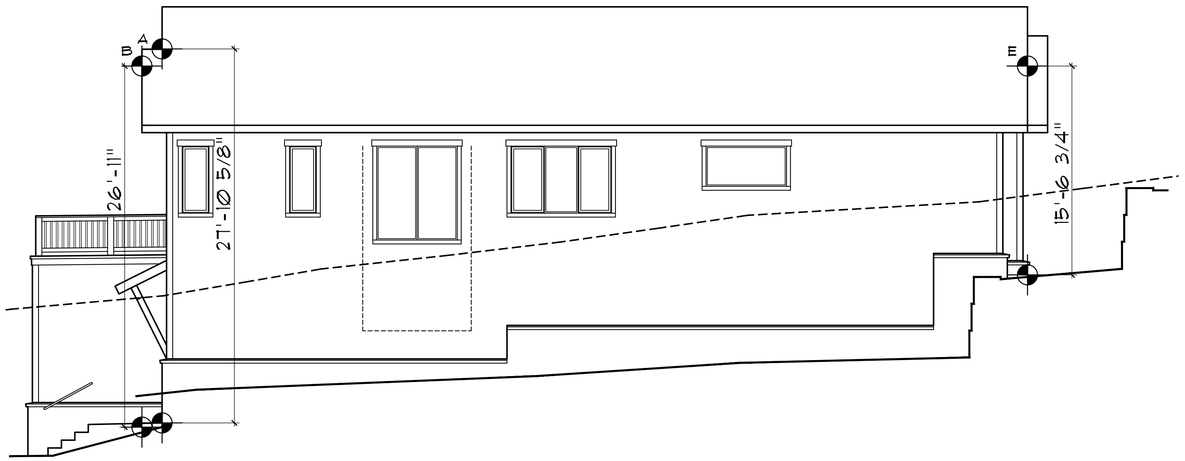

RIGHT ELEVATION
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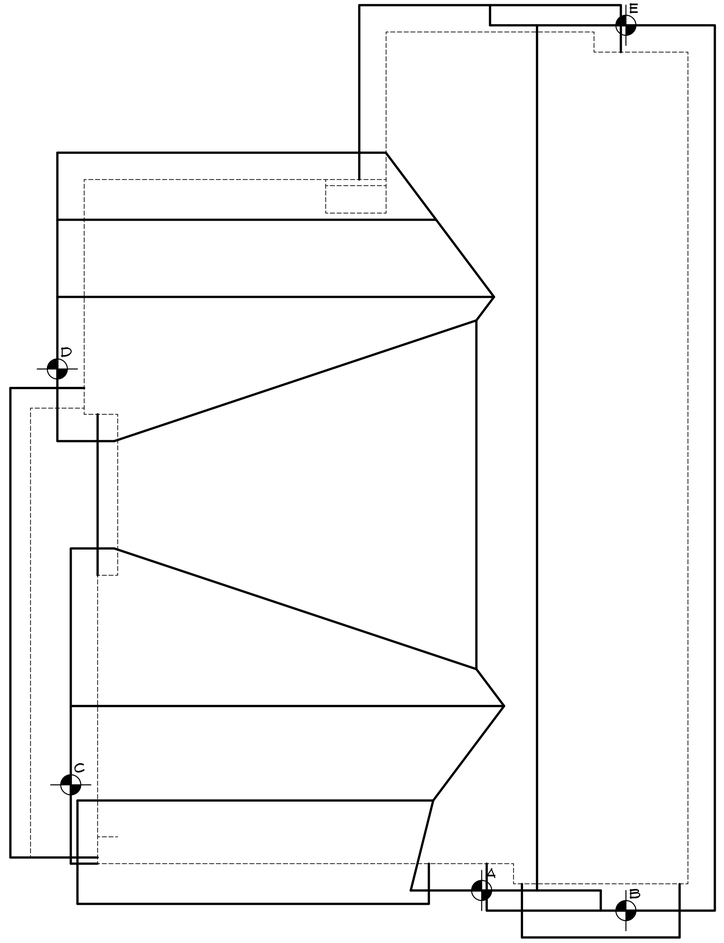

ROOF PLAN
1/4" = 1'-0"

REAR ELEVATION
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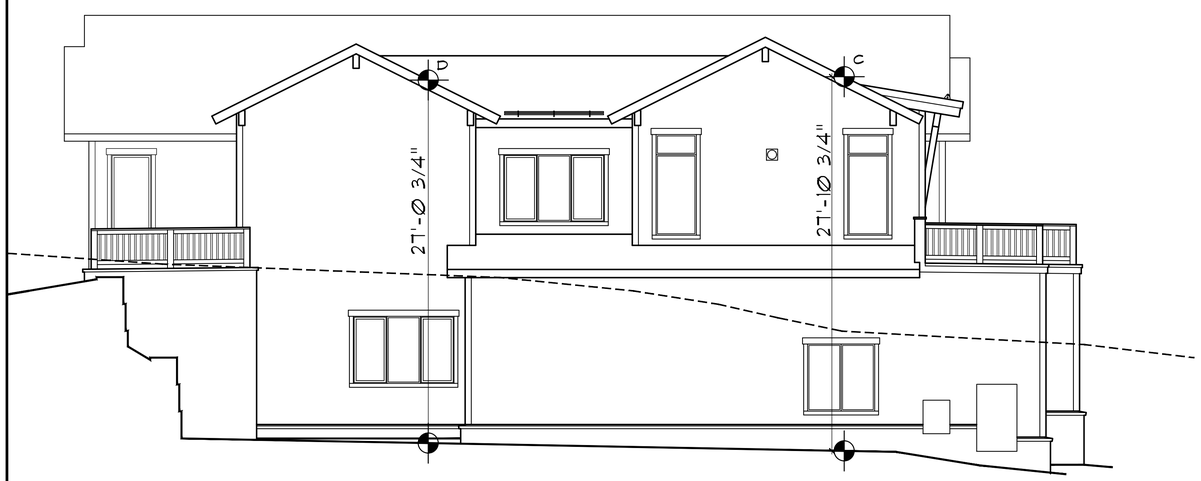

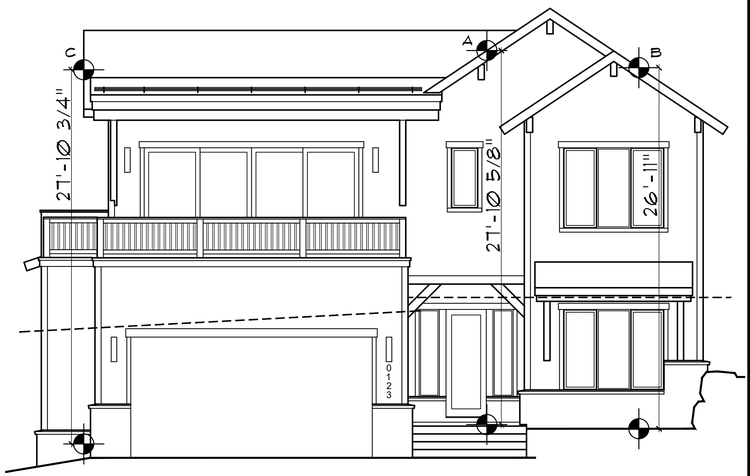

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BH1

Town of Minturn
301 Boulder St #309
Minturn, CO 81645
970-827-5645
council@minturn.org
www.minturn.org

June 19, 2024

Colorado Water Conservation Board
ATTN: Ashley Garrison
1313 Sherman St., Room 721
Denver, CO 80203

Dear Colorado Water Conservation Board:

I am writing this letter on behalf of the Town of Minturn in support of the Eagle River Community Water Plan (ERCWP) Phase 2 funding request, coordinated by Eagle River Coalition.

The ERCWP has utilized a stakeholder process to identify the environmental and recreational flow needs in the Eagle River and assess its current impairments and how those may change with future water supply development and a changing climate. This planning process and effort has built consensus surrounding the future of our watershed, outlining community values surrounding our rivers and strategies to protect those.

In order to protect the river-centric values of our community, moving the recommendations within the ERCWP are critical and timely. As such, Eagle River Coalition seeks to expand capacity, develop local funding sources and bring forward projects and programs to secure a vibrant water future in the Eagle River Watershed.

The ERCWP clearly fits many of the goals outlined in both the Town's Master Plan and Strategic Plan which is why Minturn supports this next logical step to kick off Phase 2 of the Eagle River Community Water Plan.

If you have any questions regarding our support, please do not hesitate to contact me directly at ebidez@minturn.org.

Sincerely,

Earle Bidez
Mayor
Minturn, CO

Cc: Minturn Town Council

TOWN OF MINTURN, COLORADO
RESOLUTION NO 30 - SERIES 2024

A RESOLUTION AUTHORIZING THE MAYOR OF THE TOWN OF MINTURN TO SIGN A SECOND AMENDMENT TO A SETTLEMENT AGREEMENT BETWEEN THE BATTLE MOUNTAIN ENTITIES AND THE TOWN OF MINTURN EXTENDING THE APPROVALS PERIOD AND SETTLEMENT AGREEMENT TERM.

WHEREAS, on March 4, 2022, the Town of Minturn ("Town") commenced litigation against the Battle Mountain Entities in a case known as *Town of Minturn v. Battle One Developer, LLLP et al.*, Eagle County District Court Case No. 2022CV30050 (the "Litigation"). In the Litigation, the Town alleges that Battle Mountain Entities have breached various agreements, and the Battle Mountain Entities have asserted counterclaims against the Town.

WHEREAS, pursuant to Resolution 25 – Series 2023, on September 6, 2023, the Minturn Town Council ("Town Council") approved and authorized execution of that certain Settlement Agreement having an effective date of September 6, 2023 (the "Original Settlement Agreement") by and among the Town and Battle Mountain Entities for the purposes of, among other things, providing a potential path to resolve the Litigation and providing a path forward for the Battle Mountain Entities to undertake a reduced amount of development on their property.

WHEREAS, pursuant to Resolution 11 – Series 2024, on March 6, 2024, Town Council approved and authorized execution of that certain First Amendment to Settlement Agreement (the "First Amendment," and together with the Original Settlement Agreement, the "Settlement Agreement") by and among the Town and Battle Mountain Entities for the purposes of extending the Approvals Period and the outside expiration date of the Settlement Agreement term.

WHEREAS, the Settlement Agreement's Approvals Period expires on June 20, 2024 and the outside expiration date for the term set forth in Section 9 of the Settlement Agreement is July 18, 2024.

WHEREAS, the Town and Battle Mountain Entities seek to extend the Settlement Agreement's Approvals Period and term to provide additional time to implement the Settlement.

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

1. The Town Council approves the Second Amendment to Settlement Agreement attached as Exhibit A and authorizes the Mayor or his designee to sign on behalf of the Town any and all documents required to reasonably ensure completion.

INTRODUCED, READ, APPROVED, ADOPTED AND RESOLVED this 19th day of June, 2024.

TOWN OF MINTURN, COLORADO

_____
Earle Bidez, Mayor

ATTEST:

By: _____
Jay Brunvand, Town Clerk

Exhibit A

Second Amendment to Settlement Agreement

[to be inserted]

SECOND AMENDMENT TO SETTLEMENT AGREEMENT

This SECOND AMENDMENT TO SETTLEMENT AGREEMENT (this "**Second Amendment**") is made and entered into as of June 19, 2024 ("**Second Amendment Effective Date**") by and among the following (individually, a "**Party**" and, collectively, the "**Parties**"): Battle One Developer, LLLP, a Georgia limited liability limited partnership, Battle Two Developer, LLLP, a Georgia limited liability limited partnership, Battle North, LLC, a Georgia limited liability company, Battle South, LLC, a Georgia limited liability company, and Battle One A Developer, LLC, a Georgia limited liability company (collectively, together with their respective successors and assigns, "**Battle**"); and the Town Council for the Town of Minturn, Colorado ("**Town Council**"), the Town of Minturn Water and Sanitation Activities Enterprise, an enterprise fund established pursuant to C.R.S. §37-45.1-101 *et seq*. (the "**Enterprise**"), and the Town of Minturn, Colorado, a home rule municipal corporation (collectively with Town Council and the Enterprise, the "**Town**").

RECITALS

This Second Amendment is made with respect to the following facts:

A. Pursuant to Resolution 25 – Series 2023, on September 6, 2023, Town Council approved and authorized execution of that certain Settlement Agreement having an effective date of September 6, 2023 (the "**Original Settlement Agreement**") by and among the Parties.

B. Pursuant to Resolution 11 – Series 2024, on March 6, 2024, Town Council approved and authorized execution of that certain First Amendment to Settlement Agreement having an effective date of March 6, 2024 (the "**First Amendment**," and together with the Original Settlement Agreement, the "**Settlement Agreement**") by and among the Parties. Capitalized terms used in this Second Amendment have the meanings assigned to such terms in the Settlement Agreement.

C. The Parties further modified the Settlement Agreement pursuant to that Letter Agreement dated May 8, 2024, which clarifies that the Trestle Area will not be a Restricted Parcel and will not be a separate parcel created by the Exemption Plat.

D. The Settlement Agreement contemplates, among other things, the Parties undertaking in good faith to coordinate and process certain Approvals during the Approvals Period and to implement the Settlement prior to the expiration of the term set forth in Section 9 of the Settlement Agreement.

E. The Approvals Period currently expires on June 20, 2024 and the outside expiration date for the term set forth in Section 9 of the Settlement Agreement is July 18, 2024.

F. Following the Effective Date, Battle and the Town have worked diligently to prepare and process applications for and drafts of the Approvals. However, the Parties will be unable to obtain Town Council's final action on the Approvals prior to the expiration of the Approvals Period or implement the Settlement prior to expiration of the Settlement Agreement term.

G. The Parties desire to amend the Settlement Agreement to extend the Approvals Period and expiration of the term as more particularly set forth below.

AGREEMENT

NOW, THEREFORE, in consideration of the Recitals (which are incorporated in this Second Amendment), the terms, conditions and covenants set forth in this Second Amendment, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. **Approvals Period**. Section 2 of the Settlement Agreement is amended to extend the Approvals Period through and including July 18, 2024.

2. **Term**. Section 9 of the Settlement Agreement is amended to extend the outside expiration date of the Settlement Agreement term set forth in clause (b) through and including August 22, 2024.

3. **Effect of Amendment**. Except as expressly modified by this Second Amendment, the Settlement Agreement is unmodified, is hereby ratified and affirmed, and will remain in full force and effect in accordance with its terms. If there is any inconsistency between the terms of this Second Amendment and the terms of the Settlement Agreement, the provisions of this Second Amendment will govern and control.

4. **Governing Law**. This Second Amendment will be governed by and construed in accordance with the laws of the State of Colorado.

5. **Facsimile/Scanned Signatures/Counterparts**. Signatures may be evidenced electronically, by facsimile or a scan. A facsimile transmitted or scanned copy of this Second Amendment (including a PDF) executed by a Party will be accepted as an original signature for all purposes. This Second Amendment may be executed in several counterparts, each of which will be construed together as one original.

[Signature Pages Follow This Page]

IN WITNESS WHEREOF, the Parties have executed this Second Amendment as of the Second Amendment Effective Date.

TOWN OF MINTURN,
a Colorado home rule municipal corporation

By: _____
Name: _____
Title: Mayor

TOWN COUNCIL FOR THE TOWN OF MINTURN,
the legislative body of the Town of Minturn

By: _____
Name: _____
Title: Mayor

MINTURN WATER AND SANITATION ACTIVITIES ENTERPRISE,
an enterprise fund established pursuant to C.R.S. §37-45.1-101 *et seq*.

By: _____
Name: _____
Title: Mayor

Battle One Developer, LLLP,
a Georgia limited liability limited partnership

By: Bassel Battle Investment, Corp.,
a Colorado corporation,
its General Partner

By: _____
Name: Lorne Bassel
Title: President

Battle Two Developer, LLLP,
a Georgia limited liability limited partnership

By: Bassel Battle Investment, Corp.,
a Colorado corporation,
its General Partner

By: _____
Name: Lorne Bassel
Title: President

Battle North, LLC,
a Georgia limited liability company

By: Bassel Battle Investment, Corp.,
a Colorado corporation, its Manager

By: _____
Name: Lorne Bassel
Title: President

Battle South, LLC,
a Georgia limited liability company

By: Bassel Battle Investment, Corp.,
a Colorado corporation, its Manager

By: _____
Name: Lorne Bassel
Title: President

Battle One A Developer, LLC,
a Georgia limited liability company

By: Bassel Battle Investment, Corp.,
a Colorado corporation, its Manager

By: _____
Name: Lorne Bassel
Title: President

TOWN OF MINTURN

RESOLUTION NO. 16 - SERIES 2024

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MINTURN, COLORADO APPROVING THE CONSOLIDATED SERVICE PLAN FOR BATTLE NORTH METROPOLITAN DISTRICT NOS. 1-4

WHEREAS, § 32-1-204.5, C.R.S., provides that no special district shall be organized if its boundaries are wholly contained within the boundaries of a municipality, except upon adoption of a resolution of approval by the governing body of such municipality; and

WHEREAS, a Consolidated Service Plan for Battle North Metropolitan District Nos. 1-4 (the "**Districts**"), dated June 19, 2024 (the "**Service Plan**"), has been submitted to the Town Council (the "**Council**") of the Town of Minturn, Colorado (the "**Town**") in accordance with § 32-1-204.5, C.R.S.; and

WHEREAS, the property within the boundaries of the proposed Districts is located wholly within the boundaries of the Town; and

WHEREAS, on June 19, 2024, the Town Council conducted a public hearing (continued from April 17, 2024) on the Service Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF MINTURN, COLORADO, AS FOLLOWS:

1. The Town Council has jurisdiction to hear this matter.

2. The Service Plan contains the information required by § 32-1-202(2), C.R.S.

3. Evidence satisfactory to the Town Council of each of the following was presented, and the Town Council hereby finds that:

   a. There is sufficient existing and projected need for organized service in the area to be serviced by the proposed Districts;

   b. The existing service in the area to be served by the proposed Districts is inadequate for present and projected needs;

   c. The proposed Districts are capable of providing economical and sufficient service to the area within their proposed boundaries; and

   d. The area to be included within the proposed Districts has and will have the financial ability to discharge the proposed indebtedness on a reasonable basis.

4. The Service Plan for the proposed Districts is hereby approved.

RESOLVED, ADOPTED AND APPROVED THIS 19TH DAY OF JUNE, 2024 BY THE TOWN COUNCIL OF THE TOWN OF MINTURN, COLORADO.

TOWN OF MINTURN,
a home rule municipal corporation

By: _____
Earle Bidez, Mayor

ATTEST:

By: _____
Jay Brunvand, Clerk

CONSOLIDATED SERVICE PLAN

BATTLE NORTH METROPOLITAN DISTRICT NOS. 1-4

TOWN OF MINTURN, COLORADO

Prepared by:

WBA
WHITE BEAR ANKELE
TANAKA & WALDRON
ATTORNEYS AT LAW

2154 East Commons Avenue, Suite 2000
Centennial, Colorado 80122
(303) 858-1800

Approved: _____

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C-6 Proforma Operating Budget

EXHIBIT D Financial Plan

EXHIBIT E Town Resolution of Approval (Certified Resolution to be inserted)

EXHIBIT F Town/District Intergovernmental Agreement

I. INTRODUCTION

A. Purpose and Intent.

The Districts are independent units of local government, separate and distinct from the Town of Minturn and, except as may otherwise be provided for by state or local law or this Service Plan, their activities are subject to review by the Town if they deviate in a material way from the requirements of this Service Plan. It is intended that the Districts will provide a part or all of the various Public Improvements necessary and appropriate for the development of the Project within the Town. The Public Improvements will be constructed for the use and benefit of all anticipated inhabitants and taxpayers of the Districts and the general public, subject to such policies, rules and regulations as may be permitted under applicable law. The primary purpose of the Districts will be to finance the construction of these Public Improvements and to provide ongoing operations and maintenance as specifically set forth in this Service Plan.

B. Need for the Districts.

There are currently no other governmental entities, including the Town, located in the immediate vicinity of the Districts that have the means or desire to undertake the planning, design, acquisition, construction, installation, relocation, and financing of the Public Improvements needed for the Project. Formation of the Districts is necessary in order for the Public Improvements required for the Project to be provided in the most economic manner possible.

C. Objective of the Town Regarding Districts' Service Plan.

The Town's objective in approving the Service Plan for the Districts is to authorize the Districts, in accordance with this Service Plan and the Intergovernmental Agreement, to provide for the financing, planning, design, acquisition, construction, installation and relocation of the Public Improvements from the proceeds of Debt to be issued by the Districts, and for maintenance of certain Public Improvements. All Debt is expected to be repaid by taxes imposed and collected at a tax mill levy no higher than the Maximum Debt Mill Levy and from other legally available revenues. Debt, which is issued within these parameters and as further described in the Financial Plan, will insulate property owners from excessive tax burdens to support the servicing of the Debt and will result in a timely and reasonable discharge of the Debt. Under no circumstances is the Town agreeing or undertaking to be financially responsible for the Debt or the construction of Public Improvements.

The Districts shall be authorized to finance the Public Improvements that can be funded from Debt to be repaid from tax revenues collected from a mill levy which shall not exceed the Maximum Debt Mill Levy and the Maximum Debt Mill Levy Term, together with other legally available revenues.

II. DEFINITIONS

In this Service Plan, the following terms shall have the meanings indicated below, unless the context hereof clearly requires otherwise:

Affordable Housing Units: means those certain residential units within the Project subject to certain restrictions related to the provision of affordable housing as required by the Town Code.

Approved Development Plan: means a recorded plat, PUD, subdivision improvement agreement, or other development agreement between the Developer and the Town.

Board: means the Board of Directors of each District.

Bond, Bonds or Debt: means bonds, notes or other multiple-fiscal year financial obligations for the payment of which a District has promised to impose an *ad valorem* tax or has pledged Fees or other revenue source(s), not subject to annual appropriation.

C.R.S.: means the Colorado Revised Statutes.

Developer: means a person or entity that is the owner or a contract purchaser of the property in the Service Area that intends to develop the property.

Developer Debt: means any Debt that is issued by a District to a member of the Board of the District or to an entity with respect to which a member of the Board of the District must make disclosure under § 24-18-109, C.R.S. Developer Debt shall be in conformance with the limitations as set forth in § 32-1-1101(7), C.R.S.

District: means any one of the Battle North Metropolitan District Nos. 1-4, governed by this Service Plan.

District Boundaries: means the boundaries of the area legally described and depicted in Exhibit A-1 attached hereto and incorporated by reference, and any additional area included within any of the Districts after organization.

District Boundary Map: means the map of the initial District Boundaries in Exhibit A-1, attached hereto and incorporated herein by reference, as amended by the inclusion or exclusion of any property to or from the District Boundaries.

End User: means any owner, or tenant of any owner, of any property within a District, who may thereby become eligible to serve on the Board of Directors of a District.

External Municipal Advisor: means a Municipal Advisor that: (i) advises Colorado governmental entities on matters relating to the issuance of securities by Colorado governmental entities, including matters such as the pricing, sales and marketing of such securities and the procuring of bond ratings, credit enhancement and insurance in respect

of such securities; (ii) is not an officer or employee of the District; (iii) does not have any financial relationship with the Developer beyond providing the External Municipal Advisor Certificate; and (iv) has not been otherwise engaged to provide services in connection with the transaction related to the applicable Debt.

External Municipal Advisor Certificate: means a statement of a registered External Municipal Advisor as to any Developer Debt instrument certifying that the interest rate of such Developer Debt does not exceed the rate as set forth in § 32-1-1101(7), C.R.S., as may be amended from time to time.

Fees: means any fee imposed by a District for services, programs or facilities provided by the Districts. In accordance with law, the amount of any Fee shall be reasonably related to the cost of providing the services for which such Fee is imposed.

Financial Plan: means the Financial Plan found in Section VI and Exhibit D of this Service Plan, which describes the following, based on current estimates which will change based on market conditions and subject to the limitations and requirements of this Service Plan: (i) how the Public Improvements are to be financed; (ii) how the Debt is expected to be incurred; and (iii) repayment of Debt derived from property tax revenues. Any change to the Financial Plan, within the limitations of this Service Plan, shall not constitute a material modification of this Service Plan.

Inclusion Area Boundaries: means the boundaries of the property that is anticipated to be added to the District Boundaries after the Districts' organization, which property is legally described in and depicted on the map attached hereto in Exhibit A-2 and incorporated herein by reference.

Maximum Debt Authorization: means the total Debt the Districts are permitted to issue as set forth in Section V.B.7 below.

Maximum Debt Mill Levy: means the maximum mill levy each District is permitted to impose for payment of Debt as set forth in Section VI.C below.

Maximum Debt Mill Levy Term: means the maximum term of any Bond issuance as set forth in Section VI.C below.

Municipal Advisor: means any person (who is not a municipal entity or an employee of a municipal entity) that provides advice to or on behalf of a municipal entity with respect to municipal financial products or the issuance of municipal securities, or that undertakes a solicitation of a municipal entity. Said person shall be registered under Section 15B of the Securities Exchange Act of 1934, as amended from time to time.

Project: means the development of the property commonly referred to as Battle North and as shown on the initial District Boundary Map and the depiction of the Inclusion Area.

Public Improvements: means those improvements permitted under the Special District Act and which are specifically authorized by this Service Plan, as set forth in Section V of this Service Plan and generally described and depicted in Exhibits C-1, C-2, C-3, C-4, and C-5, subject to any limitations established in this Service Plan and limitations or requirements set forth in Approved Development Plans addressing public infrastructure required for the Project .

Reservoir Agreement: means that certain Agreement Pertaining to Acquisition for Bolts Lake Reservoir by and among ERWSD and Battle North, dated as of February 9, 2021.

Restricted Parcels: means those parcels depicted as such in Exhibit B attached hereto and incorporated by reference that are or will be subject to restrictive covenants, including but not limited to covenants relative to environmental conditions present on the same, imposed for the benefit of the Town.

Service Area: means the property located within the District Boundaries and the property in the Inclusion Area, when added in whole or in part, to a District as shown on the District Boundary Map.

Service Plan: means this service plan for the Districts as approved by the Town Council.

Service Plan Amendment: means a material modification to the Service Plan approved by the Town Council in accordance with Section 32-1-207(2), C.R.S.

Special District Act or Act: means Sections 32-1-101, *et seq*., of the Colorado Revised Statutes, as amended.

State: means the State of Colorado.

TABOR: means Article X, Section 20 of the Colorado Constitution.

Taxable Property: means the real and personal property within the District Boundaries that will be subject to the ad valorem property taxes imposed by a District.

Town: means the Town of Minturn, Colorado.

Town Code: means the Town's Home Rule Charter, Municipal Code, and ordinances, as amended.

Town Council: means the Town Council the Town of Minturn, Colorado.

III. BOUNDARIES

The legal descriptions and diagrams of the property located within the initial District Boundaries are attached hereto as Exhibit A-1 and the legal description and diagram of the property located within the Inclusion Area Boundaries is attached hereto as Exhibit A-2.

IV. PROPOSED LAND USE/POPULATION PROJECTIONS/ASSESSED VALUATION

The Project area consists of approximately three hundred and four (304) acres of land. As shall be more particularly described in an Approved Development Plan, the Project is anticipated to be developed with a mix of residential and commercial uses. In total, approximately two hundred and twenty-five (225) to two hundred and fifty (250) residential units and fifty thousand (50,000) square feet of commercial would be allowed, as well as a destination spa facility. The current assessed valuation of the initial District Boundaries is Zero Dollars ($0). The estimated full-time population within the District Boundaries at build out is expected to be approximately three hundred and ten (310) to three hundred and forty-five (345) persons, based on an estimated 2.3 persons per residence and with sixty percent (60%) of the residential units assumed to be primary residences.

V. DESCRIPTION OF PROPOSED POWERS, IMPROVEMENTS, SERVICES AND LIMITATIONS

A. Powers of the Districts.

The Districts shall have the power and authority to finance, plan, design, acquire, construct, install, and/or relocate the following types of Public Improvements as more fully described and depicted in Exhibits C-1, C-2, C-3, C-4, and C-5, hereto, the Capital Cost Description and Estimate. Approval of this Service Plan by the Town does not imply approval of any development plan for real property located within the District Boundaries.

1. Streets. The design, acquisition, installation, construction, operation, maintenance of street and roadway improvements, including but not limited to curbs, gutters, culverts, and other drainage facilities, underground conduits, sidewalks, trails, public parking lots, structures and facilities, paving, lighting, grading, landscaping, bike paths and pedestrian ways, pedestrian overpasses, retaining walls, fencing, entry monumentation, streetscaping, bridges, interchanges, median islands, irrigation, and a safety protection system through traffic and safety controls and devices on streets and highways, signalization, signing and striping, area identification, driver information and directional assistance signs, together with all necessary, incidental, and appurtenant facilities, equipment, land and easements and extensions of and improvements to such facilities.

2. Irrigation Water and Water Distribution System. The design, acquisition, installation, construction, operation, and maintenance of a raw water irrigation system and a potable water distribution system, including but not limited to a water pumps, water lines, water features, pump stations, sediment traps, transmission lines, distribution mains and laterals, fire hydrants, meters, water taps, irrigation facilities, headgates, drop structures, storage tanks and facilities, together with all necessary, incidental and appurtenant facilities, equipment, land, easements, and extensions of and improvements to such facilities.

3. Potable Water System. In accordance with the Reservoir Agreement, Eagle River Water and Sanitation District shall undertake the operation and maintenance of a potable water treatment plant and surface water intake, together with such water pumps, water lines, sediment traps, pump stations, headgates, drop structures, storage tanks and facilities, together with all necessary, incidental and appurtenant facilities, equipment, land, easements, and extensions of and improvements to such facilities. In accordance with the Reservoir Agreement, the Districts may finance the potable water system as described in this paragraph.

4. Storm and Sanitary Sewer. The design, acquisition, installation, construction, operation and maintenance of a sanitation system which may consist of storm or sanitary sewers, or both, flood and surface drainage, treatment and disposal works and facilities, and waste services, and all necessary or proper equipment and appurtenances incident thereto, including but not limited to, collection mains and laterals, lift stations, transmission lines, reuse and disposal facilities, and/or storm sewer, flood and surface drainage facilities and systems, including detention/retention ponds, box culverts and associated irrigation facilities, equipment, land, easements and sewer taps, and extensions of and improvements to such facilities.

5. Parks, Recreation, and Open Space. The design, acquisition, installation, construction, operation and maintenance of public park and recreation facilities or programs including but not limited to community parks, bike paths and pedestrian ways, fencing, trails, regional trails, fields, tot lots, open space, cultural activities, common areas, community recreation centers, tennis courts, outdoor lighting, event facilities, irrigation facilities, lakes, water bodies, swimming pools, public fountains and sculptures, art, gardens, landscaping, weed control, and other active and passive recreational facilities, improvements and programs, together with all necessary, incidental, and appurtenant facilities, equipment, land, easements and extensions of and improvements to such facilities. The foregoing includes providing for the maintenance, operation, reporting, and other activities necessary to comply with any requirements imposed by the Environmental Protection Agency and/or the Colorado Department of Public Health and Environment relative to any Restricted Parcels that are owned by any one of the Districts, or for any Restricted Parcels that the Districts have an agreement with the owner to provide such services. All public park and recreation facilities owned by any District shall be open to the general public, subject to the rules and regulations of the applicable District, as adopted from time to time.

B. Limitations on Service Plan Powers.

The powers of the Districts enumerated in this Service Plan shall be subject to the following limitations

1. Operations and Maintenance Limitation. The primary purpose of the Districts is to finance the planning, design, acquisition, construction and installation of the Public Improvements. The Districts shall be authorized to operate and maintain those

Public Improvements not dedicated to the Town or other governmental entity. The Districts shall not have the authority to operate and maintain the potable water treatment plant and surface water intake. The Districts shall not have the authority to enforce private covenants (e.g. declaration of covenants for a homeowners association and architectural control covenants) or Town zoning code provisions. Notwithstanding the above, nothing herein shall be deemed to prevent or prohibit any District from enforcing or complying with any covenants, restrictions, or requirements on any Restricted Parcel in such District's capacity as the owner of the same in relation to any Restricted Parcel which is owned by such District, or for any Restricted Parcels that the Districts have an agreement with the owner to provide such services, including any requirements imposed by the Environmental Protection Agency and/or the Colorado Department of Public Health and Environment relative to the Restricted Parcel. The Districts shall not provide services that duplicate services provided by the Town without the approval of Town Council.

2. Construction Standards Limitation. The Public Improvements shall be designed and constructed in accordance with the standards and specifications of the Town or of another governmental entity having proper jurisdiction, as applicable. The Public Improvements to be dedicated to the Town will be subject to the applicable warranty and security requirements imposed by the Town on all construction projects. In accordance with an Approved Development Plan, the Districts shall obtain the Town's approval of civil engineering plans for any Public Improvements being constructed by the Districts, and shall obtain applicable permits for construction and installation of all such Public Improvements prior to performing such work.

3. Funding Limitation. The funding of any Public Improvements other than those related to the types of Public Improvements authorized herein, shall be deemed a material modification of this Service Plan under Section 32-1- 207(2), C.R.S.

4. Issuance of Developer Debt. Prior to the issuance of any Developer Debt, the District issuing such Developer Debt shall obtain an External Municipal Advisor Certificate.

5. Inclusion/Exclusion Limitation. No property shall be included into any District until such time as the property to be included has been subjected to an approved final plat, unless consented to by the Town Council. Except for the property within the Inclusion Area Boundaries, no District shall include additional property within its boundaries without the prior written consent of the Town Council.

6. Affordable Housing. The Town Code sets forth a purpose and intent to increase affordable housing choices for year-round residents and to preserve a balance between second homeowners and locals. Per the Town Code, a certain number of residential units within the Project must meet the Town's requirements for affordable housing. In order to align with the purpose and intent set forth in the Town Code relative to affordable housing, Affordable Housing Units may only be included into District No. 4, and may not be included into any of District Nos. 1 through 3.

7. Maximum Debt Authorization. The Districts, in the aggregate, shall not issue Debt in excess of Sixty-Two Million Dollars ($62,000,000), including costs of issuance thereof, initial capitalized interest, and initial funding of any required reserve or surplus funds related to any such Debt; provided, however, any Debt that is issued (i) to pay, defease, or refund previously issued Debt, or (ii) is an intergovernmental agreement(s) among the Districts providing for a multiple fiscal year pledge of revenues to or among the Districts to provide revenues to support Debt issued by any District shall not count against the this limit. The Districts may issue Debt on a schedule and in such year or years as the Districts determine and phased to serve development as it occurs.

8. Monies from Other Governmental Sources. The Districts shall not apply for or accept Conservation Trust Funds, Great Outdoors Colorado Funds, or other funds available from or through governmental or non-profit entities that the Town is eligible to apply for and has applied for, except pursuant to approval of the Town. This Section shall not apply to specific ownership taxes which shall be distributed to and a revenue source for the Districts without limitation.

9. Bankruptcy Limitation. All of the limitations contained in this Service Plan, including, but not limited to, those pertaining to the Maximum Debt Mill Levy have been established under the authority of the Town to approve this Service Plan with conditions pursuant to Section 32-1-204.5, C.R.S. It is expressly intended that such limitations:

a. Shall not be subject to set-aside for any reason or by any court of competent jurisdiction, absent a Service Plan Amendment; and

b. Are, together with all other requirements of Colorado law, included in the "political or governmental powers" reserved to the State under the U.S. Bankruptcy Code (11 U.S.C.) Section 903, and are also included in the "regulatory or electoral approval necessary under applicable non-bankruptcy law" as required for confirmation of a Chapter 9 Bankruptcy Plan under Bankruptcy Code Section 943(b)(6).

Any Debt issued by a District with a pledge or which results in a pledge that exceeds the Maximum Debt Mill Levy shall be deemed a material modification of this Service Plan pursuant to Section 32-1-207, C.R.S. and shall not be an authorized issuance of Debt unless and until such material modification has been approved by the Town as part of a Service Plan Amendment.

10. Eminent Domain Restriction. No District shall exercise its statutory power of eminent domain without first obtaining approval from the Town Council. This restriction on the Districts' exercise of their eminent domain power is being voluntarily acquiesced to by the Districts and shall not be interpreted in any way as a limitation on the Districts' sovereign powers and shall not negatively affect the Districts' status as political subdivisions of the State as conferred by the Special District Act.

11. District Governance. Each District's Board shall be comprised of persons who are each a qualified "eligible elector" of the District as provided in the Special District Act. It is anticipated that over time, End Users who are eligible electors will assume direct electoral control of each District's Board as development of the Service Area progresses. The Districts shall not enter into any agreement by which the End Users' electoral control of the Board is removed or diminished.

12. Service Plan Amendment Requirement. This Service Plan has been designed with sufficient flexibility to enable the Districts to provide required services and facilities under evolving circumstances without the need for numerous amendments. Actions of a District which violate material terms this Service Plan shall be deemed to be material modifications to this Service Plan and the Town shall be entitled to all remedies available under State and local law to enjoin such actions of the District, and to seek other remedies provided in law or in equity. The Financial Plan and anticipated Public Improvements presented herein are subject to change due to market conditions at the time of debt issuance and Approved Development Plans. Any such change, within the limitations of this Service Plan, shall not constitute a material modification of the Service Plan. The addition of other types of improvements other than as described in this Service Plan and in Exhibits C-1, C-2, C-3, C-4, and C-5, shall constitute a material modification requiring approval of Town Council.

C. Preliminary Engineering Survey.

The Districts shall have authority to provide for the financing, planning, design, acquisition, construction, installation, relocation and maintenance of the Public Improvements, with the exception of the water treatment plant and raw water intake, within and without the District Boundaries, as more specifically defined by Approved Development Plans. Such street, water, wastewater, storm water and recreation facilities will benefit Districts' taxpayers and residents through the provision of financing of the Public Improvements. A description of the Public Improvements necessary for the Project and eligible for District financing was prepared based upon a preliminary capital description and cost estimate of approximately Fifty-One Million Three Hundred and Eighty-Five Thousand Dollars ($51,385,000), as shown in Exhibit C-1 attached hereto. The Public Improvements and associated costs shown in Exhibit C-1 are subject to change based on future development approvals and market costs at the time of construction and any such variations from Exhibit C-1 shall not constitute a material modification of this Service Plan.

All Public Improvements shall meet the standards and specifications adopted and/or required by the Town and/or other governmental entities having jurisdiction over such Public Improvements.

VI. FINANCIAL PLAN

A. General.

The Districts shall be authorized to finance the planning, design, acquisition, construction, installation and/or relocation of the Public Improvements from any lawful revenue source,

including but not limited to the proceeds of Debt to be issued by the Districts. A Financial Plan, attached as Exhibit D, includes the estimated indebtedness, timing, and interest rates of Debt anticipated to be issued by the Districts. The Financial Plan is one projection of Debt to be issued by the Districts, and it is expected that the terms of Debt when issued by the Districts will vary from the Financial Plan based on market conditions and other factors at the time of issuance. Such variations shall not constitute a material modification of this Service Plan. The Districts intend to issue such Debt as the Districts can reasonably pay from revenues derived from the Maximum Debt Mill Levy and other legally available revenues. The Maximum Debt Authorization, which is the total Debt that the Districts shall be permitted to issue shall not exceed Sixty-Two Million Dollars ($62,000,000), as limited by Section V.A.6 herein, which Debt shall be permitted to be issued on a schedule and in such year or years as the Districts determine shall meet the needs of the Districts and shall be phased to serve development as it occurs. Any part of a Debt issuance that is repaid or defeased by refunding Debt shall not apply against the Maximum Debt Authorization. All Debt issued by the Districts may be payable from any and all legally available revenues of the Districts, including but not limited to general *ad valorem* taxes to be imposed upon all Taxable Property within the Districts. No Debt issued by any of the Districts may be secured by a deed of trust, mortgage or other instrument encumbering any of the Restricted Parcels. The Districts may also rely upon various other revenue sources authorized by law and not prohibited by the Service Plan. These may include Fees. It is anticipated that the Developer of the Project and/or other parties may incur costs for Public Improvements, either in the form of direct payments for such costs, or by means of advances to the Districts. These direct payments and/or advances may be reimbursable by the Districts from Debt, contractual reimbursement agreements and/or any legally available revenue source.

B. Maximum Voted Interest Rate and Maximum Underwriting Discount.

The interest rate on any Debt is expected to be the market rate at the time the Debt is issued. The proposed maximum interest rate on any Debt may not exceed fifteen percent (15%). The maximum underwriting discount will not exceed three percent (3%). Debt, when issued, will comply with all relevant requirements of this Service Plan and State and Federal law.

C. Maximum Debt Mill Levy and Other Debt Limitations.

The Maximum Debt Mill Levy for District Nos. 1 through 3 shall be fifty (50) mills, and the Maximum Debt Mill Levy for District No. 4 shall be thirty-five (35), which is the maximum mill levy a District is permitted to impose upon the Taxable Property within the District for payment of Debt; provided, however, if there are changes in the method of calculating assessed valuation or any constitutionally mandated or statutorily authorized tax credit, cut or abatement, the mill levy limitation applicable to such Debt may be increased or decreased to reflect such changes, such increases or decreases to be determined by the Board in good faith (such determination to be binding and final) so that to the extent possible, the actual tax revenues generated by the mill levy, as adjusted for changes occurring after the Service Plan approval date, are neither diminished nor enhanced as a result of such changes.

Prior to the issuance of Debt, the issuing District shall obtain an opinion of a nationally recognized bond counsel as to compliance with the Service Plan limitations in relation to the Debt

to be issued. All issuances of general obligation Bonds shall be deemed to be in compliance with the Financial Plan so long as the Minimum Criteria, as hereinafter defined, have been met. "Minimum Criteria" shall mean that the general obligation Bonds are: (1) subject to the Maximum Debt Mill Levy; (2) together with other outstanding general obligation Bonds of the District, not in excess of the Maximum Debt Authorization set forth in this Service Plan; (3) together with other outstanding general obligation Bonds of the District, not in excess of the general obligation debt authority provided by the District's electorate; and (4) issued in compliance with the applicable requirements of Section 32-1-1101(6), C.R.S. Any issuance of general obligation Bonds that does not satisfy the Minimum Criteria shall constitute a material modification of this Service Plan.

The costs of constructing the Public Improvements may be paid from available District mill levy revenues, Fees, Debt, and/or advances from the Developer of the Project. The Districts shall be authorized to reimburse Developer advances, if any, with interest at an interest rate not in excess of the rate allowable for Developer Debt, from District mill levy revenues, Fees, and/or proceeds from Debt (whether or not privately placed with the Developer), and other legally available revenues of the Districts. Any Developer Debt shall be subject to the Developer Debt limitation set forth in Section V.B.4. and the Minimum Criteria.

The Maximum Debt Mill Levy Term of any Debt issuance shall be thirty (30) years from the date of first imposition of a debt service mill levy for each such issue.

In the event that a District determines that it is in the best interests of the District and its taxpayers to issue general obligation Bonds to parties other than the Developer to: (i) reimburse the Developer for Developer advances; (ii) refund or restructure Debt previously placed with the Developer; or (iii) finance Public Improvements, the District shall prepare a plan of finance for the purpose of determining whether the proposed issuance satisfies the Minimum Criteria. The plan of finance will include the amount of Bonds to be issued, uses of proceeds therefrom (including, if any, capitalized interest and costs of issuance), sources of revenues securing repayment of the Bonds and the repayment schedule for the Bonds.

D. Security for Debt.

The Districts shall not pledge any revenue or property of the Town as security for the indebtedness set forth in this Service Plan. Approval of this Service Plan shall not be construed as a guarantee by the Town of payment of any of the District's obligations; nor shall anything in the Service Plan be construed so as to create any responsibility or liability on the part of the Town in the event of default by a District in the payment of any such obligation.

E. TABOR Compliance.

The Districts will comply with the provisions of TABOR.

F. District Operating Costs.

The estimated cost of acquiring land, engineering services, legal services and administrative services, together with the estimated costs of the Districts' organization and initial

operations, are anticipated to be One Hundred Thousand Dollars ($100,000), which will be eligible for reimbursement from Debt proceeds.

The proposed operating revenue to be derived from property taxes for the first budget year for the Districts is estimated to be Zero Dollars ($0).

The maximum mill levy for operations shall be twenty (20) mills; provided, however, if there are changes in the method of calculating assessed valuation or any constitutionally mandated or statutorily authorized tax credit, cut or abatement, the mill levy limitation applicable to operations may be increased or decreased to reflect such changes, such increases or decreases to be determined by the Board in good faith (such determination to be binding and final) so that to the extent possible, the actual tax revenues generated by the mill levy, as adjusted for changes occurring after the Service Plan approval date, are neither diminished nor enhanced as a result of such changes.

VII. ANNUAL REPORT

Each District shall be responsible for submitting an annual report to the Town Manager no later than October 1st of each year following the year in which the Order and Decree creating the District has been issued, as set forth in and required by § 32-1-207(3)(c), C.R.S. In addition to the matters to be included in the annual report pursuant to § 32-1-207(3)(c), C.R.S., the annual report shall also include the minutes from the most recent annual meeting held in accordance with § 32-1-903(6), C.R.S., which shall include a summary of any public comments received during such meeting, as set forth in § 32-1-903(6(a)(III), C.R.S.

VIII. DISSOLUTION

Upon an independent determination of the Town Council that the purposes for which any District was created have been accomplished, that District agrees to file a petition in the appropriate District Court for dissolution, pursuant to §§ 32-1-701, *et seq.*, C.R.S. In no event shall a dissolution occur until the District has provided for the payment or discharge of all of its outstanding indebtedness and other financial obligations as required by the Special District Act and that any ownership, operations, maintenance, repair and replacement obligations for District owned and/or operated Public Improvements have been conveyed to another public entity.

IX. DISCLOSURE TO PURCHASERS

The Districts shall provide annual notice to all eligible electors of the Districts in accordance with Section 32-1-809, C.R.S, as amended. In addition, each of the Districts shall record a District public disclosure document and a map of the then-current legal boundaries of the District with the Clerk and Recorder of Eagle County, Colorado in accordance with Section 32-1-104.8, C.R.S., as amended.

X. INTERGOVERNMENTAL AGREEMENTS

Upon the Districts' formation, the Districts and the Town shall execute an intergovernmental agreement in substantially the form attached hereto as Exhibit F (the "Town IGA"). The Districts shall not incur any Debt or impose any taxes or Fees until their Boards have approved and executed the Town IGA. The Town has approved the Town IGA as of the date of approval of the Service Plan and such approval satisfies the condition relating to the Town's action on the Town IGA concerning the issuance of Debt and imposition or taxes or Fees by the Districts.

XI. RESOLUTION OF APPROVAL

A certified copy of the Town Council's resolution approving this Service Plan shall be attached as Exhibit E prior to filing the Service Plan with the District Court in and for Eagle County, Colorado.

XII. CONCLUSION

It is submitted that this Service Plan for the Districts meets the requirements of the Special District Control Act, §§ 32-1-201, *et seq.*, C.R.S., the applicable requirements of the Colorado Constitution, and those of the Town. It is further submitted that this Service Plan meets the criteria set forth in § 32-1-203(2) and (2.5), C.R.S., establishing that:

A. There is sufficient existing and projected need for organized service in the area to be serviced by the Districts. There are no other entities, governmental or otherwise, which have the capacity or the desire to provide service to the area to be served by the Districts.

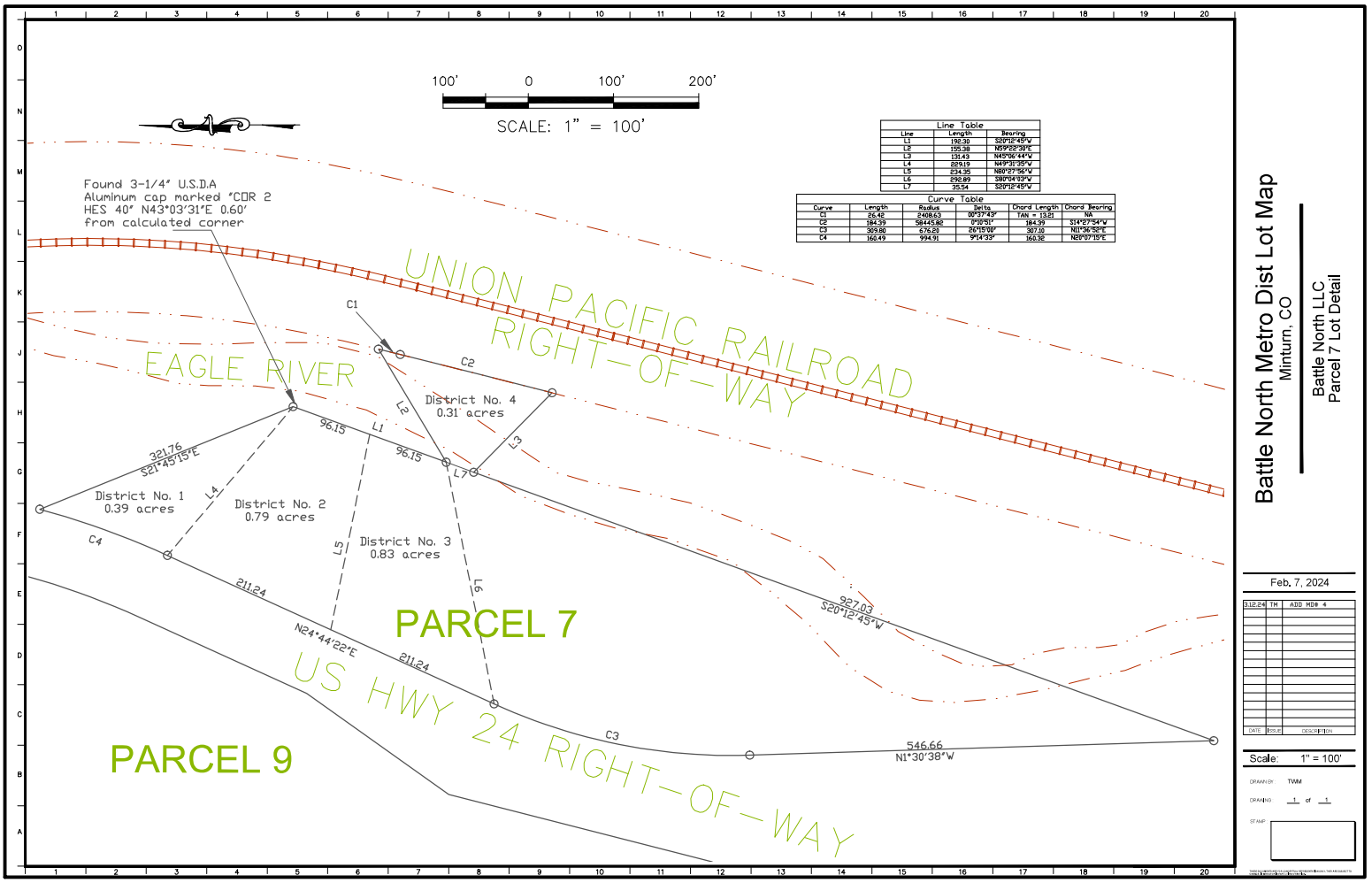
B. The existing service in the area to be served by the Districts is inadequate for present and projected needs. There are no public improvements in the area to be served by the Districts, and the Districts will provide for projected needs for public infrastructure.

C. The Districts are capable of providing economical and sufficient service to the proposed development within their boundaries. The financing plan incorporated in this Service Plan demonstrates the basis on which the Districts may provide essential public infrastructure to support the future development for the project.

D. The area to be included within the Districts does have and will have the financial ability to discharge the proposed indebtedness on a reasonable basis. The financing plan incorporated in this Service Plan demonstrates the ability of the Districts to fund Public Infrastructure necessary for the project, and demonstrates the ability of the Districts to fund the amount of debt proposed.

EXHIBIT A-1

INITIAL DISTRICT BOUNDARY MAP AND LEGAL DESCRIPTIONS



Battle North Metro Dist Lot Map
Minturn, CO

Battle North LLC
Parcel 7 Lot Detail

Feb. 7, 2024

DATE	ISSUE	DESCRIPTION
3.12.24	TM	ADD MD# 4

Scale: 1" = 100'

DRAWN BY: TWM

DRAWING 1 of 1

STAMP

District No. 1 Legal Description

A parcel of land located in Section 1 of Township 6 South, Range 81 West of the Sixth Principal Meridian and consisting of that portion of Homestead Entry Survey (H.E.S.) 40 and Mineral Survey 20461 Puritan Lode situated easterly of the eastern right-of-way for U.S. Highway 24 as described in the Boundary Agreement recorded July 27, 2018 at reception number 201812787 and westerly of the western right-of-way for Union Pacific Railroad, being more particularly described as follows:

Beginning at Corner No. 2 of said H.E.S. 40, whence the Southwest corner of said Section 36 being a 2-1/2 inch GLO Brass Cap bears N 52°43'19" W a distance of 5,128.97 feet;

thence N 49°31'35" W a distance of 229.19 feet to a point;

thence 160.49 feet along the arc of a non tangent curve to the left having a radius of 994.91 feet, a central angle of 09°14'33", and the chord bears N 20°07'14" E a distance of 160.32 feet to a point on the 1-2 line of said H.E.S. 40;

thence along said 1-2 line of said H.E.S. 40 S 21°45'15" E a distance of 321.76 feet; to the point of beginning, District No. 1 containing 0.39 acres more or less.

District No. 2 Legal Description

A parcel of land located in Section 1 of Township 6 South, Range 81 West of the Sixth Principal Meridian and consisting of that portion of Homestead Entry Survey (H.E.S.) 40 and Mineral Survey 20461 Puritan Lode situated easterly of the eastern right-of-way for U.S. Highway 24 as described in the Boundary Agreement recorded July 27, 2018 at reception number 201812787 and westerly of the western right-of-way for Union Pacific Railroad, being more particularly described as follows:

Beginning at Corner No. 2 of said H.E.S. 40, whence the Southwest corner of said Section 36 being a 2-1/2 inch GLO Brass Cap bears N 52°43'19" W a distance of 5,128.97 feet;

thence along the 2-3 line of said H.E.S. 40 S 20°12'45" W a distance of 96.15 feet to a point;

thence N 80°27'56" W a distance of 234.35 feet to a point;

thence N 24°44'22" E a distance of 211.24 feet;

thence S 49°31'35" E a distance of 229.19 feet to the point of beginning, District No. 2 containing 0.79 acres more or less.

District No. 3 Legal Description

A parcel of land located in Section 1 of Township 6 South, Range 81 West of the Sixth Principal Meridian and consisting of that portion of Homestead Entry Survey (H.E.S.) 40 and Mineral Survey 20461 Puritan Lode situated easterly of the eastern right-of-way for U.S. Highway 24 as described in the Boundary Agreement recorded July 27, 2018 at reception number 201812787 and westerly of the western right-of-way for Union Pacific Railroad, being more particularly described as follows:

Beginning along the 2-3 line of said H.E.S. 40 S 20°12'45" W a distance of 96.15 feet from Corner No. 2 of said H.E.S. 40, whence the Southwest corner of said Section 36 being a 2-1/2 inch GLO Brass Cap bears N 52°43'19" W a distance of 5,128.97 feet;

thence along the 2-3 line of said H.E.S. 40 S 20°12'45" W a distance of 96.15 feet to a point on the1-2 line of Mineral Survey 20461 Puritan Lode;

thence S 80°04’03" W a distance of 292.89 feet to a point;

thence N 24°44'22" E a distance of 211.24 feet;

thence S 80°27'56" E a distance of 234.35 feet to the point of beginning, District No. 3 containing 0.83 acres more or less.

District No. 4 Legal Description

A parcel of land located in Section 1 of Township 6 South, Range 81 West of the Sixth Principal Meridian and consisting of that portion of Homestead Entry Survey (H.E.S.) 40 and Mineral Survey 20461 Puritan Lode situated easterly of the eastern right-of-way for U.S. Highway 24 as described in the Boundary Agreement recorded July 27, 2018 at reception number 201812787 and westerly of the western right-of-way for Union Pacific Railroad, being more particularly described as follows:

Beginning along the 2-3 line of said H.E.S. 40 S 20°12'45" W a distance of 192.30 feet from Corner No. 2 of said H.E.S. 40, whence the Southwest corner of said Section 36 being a 2-1/2 inch GLO Brass Cap bears N 52°43'19" W a distance of 5,128.97 feet;

thence along said 1-2 line of said Mineral Survey 20461 Puritan Lode N 59°22'30" E a distance of 155.38 feet to a point on the western right-of-way of the Union Pacific Railroad as described in D&RGW Right-of-Way and Track Map dated June 30, 1919; thence along said western right-of-way of the Union Pacific Railroad the following two courses:

1. 26.42 feet along the arc of a non tangent curve to the right having a radius of 2408.63 feet, a central angle of 00°37'43", and the chord bears S14°03'37" W a distance of 26.42 feet;

2. 184.39 feet along the arc of a tangent curve to the right having a radius of 58445.82 feet, a central angle of 00°10'51", and the chord bears S14°27'54" W a distance of 184.39 feet to a point on the 2-3 line of the Mineral Survey 20461 Puritan Lode;

thence along said 2-3 line of the Mineral Survey 20461 Puritan Lode N 45°06'44" W a distance of 131.43 feet to the 2-3 line of said H.E.S. 40; thence along said 2-3 line of said H.E.S. 40 N 20°12'45" E a distance of 35.54 feet to the point of beginning, District No. 4 containing 0.31 acres more or less.

EXHIBIT A-2

INCLUSION AREA BOUNDARY MAP AND LEGAL DESCRIPTION

Battle North Metropolitan District Inclusion Area Map

BATTLE NORTH LLC

GAMBA & ASSOCIATES, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
970/945-2550 WWW.GAMBAENGINEERING.COM
1001 GRAND AVE., UNIT 003 P.O. BOX 1458 GLENWOOD SPRINGS, CO 81602

EXHIBIT 1
METRO DISTRICT INCLUSION AREA

SCALE: 1" = 400'
DATE: 12 JANUARY 2024
DRAWN BY: BK
SHEET: 1 OF 1
PROJECT: 05554-04
CHKD BY: MJG
DRAWING: Battle North LLC Exhibit with New Parcel 4 - 20240112.dwg
DIRECTORY: R:\GWY\05554\2024\Exhibit 1 Inclusion Area Map\Exhibit 1 Inclusion Area Map.dwg

SHEET NO. 1

REV NO. | DATE | REVISION | MADE BY | CHKD BY | APPD BY

Parcels 9, 10, 12, 13, 14, 15, and 16 Legal Description

A parcel of land located in Sections 1, 2, 11 and 12 of Township 6 South, Range 81 West of the Sixth Principal Meridian and Section 36 of Township 5 South, Range 81 West of the Sixth Principal Meridian and consisting of the following parcels: Mineral Survey 20712 - Treasury Vault Mill Site, Mineral Survey 20712 - Gold Star Mill Site, H.E.S. 41, Mineral Survey 20745 - Mars Mill Site; along with those portions of the following parcels situated westerly of the western right-of-way for U.S. Highway 24 as described in the Boundary Agreement recorded July 27, 2018 at reception number 201812787 and westerly of the western right-of-way for the Union Pacific Railroad as described in the D&RGW Right-of-Way and Track Map dated June 30, 1919: Nelson Addition (Book 131 Page 76), H.E.S. 46, Mineral Survey 19500 - Brooklyn Placer, Mineral Survey 20043 - May No. 5 Lode, Mineral Survey 20257 – May No. 14 and May No. 15, Mineral Survey 20461 - Ruby Lode, H.E.S. 40 and Mineral Survey 19856 - River Bend Mill Site; and excepting the parcel described in Book 380 Page 574; being more particularly described as follows:

Beginning at the Southwesterly corner of a parcel of land described in Book 131 page 76 said point also being the Southwest corner of said Section 36 being a 2-1/2 inch GLO Brass Cap found in place whence the South Quarter corner of said Section 36 being a 2-1/2 inch GLO Brass Cap found in place bears N 89°58'35" E a distance of 2,694.09 feet; thence the following five courses along the northwesterly boundary of said parcel described in Book 131 page 76:

1. N 00°20'54" W a distance of 99.96 feet along the west line of said Section 36;

2. N 28°13'18" E a distance of 715.35 feet;

3. N 57°23'50" E a distance of 557.58 feet;

4. N 70°47'50" E a distance of 762.18 feet;

5. N 89°56'50" E a distance of 491.16 feet to a point on said westerly right-of-way of U.S. Highway 24;

thence the following four courses along said westerly right-of-way of U.S. Highway 24:

1. 57.85 feet along the arc of a non tangent curve to the left having a radius of 756.30 feet, a central angle of 04°22'58", and the chord bears S30°36'24" E a distance of 57.84 feet;

2. S 32°47'53" E a distance of 199.00 feet;

3. 228.45 feet along the arc of a non tangent curve to the right having a radius of 2,825.00 feet, a central angle of 04°38'00", and the chord bears S 30°28'53" E a distance of 228.39 feet;

4. S 28°09'53" E a distance of 895.89 feet to a point on the easterly boundary of said parcel described in Book 131 page 76;

thence along said easterly boundary S 00°10'02" W a distance of 77.04 feet to the South Quarter corner of said Section 36 being a 2-1/2 inch GLO Brass Cap found in place said point also being Angle Point 1 of Homestead Entry Survey (H.E.S.) No. 46, Township 6 South, Range 81 West of the Sixth Principal Meridian; thence along line 1-2 of said H.E.S. No. 46 S 89°38'32" E a distance of 41.61 feet to a point on said westerly right-of-way of U.S. Highway 24; thence the following two courses along said westerly right-of-way of U.S. Highway 24:

1. S 28°09'53" E a distance of 149.51 feet;

2. S 27°31'53" E a distance of 807.36 feet to a point on line 1-2 of Homestead Entry Survey (H.E.S.) No. 40 Township 6 South, Range 81 West of the Sixth Principal Meridian;

thence along said line 1-2 of H.E.S. No. 40 S 21°45'15" E a distance of 1,161.84 feet to a point on line 1-2 of Mineral Survey 20461 “Ruby Lode”; thence along said line1-2 of Mineral Survey 20461 “Ruby Lode” N 59°21'27" E a distance of 100.96 feet to a point on said westerly right-of-way of U.S. Highway 24; thence the following six courses along said westerly right-of-way:

1. S 24°22'53" E a distance of 31.22 feet;

2. 76.61 feet along the arc of a tangent curve to the left having a radius of 800.00 feet, a central angle of 05°29'13", and the chord bears S 27°07'29" E a distance of 76.58 feet;

3. 75.27 feet along the arc of a tangent curve to the right having a radius of 800.00 feet, a central angle of 05°23'27", and the chord bears S 27°10'22" E a distance of 75.24 feet;

4. S 24°28'38" E a distance of 57.10 feet;

5. S 24°28'38" E a distance of 79.86 feet;

6. 436.38 feet along the arc of a non tangent curve to the right having a radius of 915.00 feet, a central angle of 27°19'32", and the chord bears S 10°48'52" E a distance of 432.26 feet to a point on line 2-3 of said Mineral Survey 20461 “Ruby Lode”;

thence along said 2-3 line of Mineral Survey 20461 “Ruby Lode” N 53°55'33" W a distance of 74.99 feet to a point on said line 1-2 of H.E.S. No. 40; thence along said line 1-2 of H.E.S. No. 40 S 21°45'15" E a distance of 140.75 feet to a point on said westerly right-of-way of U.S. Highway 24; thence the following six courses along said westerly right-of-way of U.S. Highway 24:

1. 262.58 feet along the arc of a non tangent curve to the right having a radius of 915.00 feet, a central angle of 16°26'33", and the chord bears S16°31'05" W a distance of 261.68 feet;

2. S 24°44'22" W a distance of 216.35 feet;

3. S 35°45'52" W a distance of 205.41 feet;

4. S 14°36'41" W a distance of 532.15 feet;

5. S 01°15'08" E a distance of 429.27 feet;

6. S 01°25'41" W a distance of 268.53 feet to a point on line 3-4 of said H.E.S. No. 40;

thence along said 3-4 line of H.E.S. No. 40 S 33°56'45" W a distance of 246.93 feet to Angle Point 4 of said H.E.S. No. 40 said point also being Angle Point 8 of Homestead Entry Survey (H.E.S.) No. 41, Township 6 South, Range 81 West of the Sixth Principal Meridian; thence along line 7-8 of said H.E.S. No. 41 S 08°01'50" E a distance of 294.82 feet to the center of the Eagle River; thence the following two courses along said center of the Eagle River:

1. S 58°05'40" W a distance of 123.33 feet;
2. N 88°07'28" W a distance of 361.22 feet;

Thence leaving the center of the Eagle River N 0°00'00" E a distance of 157.44 feet to the right of way centerline of Tigiwon Road; thence the following two courses along said Tigiwon Road right-of-way centerline;

1. N 27°18’00” E a distance of 610.80 feet;
2. 153.15 feet along the arc of a non-tangent curve to the right having a radius of 286.50, a central angle of 30°37’40”, and the chord bears S 42°37’30” W a distance of 151.33 feet;

Thence leaving said Tigiwon Road right-of-way centerline S 44°54’07” E a distance of 66.71 feet; thence N 74°17’56” W a distance of 41.21 feet to a point on the southerly boundary of the Dam Parcel as described in the Special Warranty Deed recorded in the Eagle County Clerk and Recorder’s office February 10, 2022 at reception number 202202329;

thence along said westerly boundary of the Dam Parcel the following four courses;

1. thence N 34°56'03” E a distance of 213.62 feet
2. thence N 00°00’00” W a distance of 181.43 feet;
3. thence N 22°22'09" E a distance of 746.23 feet;
4. thence N 61"06'46" W a distance of 234.05 feet to a point on the northeasterly corner of the Reservoir Parcel;

thence along said southerly boundary of the Reservoir Parcel the following five courses;

1. thence N 3°57'24” W a distance of 107.38 feet;
2. thence N 70°32'11” W a distance of 192.32 feet;
3. thence S 77°20'34” W a distance of 590.72 feet;
4. thence S 62°05'59” W a distance of 597.19 feet;
5. thence S 29°33'21” W a distance of 904.04 feet;

Thence leaving the southerly boundary of the Reservoir Parcel S 60°17'10" W a distance of 176.92 feet to Angle Point 1 of H.E.S. 41, said point also being Angle Point 5 of H.E.S. No. 40;

thence the following two courses along said H.E.S. No. 40:

1. along line 5-6 N 23°21'23" E a distance of 1,564.21 feet to Angle Point 6;

2. along line 6-7 N 25°10'25" W a distance of 707.61 feet to Angle Point 2 of Mineral Survey 20712 “Gold Star Mill Site”;

thence along line 2-3 of said Mineral Survey 20712 “Gold Star Mill Site” N 67°56'00" W a distance of 967.24 feet to Angle Point 3 of said Mineral Survey 20712 “Gold Star Mill Site” said point also being Angle Point 3 of Mineral Survey 20712 “Treasury Vault Mill Site”; thence along line 3-4 of said Mineral Survey 20712 “Treasury Vault Mill Site” N 67°56'00" W a distance of 403.10 feet to Angle Point 4 of said Mineral Survey 20712 “Treasury Vault Mill Site” said point also being on line 3-4 of said H.E.S. No. 46; thence along line 3-4 of said H.E.S. No. 46 N 69°12'00" E a distance of 553.58 feet to a point on a parcel described in Book 380 Page 574;

thence the following three courses along the easterly boundary of said parcel described in Book 380 Page 574:

1. N 34°17'20" E a distance of 269.23 feet;

2. N 33°47'30" W a distance of 346.69 feet;

3. N 59°40'30" W a distance of 214.88 feet to a point on the westerly boundary of the 50’ wide Eagle County School District RE 50J Access and Utility Easement described in BK 424, PG 977; thence the following three courses along the westerly boundary of said Access and Utility Easement:

1. thence N53°00'19"E a distance of 37.39 feet;
2. thence 75.67 feet along the arc of a tangent curve to the left having a radius of 151.89, a central angle of 28°32’43”, and the chord bears S38°43’55” W a distance of 74.89 feet;
3. N24°27'33"E a distance of 41.63 feet;

Thence N59°40'30” W a distance of 636.52 along the northerly boundary of Parcel 11to a point;

Thence N 00°15'50" E a distance of 285.80 feet to a point on line 1-7 of said H.E.S. No. 46 said point also being on the South line of said Section 36;

thence along said line 1-7 of H.E.S. No. 46 S 89°58'35" W a distance of 420.19 feet to the point of beginning, the Main Metro District Parcel containing 219.92 acres more or less.

Parcel 3 Legal Description

An area of land located in H.E.S. 41 as patented March 7, 1912, MS 19500 Brooklyn Placer as patented November 18, 1916, and MS 20745 Mars Mill Site as patented March 3, 1954, in Sections 2 and 11 of Township 6 South, Range 81 West of the Sixth Principal Meridian, Eagle County, Colorado.

Beginning at corner number 2 of Mars Mill Site 20745, said corner being on the southerly line of H.E.S No. 41; whence the Southwest corner of Section 36 being a 2-1/2 inch GLO Brass Cap found in place bears N 13°24'05" W a distance of 6473.88 feet; thence along the 5-6 line of said H.E.S. 41 N 79°06'56" W a distance of 167.22 feet to the southeast corner of the Highlands 2 Parcel; thence along the easterly boundary of said Highlands 2 Parcel the following six courses:

1. N 15°13'47" W a distance of 247.86 feet;

2. N 17°58'47" W a distance of 88.45 feet;

3. N 30°17'18" W a distance of 151.62 feet;

4. N 35°17'22" W a distance of 95.77 feet;

5. N 15°16'35" W a distance of 182.95 feet;

6. N 01°40'27" W 206.83 to the southeast corner of the Cross Creek Parcel, said parcel being described in the Special Warranty Deed recorded in the Eagle County Clerk and Recorder's office February 10, 2022 at reception number 202202329, point also being the southeast corner of the Highlands 1 Parcel;

Thence along the easterly boundary of said Highlands 1 Parcel, N 01°40'27" W a distance of 281.58 feet to the southeast corner of the Soil Processing Parcel; thence along the easterly boundary of said Soil processing Parcel the following two courses:

N 30°25'30" E a distance of 176.18 feet;

N 19°01'53" E a distance of 101.06 feet to the southern corner of the Inlet Parcel as described in the Special Warranty Deed recorded in the Eagle County Clerk and Recorder's office February 10, 2022 at reception number 202202329 and the Affidavit Concerning Conflicts in Descriptions of Land and Scrivener's Errors recorded in the Eagle County Clerk and Recorder's office February 24, 2022 at reception number 202203221; thence along the southerly boundary of said Inlet Parcel the following sixteen courses;

1. N 19°01'53" E a distance of 43.82 feet;

2. N 10°13'05" E a distance of 16.93 feet;

3. N 24°43'37" W a distance of 4.16 feet;

4. N 02°34'28" W a distance of 35.56 feet;

5. N 17°36'42" E a distance of 48.19 feet;

6. N 23°06'54" E a distance of 18.18 feet;

7. N 10°13'05" E a distance of 23.36 feet;

8. N 51°21'28" E a distance of 119.19 feet;

9. N 80°01'14" E a distance of 226.60 feet;

10. S 75°30'49" E a distance of 119.31 feet;

11. N 89°25'59" E a distance of E 86.49 feet;

12. N 22°13'41" E a distance of 75.43 feet;

13. S 87°20'19" E a distance of 40.88 feet;

14. S 43°32'09" E a distance of 87.98 feet;

15. N 87°52'49" E a distance of 180.21 feet;

16. N 66°03'04" E a distance of 219.52 feet to a point on the westerly boundary of the Reservoir South Parcel;

thence along the westerly boundary of said Reservoir South Parcel the following twelve courses:

1. S 47°44'40" E a distance of 29.71 feet;

2. S 22°14'32" E a distance of 43.86 feet;

3. S 46°45'14" E a distance of 22.10 feet;

4. S 73°08'12" E a distance of 63.94 feet;

5. S 89°10'25" E a distance of 55.31 feet;

6. S 59°40'34" E a distance of 43.18 feet;

7. S 01°52'44" E a distance of 35.14 feet;

8. S 35°09'05" W a distance of 121.47 feet;

9. S 00°21'34" W a distance of 60.72 feet;

10. S 19°31'34" E a distance of 142.83 feet;

11. S 15°46'39" E a distance of 348.63 feet;

12. S 29°14'17" E a distance of 40.16 feet to the center of the Eagle River;

Thence along the center of said Eagle River the following ten courses:

1. S 33°39'49" W a distance of 288.54 feet;

2. S 38°27'21" W a distance of 172.00 feet;

3. S 19°18'51" W a distance of 106.00 feet;

4. S 07°08'39" E a distance of 140.00 feet;

5. S 24°25'48" E a distance of 132.00 feet;

6. S 11°21'54" E a distance of 374.00 feet;

7. S16°33'40"E a distance of 326.72 feet;

8. S15°15'48"E a distance of 154.00 feet;

9. S02°48'58"E a distance of 158.00 feet;

10. S 39°00'16" E a distance of 132.00 feet;

thence leaving the center of the Eagle River S 53°11'20" E 209.22 to a point on the westerly right-of-way of the Union Pacific Railroad as described in the D&RGW Right-of-Way and Track Map dated June 30, 1919; and also described on the Battle Mountain North Land Survey Plat recorded in the Eagle County Clerk and Recorder's office, August 22, 2018 at reception number 201814343; thence the following seven courses along said westerly right-of-way of the Union Pacific Railroad:

1. 37.95 feet along the arc of a non-tangent curve to the left having a radius of 836.49 feet, a central angle of 02°35'59", and the chord bears S 13°13'46" W a distance of 37.95 feet, said curve being parallel to and offset 100.00-feet westerly from the centerline of the eastern corridor of said Union Pacific Railroad;

2. 47.98 feet along the arc of a tangent curve to the left having a radius of 3,919.72 feet, a central angle of 00°42'05", and the chord bears S 11°34'45" W a distance of 47.98 feet, said curve being parallel to and offset 100.00-feet westerly from the centerline of the eastern corridor of said Union Pacific Railroad;

3. S 30°39'47" W a distance of 44.76 feet;

4. 141.71 feet along the arc of a tangent curve to the left having a radius of 4,816.15 feet, a central angle of 01°41'09", and the chord bears S 29°49'13" W a distance of 141.71 feet;

5. 577.96 feet along the arc of a tangent curve to the left having a radius of 873.26 feet, a central angle of 37°55'13", and the chord bears S 10°01'01" W a distance of 567.46 feet;

6. 132.72 feet along the arc of a tangent curve to the left having a radius of 2,684.59 feet, a central angle of 02°49'57", and the chord bears S 10°21'34" E a distance of 132.70 feet;

7. S 11°46'32" E a distance of 338.53 feet to a point on line 5-6 of Mineral Survey 19500 "Brooklyn Placer";

thence along said line 5-6 of Mineral Survey 19500 "Brooklyn Placer" N 16°11'23" W a distance of 982.56 feet to Angle Point 6 of said Mineral Survey 19500 "Brooklyn Placer"; thence along line 6-7 of said Mineral Survey 19500 "Brooklyn Placer" N 12°07'10" W a distance of 494.47 feet to Angle Point 3 of Mineral Survey 20745 "Mars Mill Site"; thence along line 2-3 of said Mineral Survey 20745 "Mars Mill Site" N 45°47'44" W a distance of 1,091.01 feet to the point of beginning containing 65.35 acres more or less.

Parcel 7 Legal Description

A parcel of land located in Section 1 of Township 6 South, Range 81 West of the Sixth Principal Meridian and consisting of that portion of Homestead Entry Survey (H.E.S.) 40 and Mineral Survey 20461 Puritan Lode situated easterly of the eastern right-of-way for U.S. Highway 24 as described in the Boundary Agreement recorded July 27, 2018 at reception number 201812787 and westerly of the western right-of-way for Union Pacific Railroad, being more particularly described as follows:

Beginning at Corner No. 2 of said H.E.S. 40, whence the Southwest corner of said Section 36 being a 2-1/2 inch GLO Brass Cap bears N 52°43'19" W a distance of 5,128.97 feet; thence along the 2-3 line of said H.E.S. 40 S 20°12'45" W a distance of 192.30 feet to a point on the1-2 line of Mineral Survey 20461 Puritan Lode; thence along said 1-2 line of said Mineral Survey 20461 Puritan Lode N 59°22'30" E a distance of 155.38 feet to a point on the western right-of-way of the Union Pacific Railroad as described in D&RGW Right-of-Way and Track Map dated June 30, 1919; thence along said western right-of-way of the Union Pacific Railroad the following two courses:

1. 26.42 feet along the arc of a non tangent curve to the right having a radius of 2408.63 feet, a central angle of 00°37'43", and the chord bears S14°03'37" W a distance of 26.42 feet;

2. 184.39 feet along the arc of a tangent curve to the right having a radius of 58445.82 feet, a central angle of 00°10'51", and the chord bears S14°27'54" W a distance of 184.39 feet to a point on the 2-3 line of the Mineral Survey 20461 Puritan Lode;

thence along said 2-3 line of the Mineral Survey 20461 Puritan Lode N 45°06'44" W a distance of 131.43 feet to the 2-3 line of said H.E.S. 40; thence along said 2-3 line of said H.E.S. 40 S 20°12'45" W a distance of 927.03 feet to a point on the eastern right-of-way of U.S. Highway 24; thence the following four courses along said eastern right-of-way of U.S. Highway 24:

1. N 01°30'38" W a distance of 546.66 feet;

2. 309.80 feet along the arc of a tangent curve to the right having a radius of 676.20 feet, a central angle of 26°15'00", and the chord bears N 11°36'52" E a distance of 307.10 feet;

3. N 24°44'22" E a distance of 422.47 feet;

4.160.49 feet along the arc of a non tangent curve to the left having a radius of 994.91 feet, a central angle of 09°14'33", and the chord bears N 20°07'14" E a distance of 160.32 feet to a point on the 1-2 line of said H.E.S. 40;

thence along said 1-2 line of said H.E.S. 40 S 21°45'15" E a distance of 321.76 feet; to the point of beginning, Parcel 7 containing 5.57 acres more or less.

EXCEPTING OUT THE INITIAL BOUNDARY LEGAL DESCRIPTIONS IN EXHIBIT A-1 OF THIS SERVICE PLAN

EXHIBIT B

RESTRICTED PARCELS

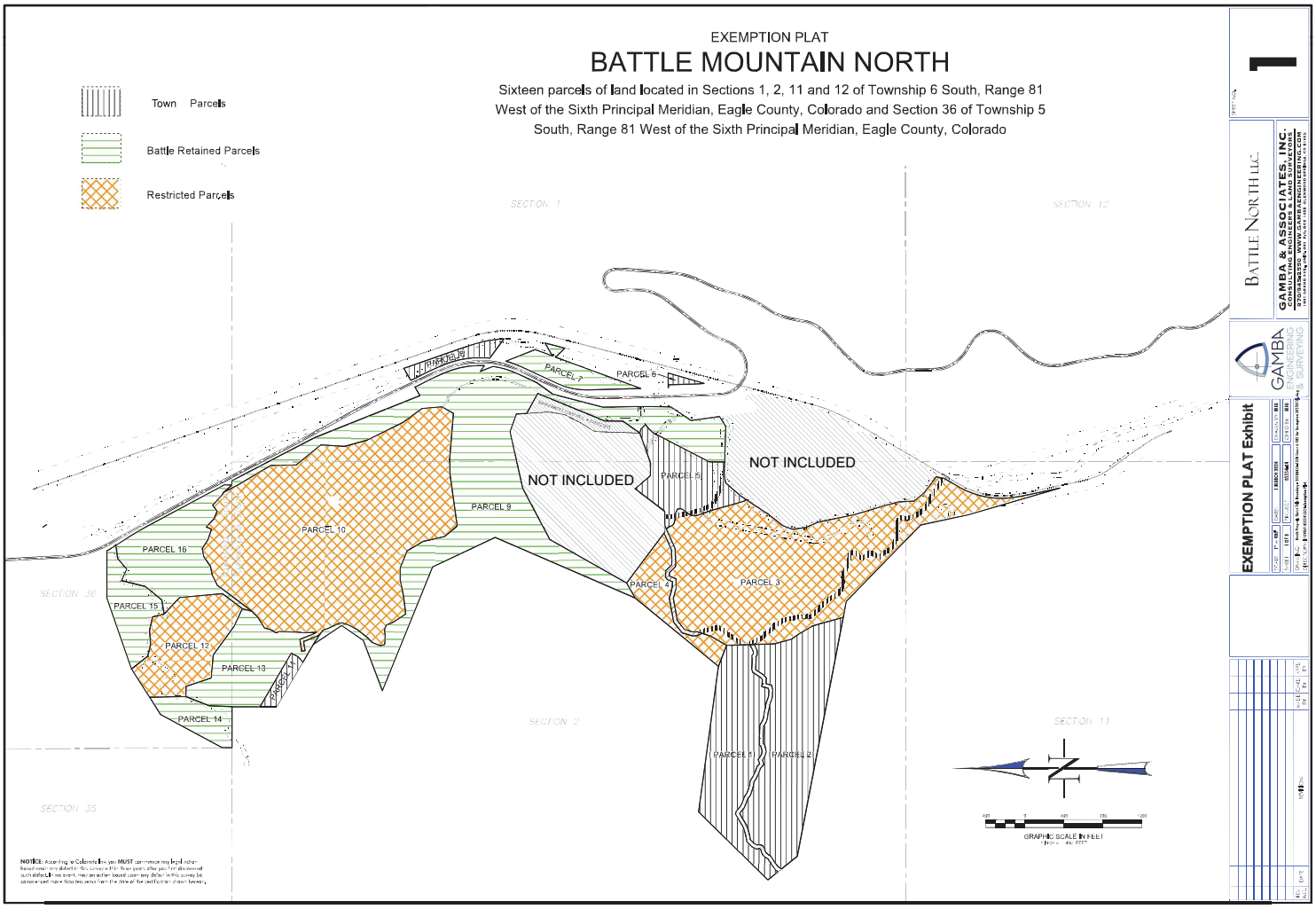

EXEMPTION PLAT
BATTLE MOUNTAIN NORTH
Sixteen parcels of land located in Sections 1, 2, 11 and 12 of Township 6 South, Range 81 West of the Sixth Principal Meridian, Eagle County, Colorado and Section 36 of Township 5 South, Range 81 West of the Sixth Principal Meridian, Eagle County, Colorado
Town Parcels
Battle Retained Parcels
Restricted Parcels
SECTION 1
SECTION 12
SECTION 36
SECTION 2
SECTION 11
SECTION 35
PARCEL 16
PARCEL 7
PARCEL 5
PARCEL 10
PARCEL 9
PARCEL 15
PARCEL 12
PARCEL 13
PARCEL 14
PARCEL 4
PARCEL 2
PARCEL 3
PARCEL 1
PARCEL 11
NOT INCLUDED
NOT INCLUDED
GRAPHIC SCALE IN FEET
BATTLE NORTH LLC.
GAMBA & ASSOCIATES, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
EXEMPTION PLAT Exhibit

EXHIBIT C-1

CAPITAL COST ESTIMATES

To: Tim McGuire, Battle Mountain Development

From: W. Sam Otero, P.E., NKE Engineering

Date: June 4, 2024

Re: Battle North Metro District Conceptual Costs

At your request, I am providing the following memo is in response to conceptual costing comments provided by the Town of Minturn (Town) in a May 17, 2024 memo from James Mann regarding the proposed Battle North Metro District.

NKE Engineering has reviewed the public infrastructure needs for the Project and has assessed the reasonableness of the cost estimates included in the Service Plan. In support of the cost estimates included with the Service Plan for Phase 1 (Maloit area) and Phase 2 (Reservoir area) of the proposed development, we have provided Conceptual Water, Sewer, Drainage, and Transportation plans to add clarity to the provided preliminary information.

NKE concludes that the Conceptual Water, Sewer, Drainage and Transportation plans, together with the cost estimates provided in the Service Plan, are reasonable and appropriate for the Project. The Conceptual Overviews proposed, present alignments of roads and related buried water and sewer mains, and general site drainage for potential development scenarios of the site. While it is likely that final plans could vary from what is shown, it is not expected that significant variations will occur as I have run countless development scenarios based on past and existing site conditions. A 15% inflation factor and a contingency are carried for the cost estimates due to the preliminary nature of the plans and uncertainty of future construction costs.

The Conceptual Overviews and associated cost estimate included with the Service Plan consist of the following allocations for Phase 1 (one can similarly summarize the costs for Phase 2 included in the Service Plan):

- Approximately $500k in general site conditions including mobilization, traffic control and landscaping;
- Approximately $1.2 million for overall mass grading which includes over 40,000 cy of fill placement
- Approximately $2.0 million for new sewer mains and manholes including 2,265 linear feet of buried primary main, 5,720 linear feet of buried development area sewer mains, associated manholes and necessary taps for each unit;
- Approximately $2.6 million for new water mains and fire hydrants including 8,340 linear feet of buried water primary and development area mains, fire hydrants, associated valves, and taps for each unit;
- Approximately $1.95 million for new roads, subgrade and limited sidewalks including approximately 7,500 linear feet of roadway; and
- Approximately $400k for new trails and parking.

The May 17th memo indicates that there are several line items, including public transportation bus stops, Hwy 24 improvements, and water treatment infrastructure that information is incomplete other than an estimate of

costs. Battle North is providing with this memo Conceptual Infrastructure plans as well as the following comments to provide additional context:

- The concept plan shows a roundabout that may or may not be required depending on CDOT's intersection requirements which will be based on the final traffic studies for the site (including any proposed School District development). A preliminary allocation of $2.3 million for this improvement has been included with the budget. However, it should be noted that should a full roundabout be required to meet CDOT's Level of Service for this intersection in the future at full build out, the costs could be higher than what has been allocated. Accordingly, to ensure intersection safety in the interim conditions, the improvements will be properly phased and the preliminary allocation for these improvements area within the included budget.
- A bus stop location is shown on the conceptual plan, due to the importance of public transportation and the presence of the school in this area, the developer has assumed the Town would be in favor of a covered bus stop and small public parking area in this location. An allocation of $1.15 million has been included in the attached budget for these proposed improvements.
- The Town is requiring the developer to construct a project-specific water treatment plant sized to support the proposed development. A 250 GPM package plant has been specified for the project, including intake, pre-treatment storage and a 400k storage tank placed on developer owned land. The Town has indicated to the developer that the $11 million dollar budget being carried for this work may be insufficient based on information they have gathered for the Town's plant improvements. The actual costs to construct the water treatment plant will not be known until final design is completed and bids are received. The developer will be responsible for any costs not funded by the Districts.

NKE has been involved in the Project since 2004, and is confident in the conceptual layout public infrastructure based on extensive knowledge of site conditions, and the associated conceptual cost estimates. It is noted that the Town will ultimately review and approve plans for public infrastructure, which will require updated and detailed cost estimates. To the extent the Districts are not able to fund all of the eligible public infrastructure costs, the Developer will provide funding, as is customarily the case.

Battle North LLC - Phase 1 - Maloit Park Development

Item No.	Description	QTY	Unit	Unit Cost (Typical)	Cost (+ 15% Inflation Factor)	% of Total Project Cost
GENERAL						
G1	Mobilization	1	LS	$85,000	*$97,750*	*0.4%*
G2	Mud Tracking Mitigation	1	LS	$6,000	*$6,900*	*0.0%*
G3	Erosion Control - Silt Fencing	6,000	LF	$3.50	*$24,150*	*0.1%*
G4	Erosion Control - Silt Logs	400	EA	$34.00	*$15,640*	*0.1%*
G5	Traffic Control - Barricades & Signage +	1	LS	$90,000	*$103,500*	*0.4%*
G6	Street Signs	18	EA	$550	*$11,385*	*0.0%*
G7	Revegatation (Dryland)	5	AC	$1,700	*$9,775*	*0.0%*
G8	Permenent Turf Reinforcement	10,000	SY	$12.00	*$138,000*	*0.5%*
G9	Temporary Turf Reinforcement	2,200	SY	$9.00	*$22,770*	*0.1%*
G10	Guard Rail	250	LF	$160	*$46,000*	*0.2%*
G11	Pavement Striping	1	LS	$2,500	*$2,875*	*0.0%*
G12	Landscape	1	LS	$45,000	*$51,750*	*0.2%*
			Item Subtotal		*$530,495*	*1.9%*
EARTHWORK						
D1	Top Soil Removal & Replacement	5,000	CY	$22.50	*$129,375*	*0.5%*
D2	Site Excavation (Cut/Fill & Compaction)	12,500	CY	$22.00	*$316,250*	*1.1%*
D3	Fill Import (from Reservoir Site)	30,000	CY	$22.00	*$759,000*	*2.7%*
			Item Subtotal		$1,204,625	*4.4%*
SANITARY SEWER						
S1	8" PVC Sewer Main	5,720	LF	$91	*$598,598*	*2.2%*
S2	10" PVC Sewer Main	2,265	LF	$125	*$325,594*	*1.2%*
S3	4' Dia Concrete Manhole	25	EA	$5,800	*$166,750*	*0.6%*
S4	4' Dia Concrete Manhole w/Cast-Inplace Base	0	EA	$8,600	*$0*	*0.0%*
S5	Core Existing Manhole for New 8" pipe	2	EA	$6,500	*$14,950*	*0.1%*
S6	4" PVC Sewer Service	150	EA	$3,600	*$621,000*	*2.2%*
S7	Manhole Removal	2	EA	$2,600	*$5,980*	*0.0%*
S8	Plug Abandond Sewer Main Pipe Ends	0	EA	$1,000	*$0*	*0.0%*
S9	Manhole Cone Rotation, Adjust Rim & New	4	EA	$2,600	*$11,960*	*0.0%*
S10	Manhole Rim Elev Adjustment	4	EA	$600	*$2,760*	*0.0%*
			Item Subtotal		*$1,747,592*	*6.3%*
POTABLE WATER						
W1	8" Tee Connection w/8" GV and 10"x8" Reducer	4	EA	$22,000	*$101,200*	*0.4%*
W2	8" Tee Connection w/Two 8" GV's & Plug	1	EA	$16,000	*$18,400*	*0.1%*
W3	8" C900 Water Main (includes fittings &	8,340	EA	$120.00	*$1,150,920*	*4.2%*
W4	8" Gate Valve	8	EA	$3,600	*$33,120*	*0.1%*
W5	Sleeve & Insulation for SewerLine Crossings	150	LF	$200	*$34,500*	*0.1%*
W6	Fire Hydrant w/ GV, C900 Pipe, Tee, Restraints	23	EA	$10,800	*$285,660*	*1.0%*
W7	PureCore Water Service w/Wettap, Saddle,Corp	150	EA	$5,600	*$966,000*	*3.5%*
W8	Air Vac Valve w/ Vault, fittings, service line &	1	EA	$8,000	*$9,200*	*0.0%*
			Item Subtotal		*$2,599,000*	*9.4%*
POTABLE WATER PLANT						
WTP1	400,000 Gal Storage Tank	400,000	GAL	$3	*$1,380,000*	*5.0%*
WTP2	8" C900 Water Main (includes fittings &	2,975	LF	$120	*$410,550*	*1.5%*
WTP3	Package Water Treatment Plant (250 GPM)	1	EA	$5000000	*$5,750,000*	*20.8%*
WTP4	Site Prep	1	EA	$250000	*$287,500*	*1.0%*
WTP5	WTP Building	1	EA	$1500000	*$1,725,000*	*6.2%*
WTP6	Intake / lift station / pretreatment storage	1	LS	$1000000	*$1,150,000*	*4.2%*
WTP7	Meter/Valve Vault (includes, fiittings, Valves,	1	LS	$250,000	*$287,500*	*1.0%*
			Item Subtotal		*$10,990,550*	*39.8%*

Battle North LLC - Phase 1 - Maloit Park Development						
Item No.	*Description*	*QTY*	Unit	Unit Cost (Typical)	*Cost (+ 15% Inflation Factor)*	*% of Total Project Cost*
DRAINAGE						
D1	18" Nominal Angular RipRap	200	Ton	$154.00	*$35,420*	*0.1%*
D2	Concrete Headwall & Wingwall Structures for	1	EA	$11,000	*$12,650*	*0.0%*
D3	24" RCP Culvert	40	LF	$165	*$7,590*	*0.0%*
D4	18" ADS-N12 Culvert	1500	LF	$120	*$207,000*	*0.7%*
D5	18" Flared End Sections	6	EA	$480	*$3,312*	*0.0%*
D6	Type R Inlet w/Snout & Bio-skirts	15	EA	$11,500	*$198,375*	*0.7%*
D7	Nyloplast Single Inlet w Snout & Bio-skirts	2	EA	$9,000	*$20,700*	*0.1%*
D8	Nyloplast Double Inlet w Snout & Bio-skirts	2	EA	$13,250	*$30,475*	*0.1%*
D9	Ditch Gabion Check Dams	48	EA	$725	*$40,020*	*0.1%*
			Item Subtotal		*$555,542*	*2.0%*
UTILITY RELOCATION						
U1	Relocated Gas Transmission Line	1	EA	$550000	*$632,500*	*2.3%*
U2	Primary Elect/Comm lines/Trench Exc &	8,500	LF	$25	*$0*	*0.0%*
U3	Electric Transformers/Vault install	50	EA	$1,200	*$0*	*0.0%*
U5	Gas line Trenching	2,500	LF	$20	*$0*	*0.0%*
			Item Subtotal		*$632,500*	*2.3%*
ROADS, CURB & Apron, Pans & Sidewalk						
R1	Asphalt Saw Cut & Rotomill	200	LF	$22	*$5,060*	*0.0%*
R2	Maloit Road Demo & Subgrade Prep &	1,750	SY	$7	*$14,088*	*0.1%*
R3	Class 6 ABC for Roads, Drives, Curbs, Aprons,	10,525	Ton	$41	*$496,254*	*1.8%*
R4	18" Standard Vertical & Mountable Curb &	11,630	LF	$40	*$534,980*	*1.9%*
R5	12" Spill Curb Edge	5000	LF	$36	*$207,000*	*0.7%*
R6	Curb Return Apron Fillets & Valley Pans	4,500	SF	$18	*$93,150*	*0.3%*
R7	5' Sidewalk	2,869	SF	$14	*$46,191*	*0.2%*
R8	On-Site Roads ADA ramps	850	SF	$14	*$13,685*	*0.0%*
R9	3" Asphatlc Pavement	125	Ton	$180	*$25,875*	*0.1%*
R10	4" Asphatlc Pavement	3,230	Ton	$158	*$586,891*	*2.1%*
R11	Parking Areas	1,500	Ton	$159	*$274,275*	*1.0%*
R12	Public Transportation Bus Stop	1	EA	$1000000	*$1,150,000*	*4.2%*
R11	HW 24 Intersection Improvements	1	EA	$2000000	*$2,300,000*	*8.3%*
R12	Bridges	2	EA	$1500000	*$3,450,000*	*12.5%*
					$9,197,448	*33.3%*
TRAILS						
T1	Trail 53 Parking Space Site Grading/Subgrade	1	LS	$6,000	*$6,900*	*0.0%*
T2	Trail 53 Parking Space - 6" Class 6 ABC	180	Ton	$41	*$8,487*	*0.0%*
T3	ECO Trail Class 6 ABC	500	Ton	$41	*$23,575*	*0.1%*
T4	ECO Trail 3" Asphalt	150	Ton	$168	*$28,980*	*0.1%*
T5	ECO Trail ADA ramps	175	SF	$22	*$4,428*	*0.0%*
T6	ECO Trail Bridge (To be determined)	1	LS	$75,000	*$86,250*	*0.3%*
T7	Onsite 3' wide Trail (6" Compacted crusher	500	LF	$22	*$12,650*	*0.0%*
			Item Subtotal		*$171,270*	*0.6%*
				CONSTRUCTION TOTAL	*$27,629,021*	*100.0%*
OTHER SERVICES & COSTS						
A1	Construction Survey		2.0%		*$552,580*	*2.0%*
A2	Testing (water, sewer, compaction)		2.0%		*$552,580*	*2.0%*
A3	Overhead		8.0%		*$2,210,322*	*5.0%*
A4	BOND		1.5%		*$414,435*	*1.5%*
A5	Civil Engineering		4.0%		*$1,105,161*	*4.0%*
A6	Construction Observation		1.0%		*$276,290*	*1.0%*
A7	Contingincy (12%)		12.0%		*$3,315,483*	*15.0%*
			Item Subtotal		*$8,426,852*	
				TOTAL COST	*$36,055,873*	*100.0%*

Battle North LLC - Phase 2 - Reservoir Development

Item No.	Description	QTY	Unit	Unit Cost (Typical)	Cost (+ 15% Inflation Factor)	% of Total Project Cost
GENERAL						
G1	Mobilization	1	LS	$85,000	*$97,750*	*1.0%*
G2	Mud Tracking Mitigation	1	LS	$6,000	*$6,900*	*0.1%*
G3	Erosion Control - Silt Fencing	2,500	LF	$3.50	*$10,063*	*0.1%*
G4	Erosion Control - Silt Logs	200	EA	$34.00	*$7,820*	*0.1%*
G5	Traffic Control - Barricades & Signage +	1	LS	$90,000	*$103,500*	*1.0%*
G6	Street Signs	5	EA	$550	*$3,163*	*0.0%*
G7	Revegatation (Dryland)	5	AC	$1,700	*$9,775*	*0.1%*
G8	Permenent Turf Reinforcement	5,000	SY	$12.00	*$69,000*	*0.7%*
G9	Temporary Turf Reinforcement	1,000	SY	$9.00	*$10,350*	*0.1%*
G10	Pavement Striping	1	LS	$2,500	*$2,875*	*0.0%*
G11	Landscape	1	LS	$45,000	*$51,750*	*0.5%*
			Item Subtotal		*$372,945*	*3.7%*
EARTHWORK						
D1	Top Soil Removal & Replacement	2,500	CY	$22.50	*$64,688*	*0.6%*
D2	Site Excavation (Cut/Fill & Compaction)	7,500	CY	$22.00	*$189,750*	*1.9%*
D3	Fill Import (from Reservoir Site)	5,000	CY	$22.00	*$126,500*	*1.2%*
			Item Subtotal		*$380,938*	*3.7%*
SANITARY SEWER						
S1	8" PVC Sewer Main	4,895	LF	$91	*$512,262*	*5.0%*
S2	4' Dia Concrete Manhole	15	EA	$5,800	*$100,050*	*1.0%*
S3	6" Dia Force Main	4460	EA	$120	*$615,480*	*6.0%*
S4	Sewer Pump Station	1	EA	$750,000	*$862,500*	*8.5%*
S5	4" PVC Sewer Service	75	EA	$3,600	*$310,500*	*3.0%*
			Item Subtotal		*$2,400,792*	*23.5%*
POTABLE WATER						
W1	Booster Pump Station	1	EA	$500,000	*$575,000*	*5.6%*
W2	8" Tee Connection w/Two 8" GV's & Plug	4	EA	$16,000	*$73,600*	*0.7%*
W3	8" C900 Water Main (includes fittings &	6,540	EA	$120.00	*$902,520*	*8.9%*
W4	8" Gate Valve	10	EA	$3,600	*$41,400*	*0.4%*
W5	Sleeve & Insulation for SewerLine Crossings	75	LF	$200	*$17,250*	*0.2%*
W6	Fire Hydrant w/ GV, C900 Pipe, Tee, Restraints	15	EA	$10,800	*$186,300*	*1.8%*
W7	PureCore Water Service w/Wettap, Saddle,Corp	75	EA	$5,600	*$483,000*	*4.7%*
W8	Air Vac Valve w/ Vault, fittings, service line &	1	EA	$8,000	*$9,200*	*0.1%*
			Item Subtotal		*$2,288,270*	*22.4%*
DRAINAGE						
D1	18" Nominal Angular RipRap	100	Ton	$154.00	*$17,710*	*0.2%*
D2	Concrete Headwall & Wingwall Structures for	1	EA	$11,000	*$12,650*	*0.1%*
D3	24" RCP Culvert	40	LF	$165	*$7,590*	*0.1%*
D4	18" ADS-N12 Culvert	300	LF	$120	*$41,400*	*0.4%*
D5	18" Flared End Sections	4	EA	$480	*$2,208*	*0.0%*
D6	Ditch Gabion Check Dams	20	EA	$725	*$16,675*	*0.2%*
			Item Subtotal		*$98,233*	*1.0%*

Battle North LLC - Phase 2 - Reservoir Development						
Item No.	*Description*	*QTY*	Unit	Unit Cost (Typical)	*Cost (+ 15% Inflation Factor)*	*% of Total Project Cost*
ROADS, CURB & Apron, Pans & Sidewalk						
R3	Class 6 ABC for Roads, Drives, Curbs, Aprons,	15,840	Ton	$41	*$746,856*	*7.3%*
R4	18" Standard Vertical & Mountable Curb &	4,000	LF	$40	*$184,000*	*1.8%*
R5	12" Spill Curb Edge	2,000	LF	$36	*$82,800*	*0.8%*
R6	Curb Return Apron Fillets & Valley Pans	2,000	SF	$18	*$41,400*	*0.4%*
R7	5' Sidewalk	3,000	SF	$14	*$48,300*	*0.5%*
R8	On-Site Roads ADA ramps	250	SF	$14	*$4,025*	*0.0%*
R9	3" Asphatlc Pavement	125	Ton	$180	*$25,875*	*0.3%*
R10	4" Asphatlc Pavement	4,000	Ton	$158	*$726,800*	*7.1%*
R11	Parking Areas	500	Ton	$159	*$91,425*	*0.9%*
R12	Public Transportation Bus Stop	1	EA	$1000000	*$1,150,000*	*11.3%*
R11	HW 24 Intersection Improvements	1	EA	$1000000	*$1,150,000*	*11.3%*
					$4,251,481	*41.7%*
TRAILS						
T1	Trail 53 Parking Space Site Grading/Subgrade	1	LS	$6,000	*$6,900*	*0.1%*
T2	Trail 53 Parking Space - 6" Class 6 ABC	900	Ton	$41	*$42,435*	*0.4%*
T3	ECO Trail Class 6 ABC	500	Ton	$41	*$23,575*	*0.2%*
T4	ECO Trail 3" Asphalt	1500	Ton	$168	*$289,800*	*2.8%*
T5	ECO Trail ADA ramps	175	SF	$22	*$4,428*	*0.0%*
T6	Onsite 3' wide Trail (6" Compacted crusher	1500	LF	$22	*$37,950*	*0.4%*
			Item Subtotal		*$405,088*	*4.0%*
				CONSTRUCTION TOTAL	*$10,197,746*	*100.0%*
OTHER SERVICES & COSTS						
A1	Construction Survey		2.0%		*$203,955*	*2.0%*
A2	Testing (water, sewer, compaction)		2.0%		*$203,955*	*2.0%*
A3	Overhead		8.0%		*$815,820*	*8.0%*
A4	BOND		1.5%		*$152,966*	*1.5%*
A5	Civil Engineering		4.0%		*$407,910*	*4.0%*
A6	Construction Observation		1.0%		*$101,977*	*1.0%*
A7	Contingincy (30%)		30.0%		*$2,855,369*	*30.0%*
			Item Subtotal		*$4,741,952*	
				TOTAL COST	*$14,939,698*	*100.0%*

EXHIBIT C-2

CONCEPTUAL WATER IMPROVEMENTS MAP

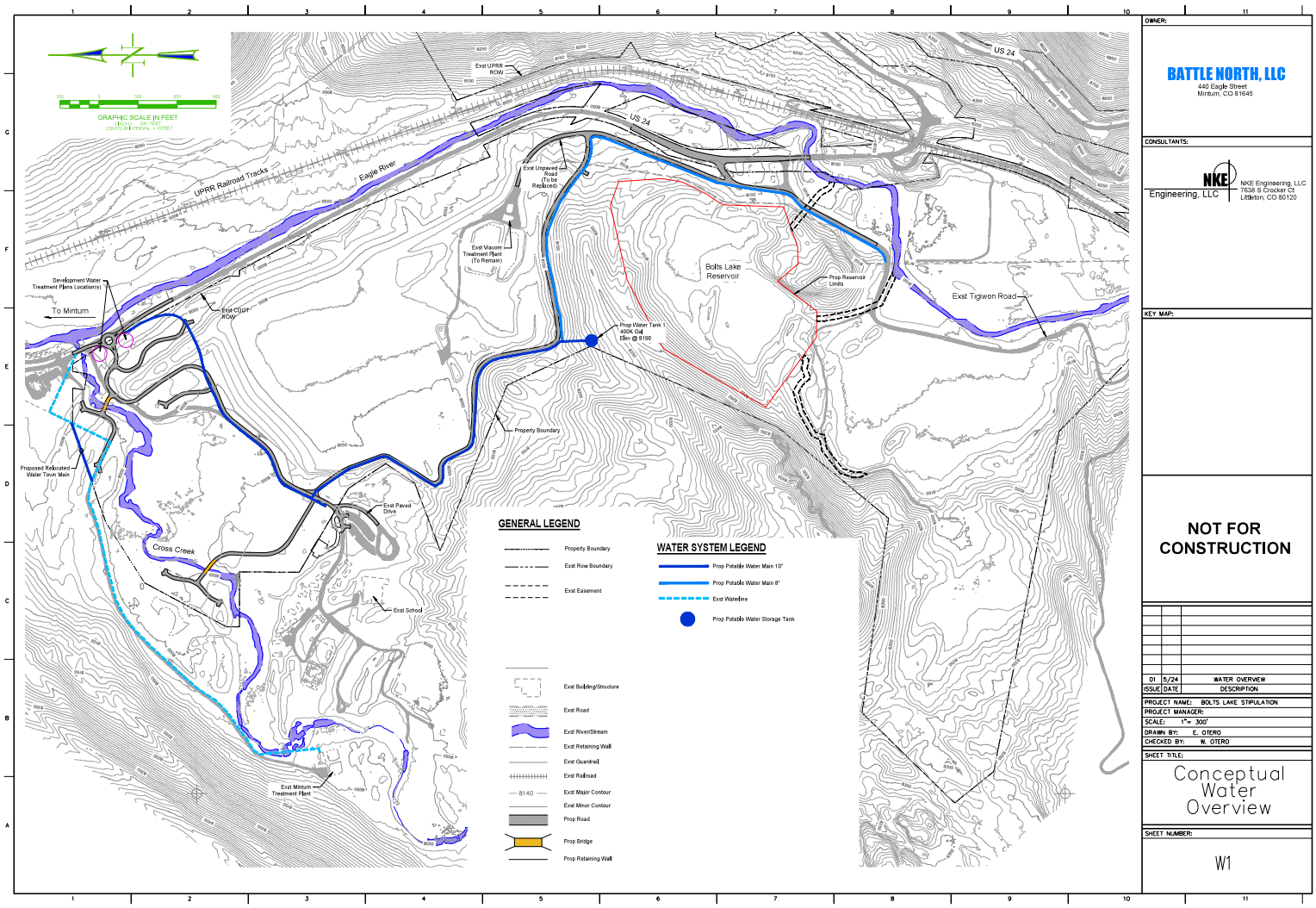
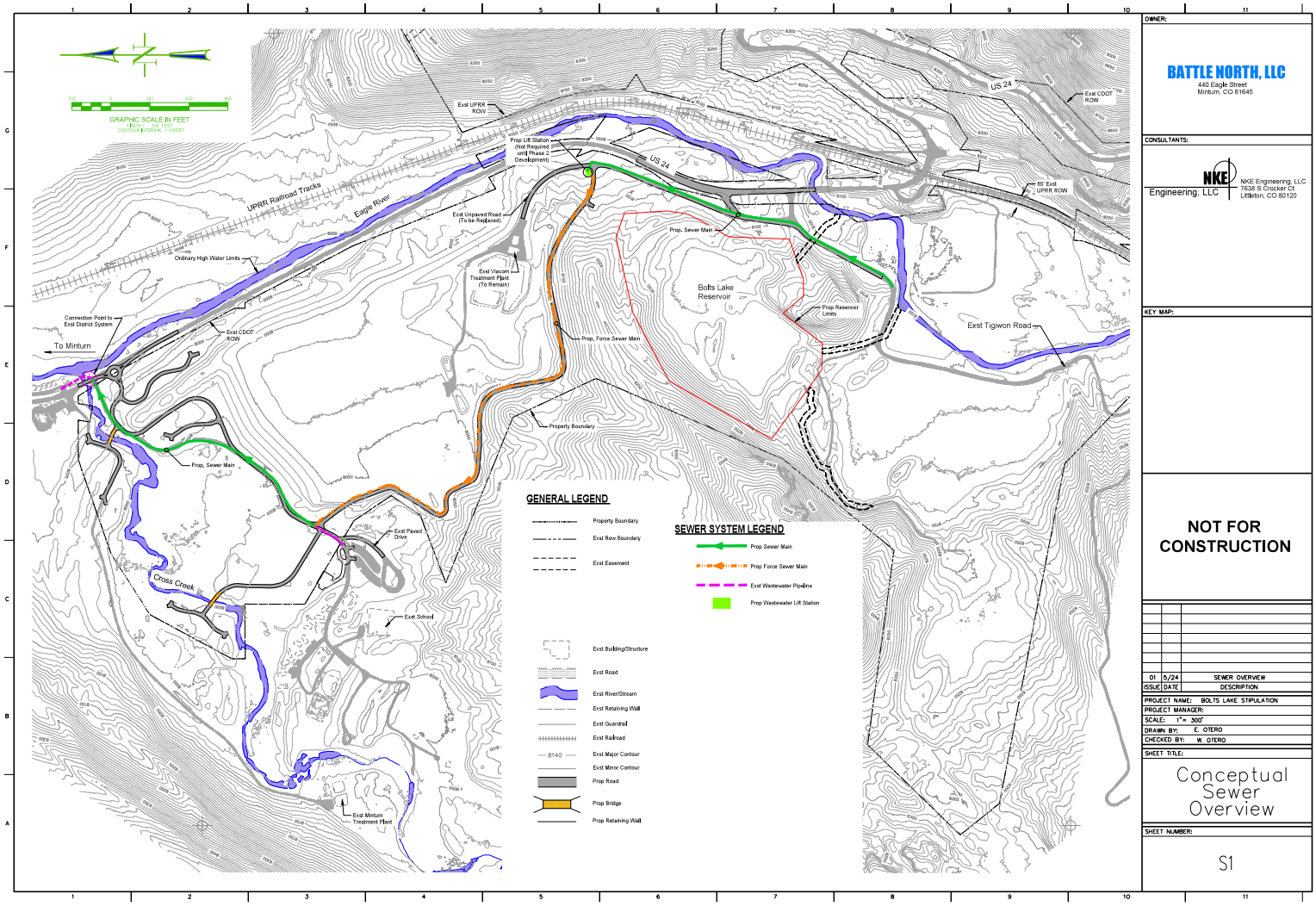

GRAPHIC SCALE IN FEET
UPRR Railroad Tracks
Eagle River
US 24
Exst UPRR ROW
Exst Unpaved Road (To be Replaced)
Exst Viacom Treatment Plant (To Remain)
Bolts Lake Reservoir
Prop Reservoir Limits
Exst Tigiwon Road
Development Water Treatment Plans Location(s)
To Minturn
Exst CDOT ROW
Prop Water Tank 1 400K Gal Elev @ 8190
Property Boundary
Proposed Relocated Water Town Main
Exst Paved Drive
Cross Creek
Exst School
Exst Minturn Treatment Plant
GENERAL LEGEND
Property Boundary
Exst Row Boundary
Exst Easement
Exst Building/Structure
Exst Road
Exst River/Stream
Exst Retaining Wall
Exst Guardrail
Exst Railroad
Exst Major Contour
Exst Minor Contour
Prop Road
Prop Bridge
Prop Retaining Wall
WATER SYSTEM LEGEND
Prop Potable Water Main 10"
Prop Potable Water Main 8"
Exst Waterline
Prop Potable Water Storage Tank
OWNER:
BATTLE NORTH, LLC
440 Eagle Street
Minturn, CO 81645
CONSULTANTS:
NKE Engineering, LLC
NKE Engineering, LLC
7638 S Crocker Ct
Littleton, CO 80120
KEY MAP:
NOT FOR CONSTRUCTION
01 5/24 WATER OVERVIEW
ISSUE DATE DESCRIPTION
PROJECT NAME: BOLTS LAKE STIPULATION
PROJECT MANAGER:
SCALE: 1"= 300'
DRAWN BY: E. OTERO
CHECKED BY: W. OTERO
SHEET TITLE:
Conceptual Water Overview
SHEET NUMBER:
W1

EXHIBIT C-3

CONCEPTUAL SEWER IMPROVEMENTS MAP



OWNER:

BATTLE NORTH, LLC
440 Eagle Street
Minturn, CO 81645

CONSULTANTS:

NKE Engineering, LLC
NKE Engineering, LLC
7638 S Crocker Ct
Littleton, CO 80120

KEY MAP:

NOT FOR CONSTRUCTION

ISSUE	DATE	DESCRIPTION
01	5/24	SEWER OVERVIEW

PROJECT NAME: BOLTS LAKE STIPULATION
PROJECT MANAGER:
SCALE: 1" = 300'
DRAWN BY: E. OTERO
CHECKED BY: W. OTERO

SHEET TITLE:

Conceptual Sewer Overview

SHEET NUMBER:

S1

FILE NAME: N:\PROJECTS\BATTLE MOUNTAIN\1 0007 - BMV\00 CAD\DELIVERABLES\MASTER PLAN SHEETS\FINAL PLANS\BOLTS_UTILITY_MP.DWG
PLOT DATE/TIME: 6/3/2024 8:03 AM
PLOTTED BY: Wade Otero
PLOT STYLE: B14ISO-AD_ARCH-HALF.CTB

EXHIBIT C-4

CONCEPTUAL STREET IMPROVEMENTS MAP

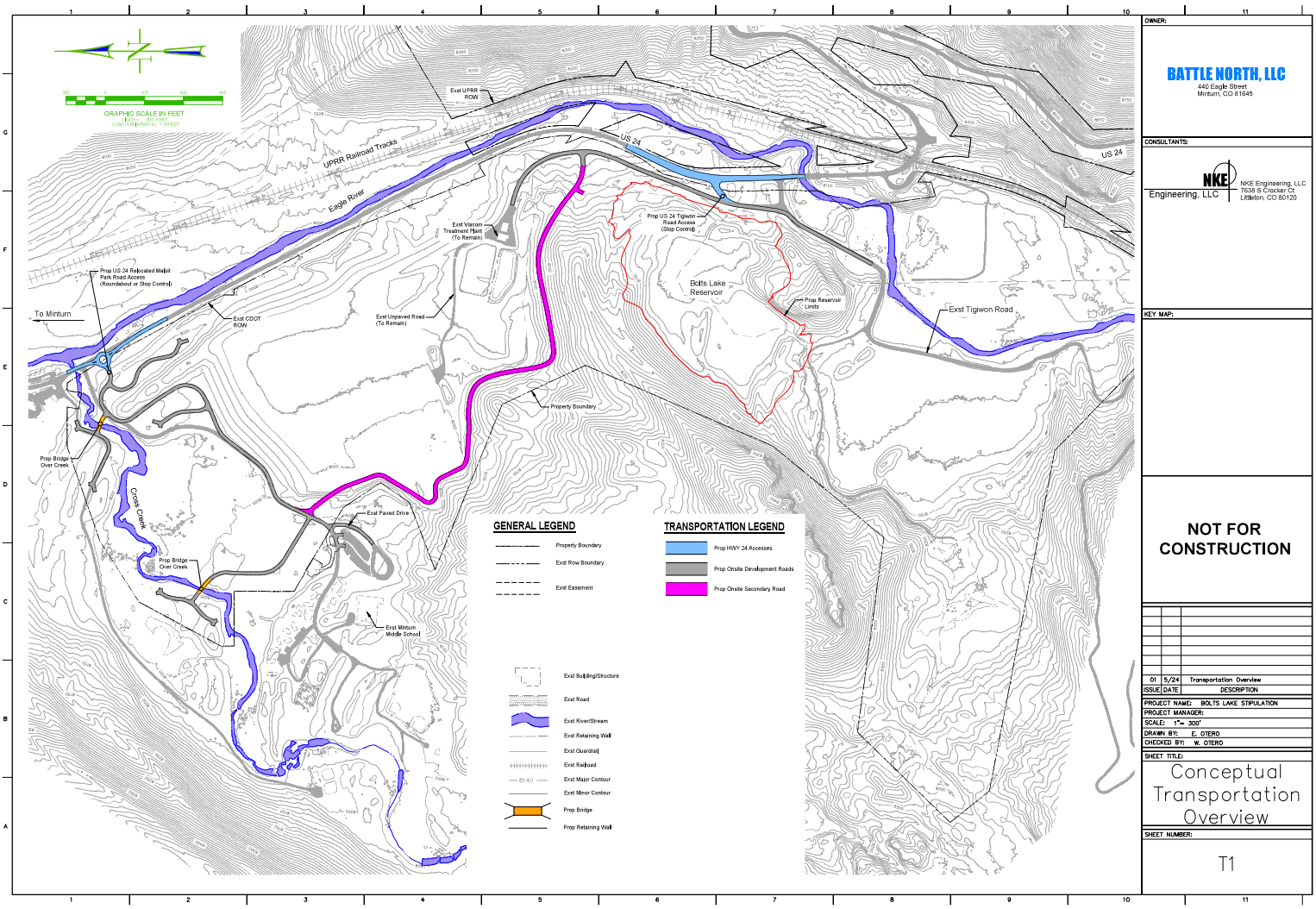
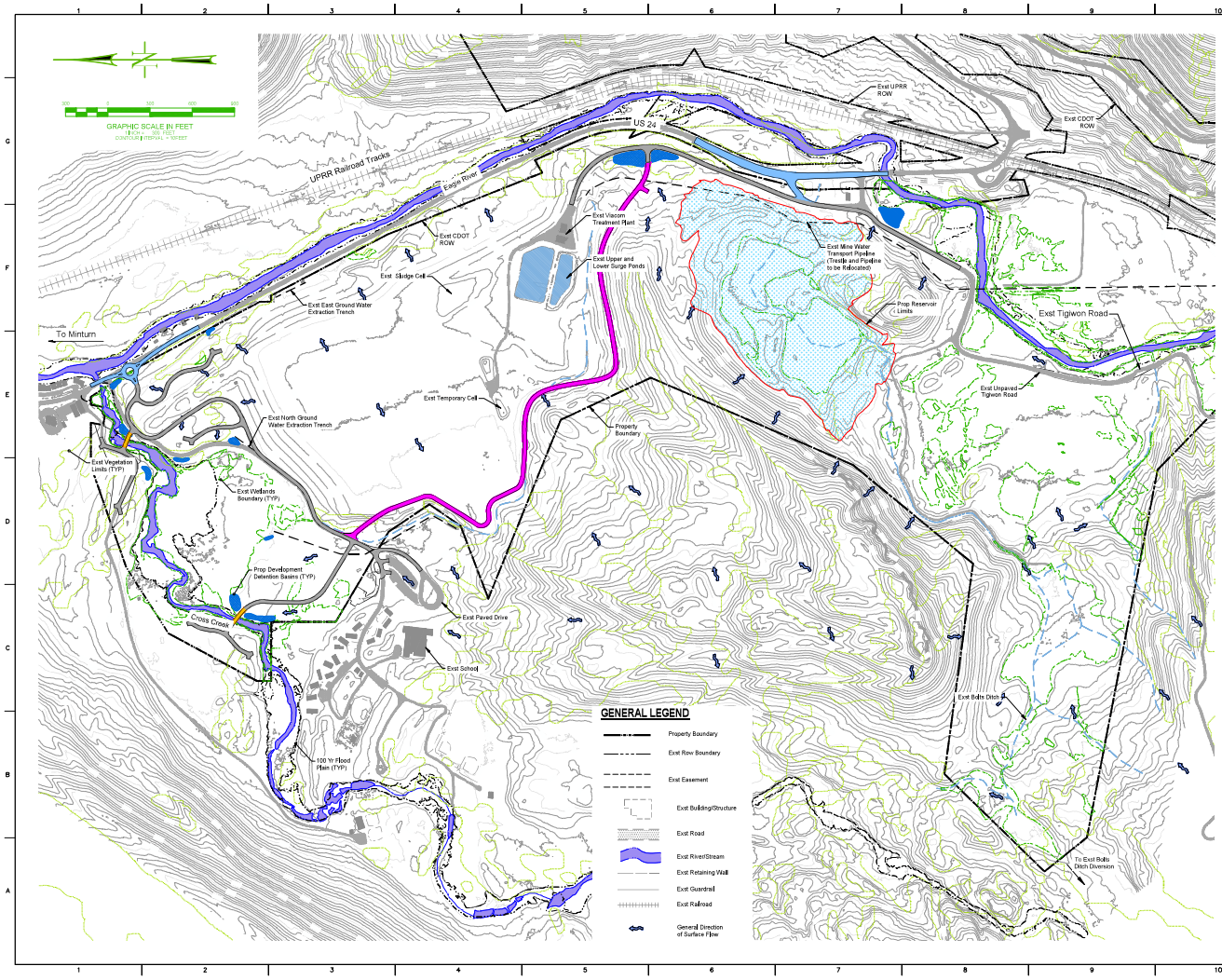

GRAPHIC SCALE IN FEET
UPRR Railroad Tracks
Eagle River
US 24
Exst UPRR ROW
Exst Viscom Treatment Plant (To Remain)
Prop US 24 Tigiwon Road Access (Stop Control)
Prop US 24 Relocated Malolt Park Road Access (Roundabout or Stop Control)
To Minturn
Exst CDOT ROW
Exst Unpaved Road (To Remain)
Bolts Lake Reservoir
Prop Reservoir Limits
Exst Tigiwon Road
Property Boundary
Prop Bridge Over Creek
Cross Creek
Exst Paved Drive
Exst Minturn Middle School
GENERAL LEGEND
Property Boundary
Exst Row Boundary
Exst Easement
TRANSPORTATION LEGEND
Prop HWY 24 Accesses
Prop Onsite Development Roads
Prop Onsite Secondary Road
Exst Building/Structure
Exst Road
Exst River/Stream
Exst Retaining Wall
Exst Guardrail
Exst Railroad
Exst Major Contour
Exst Minor Contour
Prop Bridge
Prop Retaining Wall
OWNER:
BATTLE NORTH, LLC
440 Eagle Street
Minturn, CO 81645
CONSULTANTS:
NKE Engineering, LLC
NKE Engineering, LLC
7638 S Crocker Ct
Littleton, CO 80120
KEY MAP:
NOT FOR CONSTRUCTION
01 5/24 Transportation Overview
ISSUE DATE DESCRIPTION
PROJECT NAME: BOLTS LAKE STIPULATION
PROJECT MANAGER:
SCALE: 1"= 300'
DRAWN BY: E. OTERO
CHECKED BY: W. OTERO
SHEET TITLE:
Conceptual Transportation Overview
SHEET NUMBER:
T1

EXHIBIT C-5

CONCEPTUAL DRAINAGE IMPROVEMENTS MAP



OWNER:

BATTLE NORTH, LLC
440 Eagle Street
Minturn, CO 81645

CONSULTANTS:

NKE Engineering, LLC
NKE Engineering, LLC
8122 Southpark Lane
Suite 211
Littleton, CO 80120
(970) 445-8810

KEY MAP:

NOT FOR CONSTRUCTION

ISSUE	DATE	DESCRIPTION
01	5/24	DRAINAGE OVERVIEW

PROJECT NAME: BMP PRELIMINARY PLAN
PROJECT MANAGER:
SCALE:
DRAWN BY: E. OTERO
CHECKED BY: W. OTERO

SHEET TITLE:

Conceptual Drainage Overview

SHEET NUMBER:

D1

FILE NAME: N:\PROJECTS\BATTLE MOUNTAIN\T 00007 - BMP\0.00 CAD\DELIVERABLES\MASTER PLAN SHEETS\FINAL PLANS\OVERVIEW PROP DRAINAGE - DISTRICTZONE
PLOT DATE/TIME: 6/3/2024 8:12 AM
PLOT BY: Wade Otero
PLOT STYLE: B14ICAD_ARTDTHALF.CTB

EXHIBIT C-6

PROFORMA OPERATING BUDGET

Battle North Metropolitan District Nos. 1-4
Estimated Operations and Maintenance Budget

	Expense	Annual Estimated Total	Notes
	Accounting	25,000	
	Audit	6,000	This assumes only the District issuing debt would require an audit
	Insurance & SDA Dues	4,500	This would be for the Operating District (the other 3 Districts would be about $3,000 each per year)
	Legal	20,000	
	Website	1,000	
	Office Supplies	500	
	Treasurer's Fees		3% of Tax Revenue
	Snow Plowing	25,000	Based on other Districts in the valley & other resort areas, we expect a provider to run $5,000 monthly minimum, rates are about $200/hour
	Road Maintenance	5,000	Assume approximately $5K for crack sealing and shoulder maintenance, with that growing as roads age
	Weed Control & Open Space	5,000	Most Districts around this size are in the $4-6K range, depending on how much weed control they want to execute
	Drainage Control	5,000	Assuming this is just natural drainage/ponds, this is a reasonable estimate for weed control/dredging
	Total Estimate Annual	97,000	

Source: Marchetti & Weaver, CPAs

EXHIBIT D

FINANCIAL PLAN

BATTLE NORTH METROPOLITAN DISTRICT Nos. 1-3
Eagle County, Colorado
~~~~~
**GENERAL OBLIGATION BONDS, SERIES 2026**
**GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2036**
~~~~~
Service Plan

Bond Assumptions	Series 2026	Series 2036	Total
Closing Date	12/1/2026	12/1/2036	
First Call Date	12/1/2031	12/1/2046	
Final Maturity	12/1/2056	12/1/2066	
Sources of Funds			
Par Amount	35,920,000	54,070,000	**89,990,000**
Funds on Hand	0	4,788,271	**4,788,271**
Total	35,920,000	58,858,271	**94,778,271**
Uses of Funds			
Project Fund	**$27,193,329**	**$23,827,921**	**$51,021,250**
Refunding Escrow	0	34,560,000	**34,560,000**
Debt Service Reserve	3,218,271	0	**3,218,271**
Capitalized Interest	4,490,000	0	**4,490,000**
Costs of Issuance	1,018,400	470,350	**1,488,750**
Total	35,920,000	58,858,271	**94,778,271**
Bond Features			
Projected Coverage	100x	100x	
Tax Status	Tax-Exempt	Tax-Exempt	
Rating	Non-Rated	Inv. Grade	
Average Coupon	5.000%	4.000%	
Annual Trustee Fee	$4,000	$4,000	
Biennial Reassessment			
Residential	6.00%	6.00%	
Commercial	2.00%	2.00%	

Taxing Authority Assumptions	
Metropolitan District Revenue	
Residential Assessment Ratio	
Service Plan Gallagherization Base	7.15%
Current Assumption	7.15%
Debt Service Mills	
Service Plan Mill Levy Cap	50.000
Maximum Adjusted Cap	50.000
Target Mill Levy	50.000
Specific Ownership Taxes	6.00%
County Treasurer Fee	3.00%
Operations	
Operations Mill Levy	10.000
Total Mill Levy	60.000

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BATTLE NORTH METROPOLITAN DISTRICT Nos. 1-3
Development Summary

	Residential								
	SFD (wav)	Product 2	Product 3	Product 4	Product 5	Product 6	Product 7	Product 8	Total Residential
Statutory Actual Value (2024)	$1,850,000	$	$	$	$	$	$	$	
2024	-	-	-	-	-	-	-	-	-
2025	-	-	-	-	-	-	-	-	-
2026	75	-	-	-	-	-	-	-	75
2027	75	-	-	-	-	-	-	-	75
2028	75	-	-	-	-	-	-	-	75
2029	-	-	-	-	-	-	-	-	-
2030	-	-	-	-	-	-	-	-	-
2031	-	-	-	-	-	-	-	-	-
2032	-	-	-	-	-	-	-	-	-
2033	-	-	-	-	-	-	-	-	-
2034	-	-	-	-	-	-	-	-	-
2035	-	-	-	-	-	-	-	-	-
2036	-	-	-	-	-	-	-	-	-
2037	-	-	-	-	-	-	-	-	-
2038	-	-	-	-	-	-	-	-	-
2039	-	-	-	-	-	-	-	-	-
2040	-	-	-	-	-	-	-	-	-
2041	-	-	-	-	-	-	-	-	-
2042	-	-	-	-	-	-	-	-	-
2043	-	-	-	-	-	-	-	-	-
2044	-	-	-	-	-	-	-	-	-
2045	-	-	-	-	-	-	-	-	-
2046	-	-	-	-	-	-	-	-	-
2047	-	-	-	-	-	-	-	-	-
2048	-	-	-	-	-	-	-	-	-
2049	-	-	-	-	-	-	-	-	-
2050	-	-	-	-	-	-	-	-	-
2051	-	-	-	-	-	-	-	-	-
2052	-	-	-	-	-	-	-	-	-
2053	-	-	-	-	-	-	-	-	-
2054	-	-	-	-	-	-	-	-	-
2055	-	-	-	-	-	-	-	-	-
Total Units	225	-	-	-	-	-	-	-	225
Total Statutory Actual Value	$416,250,000	$	$	$	$	$	$	$	$416,250,000

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BATTLE NORTH METROPOLITAN DISTRICT Nos. 1-3
Development Summary

	Commercial								
	Commercial (tbd)	Product B	Product C	Product D	Product E	Product F	Product G	Product H	Total Commercial
Statutory Actual Value (2024)	$200	$	$	$	$	$	$	$	
2024	-	-	-	-	-	-	-	-	-
2025	-	-	-	-	-	-	-	-	-
2026	25,000	-	-	-	-	-	-	-	25,000
2027	25,000	-	-	-	-	-	-	-	25,000
2028	-	-	-	-	-	-	-	-	-
2029	-	-	-	-	-	-	-	-	-
2030	-	-	-	-	-	-	-	-	-
2031	-	-	-	-	-	-	-	-	-
2032	-	-	-	-	-	-	-	-	-
2033	-	-	-	-	-	-	-	-	-
2034	-	-	-	-	-	-	-	-	-
2035	-	-	-	-	-	-	-	-	-
2036	-	-	-	-	-	-	-	-	-
2037	-	-	-	-	-	-	-	-	-
2038	-	-	-	-	-	-	-	-	-
2039	-	-	-	-	-	-	-	-	-
2040	-	-	-	-	-	-	-	-	-
2041	-	-	-	-	-	-	-	-	-
2042	-	-	-	-	-	-	-	-	-
2043	-	-	-	-	-	-	-	-	-
2044	-	-	-	-	-	-	-	-	-
2045	-	-	-	-	-	-	-	-	-
2046	-	-	-	-	-	-	-	-	-
2047	-	-	-	-	-	-	-	-	-
2048	-	-	-	-	-	-	-	-	-
2049	-	-	-	-	-	-	-	-	-
2050	-	-	-	-	-	-	-	-	-
2051	-	-	-	-	-	-	-	-	-
2052	-	-	-	-	-	-	-	-	-
2053	-	-	-	-	-	-	-	-	-
2054	-	-	-	-	-	-	-	-	-
2055	-	-	-	-	-	-	-	-	-
Total Units	50,000	-	-	-	-	-	-	-	50,000
Total Statutory Actual Value	$10,000,000	$	$	$	$	$	$	$	$10,000,000

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BATTLE NORTH METROPOLITAN DISTRICT Nos. 1-3
Assessed Value Calculation

	Vacant Land		Residential				Commercial				Total
	Cumulative Statutory Actual Value[1]	Assessed Value in Collection Year (2-year lag) 29.00%	Total Residential Units	Biennial Reassessment 6.00%	Cumulative Statutory Actual Value	Assessed Value in Collection Year (2-year lag) 7.15%	Total Commercial SF	Biennial Reassessment 2.00%	Cumulative Statutory Actual Value	Assessed Value in Collection Year (2-year lag) @ 29.00%	Assessed Value in Collection Year (2-year lag)
2023	0	0	0		0	*0*	0		0	0	0
2024	0	0	0	0	0	*0*	0	0	0	*0*	0
2025	14,375,000	0	0		0	0	0		0	0	0
2026	14,375,000	0	75	0	144,355,500	0	25,000	0	5,202,000	0	0
2027	13,875,000	4,168,750	75		291,598,110	0	25,000		10,508,040	0	4,168,750
2028	0	4,168,750	75	17,495,887	459,281,459	10,321,418	0	210,161	10,718,201	1,508,580	15,998,748
2029	0	4,023,750	0		459,281,459	20,849,265	0		10,718,201	3,047,332	27,920,346
2030	0	0	0	27,556,888	486,838,346	32,838,624	0	214,364	10,932,565	3,108,278	35,946,903
2031	0	0	0		486,838,346	32,838,624	0		10,932,565	3,108,278	35,946,903
2032	0	0	0	29,210,301	516,048,647	34,808,942	0	218,651	11,151,216	3,170,444	37,979,386
2033	0	0	0		516,048,647	34,808,942	0		11,151,216	3,170,444	37,979,386
2034	0	0	0	30,962,919	547,011,566	36,897,478	0	223,024	11,374,240	3,233,853	40,131,331
2035	0	0	0		547,011,566	36,897,478	0		11,374,240	3,233,853	40,131,331
2036	0	0	0	32,820,694	579,832,260	39,111,327	0	227,485	11,601,725	3,298,530	42,409,857
2037	0	0	0		579,832,260	39,111,327	0		11,601,725	3,298,530	42,409,857
2038	0	0	0	34,789,936	614,622,195	41,458,007	0	232,035	11,833,760	3,364,500	44,822,507
2039	0	0	0		614,622,195	41,458,007	0		11,833,760	3,364,500	44,822,507
2040	0	0	0	36,877,332	651,499,527	43,945,487	0	236,675	12,070,435	3,431,790	47,377,277
2041	0	0	0		651,499,527	43,945,487	0		12,070,435	3,431,790	47,377,277
2042	0	0	0	39,089,972	690,589,499	46,582,216	0	241,409	12,311,844	3,500,426	50,082,642
2043	0	0	0		690,589,499	46,582,216	0		12,311,844	3,500,426	50,082,642
2044	0	0	0	41,435,370	732,024,869	49,377,149	0	246,237	12,558,081	3,570,435	52,947,584
2045	0	0	0		732,024,869	49,377,149	0		12,558,081	3,570,435	52,947,584
2046	0	0	0	43,921,492	775,946,361	52,339,778	0	251,162	12,809,242	3,641,843	55,981,621
2047	0	0	0		775,946,361	52,339,778	0		12,809,242	3,641,843	55,981,621
2048	0	0	0	46,556,782	822,503,143	55,480,165	0	256,185	13,065,427	3,714,680	59,194,845
2049	0	0	0		822,503,143	55,480,165	0		13,065,427	3,714,680	59,194,845
2050	0	0	0	49,350,189	871,853,331	58,808,975	0	261,309	13,326,736	3,788,974	62,597,949
2051	0	0	0		871,853,331	58,808,975	0		13,326,736	3,788,974	62,597,949
2052	0	0	0	52,311,200	924,164,531	62,337,513	0	266,535	13,593,270	3,864,753	66,202,266
2053	0	0	0		924,164,531	62,337,513	0		13,593,270	3,864,753	66,202,266
2054	0	0	0	55,449,872	979,614,403	66,077,764	0	271,865	13,865,136	3,942,048	70,019,812
2055	0	0	0		979,614,403	66,077,764	0		13,865,136	3,942,048	70,019,812
2056	0	0	0	58,776,864	1,038,391,267	70,042,430	0	277,303	14,142,438	4,020,889	74,063,319
2057	0	0	0		1,038,391,267	70,042,430	0		14,142,438	4,020,889	74,063,319
2058	0	0	0	62,303,476	1,100,694,743	74,244,976	0	282,849	14,425,287	4,101,307	78,346,283
2059	0	0	0		1,100,694,743	74,244,976	0		14,425,287	4,101,307	78,346,283
2060	0	0	0	66,041,685	1,166,736,428	78,699,674	0	288,506	14,713,793	4,183,333	82,883,007
2061	0	0	0		1,166,736,428	78,699,674	0		14,713,793	4,183,333	82,883,007
2062	0	0	0	70,004,186	1,236,740,613	83,421,655	0	294,276	15,008,069	4,267,000	87,688,654
2063	0	0	0		1,236,740,613	83,421,655	0		15,008,069	4,267,000	87,688,654
2064	0	0	0	74,204,437	1,310,945,050	88,426,954	0	300,161	15,308,230	4,352,340	92,779,294
2065	0	0	0		1,310,945,050	88,426,954	0		15,308,230	4,352,340	92,779,294
2066	0	0	0	78,656,703	1,389,601,753	93,732,571	0	306,165	15,614,395	4,439,387	98,171,958
Total			225	947,816,181			50,000	5,106,355			

1. Vacant land value calculated in year prior to construction as 10% of built-out market value
2. Manual adjustment to actual value per assessor
3. SFD RAR Assumes 6.95% in '23, 6.70% in '24; back to 7.15% thereafter

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BATTLE NORTH METROPOLITAN DISTRICT Nos. 1-3
Revenue Calculation

	District Mill Levy Revenue				Expenses		Total
	Assessed Value in Collection Year (2-year lag)	Debt Mill Levy 50,000 Cap 50,000 Target	Debt Mill Levy Collections 99.5%	Specific Ownership Taxes 6.00%	County Treasurer Fee 3.00%	Annual Trustee Fee $4,000	Revenue Available for Debt Service
2023	0	0.000	0	0	0	0	0
2024	0	0.000	0	0	0	0	0
2025	0	0.000	0	0	0	0	0
2026	0	50.000	0	0	0	0	0
2027	4,168,750	50.000	207,395	12,444	(6,222)	(4,000)	209,617
2028	15,998,748	50.000	795,938	47,756	(23,878)	(4,000)	815,816
2029	27,920,346	50.000	1,389,037	83,342	(41,671)	(4,000)	1,426,708
2030	35,946,903	50.000	1,788,358	107,302	(53,651)	(4,000)	1,838,009
2031	35,946,903	50.000	1,788,358	107,302	(53,651)	(4,000)	1,838,009
2032	37,979,386	50.000	1,889,474	113,368	(56,684)	(4,000)	1,942,159
2033	37,979,386	50.000	1,889,474	113,368	(56,684)	(4,000)	1,942,159
2034	40,131,331	50.000	1,996,534	119,792	(59,896)	(4,000)	2,052,430
2035	40,131,331	50.000	1,996,534	119,792	(59,896)	(4,000)	2,052,430
2036	42,409,857	50.000	2,109,890	126,593	(63,297)	(4,000)	2,169,187
2037	42,409,857	50.000	2,109,890	126,593	(63,297)	(4,000)	2,169,187
2038	44,822,507	50.000	2,229,920	133,795	(66,898)	(4,000)	2,292,817
2039	44,822,507	50.000	2,229,920	133,795	(66,898)	(4,000)	2,292,817
2040	47,377,277	50.000	2,357,020	141,421	(70,711)	(4,000)	2,423,730
2041	47,377,277	50.000	2,357,020	141,421	(70,711)	(4,000)	2,423,730
2042	50,082,642	50.000	2,491,611	149,497	(74,748)	(4,000)	2,562,360
2043	50,082,642	50.000	2,491,611	149,497	(74,748)	(4,000)	2,562,360
2044	52,947,584	50.000	2,634,142	158,049	(79,024)	(4,000)	2,709,167
2045	52,947,584	50.000	2,634,142	158,049	(79,024)	(4,000)	2,709,167
2046	55,981,621	50.000	2,785,086	167,105	(83,553)	(4,000)	2,864,638
2047	55,981,621	50.000	2,785,086	167,105	(83,553)	(4,000)	2,864,638
2048	59,194,845	50.000	2,944,944	176,697	(88,348)	(4,000)	3,029,292
2049	59,194,845	50.000	2,944,944	176,697	(88,348)	(4,000)	3,029,292
2050	62,597,949	50.000	3,114,248	186,855	(93,427)	(4,000)	3,203,675
2051	62,597,949	50.000	3,114,248	186,855	(93,427)	(4,000)	3,203,675
2052	66,202,266	50.000	3,293,563	197,614	(98,807)	(4,000)	3,388,370
2053	66,202,266	50.000	3,293,563	197,614	(98,807)	(4,000)	3,388,370
2054	70,019,812	50.000	3,483,486	209,009	(104,505)	(4,000)	3,583,990
2055	70,019,812	50.000	3,483,486	209,009	(104,505)	(4,000)	3,583,990
2056	74,063,319	50.000	3,684,650	221,079	(110,540)	(4,000)	3,791,190
2057	74,063,319	50.000	3,684,650	221,079	(110,540)	(4,000)	3,791,190
2058	78,346,283	50.000	3,897,728	233,864	(116,932)	(4,000)	4,010,659
2059	78,346,283	50.000	3,897,728	233,864	(116,932)	(4,000)	4,010,659
2060	82,883,007	50.000	4,123,430	247,406	(123,703)	(4,000)	4,243,133
2061	82,883,007	50.000	4,123,430	247,406	(123,703)	(4,000)	4,243,133
2062	87,688,654	50.000	4,362,511	261,751	(130,875)	(4,000)	4,489,386
2063	87,688,654	50.000	4,362,511	261,751	(130,875)	(4,000)	4,489,386
2064	92,779,294	50.000	4,615,770	276,946	(138,473)	(4,000)	4,750,243
2065	92,779,294	50.000	4,615,770	276,946	(138,473)	(4,000)	4,750,243
2066	98,171,958	50.000	4,884,055	293,043	(146,522)	(4,000)	5,026,577
Total			114,881,152	6,892,869	(3,446,435)	(160,000)	118,167,586

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BATTLE NORTH METROPOLITAN DISTRICT Nos. 1-3
Senior Debt Service

	Total	Net Debt Service				Senior Surplus Fund			Ratio Analysis	
		Series 2026	Series 2036							
	Revenue Available for Debt Service	Dated: 12/1/26 Par: $35,920,000 Proj: $27,193,329	Dated: 12/1/36 Par: $54,070,000 Proj: $23,827,921 Esc: $34,560,000	Total	Funds on Hand as a Source	Annual Surplus	Cumulative Balance $3,592,000 Max	Released Revenue	Senior Debt to Assessed Value	Debt Service Coverage
2023	0									
2024	0									
2025	0									
2026	0	0		0		0	*0*	*0*	n/a	n/a
2027	209,617	0		0		209,617	*209,617*	*0*	862%	n/a
2028	815,816	0		0		815,816	*1,025,433*	*0*	225%	n/a
2029	1,426,708	898,000		898,000		528,708	*1,554,141*	*0*	129%	159%
2030	1,838,009	1,836,000		1,836,000		2,009	*1,556,151*	*0*	100%	100%
2031	1,838,009	1,834,000		1,834,000		4,009	*1,560,160*	*0*	100%	100%
2032	1,942,159	1,937,000		1,937,000		5,159	*1,565,318*	*0*	94%	100%
2033	1,942,159	1,939,750		1,939,750		2,409	*1,567,727*	*0*	94%	100%
2034	2,052,430	2,052,000		2,052,000		430	*1,568,157*	*0*	89%	100%
2035	2,052,430	2,048,250		2,048,250		4,180	*1,572,336*	*0*	88%	100%
2036	2,169,187	2,169,000	0	2,169,000	$1,570,000	(1,569,813)	2,524	0	82%	100%
2037	2,169,187	Ref'd by Ser. '36	2,162,800	2,162,800		6,387	8,911	0	127%	100%
2038	2,292,817		2,292,800	2,292,800		17	8,928	0	121%	100%
2039	2,292,817		2,292,600	2,292,600		217	9,145	0	120%	100%
2040	2,423,730		2,422,200	2,422,200		1,530	10,675	0	114%	100%
2041	2,423,730		2,421,400	2,421,400		2,330	13,006	0	113%	100%
2042	2,562,360		2,560,200	2,560,200		2,160	15,165	0	106%	100%
2043	2,562,360		2,558,000	2,558,000		4,360	19,525	0	105%	100%
2044	2,709,167		2,705,200	2,705,200		3,967	23,492	0	99%	100%
2045	2,709,167		2,705,800	2,705,800		3,367	26,858	0	98%	100%
2046	2,864,638		2,860,400	2,860,400		4,238	31,096	0	91%	100%
2047	2,864,638		2,862,800	2,862,800		1,838	32,935	0	90%	100%
2048	3,029,292		3,028,800	3,028,800		492	33,427	0	84%	100%
2049	3,029,292		3,026,800	3,026,800		2,492	35,918	0	82%	100%
2050	3,203,675		3,203,200	3,203,200		475	36,394	0	76%	100%
2051	3,203,675		3,200,800	3,200,800		2,875	39,269	0	74%	100%
2052	3,388,370		3,386,400	3,386,400		1,970	41,239	0	67%	100%
2053	3,388,370		3,387,400	3,387,400		970	42,208	0	65%	100%
2054	3,583,990		3,580,800	3,580,800		3,190	45,399	0	59%	100%
2055	3,583,990		3,583,800	3,583,800		190	45,589	0	56%	100%
2056	3,791,190		3,788,600	3,788,600		2,590	48,179	0	51%	100%
2057	3,791,190		3,787,000	3,787,000		4,190	52,368	0	47%	100%
2058	4,010,659		4,006,800	4,006,800		3,859	56,228	0	42%	100%
2059	4,010,659		4,009,000	4,009,000		1,659	57,887	0	38%	100%
2060	4,243,133		4,241,800	4,241,800		1,333	59,219	0	33%	100%
2061	4,243,133		4,240,800	4,240,800		2,333	61,552	0	29%	100%
2062	4,489,386		4,484,800	4,484,800		4,586	66,138	0	24%	100%
2063	4,489,386		4,488,800	4,488,800		586	66,724	0	20%	100%
2064	4,750,243		4,746,800	4,746,800		3,443	70,167	0	14%	100%
2065	4,750,243		4,748,400	4,748,400		1,843	72,010	0	10%	100%
2066	5,026,577		5,023,200	5,023,200		3,377	0	75,386	5%	100%
Total	118,167,586	14,714,000	101,808,200	116,522,200	1,570,000	75,386		75,386		

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BATTLE NORTH METROPOLITAN DISTRICT Nos. 1-3
Operations Projection

	Total	Operations Revenue				Total	Total Mills
	Assessed Value in Collection Year (2-year lag)	Operations Mill Levy 10.000 Target	Ops Mill Levy Collections 99.5%	Specific Ownership Taxes 6%	County Treasurer Fee 3.00%	Revenue Available for Operations	Total District Mills
2023							
2024							
2025							
2026	0	10.000	0	0	0	0	60.000
2027	4,168,750	10.000	41,479	2,489	(1,244)	42,723	60.000
2028	15,998,748	10.000	159,188	9,551	(4,776)	163,963	60.000
2029	27,920,346	10.000	277,807	16,668	(8,334)	286,142	60.000
2030	35,946,903	10.000	357,672	21,460	(10,730)	368,402	60.000
2031	35,946,903	10.000	357,672	21,460	(10,730)	368,402	60.000
2032	37,979,386	10.000	377,895	22,674	(11,337)	389,232	60.000
2033	37,979,386	10.000	377,895	22,674	(11,337)	389,232	60.000
2034	40,131,331	10.000	399,307	23,958	(11,979)	411,286	60.000
2035	40,131,331	10.000	399,307	23,958	(11,979)	411,286	60.000
2036	42,409,857	10.000	421,978	25,319	(12,659)	434,637	60.000
2037	42,409,857	10.000	421,978	25,319	(12,659)	434,637	60.000
2038	44,822,507	10.000	445,984	26,759	(13,380)	459,363	60.000
2039	44,822,507	10.000	445,984	26,759	(13,380)	459,363	60.000
2040	47,377,277	10.000	471,404	28,284	(14,142)	485,546	60.000
2041	47,377,277	10.000	471,404	28,284	(14,142)	485,546	60.000
2042	50,082,642	10.000	498,322	29,899	(14,950)	513,272	60.000
2043	50,082,642	10.000	498,322	29,899	(14,950)	513,272	60.000
2044	52,947,584	10.000	526,828	31,610	(15,805)	542,633	60.000
2045	52,947,584	10.000	526,828	31,610	(15,805)	542,633	60.000
2046	55,981,621	10.000	557,017	33,421	(16,711)	573,728	60.000
2047	55,981,621	10.000	557,017	33,421	(16,711)	573,728	60.000
2048	59,194,845	10.000	588,989	35,339	(17,670)	606,658	60.000
2049	59,194,845	10.000	588,989	35,339	(17,670)	606,658	60.000
2050	62,597,949	10.000	622,850	37,371	(18,685)	641,535	60.000
2051	62,597,949	10.000	622,850	37,371	(18,685)	641,535	60.000
2052	66,202,266	10.000	658,713	39,523	(19,761)	678,474	60.000
2053	66,202,266	10.000	658,713	39,523	(19,761)	678,474	60.000
2054	70,019,812	10.000	696,697	41,802	(20,901)	717,598	60.000
2055	70,019,812	10.000	696,697	41,802	(20,901)	717,598	60.000
2056	74,063,319	10.000	736,930	44,216	(22,108)	759,038	60.000
2057	74,063,319	10.000	736,930	44,216	(22,108)	759,038	60.000
2058	78,346,283	10.000	779,546	46,773	(23,386)	802,932	60.000
2059	78,346,283	10.000	779,546	46,773	(23,386)	802,932	60.000
2060	82,883,007	10.000	824,686	49,481	(24,741)	849,427	60.000
2061	82,883,007	10.000	824,686	49,481	(24,741)	849,427	60.000
2062	87,688,654	10.000	872,502	52,350	(26,175)	898,677	60.000
2063	87,688,654	10.000	872,502	52,350	(26,175)	898,677	60.000
2064	92,779,294	10.000	923,154	55,389	(27,695)	950,849	60.000
2065	92,779,294	10.000	923,154	55,389	(27,695)	950,849	60.000
2066	98,171,958	10.000	976,811	58,609	(29,304)	1,006,115	60.000
Total			22,976,230	1,378,574	(689,287)	23,665,517	

SOURCES AND USES OF FUNDS

BATTLE NORTH METROPOLITAN DISTRICT Nos. 1-3
EAGLE COUNTY, COLORADO
GENERAL OBLIGATION BONDS, SERIES 2026
50.000 (target) Mills
Non-Rated, 100x, 2056 Final Maturity
(SERVICE PLAN: Full Growth + 6.00% Residential & 2.00% Commercial Bi-Reassessment Projections)
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Dated Date	12/01/2026
Delivery Date	12/01/2026

Sources:	
Bond Proceeds:	
Par Amount	35,920,000.00
	35,920,000.00

Uses:	
Project Fund Deposits:	
Project Fund	27,193,329.17
Other Fund Deposits:	
Capitalized Interest Fund	4,490,000.00
Debt Service Reserve	3,218,270.83
	7,708,270.83
Delivery Date Expenses:	
Cost of Issuance	300,000.00
Underwriter's Discount	718,400.00
	1,018,400.00
	35,920,000.00

BOND SUMMARY STATISTICS

BATTLE NORTH METROPOLITAN DISTRICT Nos. 1-3
EAGLE COUNTY, COLORADO
GENERAL OBLIGATION BONDS, SERIES 2026
50.000 (target) Mills
Non-Rated, 100x, 2056 Final Maturity
(SERVICE PLAN: Full Growth + 6.00% Residential & 2.00% Commercial Bi-Reassessment Projections)
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Dated Date	12/01/2026
Delivery Date	12/01/2026
First Coupon	06/01/2027
Last Maturity	12/01/2056
Arbitrage Yield	5.000000%
True Interest Cost (TIC)	5.152743%
Net Interest Cost (NIC)	5.000000%
All-In TIC	5.217869%
Average Coupon	5.000000%
Average Life (years)	23.006
Weighted Average Maturity (years)	23.006
Duration of Issue (years)	13.506
Par Amount	35,920,000.00
Bond Proceeds	35,920,000.00
Total Interest	41,318,500.00
Net Interest	42,036,900.00
Bond Years from Dated Date	826,370,000.00
Bond Years from Delivery Date	826,370,000.00
Total Debt Service	77,238,500.00
Maximum Annual Debt Service	3,790,500.00
Average Annual Debt Service	2,574,616.67
Underwriter's Fees (per $1000)	
Average Takedown	
Other Fee	20.000000
Total Underwriter's Discount	20.000000
Bid Price	98.000000

Bond Component	Par Value	Price	Average Coupon	Average Life	Average Maturity Date	PV of 1 bp change
Term Bond due 2056	35,920,000.00	100.000	5.000%	23.006	12/02/2049	55,676.00
	35,920,000.00			23.006		55,676.00

	TIC	All-In TIC	Arbitrage Yield
Par Value	35,920,000.00	35,920,000.00	35,920,000.00
+ Accrued Interest			
+ Premium (Discount)			
- Underwriter's Discount	-718,400.00	-718,400.00	
- Cost of Issuance Expense		-300,000.00	
- Other Amounts			
Target Value	35,201,600.00	34,901,600.00	35,920,000.00
Target Date	12/01/2026	12/01/2026	12/01/2026
Yield	5.152743%	5.217869%	5.000000%
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NET DEBT SERVICE

BATTLE NORTH METROPOLITAN DISTRICT Nos. 1-3
EAGLE COUNTY, COLORADO
GENERAL OBLIGATION BONDS, SERIES 2026
50.000 (target) Mills
Non-Rated, 100x, 2056 Final Maturity
(SERVICE PLAN: Full Growth + 6.00% Residential & 2.00% Commercial Bi-Reassessment Projections)
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Period Ending	Principal	Interest	Total Debt Service	Capitalized Interest Fund	Net Debt Service
12/01/2027		1,796,000.00	1,796,000.00	1,796,000.00	
12/01/2028		1,796,000.00	1,796,000.00	1,796,000.00	
12/01/2029		1,796,000.00	1,796,000.00	898,000.00	898,000.00
12/01/2030	40,000.00	1,796,000.00	1,836,000.00		1,836,000.00
12/01/2031	40,000.00	1,794,000.00	1,834,000.00		1,834,000.00
12/01/2032	145,000.00	1,792,000.00	1,937,000.00		1,937,000.00
12/01/2033	155,000.00	1,784,750.00	1,939,750.00		1,939,750.00
12/01/2034	275,000.00	1,777,000.00	2,052,000.00		2,052,000.00
12/01/2035	285,000.00	1,763,250.00	2,048,250.00		2,048,250.00
12/01/2036	420,000.00	1,749,000.00	2,169,000.00		2,169,000.00
12/01/2037	440,000.00	1,728,000.00	2,168,000.00		2,168,000.00
12/01/2038	585,000.00	1,706,000.00	2,291,000.00		2,291,000.00
12/01/2039	615,000.00	1,676,750.00	2,291,750.00		2,291,750.00
12/01/2040	775,000.00	1,646,000.00	2,421,000.00		2,421,000.00
12/01/2041	815,000.00	1,607,250.00	2,422,250.00		2,422,250.00
12/01/2042	995,000.00	1,566,500.00	2,561,500.00		2,561,500.00
12/01/2043	1,045,000.00	1,516,750.00	2,561,750.00		2,561,750.00
12/01/2044	1,240,000.00	1,464,500.00	2,704,500.00		2,704,500.00
12/01/2045	1,305,000.00	1,402,500.00	2,707,500.00		2,707,500.00
12/01/2046	1,525,000.00	1,337,250.00	2,862,250.00		2,862,250.00
12/01/2047	1,600,000.00	1,261,000.00	2,861,000.00		2,861,000.00
12/01/2048	1,845,000.00	1,181,000.00	3,026,000.00		3,026,000.00
12/01/2049	1,940,000.00	1,088,750.00	3,028,750.00		3,028,750.00
12/01/2050	2,210,000.00	991,750.00	3,201,750.00		3,201,750.00
12/01/2051	2,320,000.00	881,250.00	3,201,250.00		3,201,250.00
12/01/2052	2,620,000.00	765,250.00	3,385,250.00		3,385,250.00
12/01/2053	2,750,000.00	634,250.00	3,384,250.00		3,384,250.00
12/01/2054	3,085,000.00	496,750.00	3,581,750.00		3,581,750.00
12/01/2055	3,240,000.00	342,500.00	3,582,500.00		3,582,500.00
12/01/2056	3,610,000.00	180,500.00	3,790,500.00		3,790,500.00
	35,920,000.00	41,318,500.00	77,238,500.00	4,490,000.00	72,748,500.00

SOURCES AND USES OF FUNDS

BATTLE NORTH METROPOLITAN DISTRICT Nos. 1-3
EAGLE COUNTY, COLORADO
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2036
Pay & Cancel Refunding of (proposed) Series 2026 + New Money
50.000 (target) Mills
Assumes Investment Grade, 100x, 2066 Final Maturity
(SERVICE PLAN: Full Growth + 6.00% Residential & 2.00% Commercial Bi-Reassessment Projections)
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Dated Date	12/01/2036
Delivery Date	12/01/2036

Sources:	
Bond Proceeds:	
Par Amount	54,070,000.00
Other Sources of Funds:	
Funds on Hand*	1,570,000.00
Series 2028 - DSRF*	3,218,271.00
	4,788,271.00
	58,858,271.00

Uses:	
Project Fund Deposits:	
Project Fund	23,827,921.00
Refunding Escrow Deposits:	
Cash Deposit*	34,560,000.00
Delivery Date Expenses:	
Cost of Issuance	200,000.00
Underwriter's Discount	270,350.00
	470,350.00
	58,858,271.00

[*] Estimated balances (tbd)

BOND SUMMARY STATISTICS

BATTLE NORTH METROPOLITAN DISTRICT Nos. 1-3
EAGLE COUNTY, COLORADO
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2036
Pay & Cancel Refunding of (proposed) Series 2026 + New Money
50.000 (target) Mills
Assumes Investment Grade, 100x, 2066 Final Maturity
(SERVICE PLAN: Full Growth + 6.00% Residential & 2.00% Commercial Bi-Reassessment Projections)
~~~

Dated Date	12/01/2036
Delivery Date	12/01/2036
First Coupon	06/01/2037
Last Maturity	12/01/2066
Arbitrage Yield	4.000000%
True Interest Cost (TIC)	4.035358%
Net Interest Cost (NIC)	4.000000%
All-In TIC	4.061675%
Average Coupon	4.000000%
Average Life (years)	22.072
Weighted Average Maturity (years)	22.072
Duration of Issue (years)	14.448
Par Amount	54,070,000.00
Bond Proceeds	54,070,000.00
Total Interest	47,738,200.00
Net Interest	48,008,550.00
Bond Years from Dated Date	1,193,455,000.00
Bond Years from Delivery Date	1,193,455,000.00
Total Debt Service	101,808,200.00
Maximum Annual Debt Service	5,023,200.00
Average Annual Debt Service	3,393,606.67
Underwriter's Fees (per $1000)	
Average Takedown	
Other Fee	5.000000
Total Underwriter's Discount	5.000000
Bid Price	99.500000

Bond Component	Par Value	Price	Average Coupon	Average Life	Average Maturity Date	PV of 1 bp change
Term Bond due 2066	54,070,000.00	100.000	4.000%	22.072	12/27/2058	94,081.80
	54,070,000.00			22.072		94,081.80

	TIC	All-In TIC	Arbitrage Yield
Par Value	54,070,000.00	54,070,000.00	54,070,000.00
+ Accrued Interest			
+ Premium (Discount)			
- Underwriter's Discount	-270,350.00	-270,350.00	
- Cost of Issuance Expense		-200,000.00	
- Other Amounts			
Target Value	53,799,650.00	53,599,650.00	54,070,000.00
Target Date	12/01/2036	12/01/2036	12/01/2036
Yield	4.035358%	4.061675%	4.000000%

NET DEBT SERVICE

BATTLE NORTH METROPOLITAN DISTRICT Nos. 1-3
EAGLE COUNTY, COLORADO
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2036
Pay & Cancel Refunding of (proposed) Series 2026 + New Money
50.000 (target) Mills
Assumes Investment Grade, 100x, 2066 Final Maturity
(SERVICE PLAN: Full Growth + 6.00% Residential & 2.00% Commercial Bi-Reassessment Projections)
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Period Ending	Principal	Interest	Total Debt Service	Net Debt Service
12/01/2037		2,162,800.00	2,162,800.00	2,162,800.00
12/01/2038	130,000.00	2,162,800.00	2,292,800.00	2,292,800.00
12/01/2039	135,000.00	2,157,600.00	2,292,600.00	2,292,600.00
12/01/2040	270,000.00	2,152,200.00	2,422,200.00	2,422,200.00
12/01/2041	280,000.00	2,141,400.00	2,421,400.00	2,421,400.00
12/01/2042	430,000.00	2,130,200.00	2,560,200.00	2,560,200.00
12/01/2043	445,000.00	2,113,000.00	2,558,000.00	2,558,000.00
12/01/2044	610,000.00	2,095,200.00	2,705,200.00	2,705,200.00
12/01/2045	635,000.00	2,070,800.00	2,705,800.00	2,705,800.00
12/01/2046	815,000.00	2,045,400.00	2,860,400.00	2,860,400.00
12/01/2047	850,000.00	2,012,800.00	2,862,800.00	2,862,800.00
12/01/2048	1,050,000.00	1,978,800.00	3,028,800.00	3,028,800.00
12/01/2049	1,090,000.00	1,936,800.00	3,026,800.00	3,026,800.00
12/01/2050	1,310,000.00	1,893,200.00	3,203,200.00	3,203,200.00
12/01/2051	1,360,000.00	1,840,800.00	3,200,800.00	3,200,800.00
12/01/2052	1,600,000.00	1,786,400.00	3,386,400.00	3,386,400.00
12/01/2053	1,665,000.00	1,722,400.00	3,387,400.00	3,387,400.00
12/01/2054	1,925,000.00	1,655,800.00	3,580,800.00	3,580,800.00
12/01/2055	2,005,000.00	1,578,800.00	3,583,800.00	3,583,800.00
12/01/2056	2,290,000.00	1,498,600.00	3,788,600.00	3,788,600.00
12/01/2057	2,380,000.00	1,407,000.00	3,787,000.00	3,787,000.00
12/01/2058	2,695,000.00	1,311,800.00	4,006,800.00	4,006,800.00
12/01/2059	2,805,000.00	1,204,000.00	4,009,000.00	4,009,000.00
12/01/2060	3,150,000.00	1,091,800.00	4,241,800.00	4,241,800.00
12/01/2061	3,275,000.00	965,800.00	4,240,800.00	4,240,800.00
12/01/2062	3,650,000.00	834,800.00	4,484,800.00	4,484,800.00
12/01/2063	3,800,000.00	688,800.00	4,488,800.00	4,488,800.00
12/01/2064	4,210,000.00	536,800.00	4,746,800.00	4,746,800.00
12/01/2065	4,380,000.00	368,400.00	4,748,400.00	4,748,400.00
12/01/2066	4,830,000.00	193,200.00	5,023,200.00	5,023,200.00
	54,070,000.00	47,738,200.00	101,808,200.00	101,808,200.00

SUMMARY OF BONDS REFUNDED

BATTLE NORTH METROPOLITAN DISTRICT Nos. 1-3
EAGLE COUNTY, COLORADO
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2036
Pay & Cancel Refunding of (proposed) Series 2026 + New Money
50.000 (target) Mills
Assumes Investment Grade, 100x, 2066 Final Maturity
(SERVICE PLAN: Full Growth + 6.00% Residential & 2.00% Commercial Bi-Reassessment Projections)
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Bond	Maturity Date	Interest Rate	Par Amount	Call Date	Call Price
1/29/24: Ser 26 NRSP, 5.00%, 100x, 50.00mls, FG+6%R+2%C BiRE:					
TERM56	12/01/2037	5.000%	440,000.00	12/01/2036	100.000
	12/01/2038	5.000%	585,000.00	12/01/2036	100.000
	12/01/2039	5.000%	615,000.00	12/01/2036	100.000
	12/01/2040	5.000%	775,000.00	12/01/2036	100.000
	12/01/2041	5.000%	815,000.00	12/01/2036	100.000
	12/01/2042	5.000%	995,000.00	12/01/2036	100.000
	12/01/2043	5.000%	1,045,000.00	12/01/2036	100.000
	12/01/2044	5.000%	1,240,000.00	12/01/2036	100.000
	12/01/2045	5.000%	1,305,000.00	12/01/2036	100.000
	12/01/2046	5.000%	1,525,000.00	12/01/2036	100.000
	12/01/2047	5.000%	1,600,000.00	12/01/2036	100.000
	12/01/2048	5.000%	1,845,000.00	12/01/2036	100.000
	12/01/2049	5.000%	1,940,000.00	12/01/2036	100.000
	12/01/2050	5.000%	2,210,000.00	12/01/2036	100.000
	12/01/2051	5.000%	2,320,000.00	12/01/2036	100.000
	12/01/2052	5.000%	2,620,000.00	12/01/2036	100.000
	12/01/2053	5.000%	2,750,000.00	12/01/2036	100.000
	12/01/2054	5.000%	3,085,000.00	12/01/2036	100.000
	12/01/2055	5.000%	3,240,000.00	12/01/2036	100.000
	12/01/2056	5.000%	3,610,000.00	12/01/2036	100.000
			34,560,000.00		

ESCROW REQUIREMENTS

BATTLE NORTH METROPOLITAN DISTRICT Nos. 1-3
EAGLE COUNTY, COLORADO
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2036
Pay & Cancel Refunding of (proposed) Series 2026 + New Money
50.000 (target) Mills
Assumes Investment Grade, 100x, 2066 Final Maturity
(SERVICE PLAN: Full Growth + 6.00% Residential & 2.00% Commercial Bi-Reassessment Projections)
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Dated Date	12/01/2036
Delivery Date	12/01/2036

P&C Ref'g SER26

Period Ending	Principal Redeemed	Total
12/01/2036	34,560,000.00	34,560,000.00
	34,560,000.00	34,560,000.00

EXHIBIT E

TOWN RESOLUTION OF APPROVAL

TOWN OF MINTURN

RESOLUTION NO. 16 - SERIES 2024

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MINTURN, COLORADO APPROVING THE CONSOLIDATED SERVICE PLAN FOR BATTLE NORTH METROPOLITAN DISTRICT NOS. 1-4

WHEREAS, § 32-1-204.5, C.R.S., provides that no special district shall be organized if its boundaries are wholly contained within the boundaries of a municipality, except upon adoption of a resolution of approval by the governing body of such municipality; and

WHEREAS, a Consolidated Service Plan for Battle North Metropolitan District Nos. 1-4 (the "**Districts**"), dated June 19, 2024 (the "**Service Plan**"), has been submitted to the Town Council (the "**Council**") of the Town of Minturn, Colorado (the "**Town**") in accordance with § 32-1-204.5, C.R.S.; and

WHEREAS, the property within the boundaries of the proposed Districts is located wholly within the boundaries of the Town; and

WHEREAS, on June 19, 2024, the Town Council conducted a public hearing (continued from April 17, 2024) on the Service Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF MINTURN, COLORADO, AS FOLLOWS:

1. The Town Council has jurisdiction to hear this matter.

2. The Service Plan contains the information required by § 32-1-202(2), C.R.S.

3. Evidence satisfactory to the Town Council of each of the following was presented, and the Town Council hereby finds that:

   a. There is sufficient existing and projected need for organized service in the area to be serviced by the proposed Districts;

   b. The existing service in the area to be served by the proposed Districts is inadequate for present and projected needs;

   c. The proposed Districts are capable of providing economical and sufficient service to the area within their proposed boundaries; and

   d. The area to be included within the proposed Districts has and will have the financial ability to discharge the proposed indebtedness on a reasonable basis.

4. The Service Plan for the proposed Districts is hereby approved.

RESOLVED, ADOPTED AND APPROVED THIS 19TH DAY OF JUNE, 2024 BY THE TOWN COUNCIL OF THE TOWN OF MINTURN, COLORADO.

TOWN OF MINTURN,
a home rule municipal corporation

By: _____
Earle Bidez, Mayor

ATTEST:

By: _____
Jay Brunvand, Clerk

EXHIBIT F

INTERGOVERNMENTAL AGREEMENT

INTERGOVERNMENTAL AGREEMENT

THIS INTERGOVERNMENTAL AGREEMENT is made and entered into as of this _____ day of _____, 20__, by and between the Town of Minturn, State of Colorado (the "**Town**") and Battle North Metropolitan District No. 1, Battle North Metropolitan District No. 2, Battle North Metropolitan District No. 3, and Battle North Metropolitan District No. 4**,** each a quasi-municipal corporation and political subdivision of the State of Colorado (each a "**District**" and collectively, the "**Districts**"). The Town and the Districts are collectively referred to as the "**Parties**."

RECITALS

WHEREAS, the Districts were organized to provide those services and to exercise powers as are more specifically set forth in the Districts' Consolidated Service Plan approved by the Town on _____, 20__ (the "**Service Plan**"); and

WHEREAS, the Service Plan makes reference to the execution of an intergovernmental agreement between the Town and the Districts; and

WHEREAS, the Town and the Districts are authorized by Article XIV of the Colorado Constitution and Title 29, Article 1, Part 2, C.R.S., to cooperate and contract with one another to provide any function, service or facility lawfully authorized to each governmental entity; and

WHEREAS, the Town and the Districts have determined it to be in the best interests of their respective taxpayers, residents and property owners to enter into this Intergovernmental Agreement (the "**Agreement**"); and

WHEREAS, all capitalized terms used herein but not otherwise defined shall have the meanings ascribed to such terms in the Service Plan; and

NOW THEREFORE, in consideration of the covenants and mutual agreements herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto agree as follows:

COVENANTS AND AGREEMENTS

1. Operations and Maintenance Limitation. The primary purpose of the Districts is to finance the planning, design, acquisition, construction and installation of the Public Improvements. The Districts shall be authorized to operate and maintain those Public Improvements not dedicated to the Town or other governmental entity. The Districts shall not have the authority to operate and maintain the potable water treatment plant or the surface water intake system.

2. Construction Standards Limitation. The Public Improvements shall be designed and constructed in accordance with the standards and specifications of the Town or of another governmental entity having proper jurisdiction, as applicable. The Public Improvements to be

dedicated to the Town will be subject to the applicable warranty and security requirements imposed by the Town on all construction projects. The Districts shall obtain the Town's approval of civil engineering plans for any Public Improvements being constructed by the Districts and outside of the District Boundaries, and shall obtain applicable permits for construction and installation of all such Public Improvements prior to performing such work.

3. Funding Limitation. The funding of any Public Improvements other than those related to the types of Public Improvements authorized in the Service Plan shall be deemed a material modification of the Service Plan under Section 32-1- 207(2), C.R.S.

4. Issuance of Developer Debt. Prior to the issuance of any Developer Debt, the District issuing such Developer Debt shall obtain an External Municipal Advisor Certificate certifying that the interest rate of such Developer Debt does not exceed the rate as set forth in § 32-1-1101(7), C.R.S., as may be amended from time to time.

5. Inclusion/Exclusion Limitation. No property shall be included into any District until such time as the property to be included has been subjected to an approved final plat, unless consented to by the Town given by the Town Council. Except for the property within the Inclusion Area Boundaries, no District shall include additional property within its boundaries without the prior written consent of the Town given by the Town Council.

6. Affordable Housing. The Town Code sets forth a purpose and intent to increase affordable housing choices for year-round residents and to preserve a balance between second homeowners and locals. Per the Town Code, a certain number of residential units within the Project must meet the Town's requirements for affordable housing. In order to align with the purpose and intent set forth in the Town Code relative to affordable housing, Affordable Housing Units (as defined in the Service Plan) may only be included into District No. 4, and may not be included into any of District Nos. 1 through 3.

7. Restricted Parcels. The Town and the Districts acknowledge that the Town has or may have an option to purchase one or all of the Restricted Parcels. In relation to the same, as long as the Town still holds such option on those Restricted Parcels labeled as Parcel 3 and Parcel 12 in Exhibit B of the Service Plan and the Town has not yet exercised such option, the Districts shall not approve the inclusion of either of the same without the prior written consent of the Town.

8. Maximum Debt Authorization. The Districts, in the aggregate, shall not issue Debt in excess of Sixty-Two Million Dollars ($62,000,000), including costs of issuance thereof, initial capitalized interest, and initial funding of any required reserve or surplus funds related to any such Debt; provided, however, any Debt that is issued (a) to pay, defease, or refund previously issued Debt, or (b) is an intergovernmental agreement(s) among the Districts providing for a multiple fiscal year pledge of revenues to or among the Districts to provide revenues to support Debt issued by any District shall not count against the this limit. The Districts may issue Debt on a schedule and in such year or years as the Districts determine and phased to serve development as it occurs.

9. Monies from Other Governmental Sources. The Districts shall not apply for or accept Conservation Trust Funds, Great Outdoors Colorado Funds, or other funds available from or through governmental or non-profit entities that the Town is eligible to apply for and has applied for, except pursuant to approval of the Town. This Section shall not apply to specific ownership taxes which shall be distributed to and a revenue source for the Districts without limitation.

10. Bankruptcy Limitation. All of the limitations contained in the Service Plan, including, but not limited to, those pertaining to the Maximum Debt Mill Levy, have been established under the authority of the Town to approve this Service Plan with conditions pursuant to Section 32-1-204.5, C.R.S. It is expressly intended that such limitations:

(a) Shall not be subject to set-aside for any reason or by any court of competent jurisdiction, absent a Service Plan Amendment; and

(b) Are, together with all other requirements of Colorado law, included in the "political or governmental powers" reserved to the State under the U.S. Bankruptcy Code (11 U.S.C.) Section 903, and are also included in the "regulatory or electoral approval necessary under applicable non-bankruptcy law" as required for confirmation of a Chapter 9 Bankruptcy Plan under Bankruptcy Code Section 943(b)(6).

Any Debt issued by a District with a pledge or which results in a pledge that exceeds the Maximum Debt Mill Levy shall be deemed a material modification of this Service Plan pursuant to Section 32-1-207, C.R.S. and shall not be an authorized issuance of Debt unless and until such material modification has been approved by the Town as part of a Service Plan Amendment.

11. Eminent Domain Restriction. No District shall exercise its statutory power of eminent domain without first obtaining approval from the Town Council. This restriction on the Districts' exercise of their eminent domain power is being voluntarily acquiesced to by the Districts and shall not be interpreted in any way as a limitation on the Districts' sovereign powers and shall not negatively affect the Districts' status as political subdivisions of the State as conferred by the Special District Act.

12. District Governance. Each District's Board shall be comprised of persons who are each a qualified "eligible elector" of the District as provided in the Special District Act. It is anticipated that over time, End Users who are eligible electors will assume direct electoral control of each District's Board as development of the Service Area progresses. The Districts shall not enter into any agreement by which the End Users' electoral control of the Board is removed or diminished.

13. Service Plan Amendment Requirement. The Service Plan has been designed with sufficient flexibility to enable the Districts to provide required services and facilities under evolving circumstances without the need for numerous amendments. Actions of a District which violate material terms the Service Plan shall be deemed to be material modifications to the Service Plan and the Town shall be entitled to all remedies available under State and local law to enjoin such actions of the District, and to seek other remedies provided in law or in equity. The

Financial Plan and anticipated Public Improvements presented in the Service Plan are subject to change due to market conditions at the time of debt issuance and Approved Development Plans. Any such change, within the limitations of the Service Plan, shall not constitute a material modification of the Service Plan. The addition of other types of improvements other than as described in this Service Plan and Exhibit B, shall constitute a material modification requiring approval of Town Council.

14. Dissolution. Upon an independent determination of the Town Council that the purposes for which any District was created have been accomplished, that District agrees to file a petition in the appropriate District Court for dissolution, pursuant to §§ 32-1-701, *et seq.*, C.R.S. In no event shall a dissolution occur until the District has provided for the payment or discharge of all of its outstanding indebtedness and other financial obligations as required by the Special District Act and that any ownership, operations, maintenance, repair and replacement obligations for District owned and/or operated Public Improvements have been conveyed to another public entity. Debts issued by the Districts shall not be construed or imposed as debt for which the Town is liable.

15. Disclosure to Purchasers. The Districts shall provide annual notice to all eligible electors of the Districts in accordance with Section 32-1-809, C.R.S, as amended. In addition, each of the Districts shall record a District public disclosure document and a map of the then-current legal boundaries of the District with the Clerk and Recorder of Eagle County, in accordance with Section 32-1-104.8, C.R.S., as amended.

16. Notices. All notices, demands, requests or other communications to be sent by one Party to the other hereunder or required by law shall be in writing and shall be deemed to have been validly given or served by delivery of same in person to the address or by courier service, or by depositing same in the United States mail, postage prepaid, addressed as follows:

To the Districts:
Battle North Metropolitan District Nos. 1-4
c/o White Bear Ankele Tanaka & Waldron
2154 E. Commons Ave., Suite 2000
Centennial, Colorado 80122
Attn: Trisha K. Harris, Esq.
Phone: 303-858-1800
Fax: 303-858-1801
E-mail: tharris@wbapc.com

To the Town:
Town of Minturn
301 Boulder Steet #309
Minturn, CO 81645
Attn: Town Manager
Phone: 970827-5645
E-mail: manager@minturn.org

All notices, demands, requests or other communications shall be effective upon such personal delivery or one (1) business day after being deposited with United Parcel Service or

other nationally recognized overnight air courier service or three (3) business days after deposit in the United States mail. By giving the other party hereto at least ten (10) days written notice thereof in accordance with the provisions hereof, each of the Parties shall have the right from time to time to change its address.

17. Enforcement. The parties agree that this Agreement may be enforced in law, or in equity for specific performance, injunctive, or other appropriate relief. The Town shall have the right to seek specific performance to enforce the provisions of the Service Plan and this Intergovernmental Agreement. The parties also agree that this Agreement may be enforced pursuant Section 32-1-207, C.R.S. and other provisions of the Special District Act granting rights to municipalities or counties approving a service plan of a special district.

18. Entire Agreement of the Parties. This Agreement constitutes the entire agreement between the Parties and supersedes all prior written or oral agreements, negotiations, or representations and understandings of the Parties with respect to the subject matter contained herein.

19. Amendment. This Agreement may be amended, modified, changed, or terminated in whole or in part only by a written agreement duly authorized and executed by the Parties hereto.

20. Governing Law; Venue. The internal laws of the State of Colorado shall govern the interpretation and enforcement of this Agreement, without giving effect to choice of law or conflict of law principles. The parties hereby submit to the jurisdiction of and venue in the district court in Eagle County, Colorado. In any proceeding brought to enforce the provisions of this Agreement, the substantially prevailing party therein shall be entitled to an award of reasonable attorneys' fees, actual court costs and other expenses incurred.

21. Beneficiaries. Except as otherwise stated herein, this Agreement is intended to describe the rights and responsibilities of and between the named Parties and is not intended to, and shall not be deemed to confer any rights upon any persons or entities not named as Parties.

22. Effect of Invalidity. If any portion of this Agreement is held invalid or unenforceable for any reason by a court of competent jurisdiction as to either Party or as to both Parties, such portion shall be deemed severable and its invalidity or its unenforceability shall not cause the entire agreement to be terminated.

23. Assignability. Neither the Town nor any of the Districts shall assign their rights or delegate their duties hereunder without the prior written consent of the other Parties.

24. Successors and Assigns. This Agreement and the rights and obligations created hereby shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and assigns.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the day and year first set forth above.

BATTLE NORTH METROPOLITAN DISTRICT NO. 1

By: _____
President

Attest:

By: _____
Secretary

BATTLE NORTH METROPOLITAN DISTRICT NO. 2

By: _____
President

Attest:

By: _____
Secretary

BATTLE NORTH METROPOLITAN DISTRICT NO. 3

By: _____
President

Attest:

By: _____
Secretary

BATTLE NORTH METROPOLITAN DISTRICT NO. 4

By: _____
President

Attest:

By: _____
Secretary

TOWN OF MINTURN

By: _____
Mayor

Attest:

By: _____
Town Clerk

Karp Neu Hanlon PC
ATTORNEYS AT LAW
www.mountainlawfirm.com

Glenwood Springs – Main Office
201 14th Street, Suite 200
P. O. Drawer 2030
Glenwood Springs, CO 81602

Aspen
0133 Prospector Rd.
Suite 4102J
Aspen, CO 81611

Montrose
1544 Oxbow Drive
Suite 224
Montrose, CO 81402

Office: 970.945.2261
Fax: 970.945.7336
Direct Mail to Glenwood Springs

DATE: June 14, 2024

TO: Planning & Zoning Commission

FROM: Karp Neu Hanlon, P.C.

RE: Battle Mountain request to form metropolitan districts

June 14, 2024 update:

In April 2024, Staff and the applicant Battle Mountain presented to Council about a proposed service plan for metropolitan districts as part of the Bolts Lake/ Maloit Park development. Town financial consultant Jim Mann had provided email comments on the draft service plan. Battle Mountain's consultants prepared and submitted a responsive memorandum to which Jim Mann did not have an opportunity to respond. Council continued the hearing on the Service Plan to a later date.

On May 17, Jim Mann consolidated his comments into a memo (attached). The memo was provided to Battle Mountain to obtain responses that hopefully would narrow the issues and concerns. Battle provided responsive materials on June 4. Battle included more detail on the scope of public improvements to be financed by the districts, the basis for calculating estimated costs, and updates to the Service Plan that limited the property to be included in the districts.

Battle Mountain's attorney, Bill Ankele, discusses in Battle's responses that it is common to have conceptual level design and engineering and associated cost estimates when districts are formed. The reason is that districts are frequently formed at the beginning of a development project and the Town (as is the case here) has not yet been presented with final subdivision plans where complete design and engineering is conducted. The Town will ultimately approve construction plans and cost estimates for all of the infrastructure at Battle Mountain (except the water treatment plant which will be approved by ERWSD).

In addition to more detail on the cost estimates for public improvements, Battle has provided an analysis of operating expenses for the districts. Initially, this amount is estimated at $96,000 for administration and public works. This amount will fluctuate based on the amount of parks, roads, and landscaping that the Town authorizes to be owned and maintained by the districts. Battle estimates that the total annual revenue that can be generated by the 20 mils assessment is $600,000 per year – so tax funds available for this purpose.

On page 3 of Jim Mann's memorandum, he discusses the taxes that will be assessed by the districts. For a free market house with an estimated value of $1,850,000 the 50 mils debt service levy will generate an additional $6615 in taxes. For an affordable housing unit valued at $850,000, the 35 mils debt service levy will generate an additional $2000 in taxes. Council needs to consider the tax implications for future residents of this development.

Any individual unit cannot be assessed more than the 50 mils (35 mils for affordable housing), together with up to 20 mils for operations, provided for in the Service Plan. That means that bond holders cannot look to individual owners to pay exorbitant tax amounts to retire district debt. Bond holders are limited to the tax revenue generated by the debt repayment mill levies collected over 30 years. It also means that the developer cannot issue debt until adequate assessed value exists in the development or the developer front ends debt payments.

Questions have been asked about what happens if the districts file for bankruptcy. Exhibits A and B to the Service Plan identify parcels that: (a) cannot be in the districts (e.g. parcels the Town receives at Closing of the settlement), (b) parcels for inclusion in the districts (Battle Mountain development property), and (c) Restricted Parcels (environmental contaminated parcels that may be owned by or included in the districts for purposes of managing environmental remediation). The Service Plan contains language that the Restricted Parcels cannot be pledged as security for debt. In the event of a district bankruptcy, bond holders would only have the right to look to taxes assessed pursuant to the mill levies in the Service Plan to repay the debt. There is no right of a bond holder to foreclose on property either owned by a district or included in a district boundary. Council will observe that Town Parcels received at the time of Closing together with the processing parcel are not eligible for inclusion into the districts. The OTP, wetlands parcel and CTP may be included in the districts to manage environmental conditions.

With this memo you will find:

A. Jim Mann's May 17 Memo

B. Battle's response to Jim Mann's May 17 Memo (Battle comments underlined in document)

C. Battle's Response Memo dated April 15

D. Redline of Service Plan from version presented in April

E. Resolution 16, Series 2024 approving the Service Plan

F. Updated Service Plan with all exhibits

Minturn financial consultant Jim Mann and Battle Mountain metropolitan Districts attorney Bill Ankele will be present at Council meeting to answer questions.

April 12, 2024 Memo:

As the council is aware, part of the Battle Mountain settlement agreement contemplates that the council will review a request for the formation of metropolitan districts as part of the proposed Bolts Lake development. Battle Mountain has submitted a draft service plan for the council's consideration. The service plan contemplates the formation of four metropolitan districts in order to primarily finance public improvements but also to operate and maintain certain improvements specific to the subdivision.

Late last year, we presented on metropolitan district topics including the potential adoption of a code section governing the formation of metropolitan districts. We can bring that ordinance back to council for further consideration. However, having the ordinance in place is not required to approve the Battle Mountain metropolitan districts. A request to allow metropolitan districts to be created within a municipal jurisdiction is at the discretion of the council. Therefore, any items that the Town would otherwise require if an ordinance were adopted can be imposed as part of the current approval process. The proposed service plan and intergovernmental agreement uses the form adopted by the town of Silt which was presented to council at the earlier meeting. Therefore, many of the items identified by council as provisions that should be incorporated into an ordinance are included in the proposed Service plan.

Battle Mountain proposes the formation of four metropolitan districts to finance public improvements and to maintain certain limited improvements. Four districts are proposed so that various partitions of the development can pay different amounts toward the financed debt and have potentially additional services provided by a specific district. One district will be the finance district that issues the debt. The other three districts will have agreements with the finance district to impose taxes and repay the debt. One district will be formed specifically to include land that is to be developed for affordable housing so that a lower mill levy can be applied to those parcels.

Under Section V of the service plan, the powers of the district are enumerated. As you will see, the districts will have the authority to finance as well as maintain certain private streets, limited water infrastructure, storm and sanitary sewer service, and parks, recreation and open space improvements. The service plan specifically precludes the districts from operating and maintaining the potable water treatment system and the raw water diversion facilities that provide water to it. Instead, those facilities will be owned, operated, and maintained by Eagle River Water and Sanitation District (ERWSD) pursuant to the Reservoir Agreement between Battle Mountain and ERWSD.

Financially, the service plan imposes various limits on how the districts can issue debt and provide for repayment. In section V.B.7, the district is limited to issuing debt in the amount of $62,000,000. Section VI B. imposes caps on the interest rates that can be incurred on district debt. Prior to the issuance of debt, the metropolitan district must obtain a certificate from a municipal finance advisor stating that the proposed debt issuance is reasonable in light of current market conditions. Section VI.C limits the mill levies that can be imposed on properties. For metropolitan district Nos. 1 - 3, a maximum of 50 mills can be imposed. For metropolitan district No. 4, the

affordable housing metropolitan district, the maximum mill levy is limited to 35 mills. As a further protection against excessive debt, the service plan limits debt repayment to 30 years. The combination of a maximum indebtedness, mill levy cap, and term of debt combine to provide guardrails on debt issuance and repayment to protect future land owners. At the public hearing, Battle Mountain will present to the council hypothetical taxation burdens on various types of property within the development.

It is worth noting that the town made comments to Battle Mountain about limiting the interest rate that can be charged on developer debt. Developer debt is issued by the developer but repaid by the metropolitan district. Under state statute, developer debt can be no more than 400 basis points (4%) above what general obligation government debt would be. We had attempted to limit developer debt to 200 basis points above GO debt. Battle Mountain's special district attorney noted to us that the developer debt interest rate question was extensively deliberated by the state legislature a few years ago. The 400 basis points above GO debt has now become the industry standard. As such, the draft service plan reflects what the state statute allows.

Exhibit B to the service plan constitutes a description of the public improvements anticipated to be financed by the metropolitan districts. You will note that these improvements are broken out in different categories. Of particular note, specific amounts have been budgeted for the potable water treatment plant, road improvements including to Maloit Park Road and Hwy. 24, and various trails. At the public hearing, Battle Mountain will provide more detail on the scope and location of the public improvements to be financed. Town staff would note that it believes that certain of the cost estimates for public infrastructure are low. What that means is that if there are cost overruns in certain categories of improvements, the districts would not be able to finance the construction of other improvements listed. That is due to the fact of the debt cap of $62 million. As such, any improvements that could not be financed by the districts would need to be financed by the developer.

Protections of the Town in the service plan include statements that district debt shall not be considered debt of the Town of Minturn. The metropolitan districts are further restricted from applying for grants from entities such as Great Outdoors Colorado that would be in competition with the Town. The Service plan provides that Parks and Recreation facilities financed by the district will be open to the public as a whole. The districts shall not have the power of eminent domain absent a separate approval from Town Council. Any material amendments to the service plan require that the districts come to the Town for a future approval. In addition to the service plan, the districts will enter into an intergovernmental agreement with the Town of Minturn that will grant the Town the ability to seek specific performance from a court in the event that the districts act outside of the service plan limitations. Under such circumstances, the Town would be awarded its attorney's fees against the districts.

At the meeting last December when we discussed metropolitan districts a few questions were asked. First, whether the governing body for a metropolitan district can exclude second home residents from being on the board. The answer is that under state statute an eligible elector for a metropolitan district includes second homeowners who can serve on boards. Second, what happens

in the event of a bankruptcy of one or more of the districts. The service plan includes language specifically noting that district debt shall not be considered municipal debt. In the event of a bankruptcy, a trustee would likely be appointed who would continue to collect tax revenue consistent with the service plan and to repay bondholders to the greatest degree possible. Third, whether the districts can enforce homeowners association covenants or architectural guidelines. The service plan contains specific language that the districts do not have the authority to enforce private covenants or Town zoning.

In addition to the Town staff presentation, Battle Mountain will also be making a substantive presentation about the draft service plan. Further, Town municipal finance advisor Jim Mann directed a number of comments to Battle Mountain primarily related to the content of Exhibits B and C. On Monday, Battle Mountain will be providing a responsive memo to Jim's comments. We will supplement the packet with this memo.

The council has the flexibility to take two meetings to make a decision on the service plan. Therefore, if council continues to have questions or requests further information related to the metropolitan district requests, this matter can be continued to May 1 for additional consideration.

MEMO

TO: Michelle Metteer, Manager

DATE: May 17, 2024

FROM: James Mann, Financial Analyst

RE: Comments on Battle Mountain Metro Districts Financials / Review of White Bear Ankele Correspondence dated April 15, 2024

Council requested that I provide comments on the financial information contained in the draft service plan for the proposed Battle Mountain metropolitan districts 1-4 and to review the correspondence from District attorneys White Bear Ankele which was submitted to Council. Because metropolitan district debt cannot legally attach to the Town (creating direct liability), my review is focused on (a) the statutory requirements for the Council to approve the districts, and (b) impacts to future owners of property within the metropolitan districts and those issues which may end up in the Council chambers due to citizen frustrations.

In looking at the overall plan for the creation of a metropolitan district, which as you know is a financing tool commonly used throughout Colorado to assist in fostering economic development, a review is based on a wide variety of inputs with the goal of ensuring that an approving governing body can affirmatively state that (Title 32-1-203(2)):-

a) There is sufficient existing and projected need for organized service in the area to be serviced by the proposed special district.
b) The existing services in the area to be served by the proposed special district is inadequate for present and projected growth.
c) The proposed special district is capable of providing economical and sufficient service to the area within its proposed boundaries.
d) The area to be included in the proposed special district has, or will have, the financial ability to discharge the proposed indebtedness on a reasonable basis.

Once the proponent has presented its information, the Town is compelled to make a determination on the above four statements and can either approve, disapprove, or to conditionally approve the service plan subject to the submission of information relating to, or the modification of, the proposed service plan or by agreement with the proponents of the proposed service plan (Title 32-1-204.5).

The Battle Mountain draft service plan does not contain detailed information to affirmatively make the above statements. The service plan contains general categories of infrastructure (and estimated costs values) that is anticipated to be constructed as part of the development. Typically, there would be more mature development plans available to review, including preliminary engineering or architectural survey showing how the proposed services are to be

provide (Title 32-1-202(1)(c)), that would back the assumptions that are included in the project cost estimates and overall financial plan. There are several line items, including public transportation bus stops, Hwy 24 improvements, and utility treatment infrastructure that information is completely lacking other than an estimate of costs.

Further, there is no clarity on what infrastructure will be owned and operated by the districts or other entities. This information will be necessary to truly understand the ongoing operational costs of the districts that will ultimately fall back on the district residents. The financial plan currently calls for a 10-mill levy on property to support the district operations. Without an understanding of what infrastructure will be owned and operated by whom, it is impossible to know whether the 10-mill levy will be adequate to operate the districts. Again, these would be costs that would fall to residents of the districts.

The Town Attorney has explained that the Settlement Agreement with Battle Mountain does not contemplate the development of detailed plans at this time as those are associated with development approvals for individual phases. Still, Battle Mountain should provide the Town with more detail about how the cost estimates were derived and explain how infrastructure will be constructed and financed if the cost estimates prove to be inaccurate. The engineering estimates are completely fungible and to the extent one line item is overstated, those funds may be moved to fund a line item that is understated. Regardless, once the bonding authority is granted, it is unlikely that as long as the development can support the repayment, the maximum bonding authority will be used. The Town should be somewhat cautious about approving a development that is highly reliant on District financing that may be inadequate to meet the needs to implement the concept (criteria c and d).

Otherwise, the cost estimates in the service plan do demonstrate a need for services in the Battle Mountain development area to meet future population growth (criteria a and b).

With respect to the financial ability of the districts to discharge the proposed indebtedness on a reasonable basis, I have the following observations:

- The plan as presented will result in indebtedness of $226,000/per residential lot, which is not an insignificant number.
- With the anticipated residential value equaling approximately $1,850,000, the 50-mill debt levy will result in an annual property tax bill for the district of $6,615, not including operations, in addition to the other levying jurisdictions, again not an insignificant number.
- With the anticipated affordable housing residential value equaling approximately $800,000, the 50-mill debt levy will result in an annual property tax bill for the district of approximately $2,000, not including operations and levies of other jurisdictions. This additional tax amount will limit to some degree entry into the affordable housing program (or size of house that can be acquired) by persons with limited income.

- It is anticipated that the tax amounts will increase 6% biennially as property values increase for the 30 years that the service plan allows a debt mill levy.

As has been previously discussed with Council, the additional taxes imposed by a metropolitan district can make those residents in the districts resistant to a future voter-approved tax increase.

Many of my original comments regarding the overall viability of the plan (interest rates, issuance costs, coverage ratios) have not been succinctly addressed in the White Bear Ankele correspondence, and thus remain outstanding concerns.

As these will ultimately be Town residents, the Town as the approving authority, is the last line of defense for these future tax payers. These future taxpayers may come to the Town with their complaints long after the developer has completed the development and the residents are left maintaining infrastructure, some of which will have a life cycle of 20 years but will have long-standing indebtedness that will last 30 years.

All the above being said, Title 32-1-204.5 does allow for the approving authority to conditionally approve the service plan subject to the submission of additional information relating to or the modification of the proposed service plan. If the Town is interested in providing the proponent a conditional approval, conditions that the Town may wish to include in such approval may include, but not be limited to the following:

1. Affirmation of and plan of providing the 20% of the proposed housing units as "affordable". Include estimated values, property tax treatment, maintenance of unit-stock as "affordable" process, etc. May further want to have the proponent explain/defend their "definition" of affordable. For example – just stating that the affordable unit will be $800,000 doesn't mean that level of housing works for the community.
2. Submittal of detailed development plans, including infrastructure development plans to the Town prior to any commencement of development. Prior to commencement of development activities, proponent shall provide the Town with a detailed site concept plan, grading plan, underground infrastructure plan for water, sewer, wastewater and other utilities to the Town, open space and recreation plan subject to approval Town Council and submit a detailed transportation plan for the development.
3. Detailed operational plan, including cost of operating the districts once development is complete. Details of infrastructure ownership, maintenance, etc. that will also lend additional detail/clarity to the whether a 10-mill levy is going to be adequate for operations.
4. Discussion of whether the proponent will be relying on a Homeowners Association to maintain, monitor or other lend operations to the districts.

5. Current market data supporting the proposed financing plan.
6. Economic impact analysis of the Battle Mountain Development on the Town's finances.

The above is not an all-inclusive list of items that the Town may wish further information and clarification on prior to allowing the proponent to proceed with site preparation and construction of infrastructure.

If a conditional approval is granted, the resolution giving such approval should have a comprehensive list of the items that are to be requested from the proponent included in the text of the resolution to further meet the requirements of Title 32.

MEMO

TO: Michelle Metteer, Manager

DATE: May 17, 2024

FROM: James Mann, Financial Analyst

RE: Comments on Battle Mountain Metro Districts Financials / Review of White Bear Ankele Correspondence dated April 15, 2024

Council requested that I provide comments on the financial information contained in the draft service plan for the proposed Battle Mountain metropolitan districts 1-4 and to review the correspondence from District attorneys White Bear Ankele which was submitted to Council. Because metropolitan district debt cannot legally attach to the Town (creating direct liability), my review is focused on (a) the statutory requirements for the Council to approve the districts, and (b) impacts to future owners of property within the metropolitan districts and those issues which may end up in the Council chambers due to citizen frustrations.

In looking at the overall plan for the creation of a metropolitan district, which as you know is a financing tool commonly used throughout Colorado to assist in fostering economic development, a review is based on a wide variety of inputs with the goal of ensuring that an approving governing body can affirmatively state that (Title 32-1-203(2)):-

a) There is sufficient existing and projected need for organized service in the area to be serviced by the proposed special district.
b) The existing services in the area to be served by the proposed special district is inadequate for present and projected growth.
c) The proposed special district is capable of providing economical and sufficient service to the area within its proposed boundaries.
d) The area to be included in the proposed special district has, or will have, the financial ability to discharge the proposed indebtedness on a reasonable basis.

Once the proponent has presented its information, the Town is compelled to make a determination on the above four statements and can either approve, disapprove, or to conditionally approve the service plan subject to the submission of information relating to, or the modification of, the proposed service plan or by agreement with the proponents of the proposed service plan (Title 32-1-204.5).

The Battle Mountain draft service plan does not contain detailed information to affirmatively make the above statements. The service plan contains general categories of infrastructure (and estimated costs values) that is anticipated to be constructed as part of the development. Typically, there would be more mature development plans available to review, including preliminary engineering or architectural survey showing how the proposed services are to be

provide (Title 32-1-202(1)(c)), that would back the assumptions that are included in the project cost estimates and overall financial plan. There are several line items, including public transportation bus stops, Hwy 24 improvements, and utility treatment infrastructure that information is completely lacking other than an estimate of costs.

Comment: We believe that the Service Plan does contain sufficient information to make the required Special District Act findings described above.

There can be little question that there is sufficient and projected need for services, and that the existing services are inadequate (findings "a" and "b").

With respect to findings "c" and "d," the Service Plan, with the additional information presented in response to the last set of comments, presents industry-standard information concerning projected costs of infrastructure, growth of assessed value, revenue projections for debt service and operations, and other relevant material. The level of detail provided is the best information presently available and forms a set of reasonable assumptions about the future public infrastructure needs, given the lengthy history of discussions concerning development, and geographical/topographical factors. It should be noted that the Town will have to approve any and all public infrastructure for the Project, and therefore exercises control over what the Districts finance.

Accordingly, in our opinion, the Service Plan contains sufficient information for the Council to make the findings in "c" and "d."

Further, there is no clarity on what infrastructure will be owned and operated by the districts or other entities. This information will be necessary to truly understand the ongoing operational costs of the districts that will ultimately fall back on the district residents. The financial plan currently calls for a 10-mill levy on property to support the district operations. Without an understanding of what infrastructure will be owned and operated by whom, it is impossible to know whether the 10-mill levy will be adequate to operate the districts. Again, these would be costs that would fall to residents of the districts.

Comment: Presently, it is not expected that the Districts will own and operate any significant infrastructure, other than internal streets, landscaping, and trails. Ultimately, the Town will determine which improvements are operated by the Districts and which are operated by the Town (the water treatment plant will be operated by ERWSD). We have now provided a proforma Operating Budget, prepared by Marchetti & Weaver, CPAs and experts in the field, to reflect the estimated costs to maintain projected District-owned assets, which projects annual administrative and operating costs at $96,000. The Financing Plan projects in excess of $600,000 in annual revenues for administration, operations, and maintenance. This amount demonstrates that the Districts will be capable of funding necessary operations.

The Town Attorney has explained that the Settlement Agreement with Battle Mountain does not contemplate the development of detailed plans at this time as those are associated with development approvals for individual phases. Still, Battle Mountain should provide the Town with more detail about how the cost estimates were derived and explain how infrastructure will be constructed and financed if the cost estimates prove to be inaccurate. The engineering estimates are completely fungible and to the extent one line item is overstated, those funds may be moved to fund a line item that is understated. Regardless, once the bonding authority is granted, it is unlikely that as long as the development can support the repayment, the maximum bonding authority will be used. The Town should be somewhat cautious about approving a development that is highly reliant on District financing that may be inadequate to meet the needs to implement the concept (criteria c and d).

Comment: We have now provided additional information from the Developer's engineer – who has years of experience with this project - regarding the basis for the projected costs, as well as maps and other data in support of same. As stated elsewhere, to the extent that actual costs exceed the Districts' capacity to fund, the Developer will provide the balance.

Otherwise, the cost estimates in the service plan do demonstrate a need for services in the Battle Mountain development area to meet future population growth (criteria a and b).

With respect to the financial ability of the districts to discharge the proposed indebtedness on a reasonable basis, I have the following observations:

- The plan as presented will result in indebtedness of $226,000/per residential lot, which is not an insignificant number.
- With the anticipated residential value equaling approximately $1,850,000, the 50-mill debt levy will result in an annual property tax bill for the district of $6,615, not including operations, in addition to the other levying jurisdictions, again not an insignificant number.
- With the anticipated affordable housing residential value equaling approximately $800,000, the 50-mill debt levy will result in an annual property tax bill for the district of approximately $2,000, not including operations and levies of other jurisdictions. This additional tax amount will limit to some degree entry into the affordable housing program (or size of house that can be acquired) by persons with limited income.
- It is anticipated that the tax amounts will increase 6% biennially as property values increase for the 30 years that the service plan allows a debt mill levy.

As has been previously discussed with Council, the additional taxes imposed by a metropolitan district can make those residents in the districts resistant to a future voter-approved tax increase.

Comment: Initially, we note that the debt mill levy for the affordable housing units is 35, not 50, although the stated tax amount is correct. The mill levies being proposed for the Districts are fully consistent with those imposed by the vast majority of Metro Districts in the State. The Developer is not proposing mill levies that it believes would have a detrimental impact on the ability to develop the project, and it is not in the Developer's interest to do so.

Many of my original comments regarding the overall viability of the plan (interest rates, issuance costs, coverage ratios) have not been succinctly addressed in the White Bear Ankele correspondence, and thus remain outstanding concerns.

Comment: We believe that all material comments relating to interest rates, issuance costs, coverage ratios and the like have been specifically addressed and do not require further elucidation.

As these will ultimately be Town residents, the Town as the approving authority, is the last line of defense for these future tax payers. These future taxpayers may come to the Town with their complaints long after the developer has completed the development and the residents are left maintaining infrastructure, some of which will have a life cycle of 20 years but will have long-standing indebtedness that will last 30 years.

Comment: Virtually all of the infrastructure that is expected for development of the Project will consist of roads, water, sewer and associated drainage improvements. These are typically given a useful life of at least 30 years by engineers familiar with the lifecycle of such improvements.

All the above being said, Title 32-1-204.5 does allow for the approving authority to conditionally approve the service plan subject to the submission of additional information relating to or the modification of the proposed service plan. If the Town is interested in providing the proponent a conditional approval, conditions that the Town may wish to include in such approval may include, but not be limited to the following:

1. Affirmation of and plan of providing the 20% of the proposed housing units as "affordable". Include estimated values, property tax treatment, maintenance of unit-stock as "affordable" process, etc. May further want to have the proponent explain/defend their "definition" of affordable. For example – just stating that the affordable unit will be $800,000 doesn't mean that level of housing works for the community.

Comment: This is a land use matter and otherwise governed by existing Town Ordinances. The Districts have no power over land use; they exist only to finance what public improvements the Town approves. In the interest of responding to concerns about the impact on future affordable housing, the applicant has previously made changes accommodating concerns over tax levies.

2. Submittal of detailed development plans, including infrastructure development plans to the Town prior to any commencement of development. Prior to commencement of development activities, proponent shall provide the Town with a detailed site concept plan, grading plan, underground infrastructure plan for water, sewer, wastewater and other utilities to the Town, open space and recreation plan subject to approval Town Council and submit a detailed transportation plan for the development.

Comment: Consistent with the Settlement Agreement, detailed development plans with infrastructure components will be required when the Applicant is prepared to move forward with a subdivision plan – which is a prerequisite to any future development. We have provided additional public improvement data based on the best available information in light of composition of the project and engineering analysis concerning improvements. We note that the Service Plan obligates the Districts to obtain approval of any construction of public improvements undertaken by the Districts. This is also required by Town Ordinances.

3. Detailed operational plan, including cost of operating the districts once development is complete. Details of infrastructure ownership, maintenance, etc. that will also lend additional detail/clarity to the whether a 10-mill levy is going to be adequate for operations.

Comment: We have provided a proforma operating budget, prepared by Marchetti & Weaver, who are experts in this area and have familiarity with other similar projects in mountain areas.

4. Discussion of whether the proponent will be relying on a Homeowners Association to maintain, monitor or other lend operations to the districts.

Comment: The Service Plan prohibits the Districts from undertaking HOA functions. Whether or not the Developer will create HOA's is an entirely separate matter and outside of the scope of review for Service Plans under the Special District Act.

5. Current market data supporting the proposed financing plan.

Comment: The Service Plan financing plan is designed to set a debt limit informed by the actual bonding capacity of the District and with the goal of maximum flexibility, as it is impossible to predict what market conditions will be in place at the time a financing occurs in the future. The financing plan and assumptions therein attached to the submitted Service Plan is identical to the vast majority of financing plans attached to Service Plans approved in jurisdictions statewide. Markets are volatile and financing plans in support of Service Plan approvals are underwritten to favorable market conditions grounded in historical precedent. The assumptions used in Battle Mountain's Service Plan financing plan mimic, and are in fact slightly more

conservative than, actual bond transactions closed as recently as 2021 and 2022. A list of comparable transactions was provided in the previous response.

6. Economic impact analysis of the Battle Mountain Development on the Town's finances.

Comment: The assessment of economic benefits to the Town of having the Battle Mountain Development is outside of the scope of a Special District Service Plan review, and thus is not a project subject for a condition to the approval. This is a question relative to the entire project, and, as the Districts have no power or authority over the development of the project proper, this would seem to fall between the Town and the Developer.

The above is not an all-inclusive list of items that the Town may wish further information and clarification on prior to allowing the proponent to proceed with site preparation and construction of infrastructure.

If a conditional approval is granted, the resolution giving such approval should have a comprehensive list of the items that are to be requested from the proponent included in the text of the resolution to further meet the requirements of Title 32.

WHITE BEAR ANKELE TANAKA & WALDRON
ATTORNEYS AT LAW

MEMORANDUM

TO: Mike Sawyer

FROM: William P. Ankele, Jr.

DATE: April 15, 2024

RE: Responses to April 10, 2024 Service Plan Comments

This Memorandum addresses comments transmitted by e-mail from Mike Sawyer on April 10, 2024, primarily concerning Exhibit B (Infrastructure Cost Estimates) and Exhibit C (Financing Plan) to the draft Consolidated Service Plan for the Battle North Metropolitan District Nos. 1-4.

All of the material comments in the April 10, 2024 email are addressed below. There are some comments that were not addressed, either because they have already been incorporated in the revised Service Plan, or as otherwise covered in other responses.

Specific changes to the Service Plan incorporating responses to certain comments have already been made to the draft submitted for consideration on April 17, 2024.

Exhibit B Comments and Responses

1. Without a conceptual development plan it is difficult to know whether the $51 MM of improvements is within the ballpark of what it will cost to install the necessary improvements for the development.

   Response:

   The main components of the plan are based on the following:

   - *Improvements to the existing Maloit Road and the Maloit Road entrance.*
   - *Necessary utilities and services which primarily include water and sewer, and for which we have a process in place with ERWSD and the Town.*
   - *Improvements will adhere to the Town Code.*
   - *During the subdivision process, public improvements that are proposed will be presented to the Town for comment.*

2. It appears as though the estimate of costs has some sort of escalator built in. It would be beneficial to understand how the individual line items are calculated. As an example in Phase I, Line S1 shows a quantity of 9,000 LF at $91/LF, which equates to $819,000, but the cost is shown as $941,850. This is prevalent through all of Exhibit B.

Response:

A 15% escalation factor was built into each line-item cost.

3. Phase I of the development Line R12 identifies $1,000,000 for a Public Transportation Bus stop, justification would be appreciated.

Response:

We have understood that public transportation which could help reduce traffic through Town was an important consideration to the Town. A more robust public transportation hub in this area of Town may improve overall public transportation participation rates. During the subdivision process, improvements that are proposed will be presented to the Town. Cost estimates will be included with the subdivision submittal for any proposed public improvements.

4. Phase I of the development Line R11 (the second R11) identifies $2,000,000 for Hwy 24 improvements, justification would be appreciated.

Response:

There are multiple users that use this entrance. Coordination between all users will be required to determine if any improvements are needed. During the subdivision process, improvements that are proposed will be presented to the Town. Cost estimates will be included with the subdivision submittal for any proposed public improvements.

5. Phase I of the development Line A6 at 1.0% likely does not provide adequate construction observation services.

Response:

Cost estimates will be included with the subdivision submittal for any proposed public improvements. Currently, there are separate line items for construction testing, surveying and civil engineering. The 1% budget for other construction observation should be adequate for this limited work.

6. Phase I of the development Line A7 at 12% may not provide adequate contingency.

Response:

We feel the 12% contingency, combined with the 15% escalation factor should be adequate. Cost estimates will be included with the subdivision submittal for any proposed public improvements. We have allowed for an increased contingency of 30% for phase II work.

7. Phase II of the development Line R12 identifies $1,000,000 for a Public Transportation Bus stop, justification would be appreciated.

Response:

We have understood that public transportation which could help reduce traffic through the Town was an important consideration to the Town. A more robust public transportation hub in this area of the Town may reduce traffic through the Town. During subdivision review, improvements that are proposed will be presented to the Town. Cost estimates will be included with the subdivision submittal for any proposed public improvements.

8. Phase II of the development Line R11 (the second R11) identifies $1,000,000 for Hwy 24 improvements, justification would be appreciated.

Response:

There are multiple users that use this entrance. Future uses along Tigiwon Road will also need to be considered. Coordination between all users will be required to determine if any improvements are needed. During the subdivision process, improvements that are proposed will be presented to the Town. During this period, cost estimates for any proposed public improvements will be presented to the Town.

9. Phase II of the development Line A6 at 1.0% likely does not provide adequate construction observation services.

Response:

Cost estimates will be included with the subdivision submittal for any proposed public improvements. Currently, there are separate line items for construction testing, surveying and civil engineering. The 1% budget for other construction observation should be adequate for this limited work.

10. Phase II of the development Line A7 at 30% should be justified as to why.

Response:

A larger contingency was used for Phase 2 as the scope of this phase is less defined than Phase 1 which had a smaller contingency.

Exhibit C Comments and Responses

1. The Town may want to require the proponent to show current comparable issues of high-yield debt to justify the proposed 5.00% interest rate for the first issue and a 4.00% interest rate for the second issue.

Response:

The response to this question comment is combined with the response to #2. See below.

2. The Town may want to require the proponent to show comparable issues of a similar nature that have a debt service coverage rate of 1.0x and ask for comment on the realistic ability to market debt to investors at this rate.

Response to #1-2:

The general intent of Service Plan financial models is to estimate potential bonding capacity under favorable market conditions, with the goal of providing structural flexibility to the Districts at the time any of them choose to raise capital for funding infrastructure. The underwriting assumptions in all Service Plan financial models, including those submitted here, always vary from current market conditions, as they are built from ideal market assumptions to set a ceiling under which the Districts may bond.

The assumptions, however, do have precedent in the public bond markets. For example, under strong market conditions such as those seen in 2021, rates for early stage nonrated cashflow bonds, similar in structure (1.0x debt service coverage and 6% biennial reassessment) to those submitted with this Service Plan, were in the mid-4.0% range.

Examples of publicly sold bonds structured this way include:

- *Jay Grove MD (Erie, Boulder County) – Series 2021 Bonds – $8.470M – Senior Cash Flow Bond sized on 6% biennial appreciation, sized on 1.0x debt service coverage, coupon/yield of 4.250%*

- *Lanterns MD No. 1 (Castle Rock, Douglas County) – Series 2021 Bonds – $25.482M – Senior Cash Flow Bond sized on 6% biennial appreciation, sized on 1.0x debt service coverage, coupon/yield of 4.500%*

- *Greenways MD No. 1 (Colorado Springs, El Paso County) – Series 2021 Bonds – $17.386M – Senior Cash Flow Bond sized on 6% biennial appreciation, sized on 1.0x debt service coverage, coupon/yield of 4.625%*

- *Bradley Heights MD No. 2 (Colorado Springs, El Paso County) – Series 2021 Bonds – $35.000M – Senior Cash Flow Bond sized on 6% biennial appreciation, sized on 1.0x debt service coverage, coupon/yield of 4.750%*

- *Cielo MD (Douglas County) – Series 2021 Bonds – $17.942M – Senior Cash Flow Bond sized on 6% biennial appreciation, sized on 1.0x debt service coverage, coupon/yield of 5.250%*

- *Villages at Murphy Creek (Aurora, Arapahoe County) – Series 2021 Bonds – $12.358M – Senior Cash Flow Bond sized on 6% biennial appreciation, sized on 1.0x debt service coverage, coupon/yield of 5.500%*

The bonds issued by these Districts will be structured to reflect market conditions at the time of borrowing, and they will be sold at rates demanded by investors in that particular market at that particular time of pricing. Stronger market conditions will equate to lower rates and a potentially higher bond size, while weaker market conditions will translate to higher rates, more conservative structures and a lower bond size. In no case will the Districts ever exceed its authorized Service Plan debt limit.

3. Any slowdown in absorption or value of development would impact the ability of the district to pay back its debt in a timely manner.

Response:

A slowdown in development does have the potential to reduce the amount of revenue available to repay debt. However, the risk associated with a slowdown in the pace of development is transferred to the bond investors through a 50 mill cap on debt service taxes. The only obligation of the Districts is to levy the 50 mills through the debt service mill levy imposition term.

4. Based on the nature of the proposed debt issue, the inflationary increase in home values, will result in taxpayers having a permanent 50.00 mill levy on their properties, which will result in a 6.00% tax increase biennially.

Response:

The mill levy that is imposed on homes located within the boundaries of the Districts will be dependent on the amount of public infrastructure that the Districts finance through debt and market conditions at time of issuance. It is also common for metropolitan districts to refinance early-stage debt that was critical to fund upfront horizontal public infrastructure at more favorable lending terms once the district has built out and credit quality has improved. This allows the district to reduce the mill levy pledged to debt service payments.

The appreciation in home values is driven by local market conditions and not assumptions included in bond underwriting. While the market has accepted a biennial appreciation rate that is between 2% and 6%, historically home values in Colorado have appreciated at biennial rates ranging from 6% to 8% over the past 20 years.

5. The average price of a home is identified at $1,850,000, which will have an added tax bill of $6,615/year to cover the costs of the MD. As mentioned above, that amount will increase by 6.00% biennially.

Response:

As noted above, the biennial appreciation rate will be driven by local market conditions and not the assumptions used to underwrite bonds issued by the Districts.

6. The plan does not include any detail of the annual operational costs of the district, simply identifies that the first-year costs will be $100,000. The proponent should provide detailed maintenance costs for the improvements that will remain the responsibility of the districts to ensure a 10-mill levy will be adequate.

Response:

The Special District Act requires that the Service Plan include a non-binding estimate of operating costs in the first year of organization. The $100,000 figure is one that is commonly used in Service Plans throughout the State and is intended only to meet the statutory requirement. Actual operating costs for the first year (and beyond), will be determined year by year.

7. There should be further explanation of what infrastructure will be turned over/dedicated to the Town and what infrastructure will be maintained by the district.

Response:

Infrastructure being dedicated to the Town or the Districts will be determined in the future based on Approved Development Plans by the Town.

8. Section VI, Sub F discusses the District Operating Costs and identifies that the initial 10-mill levy for operations. The section further states that the district has the "…ability to increases its mill levy as necessary for provision of operation and maintenance services…". There may need to be some legal interpretation related to this ability without a vote of the taxpayers.

Response:

Appropriate election questions will be posed that will cover the need for operations taxes, and so no legal interpretation will be needed.

Financial Plan Conclusion Comments and Responses

1. While the plan identifies that there will be adequate resources to discharge the debt proposed to be issued by the districts, at a 1.0x coverage for debt service, there is ample concern that the district will not cashflow.

   Response:

   As noted above, the general intent of Service Plan financial models is to estimate potential bonding capacity under favorable market conditions, with the goal of providing structural flexibility to the Districts at the time any District chooses to raise capital for funding infrastructure. The underwriting assumptions used to structure the bonds that will be eventually issued by a District will be dictated by market conditions at that time. As indicated in the sample transactions outlined above, there is significant market precedent for bonds structured with 1.0x debt service coverage and assuming 6% biennial reassessment.

2. Further, without more detailed plans of the development to determine the actual costs of development and then a better estimation of full build-out operational costs, it is very difficult to draw any concrete conclusions as to whether the district has the financial wherewithal to successfully discharge the proposed debt and operate the districts.

   Response:

   The Service Plan is intended to set a ceiling for debt issuance prior to any development being achieved. The market will further constrain the Districts' future debt issuances; bonds will be sized according to market conditions and revenue projected by a market study at the time of issuance. Investors will not purchase bonds that cannot be repaid. It is often the case that bonds issued by metro districts are not able to fully reimburse the developer for eligible public improvements due to market conditions at time of pricing.

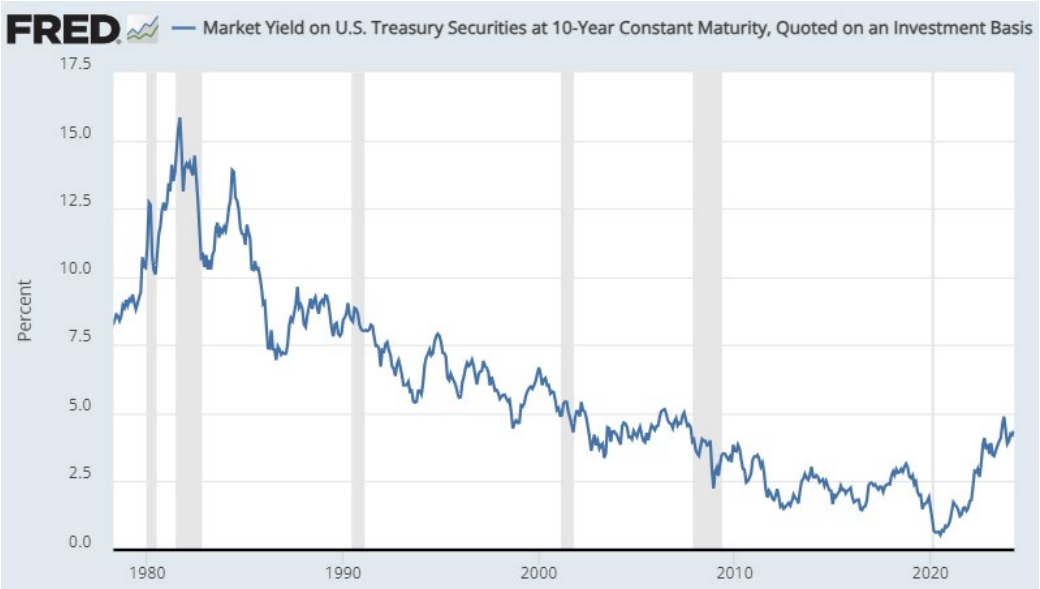
   Furthermore, any bond issuance will require a Market Study be performed to demonstrate that the debt to be issued can, under reasonable development assumptions, be paid according to its terms.

Other Selected Comments and Responses

1. Section VI sub B and C– a maximum interest rate on debt of 18% would be untenable for the project. Would recommend that the number be capped at 10% unless expressed written permission is granted by the Town. I would also suggest that the maximum interest rate also be applied to any proponent held debt. Also, should contemplate what the maximum interest rate would be on advances by the proponent to the development.

Response:

The revised Service Plan specifies a maximum interest rate of 15%, rather than 18% as originally drafted, which is believed to be reasonable. The intent of the Service Plan is to provide structural flexibility to the Districts at the time any District chooses to raise capital for funding infrastructure. The maximum interest rate on debt issued by the Districts of 15% is less than the 18% that is a widely accepted assumption in Service Plans adopted throughout Colorado. It is also important to note that the potential scope of this Service Plan is 40 years and while current interest rates are high relative to recent lows over the past few years, we are still in a relatively low interest rate environment when compared to rates over the past 40 years. As an example, the 10-year Treasury note, which is a benchmark rate in the municipal bond market, is currently sitting at just under 4.60% (as of April 11, 2024). That is nearly the highest 10-year Treasury note rates have been when compared to rates over the past five to 10 years. However, when compared to rates over the past 30 to 40 years, that were as high as nearly 16% in the early 1980s, we are still in a relatively low rate environment.



2. Section VI – "The maximum issuance fees and expenses will not exceed three percent (3%)."

Response:

Service Plans statewide generally establish an upper limit on the underwriting discount ranging from 3% to 5%. There is little to no precedent in capping fees for other consultants, which would severely limit the Districts' ability to engage the consultants they choose as necessary to issue debt. In order to issue debt in the public market, consultants with a high-level of experience in these types of transactions, which are nuanced and extremely complex, are necessary. Additionally, the market requires certain features in these transactions, including independent market studies and cashflow forecasts, which are not requirements in other transactions in the broader municipal bond market. The total fees charged by the consultants necessary to draft the offering document range depending on the complexity of the transaction and market conditions at time of issuance. Setting a cap here has the potential to severely limit the Districts' ability to issue bonds in the future.

CONSOLIDATED SERVICE PLAN

BATTLE NORTH METROPOLITAN DISTRICT NOS. 1-4

TOWN OF MINTURN, COLORADO

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I. INTRODUCTION

A. Purpose and Intent.

The Districts are independent units of local government, separate and distinct from the Town of Minturn and, except as may otherwise be provided for by state or local law or this Service Plan, their activities are subject to review by the Town if they deviate in a material way from the requirements of this Service Plan. It is intended that the Districts will provide a part or all of the various Public Improvements necessary and appropriate for the development of the Project within the Town. The Public Improvements will be constructed for the use and benefit of all anticipated inhabitants and taxpayers of the Districts and the general public, subject to such policies, rules and regulations as may be permitted under applicable law. The primary purpose of the Districts will be to finance the construction of these Public Improvements and to provide ongoing operations and maintenance as specifically set forth in this Service Plan.

B. Need for the Districts.

There are currently no other governmental entities, including the Town, located in the immediate vicinity of the Districts that have the means or desire to undertake the planning, design, acquisition, construction, installation, relocation, and financing of the Public Improvements needed for the Project. Formation of the Districts is necessary in order for the Public Improvements required for the Project to be provided in the most economic manner possible.

C. Objective of the Town Regarding Districts' Service Plan.

The Town's objective in approving the Service Plan for the Districts is to authorize the Districts, in accordance with this Service Plan and the Intergovernmental Agreement, to provide for the financing, planning, design, acquisition, construction, installation and relocation of the Public Improvements from the proceeds of Debt to be issued by the Districts, and for maintenance of certain Public Improvements. All Debt is expected to be repaid by taxes imposed and collected at a tax mill levy no higher than the Maximum Debt Mill Levy and from other legally available revenues. Debt, which is issued within these parameters and as further described in the Financial Plan, will insulate property owners from excessive tax burdens to support the servicing of the Debt and will result in a timely and reasonable discharge of the Debt. Under no circumstances is the Town agreeing or undertaking to be financially responsible for the Debt or the construction of Public Improvements.

The Districts shall be authorized to finance the Public Improvements that can be funded from Debt to be repaid from tax revenues collected from a mill levy which shall not exceed the Maximum Debt Mill Levy and the Maximum Debt Mill Levy Term, together with other legally available revenues.

II. DEFINITIONS

In this Service Plan, the following terms shall have the meanings indicated below, unless the context hereof clearly requires otherwise:

Affordable Housing Units: means those certain residential units within the Project subject to certain restrictions related to the provision of affordable housing as required by the Town Code.

Approved Development Plan: means a recorded plat, PUD, subdivision improvement agreement, or other development agreement between the Developer and the Town.

Board: means the Board of Directors of each District.

Bond, Bonds or Debt: means bonds, notes or other multiple-fiscal year financial obligations for the payment of which a District has promised to impose an *ad valorem* tax or has pledged Fees or other revenue source(s), not subject to annual appropriation.

C.R.S.: means the Colorado Revised Statutes.

Developer: means a person or entity that is the owner or a contract purchaser of the property in the Service Area that intends to develop the property.

Developer Debt: means any Debt that is issued by a District to a member of the Board of the District or to an entity with respect to which a member of the Board of the District must make disclosure under § 24-18-109, C.R.S. Developer Debt shall be in conformance with the limitations as set forth in § 32-1-1101(7), C.R.S.

District: means any one of the Battle North Metropolitan District Nos. 1-4, governed by this Service Plan.

District Boundaries: means the boundaries of the area legally described and depicted in Exhibit A-1 attached hereto and incorporated by reference, and any additional area included within any of the Districts after organization.

District Boundary Map: means the map of the initial District Boundaries in Exhibit A-1, attached hereto and incorporated herein by reference, as amended by the inclusion or exclusion of any property to or from the District Boundaries.

End User: means any owner, or tenant of any owner, of any property within a District, who may thereby become eligible to serve on the Board of Directors of a District.

External Municipal Advisor: means a Municipal Advisor that: (i) advises Colorado governmental entities on matters relating to the issuance of securities by Colorado governmental entities, including matters such as the pricing, sales and marketing of such securities and the procuring of bond ratings, credit enhancement and insurance in respect of such securities; (ii) is not an officer or employee of the District; (iii) does not have any financial relationship with the Developer beyond providing the External Municipal Advisor Certificate; and (iv) has not been otherwise engaged to provide services in connection with the transaction related to the applicable Debt.

External Municipal Advisor Certificate: means a statement of a registered External Municipal Advisor as to any Developer Debt instrument certifying that the interest rate of such Developer Debt does not exceed the rate as set forth in § 32-1-1101(7), C.R.S., as may be amended from time to time.

Fees: means any fee imposed by a District for services, programs or facilities provided by the Districts. In accordance with law, the amount of any Fee shall be reasonably related to the cost of providing the services for which such Fee is imposed.

Financial Plan: means the Financial Plan found in Section VI and Exhibit ~~C~~ D of this Service Plan, which describes the following, based on current estimates which will change based on market conditions and subject to the limitations and requirements of this Service Plan: (i) how the Public Improvements are to be financed; (ii) how the Debt is expected to be incurred; and (iii) repayment of Debt derived from property tax revenues. Any change to the Financial Plan, within the limitations of this Service Plan, shall not constitute a material modification of this Service Plan.

Inclusion Area Boundaries: means the boundaries of the property that is anticipated to be added to the District Boundaries after the Districts' organization, which property is legally described in and depicted on the map attached hereto in Exhibit A-2 and incorporated herein by reference.

Maximum Debt Authorization: means the total Debt the Districts are permitted to issue as set forth in Section V.B.7 below.

Maximum Debt Mill Levy: means the maximum mill levy each District is permitted to impose for payment of Debt as set forth in Section VI.C below.

Maximum Debt Mill Levy Term: means the maximum term of any Bond issuance as set forth in Section VI.C below.

Municipal Advisor: means any person (who is not a municipal entity or an employee of a municipal entity) that provides advice to or on behalf of a municipal entity with respect to municipal financial products or the issuance of municipal securities, or that undertakes a solicitation of a municipal entity. Said person shall be registered under Section 15B of the Securities Exchange Act of 1934, as amended from time to time.

Project: means the development of the property commonly referred to as Battle North and as shown on the initial District Boundary Map and the depiction of the Inclusion Area.

Public Improvements: means those improvements permitted under the Special District Act and which are specifically authorized by this Service Plan, as set forth in Section V of this Service Plan and generally described in Exhibit ~~B~~C, subject to any limitations established in this Service Plan and limitations or requirements set forth in Approved Development

Plans addressing public infrastructure required for the Project .

Reservoir Agreement: means that certain Agreement Pertaining to Acquisition for Bolts Lake Reservoir by and among ERWSD and Battle North, dated as of February 9, 2021.

Restricted Parcels: means those parcels depicted as such in Exhibit B attached hereto and incorporated by reference that are or will be subject to restrictive covenants, including but not limited to covenants relative to environmental conditions present on the same, imposed for the benefit of the Town.

Service Area: means the property located within the District Boundaries and the property in the Inclusion Area, when added in whole or in part, to a District as shown on the District Boundary Map.

Service Plan: means this service plan for the Districts as approved by the Town Council.

Service Plan Amendment: means a material modification to the Service Plan approved by the Town Council in accordance with Section 32-1-207(2), C.R.S.

Special District Act or Act: means Sections 32-1-101, *et seq*., of the Colorado Revised Statutes, as amended.

State: means the State of Colorado.

TABOR: means Article X, Section 20 of the Colorado Constitution.

Taxable Property: means the real and personal property within the District Boundaries that will be subject to the ad valorem property taxes imposed by ~~the~~ a District.

Town: means the Town of Minturn, Colorado.

Town Code: means the Town's Home Rule Charter, Municipal Code, and ordinances, as amended.

Town Council: means the Town Council the Town of Minturn, Colorado.

III. BOUNDARIES

The legal descriptions and diagrams of the property located within the initial District Boundaries are attached hereto as Exhibit A-1 and the legal description and diagram of the property located within the Inclusion Area Boundaries is attached hereto as Exhibit A-2.

IV. PROPOSED LAND USE/POPULATION PROJECTIONS/ASSESSED VALUATION

The Project area consists of approximately three hundred and four (304) acres of land. As shall be more particularly described in an Approved Development Plan, the Project is anticipated to be developed with a mix of residential and commercial uses. In total, approximately two hundred and twenty-five (225) to two hundred and fifty (250) residential units and fifty thousand (50,000) square feet of commercial would be allowed, as well as a destination spa facility. The current assessed valuation of the initial District Boundaries is Zero Dollars ($0). The estimated full-time population within the District Boundaries at build out is expected to be approximately three hundred and ten (310) to three hundred and forty-five (345) persons, based on an estimated 2.3 persons per residence and with sixty percent (60%) of the residential units assumed to be primary residences.

V. DESCRIPTION OF PROPOSED POWERS, IMPROVEMENTS, SERVICES AND LIMITATIONS

A. Powers of the Districts.

The Districts shall have the power and authority to finance, plan, design, acquire, construct, install, and/or relocate the following types of Public Improvements as more fully described in Exhibit ~~B~~C, hereto, the Capital Cost Description and Estimate. Approval of this Service Plan by the Town does not imply approval of any development plan for real property located within the District Boundaries.

1. Streets. The design, acquisition, installation, construction, operation, maintenance of street and roadway improvements, including but not limited to curbs, gutters, culverts, and other drainage facilities, underground conduits, sidewalks, trails, public parking lots, structures and facilities, paving, lighting, grading, landscaping, bike paths and pedestrian ways, pedestrian overpasses, retaining walls, fencing, entry monumentation, streetscaping, bridges, interchanges, median islands, irrigation, and a safety protection system through traffic and safety controls and devices on streets and highways, signalization, signing and striping, area identification, driver information and directional assistance signs, together with all necessary, incidental, and appurtenant facilities, equipment, land and easements and extensions of and improvements to such facilities.

2. Irrigation Water and Water Distribution System. The design, acquisition, installation, construction, operation, and maintenance of a raw water irrigation system and a potable water distribution system, including but not limited to a water pumps, water lines, water features, pump stations, sediment traps, transmission lines, distribution mains and laterals, fire hydrants, meters, water taps, irrigation facilities, headgates, drop structures, storage tanks and facilities, together with all necessary, incidental and appurtenant facilities, equipment, land, easements, and extensions of and improvements to such facilities.

3. Potable Water System. In accordance with the Reservoir Agreement, Eagle River Water and Sanitation District shall undertake the operation and maintenance of a potable water treatment plant and surface water intake, together with such water pumps, water lines, sediment traps, pump stations, headgates, drop structures, storage tanks and facilities, together with all necessary, incidental and appurtenant facilities, equipment, land, easements, and extensions of and improvements to such facilities. In accordance with the Reservoir Agreement, the Districts may finance the potable water system as described in this paragraph.

4. Storm and Sanitary Sewer. The design, acquisition, installation, construction, operation and maintenance of a sanitation system which may consist of storm or sanitary sewers, or both, flood and surface drainage, treatment and disposal works and facilities, and waste services, and all necessary or proper equipment and appurtenances incident thereto, including but not limited to, collection mains and laterals, lift stations, transmission lines, reuse and disposal facilities, and/or storm sewer, flood and surface drainage facilities and systems, including detention/retention ponds, box culverts and associated irrigation facilities, equipment, land, easements and sewer taps, and extensions of and improvements to such facilities.

5. Parks, Recreation, and Open Space. The design, acquisition, installation, construction, operation and maintenance of public park and recreation facilities or programs including but not limited to community parks, bike paths and pedestrian ways, fencing, trails, regional trails, fields, tot lots, open space, cultural activities, common areas, community recreation centers, tennis courts, outdoor lighting, event facilities, irrigation facilities, lakes, water bodies, swimming pools, public fountains and sculptures, art, gardens, landscaping, weed control, and other active and passive recreational facilities, improvements and programs, together with all necessary, incidental, and appurtenant facilities, equipment, land, easements and extensions of and improvements to such facilities. The foregoing includes providing for the maintenance, operation, reporting, and other activities necessary to comply with any requirements imposed by the Environmental Protection Agency and/or the Colorado Department of Public Health and Environment relative to ~~certain open space parcels that are or will be subject to restrictive covenants relative to environmental conditions present on the same~~any Restricted Parcels that are owned by any one of the Districts. All public park and recreation facilities owned by any District shall be open to the general public, subject to the rules and regulations of the applicable District, as adopted from time to time.

B. Limitations on Service Plan Powers.

The powers of the Districts enumerated in this Service Plan shall be subject to the following limitations

1. Operations and Maintenance Limitation. The primary purpose of the Districts is to finance the planning, design, acquisition, construction and installation of the Public Improvements. The Districts shall be authorized to operate and maintain those

Public Improvements not dedicated to the Town or other governmental entity. The Districts shall not have the authority to operate and maintain the potable water treatment plant and surface water intake. The Districts shall not have the authority to enforce private covenants (e.g. declaration of covenants for a homeowners association and architectural control covenants) or Town zoning code provisions. Notwithstanding the above, nothing herein shall be deemed to prevent or prohibit any District from enforcing or complying with any covenants, restrictions, or requirements on any Restricted Parcel in such District's capacity as the owner of the same in relation to any Restricted Parcel which is owned by such District, including any requirements imposed by the Environmental Protection Agency and/or the Colorado Department of Public Health and Environment relative to the Restricted Parcel. The Districts shall not provide services that duplicate services provided by the Town without the approval of Town Council.

2. Construction Standards Limitation. The Public Improvements shall be designed and constructed in accordance with the standards and specifications of the Town or of another governmental entity having proper jurisdiction, as applicable. The Public Improvements to be dedicated to the Town will be subject to the applicable warranty and security requirements imposed by the Town on all construction projects. In accordance with an Approved Development Plan, the Districts shall obtain the Town's approval of civil engineering plans for any Public Improvements being constructed by the Districts, and shall obtain applicable permits for construction and installation of all such Public Improvements prior to performing such work.

3. Funding Limitation. The funding of any Public Improvements other than those related to the types of Public Improvements authorized herein, shall be deemed a material modification of this Service Plan under Section 32-1- 207(2), C.R.S.

4. Issuance of Developer Debt. Prior to the issuance of any Developer Debt, the District issuing such Developer Debt shall obtain an External Municipal Advisor Certificate.

5. Inclusion/Exclusion Limitation. No property shall be included into any District until such time as the property to be included has been subjected to an approved final plat, unless consented to by the Town Council. Except for the property within the Inclusion Area Boundaries, no District shall include additional property within its boundaries without the prior written consent of the Town Council[1].

6. Affordable Housing. The Town Code sets forth a purpose and intent to increase affordable housing choices for year-round residents and to preserve a balance between second homeowners and locals. Per the Town Code, a certain number of residential units within the Project must meet the Town's requirements for affordable housing. In order to align with the purpose and intent set forth in the Town Code relative to affordable housing, Affordable Housing Units may only be included into District No. 4, and may not be included into any of District Nos. 1 through 3.

7. Maximum Debt Authorization. The Districts, in the aggregate, shall not issue Debt in excess of Sixty-Two Million Dollars ($62,000,000), including costs of issuance thereof, initial capitalized interest, and initial funding of any required reserve or surplus funds related to any such Debt; provided, however, any Debt that is issued (i) to pay, defease, or refund previously issued Debt, or (ii) is an intergovernmental agreement(s) among the Districts providing for a multiple fiscal year pledge of revenues to or among the Districts to provide revenues to support Debt issued by any District shall not count against the this limit. The Districts may issue Debt on a schedule and in such year or years as the Districts determine and phased to serve development as it occurs.

8. Monies from Other Governmental Sources. The Districts shall not apply for or accept Conservation Trust Funds, Great Outdoors Colorado Funds, or other funds available from or through governmental or non-profit entities that the Town is eligible to apply for and has applied for, except pursuant to approval of the Town. This Section shall not apply to specific ownership taxes which shall be distributed to and a revenue source for the Districts without limitation.

9. Bankruptcy Limitation. All of the limitations contained in this Service Plan, including, but not limited to, those pertaining to the Maximum Debt Mill Levy have been established under the authority of the Town to approve this Service Plan with conditions pursuant to Section 32-1-204.5, C.R.S. It is expressly intended that such limitations:

a. Shall not be subject to set-aside for any reason or by any court of competent jurisdiction, absent a Service Plan Amendment; and

b. Are, together with all other requirements of Colorado law, included in the "political or governmental powers" reserved to the State under the U.S. Bankruptcy Code (11 U.S.C.) Section 903, and are also included in the "regulatory or electoral approval necessary under applicable non-bankruptcy law" as required for confirmation of a Chapter 9 Bankruptcy Plan under Bankruptcy Code Section 943(b)(6).

Any Debt issued by a District with a pledge or which results in a pledge that exceeds the Maximum Debt Mill Levy shall be deemed a material modification of this Service Plan pursuant to Section 32-1-207, C.R.S. and shall not be an authorized issuance of Debt unless and until such material modification has been approved by the Town as part of a Service Plan Amendment.

10. Eminent Domain Restriction. No District shall exercise its statutory power of eminent domain without first obtaining approval from the Town Council. This restriction on the Districts' exercise of their eminent domain power is being voluntarily acquiesced to by the Districts and shall not be interpreted in any way as a limitation on the Districts' sovereign powers and shall not negatively affect the Districts' status as political subdivisions of the State as conferred by the Special District Act.

11. District Governance. Each District's Board shall be comprised of persons

who are each a qualified "eligible elector" of the District as provided in the Special District Act. It is anticipated that over time, End Users who are eligible electors will assume direct electoral control of each District's Board as development of the Service Area progresses. The Districts shall not enter into any agreement by which the End Users' electoral control of the Board is removed or diminished.

12. Service Plan Amendment Requirement. This Service Plan has been designed with sufficient flexibility to enable the Districts to provide required services and facilities under evolving circumstances without the need for numerous amendments. Actions of a District which violate material terms this Service Plan shall be deemed to be material modifications to this Service Plan and the Town shall be entitled to all remedies available under State and local law to enjoin such actions of the District, and to seek other remedies provided in law or in equity. The Financial Plan and anticipated Public Improvements presented herein are subject to change due to market conditions at the time of debt issuance and Approved Development Plans. Any such change, within the limitations of this Service Plan, shall not constitute a material modification of the Service Plan. The addition of other types of improvements other than as described in this Service Plan and Exhibit ~~B~~C, shall constitute a material modification requiring approval of Town Council.

C. Preliminary Engineering Survey.

The Districts shall have authority to provide for the financing, planning, design, acquisition, construction, installation, relocation and maintenance of the Public Improvements, with the exception of the water treatment plant and raw water intake, within and without the District Boundaries, as more specifically defined by Approved Development Plans. Such street, water, wastewater, storm water and recreation facilities will benefit Districts' taxpayers and residents through the provision of financing of the Public Improvements. A description of the Public Improvements necessary for the Project and eligible for District financing was prepared based upon a preliminary capital description and cost estimate of approximately Fifty-One Million Three Hundred and Eighty-Five Thousand Dollars ($51,385,000), as shown in Exhibit ~~B~~ C attached hereto. The Public Improvements and associated costs shown in Exhibit ~~B~~ C are subject to change based on future development approvals and market costs at the time of construction and any such variations from Exhibit ~~B~~ C shall not constitute a material modification of this Service Plan.

All Public Improvements shall meet the standards and specifications adopted and/or required by the Town and/or other governmental entities having jurisdiction over such Public Improvements.

VI. FINANCIAL PLAN

A. General.

The Districts shall be authorized to finance the planning, design, acquisition, construction, installation and/or relocation of the Public Improvements from any lawful revenue source, including but not limited to the proceeds of Debt to be issued by the Districts. A Financial Plan,

attached as Exhibit ~~C~~D, includes the estimated indebtedness, timing, and interest rates of Debt anticipated to be issued by the Districts. The Financial Plan is one projection of Debt to be issued by the Districts, and it is expected that the terms of Debt when issued by the Districts will vary from the Financial Plan based on market conditions and other factors at the time of issuance. Such variations shall not constitute a material modification of this Service Plan. The Districts intend to issue such Debt as the Districts can reasonably pay from revenues derived from the Maximum Debt Mill Levy and other legally available revenues. The Maximum Debt Authorization, which is the total Debt that the Districts shall be permitted to issue shall not exceed Sixty-Two Million Dollars ($62,000,000), as limited by Section V.A.6 herein, which Debt shall be permitted to be issued on a schedule and in such year or years as the Districts determine shall meet the needs of the Districts and shall be phased to serve development as it occurs. Any part of a Debt issuance that is repaid or defeased by refunding Debt shall not apply against the Maximum Debt Authorization. All Debt issued by the Districts may be payable from any and all legally available revenues of the Districts, including but not limited to general *ad valorem* taxes to be imposed upon all Taxable Property within the Districts. The Districts may also rely upon various other revenue sources authorized by law and not prohibited by the Service Plan. These may include Fees. It is anticipated that the Developer of the Project and/or other parties may incur costs for Public Improvements, either in the form of direct payments for such costs, or by means of advances to the Districts. These direct payments and/or advances may be reimbursable by the Districts from Debt, contractual reimbursement agreements and/or any legally available revenue source.

B. Maximum Voted Interest Rate and Maximum Underwriting Discount.

The interest rate on any Debt is expected to be the market rate at the time the Debt is issued. The proposed maximum interest rate on any Debt may not exceed fifteen percent (15%). The maximum underwriting discount will not exceed three percent (3%). Debt, when issued, will comply with all relevant requirements of this Service Plan and State and Federal law.

C. Maximum Debt Mill Levy and Other Debt Limitations.

The Maximum Debt Mill Levy for District Nos. 1 through 3 shall be fifty (50) mills, and the Maximum Debt Mill Levy for District No. 4 shall be thirty-five (35), which is the maximum mill levy a District is permitted to impose upon the Taxable Property within the District for payment of Debt; provided, however, if there are changes in the method of calculating assessed valuation or any constitutionally mandated or statutorily authorized tax credit, cut or abatement, the mill levy limitation applicable to such Debt may be increased or decreased to reflect such changes, such increases or decreases to be determined by the Board in good faith (such determination to be binding and final) so that to the extent possible, the actual tax revenues generated by the mill levy, as adjusted for changes occurring after the Service Plan approval date, are neither diminished nor enhanced as a result of such changes.

Prior to the issuance of Debt, the issuing District shall obtain an opinion of a nationally recognized bond counsel as to compliance with the Service Plan limitations in relation to the Debt to be issued. All issuances of general obligation Bonds shall be deemed to be in compliance with the Financial Plan so long as the Minimum Criteria, as hereinafter defined, have been met. "Minimum Criteria" shall mean that the general obligation Bonds are: (1) subject to the Maximum

Debt Mill Levy; (2) together with other outstanding general obligation Bonds of the District, not in excess of the Maximum Debt Authorization set forth in this Service Plan; (3) together with other outstanding general obligation Bonds of the District, not in excess of the general obligation debt authority provided by the District's electorate; and (4) issued in compliance with the applicable requirements of Section 32-1-1101(6), C.R.S. Any issuance of general obligation Bonds that does not satisfy the ~~minimu~~ Minimum~~m~~ Criteria shall constitute a material modification of this Service Plan.

The costs of constructing the Public Improvements may be paid from available District mill levy revenues, Fees, Debt, and/or advances from the Developer of the Project. The Districts shall be authorized to reimburse Developer advances, if any, with interest at an interest rate not in excess of the rate allowable for Developer Debt, from District mill levy revenues, Fees, and/or proceeds from Debt (whether or not privately placed with the Developer), and other legally available revenues of the Districts. Any Developer Debt shall be subject to the Developer Debt limitation set forth in Section V.B.4. and the Minimum Criteria.

The Maximum Debt Mill Levy Term of any Debt issuance shall be thirty (30) years from the date of first imposition of a debt service mill levy for each such issue.

In the event that a District determines that it is in the best interests of the District and its taxpayers to issue general obligation Bonds to parties other than the Developer to: (i) reimburse the Developer for Developer advances; (ii) refund or restructure Debt previously placed with the Developer; or (iii) finance Public Improvements, the District shall prepare a plan of finance for the purpose of determining whether the proposed issuance satisfies the Minimum Criteria. The plan of finance will include the amount of Bonds to be issued, uses of proceeds therefrom (including, if any, capitalized interest and costs of issuance), sources of revenues securing repayment of the Bonds and the repayment schedule for the Bonds.

D. Security for Debt.

The Districts shall not pledge any revenue or property of the Town as security for the indebtedness set forth in this Service Plan. Approval of this Service Plan shall not be construed as a guarantee by the Town of payment of any of the District's obligations; nor shall anything in the Service Plan be construed so as to create any responsibility or liability on the part of the Town in the event of default by ~~the~~ a District in the payment of any such obligation.

E. TABOR Compliance.

The Districts will comply with the provisions of TABOR.

F. District Operating Costs.

The estimated cost of acquiring land, engineering services, legal services and administrative services, together with the estimated costs of the District~~'~~s' organization and initial operations, are anticipated to be One Hundred Thousand Dollars ($100,000), which will be eligible for reimbursement from Debt proceeds.

The proposed operating revenue to be derived from property taxes for the first budget year for the Districts is estimated to be Zero Dollars ($0).

The maximum mill levy for operations shall be twenty (20) mills; provided, however, if there are changes in the method of calculating assessed valuation or any constitutionally mandated or statutorily authorized tax credit, cut or abatement, the mill levy limitation applicable to operations may be increased or decreased to reflect such changes, such increases or decreases to be determined by the Board in good faith (such determination to be binding and final) so that to the extent possible, the actual tax revenues generated by the mill levy, as adjusted for changes occurring after the Service Plan approval date, are neither diminished nor enhanced as a result of such changes.

VII. ANNUAL REPORT

Each District shall be responsible for submitting an annual report to the Town Manager no later than October 1st of each year following the year in which the Order and Decree creating the District has been issued, as set forth in and required by § 32-1-207(3)(c), C.R.S. In addition to the matters to be included in the annual report pursuant to § 32-1-207(3)(c), C.R.S., the annual report shall also include the minutes from the most recent annual meeting held in accordance with § 32-1-903(6), C.R.S., which shall include a summary of any public comments received during such meeting, as set forth in § 32-1-903(6(a)(III), C.R.S.

VIII. DISSOLUTION

Upon an independent determination of the Town Council that the purposes for which any District was created have been accomplished, that District agrees to file a petition in the appropriate District Court for dissolution, pursuant to §§ 32-1-701, *et seq.*, C.R.S. In no event shall a dissolution occur until the District has provided for the payment or discharge of all of its outstanding indebtedness and other financial obligations as required by the Special District Act and that any ownership, operations, maintenance, repair and replacement obligations for District owned and/or operated Public Improvements have been conveyed to another public entity.

IX. DISCLOSURE TO PURCHASERS

The Districts shall provide annual notice to all eligible electors of the Districts in accordance with Section 32-1-809, C.R.S, as amended. In addition, each of the Districts shall record a District public disclosure document and a map of the then-current legal boundaries of the District with the Clerk and Recorder of Eagle County, Colorado in accordance with Section 32-1-104.8, C.R.S., as amended.

X. INTERGOVERNMENTAL AGREEMENTS

Upon the Districts' formation, the Districts and the Town shall execute an intergovernmental agreement in substantially the form attached hereto as Exhibit ~~E~~ F (the "Town IGA"). The Districts shall not incur any Debt or impose any taxes or Fees until their Boards have approved and executed the Town IGA. The Town has approved the Town IGA as of the date of approval of the Service Plan and such approval satisfies the condition relating to the Town's action on the Town IGA concerning the issuance of Debt and imposition or taxes or Fees by the Districts.

XI. RESOLUTION OF APPROVAL

A certified copy of the Town Council's resolution approving this Service Plan shall be attached as Exhibit ~~D~~ E prior to filing the Service Plan with the District Court in and for Eagle County, Colorado.

XII. CONCLUSION

It is submitted that this Service Plan for the Districts meets the requirements of the Special District Control Act, §§ 32-1-201, *et seq.*, C.R.S., the applicable requirements of the Colorado Constitution, and those of the Town. It is further submitted that this Service Plan meets the criteria set forth in § 32-1-203(2) and (2.5), C.R.S., establishing that:

A. There is sufficient existing and projected need for organized service in the area to be serviced by the Districts. There are no other entities, governmental or otherwise, which have the capacity or the desire to provide service to the area to be served by the Districts.

B. The existing service in the area to be served by the Districts is inadequate for present and projected needs. There are no public improvements in the area to be served by the Districts, and the Districts will provide for projected needs for public infrastructure.

C. The Districts are capable of providing economical and sufficient service to the proposed development within their boundaries. The financing plan incorporated in this Service Plan demonstrates the basis on which the Districts may provide essential public infrastructure to support the future development for the project.

D. The area to be included within the Districts does have and will have the financial ability to discharge the proposed indebtedness on a reasonable basis. The financing plan incorporated in this Service Plan demonstrates the ability of the Districts to fund Public Infrastructure necessary for the project, and demonstrates the ability of the Districts to fund the amount of debt proposed.

EXHIBIT A-1

INITIAL DISTRICT BOUNDARY MAP AND LEGAL DESCRIPTIONS

District No. 1 Legal Description

A parcel of land located in Section 1 of Township 6 South, Range 81 West of the Sixth Principal Meridian and consisting of that portion of Homestead Entry Survey (H.E.S.) 40 and Mineral Survey 20461 Puritan Lode situated easterly of the eastern right-of-way for U.S. Highway 24 as described in the Boundary Agreement recorded July 27, 2018 at reception number 201812787 and westerly of the western right-of-way for Union Pacific Railroad, being more particularly described as follows:

Beginning at Corner No. 2 of said H.E.S. 40, whence the Southwest corner of said Section 36 being a 2-1/2 inch GLO Brass Cap bears N 52°43'19" W a distance of 5,128.97 feet;

thence N 49°31'35" W a distance of 229.19 feet to a point;

thence 160.49 feet along the arc of a non tangent curve to the left having a radius of 994.91 feet, a central angle of 09°14'33", and the chord bears N 20°07'14" E a distance of 160.32 feet to a point on the 1-2 line of said H.E.S. 40;

thence along said 1-2 line of said H.E.S. 40 S 21°45'15" E a distance of 321.76 feet; to the point of beginning, District No. 1 containing 0.39 acres more or less.

District No. 2 Legal Description

A parcel of land located in Section 1 of Township 6 South, Range 81 West of the Sixth Principal Meridian and consisting of that portion of Homestead Entry Survey (H.E.S.) 40 and Mineral Survey 20461 Puritan Lode situated easterly of the eastern right-of-way for U.S. Highway 24 as described in the Boundary Agreement recorded July 27, 2018 at reception number 201812787 and westerly of the western right-of-way for Union Pacific Railroad, being more particularly described as follows:

Beginning at Corner No. 2 of said H.E.S. 40, whence the Southwest corner of said Section 36 being a 2-1/2 inch GLO Brass Cap bears N 52°43'19" W a distance of 5,128.97 feet;

thence along the 2-3 line of said H.E.S. 40 S 20°12'45" W a distance of 96.15 feet to a point;

thence N 80°27'56" W a distance of 234.35 feet to a point;

thence N 24°44'22" E a distance of 211.24 feet;

thence S 49°31'35" E a distance of 229.19 feet to the point of beginning, District No. 2 containing 0.79 acres more or less.

District No. 3 Legal Description

A parcel of land located in Section 1 of Township 6 South, Range 81 West of the Sixth Principal Meridian and consisting of that portion of Homestead Entry Survey (H.E.S.) 40 and Mineral Survey 20461 Puritan Lode situated easterly of the eastern right-of-way for U.S. Highway 24 as described in the Boundary Agreement recorded July 27, 2018 at reception number 201812787 and westerly of the western right-of-way for Union Pacific Railroad, being more particularly described as follows:

Beginning along the 2-3 line of said H.E.S. 40 S 20°12'45" W a distance of 96.15 feet from Corner No. 2 of said H.E.S. 40, whence the Southwest corner of said Section 36 being a 2-1/2 inch GLO Brass Cap bears N 52°43'19" W a distance of 5,128.97 feet;

thence along the 2-3 line of said H.E.S. 40 S 20°12'45" W a distance of 96.15 feet to a point on the1-2 line of Mineral Survey 20461 Puritan Lode;

thence S 80°04’03" W a distance of 292.89 feet to a point;

thence N 24°44'22" E a distance of 211.24 feet;

thence S 80°27'56" E a distance of 234.35 feet to the point of beginning, District No. 3 containing 0.83 acres more or less.

District No. 4 Legal Description

A parcel of land located in Section 1 of Township 6 South, Range 81 West of the Sixth Principal Meridian and consisting of that portion of Homestead Entry Survey (H.E.S.) 40 and Mineral Survey 20461 Puritan Lode situated easterly of the eastern right-of-way for U.S. Highway 24 as described in the Boundary Agreement recorded July 27, 2018 at reception number 201812787 and westerly of the western right-of-way for Union Pacific Railroad, being more particularly described as follows:

Beginning along the 2-3 line of said H.E.S. 40 S 20°12'45" W a distance of 192.30 feet from Corner No. 2 of said H.E.S. 40, whence the Southwest corner of said Section 36 being a 2-1/2 inch GLO Brass Cap bears N 52°43'19" W a distance of 5,128.97 feet;

thence along said 1-2 line of said Mineral Survey 20461 Puritan Lode N 59°22'30" E a distance of 155.38 feet to a point on the western right-of-way of the Union Pacific Railroad as described in D&RGW Right-of-Way and Track Map dated June 30, 1919; thence along said western right-of-way of the Union Pacific Railroad the following two courses:

1. 26.42 feet along the arc of a non tangent curve to the right having a radius of 2408.63 feet, a central angle of 00°37'43", and the chord bears S14°03'37" W a distance of 26.42 feet;

2. 184.39 feet along the arc of a tangent curve to the right having a radius of 58445.82 feet, a central angle of 00°10'51", and the chord bears S14°27'54" W a distance of 184.39 feet to a point on the 2-3 line of the Mineral Survey 20461 Puritan Lode;

thence along said 2-3 line of the Mineral Survey 20461 Puritan Lode N 45°06'44" W a distance of 131.43 feet to the 2-3 line of said H.E.S. 40; thence along said 2-3 line of said H.E.S. 40 N 20°12'45" E a distance of 35.54 feet to the point of beginning, District No. 4 containing 0.31 acres more or less.

EXHIBIT A-2

INCLUSION AREA BOUNDARY MAP AND LEGAL DESCRIPTION

A parcel of land located in Sections 1, 2, 11 and 12 of Township 6 South, Range 81 West of the Sixth Principal Meridian and Section 36 of Township 5 South, Range 81 West of the Sixth Principal Meridian and consisting of the following parcels: Mineral Survey 20712 - Treasury Vault Mill Site, Mineral Survey 20712 - Gold Star Mill Site, H.E.S. 41, Mineral Survey 20745 - Mars Mill Site; along with those portions of the following parcels situated westerly of the western right-of-way for U.S. Highway 24 as described in the Boundary Agreement recorded July 27, 2018 at reception number 201812787 and westerly of the western right-of-way for the Union Pacific Railroad as described in the D&RGW Right-of-Way and Track Map dated June 30, 1919: Nelson Addition (Book 131 Page 76), H.E.S. 46, Mineral Survey 19500 - Brooklyn Placer, Mineral Survey 20043 - May No. 5 Lode, Mineral Survey 20257 – May No. 14 and May No. 15, Mineral Survey 20461 - Ruby Lode, H.E.S. 40 and Mineral Survey 19856 - River Bend Mill Site; and excepting the parcel described in Book 380 Page 574; being more particularly described as follows:

Beginning at the Southwesterly corner of a parcel of land described in Book 131 page 76 said point also being the Southwest corner of said Section 36 being a 2-1/2 inch GLO Brass Cap found in place whence the South Quarter corner of said Section 36 being a 2-1/2 inch GLO Brass Cap found in place bears N 89°58'35" E a distance of 2,694.09 feet; thence the following five courses along the northwesterly boundary of said parcel described in Book 131 page 76:

1. N 00°20'54" W a distance of 99.96 feet along the west line of said Section 36;

2. N 28°13'18" E a distance of 715.35 feet;

3. N 57°23'50" E a distance of 557.58 feet;

4. N 70°47'50" E a distance of 762.18 feet;

5. N 89°56'50" E a distance of 491.16 feet to a point on said westerly right-of-way of U.S. Highway 24;

thence the following four courses along said westerly right-of-way of U.S. Highway 24:

1. 57.85 feet along the arc of a non tangent curve to the left having a radius of 756.30 feet, a central angle of 04°22'58", and the chord bears S30°36'24" E a distance of 57.84 feet;

2. S 32°47'53" E a distance of 199.00 feet;

3. 228.45 feet along the arc of a non tangent curve to the right having a radius of 2,825.00 feet, a central angle of 04°38'00", and the chord bears S 30°28'53" E a distance of 228.39 feet;

4. S 28°09'53" E a distance of 895.89 feet to a point on the easterly boundary of said parcel described in Book 131 page 76;

thence along said easterly boundary S 00°10'02" W a distance of 77.04 feet to the South Quarter corner of said Section 36 being a 2-1/2 inch GLO Brass Cap found in place said point also being

Angle Point 1 of Homestead Entry Survey (H.E.S.) No. 46, Township 6 South, Range 81 West of the Sixth Principal Meridian; thence along line 1-2 of said H.E.S. No. 46 S 89°38'32" E a distance of 41.61 feet to a point on said westerly right-of-way of U.S. Highway 24; thence the following two courses along said westerly right-of-way of U.S. Highway 24:

1. S 28°09'53" E a distance of 149.51 feet;

2. S 27°31'53" E a distance of 807.36 feet to a point on line 1-2 of Homestead Entry Survey (H.E.S.) No. 40 Township 6 South, Range 81 West of the Sixth Principal Meridian;

thence along said line 1-2 of H.E.S. No. 40 S 21°45'15" E a distance of 1,161.84 feet to a point on line 1-2 of Mineral Survey 20461 “Ruby Lode”; thence along said line1-2 of Mineral Survey 20461 “Ruby Lode” N 59°21'27" E a distance of 100.96 feet to a point on said westerly right-of-way of U.S. Highway 24; thence the following six courses along said westerly right-of-way:

1. S 24°22'53" E a distance of 31.22 feet;

2. 76.61 feet along the arc of a tangent curve to the left having a radius of 800.00 feet, a central angle of 05°29'13", and the chord bears S 27°07'29" E a distance of 76.58 feet;

3. 75.27 feet along the arc of a tangent curve to the right having a radius of 800.00 feet, a central angle of 05°23'27", and the chord bears S 27°10'22" E a distance of 75.24 feet;

4. S 24°28'38" E a distance of 57.10 feet;

5. S 24°28'38" E a distance of 79.86 feet;

6. 436.38 feet along the arc of a non tangent curve to the right having a radius of 915.00 feet, a central angle of 27°19'32", and the chord bears S 10°48'52" E a distance of 432.26 feet to a point on line 2-3 of said Mineral Survey 20461 “Ruby Lode”;

thence along said 2-3 line of Mineral Survey 20461 “Ruby Lode” N 53°55'33" W a distance of 74.99 feet to a point on said line 1-2 of H.E.S. No. 40; thence along said line 1-2 of H.E.S. No. 40 S 21°45'15" E a distance of 140.75 feet to a point on said westerly right-of-way of U.S. Highway 24; thence the following six courses along said westerly right-of-way of U.S. Highway 24:

1. 262.58 feet along the arc of a non tangent curve to the right having a radius of 915.00 feet, a central angle of 16°26'33", and the chord bears S16°31'05" W a distance of 261.68 feet;

2. S 24°44'22" W a distance of 216.35 feet;

3. S 35°45'52" W a distance of 205.41 feet;

4. S 14°36'41" W a distance of 532.15 feet;

5. S 01°15'08" E a distance of 429.27 feet;

6. S 01°25'41" W a distance of 268.53 feet to a point on line 3-4 of said H.E.S. No. 40;

thence along said 3-4 line of H.E.S. No. 40 S 33°56'45" W a distance of 246.93 feet to Angle Point 4 of said H.E.S. No. 40 said point also being Angle Point 8 of Homestead Entry Survey (H.E.S.) No. 41, Township 6 South, Range 81 West of the Sixth Principal Meridian; thence along line 7-8 of said H.E.S. No. 41 S 08°01'50" E a distance of 294.82 feet to the center of the Eagle River; thence the following two courses along said center of the Eagle River:

1. S 58°05'40" W a distance of 123.33 feet;
2. N 88°07'28" W a distance of 361.22 feet;

Thence leaving the center of the Eagle River N 0°00'00" E a distance of 157.44 feet to the right of way centerline of Tigiwon Road; thence the following two courses along said Tigiwon Road right-of-way centerline;

1. N 27°18’00” E a distance of 610.80 feet;
2. 153.15 feet along the arc of a non-tangent curve to the right having a radius of 286.50, a central angle of 30°37’40”, and the chord bears S 42°37’30” W a distance of 151.33 feet;

Thence leaving said Tigiwon Road right-of-way centerline S 44°54’07” E a distance of 66.71 feet; thence N 74°17’56” W a distance of 41.21 feet to a point on the southerly boundary of the Dam Parcel as described in the Special Warranty Deed recorded in the Eagle County Clerk and Recorder’s office February 10, 2022 at reception number 202202329;

thence along said westerly boundary of the Dam Parcel the following four courses;

1. thence N 34°56'03” E a distance of 213.62 feet
2. thence N 00°00’00” W a distance of 181.43 feet;
3. thence N 22°22'09" E a distance of 746.23 feet;
4. thence N 61"06'46" W a distance of 234.05 feet to a point on the northeasterly corner of the Reservoir Parcel;

thence along said southerly boundary of the Reservoir Parcel the following six courses;

1. thence N 3°57'24” W a distance of 107.38 feet;
2. thence N 70°32'11” W a distance of 192.32 feet;
3. thence S 77°20'34” W a distance of 590.72 feet;
4. thence S 62°05'59” W a distance of 597.19 feet;
5. thence S 29°33'21” W a distance of 904.04 feet;
6. thence S 53°11'01” E a distance of 658.80 feet;

Thence leaving the southerly boundary of the Reservoir Parcel S 66°03'04" W a distance of 37.66 feet; thence S 47°44'40" E a distance of 29.71; thence S 22°14'32" E a distance of 43.86 feet; thence S 46°45'14" E a distance of 22.10 feet; thence S 73°08'12" E a distance of 63.94 feet; thence

S 89°10'25" E a distance of 55.31 feet; thence S 59°40'34" E a distance of 43.18 feet; thence S 01°52'44" E a distance of 35.14 feet; thence S 35°09'05" W a distance of 121.47 feet; thence S 00°21'34" W a distance of 60.72 feet; thence S 19°31'34" E a distance of 142.83 feet; thence S 15°46'39"E a distance of 348.63 feet; thence S 29°14'17" E a distance of 40.16 feet to the center of the Eagle River;

Thence the following eleven courses along said center of the Eagle River:

1. S 33°39'49" W a distance of 288.54 feet;
2. S 38°27'21" W a distance of 172.00 feet;
3. S 19°18'51" W a distance of 106.00 feet;
4. S 07°08'39" E a distance of 140.00 feet;
5. S 24°25'48" E a distance of 132.00 feet;
6. S 11°21'54" E a distance of 374.00 feet;
7. S 16°33'40" E a distance of 326.72 feet;
8. S 15°15'48" E a distance of 154.00 feet;
9. S 02°48'58" E a distance of 158.00 feet;
10. S 39°00'16" E a distance of 132.00 feet;
11. S 53°11'20" E a distance of 209.22 feet to a point on the westerly side of the right-of-way of the Union Pacific Railroad;

Thence the following two courses along said westerly right-of-way of the Union Pacific Railroad as described:

1. 37.95 feet along the arc of a non tangent curve to the left having a radius of 836.49 feet, a central angle of 02°35'59", and the chord bears S 13°13'46" W a distance of 37.95 feet, said curve being parallel to and offset 100.00-feet westerly from the centerline of the eastern corridor of said Union Pacific Railroad;
2. 47.98 feet along the arc of a tangent curve to the left having a radius of 3,919.72 feet, a central angle of 00°42'05", and the chord bears S 11°34'45" W a distance of 47.98 feet, said curve being parallel to and offset 100.00-feet westerly from the centerline of the eastern corridor of said Union Pacific Railroad;

Thence the following five courses along said westerly right-of-way of the Union Pacific Railroad, said right-of-way being parallel to and offset 25.00 feet westerly from the centerline of the western corridor of said Union Pacific Railroad:

1. S 30°39'47" W a distance of 44.76 feet;

2. 141.71 feet along the arc of a tangent curve to the left having a radius of 4,816.15 feet, a central angle of 01°41'09", and the chord bears S 29°49'13" W a distance of 141.71 feet;

3. 577.96 feet along the arc of a tangent curve to the left having a radius of 873.26 feet, a central angle of 37°55'13", and the chord bears S 10°01'01" W a distance of 567.46 feet;

4. 132.72 feet along the arc of a tangent curve to the left having a radius of 2,684.59 feet, a central angle of 02°49'57", and the chord bears S 10°21'34" E a distance of 132.70 feet;

5. S 11°46'32" E a distance of 338.53 to a point on line 5-6 of Mineral Survey 19500 “Brooklyn Placer”;

thence along said line 5-6 of Mineral Survey 19500 “Brooklyn Placer” N 16°11'23" W a distance of 982.56 feet to Angle Point 6 of said Mineral Survey 19500 “Brooklyn Placer”; thence along line 6-7 of said Mineral Survey 19500 “Brooklyn Placer” N 12°07'10" W a distance of 494.47 feet to Angle Point 3 of Mineral Survey 20745 “Mars Mill Site”; thence along line 2-3 of said Mineral Survey 20745 “Mars Mill Site” N 45°47'44" W a distance of 1,091.01 feet to Angle Point 2 of said Mineral Survey 20745 “Mars Mill Site” said point also being on line 5-6 of said H.E.S. No. 41;

thence along the 5-6 line of said H.E.S. No. 41N 79°06’56” W a distance of 167.22 feet to the southeast corner of the Highlands 2 Parcel; thence along the easterly boundary of said Highlands 2 Parcel the following six courses:

1. N 15°13'47" W a distance of 247.86 feet;

2. N 17°58'47" W a distance of 88.45 feet;

3. N 30°17'18" W a distance of 151.62 feet;

4. N 35°17'22" W a distance of 95.77 feet;

5. N 15°16'35" W a distance of 182.95 feet;

6. N 01°40'27" W 206.83 to the southeast corner of the Cross Creek Parcel, said parcel being described in the Special Warranty Deed recorded in the Eagle County Clerk and Recorder’s office February 10, 2022 at reception number 202202329, point also being the southeast corner of the Highlands 1 Parcel;

Thence along the easterly boundary of said Highlands 1 Parcel, N 01°40'27" W a distance of 281.58 feet to the southeast corner of the Soil Processing Parcel; thence along the southerly boundary of said Soil processing Parcel N 69°04'25" W a distance of 231.93 feet to angle point NO. 2 of H.E.S. 41;

Thence along line 1-2 N 39°24'50" E a distance of 1,104.62 feet to Angle Point 1 said point also being Angle Point 5 of H.E.S. No. 40;

thence the following two courses along said H.E.S. No. 40:

1. along line 5-6 N 23°21'23" E a distance of 1,564.21 feet to Angle Point 6;

2. along line 6-7 N 25°10'25" W a distance of 707.61 feet to Angle Point 2 of Mineral Survey 20712 “Gold Star Mill Site”;

thence along line 2-3 of said Mineral Survey 20712 “Gold Star Mill Site” N 67°56'00" W a distance of 967.24 feet to Angle Point 3 of said Mineral Survey 20712 “Gold Star Mill Site” said point also being Angle Point 3 of Mineral Survey 20712 “Treasury Vault Mill Site”; thence along line 3-4 of said Mineral Survey 20712 “Treasury Vault Mill Site” N 67°56'00" W a distance of 403.10 feet to Angle Point 4 of said Mineral Survey 20712 “Treasury Vault Mill Site” said point also being on line 3-4 of said H.E.S. No. 46; thence along line 3-4 of said H.E.S. No. 46 N 69°12'00" E a distance of 553.58 feet to a point on a parcel described in Book 380 Page 574;

thence the following three courses along the easterly boundary of said parcel described in Book 380 Page 574:

1. N 34°17'20" E a distance of 269.23 feet;

2. N 33°47'30" W a distance of 346.69 feet;

3. N 59°40'30" W a distance of 214.88 feet to a point on the westerly boundary of the 50’ wide Eagle County School District RE 50J Access and Utility Easement described in BK 424, PG 977; thence the following three courses along the westerly boundary of said Access and Utility Easement:

1. thence N53°00'19"E a distance of 37.39 feet;
2. thence 75.67 feet along the arc of a tangent curve to the left having a radius of 151.89, a central angle of 28°32’43”, and the chord bears S38°43’55” W a distance of 74.89 feet;
3. N24°27'33"E a distance of 41.63 feet;

Thence N59°40'30” W a distance of 636.52 along the northerly boundary of Parcel 11to a point;

Thence N 00°15'50" E a distance of 285.80 feet to a point on line 1-7 of said H.E.S. No. 46 said point also being on the South line of said Section 36;

thence along said line 1-7 of H.E.S. No. 46 S 89°58'35" W a distance of 420.19 feet to the point of beginning, the Main Metro Dist Parcel containing 293.90 acres more or less.

Parcel 7 Legal Description

A parcel of land located in Section 1 of Township 6 South, Range 81 West of the Sixth Principal Meridian and consisting of that portion of Homestead Entry Survey (H.E.S.) 40 and Mineral Survey 20461 Puritan Lode situated easterly of the eastern right-of-way for U.S. Highway 24 as described in the Boundary Agreement recorded July 27, 2018 at reception number 201812787 and westerly of the western right-of-way for Union Pacific Railroad, being more particularly described as follows:

Beginning at Corner No. 2 of said H.E.S. 40, whence the Southwest corner of said Section 36 being a 2-1/2 inch GLO Brass Cap bears N 52°43'19" W a distance of 5,128.97 feet; thence along the 2-3 line of said H.E.S. 40 S 20°12'45" W a distance of 192.30 feet to a point on the1-2 line of Mineral Survey 20461 Puritan Lode; thence along said 1-2 line of said Mineral Survey 20461

Puritan Lode N 59°22'30" E a distance of 155.38 feet to a point on the western right-of-way of the Union Pacific Railroad as described in D&RGW Right-of-Way and Track Map dated June 30, 1919; thence along said western right-of-way of the Union Pacific Railroad the following two courses:

1. 26.42 feet along the arc of a non tangent curve to the right having a radius of 2408.63 feet, a central angle of 00°37'43", and the chord bears S14°03'37" W a distance of 26.42 feet;

2. 184.39 feet along the arc of a tangent curve to the right having a radius of 58445.82 feet, a central angle of 00°10'51", and the chord bears S14°27'54" W a distance of 184.39 feet to a point on the 2-3 line of the Mineral Survey 20461 Puritan Lode;

thence along said 2-3 line of the Mineral Survey 20461 Puritan Lode N 45°06'44" W a distance of 131.43 feet to the 2-3 line of said H.E.S. 40; thence along said 2-3 line of said H.E.S. 40 S 20°12'45" W a distance of 927.03 feet to a point on the eastern right-of-way of U.S. Highway 24; thence the following four courses along said eastern right-of-way of U.S. Highway 24:

1. N 01°30'38" W a distance of 546.66 feet;

2. 309.80 feet along the arc of a tangent curve to the right having a radius of 676.20 feet, a central angle of 26°15'00", and the chord bears N 11°36'52" E a distance of 307.10 feet;

3. N 24°44'22" E a distance of 422.47 feet;

4.160.49 feet along the arc of a non tangent curve to the left having a radius of 994.91 feet, a central angle of 09°14'33", and the chord bears N 20°07'14" E a distance of 160.32 feet to a point on the 1-2 line of said H.E.S. 40;

thence along said 1-2 line of said H.E.S. 40 S 21°45'15" E a distance of 321.76 feet; to the point of beginning, Parcel 7 containing 5.57 acres more or less.

EXCEPTING OUT THE INITIAL BOUNDARY LEGAL DESCRIPTIONS IN EXHIBIT A-1 OF THIS SERVICE PLAN

AND EXCEPTING THE FOLLOWING PARCEL WHICH HAS BEEN TRANSFERRED TO EAGLE RIVER WATER AND SANITATION DISTRICT AND AUTHORITY

Inlet Parcel Legal Description

A Parcel of land 40 feet in width located in H.E.S. No. 41 as patented March 7, 1912 in Section 2, Township 6 South, Range 81 West, 6thP.M., for the purpose of constructing, operating and maintaining a water supply conveyance structure consisting of open channels and/or pipelines to supply water to Bolts Lake Reservoir from the Eagle River and from Cross Creek, more particularly described as follows:

Beginning at a point on the westerly boundary of the OTP Area as described on an Exhibit prepared by Gamba & Associates, Inc., dated January 18, 2018 on behalf of Battle Mountain, whence Corner No. 2 of said H.E.S. 41, being an original stone monument found in place, bears S64°05'1 l" W a distance of 376.68 feet;

Thence from the Point of Beginning the following 15 courses along the northerly boundary of said 40-ft wide Easement:

1. thence N24°43'37"W a distance of 57.52 feet;
2. thence N02°34'28"W a distance of 50.51 feet;
3. thence N17°36'42"E a distance of 57.23 feet;
4. thence N23°06'54"E a distance of 15.58 feet;
5. thence Nl0°13'05"E a distance of 33.85 feet;
6. thence N51°21'28"E a distance of 144.42 feet;
7. thence N80°01'14"E a distance of245.49;
8. thence N75°30'49"W a distance of 122.70 feet;
9. thence S89°25'59"W a distance of 54.63 feet;
10. thence N22°13'41"W a distance of 55.35 feet;
11. thence N51°l 7'35"E a distance of 30.98 feet;
12. thence S87°20'19"E a distance of 69.22 feet;
13. thence S43°32'09"E a distance of 86.00 feet;
14. thence N87°52'49"E a distance of 154.45 feet;
15. thence N66°03'04"E a distance of 185.03 feet to a point on the southerly boundary of the Bolts Lake Reservoir Area as described on an Exhibit prepared by Gamba & Associates, Inc., dated February 1, 2019 on behalf of Battle North LLC;

Thence the following two courses along said southerly boundary of the Bolts Lake Reservoir Area;

1. thence S53°11'01"E a distance of 19.42 feet;
2. thence N88°48'40"E a distance of 59.59 feet;

Thence leaving said southerly boundary of the Bolts Lake Reservoir Area the following 16 courses along the southerly boundary of said 40-ft wide Easement:

1. thence S66°03'04"W a distance of257.18 feet;
2. thence S87°52'49"W a distance of 180.21 feet;
3. thence N43°32'09"W a distance of 87.98 feet;
4. thence N87°20' 19"W a distance of 40.88 feet;
5. thence S22°13'41"W a distance of75.43 feet;
6. thence S89°25'59"W a distance of 86.49 feet;
7. thence N75°30'49"W a distance of 119.31 feet;
8. thence S80°01'14"W a distance of 226.60 feet;
9. thence S51°21'28"W a distance of 119.19 feet;
10. thence S10°13'05"W a distance of23.36 feet;
11. thence S23°06'54"W a distance of 18.18 feet;
12. thence Sl 7°36'42"W a distance of 48.19 feet;

13. thence S02°34'28"E a distance of 35.56 feet;
14. thence S24°43' 37"E a distance of 4.16 feet;
15. thence S10°13'05"W a distance of 16.93 feet;
16. thence Sl9°01'53"W a distance of 43.82 feet,

to the Point of Beginning, containing 1.23 acres more or less.

EXHIBIT B

RESTRICTED PARCELS

EXHIBIT C

CAPITAL COST DESCRIPTION AND ESTIMATE
PROFORMA OPERATING BUDGET

EXHIBIT ~~C~~ D

FINANCIAL PLAN

EXHIBIT E~~D~~

TOWN RESOLUTION OF APPROVAL

EXHIBIT F~~E~~

INTERGOVERNMENTAL AGREEMENT

To: Mayor and Council

From: Jay Brunvand

Date: June 19, 2024

Agenda Item: Fiscal Year 2023 Financial Audit

REQUEST:
During the June 19, 2024 Council Meeting, Council will have a brief presentation from Joe Hood of Maggard and Hood who will be attending virtually.

INTRODUCTION:
FY 2023 Audit review and acceptance is scheduled under Business Items. As per §29-1-606(a)(1) C.R.S. the Council must accept the audit and submit the approved audit to the Department of Local Affairs and to the Office of the State Auditor not later than June 30 of each year.

The audit was included in electronic format with the June 19 packet for your review and a hard copy will be available for each Council Member upon request and placed in your box at Town Hall. For the meeting I will have posted the audit on the website with tonight's Council Packet for public review of the draft. I will print the audit upon request for those citizens desiring a hard copy. Please feel free to contact me prior to the meeting in the event you need further information.

ANALYSIS:
Our audit firm, Maggard and Hood, was on site the week of February 19 and conducted their audit and financial review. The annual audit provides a snapshot view of the financial integrity of the Town as of December 31, 2023. The audit shows the town to be on a solid financial footing and we have been presented with a clean financial bill of health.

COMMUNITY INPUT:
Not Applicable

BUDGET / STAFF IMPACT:
The Town is required by State law to have an annual financial audit. This item is budgeted for annually. Most important, municipal governments are required to have an annual audit performed by a certified firm, I assure you we are not being audited due to an issue or problem.

STRATEGIC PLAN ALIGNMENT:
In accordance with Strategy #1 the town is committed to practicing fair, transparent, and communicative local government. Management is responsible for the preparation and fair presentation of the annual financial audit in accordance with accounting principles generally accepted in the United States of America.

RECOMMENDED ACTION OR PROPOSED MOTION:
Motion to accept the Fiscal Year 2023 Annual Audit as presented.

ATTACHMENTS:

- The FY2023 Annual Audit Draft has been made available to the Council and public electronically. Upon acceptance of the audit by the Minturn Town Council the audit will be publicly available on the Town's website or, upon request, in printed format.

TOWN OF MINTURN, COLORADO

FINANCIAL STATEMENTS
AND
INDEPENDENT AUDITORS' REPORT

DECEMBER 31, 2023

Draft
Pending Board Acceptance

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Pending Draft Board Acceptance

M & H
Maggard
& Hood, P.C.
CERTIFIED PUBLIC ACCOUNTANTS

The Honorable Mayor and Members
of the Town Council
Minturn, Colorado

INDEPENDENT AUDITOR'S REPORT

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units and remaining fund information, and each major fund of the Town of Minturn as of and for the year ended December 31, 2023, and the related notes to the financial statements, which collectively comprise the Town of Minturn's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the aggregate discretely presented component units and remaining fund information, and each major fund of the Town of Minturn as of December 31, 2023 and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in conformity with accounting principles generally accepted in the United States of America.

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Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Town of Minturn and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Town of Minturn's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgement made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism through the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Town of Minturn's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about Town of Minturn's ability to continue as a going concern for a reasonable period of time.

We are required to communicate to those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information, listed as required supplementary information in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with accounting standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the supplementary information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Town of Minturn's basic financial statements. The combining and individual fund financial statements and schedules, and the County, Cities and Towns Annual Statement of Receipts and Expenditures for Roads, Bridges and Streets, which are listed in the table of contents are presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the Supplementary Information is fairly stated, in all material aspects, in relation to the basic financial statements taken as a whole.

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Maggard & Hood, P.C.

MAGGARD & HOOD, P.C.
Glenwood Springs, Colorado
May 16, 2024

TOWN OF MINTURN, COLORADO
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
For the Fiscal Year Ended December 31, 2023

MANAGEMENT'S DISCUSSION AND ANALYSIS

The Town of Minturn was organized in 1904, under provisions of Colorado State Statutes. The provisions of its home rule charter that was adopted in 1982 currently govern the town. The Town operates under a Council-Mayoral form of government and is a duly organized and existing political subdivision under the Constitution and laws of the State of Colorado. The Town is located in the central portion of Colorado approximately one hundred miles west of Denver, two miles south of Interstate 70 on State Highway 24, and four miles west of the Town of Vail and the Vail Ski Resort, and four miles east of the Town of Avon and the Beaver Creek Ski Resort. An elected Mayor and Town Council govern the Town and are responsible for setting policy, appointing administrative personnel and adopting an annual budget in accordance with state statutes.

The discussion and analysis of the Town of Minturn's financial performance provides an overall review of the Town's financial activities for the fiscal year. The intent of this discussion and analysis is to look at the Town's financial performance as a whole; it should be read in conjunction with the basic financial statements and notes to enhance the reader's understanding of the Town's overall financial performance.

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FINANCIAL HIGHLIGHTS

Key financial highlights for the fiscal year ended December 31, 2023 are as follows:

- In total, the Town's *overall* net position increased $601,605 or 3.8% from the previous fiscal year.
- The Town's Governmental Activities General Revenues accounted for $2,546,141 or 79.4% of all revenues. These general revenues include taxes, grants and entitlements not restricted to specific programs, and general interest and other revenues not related to specific programs. Program specific revenues, in the form of charges for services and sales, as well as program specific grants and contributions, accounted for $659,342 or 20.6% of the Town's total governmental revenues of $3,205,483.
- Governmental Activities for the Town had $2,749,431 in expenses, of which $659,342 were offset by program specific charges for services and sales, and $0 by operating grants and capital grants and contributions. The remaining expenses were offset by general revenues.
- In the Town's business-type (enterprise) activities, fiscal year income exceeded expenses by $145,853 thus increasing the activity's net position to $3,018,203.

USING THE BASIC FINANCIAL STATEMENTS

This annual report consists of four parts – *management's discussion and analysis* (this section), the *basic financial statements*, *required supplementary information*, and *other supplementary information*. These statements are organized so the reader can understand the Town of Minturn as a financial whole, or as an entire operating activity. The basic financial statements include two types of information on the same statement that present different views of the Town.

- *Government-wide financial statements* that provide both *long-term* and *short-term* information about the Town's *overall* financial status.
- *Fund financial statements* that focus on *individual parts* of the Town government, reporting the Town's operations *in more detail* than the government-wide statements.

The financial statements also include *notes* that explain some of the information in the financial statements and provide more detailed data. The statements are followed by a section of *required supplementary information* that further explains and supports the information in the financial statements. Additional supplemental information has also been included to enhance the readers understanding of the report.

REPORTING THE TOWN AS A WHOLE

Statement of Net Position and Statement of Activities

While this report contains all funds used by the Town to provide programs and activities, the view of the Town as a whole looks at all financial transactions and asks the question, "How did we do financially during the current fiscal year?" The statement of net position and the statement of activities answer this question. These statements include all assets and liabilities using the accrual basis of accounting similar to the accounting system used by most private sector companies. The bases of accounting take into account all of the current year's revenues and expenses regardless of when cash was received or paid.

The focus of these government-wide financial statements is on the overall financial position and activities of the Town. These financial statements are constructed around the concept of a primary government, the Town, except for fiduciary funds. The statement of net position and statement of activities provide information about the activities of the whole Town, presenting both an aggregate view of the Town's finances and a longer-term view of those finances.

The statement of net position and the statement of activities report the Town's net position and changes in those assets. This change in net position is important because it identifies whether the financial position of the Town has improved or diminished for the Town as a whole. The cause of this change may be the result of many factors, some financial, some not. Nonfinancial factors include the Town's property tax base, current property tax laws, statutorily required reserves, facility conditions, and other factors.

In the statement of net position and the statement of activities, the Town is divided into two distinct kinds of activities:

> **Governmental Activities** – Governmental activities are generally financed through taxes, intergovernmental revenues and other non-exchange revenues. Most of the Town's programs and services are reported here including general government activities, planning and zoning, municipal court, police, public works, parks and recreation, economic development, and interest on long-term debt.
>
> **Business-Type Activities** – Business-type activities are financed by some degree by charging external parties for the goods or services they acquire. The Town's enterprise activities for water and trash, are reported as business-type activities as the service is provided on a charge for goods or services basis to recover the expenses of the goods and services provided.

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FUND FINANCIAL STATEMENTS

Fund financial statements provide the next level of detail. For governmental funds, these statements tell how services were financed in the short-term as well as what remains for future spending. The fund financial statements also report the Town's operations in more detail than the government-wide statements by providing information about each of the Town's major funds. For the Town of Minturn, the General Fund is the most significant fund. Except for the General Fund, a specific fund is established to satisfy managerial control over resources or to satisfy finance-related legal requirements established by external parties or governmental statutes or regulations. The Town maintains seven individual governmental funds: General, Battlement Mountain Resort, Special Revenue, Conservation Trust, Minturn Market, General Improvement District and Capital Projects Fund. Information is presented separately in the governmental funds balance sheet and in the governmental funds statement of revenues, expenditures, and changes in fund balances for the major funds. The nonmajor funds are combined into a single, aggregated, presentation with individual fund data for each of these nonmajor governmental funds provided in the form of combining statements as supplemental information. The Town's proprietary, or enterprise fund, is used to account for its Water and Trash activities. This fund is considered to be a major fund of the Town of Minturn.

FUND FINANCIAL STATEMENTS -- *CONTINUED*

As indicated above, the Town's fund financial statements are divided into two broad categories; namely (1) governmental funds; and (2) proprietary funds.

Governmental Funds – The Town's activities are reported in governmental funds, which focus on how monies flow into and out of those funds and the balances left at fiscal year-end for spending in future periods. These funds are reported using an accounting method called modified accrual accounting, which measures cash and all other financial assets that can readily be converted to cash. The governmental fund statements provide a detailed short-term view of the Town's general government operations and the basic services it provides. Governmental fund information helps determine whether there are more or less financial resources that can be spent in the near future to finance the Town's programs. The relationship, or differences, between governmental activities reported in the statement of net assets and the statement of activities and the governmental funds is reconciled in the financial statements. The Town maintains the following governmental funds:

General Fund – A major fund used to account for resources traditionally associated with government which are not required legally or by sound financial management to be account for in another fund.

Battle Mountain Resort Fund – A major special revenue fund accounting for resources committed in use for expenditure related to the planned unit development of the Battle Mountain Resort.

Special Revenue Fund – A major fund accounting for resources restricted in use for future debt service, capital acquisition and maintenance of Town property.

Conservation Trust Fund – A nonmajor fund accounting for resources restricted in use for parks and recreation acquisition, development and maintenance pursuant to Colorado Revised Statutes.

Minturn Market Fund – A nonmajor fund accounting for resources assigned to match costs with income, as well as Town contributions as needed in order to provide foot traffic for the retail shops and restaurants in the Town during summer weekends.

Minturn GID Fund – A nonmajor special revenue fund accounting for resources assigned for the financing of construction of infrastructure in the Battle Mountain development using a dedicated property tax on property within the development.

Capital Project Fund – A nonmajor capital projects fund accounting for resources committed for capital projects using a dedicated construction use tax on projects exceeding $10,000.

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Proprietary Funds – The enterprise funds use the same basis of accounting as business-type activities; therefore, these statements are essentially the same. These funds are established to account for operations that are financed and operated in a manner similar to private enterprise, where the intent is that costs of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges. The proprietary (enterprise) funds include the following:

Water and Sanitation Fund – accounts for activities related to water and sanitation services to the citizens of the Town.

Discretely Presented Component Unit – A legally separate organization for which the town is financially accountable, but has a separate governing board is considered part of the reporting entity and is reported as a discretely presented component unit (see Note 1):

Minturn Education Fund – A non-profit organization formed in November 2012 to create a scholarship program for qualified Minturn students who meet merit and financial need criteria. The Minturn Education Fund does not issue separate financial statements and is discretely presented in the Town's financial statements.

TOWN OF MINTURN, COLORADO
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
For the Fiscal Year Ended December 31, 2023

THE TOWN AS A WHOLE

The perspective of the statement of net position is of the Town as a whole. Following is a summary of the Town's net position for the current and prior fiscal year.

(In Thousands)	Governmental Activities		Business-Type Activities		Total	
	2023	2022	2023	2022	2023	2022
ASSETS:						
Current and Other Assets	$ 5,195	$ 3,925	$ 2,157	$ 1,169	$ 7,316	$ 5,094
Restricted Cash	-	-	-	-	-	-
Capital Assets, Net	9,449	9,589	4,005	4,075	13,454	13,664
Total Assets	14,608	13,514	6,162	5,244	20,770	18,758
LIABILITIES:						
Current & Other Liabilities	135	135	205	533	340	668
Long-term Liabilities	-	-	2,939	1,839	2,939	1,839
Total Liabilities	135	135	3,144	2,372	3,279	2,507
DEFERRED INFLOWS OF RESOURCES:						
Property Taxes	827	569	-	-	827	569
Related to Leases	374	-	-	-	374	569
Total Deferred Inflows	1,201	569	-	-	1,201	569
NET POSITION:						
Invested in Capital Assets, Net of Related Debt	9,449	9,589	1,668	2,117	11,117	11,706
Non-Spendable	-	-	-	-	-	-
Restricted	206	181	-	-	206	181
Unrestricted	3,617	3,040	1,350	755	4,967	3,795
Total Net Position	$ 13,272	$ 12,810	$ 3,018	$ 2,872	$ 16,290	$ 15,682

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As indicated earlier, net position may serve over time as a useful indicator of the Town's financial health. The Town's *overall* assets exceeded its liabilities and deferred inflows by $16,290 million at December 31, 2023.

By far the largest portion of the Town's Net Position is its net investment in capital assets less the related debt used to acquire those assets that is still outstanding. The Town uses these capital assets to provide services to the public; consequently, these assets are not available for future spending. Although the Town's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

An additional portion of the Town's Net Position, $206 thousand (1.2%), represents resources that are subject to restrictions as to how they may be used; this includes statutorily required TABOR emergency reserves and monies restricted for conservation trust purposes, and maintenance of Town property.

THE TOWN AS A WHOLE -- *CONTINUED*

The statement of activities reflects the cost of program services and the charges for services and sales, grants, and contributions offsetting those services. The following detail reflects the total cost of services supported by program revenues and general property taxes, unrestricted state entitlements, and other general revenues, resulting in the overall change in net assets for the fiscal year 2023:

(In Thousands)	Governmental Activities		Business-Type Activities		Total	
	2023	2022	2023	2022	2023	2022
REVENUES:						
Program Revenues:						
Charges for Services/Sales	$ 659	$ 608	$ 1,609	$ 1,317	$ 2,268	$ 1,925
Operating Grants & Contrib.	-	-	-	-	-	-
Capital Grants & Contrib.	-	130	40	407	40	537
Total Program Revenues	659	738	1,649	1,724	2,308	2,462
General Revenues and Transfers:						
Taxes	2,050	2,177	-	-	2,050	2,177
Intergovernmental Revenue	256	247	-	-	256	247
Interest/Investment Earnings	240	63	-	1	63	64
Transfers	-	-	-	-	-	-
Total General Revenues and Transfers	2,546	2,487	-	1	2,546	2,488
Total Revenues	3,205	3,225	1,649	1,725	4,854	4,950
PROGRAM EXPENSES:						
General Government	1,269	1,245	-	-	1,269	1,245
Planning and Zoning	258	442	-	-	258	442
Municipal Court	10	7	-	-	10	7
Police	438	402	-	-	438	402
Public Works	258	524	-	-	258	524
Parks & Recreation	516	411	-	-	516	411
Water & Sanitation	-	-	1,503	1,573	1,503	1,573
Total Expenses	2,749	3,031	1,503	1,573	4,252	4,604
INCREASE (DECREASE) IN NET POSITION	$ 456	$ 194	$ 146	$ 152	$ 602	$ 346

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THE TOWN AS A WHOLE -- *CONTINUED*

Governmental Activities

Revenues
The Town's governmental activities revenues decreased approximately $20 thousand, or less than 1% from the prior year. Decreases occurred for property taxes and real estate transfer taxes. These shortfalls were mostly offset by increases in interest earned on cash and investments.

Expenses
Program expenses for governmental activities decreased approximately $282 thousand, or 9.3% from the prior fiscal year. Notable decreases occurred in purchased services related to legal and planning and zoning, the remaining Town's operating costs were comparable to the prior year.

As indicated above, the statement of activities reflects the cost of program services and the charges for services, grants, and contributions offsetting those services. The following table summarizes the information from the statement of activities, reflecting the total cost of program services and the remaining net cost of program services supported by taxes and other general revenues:

	Total Cost of Service		Net Cost of Services	
(In Thousands)	2023	2022	2023	2022
General Government	$ 1,268	$ 1,245	$ 907	$ 760
Planning and Zoning	258	442	(5)	246
Municipal Court	10	7	10	7
Police	438	402	404	390
Public Works	258	524	258	480
Parks and Recreation	516	411	516	411
Total Expenses	$ 2,749	$ 3,031	$ 2,090	$ 2,294

The dependence on general revenues for governmental activities is essential. Approximately 76% of 2023 and 76% of 2022 program services were supported through taxes and other general revenues.

Business-Type Activities – The results of operations of the business-type activity indicate that the utility funds used available fund balances to cover losses without assistance from the general fund:

(In Thousands)	2023	2022
Operating Revenues	$ 1,609	$ 1,317
Operating Grants & Contributions	40	407
General Revenues	-	1
Total Revenues	1,649	1,725
Less Operating and Interest Expenses	(1,503)	(1,573)
Net Income (Loss), Before Transfers and Capital Grants & Contributions	146	152
Transfers In (Out)	-	-
Capital Contributions	-	-
Net Income (Loss)	$ 146	$ 152

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THE TOWN'S FUNDS

Governmental Funds

The governmental fund level financial statements focus on how services were financed in the short-term as well as what remains for future spending. The governmental fund level financial statements are reported on the modified accrual basis of accounting. At the fund level, under the modified accrual basis of accounting, depreciable assets and their related depreciation expense are not reflected as they are not a current period financial resource or use. In addition, at the fund level, inflows from operating loans are presented as a revenue item while outflows for capital outlay and debt service principal payments are presented as an expenditure item, as these items represent current period financial resources and uses.

The General Fund ending fund balance increased from $2,700,141 to $3,117,793 during the current fiscal year. The net increase of $417,652 represents the excess of current period revenues (financial resources current period expenditures (financial uses). The ending fund balance in the amount of $3,117,793, which includes $3,024,793 of unrestricted reserves, is the amount of net resources available for future spending. Most financial resources are from taxes and intergovernmental revenues.

The Battle Mountain Resort special revenue fund ending fund balance increased from $79,298 to $91,287, during the current fiscal year. The net increase of $11,989 represents the excess of current period revenues (financial resources) over current period expenditures (financial uses). The ending fund balance of $91,287, is the amount of net resources available for future spending.

The Special Revenue Fund ending fund balance increased from $23,037 to $32,430 during the current fiscal year. The net increase of $9,393 represents the excess of current period revenues (financial resources) over current period expenditures (financial uses). The ending fund balance of $32,430 is the amount of net resources available for future spending.

Changes in non-major governmental funds are detailed in the supplemental information of the accompanying financial statements.

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Proprietary (Enterprise) Fund

The proprietary (enterprise) fund financial statements, as discussed above, use the same basis of accounting as business-type activities. Positive changes in net position reflect that the enterprise fund is currently generating enough operating and non-operating revenues to offset current year operating and non-operating expenses, while negative changes in net assets indicate that it is not. The net assets of the enterprise activities represent the amount of net resources, including capital assets, available to provide future Water and Sanitation services to the general public of the Town of Minturn. The ending net position increased from $2,872,350 to $3,018,203 during the current fiscal year. The year-end balance of unrestricted net assets of $1,350,172 represents the amount of resources available for future spending.

GENERAL FUND BUDGETING HIGHLIGHTS

The Town's procedures in establishing the budgetary data reflected in the financial statements is summarized in *Note 1(E)* of the financial statements. Budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP) with the exception of the Proprietary (Enterprise) Funds. The reconciliation of the budgetary differences of the Proprietary Fund to GAAP is found in *Note 1(E)*. The budgeting system of the Town uses a line-item based budget, which is designed to control line-item expenditures, but provide flexibility for overall budgetary management. During the course of fiscal 2023, the Town amended its budget to more accurately reflect anticipated year-end use of available resources.

General Fund Resources (Inflows)

The Town's General Fund budgetary revenues and other financing sources in the amount of $2,871,276 exceeded budgetary expectations of $2,818,258 by $53,018. Positive variances occurred for sales tax collections and planning, zoning and permitting charges. Negative variances occurred for property taxes and real estate transfer taxes. Further detail of individual line-item revenues for the general fund can be found in the 'Supplemental Information' section following the notes to the financial statements.

General Fund Charges to Appropriations (Outflows)

The Town's General Fund budgetary expenditures and other financing uses of $2,453,624 were $420,233 less than the final appropriated fund balance of $2,873,857. Positive variances occurred across the entire Town. Further detail of individual line-item expenditures for the general fund can be found in the 'Supplemental Information' section following the notes to the financial statements.

The Town Council and the Town's management continue to strive to budget appropriate amounts for each individual line item. This year's overall savings are indicative of the efforts to provide services in the most economical manner. This year's savings will have a positive impact on future year's fund balances.

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CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At the end of 2023, the Town had a total of $13,453,946 in capital assets, consisting of $9,4449,380 in governmental activities and $4,004,566 in business-type activities. The following reflects the balances of fiscal year 2023 compared to fiscal year 2022:

(In Thousands)	Governmental Activities		Business-Type Activities		Total	
Net of Depreciation:	2023	20212	2023	2022	2023	2022
Land & Sites	$ 3,579	$ 3,579	$ -	$ -	$ 3,579	$ 3,579
Construction-in-Progress	-	-	101	2,538	101	2,538
Streets	3,712	3,794	-	-	3,712	3,794
Bldgs & Improvements	2,025	2,100	-	-	2,025	2,100
Machinery & Equipment	133	116	129	136	262	252
Water & Sanitation Sys	-	-	3,654	1,276	3,654	1,276
Recreation Systems	-	-	121	125	121	125
Total Capital Assets	$ 9,449	$ 9,589	$ 4,005	$ 4,075	$ 13,454	$ 13,664

Debt

At December 31, 2023 the Town had a total of $3,071,422 of outstanding long-term obligations. The entire amount is carried in business-type activities. Additional information regarding debt service requirements is found in *Note 4* of the financial statements.

CURRENT ISSUES, ECONOMIC CONDITION AND OUTLOOK

During 2023, the Town continued to build on positive economic strides seen in recent previous years. The overall economy was showing very strong signs of economic growth in revenues for real estate markets and online retail sales. In addition to our traditional sales tax collections, in 2019 the State began enforcing sales tax collections for online sales which represented a thus far untapped revenue source. The significant increase in property tax assessments was felt statewide. During the 2023 state legislative session a number of bills were considered, and the Governor called for a special election in November and a special legislative session in December. The intent was an attempt to bring soaring housing costs under control and more specifically assessed property values in line with inflationary growth. This effort was continued during the 2024 legislative session and the true impacts of the increases and the laws to mitigate those increase are yet to be fully realized.

The Town's 2023 assessed valuation (for collection of taxes in 2024) was $46,134,010, up from the prior year's $31,712,010 representing an increase of 31%. It is noted that 2023 was an assessment year causing this significant growth in values to take a front seat with the legislature and the voters. By State law passed in 1982, residential assessments have been restricted to 45% of the total statewide assessed valuation; consequently, as residential property values increase, periodically they are adjusted to remain compliant (property values are reassessed statewide in each county during odd years). For 2023 the commercial assessment value was reduced from 29% to 27.9% and residential was reduced from 6.95% to 6.765% which is reflected in the revenue decline.

In light of various and differentiating economic programs, the Town has seen relatively stable and even increasing sales tax revenues in the General Fund over recent years. During 2023, sales tax receipts totaled $1,239,324 compared to $1,210 981 in 2022, $1,040,044 in 2021 and $830,911 in 2020; a 2.34% increase FY2023 over FY2022. This significant increase since 2020 in sales tax is attributable to the previously mentioned online sales tax collections at the state level and distributed locally based on the point of purchase and has helped to stabilize our stable or shrinking property receipts. The Town also collects a lodging tax of 1.5%, which is in addition to a 4% sales tax on all short-term rental nights (a single stay of less than 30 days), as well as a Real Estate Transfer Tax which is very driven by the overall state of the economy.

In November of 2018 the Town passed a Construction Use Tax of 4% which collection began January 1, 2019. This tax only affects construction projects that exceed $10,000. All proceeds of this tax are reported in the Capital Fund and any proceeds will be limited to capital outlay and capital projects. This revenue source continues to increase annually with $111,998 collected in 2023, 79,578 collected in 2022, $83,278 collected in 2021. Although this revenue stream is contingent on development and can be severely limited from one year to the next, the town is looking at several larger projects which could see over 80 additional units over the next few years in addition to Battle Mountain and School District housing of several hundred even with our ongoing water tap moratorium.

The Town has been able to complete several projects and move others along in order to address the continuing uncertain economic environment by implementing several strategic initiatives aimed at permitting the Town to take advantage of even slightly improved economic conditions. Throughout recent years, the Town has endeavored to support its residents and maintain community service levels predominantly without increasing costs to the Town. In 2022 the town completed a one-block curb/gutter/sidewalk/paving project in the 200 block of Pine St. Project needs were curtailed in 2022 due to several lawsuits that are drawing heavily on our annual revenues. It appears years' worth of work will be realized with a settlement between the Town and the Battle Mountain Development and this project will potentially move forward in the coming years.

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CURRENT ISSUES, ECONOMIC CONDITION AND OUTLOOK - *CONTINUED*

The Town is happy to report that, to a large extent, its efforts toward fiscal responsibility have been well founded and successful. In July of 2014, the Town signed an Intergovernmental Agreement with the Eagle County Sheriff's Office for police services. The IGA was originally contracted for four years and was extended in 2017 and again in 2022 for additional four-year cycles. This agreement disbanded the vacant and unstaffed Minturn Police Department, shifting all police responsibilities to the Eagle County Sheriff; although, the Town retained the Municipal Court and the Court Clerk function. This agreement has proven very cost effective for the Town as it provides a more sustainable police presence on a daily basis and has proven to be a success for the Town and its citizens by providing a trained and a sustainable police force for the community.

In the near to mid term the town will need to consider water tank storage, new water rights and possible diversions, and an upgraded water purification system. In late 2021 the Town secured a combination of state grants in the amount of $157,000, US Congressionally Directed Funding in the amount of $3,000,000, and low interest bonds to construct a new water tank. This new tank will allow the town to have a combined storage of over one million gallons of water and allow the town to use both tanks simultaneously. Currently this project is substantially completed and should be in full use by late summer 2024. The total cost of the tank is estimated to run $2,250,000.

The Town has undertaken several studies to create a Capital Improvement Plan which will allow us to achieve our system needs. The Fund has been able to maintain a solid reserve balance, however, the intent of the Council approved Capital Improvement Plan for the Enterprise Fund is to develop sufficient reserves to maintain the water purification and distribution system and to complete a series of necessary infrastructure replacements to include the aging water plant itself, the holding tank, and the distribution system. This plan will give guidance to needed repairs and replacements at the water treatment plant, needed distribution infrastructure, and water loss detection tools. Our goal with this system is to reduce our water loss below 20% on a consistent basis.

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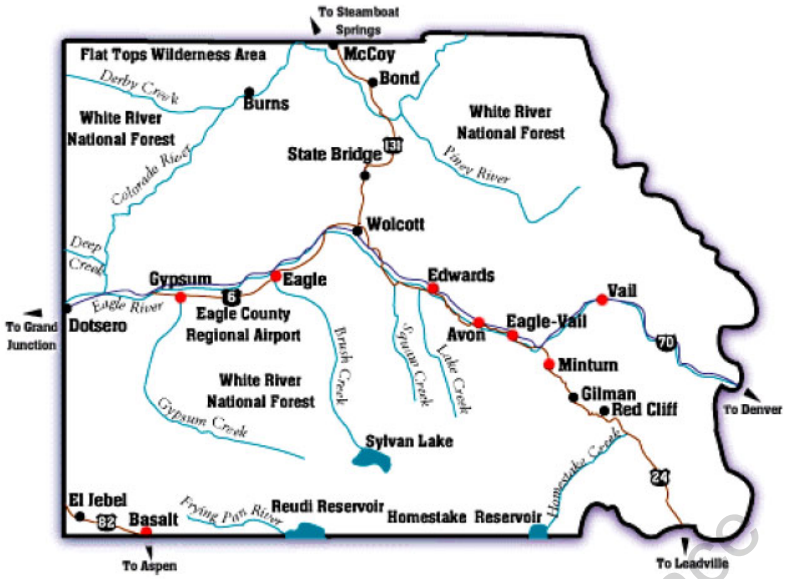
The Town has also taken a "wait-and-see" approach to future staffing needs and revenue expectations. As of the end of 2023, the Town employed 7 full-time employees, not including contracted services. The underlying goal has been to control expenditures and maintain fund balances while not reducing the established level of services to the Town's residents. Given the uncertain economic environment, the Town Council and Town management have undertaken additional internal actions which include: 1) annual insurance review to manage medical insurance premiums; 2) conservative workforce and use of contracted services if available and fiscally responsible to do so; and 3) maintaining staff positions as they become vacant and creating new positions, if necessary to meet growing demand. Management strives to maintain reserves to achieve the financial policy set by the Town Council to have six months of operational reserves.

The Council and Planning Commission meetings continue to operate using a hybrid on-line and in-person format, which has proven to be very effective.

CONTACTING THE TOWN'S FINANCIAL MANAGEMENT

This financial report is designed to provide our residents, customers, taxpayers, investors, and creditors with a general overview of the Town's finances and to show the Town's accountability for the money it receives. If you have any questions regarding this report or need additional information, please contact the:

Town Minturn, Colorado
Attn: Jay Brunvand, Town Treasurer
P.O. Box 309
Minturn, CO 81645



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GOVERNMENT - WIDE FINANCIAL STATEMENTS

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TOWN OF MINTURN, COLORADO
STATEMENT OF NET POSITION
December 31, 2023

	Primary Government			Component Unit
	Governmental Activities	Business-type Activities	Total	Education Fund
Current Assets:				
Cash and Investments	$ 3,700,797	$ 1,169,225	$ 4,870,022	$ 281,272
Cash with Fiscal Agent	-	734,887	734,887	-
Restricted Cash and Investments	-	-	-	-
Receivables:				
Accounts Receivable	245,960	253,366	499,326	-
Leases Receivable (NPV)	382,530	-	382,530	-
Property Taxes	827,367	-	827,367	-
Intergovernmental	2,834	-	2,834	-
Total Current Assets	5,519,488	2,157,478	7,316,966	281,272
Non-Current Assets:				
Capital Assets –				
Non-Depreciable	3,579,470	101,303	3,680,773	-
Depreciable, Net	5,869,910	3,903,263	9,773,173	-
Total Non-Current Assets	9,449,380	4,004,566	13,453,946	-
Liabilities:				
Accounts Payable	52,688	37,468	90,156	-
Deposits	55,250	-	55,250	-
Accrued Interest	-	5,491	5,491	-
Accrued Vacation & Sick Pay	25,307	29,460	54,767	-
Other Liabilities	2,242	-	2,242	-
Long-term Debt:				
Portion Due or Payable within One Year:				
1997B Rural Development Note	-	7,393	7,393	-
CRW & PD Loan	-	125,080	125,080	-
Portion Due or Payable after One Year:				
1997B Rural Development Note	-	135,494	135,494	-
CRW & PD Loan	-	2,803,455	2,803,455	-
Total Liabilities	135,487	3,143,841	3,143,841	-
Deferred Inflow of Resources:				
From Property Taxes	827,367	-	827,367	
Related to Leases	373,665	-	373,665	-
Total Deferred Inflow of Resources	1,201,032	-	1,201,032	-
Net Position				
Invested in Capital Assets, Net of Related Debt	9,449,380	1,668,031	11,117,411	-
Restricted for:				
Conservation Trust	80,849	-	80,849	-
Capital Maintenance	32,430	-	32,430	-
Emergencies	93,000	-	93,000	-
Scholarships	-	-	-	281,272
Unrestricted	3,616,690	1,350,172	4,966,862	-
TOTAL NET POSITION	$ 13,272,349	$ 3,018,203	$ 16,290,552	$ 281,272

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The accompanying notes are an integral part of these financial statements.

TOWN OF MINTURN, COLORADO
STATEMENT OF ACTIVITIES
For the Fiscal Year Ended December 31, 2023

FUNCTION/PROGRAM ACTIVITIES	EXPENSES	PROGRAM REVENUES: Charges For Services and Sales	Operating Grants and Contributions	Capital Grants and Contributions
PRIMARY GOVERNMENT				
GOVERNMENTAL ACTIVITIES:				
General Government	$ 1,268,937	$ 361,548	$ -	$ -
Planning and Zoning	258,087	263,575	-	-
Municipal Court	10,334	-	-	-
Police	438,163	34,219	-	-
Public Works	257,869	-	-	-
Parks and Recreation	516,041	-	-	-
TOTAL GOVERNMENTAL ACTIVITIES	2,749,431	659,342	-	-
BUSINESS-TYPE ACTIVITIES:				
Water and Sanitation	1,502,806	1,608,723	-	39,775
TOTAL BUSINESS-TYPE ACTIVITIES	1,502,806	1,608,723	-	39,775
TOTAL PRIMARY GOVERNMENT	$ 4,252,237	$ 2,268,065	$ -	$ 39,775
COMPONENT UNIT:				
EDUCATION FUND	$ 8,529	$ -	$ -	$ -

GENERAL REVENUES:
Taxes:
Property Taxes, Levied for General Purposes
Specific Ownership Taxes, for General Purposes
Sales and Use Tax
Franchise Tax
Real-Estate Transfer Tax
Other Taxes
Grants and Entitlements Not Restricted to Specific Programs:
Intergovernmental Revenues
Unrestricted Interest and Investment Earnings

Total General Revenues

Change in Net Position

NET POSITION – BEGINNING OF YEAR (Restated)

NET POSITION – END OF YEAR

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The accompanying notes are an integral part of these financial statements.

NET (EXPENSE) REVENUE AND CHANGES IN NET POSITION			
Primary Government			Component Unit
Governmental Activities	Business-Type Activities	Total	Education Fund
$ (907,389)	$ -	$ (907,389)	$ -
5,488	-	5,488	-
(10,334)	-	(10,334)	-
(403,944)	-	(403,944)	-
(257,869)	-	(257,869)	-
(516,041)	-	(516,041)	-
(2,090,089)	-	(2,090,089)	-
-	145,692	145,692	-
-	145,692	145,692	-
(2,090,089)	145,692	(1,944,397)	-
-	-	-	(8,529)
571,763	-	571,763	-
32,616	-	32,616	-
1,191,938	-	1,191,938	-
83,581	-	83,581	-
151,425	-	151,425	-
19,022	-	19,022	-
256,281	-	256,281	-
239,515	161	239,676	19,535
2,546,141	161	2,546,302	19,535
456,052	145,853	601,905	11,006
12,816,297	2,872,350	15,688,647	270,266
$ 13,272,349	$ 3,018,203	$ 16,290,552	$ 281,272

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FUND FINANCIAL STATEMENTS

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TOWN OF MINTURN, COLORADO
BALANCE SHEET
GOVERNMENTAL FUNDS
December 31, 2023

	General Fund	Battle Mountain Resort	Special Revenue Fund
ASSETS:			
Cash and Investments	$ 2,965,398	$ 91,922	$ 23,611
Restricted Cash and Investments	-	-	-
Receivables – Net:			
Accounts Receivable	239,309	-	6,651
Leases Receivable (NPV)	191,754	-	190,776
Property Taxes	827,367	-	-
Intergovernmental	2,834	-	-
Total Assets	$ 4,226,662	$ 91,922	$ 221,038
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES:			
Liabilities:			
Accounts Payable	$ 38,953	$ 635	$ -
Deposits	55,250	-	-
Other Liabilities	2,242	-	-
Total Liabilities	96,445	635	-
Deferred Inflows of Resources:			
Unavailable Revenues:			
From Property Taxes	827,367	-	-
Related to Leases	185,057	-	188,608
Total Deferred Inflows	1,012,424	-	-
Fund Balances:			
Restricted for –			
Conservation Trust	-	-	-
Capital Maintenance	-	-	32,430
Emergency Reserves	93,000	-	-
Committed to –			
Battle Mountain Resort	-	91,287	-
Capital Projects	-	-	-
Assigned to –			
Minturn Market	-	-	-
General Improvement District	-	-	-
Unrestricted/Unassigned	3,024,793	-	-
Total Fund Balance	3,117,793	91,287	32,430
Total Liabilities, Deferred Inflows of Resources and Fund Balances	$ 4,226,662	$ 91,922	$ 221,038

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The accompanying notes are an integral part of these financial statements.

Nonmajor Governmental Funds	Total Governmental Funds
$ 619,866	$ 3,700,797
-	-
-	245,960
-	382,530
-	827,367
-	2,834
$ 619,866	$ 5,159,488
$ 13,100	$ 52,688
-	55,250
-	2,242
13,100	110,180
-	827,367
-	373,665
-	1,201,032
80,849	80,849
-	32,430
-	93,000
-	91,287
517,463	517,463
5,495	5,495
2,959	2,959
-	3,024,793
606,766	3,848,276
$ 619,866	$ 5,159,488

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TOWN OF MINTURN, COLORADO
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
December 31, 2023

TOTAL GOVERNMENTAL FUND BALANCES		$ 3,848,276
Amounts reported for governmental activities on the statement of net position is different because of the following:		
Capital assets used in governmental activities are not financial resources and therefore, are not reported in the governmental funds.		
Governmental Capital Assets	$ 12,207,632	
Less Accumulated Depreciation	(2,758,252)	9,449,380
Some liabilities are not due and payable in the current year and therefore, are not reported in the governmental funds:		
Accrued Compensated Absences		(25,307)
NET POSITION OF GOVERNMENTAL ACTIVITIES		$ 13,272,349

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TOWN OF MINTURN, COLORADO
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
For the Year Ended December 31, 2023

	General Fund	Battle Mountain Resort	Special Revenue Fund
Revenues:			
Taxes	$ 1,966,765	$ -	$ -
Licenses and Permits	347,155	-	-
Fines and Forfeitures	34,219	-	-
Intergovernmental	130,166	-	-
Miscellaneous	178,751	50,000	103,543
Interest and Investment Income	214,220	6,399	2,073
Total Revenues	2,871,276	56,399	105,616
Expenditures:			
General Government	1,047,352	44,410	107,106
Planning and Zoning	258,087	-	-
Municipal Court	10,334	-	-
Police	438,163	-	-
Public Works	183,686	-	-
Parks and Recreation	466,002	-	-
Capital Outlay	50,000	-	-
Total Expenditures	2,453,624	44,410	105,616
Excess Revenues Over (Under) Expenditures	417,652	11,989	-
Other Financing Sources and (Uses):			
Transfers In	-	-	-
Transfers (Out)	-	-	(96,223)
Excess Revenues and Other Sources Over (Under) Expenditures and Other Uses	417,652	11,989	9,393
Fund Balances – Beginning (Restated)	2,700,141	79,298	23,037
Fund Balances – Ending	$ 3,117,793	$ 91,287	$ 32,430

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The accompanying notes are an integral part of these financial statements.

Nonmajor Governmental Funds	Total Governmental Funds
$ -	$ 1,966,765
-	347,155
-	34,219
126,115	256,281
29,254	361,548
16,823	239,515
172,192	3,205,483
107,106	1,198,868
-	258,087
-	10,334
-	438,163
-	183,686
39	466,041
-	50,000
107,145	2,605,179
65,047	600,304
96,223	96,223
-	(96,223)
161,270	600,304
445,496	2,168,861
$ 606,766	$ 2,769,165

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TOWN OF MINTURN, COLORADO
RECONCILIATION OF STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
For the year ended December 31, 2023

NET CHANGE IN FUND BALANCES – TOTAL GOVERNMENTAL FUNDS		$ 600,304
Amounts reported for governmental activities on the Statement of Activities are different because of the following:		
Governmental Funds report capital outlays as expenditures and contributed infrastructure is not recorded; however, on the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount by which fixed asset additions exceeded depreciation.		
Capital Outlay	$ 42,652	
Depreciation	(181,889)	(139,237)
Compensated absences not payable from current resources are not reported as expenditures of the current year. In the Statement of Activities, these costs represent expenses of the current year. This is the change in total accrued leave this year.		(5,015)
CHANGES IN NET POSITION OF GOVERNMENTAL ACTIVITIES		$ 456,052

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The accompanying notes are an integral part of these financial statements.

TOWN OF MINTURN, COLORADO
STATEMENT OF NET POSITION
PROPRIETARY FUNDS
December 31, 2023

	Business-Type Activity Water & Sanitation
ASSETS:	
Current Assets:	
Cash and Investments	$ 1,169,225
Cash with Fiscal Agent	734,887
Accounts Receivable	253,366
Total Current Assets	2,157,478
Non-Current Assets:	
Capital Assets, Net	4,004,566
Total Non-Current Assets	4,004,566
Total Assets	6,162,044
LIABILITIES:	
Current Liabilities:	
Accounts Payable	37,468
Accrued Interest	5,491
Accrued Vacation and Sick Pay	29,460
Current Maturities of Long-term Debt	132,473
Total Current Liabilities	204,892
Non-Current Liabilities:	
Long-term Notes Payable	2,938,949
Total Non-Current Liabilities	2,938,949
Total Liabilities	3,143,841
Net Position:	
Invested in Capital Assets, Net of Related Debt	1,668,031
Unrestricted	1,350,172
Total Net Position	$ 3,018,203

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The accompanying notes are an integral part of these financial statements.

TOWN OF MINTURN, COLORADO
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND NET POSITION
PROPRIETARY FUNDS
For the Year Ended December 31, 2023

	Business-Type Activity Water & Sanitation
OPERATING REVENUES:	
Service Fees	$ 1,446,591
Miscellaneous	24,084
Total Operating Revenues	1,470,675
OPERATING EXPENSES:	
Operations	1,161,055
Maintenance	126,852
Depreciation	162,901
Total Operating Expenses	1,450,808
Net Operating Income (Loss)	19,867
NON-OPERATING REVENUES (EXPENSES):	
Tap Fees	138,048
Grants and Contributions	39,775
Interest Income	161
Interest Expense	(51,998)
Total Non-Operating Revenues (Expenses)	125,986
Net Income (Loss) Before Contributions & Transfers	145,853
Transfers In (Out)	-
Change in Net Position	145,853
Net Position – Beginning	2,872,350
Net Position – Ending	$ 3,018,203

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The accompanying notes are an integral part of these financial statements.

TOWN OF MINTURN, COLORADO
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
For the Year Ended December 31, 2023

	Business-Type Activity Water & Sanitation
CASH FLOWS FROM OPERATING ACTIVITIES:	
Cash Received from Customers	$ 1,322,185
Cash Received from Others	24,084
Cash Payments for Goods and Services	(1,423,096)
Cash Payments to Employees	(172,538)
Net Cash Provided (Used) by Operating Activities	(249,365)
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:	
Tap Fees	138,048
Principal (Paid) on Long-term Obligations	(79,061)
Interest (Paid) on Long-term Obligations	(46,507)
Payments for Capital Acquisitions	(92,717)
Proceeds from Loans	457,925
Net Cash Provided (Used) by Capital and Related Financing Activities	377,688
CASH FLOWS FROM INVESTING ACTIVITIES:	
Interest on Investments	161
Net Cash Provided (Used) by Interest on Investments	161
Net Increase (Decrease) in Cash and Cash Equivalents	128,484
Cash at Beginning of Year	1,040,741
Cash at End of Year	$ 1,169,225
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES:	
Net Operating Income (Loss)	$ 19,867
Adjustments to Reconcile Net Operating Income to Net Cash Provided by Operating Activities:	
Depreciation Expense	162,901
Changes in Assets and Liabilities –	
Decrease (Increase) in Accounts Receivable	(124,406)
Decrease (Increase) in Other Current Assets	-
Increase (Decrease) in Accounts Payable	(308,944)
Increase (Decrease) in Accrued Liabilities	1,217
Net Cash Provided (Used) by Operating Activities	$ (249,365)

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The accompanying notes are an integral part of these financial statements.

TOWN OF MINTURN, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2023

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the Town of Minturn are prepared in accordance with generally accepted accounting principles (GAAP) as applicable to governmental units. The Governmental Accounting Standards Board (GASB) is responsible for establishing GAAP for state and local governments through its pronouncements (Statements and Interpretations). Significant accounting policies of the Town are described below.

A. Financial Reporting Entity

The Town of Minturn was organized in 1904 under Colorado State Statutes. The provisions of its home rule charter adopted in 1982 currently govern the Town. The Town operates under a Council-Mayoral form of government whereby the elected Mayor and Town Council are responsible for setting policy, appointing administrative personnel and adopting an annual budget in accordance with State statutes governing the Town.

The Governmental Accounting Standards Board (GASB) has specified the criteria to be used in defining a governmental entity for financial reporting purposes. The reporting entity consists of (a) the primary government; i.e., the Town, and (b) organizations for which the Town is financially accountable. The Town is considered financially accountable for legally separate organizations if it is able to appoint a voting majority of an organization's governing body and is either able to impose its will on that organization or there is a potential for the organization to provide specific financial benefits to, or to impose specific financial burdens on, the Town. Consideration is also given to other organizations that are fiscally dependent; i.e., unable to adopt a budget, levy taxes, or issue debt without approval by the Town. Organizations for which the nature and significance of their relationship with the Town are such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete are also included in the reporting entity.

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Based on the criteria discussed above, the Town includes the Minturn General Improvement District (the GID) within its reporting entity. The GID was formed to finance the construction of infrastructure in the Battle Mountain development using a dedicated property tax on property within the development. The Town Council serves as the governing board of the GID and the Town's management has operational responsibility for the GID; therefore, the GID is blended into the Town's financial statements as a special revenue fund. The GID does not issue separate financial statements.

The Minturn Education Fund (the Education Fund), a non-profit organization, was formed in November 2012 to create a scholarship program for qualified Minturn students who meet merit and financial need criteria. The Education Fund has a separate governing board with members appointed by the Town Council; therefore, the Education Fund is discretely presented in the Town's Financial Statements. The Education Fund does not issue separate financial statements.

The Town is not financially accountable for any other entity and, therefore, the Town's financial statements do not include any additional component units, nor do they exclude any potential component units requiring inclusion in the Town's reporting entity, nor is the Town a component unit of any other government. The Town's financial statements include the accounts of all Town operations.

NOTE 1 - *SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)*

B. Basis of Presentation

The Town's basic financial statements consist of government-wide statements, including a statement of net position and statement of activities, and fund financial statements which provide a more detailed level of financial information.

GOVERNMENT-WIDE FINANCIAL STATEMENTS

The statement of net position and the statement of activities display information about the Town as a whole. These statements include the financial activities of the overall primary government.

The statement of net position presents the financial condition of the governmental activities of the Town at fiscal year end. The statement of activities presents a comparison between direct expenses and program revenues for each program or function of the Town's governmental activities.

In the statement of activities, direct expenses are those that are specifically associated with a service, program or department and, therefore, clearly identifiable to a particular function. Program revenues include charges paid by the recipient of the goods or services offered by the program and grants and contributions that are restricted to meeting the operational or capital requirements of a particular program. Revenues which are not classified as program revenues are presented as general revenues of the Town, with certain limited exceptions. The comparison of direct expenses with program revenues identifies the extent to which each governmental function is self-financing or draws from general revenues of the Town.

FUND FINANCIAL STATEMENTS

During the fiscal year, the Town segregates transactions related to certain functions or activities in separate funds in order to aid financial management and to demonstrate legal compliance by segregating transactions related to certain governmental functions or activities. Fund financial statements are designed to present financial information of the Town at this more detailed level. The focus of governmental fund financial statements is on major funds. Each major fund is presented in a separate column. Non-major funds, if applicable, are aggregated and presented in a single column. Enterprise Funds are reported by type.

The General Fund is a major governmental fund. Due to the significance of the Battle Mountain Resort and Special Revenue Funds to the Town, these are also considered these to be major governmental funds, with the remaining nonmajor governmental funds aggregated and presented in a single column. The Water and Sanitation Fund is a major enterprise fund.

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NOTE 1 - *SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)*

C. Fund Accounting

Governmental accounting systems are organized and operated on a fund basis. A fund is defined as a fiscal and accounting entity with a self-balancing set of accounts that comprise its assets, liabilities, fund equity, revenues and expenditures. The Town's funds are segregated for the purpose of carrying on specific activities or attaining certain objectives in accordance with special regulations or limitations based upon the purposes for which they are to be spent and by means by which spending activities are controlled. The various funds of the Town are outlined in the following paragraphs.

MAJOR GOVERNMENTAL FUNDS

General Fund – The General Fund is the general operating fund of the Town. It is used to account for all financial resources except those required to be accounted for in another fund. The General Fund balance is available to the Town for any purpose provided it is expended or transferred according to general statutory laws.

Battle Mountain Resort Fund – A special revenue fund used to account for revenues received under an agreement between the Town and the developer of the Battle Mountain Resort. The agreement requires the Town to use the revenues for legal and consulting costs directly related to the development of the Battle Mountain Resort and for related general administrative costs of the Town.

Special Revenue Fund – The Special Revenue fund accounts for Town Hall rental income. The revenue is restricted for future debt obligations, maintenance and capital project funding. It is anticipated that the remaining amounts in the Special Revenue fund will be transferred to a separate special revenue fund or the capital projects fund to account for the activity.

NONMAJOR GOVERNMENTAL FUNDS

Nonmajor governmental funds include the Conservation Trust Fund, the Minturn Market Fund, the Minturn GID Fund and the Capital Project Fund as described in the accompanying Management's Discussion and Analysis.

PROPRIETARY FUND

Water and Sanitation Fund – An enterprise fund that is used to account for operations that are financed and operated in a manner similar to private business enterprise, where the intent of the governing body is that the costs (expenses, including depreciation) of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges for, in this case, the provision of Water and Sanitation services.

DISCRETELY PRESENTED COMPONENT UNIT

Minturn Education Fund – A legally separate organization with a separate governing board that accounts for scholarships for qualified Minturn students.

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NOTE 1 - *SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)*

D. Measurement Focus and Basis of Accounting

GOVERNMENT-WIDE FINANCIAL STATEMENTS

The government-wide financial statements are prepared using the *economic resources measurement* focus and the *accrual basis of accounting.* Revenues are recorded when earned and expenses are recorded at the time liabilities are incurred, regardless of when the related cash flows take place. Non-exchange transactions, in which the Town receives value without directly giving equal value in return, consist of property taxes, other taxes and fines and penalties. All assets and all liabilities associated with the operation of the Town are included on the statement of net position.

FUND FINANCIAL STATEMENTS

All governmental funds are accounted for using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Under this method, only current assets and current liabilities are generally included on the balance sheet. The statement of revenues, expenditures, and changes in fund balances reflect the sources (i.e., revenues and other financing sources) and uses (i.e., expenditures and other financing uses) of current financial resources. This approach differs from the manner in which the governmental activities of the government-wide financial statements are prepared. Governmental fund financial statements, therefore, include a reconciliation with brief explanations to better identify the relationship between government-wide and governmental fund statements. Under this method, revenues are recognized when measurable and available. The Town considers all revenues available if they are collected within 60 days after year-end. Those revenues susceptible to accrual are property taxes, sales taxes, highway user taxes, and reimbursements from developers for professional fees.

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Taxpayer-assessed local property and specific ownership taxes are considered "measurable" when in the hands of intermediary collecting governments and are recognized as revenue at that time. Expenditures are recorded when the related fund liability is incurred, except for outstanding general long-term liabilities which are reported as expenditures when paid.

Like the government-wide financial statements, the enterprise fund is accounted for using a flow of economic resources measurement focus. This basis of accounting and measurement focus emphasizes the measurement of net income similar to the approach used by commercial enterprises, and revenues are recorded when earned and expenses are recorded when incurred. All assets and all liabilities associated with the operation of this fund are included on the statement of net position. The statement of changes in revenues, expenses, and changes in net position, presents increases (e.g., revenues) and decreases (e.g., expenses) in total net position. The statement of cash flows reflects how the Town finances and meets the cash flow needs of its enterprise fund.

TOWN OF MINTURN, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2023

NOTE 1 - *SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)*

E. Budgets and Budgetary Accounting

The Town annually adopts budgets for all funds as required by its Home Rule Municipal Charter. This formal budgetary integration is employed as a management control device during the year for all funds. As required by the Home Rule Charter and Colorado Statutes, the Town follows this timetable in approving and enacting a budget for the ensuing year:

1) Prior to August 25, the County Assessor sends the Town the preliminary certified assessed valuation of all taxable property within the Town's boundaries.

2) The Mayor, or other qualified persons appointed by the Council, submits to the Council, on or before October 15, a recommended budget which details the necessary property taxes needed along with other available revenues to meet the Town's operating requirements. The Mayor is to submit to the Council a long-range capital program two weeks before the submission of the recommended budget.

3) The Council holds a public hearing on the proposed budget and capital program no later than 45 days prior to the close of the fiscal year.

4) Prior to December 10, the County Assessor sends the Town the final certified assessed valuation of all taxable property within the Town's boundaries.

5) Prior to December 15, the Town Council computes and certifies to the County Commissioners a rate of levy that will derive the necessary property taxes as computed in the proposed budget.

6) After the required public hearing, the Town Council adopts the proposed budget, by ordinance, prior to December 15. The ordinance adopting the budget also legally appropriates expenditures for the upcoming year.

7) After adoption of the budget ordinance, the Town may make, by ordinance, the following changes: (a) supplemental appropriations of revenues to the extent of revenues in excess of the estimated budget; (b) emergency appropriations; and (c) reduction of appropriations for which originally estimated revenues are insufficient. At any time during the year, the Town Council may, by resolution, transfer part or all of any unexpended funds from one department or office to another.

8) Expenditures may not legally exceed appropriations at the fund level. Board approval is required for changes in the total budget of any fund. Budget amounts included in the financial statements are based on the final, legally amended budget.

9) Budget appropriations lapse at the end of each year.

The Town legally adopted annual budgets for all of the Town's funds for 2023.

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TOWN OF MINTURN, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2023

NOTE 1 - *SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)*

E. Budgets and Budgetary Accounting *(continued)*

During the year the Town amended its budgeted appropriations as follows:

	Original	Revised	Increase (Decrease)
General Fund	$ 2,672,455	$ 2,873,857	$ 201,402
Battle Mountain Resort Fund	100,000	100,000	-
Special Revenue Fund	10,000	10,000	-
Conservation Trust Fund	15,000	15,000	-
Minturn Market Fund	37,000	56,300	19,300
Minturn GID Fund	250	250	-
Capital Project Fund	486,500	486,500	-
Water & Sanitation Fund	1,841,129	2,232,195	391,066

The budgets for the Governmental Funds are adopted on a basis consistent with generally accepted accounting principles (GAAP). The budgets for the Enterprise Funds are adopted on a Non-GAAP basis and are reconciled from GAAP basis to budgetary basis as follows:

	Budget	Actual	Variance Favorable (Unfavorable)
Water, & Sanitation Fund			
Revenues:			
GAAP Operating Revenues	$ 1,582,111	$ 1,470,675	$ (111,436)
GAAP Non-Operating Revenues	147,500	138,209	(9,291)
GAAP Capital Contributions	125,000	39,775	(85,225)
GAAP Loan Proceeds	320,000	457,925	137,925
Total Budgetary Based Revenues	$ 2,174,611	$ 2,106,584	$ (68,027)
Expenses			
GAAP Operating Expenses	$ 1,604,384	$ 1,174,618	$ 429,766
GAAP Non-Operating Expenses	74,287	46,507	27,780
Capital Outlay	314,500	206,006	108,494
Depreciation	108,200	162,901	(54,701)
Debt Principal	130,824	79,061	51,763
Total Budgetary Based Expenses	$ 2,232,195	$ 1,669,093	$ 563,102

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NOTE 1 - *SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)*

F. Cash and Investments

The Town's policy in determining which items are treated as cash equivalents on the statement of cash flows in the Proprietary Funds include all cash, demand deposits, treasury bills and other short-term, highly liquid investments (including restricted assets) that are readily convertible to cash and have original maturities of three months or less.

Investments are reported at fair value which is determined using selected bases. Short-term investments are reported at cost which approximates fair value. Securities traded on a national or international exchange are valued at the last quoted market price. Cash deposits are reported at carrying amounts which reasonably estimates fair value. *(See other required disclosures for cash and investments in Note 2.)*

G. Receivables

The Town considers customer accounts receivable for service fees to be fully collectible. The Town is empowered to place a lien on real property in the case of nonpayment; accordingly, no allowance for doubtful accounts is considered necessary.

H. Capital and Right-of-Use Assets – Depreciation and Amortization

Capital assets purchased or acquired that have an estimated useful life of more than one year and an original cost in excess of the capitalization threshold of $5,000 set by the Town are reported at historical or estimated historical cost. Contributed assets are reported at fair market value as of the date received, with the exception of those donated prior to January 1, 2004 which are not reported in the financial statements. Additions, improvements and other capital outlays that significantly extend the useful life of an asset are capitalized. Other costs incurred for repairs and maintenance are expensed as incurred. Depreciation on all assets is provided on the straight-line basis over the following estimated useful lives:

Water and Sanitation Systems	20-50 years
Recreation Systems	35 years
Streets	50 years
Buildings and Improvements	10-50 years
Machinery and equipment	5-10 years

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The Town also reports leased assets at the Net Present Value of future payments and amortizes leased assets over the lesser of the lease term or the useful life. The Town currently has no reportable ROU assets.

On the government-wide statement of activities, governmental funds depreciation expense is included in the various expenses of functions or programs on capital assets specifically identified with a function and for "shared" capital assets generally used by only a few functions that can be specifically identified to those functions. Depreciation expense for capital assets that essentially serve all functions are reported as a separate line in the statement of activities as unallocated depreciation, if applicable *(see Note 3)*.

TOWN OF MINTURN, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2023

NOTE 1 - *SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)*

I. Property Taxes Receivable and Deferred Inflows-Unavailable Property Tax Revenues

Property taxes in the State of Colorado are assessed in one year as a lien on the property, but not collected by the governmental units until the subsequent year. In accordance with generally accepted accounting principles, the assessed but uncollected property taxes have been recorded in the accompanying financial statements as a receivable and as deferred inflow of resources. Taxes levied in one year are collected in the succeeding year. Thus, taxes certified in 2022 were collected in 2023 and taxes certified in 2023 will be collected in 2024. Taxes to be collected are due on January 1st in the year of collection; however, they may be paid in either one installment (no later than April 30th) or two equal installments (no later than February 28th and June 15th) without interest or penalty. Taxes that are not paid within the prescribed time bear interest at the rate of one percent (1%) per month until paid. Unpaid amounts and the accrued interest thereon become delinquent on June 16th.

J. Proprietary Funds – Operating Revenues and Expenses

Operating revenues are those revenues that are generated directly from the primary activity of the enterprise funds. For the Town, these revenues are charges for Water and Sanitation services. Operating expenses are necessary costs incurred to provide the service that is the primary activity of the enterprise funds.

K. Proprietary Funds – Contributed Capital

Grants and contributions in the enterprise funds which may be used for either operations or capital expenditures at the discretion of the Town are recognized as non-operating revenues. If expenditure of funds is the prime factor for determining eligibility for contributed funds, revenue or contributed capital is recognized at the time of making the expenditure.

L. Compensated Absences

The Town's policy is to permit employees to accumulate a limited amount of earned but unused paid time off (PTO) for up to two years. Upon termination of employment from the Town, an employee is compensated for all accrued PTO at 30% to 50% of their pay rate, depending on years of service. For governmental funds the liability for compensated absences is in the Statement of Net Positions but not the Fund Statements since it is anticipated that none of the liability will be liquidated with expendable available financial resources. A liability is reported in the governmental fund financial statements only when payment is due. Any liability for compensated absences of enterprise activities is accrued in the proprietary funds.

M. Inter-fund Transactions

Transfers between governmental and business-type activities on the government-wide statements are reported in the same manner as general revenues. Exchange transactions between funds are reported as revenues in the fund providing services and as expenditures/expenses in the fund receiving services. Flows of cash or goods from one fund to another without a requirement for repayment are reported as inter-fund transfers. Inter-fund transfers are reported as other financing sources/uses in the governmental funds and are non-operating revenues/expenses in the enterprise fund. Transfers among funds are provided for as part of the budget process. Repayments from funds responsible for particular expenditures/expenses to the funds that initially paid for them are not presented on the financial statements.

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NOTE 1 - *SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)*

N. Internal Balances

During the year, the Town may have transactions between funds to finance operations and provide services and to allocate combined cash balances. To the extent that certain transactions or budget transfers between funds have not been paid or received as of year-end, balances of inter-fund amounts receivable or payable are recorded. All inter-fund balances that exist within governmental activities are eliminated on the government-wide statement of net position.

O. Long-term Obligations

In the government-wide financial statements and in the proprietary fund financial statements, long-term debt and other long-term obligations not expected to be satisfied within the next fiscal year are reported as liabilities. Debt premiums, discounts and refunding losses are deferred and amortized over the life of the debt using the straight-line method.

In the governmental fund financial statements, the face amount of the debt issued is reported as 'other financing sources.' Premiums received on debt issuances are reported as 'other financing sources' and discounts are reported as 'other financing uses.'

Issuance costs of long-term obligations, whether or not withheld from the debt proceeds, are reported as current expenses or expenditures.

P. Net Position and Fund Balances

In the government-wide financial statements, net position is classified as follows:

Invested in Capital Assets, Net of Related Debt – this category groups all capital assets into one component. Accumulated depreciation and the outstanding debt balances that are attributable to (already invested in) the acquisition, construction or improvement of these assets reduce this category.

Restricted – assets are reported as *restricted* when limitations on their use change the nature or normal understanding of the availability of the asset. Such constraints are either imposed by creditors, contributors, grantors, laws of other governments, or imposed by various enabling legislation.

Unrestricted – represents the amount which is not restricted for any purpose. It is the Town's policy to first apply restricted resources when an expense is incurred for which both restricted and unrestricted assets are available.

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TOWN OF MINTURN, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2023

NOTE 1 - *SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)*

P. Net Position and Fund Balances - *continued*

In the governmental fund financial statements, fund balances are classified as follows:

Nonspendable – when applicable, amounts that cannot be spent because they are either in non-spendable form such as inventory and prepaid expenses, or legally or contractually required to be maintained intact such as the corpus of permanently restricted funds to be retained in perpetuity. It also includes the long-term amount of loans and notes receivable, as well as property acquired for resale, when applicable.

Restricted – when constraints are placed on the use of resources either (a) externally imposed by creditors or (b) imposed by law through constitutional provisions or enabling legislation.

Conservation Trust – Amounts from lottery monies from the State of Colorado *restricted* for use in the acquisition, development and maintenance of new conservation and recreation sites pursuant to Colorado Revised Statutes. At December 31, 2023 $80,849 was restricted in the Conservation Trust Fund.

Special Revenue – Amounts on deposit *restricted* for future debt service in accordance with long-term debt agreements and maintenance of Town property. At December 31, 2023 the remaining amount was $32,430 in the Special Revenue Fund.

Emergency Reserves – As discussed in *Note 13*, Colorado voters passed an amendment to the State Constitution, one of the provisions of which requires local governments to establish an emergency reserve which is calculated at 3% of certain expenditures, to only be expended in cases of emergencies as defined by the amendment, and only after unrestricted resources are depleted. Total Emergency Reserves at December 31, 2023 were $93,000.

Committed – amounts that can only be used for specific purposes pursuant to constraints imposed by formal action of the government's highest level of decision-making authority (Town Council). These amounts cannot be changed except by taking the same type of action employed to previously commit these amounts.

Battle Mountain Resort – a total of $91,287 is committed for costs directly related to the development of the Battle Mountain Resort.

Capital Projects – a total of $517,463 is committed for capital projects using a dedicated use tax.

Assigned – amounts that are constrained by the government's intent to be used for specific purposes, but are neither restricted nor committed. Intent should be expressed by the governing body itself, or a body or official to which the governing body has delegated the authority to assign amounts to be used for specific purposes.

Minturn Market – A total of $5,495 is assigned in the Minturn Market Fund.

General Improvement District – A total of $2,959 is assigned in the GID Fund.

Unassigned – the residual for the general purposes.

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TOWN OF MINTURN, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2023

NOTE 1 - *SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)*

P. Net Position and Fund Balances - *continued*

Governmental fund balances - *continued:*

The Town has not established a formal policy for its use of restricted and unrestricted fund balances. However, in practice it is to first apply restricted resources when an expense is incurred for which both restricted and unrestricted assets are available, followed by committed and assigned amounts which are considered to have been spent first when an expenditure is incurred for purposes for which such categories and unassigned amounts are available.

Q. Use of Estimates

Management uses estimates and assumptions in preparing these financial statements in accordance with generally accepted accounting principles. Those estimates and assumptions affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities, and the reported revenues and expenses. Actual results could vary from the estimates that were used.

R. Fair Value Measurements

The Town reports its investments using the fair value measurements established by generally accepted accounting principles. As such, fair value hierarchy categorizes the inputs used to measure the fair value into three levels. Level 1 inputs are quoted prices in active markets for identical investments; Level 2 inputs include quoted prices in active markets for similar investments, or other observable inputs; and Level 3 inputs are unobservable inputs. At December 31, 2023, the Town's investments in ColoTrust were reported at the net asset value per share, measured utilizing quoted prices in active markets for similar investments. Investments in CSafe are valued at amortized cost.

S. Jointly Governed Organization

In March 2013, the Town entered into a memorandum of understanding with the Ski and Snowboard Club Vail, a non-profit organization, to construct the Minturn Fitness Center. Each party contributed $1.25 million for initial construction of the facility and the parties formed a separate non-profit entity to own and operate the facility. This entity is governed by a board of directors that jointly and equally represent the parties.

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NOTE 2 - *CASH AND INVESTMENTS*

A. Deposits and Investments

In order to facilitate the recording of cash transactions and maximize interest earnings, the Town has pooled cash deposits for all funds. The Town maintains accountability for each fund's equity in pooled cash and investments.

The Colorado Public Deposit Protection Act (PDPA) requires that all units of local government deposit cash in eligible public depositories. Eligibility is determined by state regulators. The eligible depository is required to pledge to the Colorado Division of Banking a pool of collateral having a market value that at all times exceeds 102 percent of uninsured aggregate public deposits. The eligible collateral is determined by the PDPA, which includes obligations of the United States, the State of Colorado, Local Colorado governments, and obligations secured by first lien mortgages on real property located in the state. PDPA allows the institution to create a single collateral pool for all public funds. The pool is maintained by another institution or held in trust for all uninsured public deposits as a group. The State Regulatory Commissions for banks and financial services are required by statute to monitor the naming of eligible depositories and reporting of the uninsured deposits and assets maintained in the collateral pools. There is no custodial credit risk for public deposits collateralized under PDPA.

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It is the policy of the Town to invest public funds in a manner which will provide the highest investment return with the maximum security, meet the daily cash flow demands of the Town, and conform to all federal, state and local statutes governing the investment of public funds. This policy applies to the investment of all financial assets of all funds of the Town over which it exercises financial control. Colorado statutes specify investment instruments meeting defined rating and risk criteria in which local governments may invest which include:

- Obligations of the United States and certain U.S. government agency securities, including securities issued by FNMA (Federal National Mortgage Association), GNMA (Governmental National Mortgage Association), FHLMC (Federal Home Loan Mortgage Corporation), the Federal Farm Credit Bank, the Federal Land Bank, the Export-Import Bank, and by the Tennessee Valley Authority, and certain international agency securities, including the World Bank.
- General obligation and revenue bonds of U.S. local government entities, the District of Columbia, and territorial possessions of the U.S. rated in the highest two rating categories by two or more nationally recognized rating agencies.
- Bankers' acceptances of certain banks
- Certain securities lending agreements
- Commercial paper
- Written repurchase agreements collateralized by certain authorized securities
- Certain money market funds
- Guaranteed investment contracts
- Local government investment pools
- Investing in the local government's own securities, including certificates of participation and lease obligations.

TOWN OF MINTURN, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2023

NOTE 2 - *CASH AND INVESTMENTS (continued)*

A. Deposits and Investments *(continued)*

At December 31, 2023 Town's bank deposits were entirely covered by federal depository insurance (FDIC) or collateralized under PDPA in accordance with state statute, and had bank balances of $5,114,850 of which $250,000 was covered by FDIC insurance and $4,864,850 by PDPA as described above.

At December 31, 2023, total cash and cash equivalents consisted of the following:

Checking & Savings Deposits	$ 270,435
Investments	4,844,415
Total Balances	5,114,850
Net Outstanding Items	(244,828)
Total Cash & Cash Equivalents	$ 4,870,022

Local Government Investment Pool (ColoTrust)
As of December 31, 2023, the Town had invested $4,817,061 in the Colorado Local Government Liquid Asset Trust (the Trust), an investment vehicle established for local government entities in Colorado to pool surplus funds. The Trust operates similarly to a money market fund and each share is equal in value to $1.00. The Trust offers shares in two portfolios, COLOTRUST PRIME and COLOTRUST PLUS+. Both portfolios may invest in U.S. Treasury securities and repurchase agreements collateralized by U.S. Treasury securities. COLOTRUST PLUS+ may also invest in certain obligations of U.S. government agencies. A designated custodial bank serves as custodian for the Trust's portfolios pursuant to a custodian agreement. The custodian acts as safekeeping agent for the Trust's investment portfolios and provides services as the depository in connection with direct investments and withdrawals. Substantially all securities owned by COLOTRUST are held by the Federal Reserve Bank in the account maintained for the custodial bank. The custodian's internal records identify the investments owned by COLOTRUST. These pools are not required to and are not registered with the SEC. As of December 31, 2023, the Town had $912,101 invested in COLOTRUST PRIME, and $3,904,960 invested in COLOTRUST PLUS+. Investments in local government investment pools are not categorized in terms of custodial credit risk since they are not evidenced by securities that exist in physical or book entry form. Information regarding ColoTrust's financial statements is available at their website www.colotrust.com.

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Local Government Investment Pool (CSAFE)
CSAFE is considered a 2a7-like investment and is valued at amortized cost. The 2a7-like investments do not have any unfunded commitments, redemption restrictions, or redemption notice periods and conform to Colorado Statute CRS 24-75-601, et seq., and therefore invest primarily in securities of the United States Treasury, United States Agencies, primary dealer repurchase agreements, highly rated commercial paper, highly rated corporate bonds, Colorado Depositories collateralized at 102% of market value investments and will conform to its permitted investments and meet S&P investment guidelines to achieve a AAAm rating, the highest attainable rating for a Local Government Investment Pool. Information regarding CSAFE's financial statements is available at the website www.csafe.org. As of December 31, 2023 the Town had $27,354, invested in CSAFE.

NOTE 2 - *CASH AND INVESTMENTS (continued)*

A. Deposits and Investments *(continued)*

State Statutes also limit investments in money market funds to those that maintain a constant share price, with a maximum remaining maturity in accordance with the Security and Exchange Commission's Rule 2a-7, and either have assets of one billion dollars or the highest rating issued by one or more nationally recognized statistical rating organizations.

B. Risk Disclosures

Additional investment and deposit disclosures for credit risk, interest rate risk, and foreign currency risk, as required by GASB Statement No. 40, *Deposit and Investment Risk Disclosures*, are included in the notes below.

To minimize custodial credit risk, or the risk that an insurer or other counterparty to an investment will not fulfill its obligations, state law limits investments to those where the issuer is rated in one of the three highest rating categories by one or more nationally recognized organizations that rate such issuers. The Town's investments described above had ratings as follows:

	Fair Value	Credit Rating	Rating Agency
Colotrust (Local Govt Investment Pool)	$ 4,817,061	AAAm	Standard & Poors
CSAFE (Local Govt Investment Pool)	$ 27,354	AAAm	Standard & Poors

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The concentration of credit risk, or the risk of loss attributed to the magnitude of a government's investment in a single issuer, occurs when deposits are not diversified. The Town's policy places no limit on the amount the Town may invest in any one issuer; however, the Town maintains general guidelines for investments to ensure proper diversification by security type and institution. All investments are issued or explicitly guaranteed by securities of the U.S. government, or insured by the Public Depository Protection Act, or are investments in mutual fund or external investment pools, and therefore are not subject to concentration of credit risk.

Interest rate risk is the extent to which changes in interest rates will adversely affect the fair value of an investment. The Town maintains an investment policy that limits investment maturities to three years as means of managing its exposure to fair value losses arising from increasing interest rates and to avoid undue concentration in any sector of the yield curve. Exceptions to this structure may be allowed where maturities can be structured to accommodate readily identifiable cash flows

The Town was not subject to foreign currency risk as of December 31, 2023.

TOWN OF MINTURN, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2023

NOTE 3 - *CAPITAL ASSETS*

Governmental Activities:
Capital asset activity for Governmental Activities for the year ended December 31, 2023 was as follows:

	Balances 01/01/23	Additions	Reductions	Balances 12/31/23
GOVERNMENTAL ACTIVITIES				
Non-depreciable Assets:				
Land and Sites	$ 3,579,470	$ -	$ -	$ 3,579,470
Construction-in-Progress	-	-	-	-
Depreciable Capital Assets:				
Streets	4,120,027	-	-	4,120,027
Bldgs & Improvements	3,926,324	-	-	3,926,324
Machinery & Equipment	613,328	42,652	(74,169)	581,811
Total at Historical Cost	12,239,149	42,652	(71,169)	12,207,632
Less Accumulated Depreciation:				
Streets	(325,599)	(82,407)	-	(408,006)
Bldgs & Improvements	(1,826,533)	(75,251)	-	(1,901,784)
Machinery & Equipment	(498,400)	(24,231)	74,169	(448,462)
Total Accum. Depreciation	(2,650,532)	(181,889)	74,169	(2,758,252)
GOVERNMENTAL ACTIVITIES CAPITAL ASSETS, NET	$ 9,588,617	$ (139,237)	$ -	$ 9,449,380

For the fiscal year ending December 31, 2023, depreciation expense for governmental activities of $181,889 has been included in the various functions on the statement of activities as follows:

General Government	$ 69,982
Public Works	111,907
Total Governmental Depreciation	$ 181,889

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TOWN OF MINTURN, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2023

NOTE 3 - *CAPITAL ASSETS (continued)*

Business-type Activities:
Capital asset activity for Business-Type Activities for the year ended December 31, 2023, was as follows:

	Balances 01/01/23	Additions	Reductions	Balances 12/31/23
BUSINESS-TYPE ACTIVITIES				
Non-depreciable Assets:				
Construction-in-Progress	$ 2,538,049	$ 63,165	$ (2,499,911)	$ 101,303
Depreciable Capital Assets:				
Water & Sanitation Sys	3,523,330	2,499,911	-	6,023,241
Recreation Systems	203,520	-	-	203,520
Equipment	439,067	29,552	-	468,619
Total at Historical Cost	6,703,966	2,592,628	(2,499,911)	6,796,683
Less Accumulated Depreciation:				
Water & Sanitation Sys	(2,247,507)	(121,948)	-	(2,369,455)
Recreation Systems	(78,672)	(4,757)	-	(83,429)
Equipment	(303,037)	(36,196)	-	(339,233)
Total Accum. Depreciation	(2,629,216)	(162,901)	-	(2,792,117)
BUSINESS-TYPE ACTIVITIES CAPITAL ASSETS, NET	$ 4,074,750	$ 2,429,727	$ (2,499,911)	$ 4,004,566

Business-type Activities construction-in-progress includes accumulated costs of $101,303 for the water line extension project. The project is anticipated to be completed in the near future.

For the fiscal year ending December 31, 2023, depreciation expense for business-type activities of $162,901 has been included in the various functions on the statement of activities as follows:

Water & Sanitation	$ 162,901
Total Business-Type Depreciation	$ 162,901

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TOWN OF MINTURN, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2023

NOTE 4 - *LONG-TERM OBLIGATIONS*

Changes in the Town's long-term obligations during the fiscal year ended December 31, 2023 are as follows:

	Balances 01/01/23	Additions	Reductions	Balances 12/31/23	Amounts Due Within One Year
GOVERNMENTAL ACTIVITIES					
Accrued PTO	$ 20,292	$ 41,981	$ (36,966)	$ 25,307	$ 25,307
GOVERNMENTAL LONG-TERM OBLIGATIONS	$ 20,292	$ 41,981	$ (36,966)	$ 25,307	$ 20,307

Total compensated absences (accrued PTO) for governmental activities, consisting of accrued vacation and sick pay, in the amount of $25,307 have been accrued on the financial statements and are expected to be liquidated primarily with revenues of the General Fund; however, they are not anticipated to be satisfied in the current period.

	Balances 01/01/23	Additions	Reductions	Balances 12/31/23	Amounts Due Within One Year
BUSINESS-TYPE ACTIVITIES					
1997B Note	$ 150,483	$ -	$ (7,596)	$ 142,887	$ 7,393
CWR & PDA	1,807,188	1,192,812	(71,465)	2,928,535	125,080
Accrued PTO	28,243	41,261	(40,044)	29,460	29,460
BUSINESS-TYPE LONG-TERM OBLIGATIONS	$ 1,985,914	$ 1,234,073	$ (119,105)	$ 3,100,882	$ 161,933

Total compensated absences (Accrued PTO) for business-type activities, consisting of accrued vacation and sick pay, in the amount of $29,460 has been accrued on the financial statements and is not anticipated to be satisfied in the current period.

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TOWN OF MINTURN, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2023

NOTE 4 - *LONG-TERM OBLIGATIONS (continued)*

Rural Development Notes
1997B Water Revenue Notes were issued to finance improvements to the Town's water system. Principal and interest payments are due semi-annually at a rate of 4.875% per annum through April 1, 2037 and are paid by the Water and Sanitation Fund.

The annual debt service requirements of the Rural Development Notes are as follows:

Year Ending December 31	Principal	Interest	Total
2024	$ 7,393	$ 7,448	$ 14,841
2025	8,287	6,554	14,841
2026	8,700	6,141	14,841
2027	9,134	5,707	14,841
2028	9,590	5,251	14,841
2029-2032	55,627	18,577	74,204
2033-2037	43,656	4,109	47,765
Total	$ 142,887	$ 53,287	$ 196,174

Colorado Water Resources & Power Development Authority - Loan
The Town entered into a loan agreement dated December 28, 2021 between the Colorado Water Resources & Power Development Authority (CWR & PDA) and the Town of Minturn Water and Sanitation Activity Enterprise Fund for the construction of a water storage tank. The loan is approved in the amount of $3,000,000 with an interest rate of 2.250% per annum, secured by water user services charges and fees. Semi-annual payments are due May 1, and November 1, for the next 20-years. To date the Town has drawn $1,807,188 of funding. The loan carries a 20-year term maturing November 1, 2042.

The annual debt service requirements of the Colorado Water Resources & Power Development Authority loan are as follows:

Year Ending December 31	Principal	Interest	Total
2024	$ 125,080	$ 65,192	$ 190,272
2025	127,910	62,362	190,272
2026	130,804	59,468	190,272
2027	133,764	56,508	190,272
2028	136,790	53,482	190,272
2029-2032	731,802	219,559	951,361
2033-2037	818,425	132,935	951,360
2038-2042	723,960	37,129	761,089
Total	$ 2,928,535	$ 686,635	$ 3,615,170

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TOWN OF MINTURN, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2023

NOTE 6 - *LEASES*

Lessor - The Town is lessor for noncancellable leases of land and buildings. The Town recognizes a lease receivable and a deferred inflow of resources in the government-wide and governmental fund financial statements.

At the commencement of a lease, the Town initially measures the lease receivable at the present value of payments expected to be received during the lease term. Subsequently, the lease receivable is reduced by the principal portion of lease payments received. The deferred inflow of resources is initially measured as the initial amount of the lease receivable, adjusted for lease payments received at or before the lease commencement date. Subsequently, the deferred inflow of resources is recognized as revenue over the life of the lease term.

Key estimates and judgments include how the Town determines the following:

Discount Rate: The Town uses the daily United States Treasury Yield Rate as the discount rate to discount the expected lease receipts to present value.
Lease Term: The lease term includes the noncancellable period of the lease and extended term(s) that the Town is reasonably certain the lessee will exercise.
Lease Receipts: Lease receipts included in the measurement of the lease receivable are composed of fixed and increasing payments from the lessee.

The Town monitors changes in circumstances that would require a remeasurement of its lease, and will remeasure the lease receivable and deferred inflows of resources if certain changes occur that are expected to significantly affect the amount of the lease receivable

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NOTE 5 - *INTERFUND TRANSACTIONS*

The Special Revenue Fund makes a transfer to the Capital Project Fund for current and future capital projects. These interfund transfers during the year ended December 31, 2023, were as follows:

	Transfers In (Out)
Special Revenue Fund	$ (96,223)
Capital Projects Fund	96,223
Total	$ -

NOTE 6 - *DEFERRED COMPENSATION PLAN*

All employees are eligible to participate in an Internal Revenue Code Section 401(a) pension plan beginning six months from date of hire. The contribution requirements of Plan Participants and the Town are established and may be amended by the Town Council. Employees may contribute up to 4% of base salary to the Plan. The Town is required to match each employee's contribution up to 4% of base salary. In addition, employees may make voluntary contributions to the Plan within certain limits. The Town's contributions vest immediately, except for employees hired after February 1, 2009, for which contributions vest at 25% each year. During the year ended December 31, 2023 the Town and employee contributions to the Plan were $37,607 and $50,202, respectively, equal to their required contributions to the Plan.

NOTE 7 - *RISK MANAGEMENT*

The Town is exposed to the risk of loss related to torts; theft of, damage to, or destruction of assets; errors and omissions; injuries to employees; or natural disasters. The Town purchases commercial insurance for its workers compensation claims. For other risks of loss, the Town is a member of the Colorado Intergovernmental Risk Sharing Agency (CIRSA), a joint self-insurance pool created by an intergovernmental agreement of municipalities to provide property, general and automobile liability, public official, and workers compensation coverage to its members. A seven-member Board elected by and from its members governs CIRSA. Coverage is provided through pooling of self-insured losses and the purchase of excess insurance coverage. CIRSA has a legal obligation for claims against its members to the extent that funds are available in its annually established loss fund and amounts that are available from insurance providers under excess specific and aggregate insurance contracts. Losses incurred in excess of loss funds and amounts recoverable from excess insurance are direct liabilities of the participating members. CIRSA has indicated that the amount of any excess losses would be billed to members in proportion to their contributions in the year such excess occurs, although it is not legally required to do so.

There is no current or long-term debt outstanding and the above liabilities include reserves for incurred claims and an estimated liability for incurred but not reported claims at December 31, 2023. No claim or judgment liability has been recorded in the Town's financial statements as the risk of liability is pooled with other members under CIRSA. The Town's settled claims have not exceeded their insurance coverage in any of the last three years. Additional information may be obtained from separately issued CIRSA financial statements by contacting CIRSA at 950 South Cherry Street, Suite 800, Denver, CO 80246 or (303) 757-5475.

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NOTE 8 - *COMMITMENTS*

During the normal course of business, the Town may incur claims and other assertions against it from various agencies and individuals. Management of the Town and their legal representatives consider any such claims or assertions to be without merit and believe the outcome will not materially affect the fairness of the presentation of the financial statements at December 31, 2023.

NOTE 9 - *COMPLIANCE*

A. TABOR Amendment

Colorado voters passed an amendment to the State Constitution, Article X, Section 20, which imposes several limitations, including revenue raising, spending abilities, and other specific requirements of state and local governments. In 1994, the Town's electorate voted to allow the Town to collect, retain, and expend revenues notwithstanding any of TABOR's restrictions.

TABOR also requires local governments to establish emergency reserves to be used for declared emergencies only. Emergencies, as defined by TABOR, exclude economic conditions, revenue shortfalls, or salary or fringe benefit increases. These reserves are required to be 3% or more of fiscal year spending (excluding voter approved debt service). The required reserve at December 31, 2023 is $93,000.

The Amendment is complex and subject to judicial interpretation. The Town believes it is in compliance with the requirements of the Amendment. However, the entity has made certain interpretations of the Amendment's language in order to determine its compliance.

B. Debt Covenants

The Town is in compliance with required debt covenants.

C. Contraband

The Colorado Contraband Forfeiture Act (C.R.S. 16-13-501 to 511) addresses the accounting for proceeds from the seizure of contraband. These funds must be used for the specific purpose of law enforcement activities. While these proceeds are exempt from the appropriation process, they are subject to Local Government Audit Law (C.R.S. 29-1-601 to 608). For the year ended December 31, 2023 no proceeds were received by the Town and as such are not included in the Town's audited financial statements.

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NOTE 11 - *RESTATEMENT OF BEGINNING NET POSITION/FUND BALANCE*

Effective January 1, 2022 the Town implemented the provisions of Governmental Accounting Standards Board ("GASB") Statement No. 87, *Leases,* which requires retroactive restatement under provisions of the standard, the following additional leases have been implemented.

General Fund Balance as of December 31, 2022, *as previously stated*	$ 2,695,033
Leases Receivable, Net	255,479
Deferred Inflows Related to Leases	(250,371)
Fund Balance of Governmental Activities as of December 31, 2022, *as Restated*	$ 2,700,141

Special Revenue Fund Balance as of December 31, 2022, *as previously stated*	$ 21,164
Leases Receivable, Net	268,526
Deferred Inflows Related to Leases	(266,653)
Fund Balance of Governmental Activities as of December 31, 2022, *as Restated*	$ 23,037

TOWN OF MINTURN, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2023

NOTE 10 - *SUBSEQUENT EVENTS*

Management has evaluated events subsequent to December 31, 2023 through the issuance date of this report. There have been no additional material events noted during this period that would impact the result reflected in this report or the Town's results going forward.

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REQUIRED SUPPLEMENTAL INFORMATION

BUDGETARY COMPARISON SCHEDULES FOR THE

GENERAL FUND AND MAJOR SPECIAL REVENUE FUNDS

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TOWN OF MINTURN, COLORADO
SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES – BUDGET AND ACTUAL
GENERAL FUND
For the Year Ended December 31, 2023

	Original Budget	Final Budget	Actual	Variance Favorable (Unfavorable)
Revenues:				
Taxes	$ 1,923,723	$ 1,923,723	$ 1,966,765	$ 43,042
Licenses and Permits	185,500	301,500	347,155	45,655
Fines & Forfeitures	15,000	35,000	34,219	(781)
Intergovernmental	153,113	153,113	130,166	(22,947)
Miscellaneous	196,450	204,922	178,751	(26,171)
Interest & Investment Income	35,000	200,000	214,220	14,220
Total Revenues	2,508,786	2,818,258	2,871,276	53,018
Expenditures:				
General Government	1,158,184	1,302,471	1,047,352	255,119
Planning & Zoning	322,699	341,775	258,087	83,688
Municipal Court	12,650	12,650	10,334	2,316
Police	481,669	481,669	438,163	43,506
Public Works	170,275	190,314	183,686	6,628
Parks and Recreation	391,978	485,685	466,002	19,683
Capital Outlay	50,000	50,000	50,000	-
Contingency	85,000	9,293	-	9,293
Total Expenditures	2,672,455	2,873,857	2,453,624	420,233
Excess Revenues Over (Under) Expenditures	(163,669)	(55,599)	417,652	473,251
Other Financing Sources and (Uses):				
Transfers from Other Funds	-	-	-	-
Transfers (to) Other Funds	-	-	-	-
Excess Revenues and Other Sources Over (Under) Expenditures and Other Uses	(163,669)	(55,599)	417,652	473,251
Fund Balances – Beginning (Restated)	2,695,033	2,695,033	2,700,141	5,108
Fund Balances – Ending	$ 2,531,364	$ 2,639,434	$ 3,117,793	$ 478,359

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The accompanying notes are an integral part of these financial statements.

TOWN OF MINTURN, COLORADO
SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES – BUDGET AND ACTUAL
SPECIAL REVENUE FUND – BATTLE MOUNTAIN RESORT FUND
For the Year Ended December 31, 2023

	Original Budget	Final Budget	Actual	Variance Favorable (Unfavorable)
Revenues:				
Battle Mountain Revenue	$ 100,000	$ 100,000	$ 50,000	$ (50,000)
Interest and Investment Income	2,500	7,000	6,399	(601)
Total Revenues	102,500	107,000	56,399	(50,601)
Expenditures:				
General Government	100,000	100,000	44,410	100,000
Total Expenditures	100,000	100,000	44,410	100,000
Excess Revenues Over (Under) Expenditures	2,500	7,000	11,989	49,399
Fund Balances – Beginning	79,298	79,298	79,298	-
Fund Balances – Ending	$ 81,798	$ 86,298	$ 91,287	$ 49,399

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The accompanying notes are an integral part of these financial statements.

SUPPLEMENTAL INFORMATION

SPECIAL REVENUE BUDGETARY COMPARISON SCHEDULES

AND

INDIVIDUAL FUND BUDGETARY COMPARISON SCHEDULES

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TOWN OF MINTURN, COLORADO
SCHEDULE OF REVENUES, EXPENDITURES AND OTHER FINANCING SOURCES (USES)
– BUDGET AND ACTUAL – SPECIAL REVENUE FUND
For the Year Ended December 31, 2023

	Original Budget	Final Budget	Actual	Variance Favorable (Unfavorable)
Revenues:				
Rental Income	$ 106,223	$ 106,223	$ 103,543	$ (2,680)
Interest and Investment Income	-	-	2,073	2,073
Total Revenues	106,223	106,223	105,616	(607)
Expenditures:				
Repairs and Maintenance	10,000	10,000	-	10,000
Total Expenditures	10,000	10,000	-	10,000
Excess Revenues Over (Under) Expenditures	96,223	96,223	105,616	9,393
Other Financing Sources (Uses):				
Transfers In	-	-	-	-
Transfers (Out)	(96,223)	(96,223)	(96,223)	-
Excess Revenues and Other Sources Over (Under) Expenditures and Other Uses	-	-	9,393	9,393
Fund Balance – Beginning (Restated)	21,164	21,164	23,037	1,873
Fund Balance – Ending	$ 21,164	$ 21,164	$ 32,430	$ 11,266

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The accompanying notes are an integral part of these financial statements.

TOWN OF MINTURN, COLORADO
COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
For the Year Ended December 31, 2023

	Conservation Trust	Minturn Market	Minturn GID	Capital Projects	Total
ASSETS:					
Cash & Investments	$ 80,849	$ 5,495	$ 2,959	$ 530,563	$ 619,866
Restricted Cash & Investments	-	-	-	-	-
TOTAL ASSETS	80,849	5,495	2,959	530,563	619,866
LIABILITIES:					
Accounts Payable	-	-	-	13,100	13,100
TOTAL LIABILITIES	-	-	-	13,100	13,100
FUND BALANCES:					
Restricted for –					
Conservation Trust	80,849	-	-	-	80,849
Committed to –					
Capital Projects	-	-	-	517,463	517,463
Assigned to –					
Minturn Market	-	5,495	-	-	5,495
Gen Improvement District	-	-	2,959	-	2,959
TOTAL FUND BALANCES	80,849	5,495	2,959	517,463	606,766
TOTAL LIABILITIES AND FUND BALANCES	$ 80,849	$ 5,495	$ 2,959	$ 530,563	$ 619,866

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TOWN OF MINTURN, COLORADO
COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS
For the Year Ended December 31, 2023

	Conservation Trust	Minturn Market	Minturn GID	Capital Projects	Total
Revenues:					
Intergovernmental	$ 14,117	$ -	$ -	$ 111,998	$ 126,115
Miscellaneous	-	29,254	-	-	29,254
Interest and Investment Income	3,712	1	-	13,110	16,823
Total Revenues	17,829	29,255	-	125,108	172,192
Expenditures:					
General Government	-	51,260	-	55,846	107,106
Purchased Services	-	-	-	-	-
Parks and Recreation	-	-	-	39	39
Total Expenditures	-	51,260	-	55,885	107,145
Excess Revenues Over (Under) Expenditures	17,829	(22,005)	-	69,223	65,047
Other Financing Sources (Uses):					
Transfers In	-	-	-	93,223	93,223
Transfers (Out)	-	-	-	-	-
Excess Revenues and Other Sources Over (Under) Expenditures and Other Uses	17,829	(22,005)	-	165,446	161,270
Fund Balances - Beginning	63,020	27,500	2,959	352,017	445,496
Fund Balances - Ending	$ 80,849	$ 5,495	$ 2,959	$ 517,463	$ 606,766

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The accompanying notes are an integral part of these financial statements.

TOWN OF MINTURN, COLORADO
SCHEDULE OF REVENUES, EXPENDITURES AND OTHER FINANCING SOURCES (USES)
– BUDGET AND ACTUAL – CONSERVATION TRUST FUND
For the Year Ended December 31, 2023

	Original Budget	Final Budget	Actual	Variance Favorable (Unfavorable)
Revenues:				
Intergovernmental	$ 10,000	$ 15,000	$ 14,117	$ (883)
Interest and Investment Income	400	800	3,712	2,912
Total Revenues	10,400	15,800	17,829	2,029
Expenditures:				
Parks and Recreation	15,000	15,000	-	15,000
Total Expenditures	15,000	15,000	-	15,000
Excess Revenues Over (Under) Expenditures	(4,600)	800	17,829	17,029
Other Financing Sources (Uses):				
Transfers In	-	-	-	-
Transfers (Out)	-	-	-	-
Excess Revenues and Other Sources Over (Under) Expenditures and Other Uses	(4,600)	800	17,829	17,029
Fund Balance – Beginning	63,020	63,020	63,020	-
Fund Balance – Ending	$ 58,420	$ 63,820	$ 80,849	$ 17,029

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TOWN OF MINTURN, COLORADO
SCHEDULE OF REVENUES, EXPENDITURES AND OTHER FINANCING SOURCES (USES)
– BUDGET AND ACTUAL – MINTURN MARKET FUND
For the Year Ended December 31, 2023

	Original Budget	Final Budget	Actual	Variance Favorable (Unfavorable)
Revenues:				
Minturn Market	$ 31,000	$ 31,000	$ 19,254	$ (11,746)
Grants and Contributions	6,000	10,000	10,000	-
Interest and Investment Income	-	-	1	1
Total Revenues	37,000	41,000	29,255	(11,745)
Expenditures:				
Minturn Market	37,000	56,300	51,260	5,040
Total Expenditures	37,000	56,300	51,260	5,040
Excess Revenues Over (Under) Expenditures	-	(15,300)	(22,005)	(6,705)
Other Financing Sources (Uses):				
Transfers In	-	-	-	-
Transfers (Out)	-	-	-	-
Excess Revenues and Other Sources Over (Under) Expenditures and Other Uses	-	(15,300)	(22,005)	(6,705)
Fund Balance – Beginning	27,500	27,500	27,500	-
Fund Balance – Ending	$ 27,500	$ 12,200	$ 5,495	$ (6,705)

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TOWN OF MINTURN, COLORADO
SCHEDULE OF REVENUES, EXPENDITURES AND OTHER FINANCING SOURCES (USES)
– BUDGET AND ACTUAL – MINTURN GENERAL IMPROVEMENT DISTRICT (GID)
For the Year Ended December 31, 2023

	Original Budget	Final Budget	Actual	Variance Favorable (Unfavorable)
Revenues :				
GID Revenues	$ -	$ -	$ -	$ -
Total Revenues	-	-	-	-
Expenditures:				
General Government	250	250	-	250
Total Expenditures	250	250	-	250
Excess Revenues Over (Under) Expenditures	(250)	(250)	-	250
Other Financing Sources (Uses):				
Transfers In	-	-	-	-
Transfers (Out)	-	-	-	-
Excess Revenues and Other Sources Over (Under) Expenditures and Other Uses	(250)	(250)	-	250
Fund Balance – Beginning	2,959	2,959	2,959	-
Fund Balance – Ending	$ 2,709	$ 2,709	$ 2,959	$ 250

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TOWN OF MINTURN, COLORADO
SCHEDULE OF REVENUES, EXPENDITURES AND OTHER FINANCING SOURCES (USES)
– BUDGET AND ACTUAL – CAPITAL PROJECTS FUND
For the Year Ended December 31, 2023

	Original Budget	Final Budget	Actual	Variance Favorable (Unfavorable)
Revenues:				
Use Tax	$ 100,000	$ 100,000	$ 111,998	$ 11,998
Interest and Investment Income	4,500	12,000	13,110	1,110
Total Revenues	104,500	112,000	125,108	13,108
Expenditures:				
Parks and Recreation	56,500	56,500	55,846	654
Vehicles and Equipment	170,000	170,000	-	170,000
Purchased Services	260,000	260,000	39	259,961
Total Expenditures	486,500	486,500	55,885	430,615
Excess Revenues Over (Under) Expenditures	(382,000)	(374,500)	69,223	443,723
Other Financing Sources (Uses):				
Transfers In	96,223	96,223	96,223	-
Transfers (Out)	-	-	-	-
Excess Revenues and Other Sources Over (Under) Expenditures and Other Uses	(285,777)	(278,277)	165,446	443,723
Fund Balance – Beginning	352,017	352,017	352,017	-
Fund Balance – Ending	$ 66,240	$ 73,740	$ 517,463	$ 443,723

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SUPPLEMENTAL INFORMATION

PROPRIETARY (ENTERPRISE) FUND

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TOWN OF MINTURN, COLORADO
SCHEDULE OF BUDGETARY BASED REVENUES AND EXPENDITURES
– BUDGET AND ACTUAL – WATER AND SANITATION ENTERPRISE FUND
For the Year Ended December 31, 2023

	Original Budget	Final Budget	Actual	Variance Favorable (Unfavorable)
Operating Revenues:				
Water User Fees	$ 1,220,000	$ 1,220,000	$ 1,180,040	$ (39,360)
Water User Debt Fees	205,111	205,111	146,406	(58,705)
Garbage Collection Fees	122,000	135,000	120,145	(14,855)
Tap Fees	127,500	147,500	138,048	(9,452)
Grants	125,000	125,000	39,775	(85,225)
Miscellaneous	19,000	22,000	24,084	2,084
Interest Income	-	-	161	161
CWR & PDA Loan Proceeds	-	320,000	457,925	137,925
Total Budgetary Based Revenues	1,818,611	2,174,611	2,106,584	(68,027)
Expenditures:				
Salaries	230,027	256,682	193,755	62,927
Payroll Taxes & Benefits	96,790	99,500	81,131	18,369
Supplies	41,000	116,000	98,231	17,769
Purchased Services	977,901	1,003,777	674,649	329,128
Maintenance	52,600	128,425	126,852	1,573
Capital Outlay	129,500	314,500	206,006	108,494
Depreciation	108,200	108,200	162,901	(54,701)
Debt Service:				
Principal	130,824	130,824	79,061	51,763
Interest	74,287	74,287	46,507	27,780
Total Budgetary Based Expenditures	1,841,129	2,232,195	1,669,093	563,102
Budgetary Based Net Income (Loss)	(22,518)	(57,584)	437,491	495,075
Beginning Available Funds	2,795,957	2,795,957	2,872,350	76,393
Ending Available Funds	$ 2,773,439	$ 2,738,373	$ 3,309,841	$ 571,468

Draft
Pending Board Acceptance

The accompanying notes are an integral part of these financial statements.

SUPPLEMENTAL INFORMATION

ANNUAL STATEMENT OF RECEIPTS AND

EXPENDITURES FOR ROADS, BRIDGES AND STREETS

Draft
Pending Board Acceptance

The public report burden for this information collection is estimated to average 380 hours annually. Form # 350-050-36

LOCAL HIGHWAY FINANCE REPORT	City or County: Minturn YEAR ENDING: December 2023
This Information From The Records Of Town of Minturn County of Eagle	Prepared By: Jay Brunvand Phone: 970-827-5645

I. DISPOSITION OF HIGHWAY-USER REVENUES AVAILABLE FOR LOCAL GOVERNMENT EXPENDITURE

ITEM	A. Local Motor-Fuel Taxes	B. Local Motor-Vehicle Taxes	C. Receipts from State Highway-User Taxes	D. Receipts from Federal Highway Administration
1. Total receipts available				
2. Minus amount used for collection expenses				
3. Minus amount used for nonhighway purposes				
4. Minus amount used for mass transit				
5. Remainder used for highway purposes				

II. RECEIPTS FOR ROAD AND STREET PURPOSES

ITEM	AMOUNT
A. Receipts from local sources:	
1. Local highway-user taxes	
a. Motor Fuel (from Item I.A.5.)	
b. Motor Vehicle (from Item I.B.5.)	
c. Total (a.+b.)	
2. General fund appropriations	466,499
3. Other local imposts (from page 2)	54,248
4. Miscellaneous local receipts (from page 2)	34,219
5. Transfers from toll facilities	
6. Proceeds of sale of bonds and notes:	
a. Bonds - Original Issues	
b. Bonds - Refunding Issues	
c. Notes	
d. Total (a. + b. + c.)	0
7. Total (1 through 6)	554,966
B. Private Contributions	
C. Receipts from State government (from page 2)	42,271
D. Receipts from Federal Government (from page 2)	0
E. Total receipts (A.7 + B + C + D)	597,237

III. DISBURSEMENTS FOR ROAD AND STREET PURPOSES

ITEM	AMOUNT
A. Local highway disbursements:	
1. Capital outlay (from page 2)	
2. Maintenance:	55,622
3. Road and street services:	
a. Traffic control operations	
b. Snow and ice removal	348,823
c. Other	
d. Total (a. through c.)	348,823
4. General administration & miscellaneous	
5. Highway law enforcement and safety	192,792
6. Total (1 through 5)	597,237
B. Debt service on local obligations:	
1. Bonds:	
a. Interest	
b. Redemption	
c. Total (a. + b.)	0
2. Notes:	
a. Interest	
b. Redemption	
c. Total (a. + b.)	0
3. Total (1.c + 2.c)	0
C. Payments to State for highways	
D. Payments to toll facilities	
E. Total expenditures (A.6 + B.3 + C + D)	597,237

IV. LOCAL HIGHWAY DEBT STATUS

(Show all entries at par)

	Opening Debt	Amount Issued	Redemptions	Closing Debt
A. Bonds (Total)				0
1. Bonds (Refunding Portion)				
B. Notes (Total)				0

V. LOCAL ROAD AND STREET FUND BALANCE

A. Beginning Balance	B. Total Receipts	C. Total Disbursements	D. Ending Balance	E. Reconciliation
0	597,237	597,237	0	0

Notes and Comments:

Draft Pending Board Acceptance

LOCAL HIGHWAY FINANCE REPORT	STATE: Colorado
	YEAR ENDING: December 2023

II. RECEIPTS FOR ROAD AND STREET PURPOSES – DETAIL

ITEM	AMOUNT	ITEM	AMOUNT
A.3. Other local imposts:		**A.4. Miscellaneous local receipts:**	
a. Property Taxes and Assessments		a. Interest on investments	
b. Other local imposts:		b. Traffic Fines & Penalties	34,219
1. Sales Taxes & Use Tax		c. Parking Garage Fees	
2. Infrastructure & Impact Fees		d. Parking Meter Fees	
3. Liens		e. Sale of Surplus Property	
4. Licenses		f. Charges for Services	
5. Specific Ownership &/or Other	54,248	g. Other Misc. Receipts	
6. Total (1. through 5.)	54,248	h. Other Road & Bridge Tax	
c. Total (a. + b.)	54,248	i. Total (a. through h.)	34,219
	(Carry forward to page 1)		(Carry forward to page 1)

ITEM	AMOUNT	ITEM	AMOUNT
C. Receipts from State Government		**D. Receipts from Federal Government**	
1. Highway-user taxes	37,025	1. FHWA (from Item I.D.5.)	
2. State general funds		2. Other Federal agencies:	
3. Other State funds:		a. Forest Service	
a. State bond proceeds		b. FEMA	
b. Project Match		c. HUD	
c. Motor Vehicle Registrations	5,246	d. Federal Transit Admin	
d. Other (Specify)		e. U.S. Corps of Engineers	
e. Other (Specify)		f. Other Federal	
f. Total (a. through e.)	5,246	g. Total (a. through f.)	0
4. Total (1. + 2. + 3.f)	42,271	3. Total (1. + 2.g)	
			(Carry forward to page 1)

III. DISBURSEMENTS FOR ROAD AND STREET PURPOSES - DETAIL

	ON NATIONAL HIGHWAY SYSTEM (a)	OFF NATIONAL HIGHWAY SYSTEM (b)	TOTAL (c)
A.1. Capital outlay:			
a. Right-Of-Way Costs			0
b. Engineering Costs			0
c. Construction:			
(1). New Facilities			0
(2). Capacity Improvements			0
(3). System Preservation	0	0	0
(4). System Enhancement & Operation			0
(5). Total Construction (1) + (2) + (3) + (4)	0	0	0
d. Total Capital Outlay (Lines 1.a. + 1.b. + 1.c.5)	0	0	0
			(Carry forward to page 1)

Notes and Comments:

Pending Board Acceptance Draft

To: Town Council
From: Madison Harris
Date: May 31, 2024
Agenda Item: Ordinance 13- Series 2024 Amending Chapter 19 of the Historic Preservation Code to allow for More Posting Places and to Extend the Limitations on Proposed Designations

REQUEST:
Review and approve Ordinance 13 - Series 2024 Amending Chapter 19 of the Historic Preservation Code to to allow for More Posting Places and to Extend the Limitations on Proposed Designations.

INTRODUCTION:
Based on comments from Council, as well as examining staff's own process, staff has drafted an ordinance that addresses primarily two items: 1) extending the reconsideration of a proposed designation once denied from 1 year to 5 years, and 2) adding additional posting places like the website and posting boxes as places to alert people so that the process can be more transparent to the public.

ANALYSIS:
The way the Town Code is currently written, once a nomination application is denied, then unless a substantially different application is submitted, no one can nominate that property for one year. Staff has no criteria with which to evaluate whether or not an application is "substantially" different, and also believes that once a nomination is denied, that denial should be valid for a longer time. As such, staff has added a section to encourage people to submit all materials they have once a nomination has been submitted, so that the HPC and Town Council will be able to evaluate the nomination with all supplemental materials. If the nomination is denied then the property cannot be nominated for five years.

Staff has also adjusted the posting places in Article 9 to allow for the posting boxes and Town website, as well as added the clause that if no one nominates the property during the initial fourteen day waiting period, then no one can nominate the property for the next five years.

COMMUNITY INPUT:
Staff presented this ordinance to the HPC at their May 21, 2024 meeting. A member of the public spoke saying that the length of time proposed in the ordinance concerning re-nomination after a denial is too long, and that it should be three or four years instead of five years. The HPC recommended approval of the ordinance as presented.

BUDGET / STAFF IMPACT: TBD

STRATEGIC PLAN ALIGNMENT:

PRACTICE FAIR, TRANSPARENT AND COMMUNICATIVE LOCAL GOVERNMENT
SUSTAIN AND INVEST IN THE THINGS THAT DEFINE MINTURN AS A PROUD, STURDY MOUNTAIN TOWN TO "KEEP MINTURN MINTURN"

RECOMMENDED ACTION OR PROPOSED MOTION:

Approve Ordinance 13 - Series 2024 Amending Chapter 19 of the Historic Preservation Code to allow for More Posting Places and to Extend the Limitations on Proposed Designations on first reading.

ATTACHMENTS:

- Ordinance 13 - Series 2024 Amending Chapter 19 of the Historic Preservation Code to to allow for More Posting Places and to Extend the Limitations on Proposed Designations

TOWN OF MINTURN, COLORADO
ORDINANCE NO. 13 – SERIES 2024

AN ORDINANCE OF THE TOWN OF MINTURN, COLORADO AMENDING CHAPTER 19 OF THE MINTURN MUNICIPAL CODE

WHEREAS, the Town of Minturn ("Town") is a Colorado home rule municipality organized pursuant to Article XX of the Colorado Constitution and with the authority of the Town of Minturn Home Rule Charter for which the Minturn Town Council ("Town Council") is authorized to act; and

WHEREAS, the Town of Minturn 2023-2025 Strategic Plan (hereinafter the "Strategic Plan") seeks to "foster the authentic small town character that is Minturn," and to "Lead Minturn to long-term viability while preserving its unique character and genuine mountain town community," through specific strategic plan goals and policies;

WHEREAS, the Strategic Plan contains four key strategies for implementation including "Practice fair, transparent and communicative local government," "Long-term stewardship of the natural beauty and health of Minturn's environment," "Sustain and invest in the things that define Minturn as a proud, sturdy mountain town to "Keep Minturn, Minturn," and "Advance decisions/projects/initiatives that expand future opportunity and viability for Minturn;" and

WHEREAS, the Town Council has adopted Chapter 19 Historic Preservation, Minturn Municipal Code ("MMC"); and

WHEREAS, Sec. 19-1-30. – Intent, MMC, states that the "intention of this Chapter is to create a reasonable balance between private property rights and the public interest in preserving the Town's unique historic character through the nomination of buildings, structures, sites, objects, and historic districts for preservation;" and

WHEREAS, Sec. 19-2-10. – Creation, MMC, states that "There is hereby established a Historic Preservation Commission, which shall be appointed by the Town Council, and hereinafter referred to as the ("HPC").

WHEREAS, the HPC recognizes that Chapter 19 does not adequately provide certainty for existing and new property owners; and

WHEREAS, the HPC believes that adding language to provide more certainty will promote the intent of Chapter 19 by creating a reasonable balance between private property rights and the public interest; and

WHEREAS, on at their regularly scheduled meeting of May 21, 2024, the HPC considered this ordinance and recommended approval; and

WHEREAS, at their regularly scheduled meeting on June 5, 2024, the Minturn Town Council approved this ordinance on first reading; and

WHEREAS, the HPC and Town Council have determined that the text amendments to Chapter 19 of the Minturn Municipal Code as provided herein are necessary and proper.

NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF MINTURN, COLORADO:

SECTION 1. The foregoing recitals are incorporated herein as if set forth in full.

SECTION 2. Chapter 19 of the Minturn Municipal Code is hereby amended to read as follows, with additions shown in double underlined text and language to be deleted shown as ~~strike through~~ text. Sections of Chapter 19 which are not expressly described in this Ordinance are deemed to continue to be in full effect without change.

ARTICLE 4 – Designation Procedure

Sec. 19-4-15. – Additional materials.
When an application for nomination is received and deemed complete by the Planning Department, the Planning Department shall send out an eblast, and post to the town website and posting boxes, the request for additional information about the nominated property.
* * *

Sec. 19-4-70. – Limitation on resubmission and reconsideration of proposed designation.
Limitation on Resubmission and Reconsideration of Proposed Designation. Whenever the Town Council denies a proposed designation, no person shall submit an application ~~that is the same or substantially the same~~ for at least ~~one (1) year~~ five (5) years from the effective date of the final action on the denied application.

* * *

ARTICLE 9 – Alteration, Relocation, or Demolition of Non-Designated Properties Greater than Seventy-Five Years Old

* * *

Sec. 19-9-10. – Requirements.

(a) Any permit application for alteration, relocation, or demolition of a property that is not designated as a historic property and that is greater than seventy-five (75) years old shall be subject to the following requirements:

(1) No person shall alter, relocate, or demolish any building which is over seventy-five (75) years old without first applying to the Town for a permit under this section, receiving the permit and conducting the alteration, relocation or demolition of the building before the permit expires. The application and permit shall be in addition to any application or permit required by other sections of this Code, and shall be on a form provided by the Town. The Town

Administrator may combine the application and permit with any other form at the Town Administrator's discretion.

(2) The application shall contain a statement of the effective age of the improvements on the property and their actual age as set forth in the County Assessor's records for the property. The actual age of the improvements shall be controlling for determining the applicability of this Article. The application shall also contain a detailed description of any alteration, relocation, or demolition being applied for. The Planning Department may require the applicant to provide information about the building, including, without limitation, the date of original construction, significant events and occupants, architectural features and a description of the building through photographs, plans and maps.

(3) A copy of the application shall be forwarded to HPC by the Town staff member acting as the Secretary.

(4) Town staff shall also post to the Town's website and posting boxes a notice stating what was applied for, the age of the structure, and when nomination applications are due, as well as send out an eblast with this information.

(5) Prior to the issuance of the permit, the applicant shall be required by this Section to post a sign on the property that is furnished by the Planning Department. The sign shall state that an application for alteration, relocation, or demolition has been submitted to the Town for the property and that the application is subject to this Article. The sign shall further state that the property may be eligible for nomination to be designated as a historic property under Chapter 19 of this Code, and that any qualified person desiring to submit an application for nomination of the property to be designated as a historic property must do so in accordance with the provisions of Chapter 19. The exact wording and location of the sign shall be determined by the Planning Department.

(6) The property shall be posted with the sign furnished by the Planning Department for a period of at least fourteen (14) days. The applicant shall be responsible for posting the property in accordance with Section 16-21-610(6).

(7) Prior to issuance of the permit, the applicant must provide to the Planning Department a sworn certification of posting as provided in Section 16-21-610(e). The permit shall not be issued until at least five (5) days after such certification is provided to the Planning Department.

(8) If an application for nomination of the property for designation as a historic property under this Chapter is submitted before issuance of the permit, then the permit shall not be issued until the application is finally determined in accordance with this Chapter. If the property is designated as a historic property, then the permit shall be processed as required for the alteration, relocation, or demolition of a historic property under this Chapter. If the property is not designated as a historic property, then the permitting shall proceed in accordance with this Code.

(b) Permit applications for work on the interior of a property, minor repair as determined by the Building Official, and/or replacement of materials in-kind are exempt from this requirement.

(c) This Article shall not apply to mobile homes.

(d) Any approval pursuant to this Article shall expire one hundred eighty days after such approval is made if the applicant has failed to procure the permit, or if the work authorized by such permit has not commenced. The Town Manager or designee has the authority to extend the permit to 365 days as necessary.

(e) If a nomination is not made within the fourteen (14) day period, then except in the cases of a demolition application, a property shall not need to adhere to this article for the next five (5) years.

* * *

INTRODUCED, READ BY TITLE, APPROVED ON THE FIRST READING AND ORDERED PUBLISHED BY TITLE ONLY AND POSTED IN FULL ON THE OFFICIAL TOWN WEBSITE THE 5th DAY OF JUNE, 2024. A PUBLIC HEARING ON THIS ORDINANCE SHALL BE HELD AT THE REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF MINTURN, COLORADO ON THE 19th DAY OF JUNE, 2024 AT 5:30 p.m. AT THE MINTURN TOWN HALL 302 PINE STREET, MINTURN COLORADO 81645.

TOWN OF MINTURN, COLORADO

_____
Earle Bidez, Mayor

ATTEST:

By:_____
Jay Brunvand, Town Clerk

THE TOWN OF MINTURN, COLORADO, ORDAINS THIS ORDINANCE ENACTED ON SECOND READING AND ORDERED PUBLISHED BY TITLE ONLY AND POSTED IN FULL ON THE OFFICIAL TOWN WEBSITE THIS 19th DAY OF JUNE, 2024.

TOWN OF MINTURN, COLORADO

_____
Earle Bidez, Mayor

ATTEST:

By:_____
Jay Brunvand, Town Clerk

To: Mayor and Council

From: Scot Hunn, Consulting Planning Director

Date: June 14, 2024

Agenda Item: Review of Ordinance Nos. 14 and 15, Series 2024 on Second Reading

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REQUEST:
Review and approve Ordinance Nos. 14 and 15 Series 2024 on second reading.

INTRODUCTION:
Ordinance Nos. 14 and 15, Series 2024 were presented on first reading to the Town Council at their regular meeting of June 5, 2024.

Both ordinances have been prepared in consultation with the Town Attorney and both have been reviewed by the Minturn Planning Commission. The Council requested no substantive changes to either ordinance during their review on June 5th.

ANALYSIS:
A full staff report explaining the background of the original Belden Place PUD approvals, the Settlement, as well as the proposed minor amendments to the Belden Place PUD Final Plan, the Belden Place PUD Guide document, and the Belden Place PUD Final Plat for Subdivision is attached.

Since the Council's first reading of the ordinances, staff has worked with the applicant to resolve several minor, outstanding issues related to final civil engineering details, final construction cost estimates, and final plat/survey details. A separate resolution associated with approval of the updated final engineering plans, cost estimates, and Subdivision Improvements agreement (including financial surety guarantees) will be presented to Council at its regular meeting of June 19th.

Additionally, staff has identified two issues – one associated with the Amended Belden Place Final Plan for PUD (Ordinance No. 14, Series 2024) and one associated with the Amended Belden Place Final Plat (Ordinance No. 15, Series 2024) as described below:

Belden Place Amended Final Plan
Upon review of Ordinance No. 14, Series 2024, on first reading, and relative to the Town's recent approval of amendments to the Town of Minturn Inclusionary Housing regulations – lowering the Area Median Income (AMI) threshold for deed restricted, price capped housing units from 200% AMI to 120% AMI – staff realized that the Amended Belden Place PUD Guide Document attached to Ordinance No. 14 still includes provisions within the Belden Place PUD Attainable Housing Program setting the initial sales price for price capped, deed restricted units at 200% AMI.

Because the original Belden Place Final Plan for PUD application was filed after the Town's initial adoption of inclusionary housing regulations in 2020 (which, at the time, required 200% AMI restriction), staff recommends that Council *can* require the PUD Guide (Belden Place PUD Guide Appendix 'A' – Attainable Housing Program) to be amended following or as a condition of approval of Ordinance No. 14 on second reading to be in compliance with the currently adopted AMI rate of 120% for initial sales on deed restricted, price capped units within the PUD as a function of this PUD Final Plan amendment process. This restriction would apply to four (4) multi-family units to be constructed on Lot 7A within the PUD.

Belden Place Final Plat

The Town Engineer, Jeff Spanel, Intermountain Engineering, has reviewed the Amended Belden Place Final Plat for consistency with the Town's plat standards and requirements. Mr. Spanel has suggested one additional, minor revision to the General Notes section of the Amended Final Plat to address and to clarify permitted encroachments of second floor building improvements (for balconies and similar projections). Here is the suggested additional language to be added to the plat, General Note No. 5, IV:

"Second story overhang features must be a minimum of 8 feet above the ground surface."

Intermountain Engineering's comment letter is attached herein, and staff is recommending a condition of approval with the second reading of Ordinance No. 15, Series 2024 to address this recommendation by the Town Engineer. The Applicant has agreed to add this language to the plat prior to recording of the plat.

COMMUNITY INPUT:

Public notice for the public hearing of the Minturn Planning Commission to consider Ordinance Nos. 14 and 15, Series 2024, at their regular meeting of May 8, 2024, was provided in accordance with the requirements of the Minturn Municipal Code. No members of the public testified regarding the ordinances during the Commission's hearing, however the Town Manager read into the record a comment received prior to the meeting. Public Notice for consideration of Ordinances by the Minturn Town Council was provided concurrently with notice of the Minturn Planning Commission's May 8th hearing.

BUDGET / STAFF IMPACT:

N/A.

STRATEGIC PLAN ALIGNMENT:

Review of Ordinance Nos. 14 and 15, Series 2024 is consistent with the Settlement while aligning with the following key strategies:

PRACTICE FAIR, TRANSPARENT AND COMMUNICATIVE LOCAL GOVERNMENT

THE TOWN WILL SEEK TO MAKE INFORMED, DATA-BASED DECISIONS WITH A STANDARD OF "DOING IT RIGHT." WITH AN HONEST APPROACH TO ALL ASPECTS OF LOCAL GOVERNMENT AND A FOCUS ON THE PUBLIC PROCESS, THE TOWN COUNCIL AND STAFF ARE COMMITTED TO SERVING MINTURN WITH THE HONESTY AND INTEGRITY EXPECTED OF A SMALL-TOWN GOVERNMENT.

ADVANCE DECISIONS/PROJECTS/INITIATIVES THAT EXPAND FUTURE OPPORTUNITY AND VIABILITY FOR MINTURN

THE ABILITY FOR MINTURN TO APPROACH DEVELOPMENT AS RESILIENT, SUSTAINABLE, CREATIVE AND DIVERSE WILL ALLOW THE TOWN TO CONTINUE EMBRACING WHAT HAS "MADE MINTURN, MINTURN." THE TOWN CAN FURTHER LEVERAGE ITS CROSSROADS LOCATION AS A VALLEY-WIDE BENEFIT AND COMPETITIVE ADVANTAGE.

RECOMMENDED ACTION OR PROPOSED MOTION:
Approve Ordinance Nos. 14 and 15, Series 2024 on second reading, with conditions, and direct staff to make any suggested revisions prior to recording of final documents.

ATTACHMENTS:

- Ordinance No. 14, Series 2024
- Ordinance No. 15, Series 2024
- Planning Commission Staff Report
- Amended Belden Place PUD Final Plan / PUD Guide
- Amended Belden Place Final Civil Engineering Plan Set
- Amended Belden Place PUD Final Subdivision Plat
- Eagle River Water and Sanitation – Construction Approval Letter Dated April 22, 2024
- Letter from Jeff Spanel, Intermountain Engineering, dated June 13, 2024.

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

Memorandum

To: Minturn Planning Commission

From: Scot Hunn, Planning Director

Date: May 3, 2024

Re: Belden Place Amended Final Plan and Final Plat – Review of Ordinances

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In 2022, the Town of Minturn Town Council approved via ordinance the Belden Place Planned Unit Development Final Development Plan for PUD (the "Final Plan") and the associated Belden Place PUD Final Plat (the "Final Plat") for Subdivision proposed by Miners Basecamp, LLC., (the "Applicant"). Prior to the Town's approval, the Applicant filed a lawsuit in Eagle County District Court at case number 2022CV30054 contesting the number of Single Family Equivalents/Water Taps ("SFEs") made available to the project (the "Litigation").

Subsequently, the Town filed a counter claim in the Litigation against Miners. Eventually, the parties agreed to institute a process to settle the issues between them rather than continue the Litigation. As a result, the Town and the Applicant entered into and executed a Settlement Agreement (the "Settlement") as memorialized by the Town via Resolution No. 32, Series 2023 (attached).

The Settlement provides, among other things, a process for the processing and approval of minor modifications to the previously approved Final Plan and Final Plat, specifically to consolidate Lots 12, 13, and 14 and, therefore, to eliminate the triplex residential structures previously contemplated for those three lots; and to create a new Lot 12 wherein a single-family unit plus Accessory Dwelling Unit (ADU) would be permitted, thus lowering the overall density and intensity of uses within the PUD but, otherwise, maintaining the overall character and intent of the PUD.

Pursuant to those terms of the Settlement, the Applicant, represented by Mr. Brian Bevan, has applied to the Town for minor modifications to the previously approved Final Plan and Final Plat. As provided for within the Settlement, amendments to the Final Plan and Final Plat are to be processed as ordinances amending the Final Plan and Final Plat and, specifically, amending Ordinance No. 4, Series 2022 (Final Plan) and Ordinance No. 5, Series 2022 (Final Plat).

Minor Amendment to Final Plan (PUD Guide)
The final Development Plan (and PUD Guide) for the Belden Place PUD was approved via Ordinance No. 4, Series 2022, on March 16, 2022. The Applicant has presented a new PUD Guide

and associated final development plans showing or reflecting the consolidation of Lots 12, 13, and 14 and providing for development of a new Lot 12 as a single-family residential unit plus one (1) ADU.

Minor Amendment to Final Plat (Amended Final Plat)

The Final Subdivision Plat for the Belden Place PUD was approved via Ordinance No. 5, Series 2022, on March 16, 2022. In support of the proposed changes to the Final Plan to combine Lots 12, 13, and 14 into one lot (New Lot 12), the following images show the previous lot layout of those lots on the original final plat, as well as the new configuration proposed in the Amended Final Plat.

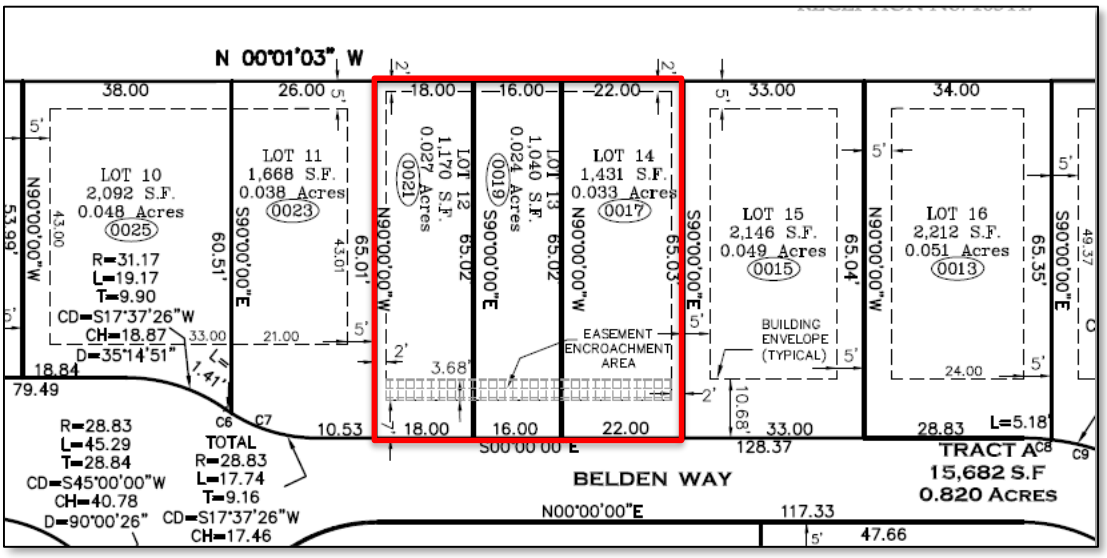


Figure 1: Original 2022 Final Plat Showing Lots 12, 13, and 14

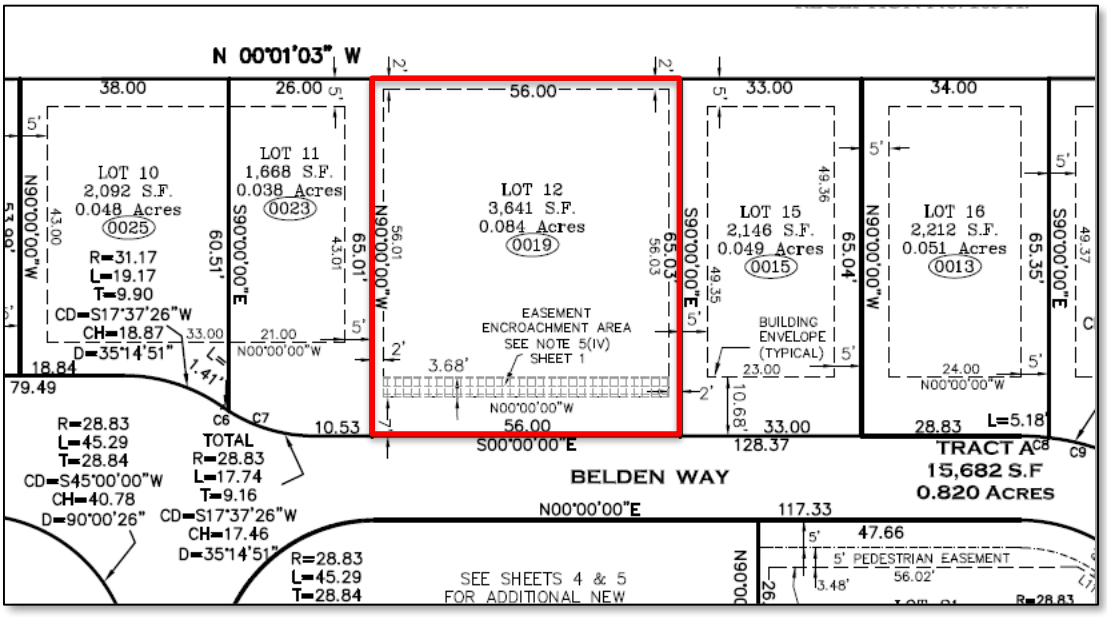


Figure 2: Proposed Amended Final Plat Combining Lots 12, 13, and 14 (creating Lot 12)

Summary of Process and Code Requirements
Pursuant to the Settlement, the Applicant is permitted to apply for minor modifications to the Final Plan and Final Plat:

> *"WHEREAS, the Settlement Agreement allows Miners to submit to Minturn an application to amend the Belden Place Final Development Plan and the Belden Place Final Subdivision Plat.*"

The Settlement also provides that such application "shall be processed" as two ordinances amending Ordinance No. 4, Series 2022 and Ordinance No. 5, Series 2022. Therefore, staff has attached two Ordinances (TBD) for the Planning Commission's consideration.

In addition to, or in support of the Settlement, Section 16-15-230 – *Changes to approved plans*, MMC, sets forth the provisions applicable to the processing and review of PUD amendments and Amended Final Plats.

> ***Sec. 16-15-230. - Changes to approved plans.***
>
> *(a) The PUD plan, as finally approved by the Town Council, shall be binding. Permits for construction or grading on a PUD shall be issued only on the basis of the approved final PUD plans. Any changes in the approved plan shall be submitted to the Town in accordance with the following:*
>
> *(1) Minor deviations may be approved by the Planning Director. Minor deviations that may be authorized are those that appear necessary in light of technical or engineering considerations first discovered during actual development and that are not reasonably anticipated during the initial approval process, as long as they comply with this Code.*
>
> *(2) Minor changes in locations, sightings, bulk of structures and height or character of buildings may be authorized by the Planning Commission if required by circumstances not foreseen at the time the final or preliminary plan was approved.*

The changes proposed are, indeed, minor in nature and affect the location, sighting and, to some degree, the bulk of structures within the PUD. Therefore, the Planning Director has determined that such changes require Planning Commission review.

Additionally, Chapter 17, Article 8 – *Minor subdivisions*, MMC, provides procedures and requirements for the submission and review of Amended Final Plats. Staff has determined that the Amended Final Plat for the Belden Place PUD has been provided in accordance with the requirements of Article 8.

Staff is recommending **approval with no conditions** of attached Ordinances (TBD) to amend the Final Plan; to amend the Final Plat; and to Amend Ordinance Nos. 4 and 5, Series 2022.

TOWN OF MINTURN, COLORADO

RESOLUTION NO. 32 – SERIES 2023

A RESOLUTION AUTHORIZING THE MAYOR OF THE TOWN OF MINTURN TO SIGN A SETTLEMENT AGREEMENT BETWEEN MINERS BASE CAMP, LLC AND THE TOWN OF MINTURN TO RESOLVE PENDING LITIGATION.

WHEREAS, Miners Base Camp, LLC ("Miners"), owns property in the Town of Minturn and has made applications for PUD zoning and subdivision approvals;

WHEREAS, the Town Council of the Town of Minturn approved Resolution No. 20, Series 2021 on June 16, 2021, approving with conditions the Belden Place Preliminary Subdivision Plat and Preliminary PUD Development Plan;

WHEREAS, the project/property is called the Belden Place Subdivision/PUD ("Belden Place');

WHEREAS, on or about March 2, and March 16, 2022, Minturn's Town Council held public hearings (*i.e.*, First Reading and Second Reading) and approved the Belden Place Final Development Plan for PUD (Ordinance No. 4, Series 2022), the Belden Place Final Subdivision Plat (Ordinance No. 5, Series 2022), the Belden Place Subdivision Improvements Agreement ("SIA") (Resolution No. 8, Series 2022), a Cost Sharing and Construction Management Agreement (Resolution 10, Series 2022), and a Land Use Covenant (Resolution 11, Series 2022) (collectively, the "Belden Place Final Plan");

WHEREAS, the buildout of the Belden Place Final Plan as approved requires 43.5 Single Family Equivalents/Water Taps ("SFEs") to provide enough required water to all of the housing units approved by the Belden Place Final Plan;

WHEREAS, Ordinance No. 5, Series 2020, as amended, enacted a moratorium that limits the number of SFEs that can be used for new development ("Moratorium");

WHEREAS, the SIA for the Belden Place Final Plan provided a total of 23 SFEs to Belden Place which is 20.5 SFEs short of providing enough SFEs to fully build out the project;

WHEREAS, prior to the approval of the Belden Place Final Plan, Miners filed a lawsuit in Eagle County District Court at case number 2022CV30054 contesting the number of SFEs made available to the project (the "Litigation");

WHEREAS, the Town filed a counter claim in the Litigation against Miners;

WHEREAS, following settlement discussion, Minturn, and Miners, have reached an agreement aimed at resolving the Litigation, as more particularly described in and contingent on implementation of the matters and transactions described in the Settlement Agreement.

WHEREAS, the Settlement Agreement allows Miners to submit an application to Minturn for the remaining 16 SFEs to be allocated to Belden Place.

WHEREAS, the Settlement Agreement allows Miners to submit to Minturn an application to amend the Belden Place Final Development Plan and the Belden Place Final Subdivision Plat.

WHEREAS, the Settlement Agreement allows Miners to submit to Minturn an application to amend the SIA to conform with the change in the number of available SFEs and the revised number of lots.

WHEREAS, the Settlement Agreement provides a path to resolve the Litigation and provide a path forward for Miners to complete the Belden Place Final Plan

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

1. The Minturn Town Council approves the Settlement Agreement attached as **Exhibit A** and authorizes the Mayor or his designee to sign on behalf of the Town of Minturn any and all documents required to reasonably ensure completion.

INTRODUCED, READ, APPROVED, ADOPTED AND RESOLVED this 15th day of NOVEMBER, 2023.

TOWN OF MINTURN

By:_____
Earle Bidez, Mayor

ATTEST:

_____
Jay Brunvand, Town Clerk

TOWN OF MINTURN, COLORADO SEAL 1904

SETTLEMENT AND RELEASE AGREEMENT

This Settlement and Release Agreement ("Agreement") is entered into by and between Miners Base Camp, LLC, a Colorado limited liability company ("Miners") and the Town of Minturn ("Minturn") and is effective as of November 15, 2023 ("Effective Date"). Miners and Minturn are each a "Party" and, collectively, the "Parties."

RECITALS

WHEREAS, Miners owns property in the Town of Minturn and made applications for PUD zoning and subdivision approvals;

WHEREAS, the Town Council of the Town of Minturn approved Resolution No. 20, Series 2021 on June 16, 2021, approving with conditions the Belden Place Preliminary Subdivision Plat and Preliminary PUD Development Plan for the property;

WHEREAS, the project/property is called the Belden Place Subdivision/PUD ("Belden Place");

WHEREAS, on or about March 2, and March 16, 2022, Minturn's Town Council held public hearings (*i.e.*, First Reading and Second Reading) and approved the Belden Place Final Development Plan for PUD (Ordinance No. 4, Series 2022), the Belden Place Final Subdivision Plat (Ordinance No. 5, Series 2022), the Belden Place Subdivision Improvements Agreement ("SIA") (Resolution No. 8, Series 2022), a Cost Sharing and Construction Management Agreement (Resolution 10, Series 2022), and a Land Use Covenant (Resolution 11, Series 2022) (collectively, the "Belden Place Final Plan");

WHEREAS, the buildout of the Belden Place Final Plan as approved requires 43.5 Single Family Equivalents/Water Taps ("SFEs") to provide enough required water to all of the housing units approved by the Belden Place Final Plan;

WHEREAS, Ordinance No. 5, Series 2020, as amended, enacted a moratorium that limits the number of SFEs that can be used for new development ("Moratorium");

WHEREAS, the SIA for the Belden Place Final Plan provided a total of 23 SFEs to Belden Place which is 20.5 SFEs short of providing enough SFEs to fully build out the project;

WHEREAS, prior to the approval of the Belden Place Final Plan, Miners filed a lawsuit in Eagle County District Court at case number 2022CV30054 contesting the number of SFEs made available to the project (the "Litigation");

WHEREAS, the Town filed a counter claim in the Litigation against Miners;

WHEREAS, rather than continue the Litigation, with the costs and uncertainty associated therewith, the Parties desire to institute a process to settle the issues between them as provided for herein;

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto intending legally to be bound hereby, agree as follows.

AGREEMENT

1. Incorporation of Recitals. The Recitals above set forth are incorporated by this reference as if set forth herein verbatim.

2. SFE Hearing. Ordinance No. 5, Series 2020 allows a party to seek modifications to the SFE limitations contained in the Moratorium "on a case-by-case basis by the Town Council based upon a specific application." Pursuant to the Moratorium, Minturn has 70 SFEs of available water service for future development. The Moratorium reserved the 70 SFEs for the Minturn North project. Minturn North project has since revised the total number of SFEs for the project to 54 SFEs. Accordingly, 16 SFEs remain available for new development.

   Within 60 days of the Effective Date of this Agreement, Miners may submit to Minturn an application for the remaining 16 SFEs to be allocated to Belden Place. Minturn shall hold a quasi-judicial public hearing on Miners' application within 60 days of receipt of the application. If approved, Belden Place would have a total of 39 SFEs (*i.e.*, 23 existing SFEs, plus the 16 additional SFEs). The quasi-judicial public hearing shall be scheduled on the same agenda as the first reading of the ordinances referenced in Section 3 below.

3. Belden Place Final Development Plan and Final Subdivision Plat Amendment Hearing. Within 60 days of the Effective Date of this Agreement, Miners may submit to Minturn an application to amend the Belden Place Final Development Plan and the Belden Place Final Subdivision Plat to eliminate the Triplex on Lot 12/13/14 and replace it with a single-family unit plus an ADU as shown on Exhibit A attached hereto and incorporated herein. The application shall be processed as two ordinances amending Ordinance No. 4, Series 2022 and Ordinance No. 5, Series 2022.

4. SIA Amendment. Within 60 days of the Effective Date of this Agreement, Miners may submit to Minturn an application to amend the SIA to conform with the change in the number of available SFEs and the revised number of lots. Consideration of the application to amend the SIA shall be scheduled on the same agenda as the first reading of the ordinances referenced in Section 3 above.

5. Applications for Amendments. Miners shall execute application forms provided by Minturn to amend the Belden Place Final Development Plan amendment, Final Subdivision Plat, and SIA and execute the Town's reimbursement agreement. Miners and the Town shall work in good faith to identify the information to be contained in Miners' SFE application.

6. Stay of the Litigation. The Parties agree to stay the Litigation while the applications for the SFE allocation and amendments to the Belden Place Final Development Plan, Belden Place Final Subdivision Plat and the SIA are processed.

7. Dismissal of the Litigation if Approval is Granted. If Minturn approves Miners' SFE application and allocates the 16 SFEs to Belden Place (for a total of 39 SFEs to Belden Place), and Minturn approves Miners' Belden Place Final Development Plan amendment and Final Subdivision Plat amendment to replace the Triplex on Lot 12/13/14 with a single-family unit plus an ADU, and amend the SIA as described in Section 4 above, then the Parties shall file a stipulated dismissal of the Litigation and release their claims against one another in the Litigation. Each party shall bear its own costs and attorney's fees. In the event that Miners does not file the applications identified in Sections 2, 3 and 4 herein within 60 days from the Effective Date, or if Minturn does not approve the applications identified in Sections 2, 3 and 4 herein within 120 days from the Effective Date, then the Parties shall file a motion with the Court to terminate the stay of the Litigation and the Litigation will continue.

8. Approval of Belden Place Final Plan. The Parties acknowledge and agree that if Minturn approves Miners' SFE application and applications to amend the Belden Place Final Development Plan amendment, Final Subdivision Plat, and SIA as described above, then the Belden Place Final Plan as amended, is deemed approved, and Miners shall be permitted to proceed with the Belden Place project in conformance with the amended approval documents. The Parties, however, shall cooperate and work in good faith to update any documents to reflect the amended approval documents such as the Land Use Covenant. Miners acknowledges that any future applications to amend the Belden Place Final Development Plan shall be subject to any then-existing ordinances or restrictions on development and water services, as the Town has deemed necessary and appropriate.

9. Cost Sharing and Construction Management Agreement. The Parties acknowledge and agree that if Minturn approves Miners' SFE application and applications to amend the Belden Place Final Development Plan amendment, Final Subdivision Plat, and SIA as described above, then the Cost Sharing and Construction Management Agreement approved in Resolution No. 10, Series 2022 is null and void. If such approvals are granted, Miners will support the Town taking action to revoke Resolution No. 10, Series 2022. Minturn will cooperate and work in good faith with Miners to apply for and receive approvals from the necessary parties (including but not limited to the Eagle Valley Land Trust and the United States Forest Service) such that Miners can construct the stormwater drainage improvement that will convey stormwater and runoff from Belden Place across Minturn-owned and federal property into the Eagle River. The Parties agree that Miners shall be responsible for compiling the necessary applications and obtaining approvals, but Minturn will act as the "applicant," if necessary, on approval applications with Eagle Valley Land Trust and/or the United States Forest Service. Minturn shall execute documents acknowledging the Town's grant of the right to install drainage improvements on Town property and generally expressing the Town's support for the drainage improvements.

10. Plea Deal Obligation Suspended/Terminated. The Parties acknowledge and agree that they entered into a Stipulation for Entry of Plea in Minturn Municipal Court in case number 2022-001. As part of the Stipulation, Miners is required to restore the disturbed site on the Property to pre-disturbance conditions by October 11, 2023, as more specifically described in Section F.1. of the Stipulation for Entry of Plea. The October 11, 2023, deadline, is hereby extended to October 11, 2024. Additionally, if Minturn approves Miners' SFE application and Belden Place Final Development Plan, Final Subdivision Plat, and SIA amendments as described above, then Miners' obligation to restore the Property as described in Section F.1. of the Stipulation for Entry of Plea shall terminate and no longer be required. Under such circumstances Minturn agrees to file appropriate documentation in Minturn Municipal Court in case number 2022-001 to effectuate this provision.

11. Right to Remove Lot(s)/Unit(s). The Parties acknowledge and agree that, even by replacing the Triplex on Lot 12/13/14 with a single-family unit and an ADU as described above, Belden Place may still be short SFEs to fully build out the project as configured. For a period of 7 years from the Effective Date, if additional SFEs do not become available for Belden Place so it can fully build out the project, then Miners may eliminate or reconfigure lot(s) and/or unit(s) in the project accordingly, subject to any then-existing ordinances or restrictions on development and water services, as the Town has deemed necessary and appropriate.

12. Execution Voluntary. Each Party acknowledges that this Agreement is voluntarily made, that such Party has entered into this Agreement after having been advised by legal counsel of such Party's choice. Except for the express representations and/or warranties contained in this Agreement, each Party also expressly assumes the risk that the facts and law may be or become different from the facts and law as believed to exist by such Party in entering into this Agreement.

13. Binding Effect. This Agreement shall be binding upon and shall inure to the benefit of the Parties and their respective agents, employees, independent contractors, servants, successors, assigns, heirs, executives, administrators, and all other persons, firms, corporations, associations, or partnerships related to each of them.

14. Entire Agreement; Modification. This Agreement contains the entire agreement of the Parties regarding the subject matter hereof. No change, amendment, or attempted waiver of any of the provisions of this Agreement and no other agreement, statement, or promise made by any Party, which is not contained in this Agreement, shall be binding or valid unless it is set forth in writing and signed by all Parties.

15. Interpretation. The language in all parts of this Agreement shall in all cases be construed according to its fair meaning and not strictly for or against any Party. The headings contained in this Agreement are for convenience and reference only and shall not be used in the interpretation of this Agreement or any provision hereof.

16. Applicable Law. This Agreement shall be governed by, and construed and enforced in accordance with, the laws of the State of Colorado, and the venue for any dispute relating to, or arising from, this Agreement shall lie in the District Court for Eagle County, Colorado.

17. The Parties Have Read this Agreement. This Agreement contains important legal commitments with significant legal consequences. Each Party hereby acknowledges and accepts these consequences and represents and warrants to each of the other Parties that the Party has: (i) read and thoroughly understands the provisions of this Agreement; (ii) has had an opportunity to discuss the terms hereof with the Party's legal counsel; and (iii) is executing and delivering this Agreement with full knowledge and understanding of its terms and consequences.

18. Miscellaneous: This Agreement:

    a. May be executed in counterparts and/or by electronic transmission, each of which shall be considered the same as an original, and all of which shall together constitute one document;

    b. Shall, with its remaining provisions, remain enforceable, even if some provisions are declared unenforceable;

    c. Has been jointly prepared and drafted by the Parties and, accordingly, shall not be construed against any single Party;

    d. Is a compromise of disputed matters entered into freely by the Parties to avoid the uncertainty and expense associated with further litigation, and is not to be construed as an admission of liability by any Party, each of whom expressly denies liability or fault;

19. CRE 408. This Agreement is protected by Colorado Rules of Evidence 408. The parties agree that this Agreement and any action taken by either party in furtherance of this Agreement may not be introduced in the Litigation if the Litigation's stay is lifted as provided herein.

IN WITNESS WHEREOF, the Parties have executed and delivered this Agreement as of the Effective Date.

Miners Base Camp, LLC,
a Colorado limited liability company

By: Don Barnes, its Manager

The Town of Minturn

By: Earl Bidez, its Mayor

TOWN OF MINTURN, COLORADO
ORDINANCE NO. 14 – SERIES 2024

AN ORDINANCE OF THE TOWN OF MINTURN, COLORADO APPROVING THE AMENDED FINAL DEVELOPMENT PLAN FOR PLANNED UNIT DEVELOPMENT FOR BELDEN PLACE PUD AND AMENDING ORDINANCE NO. 4, SERIES 2022

WHEREAS, the Town of Minturn ("Town") is a Colorado home rule municipality organized pursuant to Article XX of the Colorado Constitution and with the authority of the Town of Minturn Home Rule Charter for which the Minturn Town Council ("Town Council") is authorized to act; and

WHEREAS, the Town is authorized by the Home Rule Charter and Section 31-23-301, C.R.S., to enact zoning and land use regulations; and

WHEREAS, Chapter 16, Zoning, of the Minturn Municipal Code (the "MMC") regulates zoning and land use within the Town; and

WHEREAS, the purpose of Chapter 16 is to encourage the most appropriate use of land, to preserve and promote the Town's economy, heritage and small town qualities, and it is designed to promote the health, safety, welfare and convenience of the citizens; and

WHEREAS, Sec. 16-15-10 - Purposes and general provisions, MMC, establishes the purpose of the Planned Unit Development ("PUD") Overlay Zone District which is to allow flexibility for landowners to creatively plan for the overall development of their land and to achieve the purpose and objectives of the MMC and the Community Plan; and

WHEREAS, Sec. 16-15-20 - Authority, MMC, states that the PUD Overlay Zone District is adopted pursuant to Section 24-67-101, et seq., C.R.S., the Planned Unit Development Act of 1972; and

WHEREAS, Sec. 16-15-20 - Authority, MMC, provides that the Town staff and the Planning Commission ("Commission") shall have the authority to recommend and the Town Council shall have the authority to impose such conditions on a PUD as are necessary to accomplish the purpose of the MMC and the Community Plan; and

WHEREAS, the Town received an application for the Belden Place Preliminary Development Plan for PUD ("Preliminary Plan") and Preliminary Subdivision Plat ("Preliminary Plat") from Miners Basecamp, LLC., (the "Applicant") on or about November 17, 2020; and

WHEREAS, the Commission held public hearings to consider the Preliminary Plan and Preliminary Plat on May 26, 2021 and June 9, 2021, and recommended approval with conditions of the Preliminary Plan and Preliminary Plat to the Town Council; and

WHEREAS, the Town Council, at a public hearing held on June 16, 2021, approved the Preliminary Plan and associated Preliminary Plat with conditions via Resolution No. 20, Series 2021; and

WHEREAS, the Town received a Final Development Plan for the Belden Place PUD ("Final Plan") application, inclusive of associated zoning regulations and Subdivision Improvements Agreement ("SIA"), from the Applicant on or about August 31, 2021; and

WHEREAS, the Final Plan allowed for the development of forty-one (41) single--family, two-family (duplex), and multi-family (tri-plex and five-plex) dwelling units and one accessory dwelling unit on Lot 17 to be constructed on twenty-seven (27) lots of varying sizes serviced by a looped access road, sidewalks, and utilities, as well as the development of an underground parking garage, a pocket park and open space, drainage improvements and drainage ways, landscaping, project identification and wayfinding signage; and,

WHEREAS, the Applicant intends to construct project infrastructure in one (1) phase to allow for the incremental build-out residential structures within the PUD as market conditions and absorption rates dictate; and,

WHEREAS, the Commission held a public hearing to consider the Final Subdivision Plat ("Final Plat") on February 9, 2022, and recommended approval with conditions of the Final Plat to the Town Council; and

WHEREAS, the Town Council held public hearings (i.e., First Reading and Second Reading) and approved the Final Plan (Ordinance No. 4, Series 2022), and the Belden Place Final Plat (Ordinance No. 5), on or about March 2, 2022 and March 16, 2022; and

WHEREAS, prior to the approval of the Final Plan, the Applicant filed a lawsuit in Eagle County District Court at case number 2022CV30054 contesting the number of Single Family Equivalents/Water Taps ("SFEs") made available to the project (the "Litigation"); and

WHEREAS, the Town filed a counter claim in the Litigation against Miners; and

WHEREAS, rather than continue the Litigation, the parties desired to institute a process to settle the issues between them; and

WHEREAS, the Town and the Applicant entered into and executed a Settlement Agreement (the "Settlement") as memorialized by the Town via Resolution No. 32, Series 2023; and

WHEREAS, the Settlement provides that, within 60 days of the Effective Date of the Settlement, Miners would be permitted to submit to the Town an application to amend the Final Plan and Final Plat to consolidate Lots 12, 13, and 14, to eliminate the Triplex residential unit planned for Lots 12, 13, and 14, and to replace it with a single-family unit plus ADU; and

WHEREAS, the Settlement also provides that such application "shall be processed" as two ordinances amending Ordinance No. 4, Series 2022 and Ordinance No. 5, Series 2022; and

WHEREAS, the Town received an application for minor modification to the Final Plan (the "Amended Final Plan") pursuant to the Settlement on or about December 14, 2023; and

WHEREAS, Sec. 16-15-230. - Changes to approved plans., MMC, permits minor amendments and modifications to approved PUD final plans; and

WHEREAS, Sec. 16-15-230. - Changes to approved plans, MMC, Subsection (2) provides that "Minor changes in locations, sightings, bulk of structures and height or character of buildings may be authorized by the Planning Commission if required by circumstances not foreseen at the time the final or preliminary plan was approved;" and

WHEREAS, Town of Minturn Staff ("Staff") finds that the Amended Final Plan conforms with the Town's standards; and

WHEREAS, the Amended Final Plan will allow for the development of thirty-nine (39) single-family, two-family (duplex), and multi-family (tri-plex and five-plex) dwelling units and two accessory dwelling units on Lots 12 and 17 to be constructed on twenty-five (25) lots of varying sizes serviced by a looped access road, sidewalks, and utilities, as well as the development of an underground parking garage, a pocket park and open space, drainage improvements and drainage ways, landscaping, project identification and wayfinding signage; and

WHEREAS, the Commission, at their regular meeting of May 8, 2024, considered Ordinance No. 14, Series 2024 to approve the Amended Final Plan and to Amend Ordinance No. 4, Series 2022, and recommended approval to the Town Council; and

WHEREAS, the Town Council, at their regular meeting of June 5, 2024, considered Ordinance No. 14, Series 2024, on first reading, to approve the Amended Final Plan and PUD zoning and to Amend Ordinance No. 4, Series 2022; and

NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF MINTURN, COLORADO:

SECTION 1. The foregoing recitals are incorporated herein as if set forth in full.

SECTION 2. That the Belden Place Amended Final Plan is hereby approved.

INTRODUCED, READ BY TITLE, APPROVED ON THE FIRST READING AND ORDERED PUBLISHED BY TITLE ONLY AND POSTED IN FULL ON THE OFFICIAL TOWN WEBSITE THE 5th DAY OF JUNE 2024. A PUBLIC HEARING ON THIS ORDINANCE SHALL BE HELD AT THE REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN

OF MINTURN, COLORADO ON THE 19th DAY OF JUNE 2024 AT 5:30 p.m. AT THE MINTURN TOWN HALL 302 PINE STREET, MINTURN COLORADO 81645.

TOWN OF MINTURN, COLORADO

_____
Earle Bidez, Mayor

ATTEST:

By:_____
Jay Brunvand, Town Clerk

THE TOWN OF MINTURN, COLORADO, ORDAINS THIS ORDINANCE ENACTED ON SECOND READING AND ORDERED PUBLISHED BY TITLE ONLY AND POSTED IN FULL ON THE OFFICIAL TOWN WEBSITE THIS 19th DAY OF JUNE 2024.

TOWN OF MINTURN, COLORADO

_____
Earle Bidez, Mayor

ATTEST:

By:_____
Jay Brunvand, Town Clerk

BELDEN PLACE
PUD GUIDE
+
ATTAINABLE
HOUSING PROGRAM

Planned Unit Development Guide

I. PURPOSE

The purpose of this document is to provide the applicable standards, restrictions and nuances which govern land-use and design within the Belden Place subdivision. The PUD Guide will serve as the "Zone District Regulations" for the PUD and is in conformance with the approvals and conditions as set forth by the Town of Minturn and the applicable Development/Municipal Code thereof.

II. APPLICABILITY

The Belden Place PUD authorizes a total of 39 dwelling units on 25 lots. The residential mix of units are comprised of single-family, duplex, triplex and multifamily dwellings on approximately 2.7 acres of land within the south Town of Minturn, Eagle County, Colorado. All development within the Belden Place PUD is administered by the Town of Minturn through the provisions of this PUD Guide. Building construction within the PUD is governed by the applicable Town of Minturn ordinances, rules, regulations and codes. Approval of this plan constitutes a vested property right pursuant to section 24-68-103, C.R.S., as amended.

III. GENERAL CHARACTER

The Belden Place neighborhood is characterized by a mix of elements from the Town of Minturn code and Comprehensive Plan. This walkable/multi-modal development with connection to downtown and the Minturn Fitness Center is comprised of single-unit, duplex-units, and multi-family units, located along a local, privately owned and maintained street that loops through the development. Anchoring the subdivision is a dedicated central greenspace/common area for residents to gather that includes a recreation area. Across the highway public has access to the Boneyard, which is a permanent open space area complete with river access and to the south, access to National Forest Service lands.

IV. PUD CONFLICT AND ENFORCEMENT

The Belden Place PUD Guide constitutes the standard zoning provisions for this subdivision, as adopted by The Town of Minturn. Where this Guide is silent, the applicable provisions of Town of Minturn development code shall govern. If there is any conflict between the provisions of this Guide and the provisions of Town of Minturn development code or any other ordinances, the provisions of this Guide shall prevail and govern the development of the PUD.

The Town of Minturn is responsible for the interpretation and enforcement of this PUD Guide in accordance with the Minturn Municipal Code. The Belden Place Owners Association may enforce this Guide in accordance with the terms of the CC&Rs. The Town of Minturn expressly reserves the right to refuse to approve any application for a building permit or certificate of occupancy for the construction or occupancy of any building or structure within the PUD if said building or structure fails to comply with the requirements of this Guide. This provision shall not be construed as a waiver by any appropriate party, including without limitation, any owner of a Dwelling Unit, the Owners Association, the

Design Review Committee, or the Developer, of any right to appeal, pursuant to the appeal rights otherwise available under the Town development code, building codes, or by other applicable law.

V. PUD AMENDMENTS

Changes in use resulting in more intensity of development, major rearrangement of lots into areas not previously containing development, overall increases in development intensity or density, and decreases in the area or provisions for dedicated open space will require approval by the Town Council following the procedures of the Town code for the submittal of an Amended PUD, pursuant to the Town of Minturn Municipal Code, currently § 16-15-230, as may be amended.

VI. DEFINITIONS[1]

Accessory Dwelling Unit. A dwelling unit that is accessory and subordinate to the principal use of the property that has been designed and intended for occupancy by the caretaker of said property, persons who live and work in Eagle County, or relatives and guests of the occupants of the principal use of the property. An accessory dwelling unit contains a kitchen facility separate from the principal use.

Accessory Use. A use located or conducted upon the same lot as the principal use to which it is accessory that is clearly incidental, subordinate, secondary and devoted to the principal use, and is customarily found in conjunction with the principal use. For example: personal gardens are accessory uses customarily found in conjunction with residential uses.

Association. Association shall mean the Belden Place Owner Association (BPOA or OA).

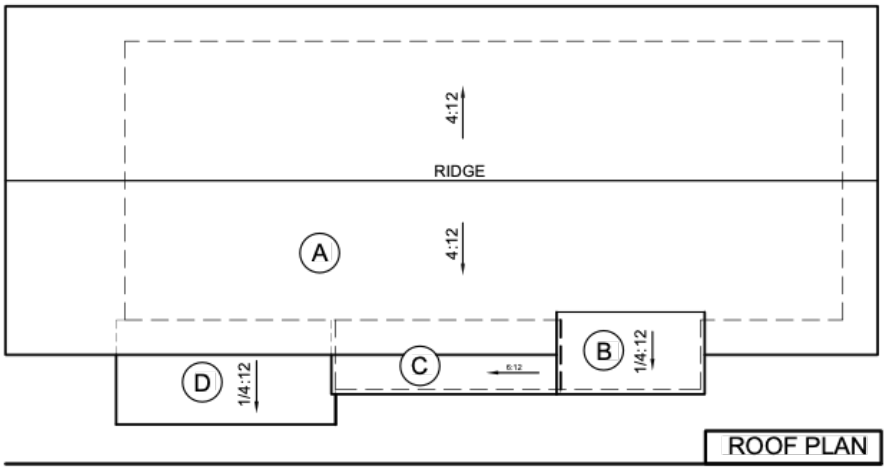
Building Lot Coverage. Building Lot Coverage means the portion of a lot that is covered by buildings, including all interior space including garages, and all enclosed cantilevered portions of a building, covered porches, covered walkways and similar covered areas. Buildings are measured at the outside exterior wall.

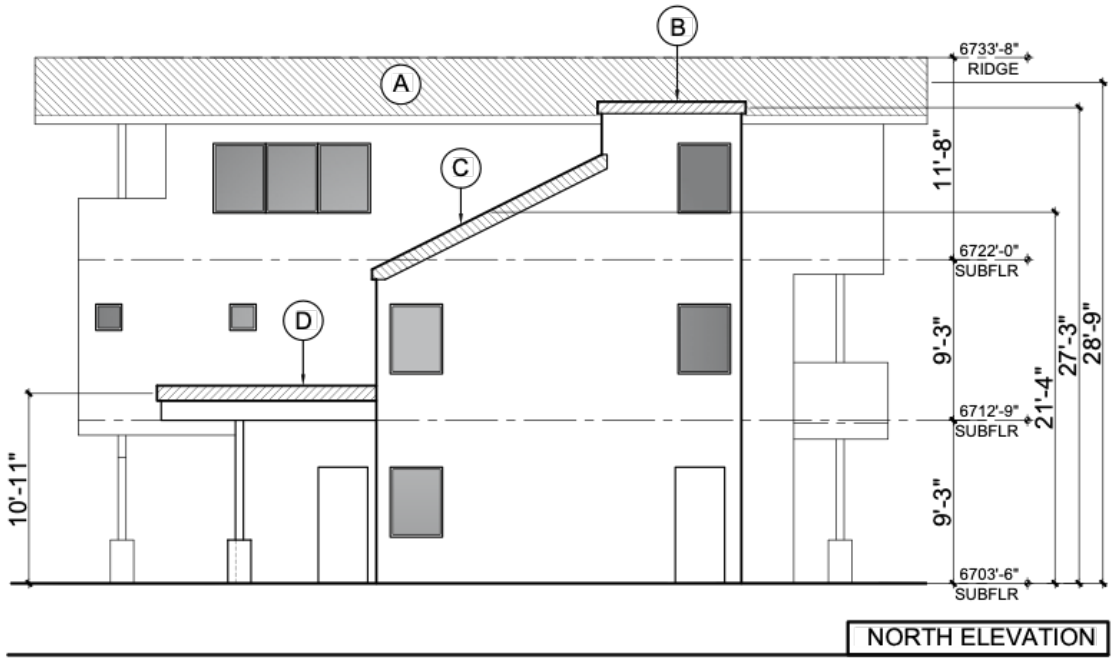
Building Envelope. Building Envelope means that portion of a Lot, which may be depicted and designated as the Building Envelope on the Belden Place plat. All structural improvements must be located entirely within the Building Envelope unless expressly permitted in this PUD Guide.

Building Height. Determining building height uses a weighted height calculation as measured from final/finished grade- *See illustration, next page.*

Building Setbacks. See Building Envelope.

[1] *All images herein this section or in design section are for illustrative purposes only, and do not necessary reflect architectural requirements or restrictions as found in this PUD guide, nor the lot lines or parcel shapes as found on any plat for Belden Place or duplex or multi-family subdivision plats. Where conflict arises, text shall rule.*





ROOF MARK	ROOF AREA (SF)	ROOF AREA %	AVG HEIGHT	WEIGHTED AVG	
A	984	85.1	28'-6"	2,425.35'	
B	40	3.5	27'-3"	95.37'	
C	56	4.8	21'-4"	102.38'	
D	76	6.6	10'-11"	72.07'	
TOTAL:	1,156	100.0	-	2,695.17'	2,695.17' / 100 = 26'-11" AVG ROOF HT

Condominium Unit. An individual air space until consisting of any enclosed room or rooms occupying all or part of a floor or floors used for residential purposes, together with the interest in the common elements appurtenant to that unit. Dwellings are intended to be occupied by one family living independently of any other family and having not more than one indoor kitchen facility which is limited to the use of one family. The term Dwelling Unit shall not include hotel, motels, clubs or boarding houses.

Duplex. Duplex structure shall consist of two-dwelling units within a single, architecturally integrated structure. A duplex- also referred to as a two-family structure, contains a primary and secondary unit. If the property is divided each of the units can be owned separately as

fee simple estate and ownership and can be conveyed or transferred independently. The secondary unit must be integral with the architecture of the primary unit. See illustration in design section.

For purposes of dwelling unit definition each duplex residence counts as a dwelling unit, with a maximum of two dwelling units per duplex structure.

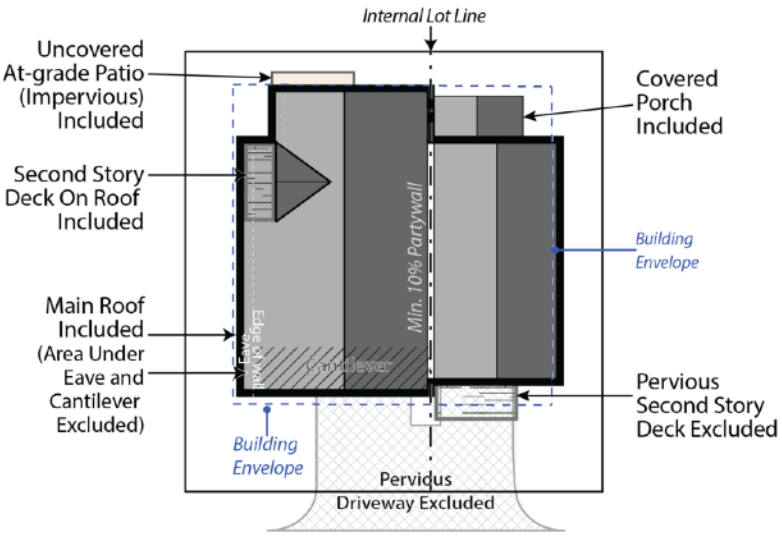
Dwelling Unit. One or more rooms occupied by one family or group of people living independently from any other family or group of people and having not more than one indoor cooking facility which is limited to the use of one family. For purposes of density calculations, Accessory Dwelling Units are not considered a separate dwelling unit and shall not affect density calculations. The term Dwelling Unit shall not include hotel, motels, clubs or boarding houses.

Grade, Established. Established grade means the final elevation of the ground level as established with the initial building permit for each residence within the development.

Greenspace. Greenspace areas include all areas surrounding impervious materials and surfaces; and areas surrounding buildings. Common or useable greenspace areas (area under ownership of the Association) may have playground equipment, picnic benches, and improvements such as fire pits etc. as provided and approved by the Owners' Association. All common greenspace areas are maintained by the OA.

Home Occupation. A Home Occupation means the conduct of a business, occupation or trade as an accessory use entirely within a residential building or accessory structure for gain or support, only by residents of the dwelling. Home occupations do not serve patrons on the premises, except in an incidental manner. No signs, nor advertising of any sort may be located on residential premises.

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).



Kitchen Facility.
A Kitchen Facility means a room or portion of a room devoted to the preparation or cooking of food for a person or a family living independently of any other family which contains a sink and a stove or oven powered by either natural gas, propane or 220-V electric hook-up. A room containing a wet bar or similar that is a homeowner convenience and is not intended to function as the cooking facility for a separate dwelling unit (does not contain a gas or 220-V electric hook-up) shall not be considered a kitchen facility.

Triplex. Triplex structure shall consist of three-dwelling units within a single, architecturally integrated structure. Triplex structures can be constructed as townhomes or vertical flats. If the property and/or structure is divided each of the units can be owned separately as fee simple estate and ownership and can be conveyed or transferred independently.

Multi-family. Multi-family structure shall consist of four or more dwelling units within a single, architecturally integrated structure. Multi-family structures can be constructed as vertical townhomes, condominiums, or horizontal flats. If the property and/or structure is divided each of the units can be owned separately as fee simple estate and ownership and can be conveyed or transferred independently.

Open Space. A dedicated lot within the Belden Place neighborhood dedicated to public or private use, intended for use in its natural state, or which may be landscaped and improved for such amenities as playgrounds, passive or active recreation areas, picnic areas, pedestrian footpaths, etc.

Parking Space. Parking spaces may include driveways, garages, or within designated areas along greenspaces for Belden Place.

Primary And Secondary Lot Lines. Primary lot line means platted lot or parcel lot lines utilized to compute compliance with this zoning document. Secondary lot line means the internal property line that resubdivides (e.g.) a duplex or triplex structures into two (2) or more properties and do not have setback requirements.

VII. DESIGN STANDARDS

The following Intent Statements are intended to provide further information regarding intent and performance expectations for Belden Place site and building/design standards.

A. GENERAL INTENT

- Implement the Town of Minturn Comprehensive Plan.
- To continue Minturn's physical character and convenient access to community assets, public open space, and transit.
- Improve compatibility with and respect for the existing character and context of Minturn and its eclectic persona through use of considerate lot size, form, color and materials.
- Give prominence to livable scale and historic lot sizes and the variable building proximities found in the town, which is a defining element of the eclectic character and design foundation of Minturn in general.
- Spatially define lots and their associated greenspace as a positive feature resulting in a manner that promotes a tight-knit community.
- Provide pedestrian connections between Belden Place, public open space, commercial amenities and transit.

B. 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,

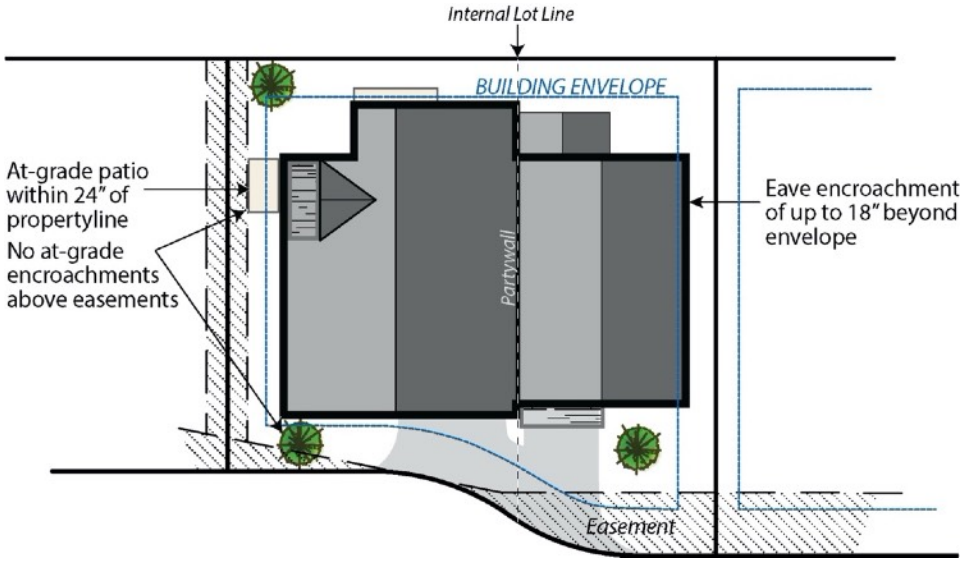
with the platted building envelope acting as building setbacks for each lot, encroachments are available for certain features.

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.

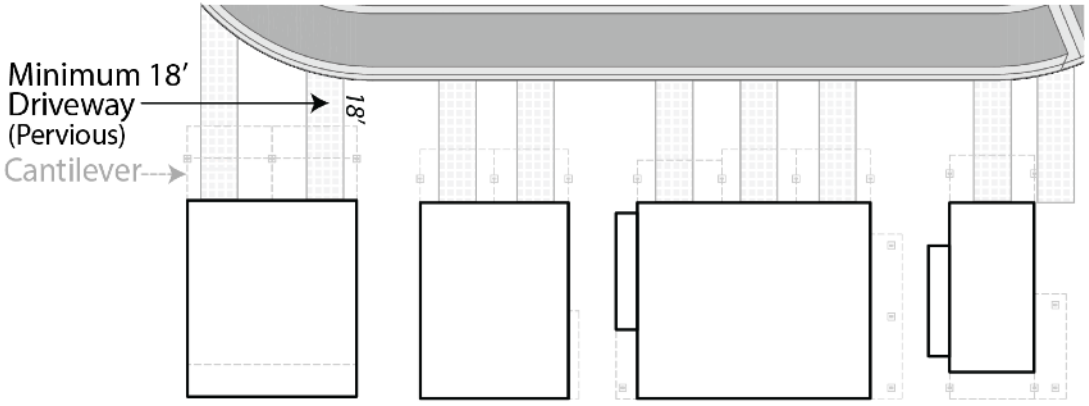
General Notes:

- All lots except for Lots 7, 21-25, and 17: Minimum 8' between residences required measured from eave to eave.



C. PARKING

- Driveways must be long enough to accommodate a minimum of one (1) vehicle parking space for each residence.
- All parking spaces shall be a minimum of 9' x 18'.
- Parking spaces shall not be located on sidewalks.
- Storage of inoperable vehicles or storage in general is prohibited in exterior parking spaces.
- ADUs are only permitted if there is sufficient parking for this additional dwelling unit. Parking requirement: Minimum of 1 space.



D. BUILDING HEIGHT

All residences have the height limitation as shown, as measured per the PUD definition.

Structure	Height Max
Single-Family Homes	28'
Duplex Unit/Tri-plex	28'
Multi-family Units: Stacked Flats (Lot 7) and 5-Plex (Lots 21-25)	35'

E. BUILDING HEIGHT EXCEPTIONS

The height limitation shall not apply to antennas, mechanical equipment, elevator enclosures, staircase/rooftop access enclosures, ridge vents, cupolas, chimneys, ventilators, parapets, skylights, solar panels or similar, and necessary mechanical appurtenances usually installed above the roof level.

F. SITE COVERAGE

Lots	Class	Max %
Lot 1	SF	60%
Lots 2/3	DU	70%
Lot 4	SF	70%
Lots 5/6	DU	55%
Lot 7	MULTI	50%
Lots 8/9	DU	70%
Lots 10/11	DU	65%
Lot 12	SF	70%

Lot 15	SF	60%
Lot 16	SF	60%
Lot 17	SF	50%
Lot 18	SF	45%
Lot 19	SF	45%
Lot 20	SF	50%
Lots 21/22/23/24/25	MULTI	65%
Lot 26	SF	70%
Lot 27	SF	70%

Notes	1	Sidewalks shall not be included in site coverage calculations

G. PERMITTED USES

Lot Classes

Single-Family Lots:

USE	NOTES
Accessory Dwelling Unit	One (1) unit. Unit is connected to main dwelling and cannot be subdivided. ADU has independent kitchen and shall be no larger than 750 sq. ft. ADU is not considered as a primary dwelling unit, as it is integral to the home as an accessory use. ADUs will require additional water service allocations (taps) and charges pursuant to Code Chapter 13. ADUs are included in Site Coverage calculations and cannot exceed maximum limitation for that lot.
Home Occupation	Use must be imperceptible; no signage or advertisement of use permitted onsite. Use permitted pursuant to the Town of Minturn Municipal Code.
Family Child Care	Use permitted pursuant to the Town of Minturn Municipal Code.

Duplex/Tri-plex/Multi-Family Lots:

USE	NOTES
Home Occupation	Use must be imperceptible; no signage or advertisement of use permitted onsite. Use permitted pursuant to the Town of Minturn Municipal Code

Tracts A, B, C, D:

USE	NOTES
Road, Open Space*, Drainage*, Utilities, Snow Storage	*Playground equipment, park benches and features, or similar may be placed here. Hardscape pedestrian walkways, paths and lighting fixtures are permitted in these areas. Undefined utilities (e.g. internet or similar) can be placed here without the need for additional easements.

All lots:
Residential Solar Energy Systems and Equipment (Personal Use)

Short-term rentals as defined in the Minturn Code are not permitted in Belden Place.

H. **ARCHITECTURAL DESIGN CONTROLS** – *See also Belden Place PUD Design + Use Guidelines*

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.

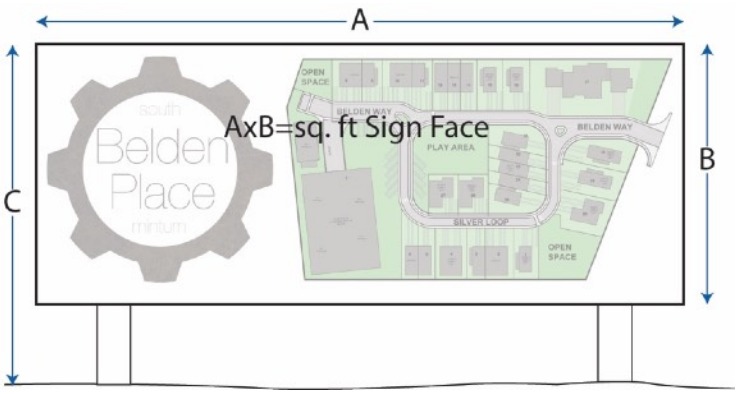
Landscaping minimums:

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.

J. SIGNS

Temporary Subdivision Sign. Temporary subdivision sign limited to one (1) sign to be permitted during sales and construction of residences. Signs may be double-faced front and back. The signs shall be a maximum of 20 SF per sign face (A x B). 40 SF for a double face sign, front and back. Sign shall not exceed 8 feet in height (C).



The sign may not encroach or impede the visual site clearance triangle at the subdivision entrance. Sign may be illuminated by means of downcast “portrait” lighting only.

Individual real estate signs may also be permitted on individual lots during construction and may not exceed 20” x 24” in size for each lot.

Permanent Subdivision Sign. Permanent site identification signs may be erected for the purposes of identifying this neighborhood. This sign shall be considered a monument-type sign and shall be integrated into the landscaping of the allocated easement on Lot 18. The color style design and material shall conform to the general architectural character of the Belden Place and shall comply with the Town of Minturn sign code.

BELDEN STREET SIGNS AND LIGHTING
Using wood posts and metal accents, this is an illustration of Belden Place common street signs, posts, and pathway lighting bollards.

K. LIGHTING

1. Lighting within the project shall consist of downcast varieties and shall not cast any glare on adjacent land uses or property. Light poles shall not exceed 15 feet in height and shall be coordinated with the Town of Minturn as to location style and function through the building permit process. Poles shall be downcast and bulbs shall not be visible from beyond the boundaries of Belden Place.

2. All lamps shall be fully shielded by baffles extending at least two (2) inches below the bulb or protective lens. Shielding shall be required for all lamps including accent entry ways, pathway lighting, bollards, or, other pedestrian or safety lighting.

3. Illuminated signage is prohibited on residential lots. Pedestrian crosswalks and traffic signs may be illuminated. Monument lighting or buildings within common areas may also be illuminated, using downcast lighting.

4. Obtrusive canopy lighting and/or up-lighting of trees is prohibited. No illuminated flags and/or up-lighting of flag poles is permitted.

5. Residential downcast solar lighting is permitted to be used throughout Belden Place.

6. Motion sensor lighting is permitted to be used on residential lots; however, placement of which, must ensure that lighting does not affect adjacent properties or create glare.

L. STORAGE

1. No outside (aka open air) storage of materials other than those required for the initial construction of the structures shall be permitted. Residential trash shall be kept in wildlife-proof, lidded and/or sealed containers in a garage or shelter until the day of collection. Exception: temporary construction dumpsters are not required to be considered wildlife proof. That being said, no food waste may be disposed of in construction dumpsters, and must be placed in wildlife-proof, lidded and/or sealed containers until the day of collection.

2. Temporary trailer and/or residential units may be used as sales or construction offices during the initial sales and construction of Belden Place. Temporary trailer and/or residential units may not be used as sales or construction offices for the purposes of re-selling existing homes. Temporary material storage, or other temporary construction uses may be permitted during the construction time only; provided such activities are secured and not offensive. Such temporary uses shall terminate 90 days after receiving TCO of the final building within the project for which they were utilized.

M. MAINTENANCE

The Association shall be responsible for all common area maintenance including any drainage features. This includes, but is not limited to landscaping, playground equipment, underground drainage equipment or drainage ponds, irrigation systems, easements, utilities outside of residential lots, perimeter fencing, roads- includes snow removal, and common parking areas.

N. OTHER PROVISIONS

Miner's Base Camp, LLC hereby makes, declares, and establishes the limitations, restrictions, and uses upon all of real property contained within the subdivision as a Planned Unit Development (PUD) running with the land and binding upon all future owners of the lots within the subdivision, so long as this PUD is in effect.

No activities shall be conducted on the properties, which may be unsafe or hazardous to any person or property. Without limiting the generality of the foregoing, no firearms shall be discharged on any of the properties and no open fires shall be permitted on the properties

except in a contained unit such as a barbecue grill intended for cooking purposes or within a safe, and well-designed fireplace or exterior/removable fire pit which has a gas shut off.

Invalidation of any of these regulations and or restrictions by judgment or court order shall in no way affect or limit any other provision, which shall remain in full force and effect.

The Town of Minturn shall have the right to enforce these zoning restrictions and conditions placed within this PUD document. The Association shall enforce private covenants. Failure by the Town or Association to enforce any applicable regulation, restriction, or any covenants associated with Belden Place PUD shall in no event be deemed a waiver of the right to do so thereafter.

All construction, utility, drainage and/or other improvements including rights-of-way, or pedestrian improvements within the subdivision must be maintained and unobstructed at all times. Grading on the residential lots shall not be altered unless deemed necessary for drainage purposes. The potential for soil erosion due to removal of landscaping, etc. must be remedied immediately. All dead landscaping must be replaced upon discovery, during acceptable planting time during that same year of discovery.

Parking for each unit is limited the number of assigned spaces per lot, unit or structure.

APPENDIX A - ATTAINABLE HOUSING PROGRAM

This project is in accordance with the Community Housing Standards and Guidelines, Town of Minturn Article 26 of the Municipal Code. To the extent the Belden Place Deed Restrictions are silent, the Minturn Housing Standards and Guidelines, shall control.

The Belden Place PUD has three levels of initial restriction, components of which, meet or exceeds the requirements of the Minturn Housing Program.

Level 1: **Buyer Restrictions.** Aimed to ensure Minturnites have the first opportunity to purchase a Belden Place home within the town. 100% of all homes have this restriction.

Level 2: **Deed Restricted Units.** Four (4) units of the Belden Place residential units shall be community housing units with an initial maximum sales price set at or below two hundred percent (200%) AMI affordability level.

Level 3: **Resident-Occupied Units.** 20 units are restricted to be occupied by residents on a full-time basis.

LOCAL BUYERS PROGRAM – ALL LEVELS

Purchasers of Belden Place housing units that carry restrictions, and during each offering period, must be a qualified buyer/owner who meets the following criteria:

1. **Qualified Buyer: Business Owner.** An established business owner in Eagle County, Colorado. Business Owner may live in residence or rent out dwelling to employees of the business or as qualified below.

2. **Qualified Buyer, Resident or Renter: Employee.** An individual who works an average of 20+ hours or more per week for at least one year at a business in Eagle County, Colorado for a business that holds a valid and current business license, or pays sales taxes, or is otherwise generally recognized as a legitimate business. If an individual has worked 40+ hours per during one half of the year at such a business in Eagle County, Colorado, and worked elsewhere for the other half of the year, such person would be considered qualified to purchase or rent a designated home.

    a) An individual who is working for an employer based in another geographic location, but has been a homeowner or renter of a residence, or, is a registered voter in Eagle County for at least 5 years prior, would be considered qualified to purchase a designated home.

3. **Qualified Buyer, Resident, or Renter: Retiree.** An individual who has recently retired; is 60 years of age or older at the time of retirement; and, for the 5 years immediately prior to retirement, worked an average of 20+ hours or more per week at a business in Eagle County that holds a valid and current business license, or pays sales taxes, or is otherwise generally recognized as a legitimate business.

4. **Qualifications.** Proof to establish qualifications for any buyer/owner, must be provided to the Town of Minturn or Administrator for review and approval, prior to sale and purchase of any restricted lot, or rental of a restricted Level 2 or Level 3 unit. Qualified renters of a restricted Level 2 or Level 3 unit must also do the same.

5. **Qualified Minturn Buyer/Resident**. Minturn Residents must show proof of physical address. All qualified residents must have lived at this residence or within the town for at least one (1) year.

6. **Rentals, Unit.** Units purchased by qualified buyer/owner, may rent their property to a tenant/individual who works an average of 20+ hours or more per week at a business in Eagle County, Colorado that holds a valid and current business license, or pays sales taxes, or is otherwise generally recognized as a legitimate business for a period of 6 months prior to tenancy, or has a legitimate contract to work for a business for a minimum of six (6) months after tenancy.

7. **Rentals, Room.** Tenants renting a room while qualified buyer/owner resides in the home, do not have to qualify for this program.

LEVEL 1 RESTRICTIONS: Buyer Restrictions. All units.

1. Buying and Selling of properties: Tier Sales.

    a. Within the first 30 days of unit being offered for sale, sales are limited to Minturn Residents who are qualified buyers/residents.

        i. Non-qualified buyers must pay 4% buyout fee based on the final purchase price to be paid to the Town of Minturn during this time frame. The Buyout Fee is to be treated like a cash-in-lieu payment to the Town of Minturn.

    b. After 30 days and up to 60 days of unit placed on the market sales are limited to Minturn and Eagle County qualified buyers/residents.

        i. Non-qualified buyers must pay a 3% program buyout fee based on the final purchase price to be paid to the Town of Minturn. The Buyout Fee is to be treated like a cash-in-lieu payment to the Town of Minturn.

    c. After 60 days sales are open to any buyer, for any unit that does not carry Level 2 or 3 qualification requirements.

LEVEL 2 RESTRICTIONS:

AMI Restricted Units, For Sale: Four (4) units.

1. The initial sales price shall be no greater than that which is affordable to households earning up to 200% AMI, as determined by Administrator. Households means all individuals who will occupy a unit regardless of legal status or relation to the owner or lessee. AMI or Area Median Income means the estimates of median income compiled and released annually by the United States Department of Housing and Urban Development.

2. Units may be further restricted through participation of the Town or other government entities regarding financing or purchasing of a unit directly from the developer or applicant or other participation as agreed to by the parties. If this occurs, the nature of the deed restriction shall be recorded in this appendix, more specifically in the *Belden Place Attainable Housing Program Allocation Table* and shall be administered by the Town or Administrator. Conditions and restrictions of a unit with a modified restriction of this section shall be for that particular unit and will not be applied to remaining units without participation.

LEVEL 3 RESTRICTIONS:
Resident-Occupied Deed Restricted Units, For Sale: 20 units.

1. Person(s) purchasing a resident-occupied unit must be a qualified buyer.

2. Units may be sold, or, once purchased, rented to qualified persons.

3. Deed restrictions shall run with the unit, cannot be removed or transferred to another unit once established, and shall be in perpetuity.

4. "Resident-occupied" means persons living in these units must reside in units on an ongoing basis for a minimum of nine (9) months per year.

5. Units may be further restricted through participation of the Town or other government entities regarding financing or purchasing of a unit directly from the developer or applicant or other participation as agreed to by the parties. If this occurs, the nature of the deed restriction shall be recorded in this appendix, more specifically in the *Belden Place Attainable Housing Program Allocation Table* and shall be administered by the Town or assigns. Conditions and restrictions of a modified restriction of this section shall be for that particular unit and will not be applied to remaining units without participation.

OTHER:

1. Deed restrictions, buyer and AMI qualifications shall be administered by the Town of Minturn, or their assigns (herein after "Administrator") in accordance with the Town of Minturn Community Housing Guidelines.

2. The Town, the Developer, and Eagle County Housing Development Authority will work together to administer those units that are allocated as restricted housing units, as shown on the allocation table.

3. Short-term rentals are regulated by the Town of Minturn. More specifically, short-term rentals are controlled per Chapter 6, Article 7: Short Term Rentals and Chapter 16, Article 26: Community Housing Standards and Guidelines, as approved and amended from time to time by resolution of the Town Council. Units with modified Level 2 restrictions (further restricted than what is within this program) and units with Level 3 restrictions are not eligible for/as short-term rentals.

4. The Administrator will work with the owner to mitigate any unforeseen or exceptional circumstances that may affect restriction agreements. If any conditions have changed in the owner's situation that may affect the agreement of any level restriction, it is important to contact the Town of Minturn or assigns so that no penalties are incurred. Penalties shall be in accordance with those in place by the Town of Minturn or Administrator in accordance with the Town of Minturn Community Housing Guidelines.

5. Appendix A – Attainable Housing Program allocation, may be amended by the Town of Minturn or assigns from time to time, to ensure the programs viability and to reflect the needs of the community. This does not permit the Town or assigns to restrict additional Belden Place units without permission of property owners, unless owners formally request restrictions be placed on their property. Belden Place owners may also initiate the modification or onset of an allocation as long as minimum requirements are maintained. Modifications made to this document without a major amendment are generally limited to the buyer restriction qualifications to ensure they mature according to community needs (kept up to date with Administrator policies), and/or for periodic updates to the *Belden Place Attainable Housing Program Allocation Table* to ensure accurate administration of restricted units.

   The *Belden Place Attainable Housing Program Allocation Table* as found in this Appendix may be amended for administrative purposes by the Town or Administrator without the need to amend the Belden Place PUD through a PUD Amendment; however, upon the successful modification to Appendix A all documents shall be re-recorded as one document to ensure they remain connected.

6. Belden Place Housing Unit Allocations:

SEE Belden Place Attainable Housing Program Allocation Table, Next Page

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Belden Place Attainable Housing Program Allocation Table

If a unit has a Level 2 or 3 restriction applied by the Town of Minturn or Administrator after the initial approval has been given, please add a Y and the date of assignment. If a lot does not have a Level 2 or 3 restriction, please add an N/a for this "free market" unit.

LOT or UNIT*		LEVEL 1	LEVEL 2 – 200% AMI (Initial Sales)	LEVEL 3 – Resident Occupied (Permanent Restriction)
1	SF	Y		
2	D	Y		
3	D	Y		
4	SF	Y		
5	D	Y		YES
6	D	Y		YES
7A	MF	Y	YES	YES
7B	MF	Y		YES
7C	MF	Y		YES
7D	MF	Y		
7E	MF	Y		YES
7F	MF	Y		YES
7G	MF	Y		
7H	MF	Y		YES
7I	MF	Y		YES
7J	MF	Y		YES
7K	MF	Y		
7L	MF	Y		YES
7M	MF	Y	YES	YES
7N	MF	Y	YES	YES
7O	MF	Y		YES
8	D	Y		YES
9	D	Y		YES
10	D	Y		
11	D	Y		YES
12	SF	Y		
15	SF	Y		
16	SF	Y		

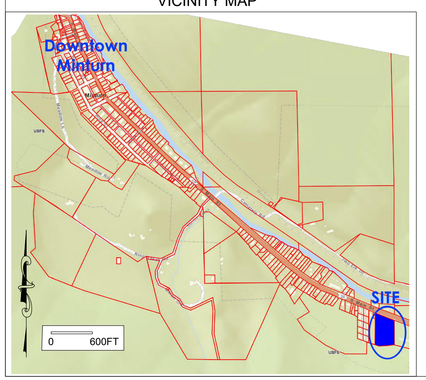
17	SF	Y		
18	SF	Y		YES
19	SF	Y		YES
20	SF	Y	YES	YES
21	MF (5-PLEX)	Y		
22	MF (5-PLEX)	Y		
23	MF (5-PLEX)	Y		

24	MF (5-PLEX)	**Y**		
25	MF (5-PLEX)	**Y**		
26	SF	**Y**		
27	SF	**Y**		

BELDEN PLACE P.U.D. - FINAL PLAN SUBMITTAL

South Minturn Addition: Lots 29, 31 & 32, Minturn, Colorado

VICINITY MAP



SHEET INDEX:

C.100 COVER SHEET
C.101 CONSTRUCTION SPECIFICATIONS 1
C.102 CONSTRUCTION SPECIFICATIONS 2

C.110 EXISTING SITE & DEMOLITION PLAN
C.111 PROPOSED SITE PLAN

C.120 PARCEL MAP
C.121 WATER & SEWER EASEMENTS

C.200 OVERALL UTILITY PLAN
C.201 SHALLOW UTILITY PLAN
C.202 DEEP UTILITY PLAN

SUBMITTED TO ERWSD

C.210 WATER OVERVIEW W/ CALCULATIONS
C.211 WATER P & P - BELDEN WAY / SILVER LOOP (PIPE RUN 1)
C.212 WATER P & P - SILVER LOOP (PIPE RUNS 2 & 4)
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C.214 WATER DETAILS - 1
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C.403 ROAD P & P - GARAGE ENTRANCE
C.404 ROAD DETAILS

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Belden Place PUD

South Minturn Addition
Lots 29, 31 & 32
Minturn, Colorado

PLANS ARE NOT FOR CONSTRUCTION UNLESS STAMPED "APPROVED FOR CONSTRUCTION" BY PROPER AUTHORITIES.

DATE	REVISION
2/15/22	Easement Coordination
3/20/24	Final Plan Resubmittal
4/15/24	Final Plan Revised
4/19/24	Final Plan

Title: COVER SHEET

Sheet: C.100

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CONSTRUCTION SPECIFICATIONS

THE FOLLOWING APPLICABLE CONSTRUCTION SPECIFICATIONS ARE A PORTION OF THE TOWN OF MINTURN ENGINEERING STANDARDS. TABLES, DRAWINGS, DETAILS AND EXHIBITS REFERENCED BELOW ARE INCLUDED IN THE TOWN STANDARDS.

CHAPTER 2 - SITE WORK/EARTHWORK/GRADING

SECTION 1 - SCOPE

All site work and earthwork shall comply with the requirements of these STANDARDS AND SPECIFICATIONS and any special criteria established by the Town of Minturn. Site work shall be completed as shown on the approved engineering plans. Site work shall consist of demolition, removal, and abandonment; clearing and grubbing; overlot grading; removal of topsoil; site preparation; embankment subgrade preparation; embankment fill; excavation, trenching, bedding and backfill of pipelines and service lines; excess excavation; structure backfill; roadway excavation, backfill and compaction; borrow; and restoration and cleanup. All workmanship and materials shall be in accordance with the requirements of these STANDARDS AND SPECIFICATIONS and shall conform to the lines, grades, quantities, and the typical cross-sections shown on the approved plans, or as directed by the Town Engineer or as directed by the Engineer-of-Record (EOR).

1.01 -Inspections

A Grading Permit shall be required for all construction activities. Construction activities shall be subject to inspection by the Town Engineer, and certain types of construction shall have continuous inspection.

It shall be the responsibility of the person performing the work authorized by a permit to notify the Town Engineer or his authorized representative that such work is ready for inspection. Every request for inspection shall be filled at least one (1) working day before such inspection is desired unless otherwise stated in these STANDARDS AND SPECIFICATIONS. An inspection request may be in writing or by telephone, at the option of the Town Engineer.

It shall be the responsibility of the person requesting an inspection required by these STANDARDS AND SPECIFICATIONS to provide access to and means for proper inspection of all work. All work shall be inspected by the Town Engineer or his designated representative. The Town Engineer has the authority to halt construction when, in his opinion, these STANDARDS AND SPECIFICATIONS and/or standard construction practices are not being followed, or the work is otherwise defective. Whenever any portion of these STANDARDS AND SPECIFICATIONS are violated, the Town Engineer shall give the Contractor written notice listing deficiencies to be corrected and may order further construction stopped until all deficiencies are Corrected. If the deficiencies are not corrected within the time limit specified in the notice, the Town Engineer may invoke enforcement options authorized by the Minturn Municipal Code and/or draw upon performance guarantees under which the work is being performed.

For small commercial developments, Minturn may require the development to hire a qualified private contract inspection professional or a Colorado Registered Professional Engineer at the developer's cost to certify to Minturn that the work was completed in accordance with these STANDARDS AND SPECIFICATIONS.

Landscaping that is privately owned and maintained by a Homeowners Association (HOA) or other property management entity shall be designed and constructed in accordance with these STANDARDS AND SPECIFICATIONS. Compliance to these STANDARDS AND SPECIFICATIONS shall be certified by a qualified third party approved by Minturn and paid by the developer. Minturn shall assist with inspection of the irrigation system for the landscaping.

Adequate inspections assure compliance to the Town of Minturn requirements and are the basis for the town's recommendation that said improvements be accepted for maintenance and for release of performance guarantees. It is the responsibility of the Contractor to contact the Town Engineer a minimum of one (1) full working day (twenty-four [24] hours) in advance of the required inspections. Required inspections shall include:

A. Erosion Control: Ensure that the Erosion Control Plan is adhered to and Best Management Practices (BMP's) are properly installed and maintained.

B. Geotechnical Testing: Verify that a Colorado Registered Professional Engineer (or designated representative), who practices the field of Geotechnical Engineering, is onsite and that adequate testing is performed. Full-time observation and testing is required for over-excavation work.

C. Grade Certification: Verify that the extent and depths of proposed work is certified. Verify the final grade.

The Contractor shall provide access to all Minturn Inspectors/Representatives, and all other project quality control (QC) and/or quality assurance (QA) personnel throughout the earthwork process for observation and testing purposes. The Contractor shall not proceed with work until the project Soils Engineer has performed adequate observations and testing, unless approved by the Town Engineer.

All testing and retesting to meet requirements and specifications shall be at the Contractor's or owner's expense.

SECTION 2 - DEMOLITION, REMOVAL AND ABANDONMENT

The Contractor shall remove—wholly or in part—and satisfactorily dispose of all foundations, structures, fences, old pavements, abandoned pipelines, and any other obstructions which are not designated on the approved plans or allowed to remain.

Where portions of structures shall be removed, the remaining parts shall be prepared to accommodate the new construction. The work shall be performed in such a manner that materials left in place shall be protected from damage. All damage to portions of structures to remain shall be repaired at the Contractor's expense.

2.01 - Disposal

The Contractor shall make all necessary arrangements for obtaining suitable disposal locations. If disposal shall be at other than established dumpsites, the EOR may require the Contractor to furnish written permission from the property owner on whose property the materials and debris is proposed to be placed. Materials and debris shall be disposed of in a manner approved by the Town Engineer. Burning shall not be allowed without prior written approval of the Town of Minturn.

2.02 - Salvage

All salvageable material shown on the approved plans and any additional salvageable material marked by the EOR shall be removed without unnecessary damage in sections or pieces which may be readily transported and shall be stored by the Contractor in locations approved by the EOR. The Contractor shall be required to replace any materials lost from improper storage methods or damaged by negligence. These materials include, but shall not be limited to, manhole frames and covers; inlet grates; valves and fire hydrants; landscape plant materials; fence materials; handrails; culverts; guardrail; walkway; roadway and traffic appurtenances (traffic signals and attached hardware, including mast arms and span wire) and irrigation systems and appurtenances.

2.03 - Pipe and Appurtenances

All pipe and appurtenances to be taken out of service shall be completely removed or abandoned in place, as required by the EOR.

Pipe designated to be reused shall be removed and stored, when necessary, to prevent loss or damage before re-laying.

Excavation required to remove pipe or appurtenances shall be back filled and compacted in accordance with Section 5 - TRENCHING, BACKFILLING AND COMPACTING of these STANDARDS AND SPECIFICATIONS.

When pipe is to be abandoned in place, it shall be completely filled with fly ash slurry composed of approximately sixty-five (65) percent Class C Fly ash and thirty-five (35) percent water, unless otherwise approved by the EOR. Each end of the pipe shall be capped with concrete.

When removing appurtenances such as manholes, catch basins, inlets etc., any live lines connected to these appurtenances shall be properly bypassed and shall remain in operation until abandonment is complete.

When appurtenances are to be abandoned in place, the remaining structure shall be lowered to a minimum of three (3) feet below finished grade, and shall be filled with concrete with a minimum compressive strength of 3000 psi (at 28 days) to the top of the remaining structure and then backfilled and compacted to the required grades.

2.04 - Pavement and Concrete Flatwork

All concrete or asphalt to remain shall have a straight, true break line and a vertical face. Concrete or asphalt may be cut with a cutting wheel, jackhammer, or saw. The EOR may require that saw-cutting be performed. Any damage to adjacent concrete or asphalt to remain in place shall be repaired at the Contractor's expense. The minimum depth of saw cuts in concrete shall be two (2) inches.

If areas cut for future placement of concrete or asphalt adjacent to existing asphalt or concrete are left exposed for longer than thirty (30) days or are subjected to inclement weather, the areas shall be evaluated by a Geotechnical Engineer and a recommendation shall be provided to the EOR. An additional cut of at least six (6) inches behind and/or below the existing structure—or until competent subgrade is encountered—may be required by the EOR.

SECTION 3 - SITE PREPARATION

3.01 - Clearing

All sites to receive fill shall be cleared of organic materials, including root structures, at the Contractor's expense. Vegetation shall be pulled or grubbed in such a manner as to assure complete and permanent removal. Branches of trees extending over the roadbed shall be trimmed to give a clear height of twenty (20) feet above the road bed surface. All surface objects and trees, stumps, roots and other protruding obstructions not designated to remain shall be cleared and/or grubbed as required. Non-biodegradable, solid objects located at least two (2) feet below the final subgrade surface may remain at the discretion of the EOR.

The EOR may establish clearing lines and designate items and materials to remain. The Contractor shall preserve all materials and items to remain. Paint used for cut or scarred surfaces of trees or shrubs to remain shall be an approved asphalt base paint formulated especially for tree surgery.

Except in areas to be excavated, stump holes and other holes from which obstructions are removed shall be backfilled with suitable material and compacted in accordance with these STANDARDS AND SPECIFICATIONS.

The Contractor shall scalp areas where excavation or embankment shall be made. Scalping shall include the removal of organic material such as brush, roots, sod, grass, residue of agricultural crops, sawdust, and vegetable matter from the surface of the ground.

An overlot grading summary report prepared by the project Soils Engineer which states that fill placement is in conformance to approved plans and reports and includes locations and elevations of field density tests (referenced from a permanent landmark or permanent control point), summaries of field and laboratory tests and any other substantiating data and comments regarding deviations from the approved plans and reports and how they relate to or affect recommendations in the approved Geotechnical Engineering Report and grading plan.

SECTION 4 - EARTHWORK

Earthwork shall consist of excavation, disposal, shaping and compaction of all material encountered within the limits of the project, including but not limited to excavation of ditches and channels, surface boulders, muck, rock, concrete foundations, slabs, stripping, etc. Excavation shall be performed to the line and grade and typical cross-sections shown on the approved plans or as required by the EOR.
Free-running water shall be drained from all earthwork materials prior to construction of structures, utilities, or concrete 4atwork construction.

4.01 - Definitions

A. Suitable Material: Any earthen material that consists of onsite or similar non-organic sands, gravels, clays, silts and mixtures thereof with a maximum size of six (6) inches. Claystone fragments exceeding three (3) inches in particle size are not to be incorporated in embankment material unless specifically approved by the project Soils Engineer and the EOR.

B. **Bedrock:** Bedrock that breaks down to specified soil types and sizes during excavation, hauling and placement may be considered as suitable material.

C. **Rock Excavation:** Igneous, metamorphic or sedimentary rock formations that cannot be excavated with a D-9 tractor in good repair with a single hydraulic ripper.

4.02 - Borrow

It shall be the Contractor's responsibility to stockpile suitable materials for use in the project. Only after the Contractor estimates that sufficient suitable backfill material is stockpiled to complete all earthwork operations of the project, shall excavated material be removed from the project site.

If the Contractor fails to preserve onsite, sufficient suitable material, and removes or disposes of suitable material, suitable material shall be recovered at the Contractor's expense.

4.03 - Embankment Construction

Embankment construction shall include placement, processing and compaction of all embankment material, and all related work required to ensure proper bond of materials with previously placed embankment material.

A. Preparation of Embankment Subgrade: The grade shall be maintained so that the surface is well drained at all times. When necessary, temporary drain systems shall be installed to intercept or divert surface water that may affect the work.

Where an embankment shall be constructed, unsuitable material shall be removed from the surface. The cleared surface shall be plowed or scarified to a minimum depth of six (6) inches. The embankment area shall adhere to the density and moisture content requirements shown in the following table, unless otherwise approved by the project Soils Engineer and the EOR:

TABLE 2.01

Soil Classification AASHTO M145	*Relative Compaction by Standard Proctor ASTM D698 or AASHTO T99 (percent compaction)*	*Relative Compaction by Modified Proctor ASTM D1557 or AASHTO T180 (percent compaction)*	*Moisture Content Range (with respect to Optimum Moisture Content)*
A-1, A-2, A-3	—	95	-2 to +2 (based on AASHTO T180)
A-4, A-5, A-6	95	—	-1 to +3 (based on AASHTO T99)

If equipment is deemed inadequate, the project Soils Engineer and/or the EOR may recommend the use of larger or different types of equipment.

After subgrade is properly prepared, the embankment filling operation shall begin in the deepest part of the area to be filled. Embankment material shall be placed and compacted in parallel layers until the finished rough grade is reached. Temporary gaps through the embankment shall not be allowed without approval of the EOR. All temporary slopes shall not be steeper than 4:l (horizontal:vertical).

The thickness of each layer shall not exceed six (6) inches before compacting.

B. Embankments Greater Than Twelve (12) Feet in Height

Compaction operations shall continue until each layer of embankment material for embankments greater than twelve (12) feet in height is compacted to the moisture and density requirements shown in the following table, unless otherwise required by the project Soils Engineer and the EOR.

TABLE 2.02

Soil Classification AASHTO M145	*Relative Compaction by Standard Proctor ASTM D698 or AASHTO T99 (percent compaction)*	*Relative Compaction by Modified Proctor ASTM D1557 or AASHTO T180 (percent compaction)*	*Moisture Content Range (with respect to Optimum Moisture Content)*
A-1, A-2, A-3	—	96	-2 to +2 based on AASHTO T180)
A-4, A-5, A-6	100	—	-1 to +2 (based on AASHTO T99)

4.04 - Excavation

It is the sole responsibility of the Contractor to become familiar with the existing conditions and potential excess excavation at each project site. Geotechnical reports or other data provided by Minturn may be used to assist in determining general site and soil characteristics.

4.05 - Structure Backfill

Structure backfill shall comply with Section 4.01 Definitions of these STANDARDS AND SPECIFICATIONS. Structure backfill material shall have a liquid limit not exceeding thirty-five (35) and a plasticity index less than fifteen (15), as determined by AASHTO T 89 and T 90, unless otherwise approved by the project Soils Engineer and the EOR.

Areas adjacent to structures and other areas inaccessible to mobile compaction equipment shall be compacted with suitable power-driven hand tampers or other approved devices. Backfilling shall consist of placing materials in horizontal, uniform layers brought up uniformly on all sides of the structure. **The thickness of each layer of backfill shall not exceed SIX (6) inches before compacting to the required density.**

Backfill material shall not be deposited against the back of concrete abutments, concrete retaining walls, or the outside of cast-in-place concrete structures until the concrete has developed a strength of not less than eighty (80) percent of the required design strength. Backfill placed within two (2) feet of any structure shall be placed evenly on all sides to avoid unequal lateral pressures.

In the event that suitable backfill material is not available on the site, the Contractor shall import Class 1 structure backfill materials as defined in Section 4.01 Definitions of these STANDARDS AND SPECIFICATIONS, or other material approved by the project Soils Engineer and the EOR. The Contractor shall not be required to excavate below the depths of excavation indicated on the approved plans to provide structure backfill material.

The Contractor shall uniformly process, maintain proper moisture in, and properly compact each lift throughout the backfilling process. All testing shall comply with Section 5.07 Compaction Testing of these STANDARDS AND SPECIFICATIONS.

SECTION 5 - TRENCHING, BACKFILLING AND COMPACTION

This work shall consist of furnishing all labor, materials, tools and equipment for trenching, bedding, backfill and compaction for all underground utilities (inclusive of "dry" utility trenches located under roadways or within roadway R.O.W.) as specified herein and shown on the approved plans. The excavation shall be made to lines and grades shown on the approved plans and as established by the EOR. Except where shown otherwise on the approved plans and except where the EOR gives written permission to do otherwise, all trench excavation shall be made by open cut to the depth required to construct the pipelines as shown on the approved plans. All excavation shall be 'unclassified', as defined in Section 4.01 Definitions of these STANDARDS AND SPECIFICATIONS. All trenching shall be performed in accordance with all Occupational Safety and Health Administration (OSHA) requirements. These regulations are described in Subpart P, Part 1926 of the Code of Federal Regulations.

All excavated material which meets the requirements for backfill materials shall be stockpiled in a manner which shall not contaminate the excavated material, and shall be located a sufficient distance from the trench to avoid overloading, to avoid obstructing sidewalks, driveways, or streets, and to provide the least possible interference with traffic.

5.01 - Special Conditions

A. Subsurface Investigation: Prior to the connection of any planned utility line to an existing line, the Contractor shall expose the existing utility at the points of connection in order to verify the elevations and materials of construction. The EOR shall be notified a minimum of two (2) working days before such an investigation is performed. The Contractor shall also expose utilities as they cross each other to allow for verification of elevation and materials of construction. The EOR shall evaluate this information and provide revisions, if required, within three (3) working days of the completion of the investigation.

B. Underground Wire, Cable, Fiber Optic, or Similar Lines: Where underground wire, cable, fiber optic or similar lines are encountered, they shall be relocated as directed by the telephone service provider and in accordance with their speci5cations. The Contractor shall coordinate this work with all other phases of construction to avoid further conflicts.

C. Gas and Electric Lines: Where underground gas and electric lines are encountered, they shall be relocated as directed by the gas and electric service provider and in accordance with their specifications. The Contractor shall coordinate this work with all other phases of construction to avoid further conflicts.

5.02 - Removal of Water

The Contractor shall provide and maintain adequate equipment to properly remove and dispose of all surface or ground water that enters the trench. Water shall be disposed of without damage to adjacent property and without being a nuisance to public health and convenience. The use of any sanitary sewer to dispose of trench water shall not be allowed. The trench shall be dry at all times during pipe installation. Dewatering shall be accomplished by well points, sumping or any other method approved by the Engineer.

5.03 Trench Excavation for Pipelines and Service Lines

The width of the trench shall comply with the requirements set forth in these STANDARDS AND SPECIFICATIONS and shall be sufficient to allow pipe to be installed and backfill placed and compacted. The allowable trench width, regardless of the type of soil encountered, the depth of excavation or method of bedding densification, shall not exceed the outside diameter of the pipe barrel plus twenty-four (24) inches, or be less than the outside diameter of the pipe barrel plus twelve (12) inches when measured at any point below the top of the pipe bell, flange or collar.

Where the width of the lower portion of the trench exceeds the maximum width herein stated, the Contractor shall furnish and install special pipe embedment or concrete encasement to protect the pipe from the additional loading. The type and quantities of special pipe embedment shall be determined by the pipe supplier, using trench loading criteria based upon saturated backfill weighing one-hundred twenty (120) pounds per cubic foot and allowance for other superimposed live loads.

A. Preparation of Foundation for Pipe Laying: When the excavation is in firm earth, care shall be taken to avoid excavation below the established grade plus the required specified over-depth to accommodate the pipe bedding material.

In case soft or otherwise unsuitable foundation material is encountered in the bottom of the trench, the project Soils Engineer and/or the EOR may require removal and replacement with stabilization material to provide a suitable foundation for the pipe. If the trench bottom is wet, the project Soils Engineer shall determine whether it is stable. The bottom of sumps utilized for dewatering shall be two (2) inches minimum below the bottom of the trench excavation to prevent the upward flow of water into the excavation, which may result in unstable bottom conditions.

5.04 - Bedding for Pipelines and Service Lines

See Sewer & Water Specifications for Bedding Requirements for Water Mains, Sewer Mains and water and sewer Service Lines.

Bedding material type and placement for storm sewer pipe shall be that specified in the latest version of the "Standard Plans M&S Standards" Plan No. 5 M-603-1 through M-603-3 for metal, plastic, and reinforced concrete pipe.

5.05 - Backfill for Pipelines and Service Lines

Suitable backfill shall be as defined in Section 4.01 Definitions of these STANDARDS AND SPECIFICATIONS. Clay and similar material with a liquid index in excess of thirty-five (35) and a plasticity index in excess of six (6), as determined in accordance with AASHTO T89 and T90, shall not be considered suitable for backfilling in trenches located in improved streets, roads, highways and thoroughfares, unless approved by the Town Engineer.

When the excavated material is unsuitable for compaction, import material shall be approved by the project Soils Engineer and the EOR prior to placement.

A. Backfill Compaction: Trench backfill shall be placed in loose six (6) inch lifts, processed and moisture-conditioned, and each lift thoroughly consolidated by tamping, vibrating, or a combination thereof, until the moisture content and the relative compaction complies with the values shown in the Moisture and Density Requirements for Embankment Materials table in Section 4.03 Embankment Construction of these STANDARDS AND SPECIFICATIONS for the various soil classifications and relative compaction.

For new landscape areas with trees, compaction shall be between eighty-five (85) and ninety (90) percent of the maximum Standard Proctor dry density in the top two (2) feet of soils below finished grade.

Where sidewalk or concrete trail will be constructed, soils shall be scarified, moisture treated and recompacted two (2) feet wider than the footprint of the sidewalk or trail until the moisture content and the relative compaction complies with the values shown in the table in Section 4.03 Embankment Construction.

Backfill of utilities, pipes, culverts, or other miscellaneous structures located in areas that will not have a hard surface shall be placed in six (6) inch lifts at ninety (90) percent of the maximum Standard Proctor dry density and within two (2) percent of the optimum moisture content. All other requirements for particle size and processing shall be met.

5.06 - Compaction Testing

Testing shall be performed at various depths and locations, and at all vertical structures. The project Soils Engineer and/or the EOR may require additional testing around structures, manholes, valve boxes, etc.

Field test results shall be submitted to the EOR within twenty-four (24) hours of the test or on the next working day. In no case shall fill or backfill be placed on materials that did not pass moisture and density testing.

Moisture and density testing shall be performed by a qualified technician who works under the direct supervision of a Colorado Registered Professional Engineer. Final soil compaction reports shall be prepared and signed by a Colorado Registered Professional Engineer, and who is qualified to prepare such reports. Reports shall be submitted to the EOR within one (1) week of the test.

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Title:

CONSTRUCTION SPECIFICATIONS 1

Sheet:

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CONSTRUCTION SPECIFICATIONS - CONTINUED

SECTION 6 - RESTORATION AND CLEANUP

At all times during construction, the Contractor shall maintain the site, including partially finished structures, material stockpiles and other like areas, in a reasonable state of order and cleanliness.

The grade and condition of all unsurfaced areas shall be restored to a condition equal to or better than the grade and condition immediately prior to construction, unless otherwise shown in the approved plans and approved by the Town of Minturn. The Contractor shall restore or replace all seeded areas, sod, trees, landscaping materials, landscape irrigation systems, fences, and any other items, to a condition equal to or better than before the work began and to the satisfaction of the EOR.

All pavement and concrete flatwork shall be restored or replaced to a condition equal to or better than before the work began and to the satisfaction of the EOR.

CHAPTER 3 - EROSION CONTROL AND SEDIMENTATION

3.01 - Infiltration Practices
Infiltration practices include measures to percolate runoff into soils. Typical practices include rock-filled trenches or basins (dry wells) and diversion of storm runoff into vegetated areas. Directing water from impervious areas and allowing it to percolate reduces sediment transported off-site.

A. Maintenance
1. Clean out accumulated sediment and debris before the system fails to infiltrate storm runoff. It may be necessary to replace the upper layer of stone.
2. If rapid clogging occurs and pre-sedimentation BMP's cannot be placed upstream, install surface-maintained BMP's.
3. Monitor observation well to evaluate whether soil is clogging or infiltration device is not performing as designed.

4.01 - Silt Fences
Silt Fences are temporary barriers constructed of woven synthetic material, buried at the bottom, stretched and supported by posts. The goal of this BMP is to reduce velocity and pool sheet flow from an eroding area, allowing the sediment to settle. Silt fences can be used along the base of slopes, around stockpiles and at other discrete areas where erosion is likely to occur.

A. Installation/ Design Guidelines
1. Use only in areas of dispersed low-velocity runoff. Less than 1/4 acre should drain to each 100 foot of fence.
2. Anchor fences along the contour below the toe of disturbed slopes. Place fences to pond, not filter, runoff. A minimum of five feet of potential ponding area is recommended between the fence and the toe of the slope.
3. Avoid placing silt fences in ditches, except where erosion potential is low.
4. To properly install silt fence:
   4.1. Excavate a trench at least 6" deep, the length of the proposed barrier
   4.2. Place the bottom 6" to 1' of the fence material into the trench (see diagram).
   4.3. Drive posts at least 12" into the ground at intervals of 10' or less on the down gradient side of the trench
   4.4. Backfill and compact soil over the fence material in the trench.
   4.5. Secure the fence to the posts.
5. Minimize the number of joints between fences and overlap joints where they are unavoidable.
6. Silt fences should remain in place until vegetation has been established.

B. Special Considerations in Mountain Areas
1. Thin, rocky soils may preclude the use of this BMP.
2. Sediment traps, check dams, or berms are often better alternatives in rocky soils, especially where depth to bedrock is shallow.
3. Wire mesh and steel posts are recommended to reinforce the fence where rockfalls may occur, grading may place soils against fence, or near environmentally sensitive areas.
4. Leave enough area up gradient of the fence for runoff to pond and sediment to settle. Excavating up gradient of fence may be necessary to pond sufficient water to cause sediment deposition.
5. Silt fence often must be installed several times during construction due to changing slopes and hydrology of the site.

C. Maintenance
1. Check fences weekly and after rain or snowmelt.
2. Ensure silt fence material remains entrenched and anchored.
3. Look for rills under or around fences.
4. Replace torn or damaged sections of fence.
5. Remove excess sediment periodically, at a minimum when sediment reaches a depth of 8 inches.
6. Silt fences may only detain sediment for a period of weeks or months. Remove fabric, stakes, and accumulated sediments when there are has been successfully revegetated.

CHAPTER 4 - ROADWAY DESIGN & TECHNICAL CRITERIA
SECTION 1 - SIDEWALKS, CURBS AND GUTTERS, DRIVEWAYS, RAMPS, AND TRAILS
Curbs, gutters, and walks shall be constructed to comply with the approved details and Specifications.

1.01- Sidewalks
A. Minimum Width: All sidewalks used in conjunction with vertical curb and gutter shall have a minimum width per the approved plans. Tooled or saw cut joints are required at 10 foot intervals.
B. Minimum Thickness: All sidewalks used in conjunction with vertical curb and gutter shall have a minimum thickness of six (6) inches. All sidewalks shall consist of air-entrained (5%-7%), reinforced concrete (4000 psi) over a compacted six (6) inches of CDOT Class 6 ABC.
C. Drainage and Grading: Sidewalks shall have a positive drainage towards the street flowline.

1.02 - Curb and Gutter
Curbs, gutters, and ramps shall be constructed to comply with the approved plans. All material for construction of driveway, drive ramp, curb and gutter, and drainage pan must be made with CDOT's concrete designation Class and minimum strength of 4000 psi, in 28 consecutive days.

1.03 - Driveways
All material for construction of driveway, drive ramp, curb and gutter, and drainage pan must be made with CDOT's concrete designation Class and minimum strength of 4000 psi, in 28 consecutive days.

9.00 SHALLOW UTILITIES (UNDER GROUND ELECTRIC, TELEPHONE, CABLE TELEVISION, NATURAL GAS & IRRIGATION)
9.01 SCOPE
Shallow utilities are defined as any wire, pipe conduit or cable and shall include but not be limited to underground electric, telephone, cable television, natural gas and irrigation water systems.

9.02 SPECIAL CONDUIT ENCASEMENT
Any shallow utility which crosses under or is within 5 feet horizontally of any road or street structure, including, pavement, curb and gutter, sidewalk, bike path, or bridge shall be encased in conduit so that repair or replacement of the utility may be accomplished without disturbing the road or street structure.
For natural gas and irrigation water systems, the carrier pipes for the natural gas and irrigation water shall be installed inside of a second pipe having strength equal to or greater than the carrier pipe and of sufficient diameter to allow free movement of the carrier pipe in the event that replacement is required.
It is recommended that consideration be given to the potential for future increase in size/capacity of the respective utility when sizing the conduit.

9.03 SHALLOW UTILITY INSTALLATION
A. Electric system underground facilities shall be buried a minimum of 4.0 feet below finished grade. Electric system vaults and transformers shall be designed to be located and installed in areas that will not be subject to concentrated surface drainage flow.
B. Telephone system underground facilities shall be buried a minimum of 2.0 feet below finished grade. Telephone pedestals shall be designed to be located and installed in areas that will not be subject to concentrated surface drainage flow.
C. Cable television system underground facilities shall be buried a minimum of 2.0 feet below finished grade. Cable television risers and surface facilities shall be designed to be located and installed in areas that will not be subject to concentrated surface drainage flow.
D. Natural gas system underground facilities shall be buried a minimum of 3.5 feet below finished grade.
E. Whenever any shallow utility parallels or generally parallels a domestic water or sewer utility, a minimum horizontal separation of 4 feet shall be maintained between the domestic water or sewer main or service and the shallow utility. Where it must cross domestic water it must cross above and with a 1' minimum separation. Nonpotable water tape.

LIMITS FOR HOURS OF CONSTRUCTION

Sec. 16-18-30. Noise and vibration standards.
A. Maximum permissible noise levels. Every use shall be operated such that the noise level produced does not inherently and recurrently exceed sixty (60) decibels during the hours of 7:00 a.m. to 7:00 p.m., or fifty-five (55) decibels from 7:00 p.m. to 7:00 a.m.
   (1) Measured along property boundary. Noise levels shall be measured at any point along any boundary line of the property on which the use is located.
   (2) Measurement when there are multiple uses on a single parcel. Where more than one (1) use is located within the boundaries of a property, then the noise levels shall also be measured along any wall of any other building on the property.
B. Vibration generated. 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.

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2/15/22	Easement Coordination
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4/15/24	Final Plan Revised
4/19/24	Final Plan

Title:
CONSTRUCTION SPECIFICATIONS 2

Sheet:
C.102

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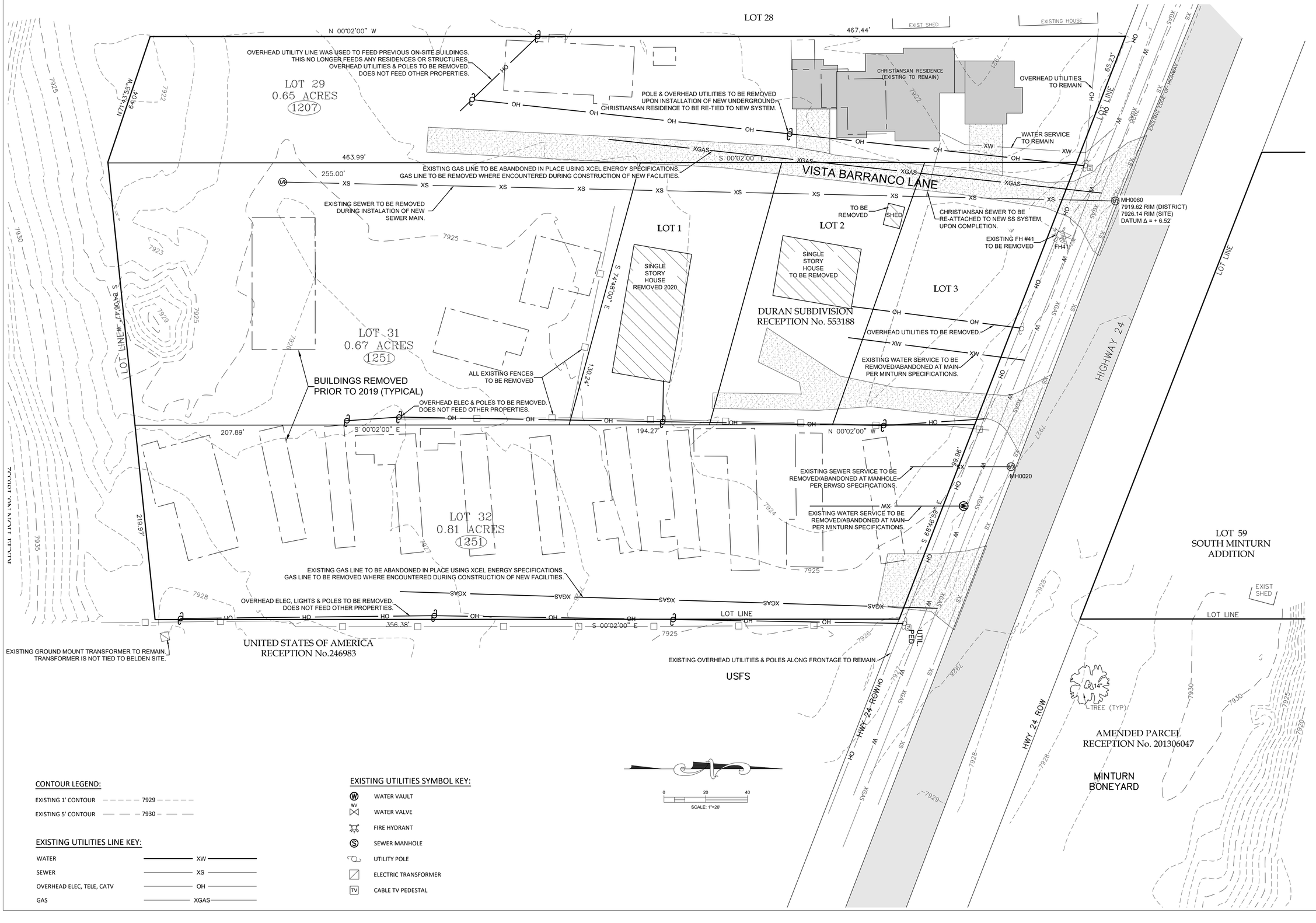

CONTOUR LEGEND:

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

EXISTING UTILITIES LINE KEY:

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

EXISTING UTILITIES SYMBOL KEY:

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

0 20 40
SCALE: 1"=20'

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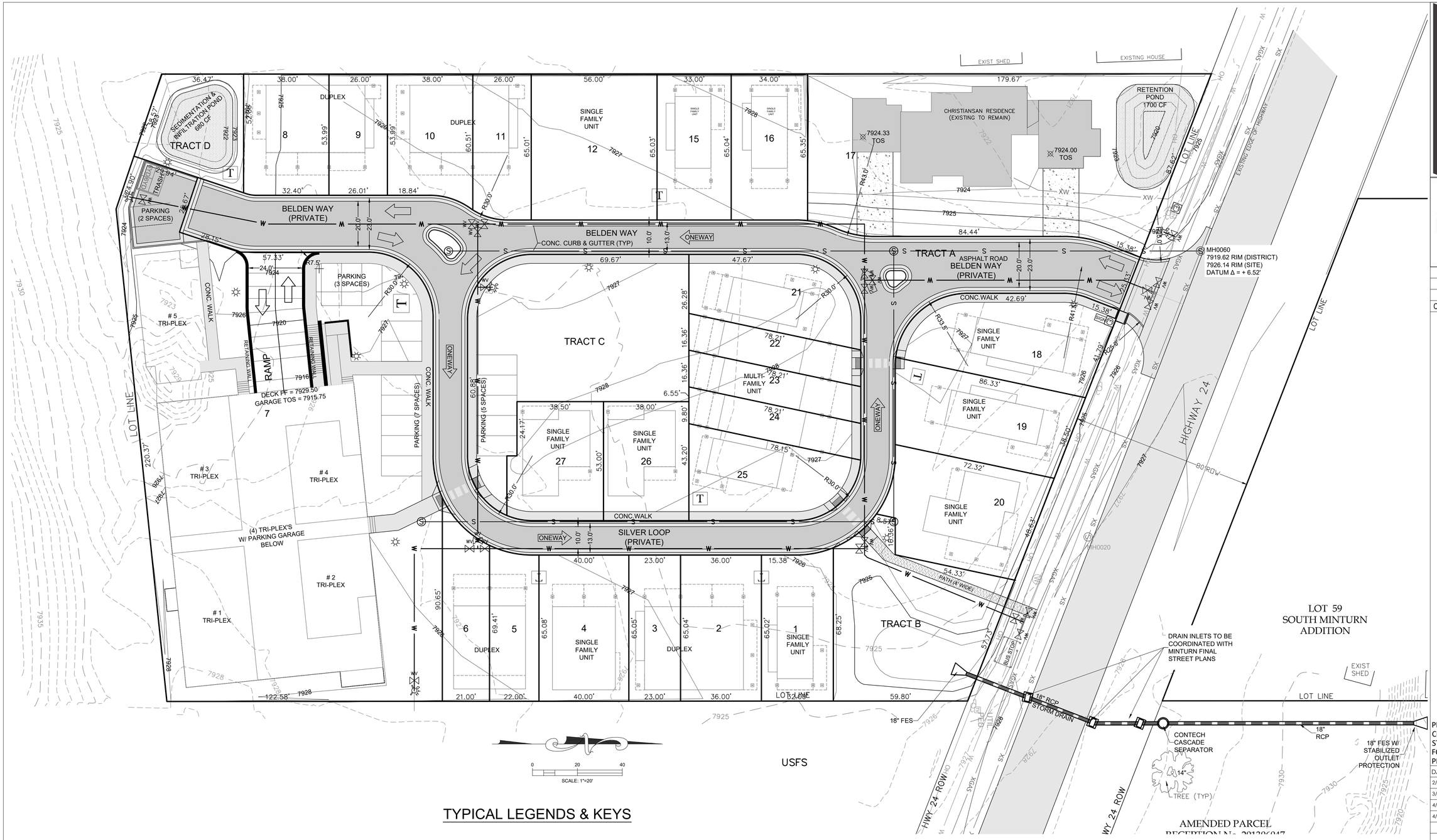
4/19/24	Final Plan

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

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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Title:

PROPOSED SITE PLAN

Sheet:

C.111

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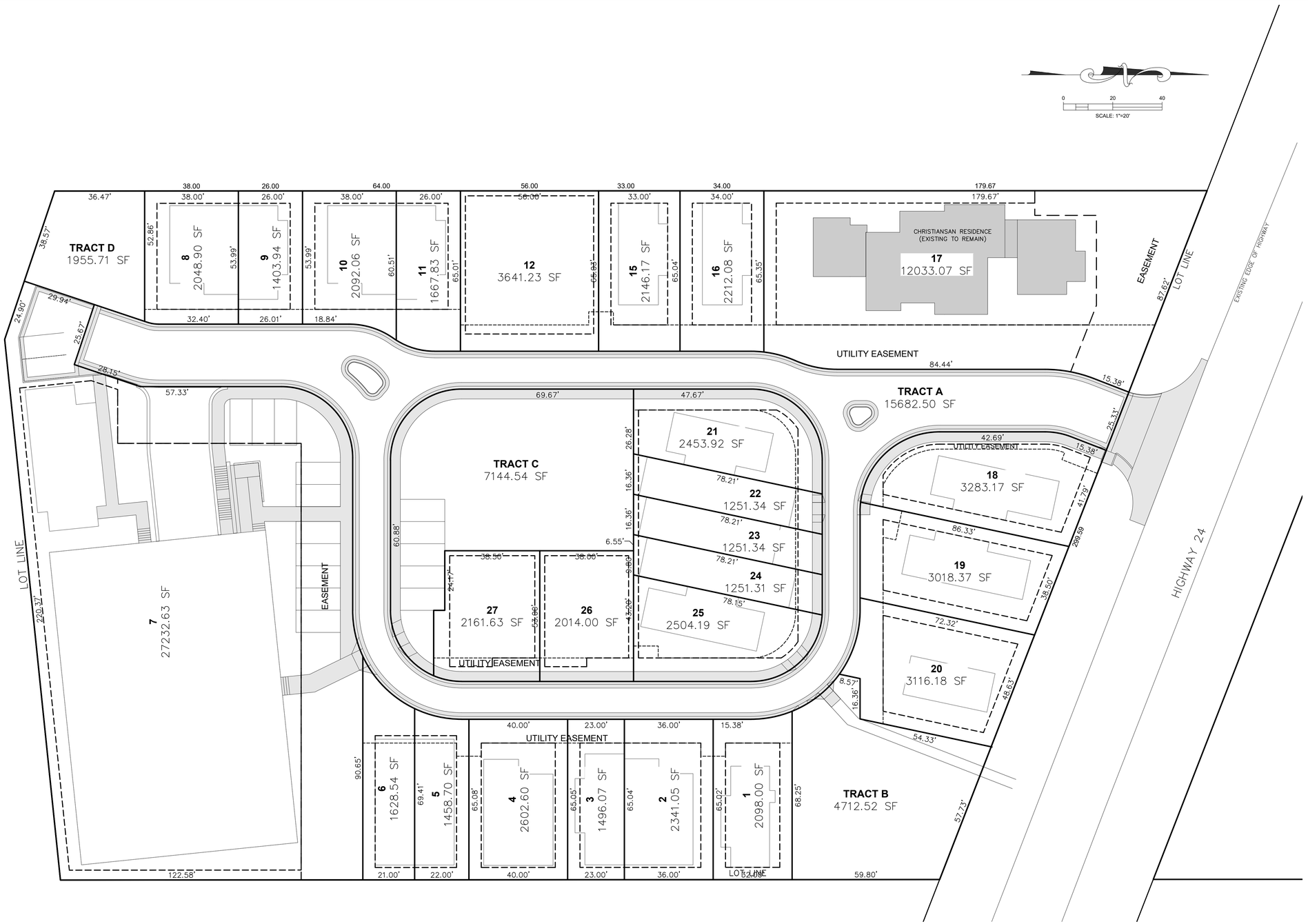

NOTE:
SEE PLAT FOR ALL FINAL LOT LINES & EASEMENTS.

TRACT USES

USE	TRACT A	TRACT B	TRACT C	LOT 7 EASEMENT	TRACT D	LOT 17 EASEMENT
DRAINAGE	X	X	X	X	X	X
VEHICLE ACCESS	X					
OPEN SPACE		X	X	X	X	X
PARKING			X	X		
UTILITIES	X	X	X	X	X	X
SNOW STORAGE		X	X	X	X	X
PEDESTRIAN	X	X	X	X	X	X

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Title:
PARCEL MAP

Sheet:
C.120

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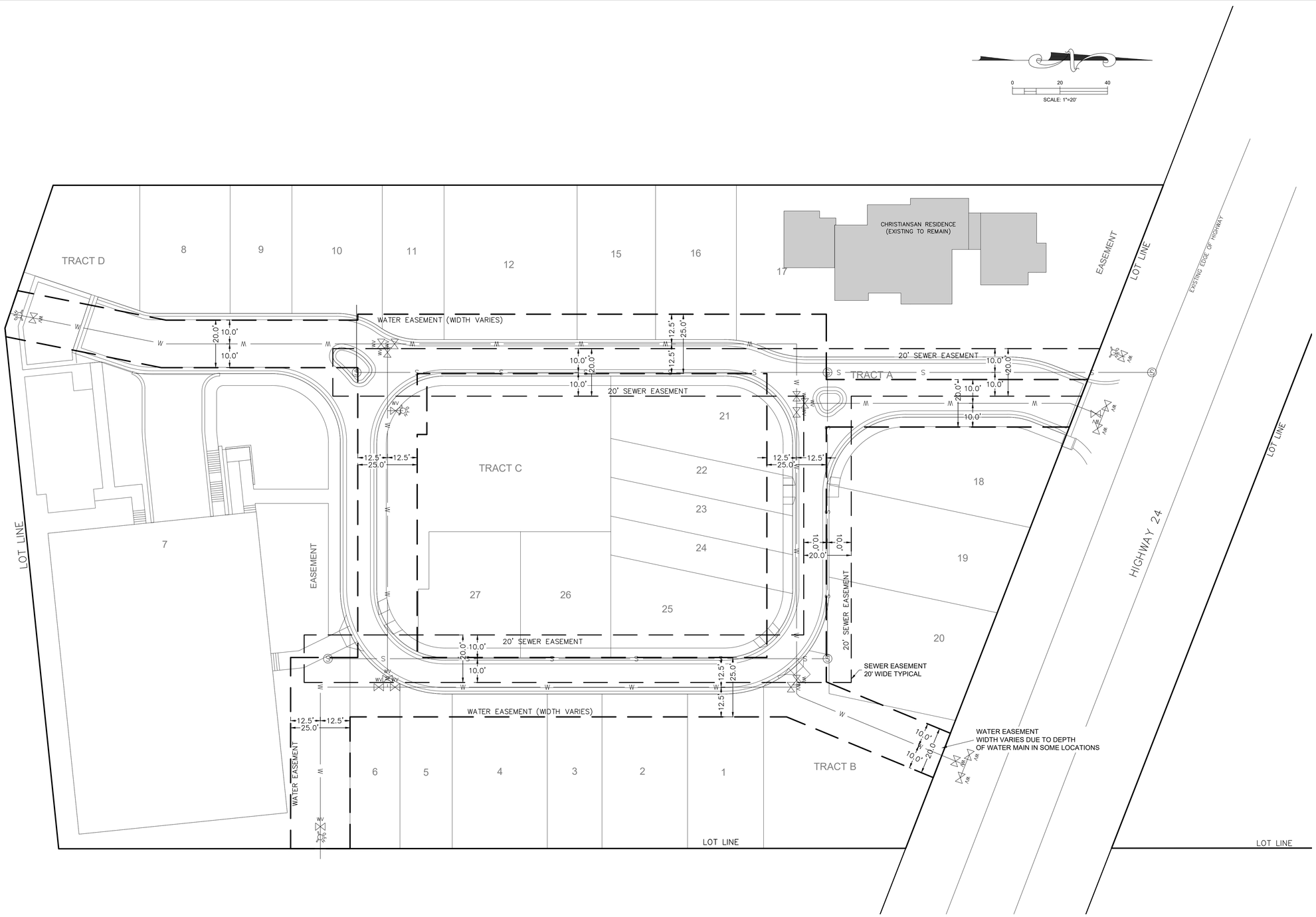

NOTE:
FINAL SS & WATER EASEMENTS TO BE CREATED & PLACED BASED ON AS-BUILT CONDITIONS & DATA.

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4/19/24	Final Plan

Title:
WATER & SEWER EASEMENTS

Sheet:
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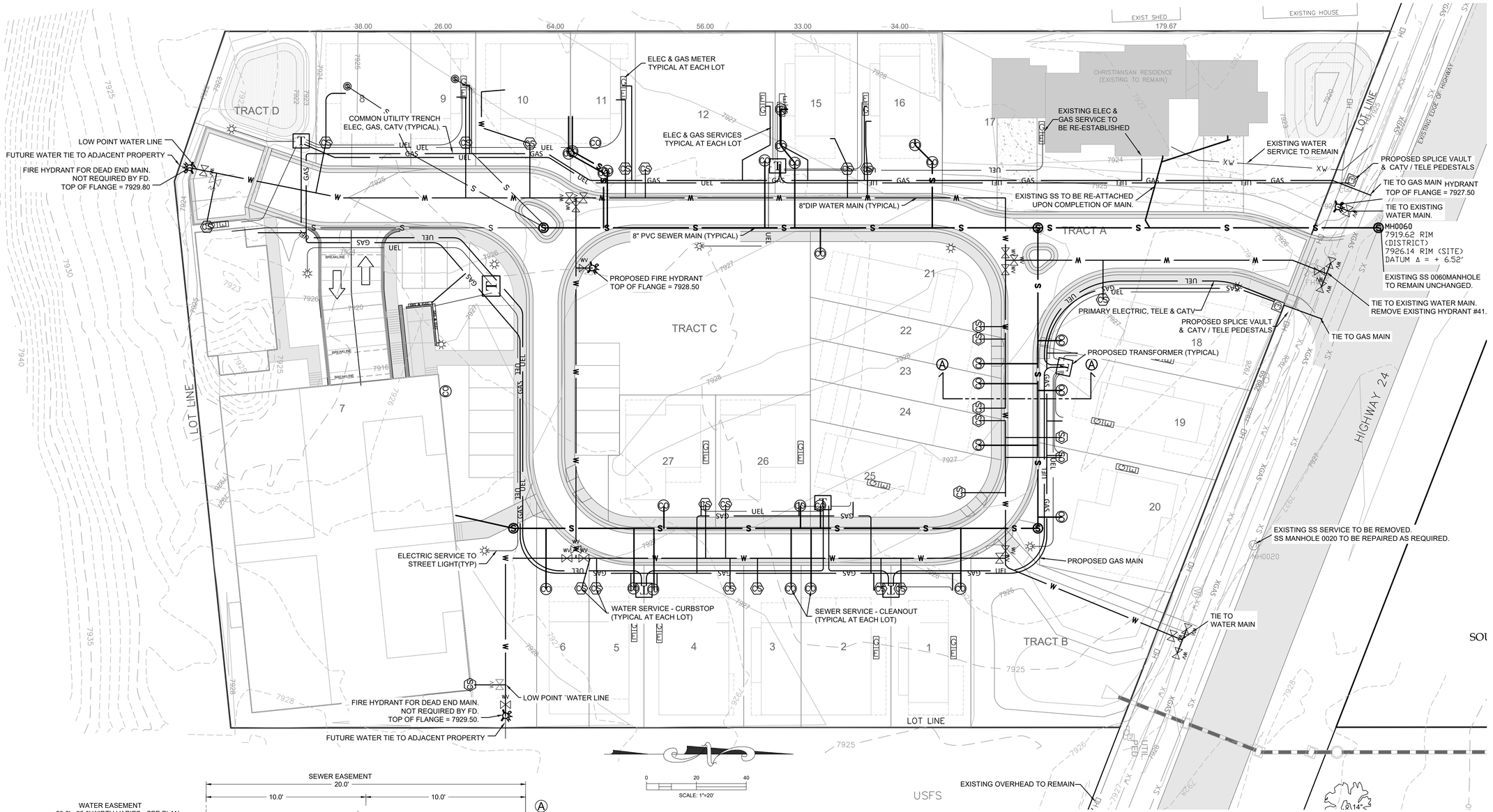

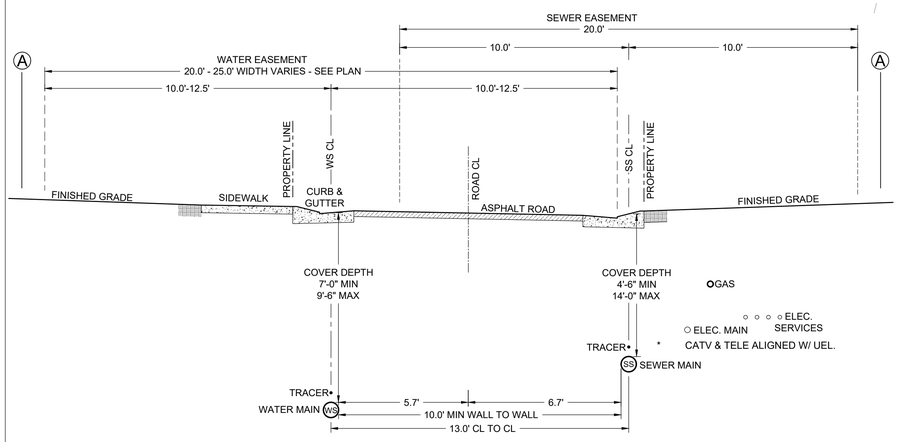

TYPICAL STREET CROSS SECTION A-A

EXISTING UTILITIES SYMBOL KEY:

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

EXISTING UTILITIES LINE KEY:

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

LINE KEY:

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

PROPOSED UTILITY SYMBOL KEY:

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

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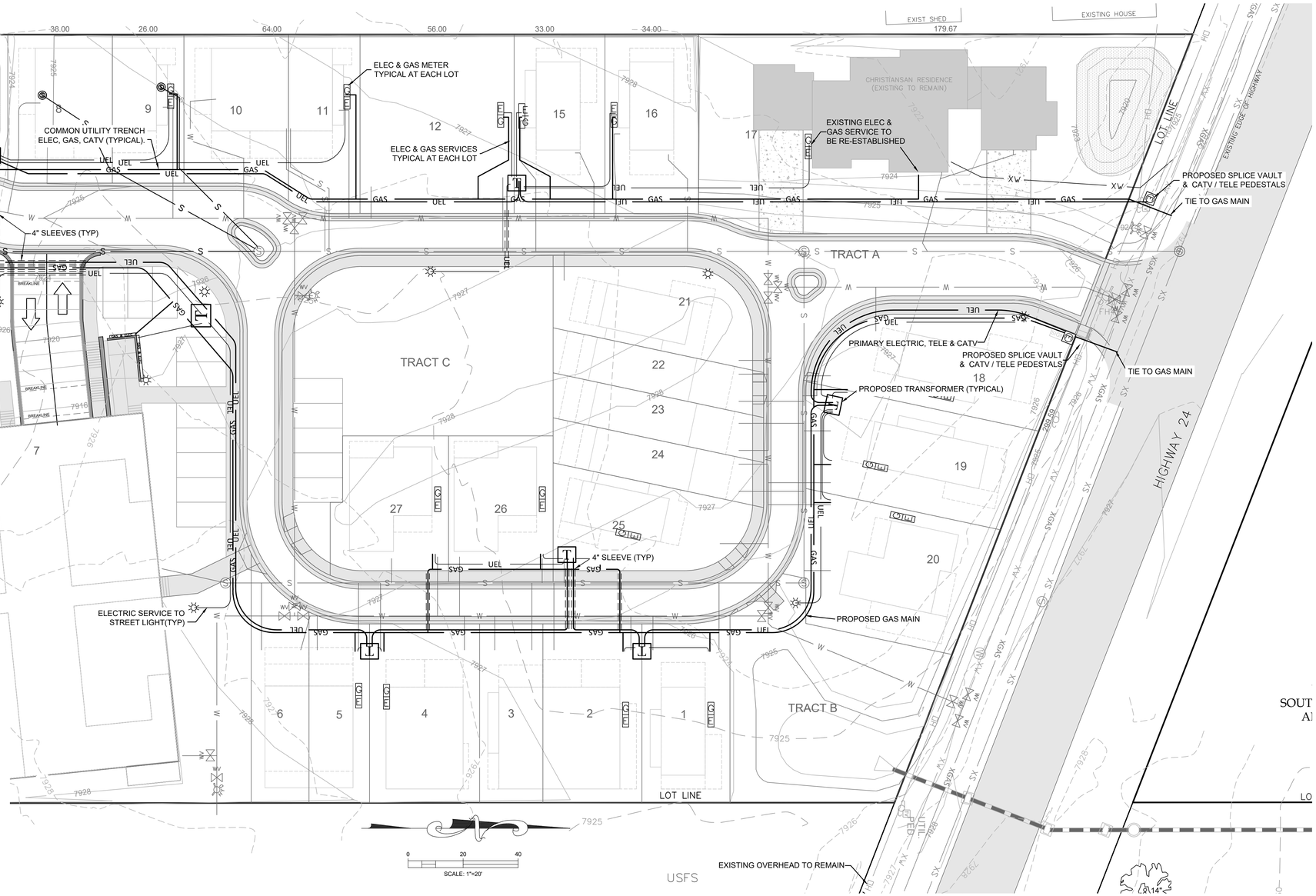
Title:

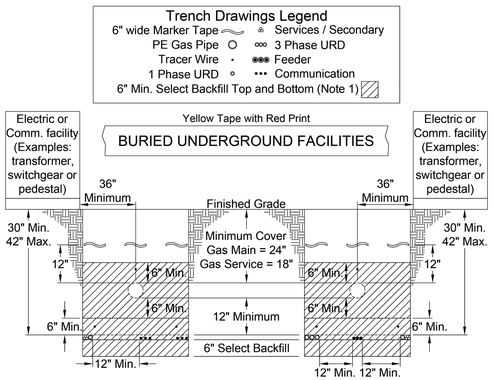
OVERALL UTILITY PLAN

Sheet:

C.200



JOINT TRENCH CROSS-SECTION PRIMARY AND SECONDARY CABLES WITH GAS AND/OR COMMUNICATION



Notes:
1. Where large rock or gravel is encountered, select backfill is required in the bottom of the trench. Select backfill must be a minimum of 6" deep from the top and bottom of the cable and gas pipe.
2. All trench backfill is to be compacted. All local codes must be followed.
3. For ease of construction and future maintenance, primary cable should be 12-24" from communication cables.
4. Electric cables must be separated from communication cables by a minimum of 12" horizontal (Reference NESC 354.D.3.a).
5. 30" minimum trench width should be used when all four types of utilities (Electric, Gas, TV, Phone) are included.
6. Steel gas pipe or steel duct is not allowed for joint trench construction.
7. Steel gas lines and buried electric lines installed in separate, parallel trenches should be separated by 24".
8. When parallel circuits are installed in any trench wider than 18", a separate buried marker tape shall be installed.
9. 600 A electric distribution (feeder) cable shall not be installed in the same trench with gas.

NOTES:
1. FINAL ELECTRIC & GAS PLAN TO BE APPROVED BY XCEL ENERGY.
2. TELEPHONE & CABLE TV TO BE INSTALLED IN COMMON TRENCH W/ ELECTRIC.

EXISTING UTILITIES SYMBOL KEY:
- WATER VAULT
- WATER VALVE
- FIRE HYDRANT
- SEWER MANHOLE
- UTILITY POLE
- ELECTRIC TRANSFORMER
- CABLE TV PEDESTAL

EXISTING UTILITIES LINE KEY:
- WATER — XW
- SEWER — XS
- OVERHEAD ELEC, TELE, CATV — OH
- GAS — XGAS
- TELEPHONE — XT
- CATV — XTV

LINE KEY:
- WATER — W
- SEWER — S
- ELECTRIC — UEL
- GAS — GAS
- TELEPHONE — TEL
- CATV — CTV
- PROPERTY LINE — PL

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

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Title:

SHALLOW UTILITY PLAN

Sheet:

C.201

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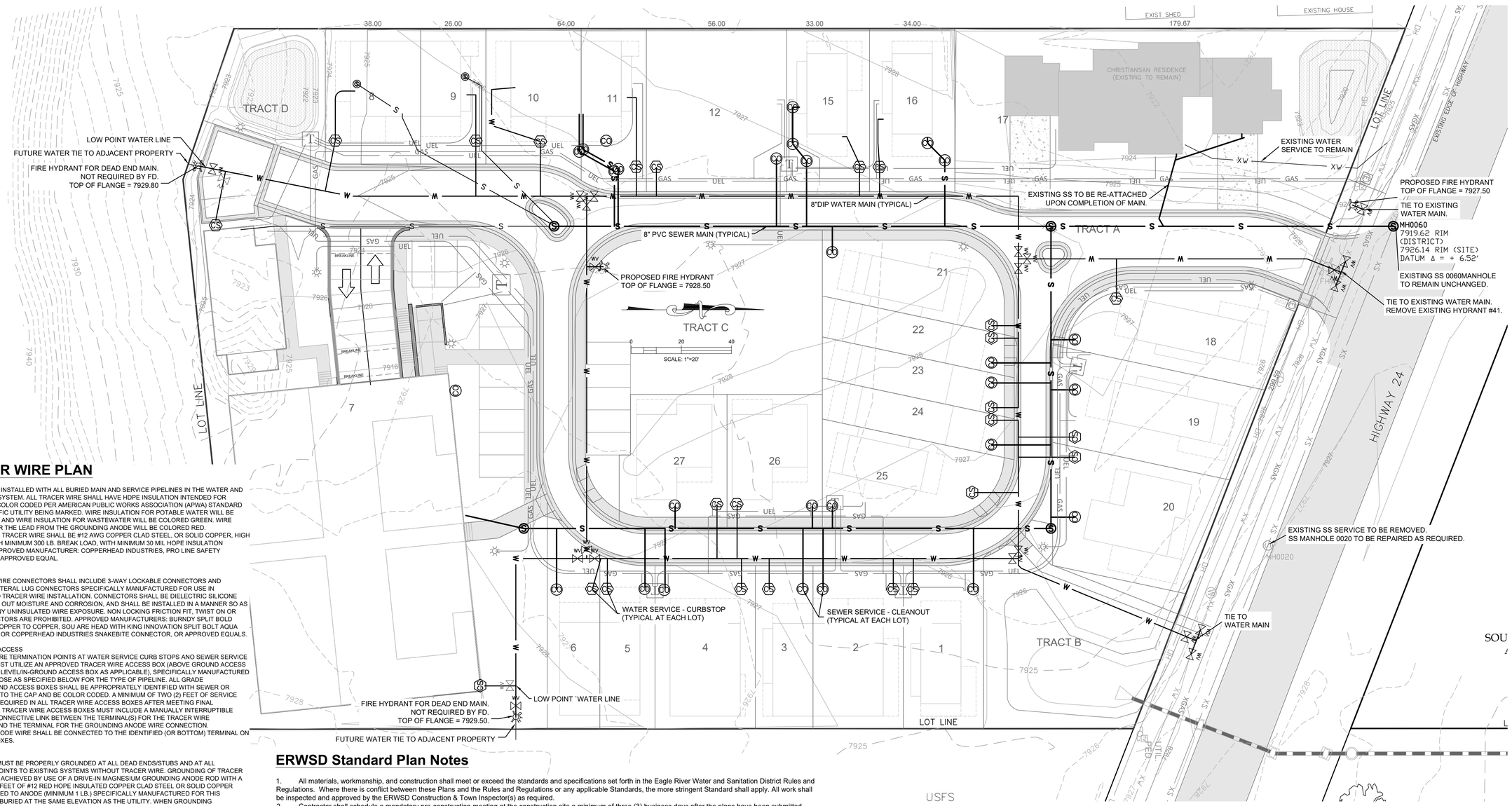

TRACER WIRE PLAN

GENERAL
WIRE SHALL BE INSTALLED WITH ALL BURIED MAIN AND SERVICE PIPELINES IN THE WATER AND WASTEWATER SYSTEM. ALL TRACER WIRE SHALL HAVE HDPE INSULATION INTENDED FOR DIRECT BURY, COLOR CODED PER AMERICAN PUBLIC WORKS ASSOCIATION (APWA) STANDARD FOR THE SPECIFIC UTILITY BEING MARKED. WIRE INSULATION FOR POTABLE WATER WILL BE COLORED BLUE AND WIRE INSULATION FOR WASTEWATER WILL BE COLORED GREEN. WIRE INSULATION FOR THE LEAD FROM THE GROUNDING ANODE WILL BE COLORED RED.
OPEN TRENCH - TRACER WIRE SHALL BE #12 AWG COPPER CLAD STEEL, OR SOLID COPPER, HIGH STRENGTH WITH MINIMUM 300 LB. BREAK LOAD, WITH MINIMUM 30 MIL HOPE INSULATION THICKNESS. APPROVED MANUFACTURER: COPPERHEAD INDUSTRIES, PRO LINE SAFETY PRODUCTS, OR APPROVED EQUAL.

CONNECTORS
DIRECT BURY WIRE CONNECTORS SHALL INCLUDE 3-WAY LOCKABLE CONNECTORS AND MAINLINE TO LATERAL LUG CONNECTORS SPECIFICALLY MANUFACTURED FOR USE IN UNDERGROUND TRACER WIRE INSTALLATION. CONNECTORS SHALL BE DIELECTRIC SILICONE FILLED TO SEAL OUT MOISTURE AND CORROSION, AND SHALL BE INSTALLED IN A MANNER SO AS TO PREVENT ANY UNINSULATED WIRE EXPOSURE. NON LOCKING FRICTION FIT, TWIST ON OR TAPED CONNECTORS ARE PROHIBITED. APPROVED MANUFACTURERS: BURNDY SPLIT BOLD CONNECTOR, COPPER TO COPPER, SOU ARE HEAD WITH KING INNOVATION SPLIT BOLT AQUA HOUSING 69105 OR COPPERHEAD INDUSTRIES SNAKEBITE CONNECTOR, OR APPROVED EQUALS.

TERMINATION/ ACCESS
ALL TRACER WIRE TERMINATION POINTS AT WATER SERVICE CURB STOPS AND SEWER SERVICE CLEANOUTS MUST UTILIZE AN APPROVED TRACER WIRE ACCESS BOX (ABOVE GROUND ACCESS BOX OR GRADE LEVEL/IN-GROUND ACCESS BOX AS APPLICABLE), SPECIFICALLY MANUFACTURED FOR THIS PURPOSE AS SPECIFIED BELOW FOR THE TYPE OF PIPELINE. ALL GRADE LEVEL/IN-GROUND ACCESS BOXES SHALL BE APPROPRIATELY IDENTIFIED WITH SEWER OR WATER CAST INTO THE CAP AND BE COLOR CODED. A MINIMUM OF TWO (2) FEET OF SERVICE LOOP WIRE IS REQUIRED IN ALL TRACER WIRE ACCESS BOXES AFTER MEETING FINAL ELEVATION. ALL TRACER WIRE ACCESS BOXES MUST INCLUDE A MANUALLY INTERRUPTIBLE CONDUCTIVE/CONNECTIVE LINK BETWEEN THE TERMINAL(S) FOR THE TRACER WIRE CONNECTION AND THE TERMINAL FOR THE GROUNDING ANODE WIRE CONNECTION. GROUNDING ANODE WIRE SHALL BE CONNECTED TO THE IDENTIFIED (OR BOTTOM) TERMINAL ON ALL ACCESS BOXES.

GROUNDING
TRACER WIRE MUST BE PROPERLY GROUNDED AT ALL DEAD ENDS/STUBS AND AT ALL CONNECTION POINTS TO EXISTING SYSTEMS WITHOUT TRACER WIRE. GROUNDING OF TRACER WIRE SHALL BE ACHIEVED BY USE OF A DRIVE-IN MAGNESIUM GROUNDING ANODE ROD WITH A MINIMUM OF 20 FEET OF #12 RED HOPE INSULATED COPPER CLAD STEEL OR SOLID COPPER WIRE CONNECTED TO ANODE (MINIMUM 1 LB.) SPECIFICALLY MANUFACTURED FOR THIS PURPOSE, AND BURIED AT THE SAME ELEVATION AS THE UTILITY. WHEN GROUNDING THE TRACER WIRE AT DEAD ENDS/STUBS, THE GROUNDING ANODE SHALL BE INSTALLED IN A DIRECTION 180 DEGREES OPPOSITE OF THE TRACER WIRE, AT THE MAXIMUM POSSIBLE DISTANCE. WHERE THE ANODE WIRE WILL BE CONNECTED TO A TRACER WIRE ACCESS BOX, A MINIMUM OF TWO FEET OF SERVICE LOOP IS REQUIRED AFTER MEETING FINAL ELEVATION
GENERAL TRACER WIRE INSTALLATION SHALL BE PERFORMED IN SUCH A MANNER THAT ALLOWS PROPER ACCESS FOR CONNECTION OF LINE TRACING EQUIPMENT, PROPER LOCATING OF WIRE WITHOUT LOSS OR DETERIORATION OF LOW FREQUENCY (512HZ) SIGNAL FOR DISTANCES IN EXCESS OF 1,000 LINEAR FEET, AND WITHOUT DISTORTION OF SIGNAL CAUSED BY MULTIPLE WIRES BEING INSTALLED IN CLOSE PROXIMITY TO ONE ANOTHER. TRACER WIRE SYSTEMS MUST BE INSTALLED AS A SINGLE CONTINUOUS WIRE, EXCEPT WHERE USING APPROVED CONNECTORS. NO LOOPING OR COILING OF WIRE IS ALLOWED. ANY DAMAGE OCCURRING DURING INSTALLATION OF THE TRACER WIRE MUST BE IMMEDIATELY REPAIRED BY REMOVING THE DAMAGED WIRE, AND INSTALLING A NEW SECTION OF WIRE WITH APPROVED CONNECTORS. TAPING AND/OR SPRAY COATING ARE PROHIBITED. TRACER WIRE SHALL BE INSTALLED AT THE TOP HALF OF THE PIPE ANO SECURED (TAPED/TIED) AT FIVE FEET INTERVALS. TRACER WIRE MUST BE PROPERLY GROUNDED AS SPECIFIED.

AT ALL WATER AND WASTEWATER MAINLINE DEAD-ENDS, AND AT WATER SERVICE LINE CURB STOPS AND WASTEWATER SERVICE LINE CLEANOUTS CLOSEST TO THE PROPERTY BEING SERVED, TRACER WIRE SHALL GO TO GROUND USING AN APPROVED CONNECTION TO A DRIVE-IN MAGNESIUM GROUNDING ANODE ROD, BURIED AT THE SAME DEPTH AS THE SERVICE. (SEE GROUNDING) IF NO MAINLINE TRACER WIRE EXISTS AT A CONNECTION POINT, A MAINLINE TRACE WIRE SHALL NOT BE CONNECTED TO EXISTING CONDUCTIVE PIPES. TREAT AS A MAINLINE DEAD END, GROUND USING AN APPROVED WATERPROOF CONNECTION TO A GROUNDING ANODE BURIED AT THE SAME DEPTH AS THE MAIN. ALL SERVICE LATERAL TRACER WIRE SHALL BE A SINGLE WIRE, CONNECTED TO THE MAINLINE TRACER WIRE USING A MAINLINE TO LATERAL LUG CONNECTOR, INSTALLED WITHOUT CUTTING/SPLICING THE MAINLINE TRACER WIRE. IN OCCURRENCES WHERE AN EXISTING TRACER WIRE IS ENCOUNTERED ON AN EXISTING UTILITY THAT IS BEING EXTENDED OR TIED INTO, THE NEW TRACER WIRE AND EXISTING TRACER WIRE SHALL BE CONNECTED USING APPROVED SPLICE CONNECTORS.

SANITARY SEWER SYSTEM
A MAINLINE TRACER WIRE MUST BE INSTALLED, WITH ALL SERVICE LATERAL TRACER WIRE PROPERLY CONNECTED TO THE MAINLINE TRACER WIRE, TO ENSURE FULL TRACING/LOCATING CAPABILITIES FROM A SINGLE CONNECTION POINT. TRACER WIRE ON ALL SEWER SERVICE LATERALS MUST TERMINATE AT AN APPROVED TRACER WIRE ACCESS BOX COLOR CODED GREEN AND LOCATED DIRECTLY ADJACENT TO THE SEWER SERVICE CLEANOUT CLOSEST TO THE STRUCTURE BEING SERVED. A GROUNDING ANODE SHALL BE
INSTALLED BENEATH THE CLEANOUT AT THE DEPTH OF THE SERVICE. ACCESS BOX APPROVED MANUFACTURER: COPPERHEAD INDUSTRIES SNAKE-PIT OR APPROVED EQUAL.

ERWSD Standard Plan Notes

1. All materials, workmanship, and construction shall meet or exceed the standards and specifications set forth in the Eagle River Water and Sanitation District Rules and Regulations. Where there is conflict between these Plans and the Rules and Regulations or any applicable Standards, the more stringent Standard shall apply. All work shall be inspected and approved by the ERWSD Construction & Town Inspector(s) as required.
2. Contractor shall schedule a mandatory pre-construction meeting at the construction site a minimum of three (3) business days after the plans have been submitted. Participants shall include, but are not limited to: the Applicant; Applicant's contractor, excavator and engineer; and the District representative. Construction may begin once the meeting has concluded and the District Inspector has signed off.
3. The Contractor shall have one (1) signed copy of the approved Plans, one (1) copy of the appropriate criteria and specifications, and a copy of any permits and extension agreements needed for the job onsite at all times.
4. Provide a complete Bill of Materials for all proposed water and wastewater infrastructure.
5. The Contractor shall be responsible for all aspects of safety including, but not limited to, excavation, trenching, shoring, traffic control, and security.
6. If during the construction process conditions are encountered which could indicate a situation that is not identified in the Plans or specifications, the Contractor shall contact the ERWSD Construction & Town Inspector(s) immediately.
7. Submit traffic control plans as approved by the appropriate governing agency.
8. The Contractor is responsible for providing all labor and materials necessary for the completion of the intended improvements shown on these drawings or as designated to be provided, installed, or constructed unless specifically noted otherwise.
9. The Contractor shall be responsible for recording As-Built information on a set of record drawings kept on the construction site and available to the ERWSD Construction & Town Inspector(s) at all times. All as-built information shall be field surveyed under the direct care and supervision of a licensed Professional Land Surveyor.
10. The contractor shall obtain locates prior to any excavation.
11. The contractor is responsible for any damage to any utility facilities as a result of their actions. The contractor shall make the required repairs immediately to the satisfaction of the affected utility.
12. Eagle River Water and Sanitation District does not guarantee the accuracy of the locations of existing pipelines, manholes, hydrants, valves and service lines. If field conditions are found to be different than shown on the plans, the contractor shall notify the inspector(s) and design engineer immediately.
13. All trenching and backfill shall be in accordance with Appendix E of the ERWSD Rules and Regulations.

ERWSD Water Plan Notes

1. All water line construction is subject to the most recently adopted ERWSD Rules and Regulations.
2. All water mains shall be a minimum of 8" in diameter.
3. All water mains shall be installed with a minimum of 7ft cover to top of pipe and a maximum of 9.5ft cover to top of pipe.
4. Pipe deflections shall not exceed pipe manufacturers maximum allowable deflection or exceed the values in Appendix C- 2.6.9 Table C-1
5. All DIP water mains must be encased in PE Wrap per Article C-3.2.9
6. Tracer wire meeting ERWSD requirements per Appendix E-1.12
7. Water specific marking tape shall be installed 24" above water main.
8. All water mains shall be bedded per Appendix E, Detail E-01
9. All water lines that run parallel to sanitary or storm sewer shall be installed a minimum of 10ft horizontally away from water or secondary containment must be used.
10. All water mains must be tested in accordance with ERWSD Rules and Regulations Article 9.3.3.
11. All water service lines shall be Type K, soft copper (per town code), and constructed along the shortest and straightest route possible.
12. Water service lines taps must be a minimum of 18" apart.
13. Water service curb stop must be placed at property line, edge of ROW or edge of easement.

EXISTING UTILITIES LINE KEY:

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

LINE KEY:

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

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

WATER TAPS ARE TO BE CONSTRUCTED AS "WET TAPS" & COORDINATED W/ PUBLIC WORKS.

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Belden Place PUD

South Minturn Addition
Lots 29, 31 & 32
Minturn, Colorado

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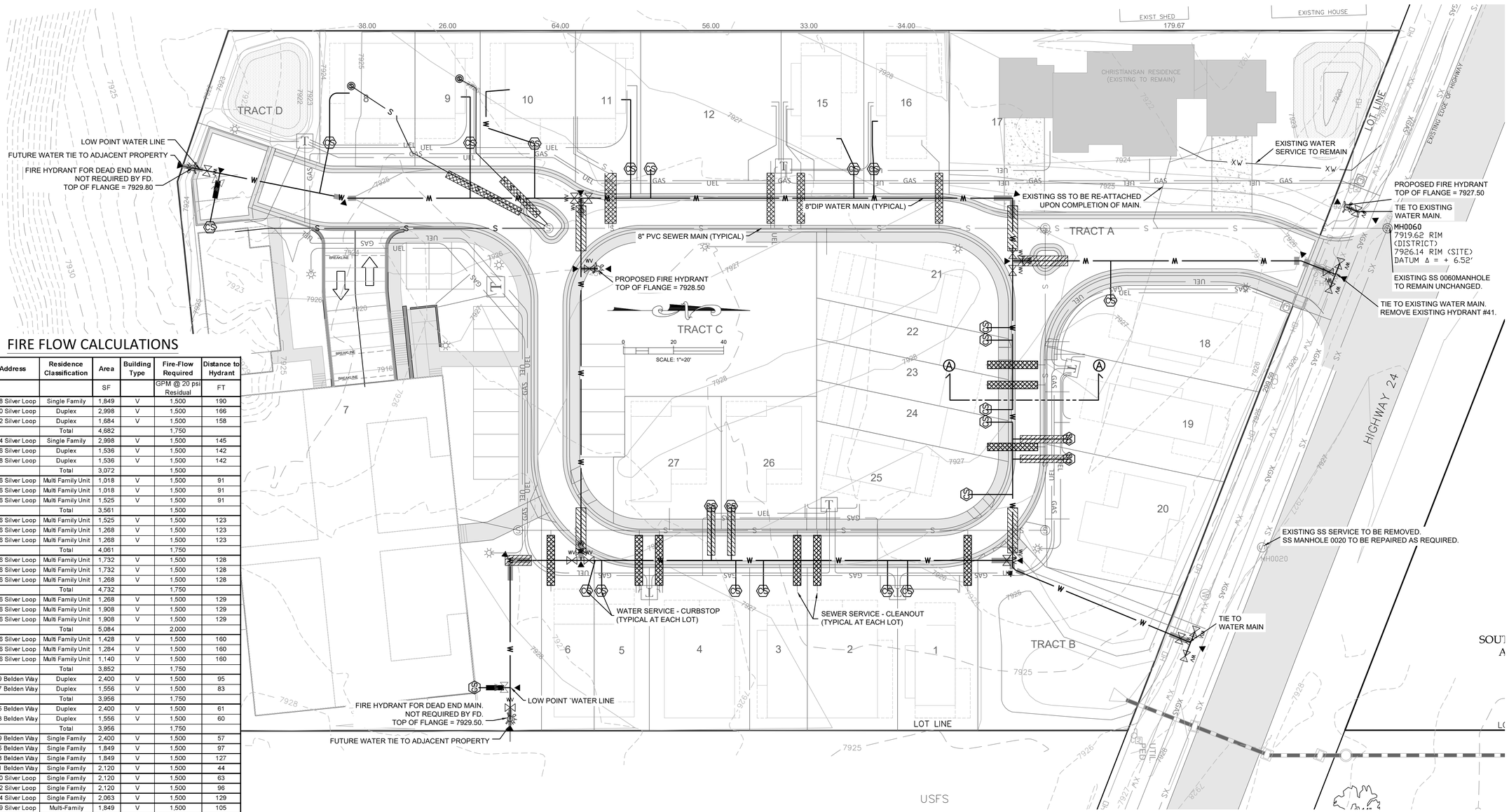
DATE	REVISION
2/15/22	Easement Coordination
3/20/24	Final Plan Resubmittal
4/15/24	Final Plan Revised
4/19/24	Final Plan

Title:

DEEP
UTILITY PLAN

Sheet:

C.202



FIRE FLOW CALCULATIONS

Unit Number	Address	Residence Classification	Area	Building Type	Fire-Flow Required	Distance to Hydrant
			SF		GPM @ 20 psi Residual	FT
Lot 1	0018 Silver Loop	Single Family	1,849	V	1,500	190
Lot 2	0020 Silver Loop	Duplex	2,998	V	1,500	166
Lot 3	0022 Silver Loop	Duplex	1,684	V	1,500	158
		Total	4,682		1,750	
Lot 4	0024 Silver Loop	Single Family	2,998	V	1,500	145
Lot 5	0026 Silver Loop	Duplex	1,538	V	1,500	142
Lot 6	0028 Silver Loop	Duplex	1,536	V	1,500	142
		Total	3,072		1,500	
Lot 7 - Unit 1	0036 Silver Loop	Multi Family Unit	1,018	V	1,500	91
Lot 7 - Unit 2	0036 Silver Loop	Multi Family Unit	1,018	V	1,500	91
Lot 7 - Unit 3	0036 Silver Loop	Multi Family Unit	1,525	V	1,500	91
		Total	3,561		1,500	
Lot 7 - Unit 4	0036 Silver Loop	Multi Family Unit	1,525	V	1,500	123
Lot 7 - Unit 5	0036 Silver Loop	Multi Family Unit	1,268	V	1,500	123
Lot 7 - Unit 6	0036 Silver Loop	Multi Family Unit	1,268	V	1,500	123
		Total	4,061		1,750	
Lot 7 - Unit 7	0036 Silver Loop	Multi Family Unit	1,732	V	1,500	128
Lot 7 - Unit 8	0036 Silver Loop	Multi Family Unit	1,732	V	1,500	128
Lot 7 - Unit 9	0036 Silver Loop	Multi Family Unit	1,268	V	1,500	128
		Total	4,732		1,750	
Lot 7 - Unit 10	0036 Silver Loop	Multi Family Unit	1,268	V	1,500	129
Lot 7 - Unit 11	0036 Silver Loop	Multi Family Unit	1,908	V	1,500	129
Lot 7 - Unit 12	0036 Silver Loop	Multi Family Unit	1,908	V	1,500	129
		Total	5,084		2,000	
Lot 7 - Unit 13	0036 Silver Loop	Multi Family Unit	1,428	V	1,500	160
Lot 7 - Unit 14	0036 Silver Loop	Multi Family Unit	1,284	V	1,500	160
Lot 7 - Unit 15	0036 Silver Loop	Multi Family Unit	1,140	V	1,500	160
		Total	3,852		1,750	
Lot 8	0029 Belden Way	Duplex	2,400	V	1,500	95
Lot 9	0027 Belden Way	Duplex	1,556	V	1,500	83
		Total	3,956		1,750	
Lot 10	0025 Belden Way	Duplex	2,400	V	1,500	61
Lot 11	0023 Belden Way	Duplex	1,556	V	1,500	60
		Total	3,956		1,750	
Lot 12	0019 Belden Way	Single Family	2,400	V	1,500	57
Lot 15	0015 Belden Way	Single Family	1,849	V	1,500	97
Lot 16	0013 Belden Way	Single Family	1,849	V	1,500	127
Lot 17 W/ ADU	0011 Belden Way	Single Family	2,120	V	1,500	44
Lot 18	0010 Silver Loop	Single Family	2,120	V	1,500	63
Lot 19	0012 Silver Loop	Single Family	2,120	V	1,500	96
Lot 20	0014 Silver Loop	Single Family	2,063	V	1,500	129
Lot 21	0009 Silver Loop	Multi-Family	1,849	V	1,500	105
Lot 22	0011 Silver Loop	Multi-Family	1,888	V	1,500	105
Lot 23	0013 Silver Loop	Multi-Family	1,888	V	1,500	109
Lot 24	0015 Silver Loop	Multi-Family	1,888	V	1,500	115
Lot 25	0017 Silver Loop	Multi-Family	1,849	V	1,500	120
		Total	9,362		3,500	
Lot 26	0023 Silver Loop	Single Family	1,410	V	1,500	79
Lot 27	0025 Silver Loop	Single Family	1,410	V	1,500	61

Hydrant Test Results:	Location - 1251 E. Main St.		
Static Pressure	70 psi	Measured Flow Rate	843 gpm
Residual	60 psi	Calculated Flow Rate @ 20 psi	2011 gpm

Tested by: John Volk, WQPC, LLC. 970 389-4491

John Volk, WQCP, LLC. 970-389-4491

THRUST RESTRAINT CALCULATIONS

Fitting Type	Nominal Size (inch)	Branch Size (inch)	Restraint Length (Ft)	Notes
11 1/4° Horizontal Bend	8	-	1	
22 1/2° Horizontal Bend	8	-	2	
45° Horizontal Bend	8	-	3	
90° Horizontal Bend	8	-	7	
T	8	8	14	on branch
T	8	6	11	on branch
Reducer	8	6	6	on 8"
Fire Hydrant	RESTRAIN ALL JOINTS ON HYDRANT TEE, HYDRANT VALVE, AND HYDRANT LEAD. THRUST BLOCKS REQUIRED AT ALL LOCATIONS			

LINE KEY:

WATER	W
SEWER	S
ELECTRIC	UEL
GAS	GAS
TELEPHONE	TEL
CATV	CTV

EXISTING UTILITIES LINE KEY:

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

EXISTING UTILITIES SYMBOL KEY:

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PROPOSED UTILITY SYMBOL KEY:

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- WATER VALVE
- FIRE HYDRANT
- SEWER MANHOLE
- UTILITY POLE
- ELECTRIC TRANSFORMER
- CABLE TV PEDESTAL
- WATER KICKBLOCK
- WATER JOINT RESTRAINT
- SEWER ENCASEMENT
- WATERLINE ENCASEMENT
- STREET LIGHT

ERWSD Water Plan Notes

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WATER TAPS ARE TO BE CONSTRUCTED AS "WET TAPS" & COORDINATED W/ PUBLIC WORKS.

APPROVED BY:

ALISON PERRY - OWNER'S REPRESENTATIVE DATE
Vail Land Company
PO Box 4691
Eagle County, CO 81631
perry@vailland.com

MICK WOODWORTH - FIRE MARSHALL DATE
Eagle River Fire Protection District
1050 Edwards Village Blvd
Edwards, CO 81632
mwoodworth@eagleriverfire.org

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Belden Place PUD

South Mintum Addition
Lots 29, 31 & 32
Mintum, Colorado

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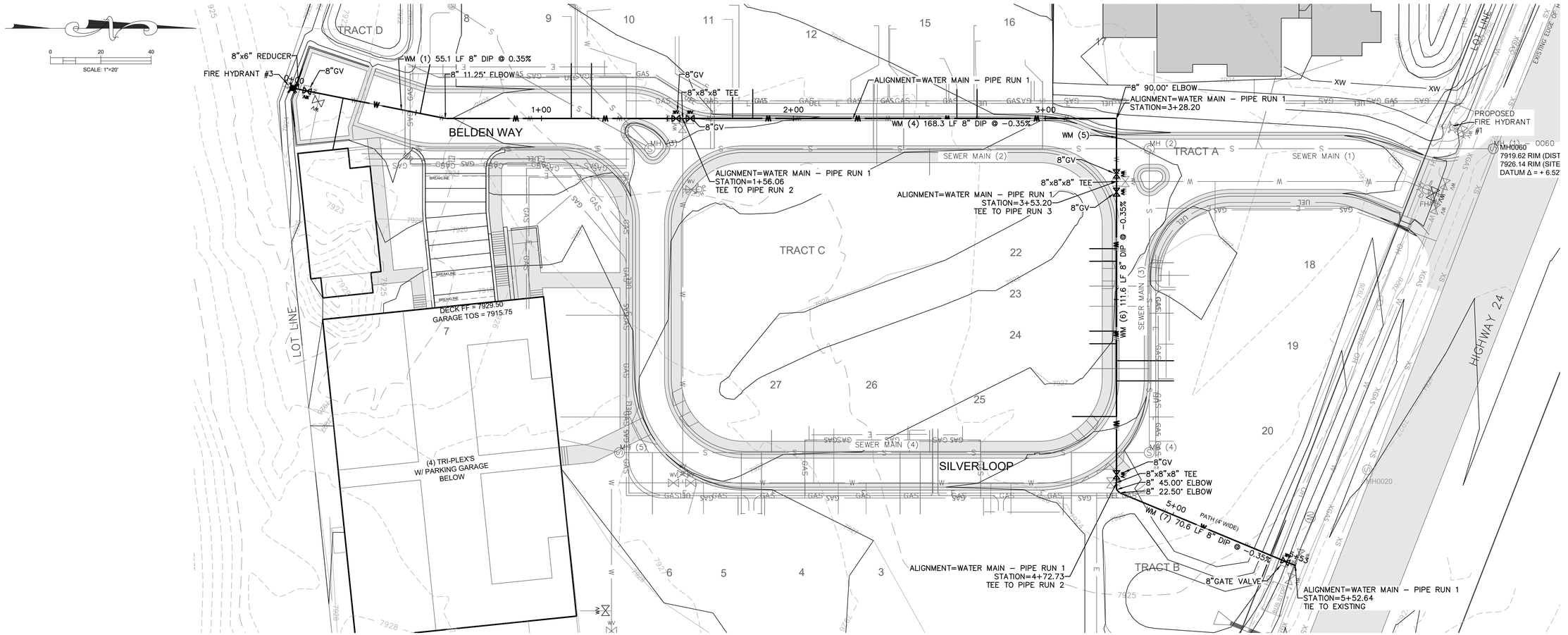
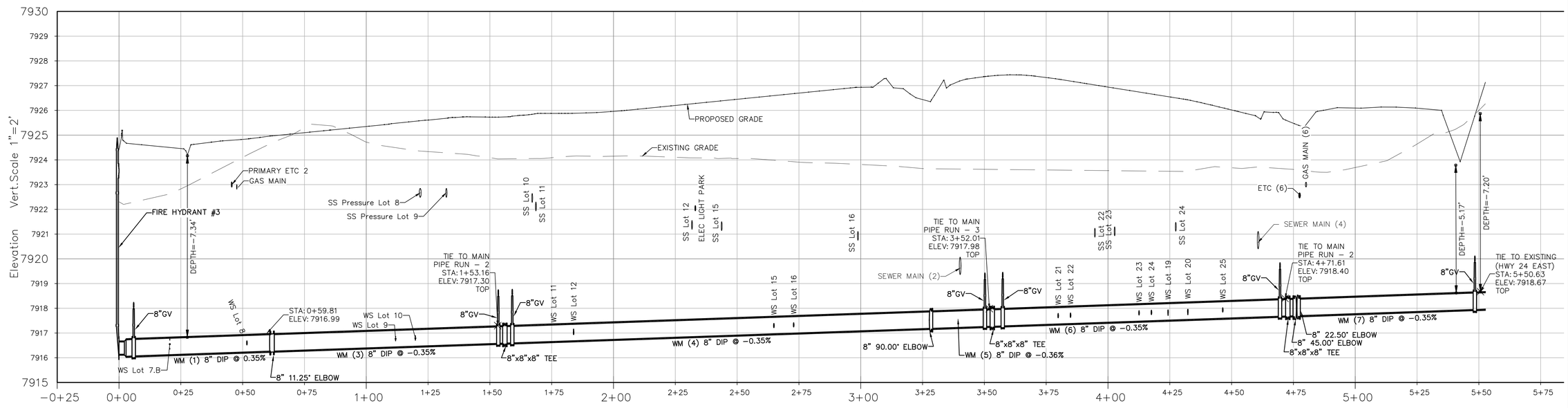
4/19/24	Final Plan

Title:
WATER OVERVIEW W/ CALCULATIONS

Sheet:
C.210



Water Main – Pipe Run 1 Profile



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4/15/24	Final Plan Revised
4/19/24	Final Plan

Title:
WATER P & P
BELDEN WAY /
SILVER LOOP
(PIPE RUN 1)

Sheet:
C.211

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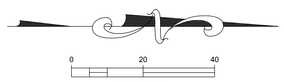

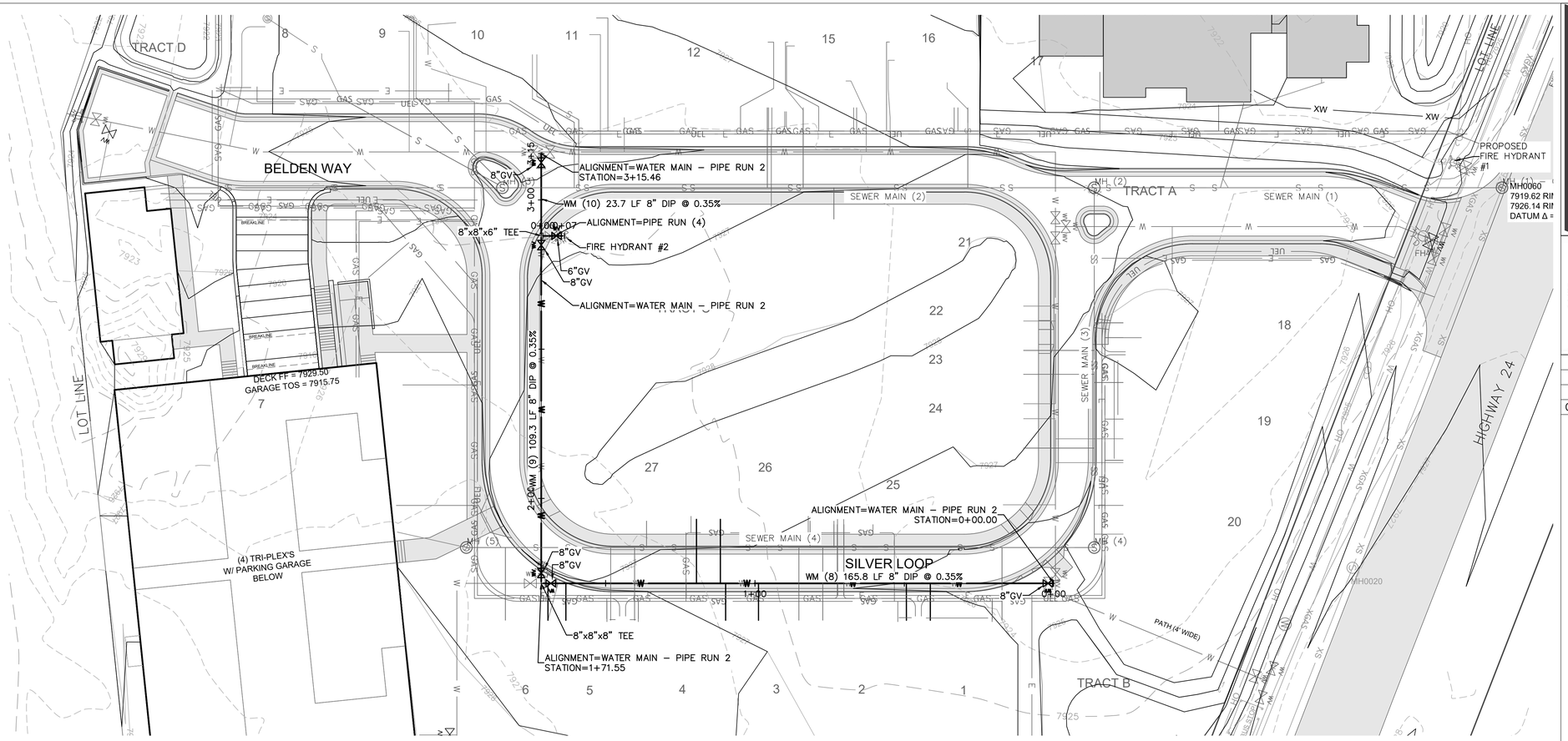

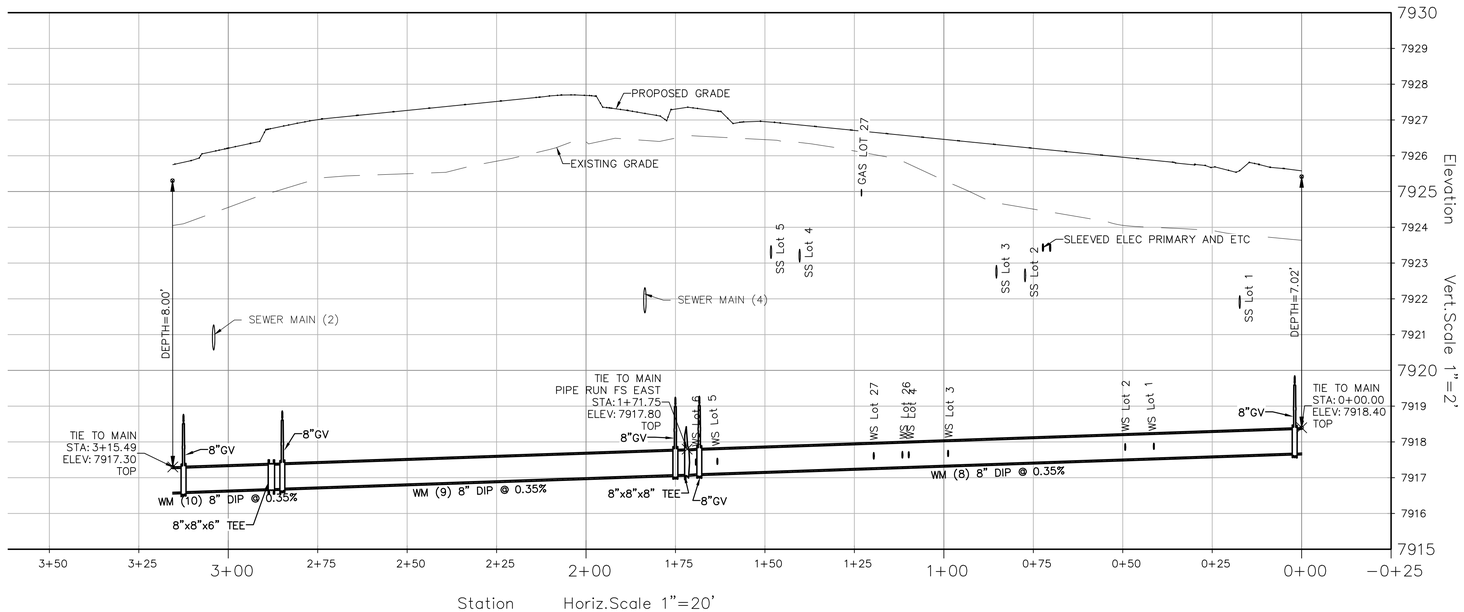

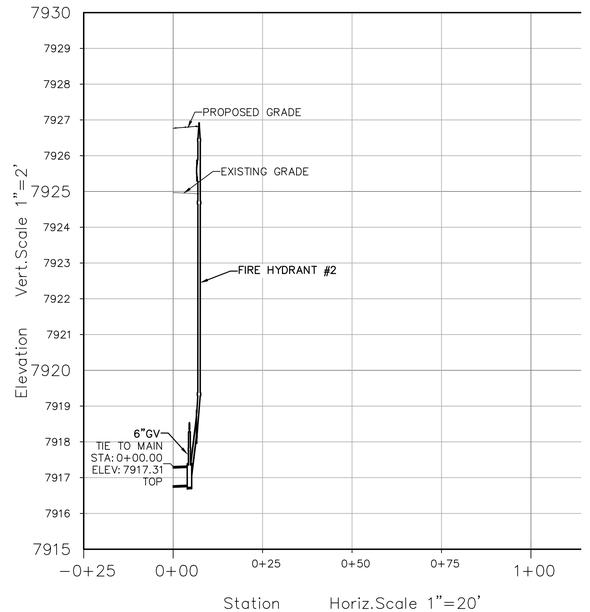

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South Minturn Addition
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Title:

WATER P & P
SILVER LOOP
(PIPE RUNS 2 & 4)

Sheet:

C.212

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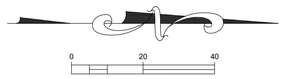
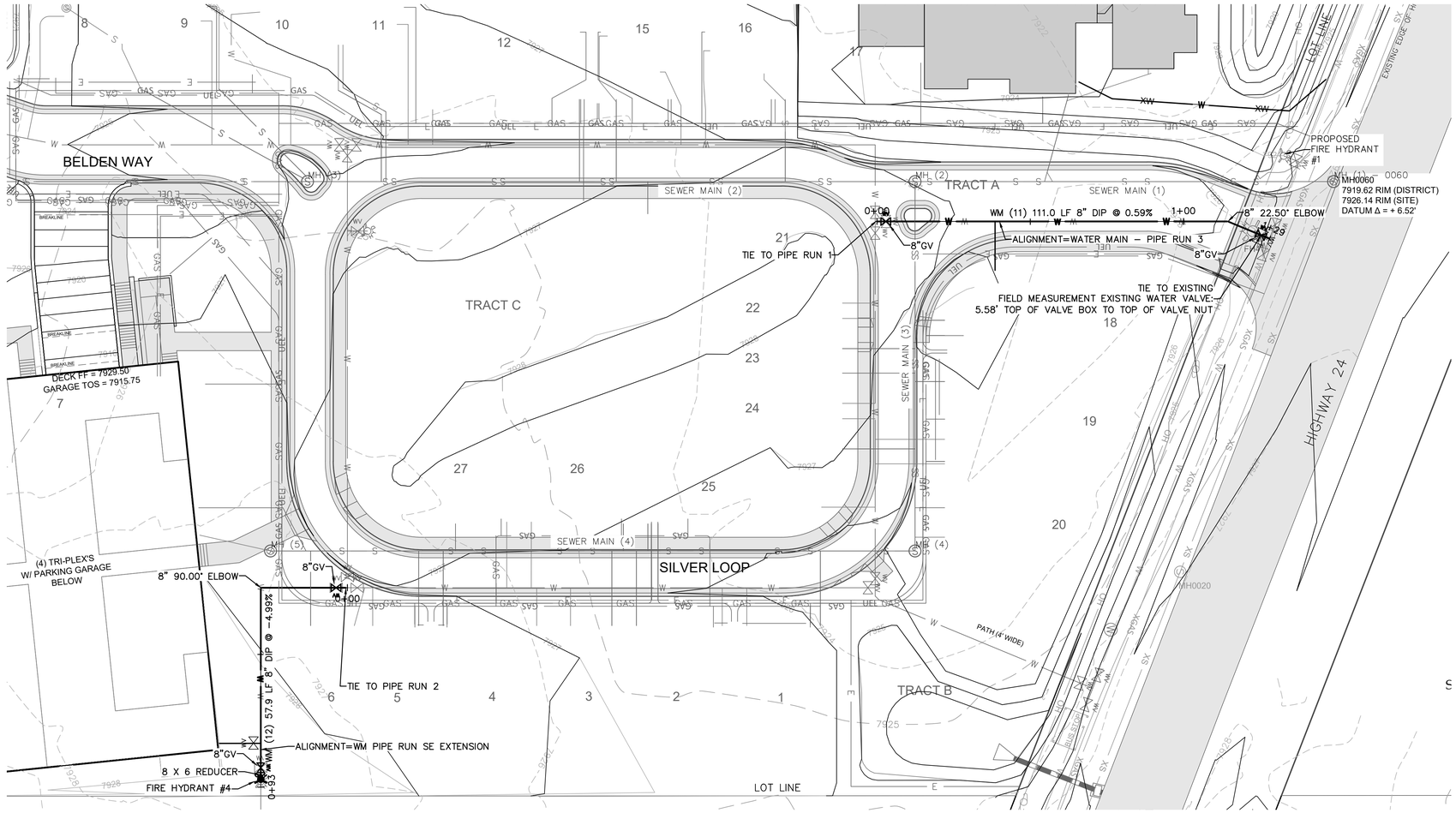
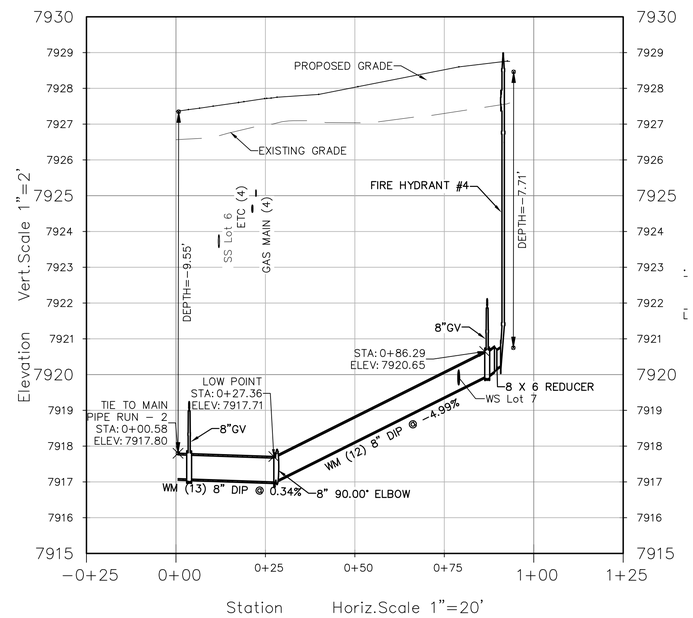
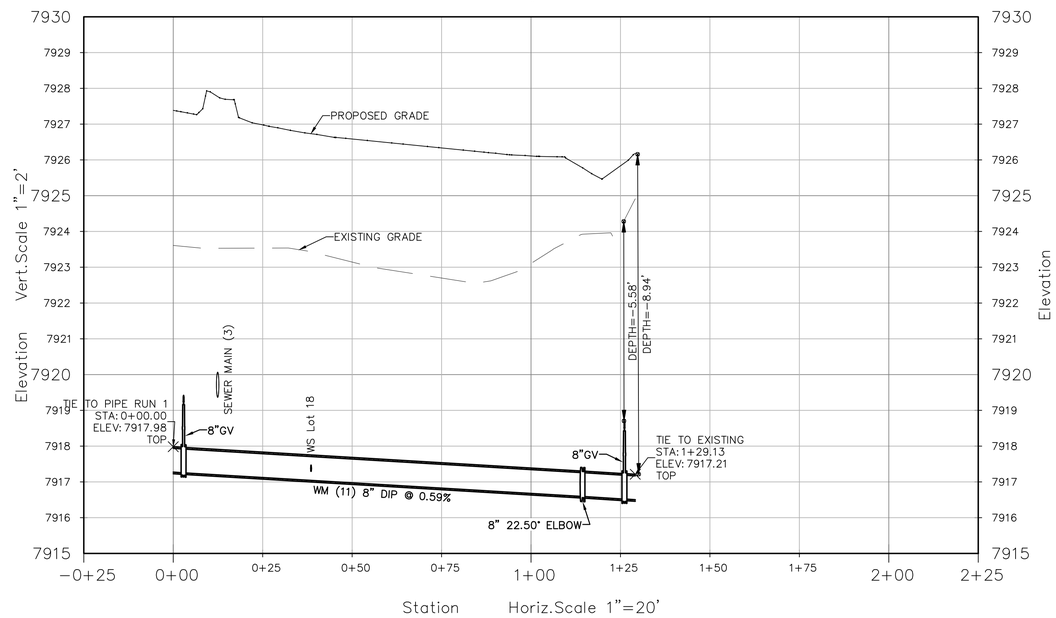




WM Pipe Run SE Extension Profile



Water Main – Pipe Run 3 Profile



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Title:
WATER P & P
ENTRANCE & SE
EXTENSION
(PIPE RUNS 3&5)

Sheet:
C.213

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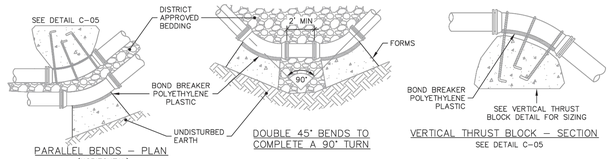
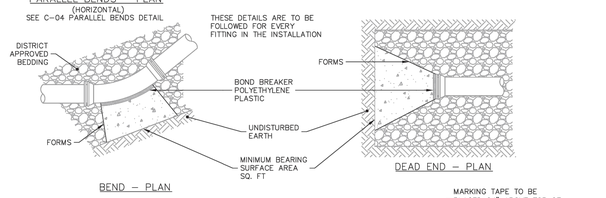


PARALLEL BENDS – PLAN (HORIZONTAL)
SEE C-04 PARALLEL BENDS DETAIL

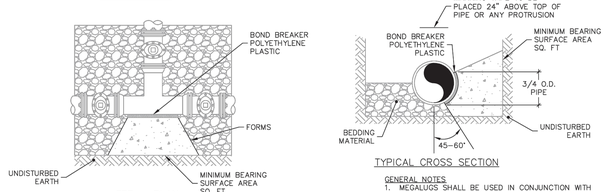
DOUBLE 45° BENDS TO COMPLETE A 90° TURN

VERTICAL THRUST BLOCK – SECTION
SEE DETAIL C-05

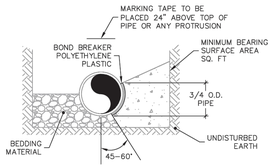


BEND – PLAN

DEAD END – PLAN



TEE – PLAN



TYPICAL CROSS SECTION

200 PSI WORKING	REQUIRED MINIMUM BEARING SURFACE AREA (SF)					
	SIZE OF PIPE	BENDS				TEE OR DEAD END
		11-1/4°	22-1/2°	45°	90°	
	4"–8"	1.2	2.5	4.8	8.9	6.3
	10"	1.9	3.8	7.5	13.9	9.8
	12"	2.8	5.5	10.8	20.0	14.1
	16"	4.9	9.8	19.2	35.5	25.1
	18"	6.2	12.4	24.3	45.0	31.8
	20"	7.7	15.3	30.1	55.5	39.3
	24"	11.1	22.1	43.3	80.0	56.5

THE MINIMUM BEARING SURFACE AREAS ARE PROVIDED FOR 200 PSI WORKING PIPE PRESSURE + 50 PSI SURGE (250 PSI TOTAL) AND 2,000 PSF SOIL BEARING CAPACITY. IF PRESSURE IS HIGHER OR SOIL BEARING POTENTIAL LOWER, CONSULT DISTRICT.

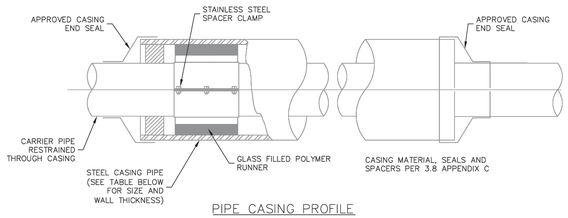
250 PSI WORKING	REQUIRED MINIMUM BEARING SURFACE AREA (SF)					
	SIZE OF PIPE	BENDS				TEE OR DEAD END
		11-1/4°	22-1/2°	45°	90°	
	4"–8"	1.5	2.9	5.8	10.7	7.5
	10"	2.3	4.6	9.0	16.7	11.8
	12"	3.3	6.6	13.0	24.0	17.0
	16"	5.9	11.8	23.1	42.7	30.2
	18"	7.5	14.9	29.2	54.0	38.2
	20"	9.2	18.4	36.1	66.6	47.1
	24"	13.3	26.5	51.9	96.0	67.9

THE MINIMUM BEARING SURFACE AREAS ARE PROVIDED FOR 250 PSI WORKING PIPE PRESSURE + 50 PSI SURGE (300 PSI TOTAL) AND 2,000 PSF SOIL BEARING CAPACITY. IF PRESSURE IS HIGHER OR SOIL BEARING POTENTIAL LOWER, CONSULT DISTRICT.

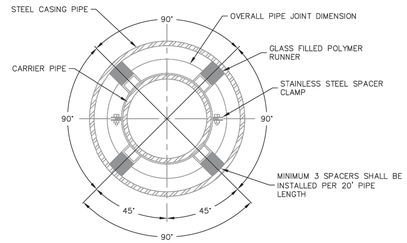
GENERAL NOTES

1. MEGALUGS SHALL BE USED IN CONJUNCTION WITH ALL FITTINGS THAT REQUIRE THE USE OF THRUST BLOCK.
2. REFER TO DISTRICT STANDARDS IN APPENDIX C SECTION 3.6 FOR REQUIREMENTS.
3. THRUST BLOCKS SHALL BE INSTALLED SO THAT ALL JOINTS ARE ACCESSIBLE. POLYWRAP FITTINGS PRIOR TO POURING THRUST BLOCK, EXTEND WRAP TO ENCLOSE ALL FITTINGS AND BOLTS.
4. THRUST BLOCKS SHALL BE FORMED AGAINST UNDISTURBED SOIL & FORMS PER APPENDIX C 4.14.
5. BLOCK HEIGHT SHALL BE ESTABLISHED SUCH THAT THE CALCULATED BLOCK WIDTH IS BETWEEN ONE AND TWO TIMES THE HEIGHT.
6. BOND BREAKER PER APPENDIX C 3.2.10.

DETAIL
CONCRETE THRUST BLOCKS



PIPE CASING PROFILE



PIPE CASING CROSS SECTION

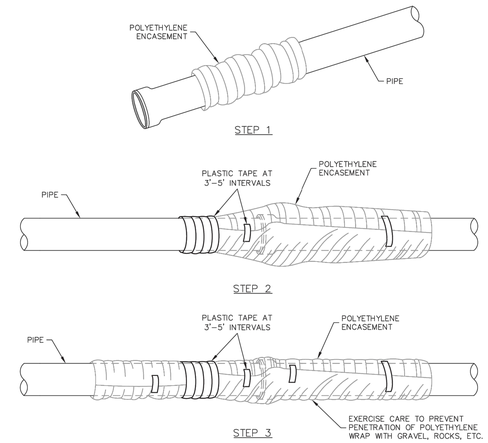
GENERAL NOTES

1. FOLLOW MANUFACTURER'S RECOMMENDATION, IF IN CONFLICT WITH ERWSD STANDARDS, USE MORE RESTRICTIVE SPECIFICATION.
2. CARRIER PIPE SHALL BE CENTERED AND ALL JOINTS RESTRAINED IN & THROUGH THE CASING PIPE.
3. WATER MAINS SHALL BE ENCASED SEPARATELY FROM OTHER UTILITIES.
4. ALL FASTENERS SHALL BE T–304 STAINLESS STEEL.
5. ALL CAD WELDS SHALL BE CONNECTED TO PIPE.
6. MAXIMUM DISTANCE BETWEEN SPACERS SHALL BE 6 FEET ON CENTER.

CARRIER PIPE NOMINAL Ø	CASING PIPE	
	MIN OD	MIN WALL THICKNESS
4"	12"	0.25"
6"	16"	0.3125"
8"	18"	0.3125"
12"	22"	0.375"
16"	28"	0.500"
20"	32"	0.500"

DETAIL
WATER CASING

USE OF POLYETHYLENE WRAP FOR CORROSIVE SOILS



FIELD INSTALLATION – POLYETHYLENE WRAP

STEP 1 – PLACE POLYETHYLENE MATERIAL ON PIPE PRIOR TO LOWERING IT INTO PLACE.

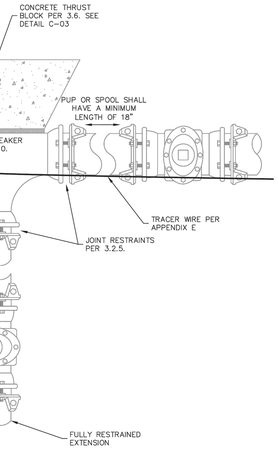
STEP 2 – PULL THE TUBE OVER THE LENGTH OF THE PIPE. TAPE TUBE TO PIPE AT JOINT. FOLD MATERIAL AROUND THE ADJACENT SPIGOT END AND WRAP WITH TAPE TO HOLD THE POLYETHYLENE ENCASEMENT IN PLACE.

STEP 3 – OVERLAP FIRST TUBE WITH ADJACENT TUBE AND SECURE WITH PLASTIC ADHESIVE TAPE. THE POLYETHYLENE TUBE MATERIAL COVERING THE PIPE SHALL BE LOOSE. EXCESS MATERIAL SHALL BE NEATLY DRAWN UP AROUND THE PIPE BARREL, FOLDED ON TOP OF PIPE AND TAPED IN PLACE.

GENERAL NOTES:

1. ALL DUCTILE IRON PIPE REQUIRES THE USE OF POLYETHYLENE WRAP UNLESS APPLICANT SUBMITS A SOILS TEST INDICATING THAT NO CORROSIVE SOILS ARE PRESENT.
2. POLYETHYLENE ENCASEMENT PER APPENDIX C 3.2.10.

DETAIL
POLYETHYLENE WRAP

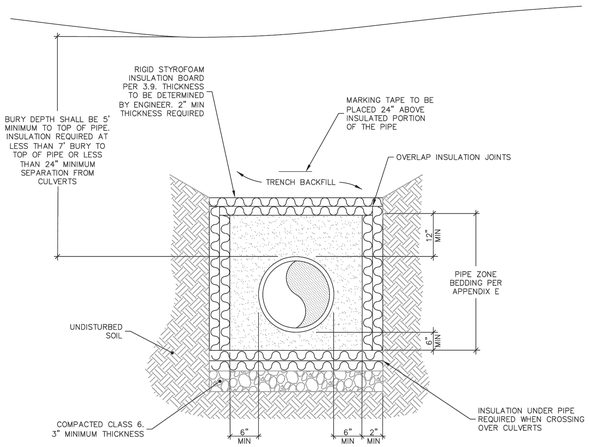


TOP VIEW

DETAIL
TEE

GENERAL NOTES

1. TEES SHALL BE CONSIDERED ON AN INDIVIDUAL BASIS. ALL USES OF THIS APPLICATION SHALL REQUIRE PRIOR DISTRICT APPROVAL.
2. JOINT RESTRAINT DEVICES SHALL BE REQUIRED ON ALL TEE APPLICATIONS.
3. THRUST BLOCKS ALONE WILL NOT BE ACCEPTED AS A RESTRAINT.

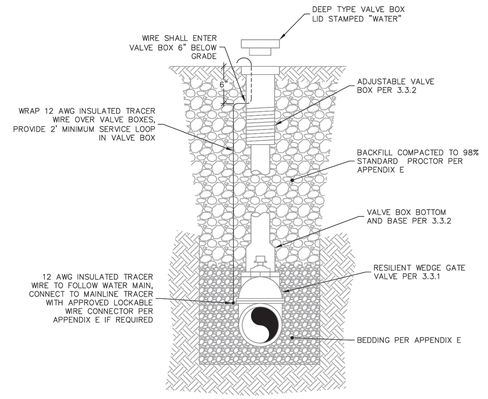


ELEVATION

DETAIL
MINIMUM COVER & CULVERT CROSSING INSULATION

GENERAL NOTES

1. CONDITION OF LESS THAN MINIMUM BURY DEPTH ALLOWED ONLY WITH WRITTEN APPROVAL FROM THE DISTRICT PRIOR TO CONSTRUCTION. INSULATION SHALL BE INSTALLED ON ALL PIPE THAT DOES NOT MEET MINIMUM BURY REQUIREMENTS.
2. SEE SEWER AND WATER PIPE BEDDING DETAIL AND APPENDIX E FOR BACKFILL MATERIAL AND COMPACTION SPECIFICATIONS.
3. INSULATION SHALL BE INSTALLED ON ALL PIPES THAT DO NOT HAVE A MINIMUM OF 7' OF EFFECTIVE COVER. EFFECTIVE COVER SHALL BE DEFINED AS SEPARATION FROM COLD AIR SOURCES, INCLUDING STORM SEWERS. 1" OF INSULATION BOARD MAY BE SUBSTITUTED FOR EACH 1' OF SOIL COVER (MIN. 2" INSULATION) REQUIRED TO MEET THE MINIMUM COVER REQUIREMENT.
4. INSULATION SPECIFICATIONS PER APPENDIX C 3.9.



DETAIL
GATE VALVE &
VALVE BOX ASSEMBLY

GENERAL NOTES

1. VALVE BOX IS TO BE INSTALLED PLUMB, LEVEL, AND CENTERED ON 2" NUT.
2. IF THE DISTANCE FROM THE TOP OF THE OPERATING NUT TO THE TOP OF THE VALVE COVER IS GREATER THAN 9', A CENTERING RING AND EXTENSION STEM IS REQUIRED. THE EXTENSION MUST BE SECURED TO THE VALVE OPERATING NUT.

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Belden Place PUD

South Minturn Addition
Lots 29, 31 & 32
Minturn, Colorado

PLANS ARE NOT FOR CONSTRUCTION UNLESS STAMPED "APPROVED FOR CONSTRUCTION" BY PROPER AUTHORITIES.

DATE	REVISION
2/15/22	Easement Coordination
3/20/24	Final Plan Resubmittal
4/15/24	Final Plan Revised
4/19/24	Final Plan

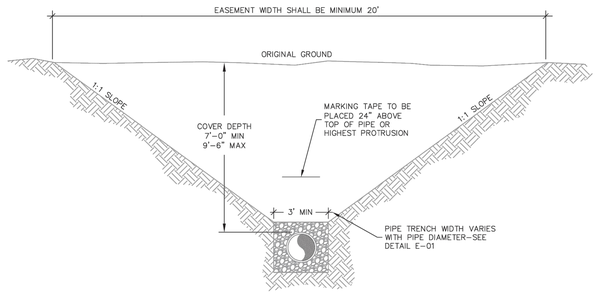
Title:

WATER
DETAILS 1

Sheet:

C.214

WATER MAIN COVER DEPTH	MINIMUM EASEMENT WIDTH REQUIRED
7'–0" TO 8'–6"	20'
8'–7" TO 9'–6"	25'



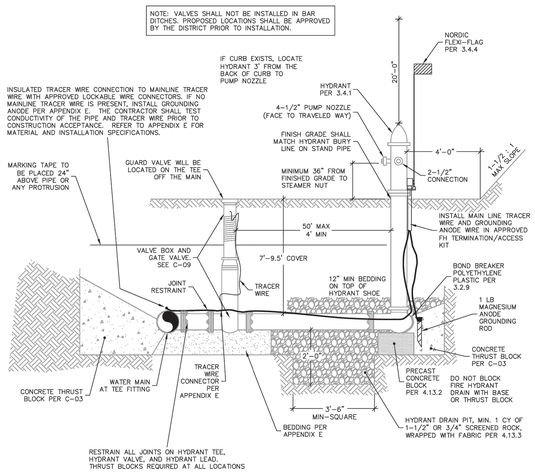
MINIMUM EASEMENT WIDTH

GENERAL NOTES

1. PIPE SHALL BE CENTERED IN EASEMENT.
2. CALCULATE EASEMENT WIDTH AS FOLLOWS:
   W = DEPTH TO TOP OF PIPE X 2 + 3 FEET
   (ROUND UP IN 5 FOOT INCREMENTS)

EXAMPLE:
9 FOOT DEEP PIPE = 9 X 2 + 3 = 21 FEET
W = 25 FOOT WIDE EASEMENT (ROUNDED UP)

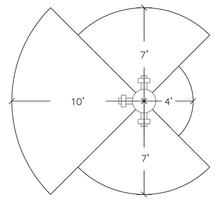
DETAIL
EASEMENT WIDTH



DETAIL
FIRE HYDRANT ASSEMBLY

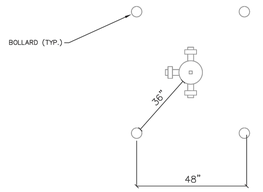
HYDRANT CLEARANCE DIAGRAM

NO ABOVE GROUND OBSTRUCTIONS ALLOWED IN THESE AREAS

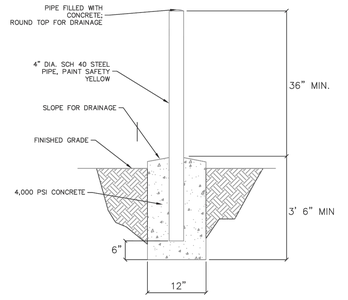


FRONT–––10 FEET OF CLEARANCE
SIDES–––7 FEET OF CLEARANCE
REAR–––4 FEET OF CLEARANCE
ABOVE–––20 FEET OF CLEARANCE

HYDRANT BOLLARD DIAGRAM



BOLLARDS REQUIRED WHEN LESS THAN 3' OF HORIZONTAL CLEARANCE EXISTS BETWEEN HYDRANT AND BACK OF CURB/EDGE OF ROAD



DETAIL
FIRE HYDRANT CLEARANCES & BOLLARDS

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WATER DETAILS 2

Sheet:

C.215

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WATER SPECIFICATIONS

THE FOLLOWING APPLICABLE CONSTRUCTION SPECIFICATIONS ARE A PORTION OF THE TOWN OF MINTURN ENGINEERING STANDARDS. TABLES, DRAWINGS, DETAILS AND EXHIBITS REFERENCED BELOW ARE INCLUDED IN THE TOWN STANDARDS.

SECTION 1 - DISTRIBUTION SYSTEM DESIGN AND LAYOUT

1.01 - Fire Protection

The number and location of fire hydrants in a given area must be approved by the Eagle River Fire Protection District. Fire hydrant branch lines shall be set at right angles to street mains. The fire hydrant shall be set at the end of the branch line and shall face the direction as dictated per the Eagle River Fire Protection District. No horizontal bends or offsets shall be used in installing fire hydrant branch lines unless approved by the Eagle River Fire Protection District. Under no circumstances shall any size or manner of tap be made on a fire hydrant branch line between the hydrant and hydrant valve. The maximum length of 6-inch main line shall not exceed 50 feet. All fire hydrant valves shall be attached to the tee off of the main line. A fire hydrant shall be installed at the end of all dead end water mains. The Applicant shall install an approved fire hydrant marker on all fire hydrants. The Applicant shall perform all fire hydrant "flow tests." Results of flow tests shall be provided to the Town and to the Eagle River Fire Protection District. All costs associated with the "flow test" shall be borne by the Applicant. The Town shall witness and oversee the "flow test" in conjunction with other appropriate governmental agencies.

1.02 - Layout of the Distribution System

A. Fire Hydrants: Fire hydrant depths shall be 7-feet to 9.5-feet. All fire hydrants will be installed within dedicated streets, right-of-ways, or easements as herein above defined. Fire hydrants shall be installed at locations approved by the Eagle River Fire Protection District and at the end of all dead-end line extensions.

SECTION 2 - MATERIAL SPECIFICATIONS

2.01 - Pipe and Fittings

All pipe and fittings used in the Town's System shall meet or exceed the latest AWWA Specifications and follow the guideline lines set forth below:

A.Tapping Sleeves: Wet taps shall only be made with the use of a tapping sleeve. The Town will allow epoxy-coated Mueller H304 (250 psi working pressure) or equivalent. No tapping sleeves will be allowed for any application with a working pressure of 150 psi or higher. For those applications where working pressure exceeds 150 psi, the Town will require the use of a tee.

2.02 - Fire Hydrants

A.Fire Hydrants: Fire hydrants shall be Mueller Centurion A423 Mountain Hydrant, which conforms to AWWA Standard C502 with a working pressure of 250 psi. They also shall be six-inch (6") mechanical joint inlet, minimum 5¼ inches, compression-type main valve that closes with pressure, two 2½-inch hose nozzles, one 4½-inch pump nozzle, nozzle threads ANSI B26. Nozzles must be easily replaceable in the field with standard tools. Operating and cap nuts must be 1½-inch, Number 17 National Standard hex main valve that open to the left. An arrow cast on top of hydrant shall indicate direction of opening. There shall be a breakable section that permits clean break at or near ground level, preventing water loss in case of breakage. Working parts must be removable for maintenance or repair without excavation. Also required are operating mechanism non-wetting, oil reservoir lubricated, with O-ring seals and barrel drain bronze mounted with at least two (2) outlets, which operate automatically with main valve. Fire hydrants must be installed at the end of all main lines. Finish grade around the fire hydrant shall be a minimum of six inches (6") to a maximum of twelve inches (12") below the flange for the final grade and paving inspection.

B.Fire Hydrant Extension Sections: New Installations: Defined as new main extensions throughout the one-year (1) warranty period. All new installations shall be installed at the standard 7-foot to 9.5-foot of cover measured from the top of the pipe to finish grade. All fire hydrants shall consist of a single solid shaft. No fire hydrant extensions will be allowed. Any special circumstance will require written approval from the Town prior to installation.
Existing Fire Hydrants: No more than one (1), two-foot (2') long, fire hydrant grade extension (extension section) shall be used or installed on fire hydrant assemblies. All hydrants shall be installed with a guard valve to isolate the hydrant for repair while maintaining service to main. No service line taps will be allowed between the guard valve and hydrant. Guard valves shall be installed on the tee off of the water main. The maximum distance from the guard valve to the fire hydrant shall not exceed fifty feet (50'). Fire hydrants shall be installed at the end of all dead-end mains.

C.Fire Hydrant Marker Flags: The Applicant shall purchase and install fire hydrant marker flags for all newly constructed fire hydrants. The required flag is a Nordic Flex Flag, FF2-72 inches.D.Fire Hydrant Depth of Bury: Fire hydrant depth of bury will conform to Manufacturer's requirements.

2.03 - Service Lines

The following represents the requirements for service line construction:

A.Copper Tubing: Copper Tubing Shall be Type K, soft copper. Connections are to be compression or silver-soldered.

B.Corporation Stops: Mueller 300 Ball Valve Number B-25008 or B25028, AWWA C800 constructed of all brass construction with compression connection.
McDonald Number 4701 BT, AWWA C800.

Ford cc/comp FB-1000-G

Ford IPS/Comp FB-1100-G

C.Curb Stops: Mueller 300 Ball Curb Valve No. B25209, Ford B44, or McDonald 6100 T. Curb stops must have compression end connections, AWWA C800.

D.Curb Boxes: For curb stops up to 1": Mueller H10314 with 89982 lid or McDonald 5601 with 5601L lid. For curb stops larger than 1": Mueller H10314 with 89982 lid and Tyler 6500 Series Enlarged Base #144809 or McDonald 5603 with 5601L lid. Shaft diameter shall be 1" and the top of the shaft shall be a minimum of 18" from final grade and lid.

E.Saddles: Ductile Iron Saddle: Mueller DE2A, JCM-402, Smith & Blair 313, Ford F202, McDonald 3825, 3826 or equal and approved by the District. The saddle must have a double flat strap design with ductile iron body. Said saddle must conform to AWWA C800.

F.Turn-On/Turn-Off of Service: All routine turn-on and turn-off of water service at a curbstop shall be performed only by Town personnel. During emergencies, a customer may turn-off the water service at the curb stop valve. The Town shall be notified of the turn-off and the circumstances at the earliest time. Only Town personnel shall turn-on the water service.

G.Repair of Service Line: Leaks, breaks and general maintenance of the water service line shall be the responsibility of the customer. The customer shall be given notice by first-class mail, that the water service line is defective and in need of repair. Customer shall institute repair or maintenance immediately. If satisfactory progress toward repairing the service line has not been completed in a timely manner or the Town determines that environmental or property damage is being caused, the Town shall shut off the water service until the service line has been repaired. In addition, the Town shall have the right to affect the repair, and the costs therefore shall constitute a lien on the property as provided for by C.R.S., 32-1-1001.

2.04 - Granular Bedding

Two types of bedding material are allowed: Screened rock and soil or select imported material, meeting the following gradation specification table:

TABLE 5.01

Sieve Size	Total Percent Passing by Weight	Screened Rock	Soil or Select Import
1½ inch maximum, and maximum of 10% of pipe diameter to ⅓ inch	100	100	
No. 4	0 to 10	30 to 100	
No. 200	0 to 10	0 to 50	
Minimum compaction requirement			
Tamp to spring line to fill voids below pipe haunches	90% of Standard Proctor placed at ± 3% of Optimum Moisture		

The maximum particle size of pipe bedding should generally not exceed 1½ inches or 10 percent of the nominal pipe diameter, whichever is less. Bedding for small pipe such as service lines should generally have a maximum particle size not exceeding ¾ inch.

Screened rock used for waterline or sewer pipe bedding should be crushed, angular material that meets the requirements of ASTM D 2321, Class IA bedding material. The material should have not more than 10 percent passing the No. 4 (4.75 millimeter) screen, and less than 5 percent passing the No. 200 (75 micrometer) screen. The bedding should be tamped under the haunches of the pipe to spring line. Where future excavation is anticipated, the sloughing properties of screened rock when unconfined should be taken into consideration. The Town may require soil or select import. Where groundwater may be present, the use of screened rock for bedding is prohibited.

Compacted pipe bedding should meet the requirements of ASTM D 2321, Class IB, Class II, or Class III bedding material. The material should have a minimum of 30 percent passing the No. 4 screen and less than 50 percent passing the No. 200 screen. Class 6 aggregate base course per CDOT Table 703.2 conforms to this gradation criteria. The bedding should be compacted to a minimum of 90 percent at +/- 3 percent of optimum moisture content, referencing Standard Proctor (ASTM D698, AASHTO T99). Material containing 10 to 30 percent passing the No. 4 screen can be used with the following considerations: materials in this range can be expected to possess properties similar to screened rock except that compaction will be required and materials in this range may be too free-draining to be testable for compaction by ASTM D698. Flow-fill, a ½ sack (50 pounds) per cubic yard lean concrete mix as defined in the CDOT 1999 Standard Specifications for Road and Bridge Construction, Section 206.02, may be used as bedding where a combination of ease of placement, low permeability, and unconfined stability is desired.

Additional Requirements:

•Bedding materials shall be free of topsoil, organic materials, frozen matter, debris, or other deleterious materials.

•Flow-fill as specified by CDOT 1999 Standard Specifications, Section 206.02, may be used with Town approval.

•Ductile Iron Pipe may be required to be encased in loose polyethylene in conformance with ANSI/AWWA C105/A21.5 installation methods, unless site soils and proposed bedding materials are determined to be non-corrosive to iron pipe when evaluated according to Appendix A of ANSI/AWWA C105/A21.5.

•Materials not meeting these requirements shall be used only with prior written approval of the Town.

In specific areas, such as where access is extremely limited, the use of on-site materials may be allowed, and, when used, must be on-site 1½ inches minus well-graded screened material, free from organic materials, chunks of soil, frozen material, debris, or other suitable materials. Use of on-site bedding material must have prior written Town approval.

2.05 - Marking Tape

The installation of "blue" marking tape is required on all water mains and service lines. The tape shall be installed approximately twenty-four inches (24") above the main or line. The tape shall meet the following specifications:

1. Four (4) mil thick PVC material.
2. Solid "blue" color with black lettering.
3. Six inches (6") in width.

SECTION 3 - PIPE INSTALLATION

3.01 - Fire Hydrants

A.Installation: The location of all hydrants shall be staked. Final location and grade shall be in accordance with the approved drawings. Offset stakes not farther than 12 feet from the fire hydrant are acceptable. All hydrants shall stand plumb. Each hydrant shall be connected to the main by a six-inch (6") branch line. An independent six-inch (6") gate valve shall be installed on the tee off of the water main. It is the intention of the Town to limit the length of the six-inch (6") branch line servicing the fire hydrant to 50 feet. If the length of the branch line extends beyond 50 feet, an eight-inch (8") main with an eight-inch (8") by six-inch (6") concentric reducer shall be used from the main until a point 50 feet from the hydrant is reached. At that point, a six-inch (6") branch line may be extended to the fire hydrant. No service line connections shall be installed between the fire hydrant and the fire hydrant guard valve. No service line connections shall be made on the six-inch (6") branch line servicing the fire hydrant.

B.Anchorage: The shoe of each hydrant shall be well braced against the un-excavated earth at the end of the trench with a concrete thrust block. Care shall be taken not to cover the weep holes with concrete. The bottom of the hydrant bowl and the hydrant valve shall be supported with minimum 18 x 8 x 4-inch precast concrete blocking slabs or a Town approved equal. The hydrant assembly shall require megalug restraints.

C.Drainage: Wherever a hydrant is set, drainage shall be provided at the base of the hydrant by placing approved granular bedding material from the bottom of the trench, to at least 12 inches above the barrel flange of the hydrant, and as shown on the typical fire hydrant detail. The minimum distance from the bottom of the trench to the bottom of the hydrant elbow shall be six inches (6"). The minimum of approved granular bedding material placed therein shall be 1/3 cubic yards.

D.Clearances: The minimum clearances around all fire hydrants shall be: ten feet (10') in the front, seven feet (7') on the sides, four feet (4') on the back, and 20 feet above.

E.Operation of Fire Hydrant: The required operational position of a fire hydrant is either fully opened or fully closed. The guard valve shall control any restriction of flow. The restriction of flow, through a fire hydrant, by means of the "operating nut" is strictly prohibited.

3.02 - Connection to the Town System

A.Connections: Connections to the Town system shall be in a neat and workmanlike manner. The connection shall be inspected and approved by the Town. Under no circumstances shall a non-disinfected main, which cannot be isolated, be connected to an existing distribution main in service.

B.Tapping Existing Mains: Main Line Connections: Unless otherwise approved by the Town, all main line connections shall be made by means of a tee.

C.Service Taps/Stubouts: During new main line construction, service line stubouts may only be installed after the required tests have been completed and approved by the Town. Stubouts shall be installed by the main line Contractor. Stubouts shall terminate at the curb stop valve. Curb stop valves shall be installed at the property line or edge of easement. The minimum separation distance between service line taps on the main shall be 18 inches.

The Contractor shall install all new service line taps. All tees/taps shall be witnessed and approved by the Town. Any tap preformed without a Town inspection and approval shall be considered "illegal system tampering" and punished in accordance with the provisions of Section 1-4-20 of this Code for each offense. Each day any person is in violation of Chapter 13 of the Minturn Municipal code and shall constitute a separate offense. (Ord. 7-2018 , §4)

SECTION 4 - CONSTRUCTION ACCEPTANCE

4.01 - Requirements

A.Field Maintenance Inspections

1.Fire Hydrant (To Grade and Operated). The fire hydrant shall be straight and plumb, and shall be operated with proper drainage. See Fire Hydrant Assembly detail.

2.Rough Grade Inspection. Above-ground attributes are to be in a reasonable grade so as not to allow standing water to accumulate on top of or allow drainage into the attributes of the system. All attributes within the road right-of-way/easement shall be protected from traffic, equipment, etc.

3.Warranty Period. During the 1-year warranty period that begins at Construction Acceptance, the Town will test the integrity of the telemetry and cathodic protection systems. Remedial repair and subsequent testing will be made by the applicant.

4.Redline Submittal. A redline submittal will be required to be made from the contractor to the engineer in order to facilitate the completion of as-builts in a timely manner.

SECTION 5 - FINAL ACCEPTANCE

5.01 - Requirements

The following items shall be required to be submitted to the Town for approval prior to Final Acceptance. Once these items have been received, reviewed, and approved by the Town Administrator, Final Acceptance may occur.

A.Final Grade and Paving Inspection: All system attributes shall be fully operational and meet Town Standards. Back lot access shall meet Town Standards. The ring and cover shall be centered over the cone section. All system attributes shall meet or exceed Town Standards.

B.Drawings of Record: Field measured Drawings of Record shall be submitted to the Town in the specific format as required by the Town. The Drawings of Record shall include, but not be limited to, all attribute information including main lengths, all bends (horizontal and vertical), valves, hydrants, materials, pipe diameters, encasement, insulation, pipe deflections, and service line information which shall include size, location of line, tap and curb stop. Water and Sewer Drawings of Record shall be submitted on the same drawing. The submittal will contain the swing ties for service lines. The Town requires a digital format using District formatting (AutoCAD Release 14 or newer), and three (3) black line copies of the field-measured Drawings of Record. The Drawings of Record shall also depict the established easement for each line segment with reference to the specific Town of Minturn recording information. Construction drawings will not be accepted as Drawings of Record.

C.Final Inspection: The District shall perform a final walk-through inspection prior to Final Acceptance. The purpose of this inspection is to determine if any changes have occurred since the final grade and paving inspection that would negatively effect the operation of the system. The owner or the owner's designated representative is required to accompany the Town's Inspector during this final inspection.

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4/19/24	Final Plan

Title:
WATER CONSTRUCTION SPECIFICATIONS

Sheet:
C.216

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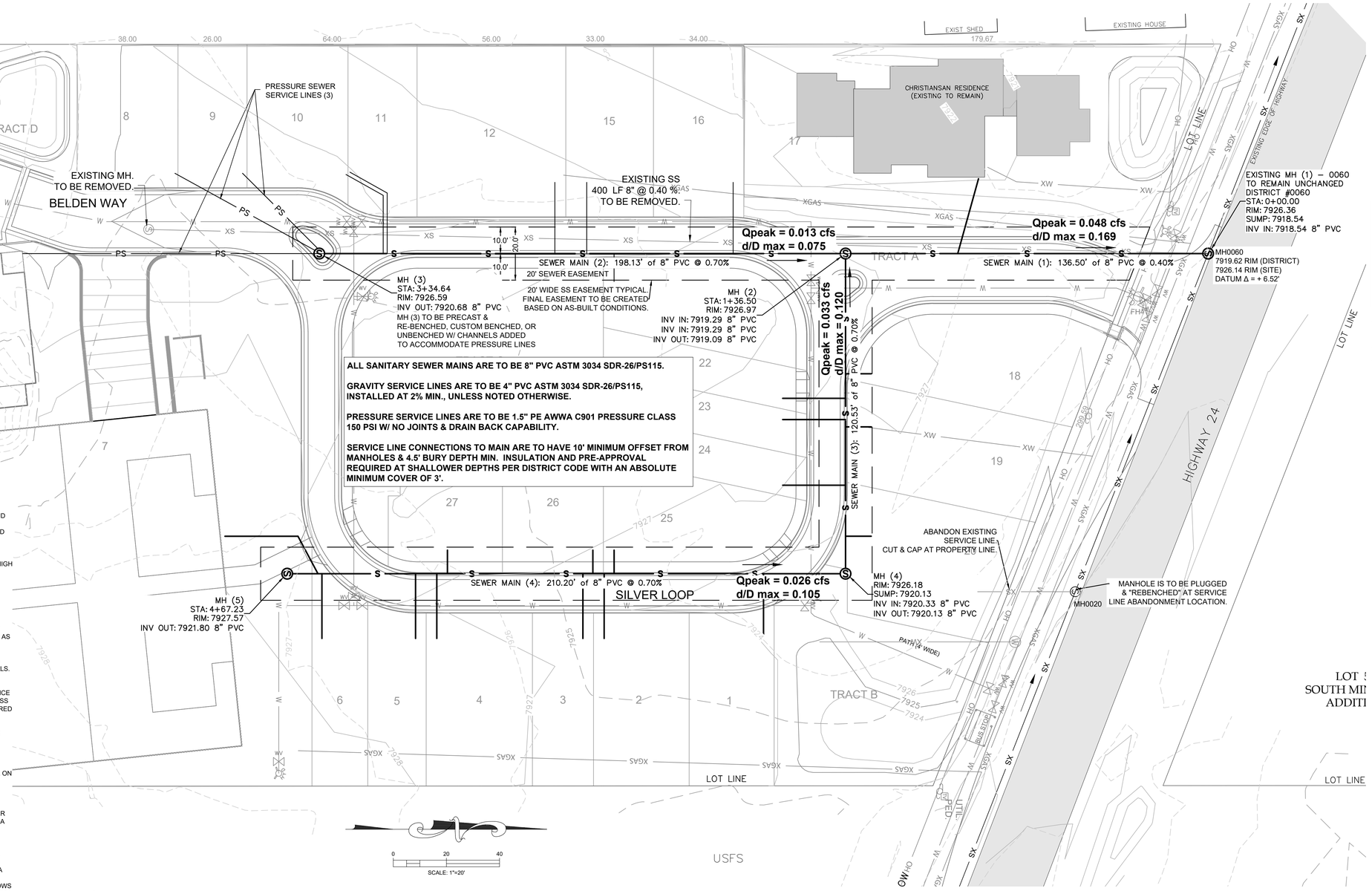

ALL SANITARY SEWER MAINS ARE TO BE 8" PVC ASTM 3034 SDR-26/PS115.

GRAVITY SERVICE LINES ARE TO BE 4" PVC ASTM 3034 SDR-26/PS115, INSTALLED AT 2% MIN., UNLESS NOTED OTHERWISE.

PRESSURE SERVICE LINES ARE TO BE 1.5" PE AWWA C901 PRESSURE CLASS 150 PSI W/ NO JOINTS & DRAIN BACK CAPABILITY.

SERVICE LINE CONNECTIONS TO MAIN ARE TO HAVE 10' MINIMUM OFFSET FROM MANHOLES & 4.5' BURY DEPTH MIN. INSULATION AND PRE-APPROVAL REQUIRED AT SHALLOWER DEPTHS PER DISTRICT CODE WITH AN ABSOLUTE MINIMUM COVER OF 3'.

TRACER WIRE PLAN

GENERAL
WIRE SHALL BE INSTALLED WITH ALL BURIED MAIN AND SERVICE PIPELINES IN THE WATER AND WASTEWATER SYSTEM. ALL TRACER WIRE SHALL HAVE HDPE INSULATION INTENDED FOR DIRECT BURY, COLOR CODED PER AMERICAN PUBLIC WORKS ASSOCIATION (APWA) STANDARD FOR THE SPECIFIC UTILITY BEING MARKED. WIRE INSULATION FOR POTABLE WATER WILL BE COLORED BLUE AND WIRE INSULATION FOR WASTEWATER WILL BE COLORED GREEN. WIRE INSULATION FOR THE LEAD FROM THE GROUNDING ANODE WILL BE COLORED RED.
OPEN TRENCH - TRACER WIRE SHALL BE #12 AWG COPPER CLAD STEEL, OR SOLID COPPER, HIGH STRENGTH WITH MINIMUM 300 LB. BREAK LOAD, WITH MINIMUM 30 MIL HOPE INSULATION THICKNESS. APPROVED MANUFACTURER: COPPERHEAD INDUSTRIES, PRO LINE SAFETY PRODUCTS, OR APPROVED EQUAL.

CONNECTORS
DIRECT BURY WIRE CONNECTORS SHALL INCLUDE 3-WAY LOCKABLE CONNECTORS AND MAINLINE TO LATERAL LUG CONNECTORS SPECIFICALLY MANUFACTURED FOR USE IN UNDERGROUND TRACER WIRE INSTALLATION. CONNECTORS SHALL BE DIELECTRIC SILICONE FILLED TO SEAL OUT MOISTURE AND CORROSION, AND SHALL BE INSTALLED IN A MANNER SO AS TO PREVENT ANY UNINSULATED WIRE EXPOSURE. NON LOCKING FRICTION FIT, TWIST ON OR TAPED CONNECTORS ARE PROHIBITED. APPROVED MANUFACTURERS: BURNDY SPLIT BOLD CONNECTOR, COPPER TO COPPER, SOU ARE HEAD WITH KING INNOVATION SPLIT BOLT AQUA HOUSING 69105 OR COPPERHEAD INDUSTRIES SNAKEBITE CONNECTOR, OR APPROVED EQUALS.

TERMINATION/ ACCESS
ALL TRACER WIRE TERMINATION POINTS AT WATER SERVICE CURB STOPS ANO SEWER SERVICE CLEANOUTS MUST UTILIZE AN APPROVED TRACER WIRE ACCESS BOX (ABOVE GROUND ACCESS BOX OR GRADE LEVEL/IN-GROUND ACCESS BOX AS APPLICABLE), SPECIFICALLY MANUFACTURED FOR THIS PURPOSE AS SPECIFIED BELOW FOR THE TYPE OF PIPELINE. ALL GRADE LEVEL/IN-GROUND ACCESS BOXES SHALL BE APPROPRIATELY IDENTIFIED WITH SEWER OR WATER CAST INTO THE CAP AND BE COLOR CODED. A MINIMUM OF TWO (2) FEET OF SERVICE LOOP WIRE IS REQUIRED IN ALL TRACER WIRE ACCESS BOXES AFTER MEETING FINAL ELEVATION. ALL TRACER WIRE ACCESS BOXES MUST INCLUDE A MANUALLY INTERRUPTIBLE CONDUCTIVE/CONNECTIVE LINK BETWEEN THE TERMINAL(S) FOR THE TRACER WIRE CONNECTION AND THE TERMINAL FOR THE GROUNDING ANODE WIRE CONNECTION. GROUNDING ANODE WIRE SHALL BE CONNECTED TO THE IDENTIFIED (OR BOTTOM) TERMINAL ON ALL ACCESS BOXES.

GROUNDING
TRACER WIRE MUST BE PROPERLY GROUNDED AT ALL DEAD ENDS/STUBS AND AT ALL CONNECTION POINTS TO EXISTING SYSTEMS WITHOUT TRACER WIRE. GROUNDING OF TRACER WIRE SHALL BE ACHIEVED BY USE OF A DRIVE-IN MAGNESIUM GROUNDING ANODE ROD WITH A MINIMUM OF 20 FEET OF #12 RED HOPE INSULATED COPPER CLAD STEEL OR SOLID COPPER WIRE CONNECTED TO ANODE (MINIMUM 1 LB.) SPECIFICALLY MANUFACTURED FOR THIS PURPOSE, AND BURIED AT THE SAME ELEVATION AS THE UTILITY. WHEN GROUNDING THE TRACER WIRE AT DEAD ENDS/STUBS, THE GROUNDING ANODE SHALL BE INSTALLED IN A DIRECTION 180 DEGREES OPPOSITE OF THE TRACER WIRE, AT THE MAXIMUM POSSIBLE DISTANCE. WHERE THE ANODE WIRE WILL BE CONNECTED TO A TRACER WIRE ACCESS BOX, A MINIMUM OF TWO FEET OF SERVICE LOOP IS REQUIRED AFTER MEETING FINAL ELEVATION. GENERAL TRACER WIRE INSTALLATION SHALL BE PERFORMED IN SUCH A MANNER THAT ALLOWS PROPER ACCESS FOR CONNECTION OF LINE TRACING EQUIPMENT, PROPER LOCATING OF WIRE WITHOUT LOSS OR DETERIORATION OF LOW FREQUENCY (512HZ) SIGNAL FOR DISTANCES IN EXCESS OF 1,000 LINEAR FEET, AND WITHOUT DISTORTION OF SIGNAL CAUSED BY MULTIPLE WIRES BEING INSTALLED IN CLOSE PROXIMITY TO ONE ANOTHER. TRACER WIRE SYSTEMS MUST BE INSTALLED AS A SINGLE CONTINUOUS WIRE, EXCEPT WHERE USING APPROVED CONNECTORS. NO LOOPING OR COILING OF WIRE IS ALLOWED. ANY DAMAGE OCCURRING DURING INSTALLATION OF THE TRACER WIRE MUST BE IMMEDIATELY REPAIRED BY REMOVING THE DAMAGED WIRE, AND INSTALLING A NEW SECTION OF WIRE WITH APPROVED CONNECTORS. TAPING AND/OR SPRAY COATING ARE PROHIBITED. TRACER WIRE SHALL BE INSTALLED AT THE TOP HALF OF THE PIPE ANO SECURED (TAPED/TIED) AT FIVE FEET INTERVALS. TRACER WIRE MUST BE PROPERLY GROUNDED AS SPECIFIED.

AT ALL WATER AND WASTEWATER MAINLINE DEAD-ENDS, AND AT WATER SERVICE LINE CURB STOPS AND WASTEWATER SERVICE LINE CLEANOUTS CLOSEST TO THE PROPERTY BEING SERVED, TRACER WIRE SHALL GO TO GROUND USING AN APPROVED CONNECTION TO A DRIVE-IN MAGNESIUM GROUNDING ANODE ROD, BURIED AT THE SAME DEPTH AS THE SERVICE. (SEE GROUNDING) IF NO MAINLINE TRACER WIRE EXISTS AT A CONNECTION POINT, MAINLINE TRACE WIRE SHALL NOT BE CONNECTED TO EXISTING CONDUCTIVE PIPES. TREAT AS A MAINLINE DEAD END, GROUND USING AN APPROVED WATERPROOF CONNECTION TO A GROUNDING ANODE BURIED AT THE SAME DEPTH AS THE MAIN. ALL SERVICE LATERAL TRACER WIRE SHALL BE A SINGLE WIRE, CONNECTED TO THE MAINLINE TRACER WIRE USING A MAINLINE TO LATERAL LUG CONNECTOR, INSTALLED WITHOUT CUTTING/SPLICING THE MAINLINE TRACER WIRE. IN OCCURRENCES WHERE AN EXISTING TRACER WIRE IS ENCOUNTERED ON AN EXISTING UTILITY THAT IS BEING EXTENDED OR TIED INTO, THE NEW TRACER WIRE AND EXISTING TRACER WIRE SHALL BE CONNECTED USING APPROVED SPLICE CONNECTORS.

SANITARY SEWER SYSTEM
A MAINLINE TRACER WIRE MUST BE INSTALLED, WITH ALL SERVICE LATERAL TRACER WIRE PROPERLY CONNECTED TO THE MAINLINE TRACER WIRE, TO ENSURE FULL TRACING/LOCATING CAPABILITIES FROM A SINGLE CONNECTION POINT. TRACER WIRE ON ALL SEWER SERVICE LATERALS MUST TERMINATE AT AN APPROVED TRACER WIRE ACCESS BOX COLOR CODED GREEN AND LOCATED DIRECTLY ADJACENT TO THE SEWER SERVICE CLEANOUT CLOSEST TO THE STRUCTURE BEING SERVED. A GROUNDING ANODE SHALL BE INSTALLED BENEATH THE CLEANOUT AT THE DEPTH OF THE SERVICE. ACCESS BOX APPROVED MANUFACTURER: COPPERHEAD INDUSTRIES SNAKE-PIT OR APPROVED EQUAL.

ERWSD Standard Plan Notes

1. All materials, workmanship, and construction shall meet or exceed the standards and specifications set forth in the Eagle River Water and Sanitation District Rules and Regulations. Where there is conflict between these Plans and the Rules and Regulations or any applicable Standards, the more stringent Standard shall apply. All work shall be inspected and approved by the ERWSD Construction & Town Inspector(s) as required.
2. Contractor shall schedule a mandatory pre-construction meeting at the construction site a minimum of three (3) business days after the plans have been submitted. Participants shall include, but are not limited to: the Applicant; Applicant's contractor, excavator and engineer; and the District representative. Construction may begin once the meeting has concluded and the District Inspector has signed off.
3. The Contractor shall have one (1) signed copy of the approved Plans, one (1) copy of the appropriate criteria and specifications, and a copy of any permits and extension agreements needed for the job onsite at all times.
4. Provide a complete Bill of Materials for all proposed water and wastewater infrastructure.
5. The Contractor shall be responsible for all aspects of safety including, but not limited to, excavation, trenching, shoring, traffic control, and security.
6. If during the construction process conditions are encountered which could indicate a situation that is not identified in the Plans or specifications, the Contractor shall contact the ERWSD Construction & Town Inspector(s) immediately.
7. Submit traffic control plans as approved by the appropriate governing agency.
8. The Contractor is responsible for providing all labor and materials necessary for the completion of the intended improvements shown on these drawings or as designated to be provided, installed, or constructed unless specifically noted otherwise.
9. The Contractor shall be responsible for recording As-Built information on a set of record drawings kept on the construction site and available to the ERWSD Construction & Town Inspector(s) at all times. All as-built information shall be field surveyed under the direct care and supervision of a licensed Professional Land Surveyor.
10. The contractor shall obtain locates prior to any excavation.
11. The contractor is responsible for any damage to any utility facilities as a result of their actions. The contractor shall make the required repairs immediately to the satisfaction of the affected utility.
12. Eagle River Water and Sanitation District does not guarantee the accuracy of the locations of existing pipelines, manholes, hydrants, valves and service lines. If field conditions are found to be different than shown on the plans, the contractor shall notify the inspector(s) and design engineer immediately.
13. All trenching and backfill shall be in accordance with Appendix E of the ERWSD Rules and Regulations.

ERWSD Sanitary Sewer Construction Notes

1. All sanitary sewer construction is subject to the most recently adopted ERWSD Rules and Regulations.
2. All sanitary sewer mains shall be a minimum of 8" in diameter.
3. All sanitary sewers shall be installed with a minimum of 4.5ft cover to top of pipe and a maximum of 14ft cover to top of pipe.
4. Tracer wire per Appendix E1.12 to be installed on all sanitary sewer lines, to include both mains and service lines.
5. All sanitary sewers shall be bedded per Appendix E, Detail E-01
6. All sanitary sewers shall be installed a minimum of 10ft horizontally away from domestic water or secondary containment must be used.
7. All sanitary sewers must be tested in accordance with ERWSD Rules and Regulations Article 9.3.3.
8. All sanitary sewer service lines shall be constructed along the shortest and straightest route possible.
9. Sanitary sewer services shall be connected a minimum of 10 feet outside of manholes with a wye connection.
10. Sanitary sewer service lines taps must be a minimum of 18" apart.
11. Sanitary sewer service cleanouts should be placed outside of the ROW whenever possible.

SHEET INDEX SEWER

C.220	SEWER OVERVIEW W/ CALCULATIONS
C.221	SEWER P & P - BELDEN WAY
C.222	SEWER P & P - SILVER LOOP
C.223	SEWER DETAILS
C.224	SEWER CONSTRUCTION SPECIFICATIONS 1
C.225	SEWER CONSTRUCTION SPECIFICATIONS 2

Pipe ID	# of Units added	Q_{avg} 198 gpd/unit gpd	Q_{avg} gpm	Q_{peak} Factor=4 gpm	Q_{peak} cfs	Q_{peak} combined cfs	Pipe Slope	Velocity @ Qpeak ft/s	d (depth) @ Qpeak ft	d/D max 8"Dia.Pipe typical
1	1	198	0.14	0.55	0.001	0.048	0.40%	1.240	0.113	0.169
2	11	2178	1.51	6.05	0.013	0.013	0.70%	0.980	0.050	0.075
3	6	1188	0.83	3.30	0.007	0.033	0.70%	1.320	0.080	0.120
4	21	4158	2.89	11.55	0.026	0.026	0.70%	1.250	0.070	0.105
Totals	39	7722	5.36	21.45	0.048					

EXIST	7	1386	0.96	3.85	0.009	0.009	0.40%	0.074	0.050	0.075

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Belden Place PUD

South Mintum Addition
Lots 29, 31 & 32
Mintum, Colorado

PLANS ARE NOT FOR CONSTRUCTION UNLESS STAMPED "APPROVED FOR CONSTRUCTION" BY PROPER AUTHORITIES.

DATE	REVISION
2/15/22	Easement Coordination
3/20/24	Final Plan Resubmittal
4/15/24	Final Plan Revised
4/19/24	Final Plan

Title: SEWER OVERVIEW W/ CALCULATIONS

Sheet: C.220

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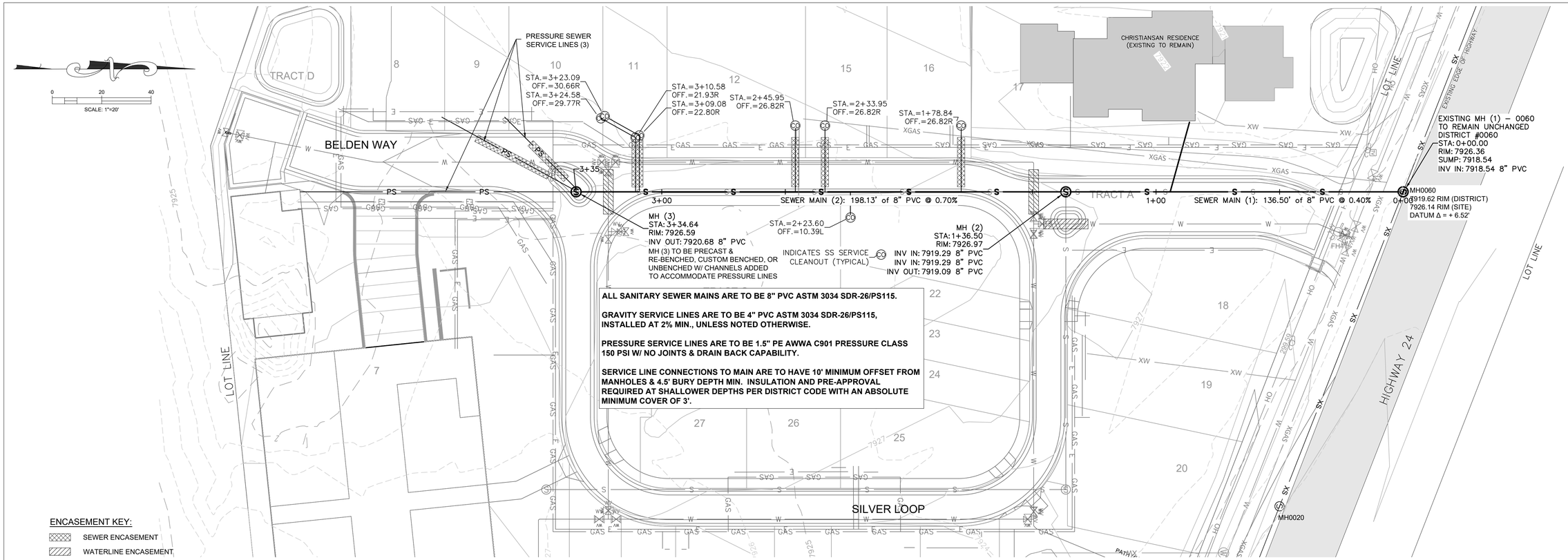
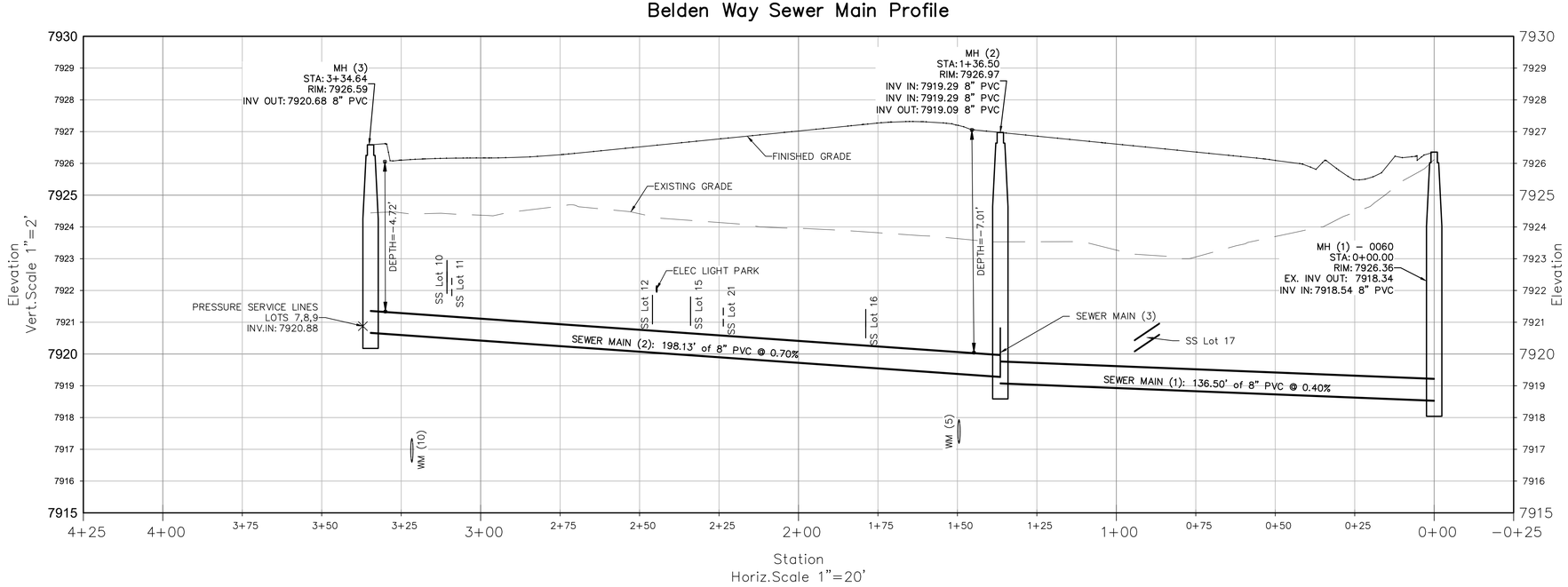


Belden Way Sewer Main Profile



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SEWER P & P
BELDEN WAY

Sheet:

C.221

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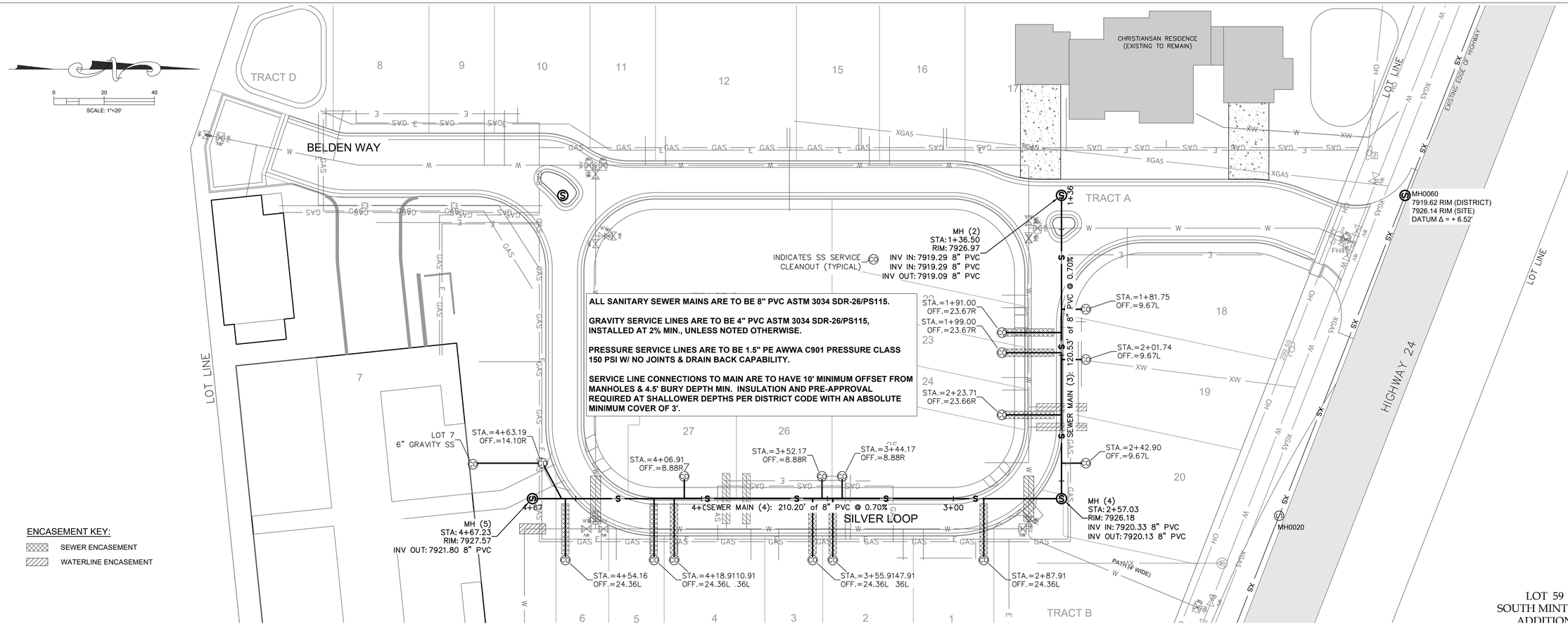
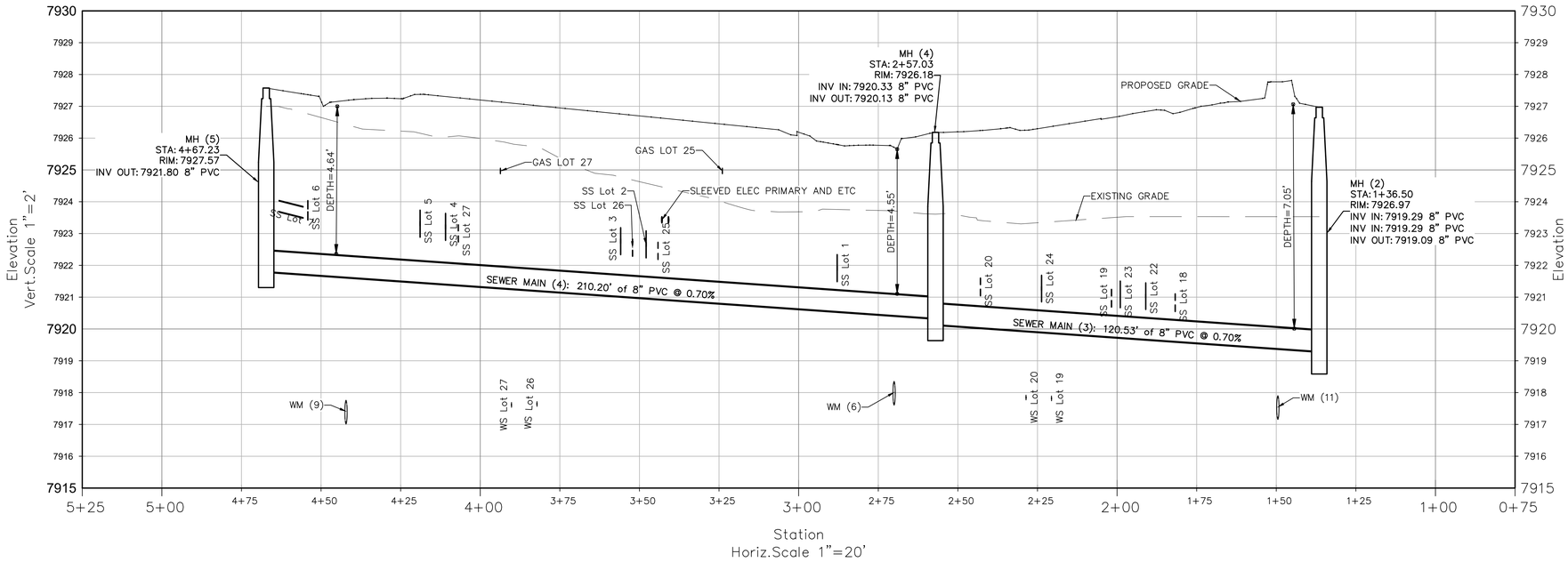


Silver Loop Sewer Main Profile



LOT 59
SOUTH MINTU
ADDITION

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SEWER P & P
SILVER LOOP

Sheet:

C.222

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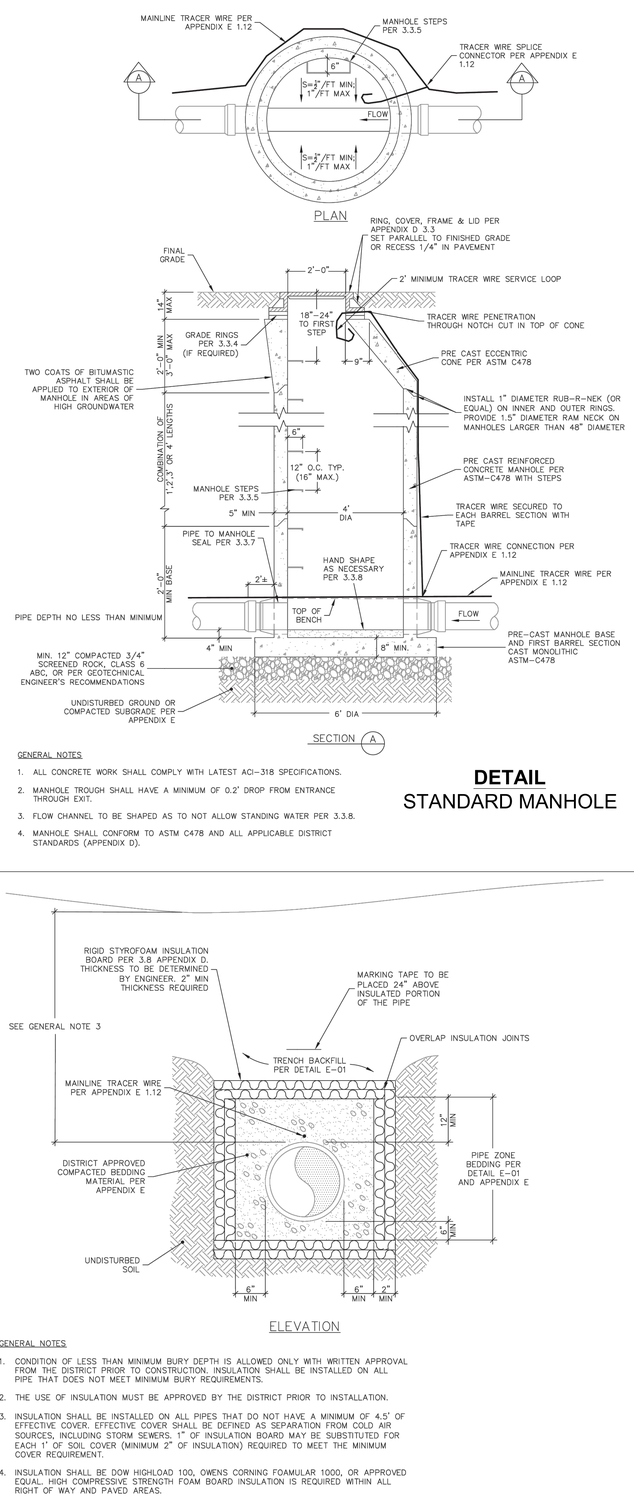
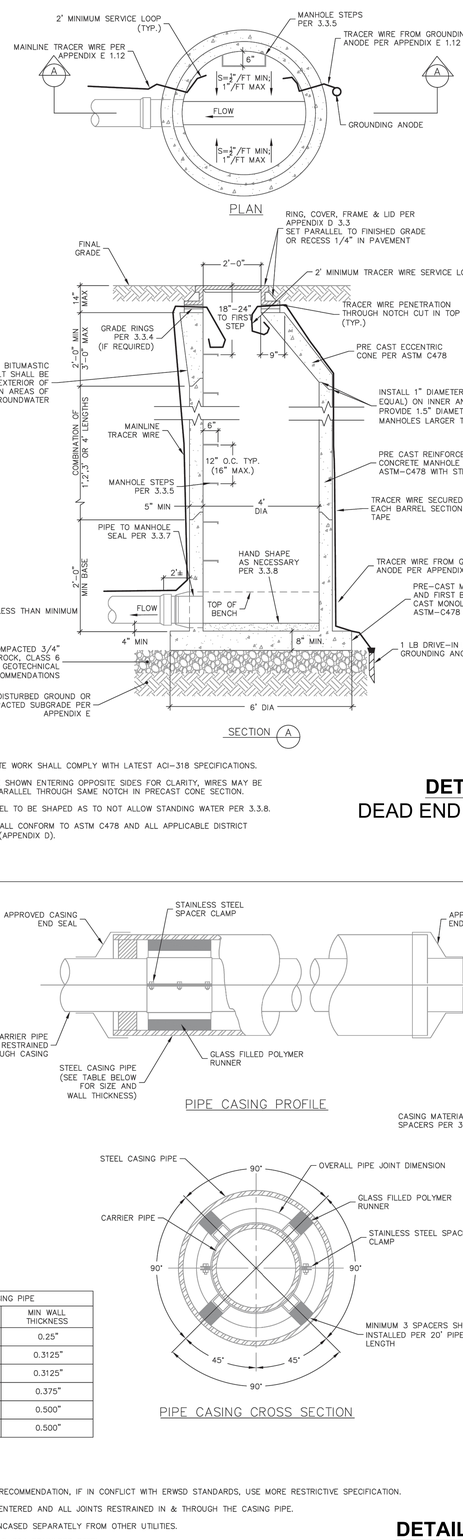


GENERAL NOTES

1. ALL CONCRETE WORK SHALL COMPLY WITH LATEST ACI-318 SPECIFICATIONS.
2. MANHOLE TROUGH SHALL HAVE A MINIMUM OF 0.2' DROP FROM ENTRANCE THROUGH EXIT.
3. FLOW CHANNEL TO BE SHAPED AS TO NOT ALLOW STANDING WATER PER 3.3.8.
4. MANHOLE SHALL CONFORM TO ASTM C478 AND ALL APPLICABLE DISTRICT STANDARDS (APPENDIX D).

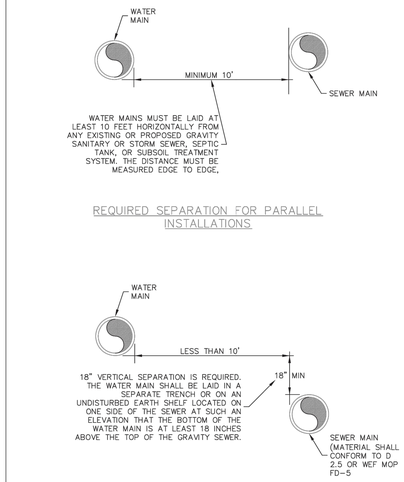
DETAIL
STANDARD MANHOLE

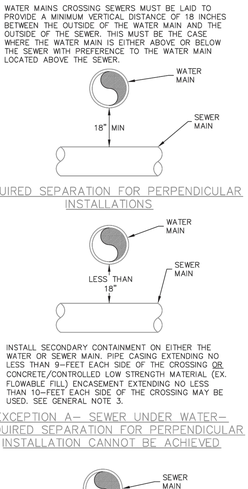


GENERAL NOTES

1. ALL CONCRETE WORK SHALL COMPLY WITH LATEST ACI-318 SPECIFICATIONS.
2. TRACER WIRE SHOWN ENTERING OPPOSITE SIDES FOR CLARITY, WIRES MAY BE INSTALLED PARALLEL THROUGH SAME NOTCH IN PRECAST CONE SECTION.
3. FLOW CHANNEL TO BE SHAPED AS TO NOT ALLOW STANDING WATER PER 3.3.8.
4. MANHOLE SHALL CONFORM TO ASTM C478 AND ALL APPLICABLE DISTRICT STANDARDS (APPENDIX D).

DETAIL
DEAD END MANHOLE





GENERAL NOTES

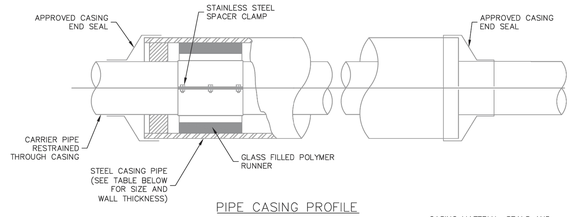
1. WATER PIPES MUST NOT PASS THROUGH OR COME IN CONTACT WITH ANY PART OF A SEWER MANHOLE. WATER MAIN SHOULD BE LOCATED AT LEAST 10 FEET FROM SEWER MANHOLES.
2. PIPE SEPARATION MUST COMPLY WITH STATE OF COLORADO DESIGN CRITERIA FOR POTABLE WATER SYSTEMS, SECTION 8.8 (ALL DETAILS REGARDING SEPARATION BETWEEN WATER AND SEWER).
3. SECONDARY CONTAINMENT- THE PIPE CASING MUST BE OF WATERTIGHT MATERIAL WITH NO JOINTS. THE CASING PIPE MATERIALS MAY BE STEEL, DUCTILE IRON, FIBERGLASS, FIBERGLASS REINFORCED POLYMER MORTAR (FRPM), OR POLYVINYLCHLORIDE (PVC) WITH SUITABLE CARRIER PIPE SUPPORTS AND CASING PIPE END SEALS.
4. SECONDARY CONTAINMENT REQUIRED UNLESS THE VERTICAL DISTANCE EXCEEDS 5 FEET. THE CASING MUST BE A SINGLE SECTION OF STEEL OR DUCTILE IRON PIPE. THE DESIGN MUST INCLUDE A MEANS TO SUPPORT THE INTERCEPTOR OR SEWER MAIN TO PREVENT SETTLEMENT AND PERMIT MAINTENANCE OF THE WATER MAIN WITHOUT DAMAGE TO THE SEWER PIPE. CROSSINGS INVOLVING JOINTLESS PIPE SUCH AS HDPE, FUSIBLE PVC OR WELDED STEEL DO NOT REQUIRE INSTALLATION OF SECONDARY CONTAINMENT.

DETAIL
WATER & SANITARY SEWER SEPARATION

GENERAL NOTES

1. CONDITION OF LESS THAN MINIMUM BURY DEPTH IS ALLOWED ONLY WITH WRITTEN APPROVAL FROM THE DISTRICT PRIOR TO CONSTRUCTION. INSULATION SHALL BE INSTALLED ON ALL PIPE THAT DOES NOT MEET MINIMUM BURY REQUIREMENTS.
2. THE USE OF INSULATION MUST BE APPROVED BY THE DISTRICT PRIOR TO INSTALLATION.
3. INSULATION SHALL BE INSTALLED ON ALL PIPES THAT DO NOT HAVE A MINIMUM OF 4.5' OF EFFECTIVE COVER. EFFECTIVE COVER SHALL BE DEFINED AS SEPARATION FROM COLD AIR SOURCES, INCLUDING STORM SEWERS. 1" OF INSULATION BOARD MAY BE SUBSTITUTED FOR EACH 1' OF SOIL COVER (MINIMUM 2" OF INSULATION) REQUIRED TO MEET THE MINIMUM COVER REQUIREMENT.
4. INSULATION SHALL BE DOW HIGHLOAD 100, OWENS CORNING FOAMULAR 1000, OR APPROVED EQUAL. HIGH COMPRESSIVE STRENGTH FOAM BOARD INSULATION IS REQUIRED WITHIN ALL RIGHT OF WAY AND PAVED AREAS.

DETAIL
SEWER PIPE INSULATION



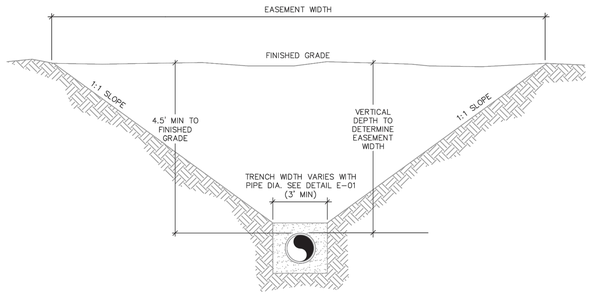
CARRIER PIPE NOMINAL ø	CASING PIPE	
	MIN OD	MIN WALL THICKNESS
4"	12"	0.25"
6"	16"	0.3125"
8"	18"	0.3125"
12"	22"	0.375"
16"	28"	0.500"
20"	32"	0.500"

GENERAL NOTES

1. FOLLOW MANUFACTURER'S RECOMMENDATION, IF IN CONFLICT WITH ERWSD STANDARDS, USE MORE RESTRICTIVE SPECIFICATION.
2. CARRIER PIPE SHALL BE CENTERED AND ALL JOINTS RESTRAINED IN & THROUGH THE CASING PIPE.
3. SEWER MAINS SHALL BE ENCASED SEPARATELY FROM OTHER UTILITIES.
4. ALL FASTENERS SHALL BE T-304 STAINLESS STEEL.
5. MAXIMUM DISTANCE BETWEEN SPACERS SHALL BE 6 FEET ON CENTER.

DETAIL
SEWER MAIN CASING

SEWER PIPE COVER DEPTH	MINIMUM EASEMENT WIDTH REQUIRED
4'6" TO 8'6"	20'
8'7" TO 11'0"	25'
11'1" TO 13'6"	30'
13'7" TO 16'0"	35'
16'1" TO 18'6"	40'
18'7" TO 21'0"	45'
21'1" TO 23'6"	50'



GENERAL NOTES

1. PIPE SHALL BE CENTERED IN EASEMENT.
2. ANY PROPOSED SEWER MAIN DEPTH GREATER THAN 14' DEEP REQUIRES AN ALTERNATIVES ANALYSIS AND DISTRICT APPROVAL.
3. CALCULATE EASEMENT WIDTH AS FOLLOWS:
   W = DEPTH TO TOP OF PIPE X 2 + 3 FEET
   (ROUNDED UP IN 5 FOOT INCREMENTS)

EXAMPLE:
10 FOOT DEEP PIPE = 10 X 2 + 3 = 23 FEET
W = 25 FOOT WIDE EASEMENT ROUNDED

DETAIL
SEWER EASEMENT WIDTH

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Title:

SEWER DETAILS

Sheet:

C.223

SEWER SPECIFICATIONS

THE FOLLOWING APPLICABLE CONSTRUCTIONS SPECIFICATIONS ARE A PORTION OF THE THE EAGLE RIVER WATER & SANITATION DISTRICT ("DISTRICT") RULES AND REGULATIONS FOR WATER AND WASTEWATER SERVICE.
TABLES, DRAWINGS, DETAILS AND EXHIBITS REFERENCED BELOW ARE INCLUDED IN THE APPENDICES OF THE DISTRICTS' RULES AND REGULATIONS

SECTION I – GENERAL REQUIREMENTS

1.1 Authority
The Standard Specifications for Sewer Mains (the "Specifications") are promulgated by the Eagle River Water & Sanitation District ("District"). The interpretation and enforcement of the Specifications is hereby delegated to the District Regulations Administrator.

SECTION II – COLLECTION SYSTEM DESIGN AND LAYOUT

2.5.10 Manhole Connections
Any new main connection eight inches (8") or greater within a manhole shall match the crown of pipe to crown of pipe at the highest existing main currently within the manhole.

2.5.11 Location/Marking Tape
All lines connected to District mains in any way shall be marked with the appropriate marking tape per Section 3.6 and shall be placed twenty four inches (24") above the pipe.

2.6.3 Horizontal and Vertical Separation from Potable Water Mains Refer to detail D-11.

(a) Parallel Main Installations and Appurtenances:

Sewer mains and sewer service lines shall be installed at least ten feet (10') horizontally from any existing or proposed water main. The distance shall be measured edge to edge. In cases where it is not practical to maintain a ten foot (10') separation, the District may allow installation of the sewer main closer to a water main utilizing encasement or pressure rated joints, provided that the water main is on a separate trench or on an undisturbed earth shelf located on one side of the main and at an elevation so the bottom of the water main is at least eighteen inches (18") above the top of the sewer main. The District requires a ten-foot (10') separation between water and sewer appurtenances including manholes. If a manhole is installed, it will be measured from outside of manhole to outside of water attribute.

(b) Perpendicular Crossings – Sewer under Water:

If the sewer pipe crosses under the water main but less than eighteen inches (18") of clear space will exist, either the water main or sewer main must be installed with secondary containment. Acceptable options include a pipe casing extending no less than nine feet (9') each side of the crossing. The pipe casing shall be of watertight material with no joints. The casing pipe materials may be steel, ductile iron, fiberglass, fiberglass reinforced polymer mortar (FRPM), or polyvinylchloride (PVC) with suitable carrier pipe supports and casing pipe end seals. Alternatively, concrete or Controlled Low Strength Material (ex. flowable fill) encasement of either pipe extending no less than ten-feet (10') each side of the crossing may be used.

(c) Perpendicular Crossings – Water under Sewer:

If the sewer pipe will cross above or over the water main, either the sewer pipe or water pipe shall be installed with secondary containment unless the vertical distance exceeds five feet (5'). Acceptable options include a pipe casing extending no less than 9- feet each side of the crossing. The casing must be a single section of steel or ductile iron pipe. The design must include a means to support the interceptor or sewer main to prevent settlement and permit maintenance of the water main without damage to the sewer pipe. Alternatively, concrete or Controlled Low Strength Material (ex. flowable fill) encasement of either pipe extending no less than 10-feet each side of the crossing may be used. Crossings involving jointless pipe such as HDPE, fusible PVE or welded steel do not require installation of secondary containment.

SECTION III – MATERIAL SPECIFICATIONS

3.1 General Requirements
All materials must conform to these Material Specifications and shall be new and undamaged. Acceptance of materials, or the waiving of inspection thereof, shall in no way relieve the Applicant of the responsibility for furnishing materials that meet the requirements of these Specifications.

3.2 Pipe and Fittings
The following materials are approved for District mains:

3.2.1 Polyvinyl Chloride (PVC) gravity pipe
Main installations from eight to fifteen inches (8" to 15") in diameter shall conform to ASTM D3034, and shall be either SDR-35/PS46 or SDR-26/PS115.
Main installations from eighteen to twenty-seven inches (18" to 27") in diameter shall conform to ASTM F679 and shall be SDR-26/P115. Push on joints and molded rubber gaskets shall conform to ASTM D3212.
Maximum pipe segment lengths shall be twenty feet (20'). Joint lubricant shall be nontoxic and water-soluble and supplied by the pipe manufacturer.

3.2.2 Polyvinyl Chloride (PVC) pressure pipe

(a) Yelomine
Yelomine pipe shall be SDR-21, restrained joint PVC pressure pipe and fittings having a minimum cell classification of 12454 as defined in ASTM D1784 and materials in conformance with ASTM D2241.

(b) C-900
AWWA C-900 pipe may be used for 8 " through 12" diameter pipe, and shall be pressure class 235 psi, DR18, with push-on joints and flexible elastomeric seals ASTM D3139/ASTM F477. All spigot ends shall be beveled to manufacturer's specifications with gaskets meeting ASTM F477 and joints in compliance with ASTM D3139.

3.2.3 Ductile Iron Pipe (DIP)
Ductile Iron Pipe shall be per ASTM A746, Class 52, 350 psi, AWWAC151. Push-on joints shall be ANSI/AWWA C111/A21.11. Factory applied Protecto 401, or equivalent, ceramic epoxy interior lining for DIP & fittings. Manufactured by U.S. Pipe and Foundry Company/Griffin Pipe Products or approved equal.

3.2.4 Service Line Taps
Factory wyes shall be used for all service line connections with new main installations. See Appendix B for requirements for new service line connections to existing mains.

3.2.5 Transition Adapter
If permitted on a case-by-case basis, Harco transition adapters or Shear Guard couplers may be used for pipe material transitions with prior approval. Fernco couplers shall not be permitted.

3.3 Manholes

3.3.1 Manhole
Manhole sections, base, riser, conical top sections, flat slab tops, and joint sealants between manhole sections shall be in accordance with ASTM C 478. Concrete used in cast in place manhole bases shall be per Section 3.3.10. All cone sections shall be the eccentric type. Openings through manhole risers shall be cored or cast-in, and access opening shall be twenty four-inch (24") diameter. Flat lid slabs are required on manholes with a depth of less than five feet (5') and must be eccentric.

3.3.2 Water Tightness
Manholes shall be watertight and constructed of precast concrete. Barrel sections, cones and frame joints shall all be sealed with a double Rub R Nek, or other equivalent material approved by the District. In areas of high groundwater or otherwise required by the District, a bituminous coating, or approved equal waterproofing material, shall be applied to the exterior of the manhole. Manhole vacuum testing shall be required by the District on all manholes in all areas of high groundwater.

3.3.3 Rings and Covers
Manhole rings and covers shall be heavy duty castings ASTM A 536 or gray cast iron per ASTM A 48 and all components shall be traffic rated to AASHTO HS-20. Ring and cover combined weight shall be greater than 245 pounds and machined to fit securely with a non-rocking cover. Manhole covers shall be twenty-four inch (24") in diameter and have a minimum of twenty-two and one-eighth inches (22-1/8") diameter clearance, have a waffle pattern with a flat lid and the lettering "SEWER" cast on the cover. Covers shall be D & L brand model A-1043 or accepted equal. Precision Cover Systems, Inc. (PCSI) fully-adjustable manhole covers with variable grade rings shall be installed in roadways.

3.3.4 Grade Rings
Grade rings shall be in accordance with ASTM C 478 and the maximum height of grade rings shall not exceed eleven inches (11").

3.3.5 Manhole steps
Steps shall be comprised of grade 60 deformed rebar encased in a polypropylene copolymer plastic with a tread width of fourteen inches (14"). The steps shall be M.A. Industries No. PS2-PF or PS2-PF-DF or approved equal. Steps shall be cast in place during manufacturing of the manhole sections and shall be six inches (6") from face of manhole. The top most step shall be installed between eighteen (18") and twenty-four inches (24") from the rim of the manhole. Manhole steps shall be vertically aligned and plumb. Steps shall be typically spaced at twelve inches on-center vertically with a maximum spacing of sixteen inches (16"). Steps shall not be installed in the "chimney" portion of the manhole. Entry steps shall be located in the barrel and cone sections of the manhole. See Standard Manhole Detail D-01.

3.3.6 Joint Sealant
Joints shall be sealed with Rub-R-Nek LTM or approved equal installed on the inner and outer ring. Sealant shall be a flexible gasket-type of Butyl rubber, Federal Specifications SS-S-210 (210-A), per ASTM C990-09, AASHTO M-198 75 1. Sealant shall be applied on all surfaces between precast concrete adjusting ring and casting, individual precast concrete adjusting rings, and precast concrete adjusting ring and cone joints. A compatible primer or solvent as recommended by manufacturer of butyl base material shall be used to prepare surfaces prior to application of butyl base material and riser rings. Two gaskets with a minimum cross sectional area equivalent to one inch (1") in diameter are required per joint on forty-eight inch (48") diameter manholes. Gaskets for manholes greater than forty-eight inches (48") in diameter shall have a minimum cross sectional area of one and one-half inches (1 ½").

3.3.7 Pipe to Manhole Seal
KOR-N-Seal, A-Lok, or approved equal flexible rubber boot in a cored hole per ASTM C 923 shall be used for installations in pre-cast bases.
For installations in cast-in-place bases (upon approval and on existing mains only), all pipe-to-manhole connections shall use two elastomeric Kor-N-Seal, or approved equal, "O"-ring water stops minimum per ASTM F477.

3.3.8 Flow Channel
The flow channel straight through a manhole should be made to conform as closely as possible in shape and slope to that of the connecting mains and shall have two tenths of a foot (0.2') minimum fall through the channel for a standard manhole. Channel depth and width shall equal the largest pipe diameter. The channel walls should be formed or shaped to the full height of the crown of the outlet main in such a manner as to not obstruct maintenance, inspection or flow in the sewers.

3.3.9 Bench
All manholes shall be constructed with a full bench configuration, in which the top of the invert channel walls shall match the crown of pipe elevation. The horizontal bench surface shall be sloped at a minimum of one-half inch (½") per foot, maximum of one inch (1") per foot with a medium broomed finish, perpendicular to the main direction of flow.

3.3.10 Manhole Base
The foundation for each manhole base shall be prepared by replacing unsuitable material with sub grade stabilization material in accordance with Appendix E-Earthwork.
The manhole base shall be precast (in accordance with ASTM C478) unless the manhole ties into an existing main, in which case a cast-in-place base may be used.
The invert shall be formed and smoothly finished to match the shape and elevation of all pipes connected to the manhole. Where the sewer line is designed with a continuous grade through the manhole, the pipe shall be laid through the manhole location, the top half of the pipe cut out and the manhole base formed around the bottom half of the pipe.
All concrete used in construction of cast-in-place manholes and bases shall be CDOT Class D. Concrete reinforcement shall be epoxy-coated steel reinforcing bars in accordance with ASTM A-615, Grade 60. In instances where a manhole ties into an existing main and a cast-in-place base is used, the first pre-cast manhole section shall be placed on the concrete base structure before the base has taken initial set, or the section shall be grouted into a suitable groove formed in the top of the manhole base.
The first section shall be adjusted to the proper grade and alignment so that it is uniformly supported by the base concrete and not bearing on any of the pipes. The manhole steps shall be located one-foot left or right of the main inflow pipe.
The remaining pre-cast sections shall be placed and aligned to provide vertical sides and alignment of the ladder rungs. Plumbness shall be checked as each barrel section is added. A bituminastic or other approved sealer shall be placed between pre-cast sections so that the completed manhole is rigid and watertight. The sealer shall be placed both on the inside lip as well as the outside lip of each section.

3.3.11 Interior Coatings
For drop manholes (or other applications as identified by the District), manhole interiors shall be coated with a Polyamidoamine Epoxy Primer with Polyamidoamine Epoxy Top Coat such as Tnemec Epoxoline Series L69 or equivalent. Preparation and application shall be per manufacturers' recommendations.

3.4 Concrete/Grout

3.4.1 General Requirements
Contractor shall provide the District Inspector with a specification sheet or mix design from the concrete supplier.

3.4.2 Concrete
All concrete used in construction of cast-in-place manholes and bases shall be CDOT Class D. Construction shall be in conformance with the Detail D-01.

3.4.3 Mortar and Grout
Non-shrink mortar and grout used in the shaping of inverts, grade ring gaps, sealing penetrations, or setting and anchoring cast iron shall consist of one part Type II Portland Cement and two parts of fine, clean sand. Only sufficient water shall be added to provide a stiff, workable cement mixture for proper troweling. Hydrate lime or masonry cement shall not be used. Where relatively thin portions of grout are to be applied (to a flow channel or top of bench) an approved epoxy bonding coat shall be applied to the exposed concrete surfaces prior to grouting.

3.5 Locating Disk
The District will provide green 3M brand Full-Range Disk Marker locating disks to the contractor for stub outs. The contractor shall ensure their correct installation.

3.6 Marking Tape
The installation of green marking tape is required on all sewer mains and service lines.
The tape shall be installed approximately 24 inches (24") above the main or line. The tape shall meet the following specifications:

(a) Five (5)-mil thick Polyethylene material.

(b) Solid green color with black lettering.

(c) Six inches (6") in width.

3.7 Casing Material and Spacers
Carrier pipes to be installed inside casings shall be installed with self-restraining casing spacers. Casing spacers shall provide axial thrust restraint to prevent pipe joint deflection during and after installation. They shall also provide dielectric insulation between the carrier pipe and the casing and facilitate installation of the carrier pipe into the casing. See Sewer Main Casing Detail D-5. Pipe casing shall be smooth wall welded steel ASTM A-53 Grade B cylinder fabricated in accordance with AWWA C200. External loading shall be AASHTO HS-20 highway or E-80 railroad loading, railroad loading plus jacking load. Casing joints shall have ends beveled for field welding, be butt welded with complete joint penetration welds around the entire circumference of the pipe, and be formed and accurately manufactured so that when pipes are placed together and welded they form a continuous casing with a smooth and uniform interior surface. Interlocking joints shall be Permalok Interlocking Pipe Joining System.
Casing spacers shall be stainless steel, two piece bolt-on style, minimum fourteen (14) gauge thickness and a minimum length of eleven inch (11"); casing spacers shall be installed every six feet (6') of the pipeline to support the pipe barrel and the weight of its contents, or at an appropriate spacing as determined by the engineer. The four runners shall be eleven inches (11") long at a minimum and manufactured of high abrasion resistant, low coefficient of friction, glass filled polymer. Runner heights shall be set to center the carrier pipe in the casing. Risers shall be ten (10) gauge maximum, and the coating shall be fusion-bonded epoxy or heat fused PVC. Casing spacer models shall be Uni-Flange Series UFRCS1300, Advance Products and Systems, Inc. SI-12; Pipeline Seal and Insulator, Inc. C12G or approved equivalent. Restrained casing spacers shall be provided at all pipe joints. Restrained casing spacers shall be UniFlange Series UFRCS1390 P or approved equivalent.
Casing end seals shall be preformed and designed to prevent entry of water or loss of material from casing. The end seals shall be made of one-eighth inch (1/8") thick 60 durometer EPDM or neoprene rubber held together with mastic strips to seal the edges.
The seals shall overlap the casing pipe by two inches (2") and shall be held on with AISI 304L stainless steel worm gear clamps. Casing end seals shall be Advance Products and Systems, Inc. AC or AW; Pipeline Seal and Insulator, Inc. C or W; or approved equivalent.

3.8 Tracer Wire (REQUIRED)
See Appendix E

SECTION IV – PIPE INSTALLATION & CONSTRUCTION

4.1 Safety
Job site safety shall be the responsibility of the contractor. The District Inspector may refuse to enter a jobsite if deemed unsafe by Occupational Health and Safety Act (OSHA) standards. Failure to provide a safe jobsite may prevent the District from conducting an inspection.

4.2 Handling of Materials
Pipe and fittings shall be loaded and unloaded by lifting so as to avoid shock or damage. Under no circumstances shall material be dropped. If, however, any part of the pipe is damaged, the replacement or repair of the damaged pipe shall be done to the satisfaction of the District. Any pipe or fittings that are not acceptable to the District shall be removed from the job site immediately. All pipe-handling equipment and pipe handling methods shall be in accordance with the methods and equipment recommended by the manufacturer.
Under NO circumstance shall forks be inserted into any pipe and or fitting.
Pipe shall be stored and handled in accordance with manufacturer's recommendations.
Any pipe with UV degradation or bowing may be rejected by the District Inspector. All pipe shall be delivered to the project site and stored with factory applied end caps intact.

4.3 Inspection and Preparation of Pipe and Fittings
Before placing pipe in the trench, each pipe or fitting shall be thoroughly cleaned of all foreign material, kept clean at all times thereafter, and carefully examined for cracks, warping, or any other defects before installation. Bell ends and spigot ends are to be examined and free of defects. Following the inspection, end caps shall be replaced prior to placing the pipe in the trench.
All lumps, blisters and excess coatings shall be removed from the pipe and fitting, and the outside of the spigot and the inside of the bell shall be wiped clean, dry and free from oil and grease before the pipe or fitting is installed. Dirt and any other material must be removed from the barrel of the pipe before installation.

4.4 Cutting and Fitting of Pipe
Pipe shall be cut in accordance with manufacturer's recommendations, whenever necessary, to conform to location of fittings, line, or grade. All cuts, when required, shall be straight, true and beveled and may be made with plastic pipe cutters or completed per the DIPRA Guidelines for Field Welding and Cutting Ductile Iron Pipe (August 2015). All burrs shall be removed from the ends of cut pipe and the ends of the pipe lightly rasped or filed.

4.5 Pipe Alignment and Grade
Manholes shall be installed at staked locations and elevations. Main installation stakes for alignment and grade shall be set by a surveyor under the guidance of a Professional Land Surveyor who is registered in the State of Colorado.
Pipe shall be installed at a constant grade from manhole to manhole. No grade breaks or low spots will be accepted. Pipe shall be installed with the bell ends facing in the direction of installation, unless directed otherwise by the District. Where pipe is to be installed on a grade of ten percent (10%) or greater, the installation shall start at the bottom and shall proceed upward with the bell ends of the pipe up grade.

4.6 Temporary Plugs
A mechanical pipe plug shall be used as a temporary plug during line installation to isolate the mainline extension from the existing collection system. All temporary plugs shall be provided by the Contractor.

4.7 Frost
No pipe or appurtenant structure shall be installed upon a foundation into which frost has penetrated, or if at any time there is danger of ice formation. No pipe or appurtenant structure shall be installed unless backfilling can be completed before the formation of ice and frost.

4.8 Lowering of Material into the Trench
Proper implements, tools and facilities satisfactory to the District shall be provided and used by the Contractor for the safe and convenient performance of the work. All pipe, manholes, and accessories shall be carefully lowered into the trench piece by piece by means of suitable tools and equipment, in such a manner as to prevent damage to the materials. Under no circumstances shall the materials be dropped or dumped into the trench.
If damage occurs to any pipe, manholes or main accessories in handling, the District inspector may reject the damaged material at the discretion of the inspector.

4.9 Installation of Pipe

4.9.1 General Requirements
Factory applied end caps shall remain installed on the pipe while it is being placed in the trench to prevent foreign material from entering the pipe. The end cap shall be left in place until the connection is to be made to the adjacent pipe. During installation, no debris, tools, clothing or other foreign materials shall be placed in the pipe.
As each length of pipe is placed in the trench, the spigot end shall be centered in the bell and the pipe inserted to the manufacturer's recommended depth with a slow steady pressure without jerky or jolting movements and brought to correct line and grade. The pipe shall be secured in place with bedding material tamped under it, except at the bells. Precautions shall be taken to prevent dirt from entering the joint space. No wooden blocking shall be left at any point under the pipeline. All pipe joints shall be uniform and smooth transitions shall exist from joint to joint or fitting.
See Appendix E for bedding, backfill and compaction requirements.

4.9.2 Ductile Iron Pipe
Push-On Joints: The inside of the bell, the outside of the spigot end, and the rubber gasket shall be thoroughly cleaned to remove oil, grit, excess coating, and other foreign matter. The rubber gasket shall be flexed inward and inserted into the gasket recess of the bell socket. NSF-61 approved gasket lubricant per the manufacturers recommendations shall be applied to either the inside face of the gasket, and the spigot end of the pipe, per the manufacturer's recommendations.
The spigot end of the pipe shall be placed in the bell end with care to prevent the joint from contacting the ground. Pipe furnished without a depth mark on the spigot end shall be marked before assembly to ensure insertion to the manufacturer's recommended depth. The pipe shall be kept in straight alignment and the joint shall be completed by inserting the pipe to the manufacturer's recommended depth with a slow, steady pressure by using a long pry bar, jack, lever puller, or backhoe bucket. A timber header should be used between the pipe and the jack or backhoe bucket to avoid damage to the pipe.
Upon completion of joining push-on joint pipe, an inspection shall be made to ensure that the gasket is correctly aligned in the gasket recess of the bell socket and not twisted or turned.

4.9.3 Polyvinyl Chloride Pipe
Elastomeric Gasket Joints: Immediately before joining two (2) lengths of PVC pipe, the inside of the bell or coupling, the outside of the spigot and the elastomeric gasket shall be thoroughly cleaned to remove all foreign material.
Lubrication of the joint and rubber gasket shall be done in accordance with the pipe manufacturer's specifications.
Care shall be taken that the correct elastomeric gasket, compatible with the annular groove of the bell, is used. Insertion of the elastomeric gasket in the annular groove of the bell or coupling must be in accordance with the manufacturer's recommendations.
The spigot and bell or coupling shall be aligned and inserted to the manufacturer's recommended depth or reference line. Installation or pushing shall be done in a smooth, steady motion. Upon completion of joining the pipe, an inspection shall be made to assure that the gasket is correctly aligned in the gasket recess of the bell socket and not twisted or turned. NO deflection will be allowed at a joint of PVC pipe.

4.9.4 Yelomine Pipe
Installation of Yelomine pipe shall be in accordance with the manufacturer's recommendations and specifications. Cleanout caps shall be installed with nonpermanent gaskets where applicable.

4.9.5 Job-Mixed Concrete
Job-mixed concrete shall be thoroughly mixed to combine aggregates, cement, and water into a uniform mass.

4.9.6 Ready-Mixed Concrete
Said materials must be proportioned, mixed and transported in accordance with ASTM C94. Any concrete not plastic and workable when it reaches project shall be rejected.
See Section 3.4 for material specifications.

4.10 Manholes
Manholes shall be precast, watertight and constructed in accordance with the District's standard details and per Section 3.3. For precast manhole bases, the area underneath the manhole base shall be excavated and bedding material shall be placed and compacted to 95% Modified Proctor the required elevation. The manhole base shall then be lowered into the trench and checked for proper bearing on the subgrade, proper elevation and orientation to receive the incoming and outgoing sewers at the designated invert elevation. If the invert elevation varies by more than plus or minus one half inch (1/2") from the designated invert elevation, the base shall be removed and reset. The concrete invert channel and bench shall be constructed following the connection of all sewer pipes to the manhole. The flow channel shall be smooth and true to the sewer pipe invert elevations, with uniform cross section and slope, either straight or with a continuous curve between inlet and outlet of pipes. To eliminate free fall conditions in a manhole resulting from invert elevation differentials between incoming and outgoing pipes, the Contractor shall form and construct suitable channels in the bottom of the manhole connecting the inverts. Shape channel base and bench per Sections 3.3.8 and 3.3.9, respectively. New manholes shall have pre-formed holes for pipe installation and existing manholes shall be cored to install pipe and connector. Chip existing concrete bench inside manhole and shape smooth continuous invert for connections to existing manholes. All pipe-to-manhole connections and grade adjustment rings shall be sealed and grouted with non-shrink materials and be watertight. All lift holes shall be filled with non-shrink grout.
All dimensions, locations and elevations shall be coordinated by the Applicant and Contractor and meet the requirements of the District. Cast-in-place manhole bases will only be allowed when connecting to an existing main.

4.11 Service Lines
Refer to Appendix B, Section II.

SECTION V – TESTING AND ACCEPTANCE

5.1 General Requirements for Connections
Connections to the District system shall be inspected and approved by the District prior to backfilling.

5.1.1 Service Connections
Refer to Appendix B.

5.1.2 Connections to Manholes
All connections shall match the crown of pipe to crown of pipe at the highest existing main or per the direction of the District. All new main installations shall require reformed benches that meet all District standards.

5.2 Testing – Sewer Mains

5.2.1 Alignment
Straight alignment shall be checked by using either a laser beam or lamping.

5.2.2 Low Pressure Air Testing – General Requirements
The air test shall, as a minimum, conform to the test procedure described in ASTM F 1417 Standard Practice for Installation Acceptance of Plastic Non-Pressure Sewer Lines Using Low-Pressure Air. Deflection testing should occur prior to air test.

5.2.3 Low Pressure Air Testing Procedure

(a) Lines must be cleaned by flushing or by other means before the low pressure air test is to begin.

(b) Isolate the sewer line to be tested and ensure that all other outlets from which air could escape are properly sealed. In this step of the procedure, it is necessary to inspect the manhole invert being plugged to be sure that it has no damage which will be covered by the plug and not detected with the low-pressure air test.

(c) Determine the duration of the test by using the accompanying tables at the end of this section.

(d) Begin the test by connecting the air source to the inlet tap. Slowly add air until the internal pressure of the test section reaches a pressure 4.0 psig. If ground water back pressure exists, it must be quantified by the Engineer prior to testing.

(e) After the constant pressure of 4.0 psig is obtained, regulate the air supply so that the pressure is maintained between 3.5 to 4.0 psig for at least 2 min. Depending on air/ground temperature conditions, the internal air temperature will stabilize in equilibrium with the temperature of the pipe walls. The pressure will normally drop slightly until equilibrium is obtained; however, a minimum of 3.5 psig is required.

(f) Once the pressure has stabilized to 4.0 psig (plus the average ground water back pressure, if applicable) disconnect the air supply from the control panel. Observe the continuous monitoring gauge and decrease the internal pressure to no less than 3.5 psig. At a reading of 3.5 psig or within the range of 3.5 to 4.0 psig, stop decreasing the pressure and commence timing with a stopwatch or watch with a second hand or digital readout in minutes and seconds with an accuracy of 0.1.s.

(g) Once the predetermined time period from the formula or table above has elapsed, observe the continuous monitoring gauge to obtain the amount of pressure lost during the test duration. If the pressure drop is found to be less than 1.0 psig (or 0.5 psig in circumstances where a shorter test duration is desired), the section is presumed to be free of any leaks or defective joints. If the pressure drop is 1.0 psig or greater (0.5 psig or greater in circumstances where a shorter test duration is desired), the test section has failed due to excessive pressure loss. When low-pressure air testing of a sewer line results in a failure the Contractor, at his/her own expense, shall detect the leak or defect and repair or replace whatever is necessary to remedy such defect in a manner acceptable to the Owner.

See TABLE D-3 for Minimum Time for a 1.0 psig Pressure Drop for Size and Length of Pipe for Q = 0.0015
See Table D-4 for Minimum Time for a 0.5 psig Pressure Drop for Size and Length of Pipe for Q = 0.0015

5.3 Manhole Testing – General Requirements

Manhole vacuum testing shall be required by the District on all manholes in all areas of high groundwater via the vacuum test per ASTM C1244, "Standard Test Method for Concrete Sewer Manholes by the Negative Air Pressure (Vacuum) prior to backfill.

5.3.1 Manhole Testing Procedure

(a) Plug all inlets and outlets.

(b) Install the vacuum tester head assembly on the manhole.

(c) Attach the vacuum pump assembly to the proper connection on the test head assembly. Make sure the vacuum inlet/outlet valve is in the closed position.

(d) Inflate the sealing element to twice the test pressure to be used. Do not over inflate.

(e) Start the vacuum pump assembly engine and allow preset RPMs to stabilize.

(f) Open the inlet/outlet ball valve and evacuate the manhole to ten-inch (10") Hg (mercury) that is equivalent to approximately 5 PSIG (0.3 bar) backpressure.

(g) Close the vacuum inlet/outlet ball valve, disconnect the vacuum pump and monitor the vacuum for one (1) minute.

(h) Allowable leakage - less than one-inch (1") Mercury (Hg) in one (1) minute.

(i) All manholes that do not meet the minimum amount for the leakage rests must be repaired and re-tested.

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Belden Place PUD
South Minturn Addition
Lots 29, 31 & 32
Minturn, Colorado

PLANS ARE NOT FOR CONSTRUCTION UNLESS STAMPED "APPROVED FOR CONSTRUCTION" BY PROPER AUTHORITIES.

DATE	REVISION
2/15/22	Easement Coordination
3/20/24	Final Plan Resubmittal
4/15/24	Final Plan Revised
4/19/24	Final Plan

Title:
SEWER CONSTRUCTION SPECIFICATIONS 1

Sheet:
C.224

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SEWER SPECIFICATIONS - CONTINUED

Prior to construction/final acceptance of any sanitary sewer line by the District, the main shall be inspected internally by television as outlined in this Section. Leakage testing shall be performed prior to televising. The complete job is ready for television inspection when the following work has been completed.

(a) All sewer pipelines are installed and backfilled.

(b) All attributes are in place, all inverts are complete and pipelines are accessible.

(c) All other underground facilities, utility piping and conduits are installed.

(d) Pipelines have been jet cleaned.

(e) Final air test has been completed.

When the above work is complete, the Contractor shall arrange for the television inspection. The Contractor of the project will notify the District in writing as to the scheduled date of the television inspection.
After conditions a through e as outlined above, are met, the entire job will be televised.

(a) A video. accompanied by Standard Form 6.3 shall document defects requiring correction.

(b) If no deficiencies are observed, the work will be considered satisfactory.

There is no acceptance tolerance for defects such as high and low spots, joint separations, offset joints, chipped ends, cracked or damaged pipe, dimples or bumps in the pipe, or groundwater infiltration.

5.4.1 Inspection Format
Sanitary sewer lines shall be inspected by means of remote CCTV. All CCTV work shall conform to current NASSCO-PACP standards. Contractor shall provide the District with CCTV inspections (video and data collected) entirely in electronic format. Mains shall be tested with three and a half (3.5) gallons of water per minute flowing during televising and shall follow the direction of flow. The camera must be centered in the pipe and the speed of travel shall be slow enough to inspect each pipe joint, and tee connection, and should not, at any time, be faster than 30 feet per minute. The documentation of the work shall consist of PACP CCTV Reports, PACP database, logs, electronic reports, etc. noting important features encountered during the inspection. All CCTV video observations shall be identified by audio and recorded on the District Standard Form 6.3 and is required to accompany each submittal.

5.4.2 CCTV Video Content
Submitted CCTV videos shall include:

(a) Footage indicator

(b) Running time

(c) Date

(d) Location

(e) Beginning (upstream) and ending (downstream) manhole numbers for each run. Manhole numbers corresponding with the District's GIS mapping system shall be obtained by the District field inspector.

5.4.3 District Review
The Contractor will be notified in writing of any deficiencies revealed by the television inspection that require repair. If corrective work is indicated and the Contractor wishes to view CCTV videos, he shall contact the District to set a time for the viewing.

5.4.4 Correction of Deficiencies
Those segments of the pipeline system that have been corrected must be re-televised. The procedure outlined in above will be repeated until all deficiencies observed by television inspection have been corrected to the complete satisfaction of the District. Prior to submittal to the District, the CCTV videos shall be reviewed by the Engineer, Applicant, and Contractor for any defect that may be visible. If CCTV videos and cut sheets are submitted to the District that are deemed "unacceptable," the Contractor shall be charged for the time taken by District personnel to review the CCTV videos. The minimum charge shall be one hundred dollars ($100).

5.5 Sewer Main Repairs
All proposed repairs must be approved by the District Inspector prior to actual repair. Once repair has been made, inspection will be required by a District Inspector. There will be no exception to this requirement. If a repair and/or correction is made in a sewer line segment, the entire line segment shall be required to be re-televised with water flowing. A line segment is defined as the entire length of sewer line from manhole to manhole.

5.6 Protection of Existing Sewer System
On the outlet of the connection point to the existing District sewer main, a mechanical plug shall be installed to prevent any flow, debris and or material from the newly constructed main line from entering the District's system. The plug shall be normally set on the downstream outlet of the manhole. Plugs shall be installed per the direction of the District's Inspector. The plug shall be a mechanical-type device and is to be secured to the existing manhole to prevent loss of plug. The plug shall not be removed until Construction Acceptance has occurred. The Contractor shall be required to make routine inspections of the mechanical plug to insure that no leaking is occurring. If a leak is found, the Contractor shall immediately notify the District and take corrective action. The District may perform a video inspection of existing sewer mains that could potentially be impacted by construction activities prior to the start of construction and after the completion of construction. Any damage to existing facilities caused by the Contractor shall be repaired at the Contractor's expense.

5.7 Manhole Abandonment
Manholes to be abandoned in place shall have all pipes entering or exiting the structure plugged with lean concrete or controlled low strength material backfill (Flo-Fill). For manholes with existing pipes too large to plug with fill, a bulkhead shall be constructed on the inside of the manhole to prevent the fill from entering the pipes. Manhole tops or cone section shall be removed to the top of the full barrel diameter section or to a point not less than eighteen (18) inches below final grade. The structure shall then be backfilled with lean concrete or Flo-Fill. Surface restoration shall be completed to match the surrounding areas.

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Belden Place PUD

South Minturn Addition
Lots 29, 31 & 32
Minturn, Colorado

PLANS ARE NOT FOR CONSTRUCTION UNLESS STAMPED "APPROVED FOR CONSTRUCTION" BY PROPER AUTHORITIES.

DATE	REVISION
2/15/22	Easement Coordination
3/20/24	Final Plan Resubmittal
4/15/24	Final Plan Revised
4/19/24	Final Plan

Title: SEWER CONSTRUCTION SPECIFICATIONS 2

Sheet: C.225

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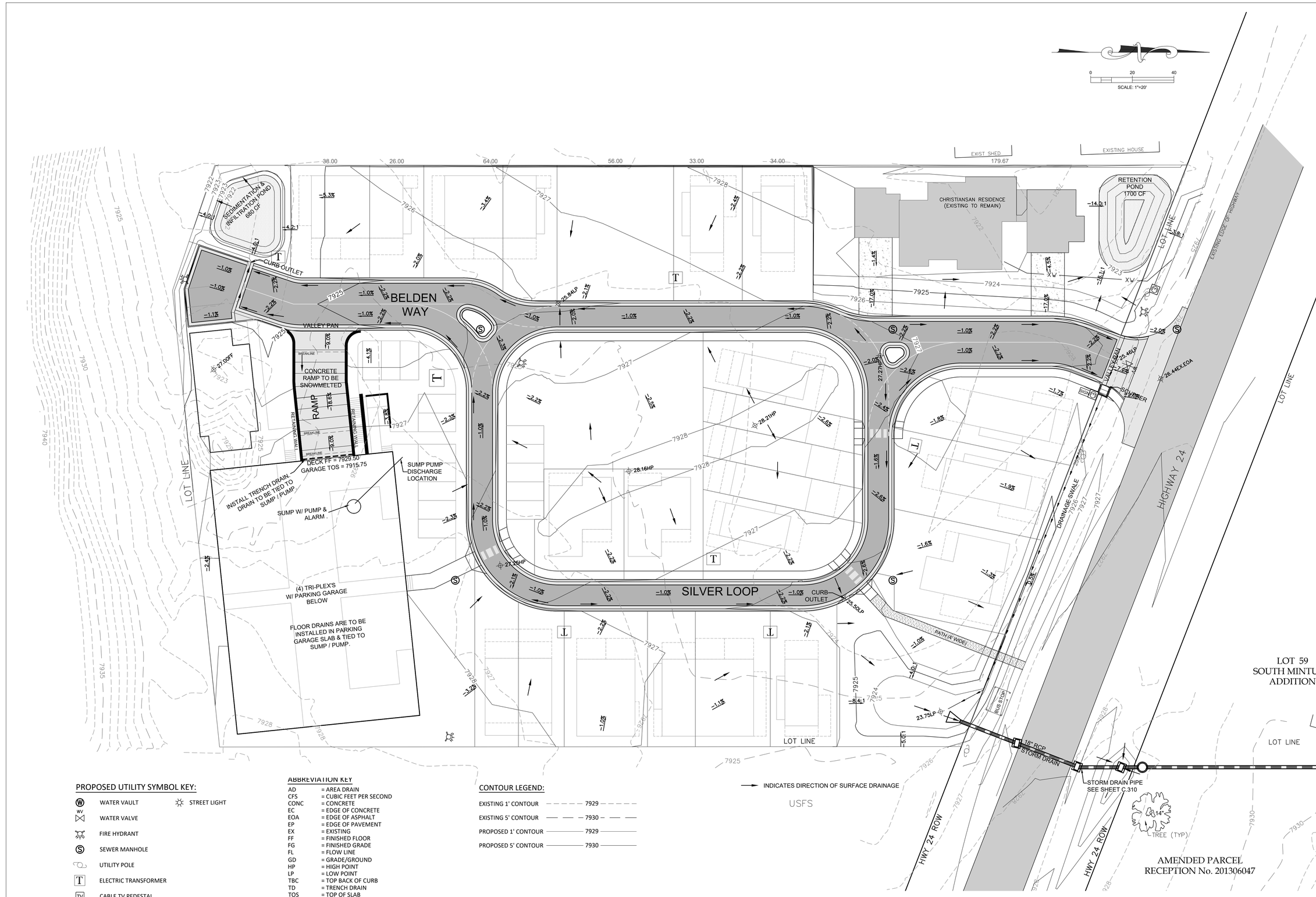

PROPOSED UTILITY SYMBOL KEY:

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

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

CONTOUR LEGEND:

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

INDICATES DIRECTION OF SURFACE DRAINAGE

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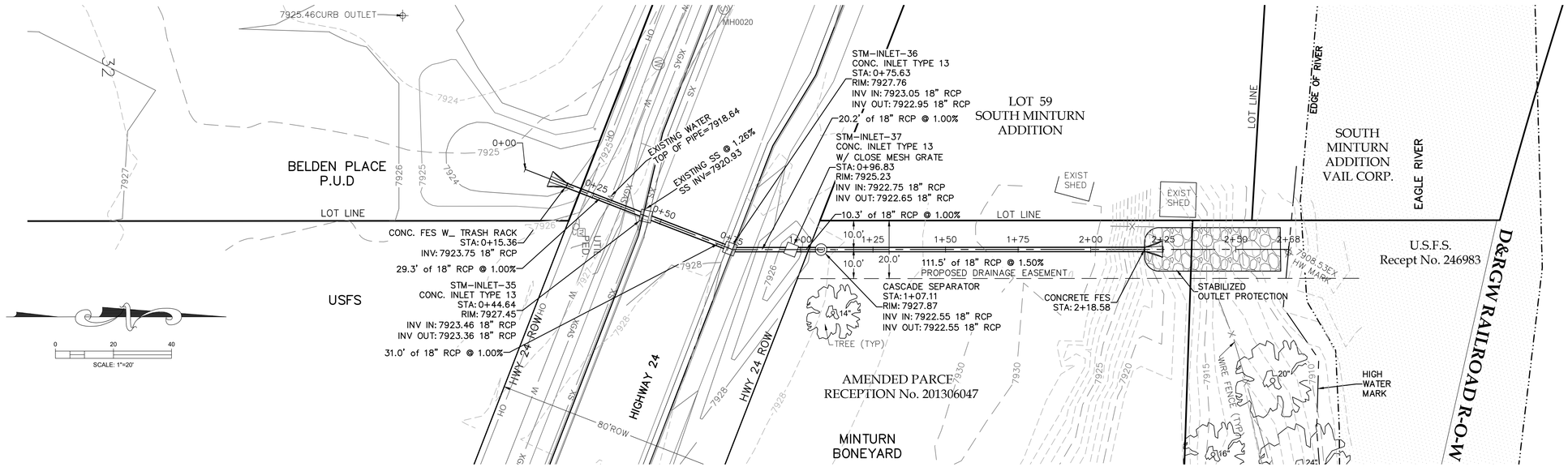
4/15/24	Final Plan Revised
4/19/24	Final Plan

Title:

GRADING & DRAINAGE PLAN

Sheet:

C.300



Highway 24 Storm Drain Profile

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3/20/24	Final Plan Resubmittal
4/15/24	Final Plan Revised
4/19/24	Final Plan

Title:

HIGHWAY 24
STORM DRAIN
PLAN & PROFILE

Sheet:

C.310

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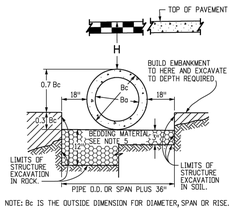


NOTE: Bc IS THE OUTSIDE DIMENSION FOR DIAMETER, SPAN OR RISE.

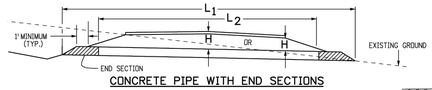
PIPE INSTALLATION
(WITH 0.7 PROJECTION RATIO)

CIRCULAR (CIR) / VERTICAL ELLIPTICAL (VE) / HORIZONTAL ELLIPTICAL (HE)

△ PIPE SIZE= Ba (INSIDE DIA)	WALL THICKNESS	0.3 Bc (OUTSIDE DIA)	SPAN	RISE	WALL THICKNESS	0.3 OUTSIDE RISE	SPAN	RISE	WALL THICKNESS	0.3 OUTSIDE RISE
IN.		FT.		IN.		FT.		IN.		FT.
12	2	0.40								
15	2-1/4	0.49								
18	2-1/2	0.58					23	14	2-3/4	0.49
21	2-3/4	0.66								
24	3	0.75					30	19	3-1/4	0.66
27	3-1/4	0.84					34	22	3-1/2	0.73
30	3-1/2	0.92					38	24	3-3/4	0.79
33	3-3/4	1.01								
36	4	1.10	29	45	4-1/2	1.35	45	29	4-1/2	0.95
42	4-1/2	1.28	34	53	5	1.58	53	34	5	1.10
48	5	1.45	38	60	5-1/2	1.78	60	38	5-1/2	1.23
54	5-1/2	1.62	43	68	6	2.00	68	43	6	1.38
60	6	1.80	48	76	6-1/2	2.23	76	48	6-1/2	1.53
66	6-1/2	1.97	53	83	7	2.43	83	53	7	1.68
72	7	2.15	58	91	7-1/2	2.65	91	58	7-1/2	1.83
78	7-1/2	2.32	63	98	8	2.85	98	63	8	1.98
84	8	2.50	68	106	8-1/2	3.08	106	68	8-1/2	2.13
90	8-1/2	2.68	72	113	9	3.28	113	72	9	2.25
96	9	2.85	77	121	9-1/2	3.50	121	77	9-1/2	2.40
102	9-1/2	3.02	82	128	9-3/4	3.69	128	82	9-3/4	2.54
108	10	3.20	87	136	10	3.90	136	87	10	2.68

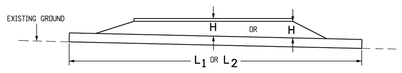
△ ALSO EQUIVALENT ROUND DIMENSION FOR ELLIPTICAL PIPE.

DIMENSIONS FOR REINFORCED CONCRETE PIPE
(FOR INFORMATION ONLY)

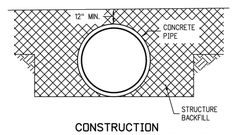


CONCRETE PIPE WITH END SECTIONS
NOTE: USE THE H THAT IS GREATER FOR MAXIMUM ALLOWABLE FILL HEIGHT.

H = HEIGHT OF FILL OVER TOP OF PIPE, INCLUDING PAVEMENT THICKNESS.
L_1 = LENGTH OF PIPE TO BE MEASURED WHEN PLACED IN ACCORDANCE WITH SECTION 624.
L_2 = LENGTH OF PIPE TO BE MEASURED WHEN PLACED IN ACCORDANCE WITH SECTION 603.



CONCRETE PIPE WITHOUT END SECTIONS
NOTE: USE THE H THAT IS GREATER FOR MAXIMUM ALLOWABLE FILL HEIGHT.



CONSTRUCTION MINIMUM COVER FOR RIGID PIPE

GENERAL NOTES
REINFORCED CONCRETE PIPE

1. FILL HEIGHTS GREATER THAN MAXIMUM ALLOWED IN THE HEIGHTS OF FILL TABLE ON THIS SHEET REQUIRE SPECIAL DESIGN OF STRUCTURE.
2. PIPE DESIGN IS BASED ON SAFETY FACTOR OF 1.33 ON ULTIMATE STRENGTH.
3. THE HEIGHTS OF FILL OVER TOP OF PIPE ARE BASED ON UNIT WEIGHT OF SOIL AT 135 LBS. PER CUBIC FT.
4. PIPE CLASS IS DETERMINED FROM 0.01 IN. CRACK D-LOAD.
5. BEDDING IS CLASS B (MODIFIED) (FROM CONCRETE PIPE DESIGN MANUAL-AMERICAN CONCRETE PIPE ASSOCIATION) WITH SETTLEMENT RATIO $R = 0.0$ $_{SD}$ (YIELDING BED). BEDDING MATERIAL FOR RIGID PIPE IN SOIL SHALL BE 3 IN. LOOSE THICKNESS STRUCTURE BACKFILL CLASS 2. BEDDING MATERIAL FOR RIGID PIPE IN ROCK SHALL BE 12 IN. LOOSE THICKNESS STRUCTURE BACKFILL CLASS 1.
6. CHANGES IN DESIGN FACTORS REQUIRE COMPENSATING CHANGES IN PIPE DESIGN.
7. MINIMUM WALL THICKNESS DIMENSIONS ARE BASED ON AASHTO M 170 (WALL B) FOR CIRCULAR PIPE, AND AASHTO M 207 FOR ELLIPTICAL PIPE.
8. SPACING FOR MULTIPLE PIPE INSTALLATIONS SHALL CONFORM TO THE DETAILS SHOWN ON STANDARD PLAN M-206-1.
9. WHEN A PIPE IS TO BE EXTENDED, THE SAME PIPE MATERIAL AND SIZE AS IN THE ORIGINAL PIPE INSTALLATION SHALL BE USED.

NONREINFORCED CONCRETE PIPE

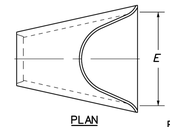
1. AT THE OPTION OF THE CONTRACTOR, NONREINFORCED CONCRETE PIPE CONFORMING TO AASHTO M 86 MAY BE USED IN LIEU OF REINFORCED CONCRETE PIPE FOR ALL SIZES 36 INCHES IN DIAMETER AND SMALLER. THE NONREINFORCED CONCRETE PIPE SHALL MEET THE SAME D-LOAD TO PRODUCE THE ULTIMATE LOAD UNDER THE THREE-EDGE BEARING METHOD AS SPECIFIED FOR REINFORCED CONCRETE PIPE IN CONFORMANCE WITH AASHTO M 170. THE CONTRACTOR SHALL PROVIDE WRITTEN CERTIFICATION OF CONFORMANCE. THE WALL THICKNESS OF THE NONREINFORCED PIPE MAY BE INCREASED AS REQUIRED TO MEET D-LOAD REQUIREMENT.
2. ALL REQUIREMENTS FOR REINFORCED CONCRETE PIPE, EXCEPT THOSE REFERRING TO REINFORCEMENT, SHALL APPLY TO NONREINFORCED CONCRETE PIPE.

TYPE OF PIPE	HEIGHT OF FILL OVER TOP OF PIPE, H (FEET)				
	CLASS OF PIPE (0.01 IN. CRACK D-LOAD)				
	CLASS CIR II / CLASS VE II / CLASS HE II — 1000 D	CLASS CIR III / CLASS VE III / CLASS HE III — 1350 D	CLASS CIR IV / CLASS VE IV / CLASS HE IV — 2000 D	CLASS CIR V / CLASS VE V — 3000 D	CLASS VE VI — 4000 D
CIRCULAR (CIR)	1 TO 18	1 TO 25	± 25 TO 37	± 37 TO 45	
VERTICAL ELLIPTICAL (VE)	1 TO 18	1 TO 25	± 25 TO 37	± 37 TO 45	± 45 TO 62
HORIZONTAL ELLIPTICAL (HE)	1 TO 18	1 TO 25	± 25 TO 37		

ALLOWABLE RANGE OF HEIGHTS FOR FILL OVER REINFORCED CONCRETE PIPE
(ALL SIZES)

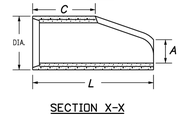
GENERAL NOTES

1. DIMENSIONS OF END SECTIONS MAY VARY SLIGHTLY FROM THOSE SHOWN ON THE TABLES DUE TO DIFFERENT MANUFACTURERS' CONFIGURATIONS.
2. CONCRETE END SECTIONS SHALL BE FURNISHED WITH TONGUE OR GROOVE AS REQUIRED.
3. DESIGN LENGTH OF PIPE OR SIDE DRAIN IS BASED ON LENGTH OF END SECTION SHOWN IN TABLE. ANY ADDITIONAL PIPE REQUIRED TO PROVIDE THE DESIGN LENGTH SHALL BE FURNISHED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE PROJECT.
4. THE INSIDE CONFIGURATION AND THE JOINT OF CONCRETE END SECTION AND PIPE SHALL MATCH.
5. END SECTIONS FOR CMP ARCH PIPE SHALL MATCH THE DIMENSIONS OF THE PIPE SHOWN ON THE PLANS.
6. GALVANIZED TOE PLATE AS SHOWN IS REQUIRED ON END SECTIONS FOR CORRUGATED STEEL PIPE AND SHALL BE THE SAME THICKNESS AS END SECTIONS. TOE PLATE SHALL BE FIELD-BOLTED TO END SECTION WITH ⅜ IN. GALVANIZED BOLTS, NUTS AND WASHERS.
7. GALVANIZED STEEL SHALL CONFORM TO AASHTO M 111, M 218 OR M 232.
8. CONCRETE PIPE JOINT FASTENERS, WHERE SHOWN ON PLANS, SHALL BE INSTALLED SO THAT A MINIMUM OF 15 LINEAR FEET OF THE OUTLET END OF THE PIPE ARE MECHANICALLY LOCKED TOGETHER. END SECTION LENGTHS WHEN USED, SHALL BE INCLUDED IN THE 15 LF REQUIREMENT.
9. CONNECTIONS OF METAL END SECTIONS TO PLASTIC PIPE SHALL BE APPROVED BY THE ENGINEER. PLASTIC END SECTIONS SHALL NOT BE USED.
10. THE END SECTION STYLE, EITHER REGULAR OR SAFETY, SHALL BE AS SHOWN ON THE PLANS.
11. AT THE OPTION OF THE CONTRACTOR AND APPROVAL OF THE CDOT PROJECT ENGINNER, REINFORCED CONCRETE END SECTIONS MAY BE MADE WITH SYNTHETIC FIBERS INSTEAD OF STEEL FOR PIPES 36 INCHES IN DIAMETER AND SMALLER, AND CONFORM TO AASHTO M 86 AND SUBSECTION 601.03.

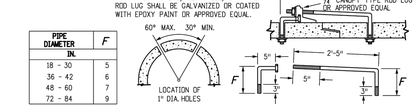


PIPE I.D.	DIMENSIONS			
	A	C	L	E
	IN.			
18	10	48	78	36
24	10	48	78	48
30	14	36	96	60
36	18	36	96	72
42	24	36	96	78
48	28	24	96	84
54	30	36	96	90
60	36	36	96	96
72	34	20	96	108

REINFORCED CONCRETE CIRCULAR PIPE



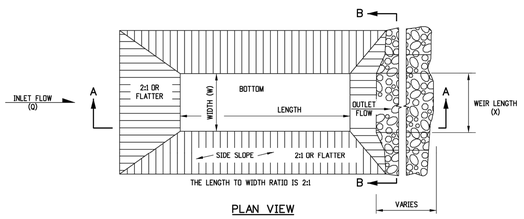
END SECTION FOR REINFORCED CONCRETE CIRCULAR PIPE



PIPE DIAMETER	F
IN.	
18 - 30	5
36 - 42	6
48 - 60	7
72 - 84	9

CONCRETE JOINT FASTENER (TWO PER JOINT)

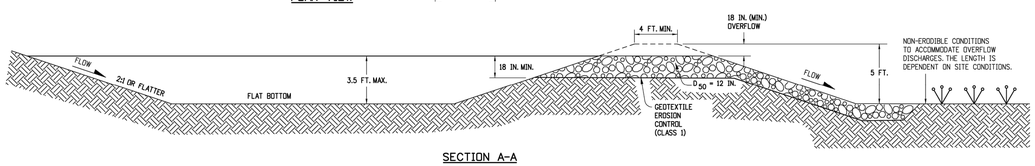
REINFORCED CONCRETE PIPE DETAIL



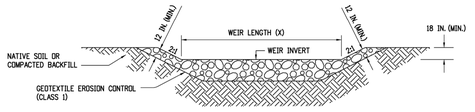
PLAN VIEW

NOTES

1. THE MAXIMUM DRAINAGE AREA IS 5 ACRES.
2. THE MAXIMUM STRUCTURE LIFE IS 2 YEARS.
3. THE STORAGE AREA IS 1800 CUBIC FEET PER ACRE.
4. THE MAXIMUM EMBANKMENT HEIGHT SHALL BE 5 FT. MEASURED ON THE DOWNSTREAM SIDE.
5. THE LENGTH/WIDTH RATIO MAY BE ADJUSTED TO MEET SITE CONDITIONS WHEN APPROVED BY THE ENGINEER.
6. WIDTH (W) OF SEDIMENT TRAP IS APPROXIMATELY EQUAL TO THE WEIR LENGTH (X).
7. SEDIMENT TRAP DESIGN SHALL BE APPROVED BY THE ENGINEER.
8. THE DOWN GRADE FROM WEIR SHALL BE STABLE AND NON-ERODIABLE.
9. THE PAY ITEM NUMBER FOR SEDIMENT TRAP (LF) IS 208-00033.



SECTION A-A

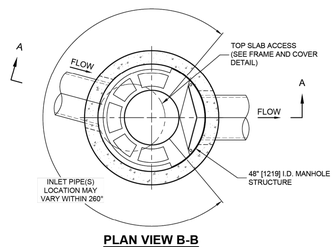


SECTION B-B

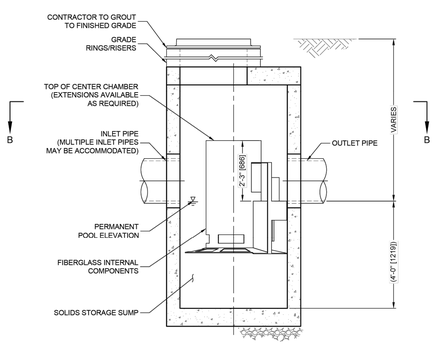
DRAINAGE AREA (ACRES)	WEIR LENGTH (FEET)
1	4
2	6
3	8
4	10
5	12

WEIR LENGTH TABLE

SEDIMENT TRAP DETAIL



PLAN VIEW B-B
NOT TO SCALE



ELEVATION A-A
NOT TO SCALE

CASCADE SEPARATOR DESIGN NOTES

THE STANDARD CS-4 CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

CONFIGURATION DESCRIPTION
GRATED INLET ONLY (NO INLET PIPE)
GRATED INLET WITH INLET PIPE OR PIPES
CURB INLET ONLY (NO INLET PIPE)
CURB INLET WITH INLET PIPE OR PIPES

FRAME AND COVER
(DIAMETER VARIES)
NOT TO SCALE

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID			
WATER QUALITY FLOW RATE (cfs [L/s])			
PEAK FLOW RATE (cfs [L/s])			
RETURN PERIOD OF PEAK FLOW (yrs)			
RIM ELEVATION			
PIPE DATA:	INVERT	MATERIAL	DIAMETER
INLET PIPE 1			
INLET PIPE 2			
OUTLET PIPE			
NOTES / SPECIAL REQUIREMENTS:			

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
3. CASCADE SEPARATOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. CASCADE SEPARATOR STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2' [610], AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
5. CASCADE SEPARATOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
6. ALTERNATE UNITS ARE SHOWN IN MILLIMETERS [mm].

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CASCADE SEPARATOR MANHOLE STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CS-4 CASCADE SEPARATOR DETAIL

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Belden Place PUD

South Minturn Addition
Lots 29, 31 & 32
Minturn, Colorado

PLANS ARE NOT FOR CONSTRUCTION UNLESS STAMPED "APPROVED FOR CONSTRUCTION" BY PROPER AUTHORITIES.

DATE	REVISION
2/15/22	Easement Coordination
3/20/24	Final Plan Resubmittal
4/15/24	Final Plan Revised
4/19/24	Final Plan

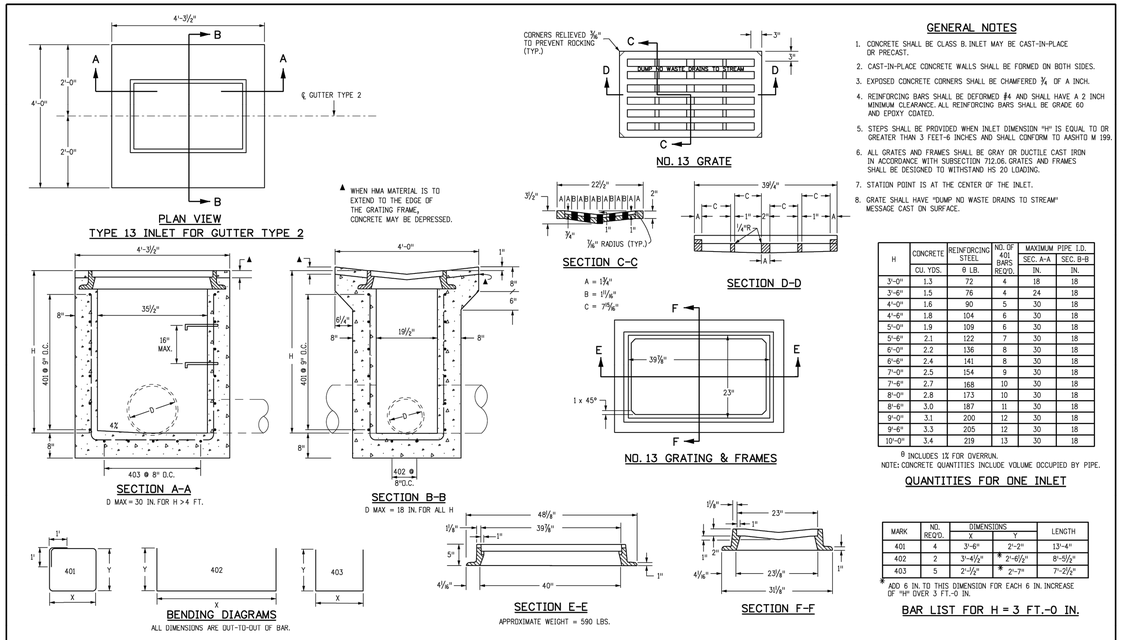
Title:

HIGHWAY 24 STORM DRAIN DETAILS

Sheet:

C.311

C:\Civil 3D Projects\MBC\Production Drawings\C.310 Drainage Hwy 24 Crossing\MBC Plan Set Drain Hwy24 Cross Dtls.dwg, 4/23/2024 9:19:06 AM, _AutoCAD PDF (General Documentation).pc3



GENERAL NOTES

1. CONCRETE SHALL BE CLASS B. INLET MAY BE CAST-IN-PLACE OR PRECAST.
2. CAST-IN-PLACE CONCRETE WALLS SHALL BE FORMED ON BOTH SIDES.
3. EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED 3/4 OF A INCH.
4. REINFORCING BARS SHALL BE DEFORMED #4 AND SHALL HAVE A 2 INCH MINIMUM CLEARANCE. ALL REINFORCING BARS SHALL BE GRADE 60 AND EPOXY COATED.
5. STEPS SHALL BE PROVIDED WHEN INLET DIMENSION "H" IS EQUAL TO OR GREATER THAN 3 FEET-6 INCHES AND SHALL CONFORM TO AASHTO M 199.
6. ALL GRATES AND FRAMES SHALL BE GRAY OR DUCTILE CAST IRON IN ACCORDANCE WITH SUBSECTION 712.06. GRATES AND FRAMES SHALL BE DESIGNED TO WITHSTAND HS 20 LOADING.
7. STATION POINT IS AT THE CENTER OF THE INLET.
8. GRATE SHALL HAVE "DUMP NO WASTE DRAINS TO STREAM" MESSAGE CAST ON SURFACE.

QUANTITIES FOR ONE INLET

H	CONCRETE	REINFORCING STEEL	NO. OF 401 BARS	MAXIMUM PIPE I.D.	
				SEC. A-A	SEC. B-B
	CU. YDS.	θ LB.	REQ'D.	IN.	IN.
3'-0"	1.3	72	4	18	18
3'-6"	1.5	76	4	24	18
4'-0"	1.6	90	5	30	18
4'-6"	1.8	104	6	30	18
5'-0"	1.9	109	6	30	18
5'-6"	2.1	122	7	30	18
6'-0"	2.2	136	8	30	18
6'-6"	2.4	141	8	30	18
7'-0"	2.5	154	9	30	18
7'-6"	2.7	168	10	30	18
8'-0"	2.8	173	10	30	18
8'-6"	3.0	187	11	30	18
9'-0"	3.1	200	12	30	18
9'-6"	3.3	205	12	30	18
10'-0"	3.4	219	13	30	18

θ INCLUDES 1% FOR OVERRUN.
NOTE: CONCRETE QUANTITIES INCLUDE VOLUME OCCUPIED BY PIPE.

BAR LIST FOR H = 3 FT.-0 IN.

MARK	NO. REQ'D.	DIMENSIONS X	DIMENSIONS Y	LENGTH
401	4	3'-6"	2'-2"	13'-4"
402	2	3'-6 1/2"	* 2'-6 1/2"	8'-5 1/2"
403	5	2'-0 1/2"	* 2'-7"	7'-2 1/2"

* ADD 6 IN. TO THIS DIMENSION FOR EACH 6 IN. INCREASE OF "H" OVER 3 FT.-0 IN.

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Project Development Branch JBK

CONCRETE INLET TYPE 13

Issued by the Project Development Branch: July 31, 2019

STANDARD PLAN NO. M-604-13
Standard Sheet No. 1 of 1
Project Sheet Number:

CONCRETE INLET - TYPE 13
DETAIL

TIMBERLINE ENGINEERING llc CIVIL STRUCTURAL
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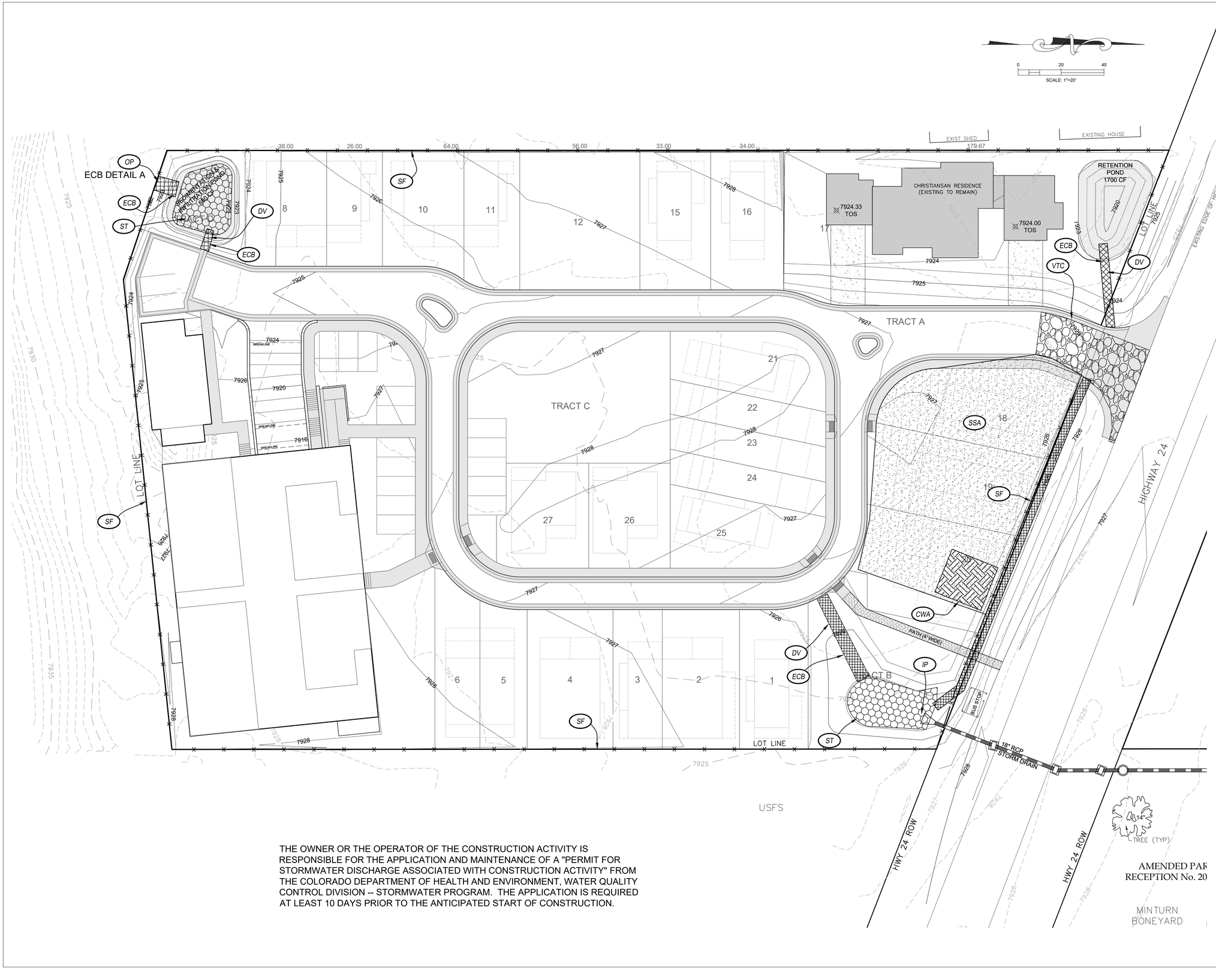

THE OWNER OR THE OPERATOR OF THE CONSTRUCTION ACTIVITY IS RESPONSIBLE FOR THE APPLICATION AND MAINTENANCE OF A "PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITY" FROM THE COLORADO DEPARTMENT OF HEALTH AND ENVIRONMENT, WATER QUALITY CONTROL DIVISION -- STORMWATER PROGRAM. THE APPLICATION IS REQUIRED AT LEAST 10 DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION.

BMP LEGEND

SYMBOL	KEY	TITLE
	CD	CHECK DAM
	CWA	CONCRETE WASHOUT AREA
	CF	CONSTRUCTION FENCE
CRS	CRS	CONSTRUCTION ROAD STABILIZATION
	CS	CURB SOCK INLET PROTECTION
	DW	DEWATERING
DV	DV	DIVERSION CHANNEL, TEMPORARY
DD	DD	DIVERSION DITCH AND DIKE, TEMPORARY
	ECB	EROSION CONTROL BLANKET
	ECR	EROSION CONTROL REINFORCEMENT
	IF	INLET FILTER
	IP	INLET PROTECTION FOR STORM DRAIN
	LOC	LIMITS OF CONSTRUCTION
MU	MU	MULCHING
	OP	OUTLET PROTECTION
PF	PF	PAVED FLUME
PS	PS	PERMANENT SEEDING
	RCD	REINFORCED CONCRETE DAM
	RRB	REINFORCED ROCK BERM
	RCS	ROUGH CUT STREET CONTROL
	SB	SEDIMENT BASIN
	SCL	SEDIMENT LOG
	ST	SEDIMENT TRAP
	SM	SEEDING AND MULCHING
	SF	SILT FENCE
	SSA	STABILIZED STAGING AREA
SR	SR	SURFACE ROUGHENING
TS	TS	TEMPORARY SEEDING
TSD	TSD	TEMPORARY SLOPE DRAIN
	TSCC	TEMPORARY STREAM CROSSING CULVERT/BRIDGE TYPE
	TSCF	TEMPORARY STREAM CROSSING FORD TYPE
	TER	TERRACING
	VTC	VEHICLE TRACKING CONTROL
WR	WR	VEHICLE TRACKING CONTROL WITH WASH RACK

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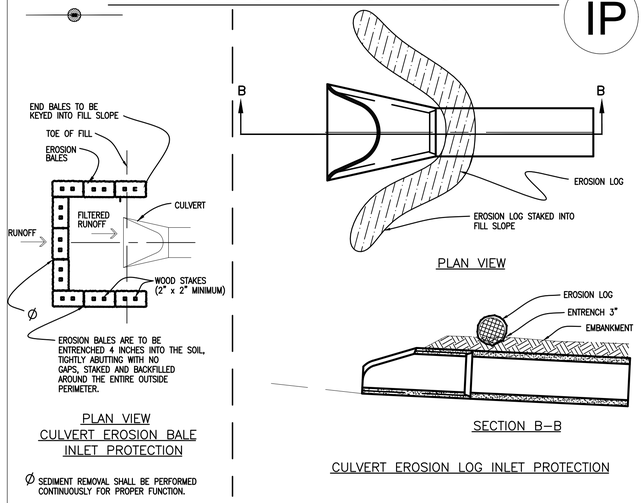
STORM WATER MANAGEMENT PLAN (SWMP)

Sheet:

C.320

INLET PROTECTION CULVERT

IP



PLAN VIEW

CULVERT EROSION BALE INLET PROTECTION

SECTION B–B

CULVERT EROSION LOG INLET PROTECTION

Ø SEDIMENT REMOVAL SHALL BE PERFORMED CONTINUOUSLY FOR PROPER FUNCTION.

INLET PROTECTION INSTALLATION NOTES

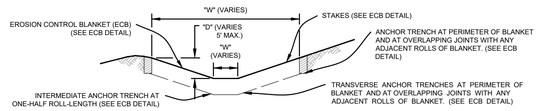
1. INLET PROTECTION AFTER INLET CONSTRUCTION OF AFTER PAVEMENT SHALL BE INSTALLED WITHIN 48 HOUR AFTER INLET CONSTRUCTION OR PAVING IS COMPLETED.

INLET PROTECTION MAINTENANCE NOTES

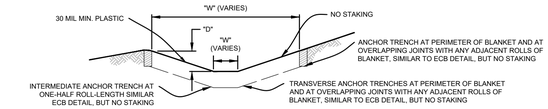
1. THE SWMP MANAGER SHALL INSPECT INLET PROTECTION WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT AS NECESSARY. INSPECT MORE FREQUENTLY DURING WINTER CONDITIONS DUE TO FREEZE/THAW PROBLEMS. REPAIRS AS NEEDED.
2. SEDIMENT ACCUMULATED UPSTREAM OF INLET PROTECTION SHALL BE REMOVED WHEN THE SEDIMENT DEPTH UPSTREAM OF ROCK BERM IS WITHIN 2-1/2 INCHES OF THE CREST.
3. INLET PROTECTION IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS APPROVED, UNLESS THE LOCAL JURISDICTION APPROVES EARLIER REMOVAL OF INLET PROTECTION IN STREETS.
4. WHEN INLET PROTECTION AT AREA INLETS IS REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH TOP SOIL, DRILL SEEDED AND CRIMP MULCHED, OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

DIVERSION CHANNEL

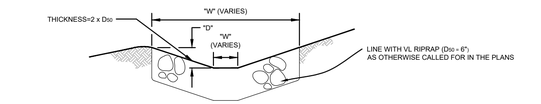
DV



EROSION CONTROL BLANKET (ECB) LINED



PLASTIC LINED



RIPRAP LINED

CHANNEL DIVERSION INSTALLATION NOTES:

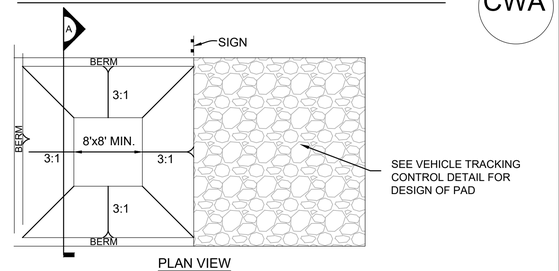
1. SEE PLAN VIEW FOR:
   - LOCATION OF DIVERSION CHANNEL.
   - TYPE OF CHANNEL (UNLINED, ECB LINED, PLASTIC LINED OR RIPRAP LINED).
   - LENGTH OF EACH TYPE OF CHANNEL.
   - DEPTH, "D", AND WIDTH, "W" DIMENSIONS.
   - FOR RIPRAP LINED CHANNEL, SIZE OF RIPRAP, "D 50 ", SHALL BE SHOWN ON PLANS.
2. SEE DRAINAGE PLANS FOR DETAILS OF ANY PERMANENT CONVEYANCE FACILITIES.
3. DIVERSION CHANNELS INDICATED ON THE SWMP PLAN SHALL BE INSTALLED PRIOR TO ANY WORK IN THE NATURAL CHANNEL.
4. FOR ECB LINED CHANNELS, INSTALLATION OF EROSION CONTROL BLANKET SHALL CONFORM TO THE REQUIREMENTS OF THE ECB DETAIL, FOR PLASTIC LINED CHANNELS, INSTALLATION OF EROSION CONTROL LINER SHALL CONFORM TO THE ECB DETAILS.
5. WHERE CONSTRUCTION TRAFFIC MUST CROSS A DIVERSION CHANNEL, THE PERMITTEE SHALL INSTALL A TEMPORARY CULVERT WITH A MINIMUM CAPACITY SPECIFIED FOR THE DIVERSION CHANNELS, FULLY ACCOUNT FOR HEADWATER REQUIREMENTS OF THE CULVERT.

DIVERSION CHANNEL MAINTENANCE NOTES:

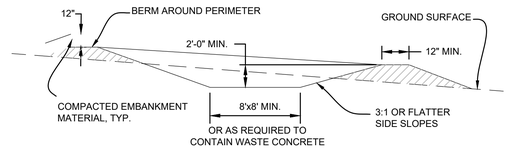
1. THE SWMP MANAGER SHALL INSPECT DIVERSION CHANNELS WEEKLY AND DURING AND AFTER ANY STORM. MAKE REPAIRS AS NECESSARY.
2. DIVERSION CHANNELS ARE TO REMAIN IN PLACE UNTIL THE END OF CONSTRUCTION, OR IF APPROVED BY LOCAL JURISDICTION MAY BE LEFT IN PLACE.
3. IF DIVERSION CHANNELS ARE REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH TOPSOIL, DRILL SEEDED, HAY CRIMPED MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.

CONCRETE WASHOUT AREA

CWA



PLAN VIEW



SECTION A

CONCRETE WASHOUT AREA INSTALLATION NOTES

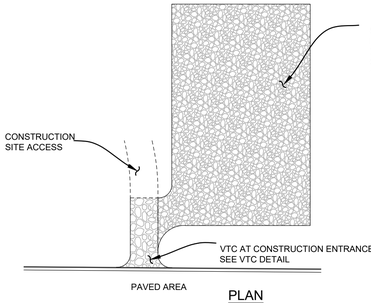
1. SEE PLAN VIEW FOR LOCATIONS OF CONCRETE WASHOUT AREA
2. THE CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
3. VEHICLE TRACKING CONTROL IS REQUIRED AT THE ACCESS POINT.
4. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE WASHOUT AREA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT AREA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
5. EXCAVATED MATERIAL SHALL BE UTILIZED IN PERIMETER BERM CONSTRUCTION

CONCRETE WASHOUT AREA MAINTENANCE NOTES

1. THE CONCRETE WASHOUT AREA SHALL BE REPAIRED AND ENLARGED OR CLEANED OUT AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE.
2. AT THE END OF CONSTRUCTION, ALL CONCRETE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED WASTE SITE.
3. WHEN THE CONCRETE WASHOUT AREA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, DRILL SEED AND CRIMP MULCH OR OTHERWISE STABILIZE IN A MANNER APPROVED BY THE LOCAL JURISDICTION.
4. INSPECT WEEKLY, DURING AND AFTER ANY STORM EVENT.

STABALIZED STAGING AREA

SSA



PLAN

STABILIZED STAGING AREA INSTALLATION NOTES

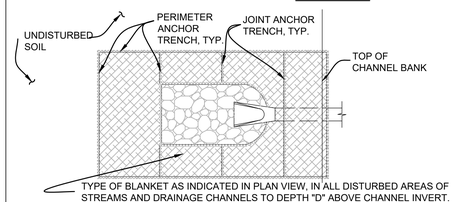
1. SEE PLAN VIEW FOR GENERAL LOCATION OF STAGING AREA. CONTRACTOR MAY MODIFY LOCATION AND SIZE OF STABILIZED STAGING AREA WITH APPROVAL FROM LOCAL JURISDICTION.
2. STABILIZED STAGING AREA SHALL BE LARGE ENOUGH TO FULLY CONTAIN PARKING, STORAGE, AND UNLOADING AND LOADING OPERATIONS.
3. IF REQUIRED BY THE LOCAL JURISDICTION, SITE ACCESS ROADS SHALL BE STABILIZED IN THE SAME MANNER AS THE STAGING AREA.
4. STAGING AREA SHALL BE STABILIZED PRIOR TO ANY OTHER OPERATIONS ON THE SITE.
5. THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM OF 3" OF GRANULAR MATERIAL (GRAVEL OR CLEAN RECYCLED CONCRETE).

STABILIZED STAGING AREA MAINTENANCE NOTES

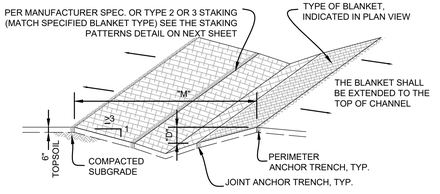
1. THE SWMP MANAGER SHALL INSPECT THE STABILIZED STAGING AREA WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT UPSTREAM SEDIMENT AS NECESSARY.
2. SWMP MANAGER SHALL PROVIDE ADDITIONAL THICKNESS OF GRANULAR MATERIAL IF ANY RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.
3. STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING AND LOADING OPERATIONS.
4. ANY ACCUMULATED DIRT OR MUD SHALL BE REMOVED FROM THE SURFACE OF THE STABILIZED STAGING AREA.
5. THE STABILIZED STAGING AREA SHALL BE REMOVED AT THE END OF CONSTRUCTION. THE GRANULAR MATERIAL SHALL BE REMOVED OR, IF APPROVED BY THE LOCAL JURISDICTION, USED ON SITE, AND THE AREA TOPSOILED, DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED.

EROSION CONTROL BLANKET 1 of 2

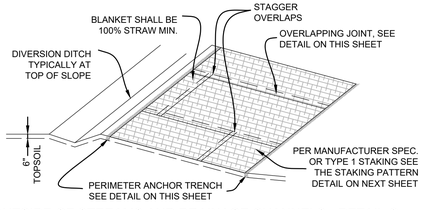
ECB



AT PIPE OUTLET AREAS OF STREAMS AND DRAINAGE CHANNELS - DETAIL A

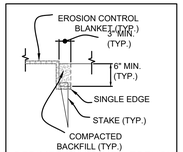


IN DIVERSION DITCH OR SMALL DITCH DRAINAGE WAY - DETAIL B

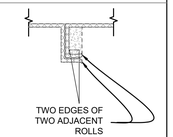


OUTSIDE OF STREAMS AND DRAINAGE CHANNELS - DETAIL C

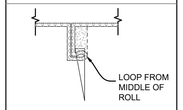
ANCHOR DETAILS



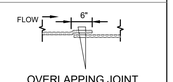
PERIMETER ANCHOR TRENCH



JOINT ANCHOR TRENCH



INTERMEDIATE ANCHOR TRENCH



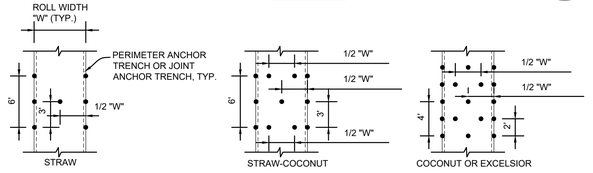
OVERLAPPING JOINT

WOOD STAKE DETAIL

MINIMUM THICKNESS 1"
USE 2x4 MATERIAL FOR STAKES

EROSION CONTROL BLANKET 2 of 2

ECB



STAKING PATTERNS

SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATION. IF NO MANUFACTURER'S SPECIFICATION IS AVAILABLE USE THE ACCEPTABLE STAKING PATTERN (AS SHOWN ABOVE)

EROSION CONTROL BLANKET INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   - LOCATION OF PERIMETER OF EROSION CONTROL BLANKET.
   - TYPE OF BLANKET (STRAW, STRAW-COCONUT, COCONUT, OR EXCELSIOR).
   - AREA "A" IN SQUARE YARDS OF EACH TYPE OF BLANKET.
2. ALL EROSION CONTROL BLANKETS AND NETTING SHALL BE MADE OF 100% NATURAL AND BIODEGRADABLE MATERIAL; NO PLASTIC OR OTHER SYNTHETIC MATERIAL, EVEN IF PHOTO DEGRADABLE, SHALL BE ALLOWED.
3. IN AREAS WHERE EROSION CONTROL BLANKET IS SHOWN ON THE PLANS, THE PERMITTEE SHALL PLACE TOPSOIL AND PERFORM FINAL GRADING, SURFACE PREPARATION, AND SEEDING BELOW THE SEEDING AND MULCHING. SUBGRADE SHALL BE SMOOTH AND MOIST PRIOR TO BLANKET INSTALLATION AND THE BLANKET SHALL BE IN FULL CONTACT WITH SUBGRADE, NO GAPS OR VOIDS SHALL EXIST UNDER THE BLANKET.
4. PERIMETER ANCHOR TRENCH SHALL BE USED AT OUTSIDE PERIMETER OF ALL BLANKET AREAS.
5. JOINT ANCHOR TRENCH SHALL BE USED TO JOIN ROLLS OF BLANKETS TOGETHER (LONGITUDINALLY AND TRANSVERSELY) FOR ALL BLANKETS EXCEPT STRAW, WHICH MAY USE AN OVERLAPPING JOINT.
6. INTERMEDIATE ANCHOR TRENCH SHALL BE USED AT SPACING OF ONE-HALF THE ROLL LENGTH FOR COCONUT AND EXCELSIOR BLANKETS.
7. THE OVERLAPPING JOINT DETAIL SHALL BE USED TO JOIN ROLLS OF BLANKETS TOGETHER FOR BLANKETS ON SLOPES.
8. MATERIAL SPECIFICATIONS OF EROSION CONTROL BLANKET SHALL CONFORM TO TABLE 7.1.
9. ANY AREAS OF SEEDING AND MULCHING DISTURBED IN THE PROCESS OF INSTALLING EROSION CONTROL BLANKET SHALL BE RESEEDED AND MULCHED.
10. DETAILS ON DESIGN PLANS FOR MAJOR DRAINAGEWAY STABILIZATION WILL GOVERN IF DIFFERENT FROM ONES SHOWN HERE

TABLE 7.1 - EROSION CONTROL BLANKET TYPE

TYPE	COCONUT CONTENT	STRAW CONTENT	EXCELSIOR CONTENT	NETTING MIN.
STRAW*	-	100%	-	DOUBLE/NATURAL
STRAW-COCONUT	30% MIN.	70% MAX.	-	DOUBLE/NATURAL
COCONUT	100%	-	-	DOUBLE/NATURAL
EXCELSIOR	-	-	100%	DOUBLE/NATURAL

* FOR OUTSIDE OF STREAMS AND DRAINAGE CHANNELS

EROSION CONTROL BLANKET MAINTENANCE NOTES

1. THE SWMP MANAGER SHALL INSPECT EROSION CONTROL BLANKETS WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS AS NECESSARY.
2. EROSION CONTROL BLANKET IS TO BE LEFT IN PLACE UNLESS REQUESTED TO BE REMOVED BY THE LOCAL JURISDICTION.
3. ANY EROSION CONTROL BLANKET PULLED OUT, TORN, OR OTHERWISE DAMAGED SHALL BE RE-INSTALLED. ANY SUBGRADE AREAS BELOW THE BLANKET THAT HAVE ERODED TO CREATE A VOID UNDER THE BLANKET, OR THAT REMAIN DEVOID OF GRASS SHALL BE REPAIRED, RESEEDED AND MULCHED AND THE EROSION CONTROL BLANKET REINSTALLED.

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South Minturn Addition
Lots 29, 31 & 32
Minturn, Colorado

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Title:
STORMWATER MANAGEMENT PLAN (SWMP) DETAILS

Sheet:
C.321

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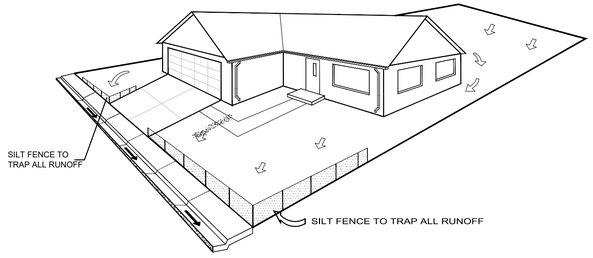
SILT FENCE RESIDENTIAL

SF



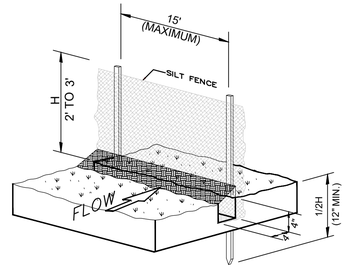
NOTE: EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES AS DIRECTED BY LOCAL JURISDICTION

SILT FENCE BARRIER

RESIDENTIAL INSTALATION

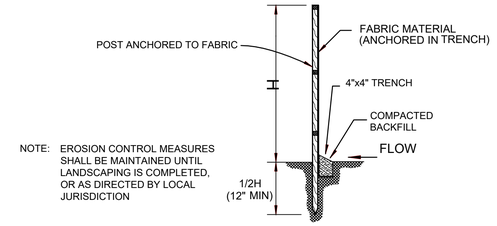
SILT FENCE INSTALLATION

SF



SILT FENCE INSTALLATION

-NTS-



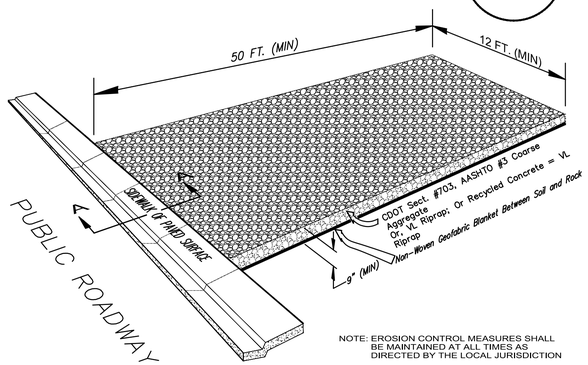
NOTE: EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL LANDSCAPING IS COMPLETED, OR AS DIRECTED BY LOCAL JURISDICTION

SECTION

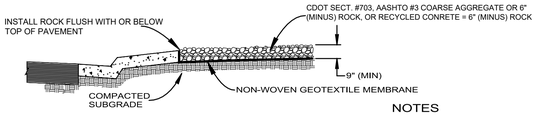
-NTS-

TEMPORARY VEHICLE TRACKING CONTROL

VTC



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



SECTION A-A

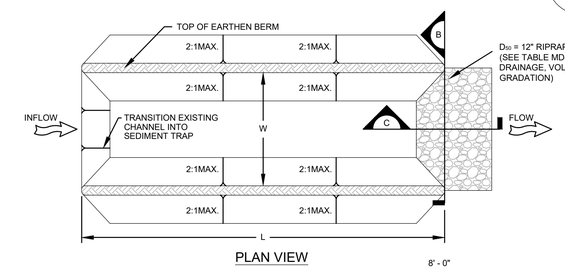
-NTS-

NOTES

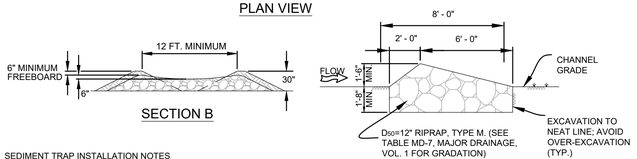
1. ALL ROCK TO BE REMOVED UPON COMPLETION OF CONSTRUCTION.
2. PUBLIC ROADWAY TO BE KEPT CLEAN AND FREE OF MUD, DIRT AND DEBRIS AT ALL TIMES.

SEDIMENT TRAP

ST



PLAN VIEW



SECTION B

SECTION C

SEDIMENT TRAP INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   - LOCATION, LENGTH AND WIDTH OF SEDIMENT TRAP.
2. SEDIMENT TRAPS INDICATED ON INITIAL GESC PLAN SHALL BE INSTALLED PRIOR TO ANY LAND-DISTURBING ACTIVITIES.
3. SEDIMENT TRAP BERM SHALL BE CONSTRUCTED FROM MATERIAL FROM EXCAVATION. THE BERM SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D698.
4. RIPRAP OUTLET SHALL BE CONSTRUCTED WITH D_{50} =12" RIPRAP (TYPE M, SEE TABLE MD-7, MAJOR DRAINAGE, VOL. 1 FOR GRADATION) WITH A MINIMUM OVERFLOW OF 6".
5. THE TOP OF THE EARTHEN BERM SHALL BE A MINIMUM OF 6" HIGHER THAN THE TOP OF THE RIPRAP OUTLET STRUCTURE.
6. THE ENDS OF THE RIPRAP OUTLET STRUCTURE SHALL BE MINIMUM OF 6" HIGHER THAN THE CENTER OF THE OUTLET STRUCTURE.

SEDIMENT TRAP MAINTENANCE NOTES

1. THE SWMP MANAGER SHALL INSPECT SEDIMENT TRAPS WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT UPSTREAM SEDIMENT AS NECESSARY.
2. SEDIMENT ACCUMULATED UPSTREAM OF RIPRAP SHALL BE REMOVED WHEN THE UPSTREAM DEPTH IS WITHIN ½ THE HEIGHT OF THE RIPRAP OUTLET STRUCTURE.
3. SEDIMENT TRAPS SHALL REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVERAGE IS APPROVED BY THE LOCAL JURISDICTION.
4. WHEN SEDIMENT TRAPS ARE REMOVED THE DISTURBED AREA SHALL BE COVERED WITH TOP SOIL, DRILLED SEEDED AND CRIMP MULCHED OR STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

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STORMWATER MANAGEMENT PLAN (SWMP) DETAILS

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C.322

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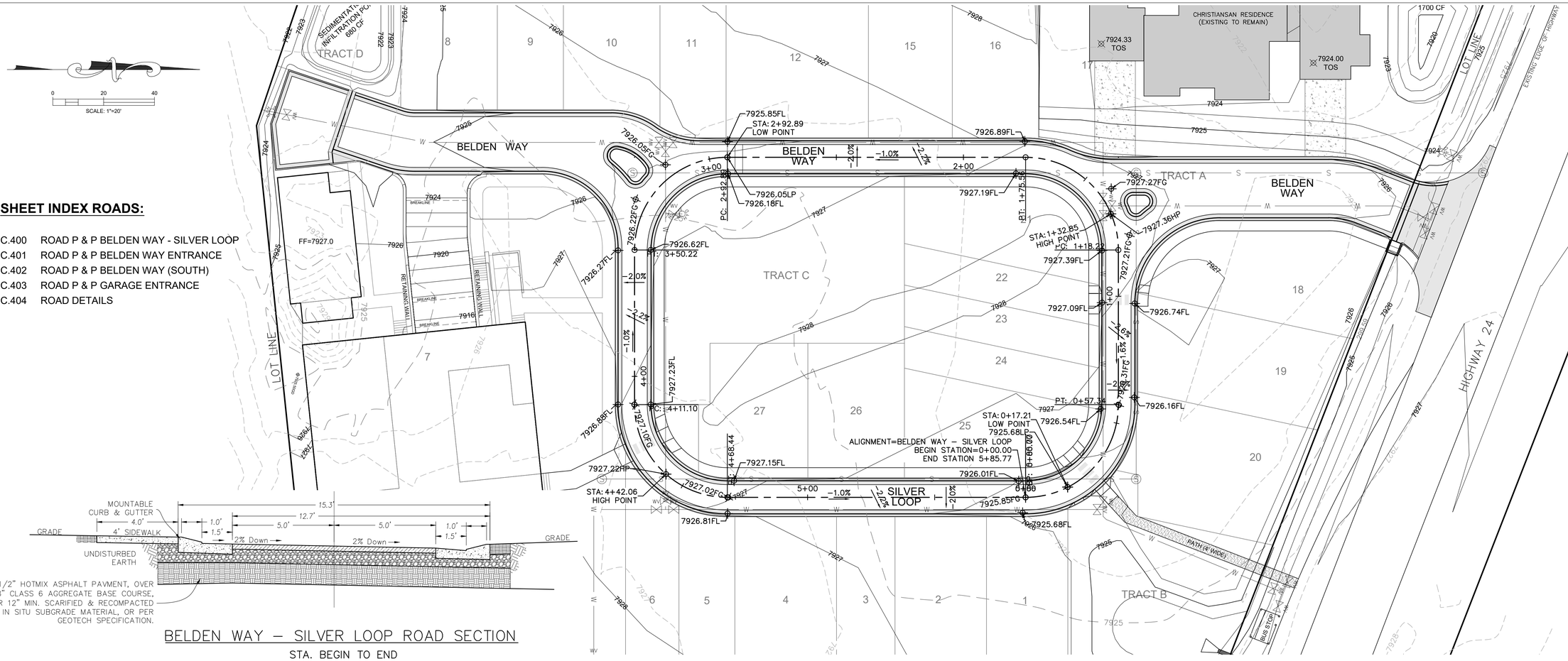
SHEET INDEX ROADS:

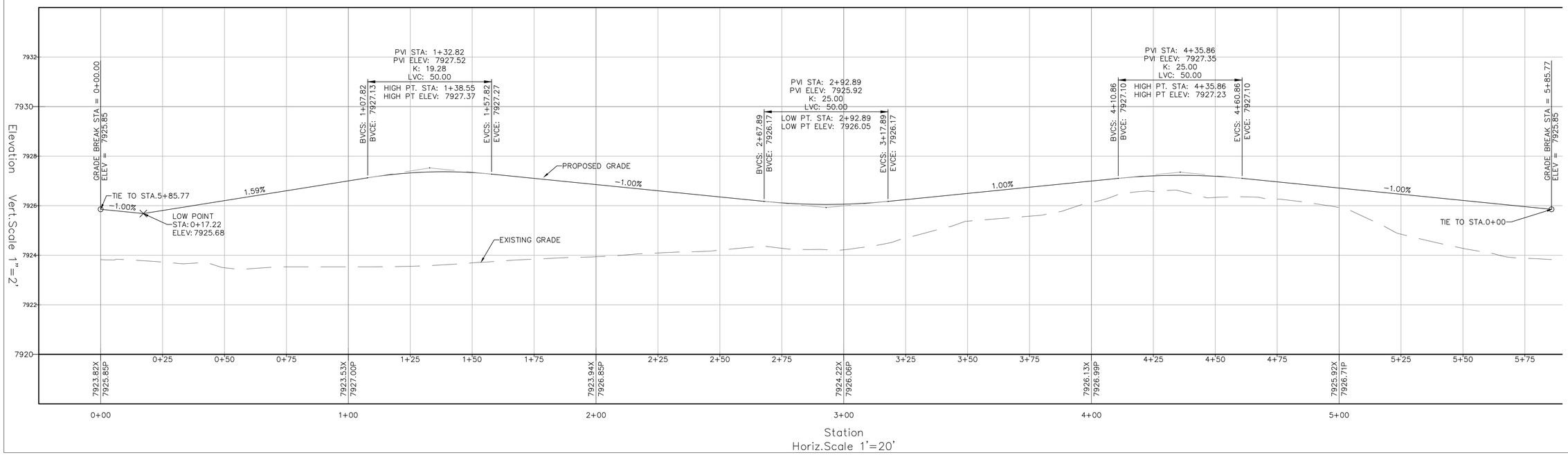
C.400 ROAD P & P BELDEN WAY - SILVER LOOP
C.401 ROAD P & P BELDEN WAY ENTRANCE
C.402 ROAD P & P BELDEN WAY (SOUTH)
C.403 ROAD P & P GARAGE ENTRANCE
C.404 ROAD DETAILS



BELDEN WAY – SILVER LOOP ROAD SECTION

STA. BEGIN TO END

BELDEN WAY – SILVER LOOP PROFILE



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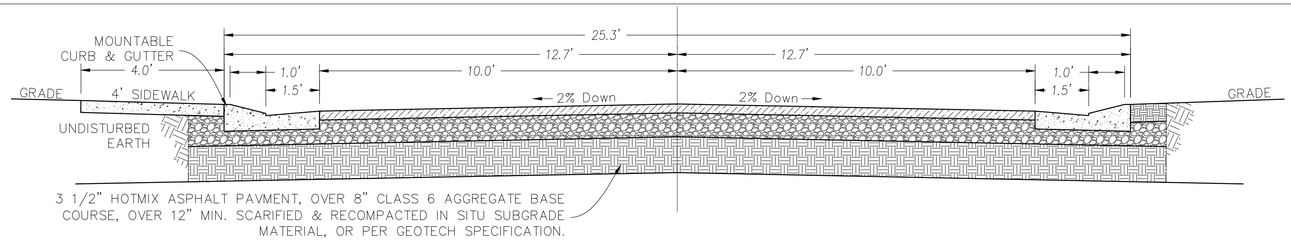
ROAD P & P BELDEN WAY- SILVER LOOP

Sheet:

C.400

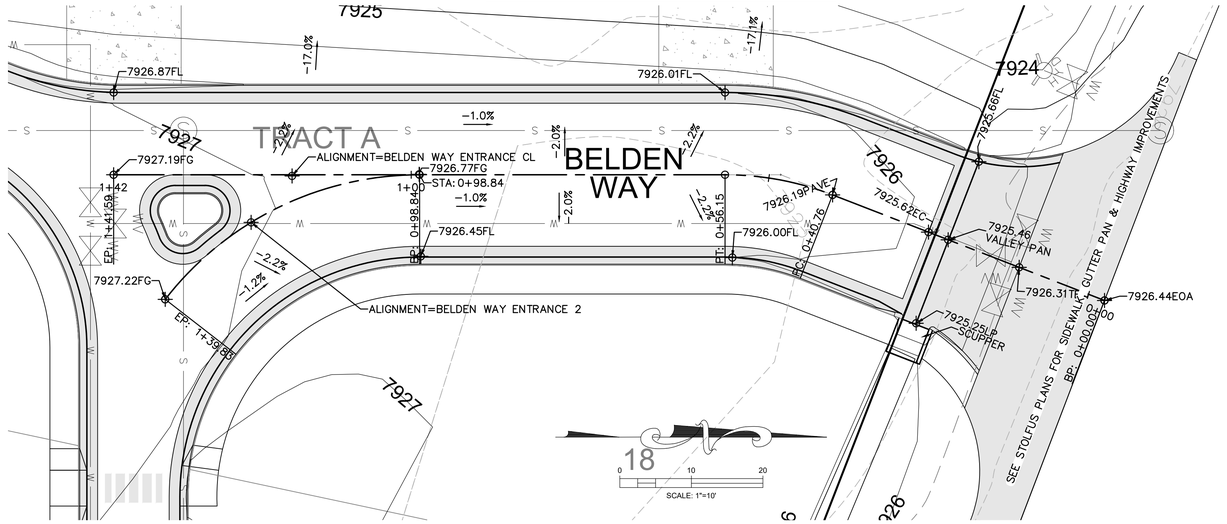
ENTRANCE DETAIL



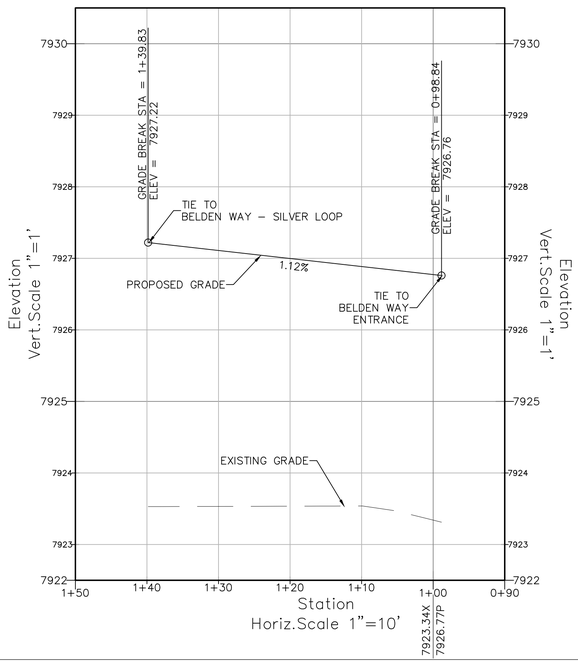
BELDEN WAY ENTRANCE & BELDEN WAY (SOUTH) ROAD SECTION

BEGIN TO END

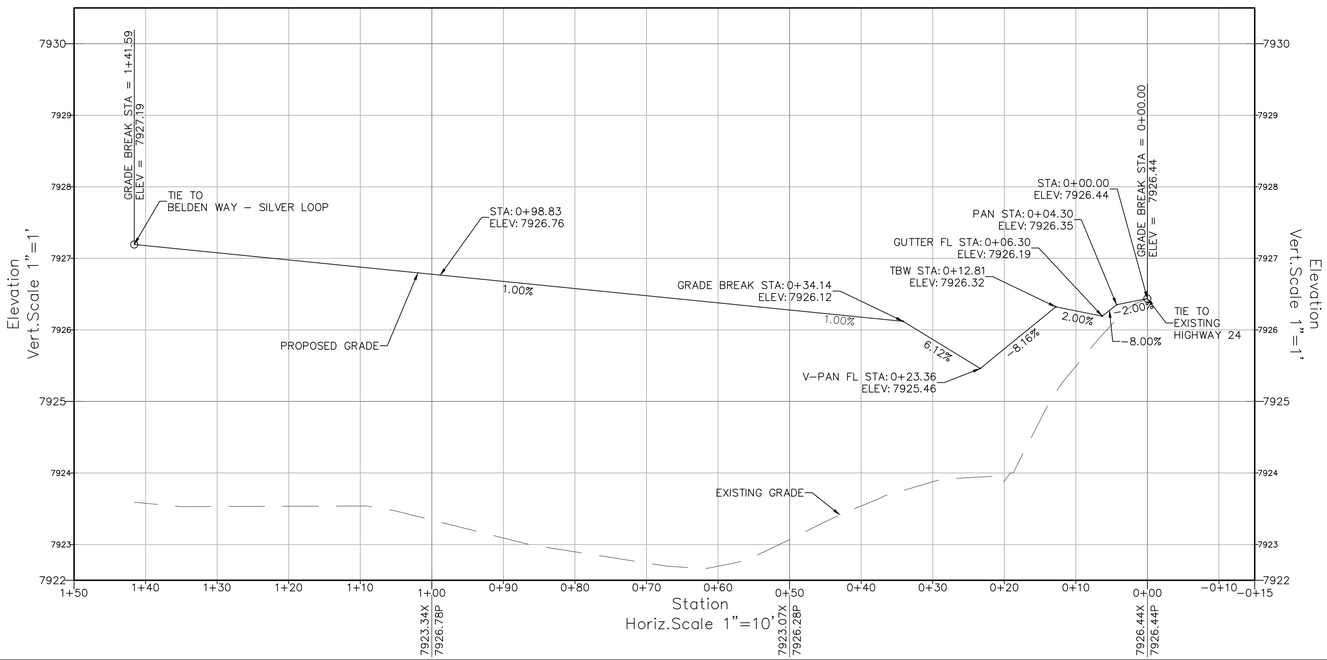
BELDEN WAY ENTRANCE PLAN



BELDEN WAY ENTRANCE 2 PROFILE



BELDEN WAY ENTRANCE CL PROFILE



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ROAD P & P
BELDEN WAY
ENTRANCE

Sheet:

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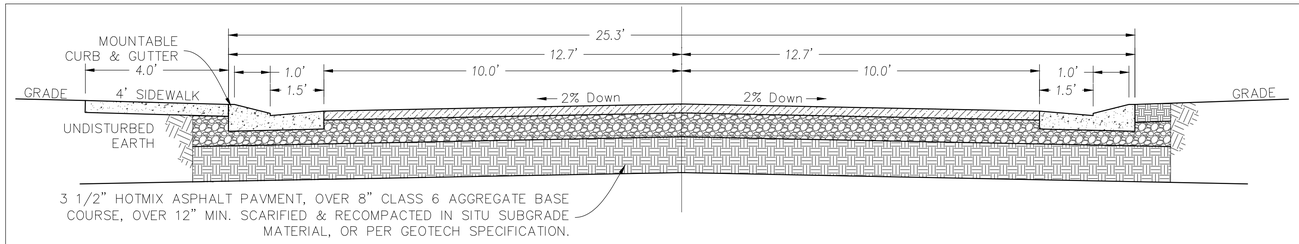
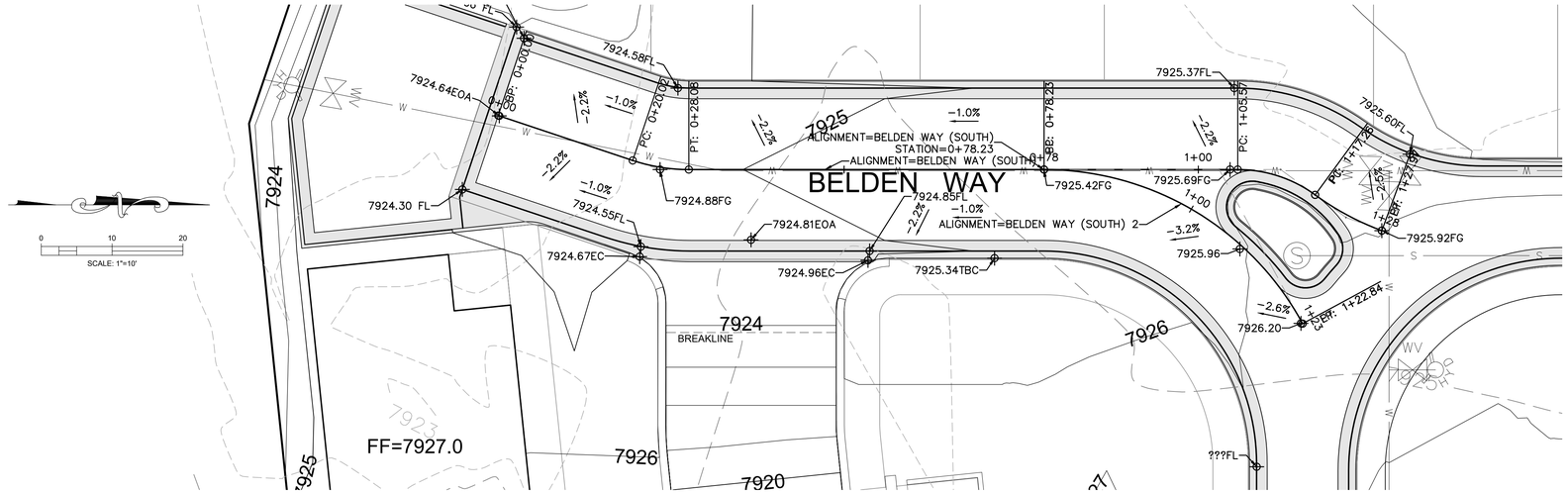


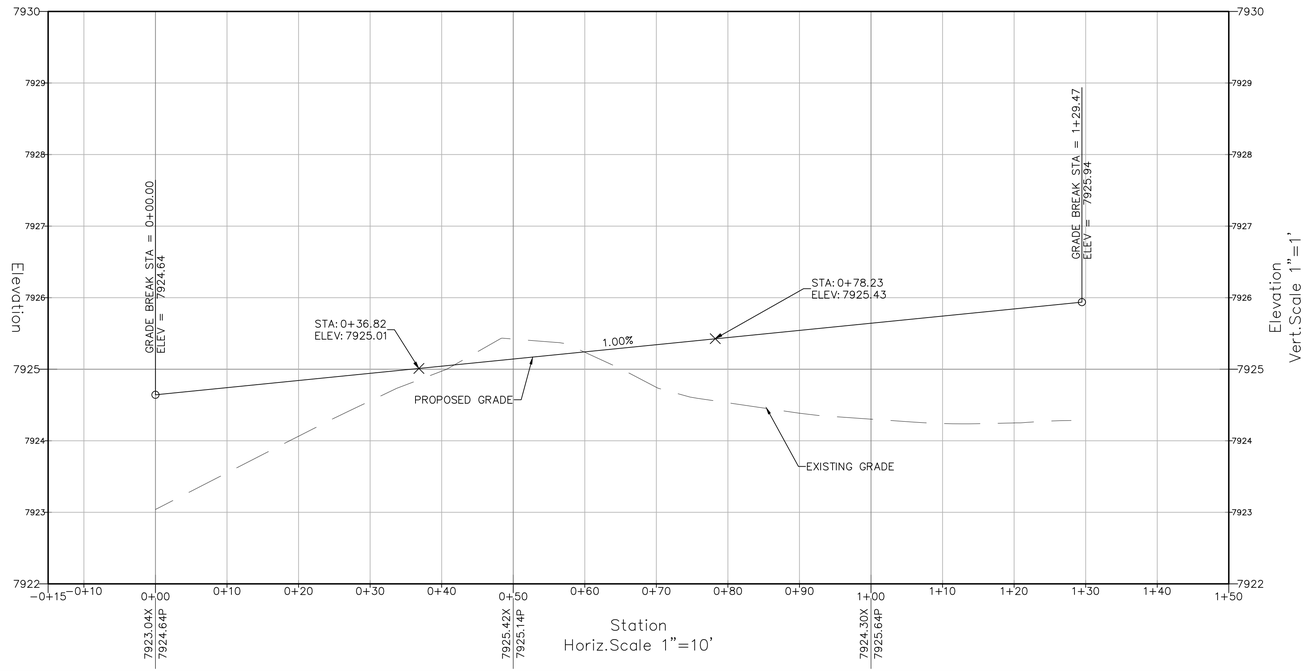
BELDEN WAY ENTRANCE & BELDEN WAY (SOUTH) ROAD SECTION

BEGIN TO END

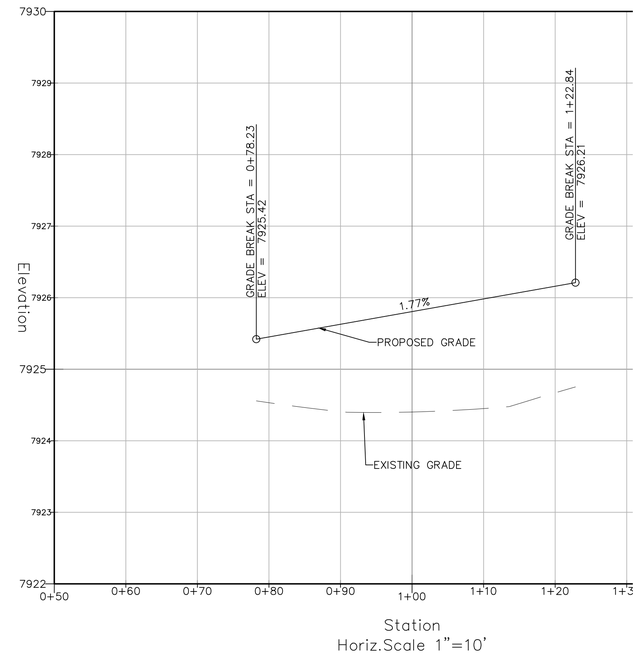
BELDEN WAY PLAN



BELDEN WAY (SOUTH) PROFILE



BELDEN WAY (SOUTH) 2 PROFILE



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ROAD P & P
BELDEN WAY

Sheet:

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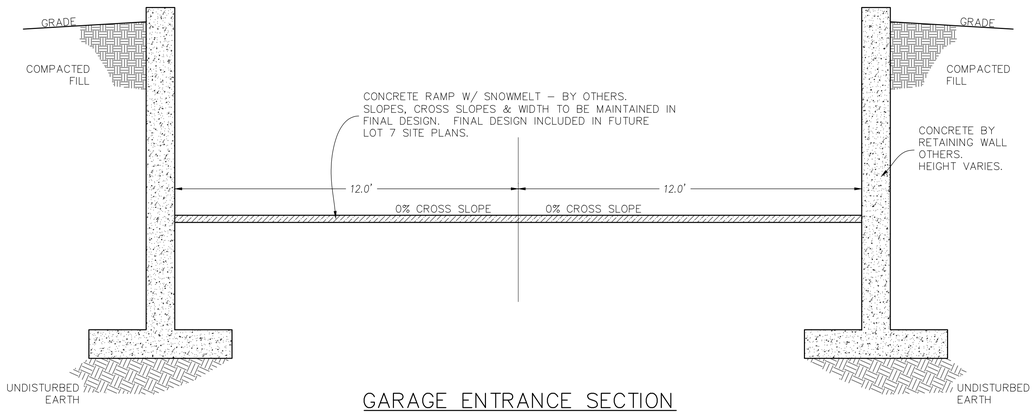

GARAGE ENTRANCE SECTION

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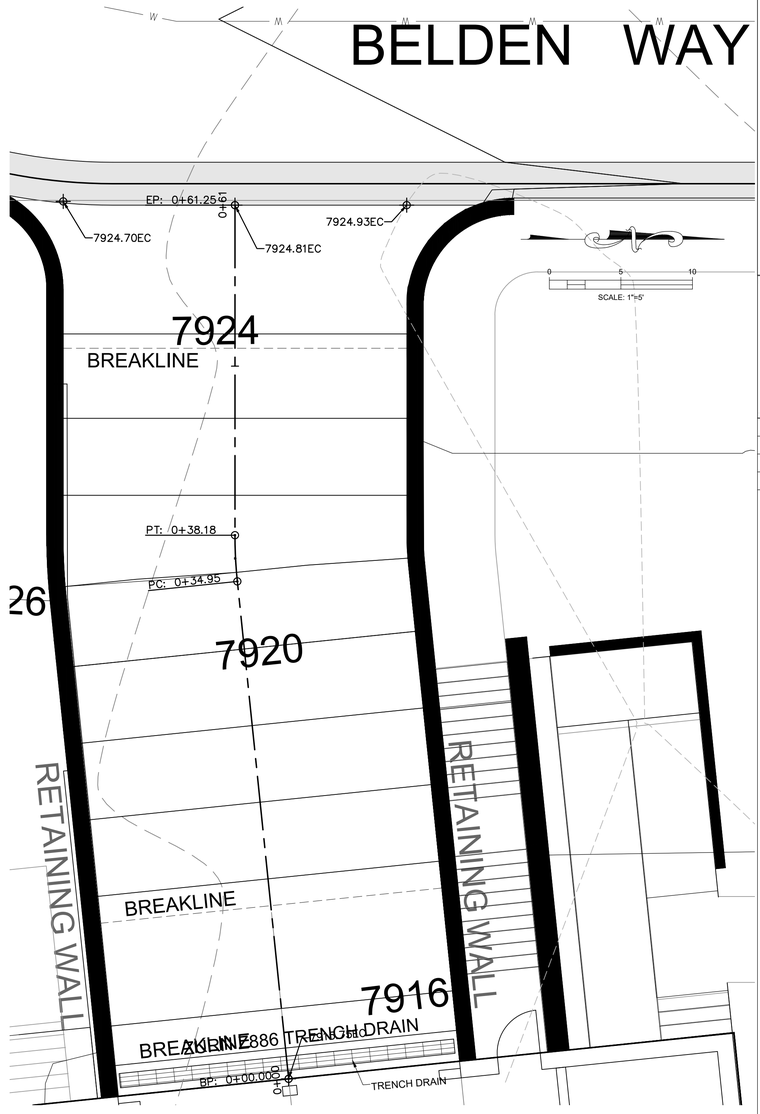
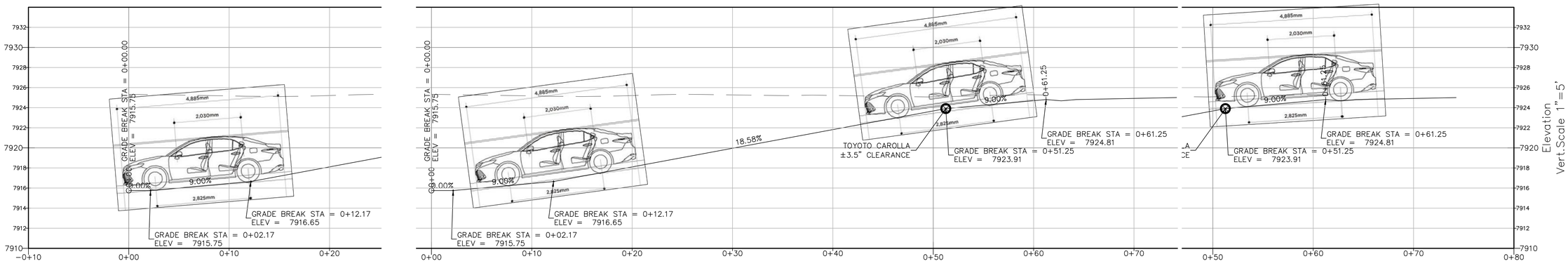


GARAGE ENTRANCE PROFILE
W/ VEHICLE CLEARANCE



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ROAD P & P
GARAGE
ENTRANCE

Sheet:

C.403

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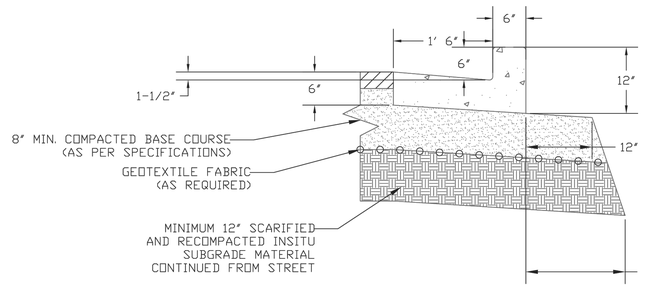
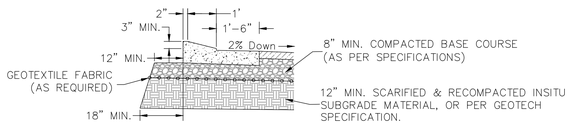
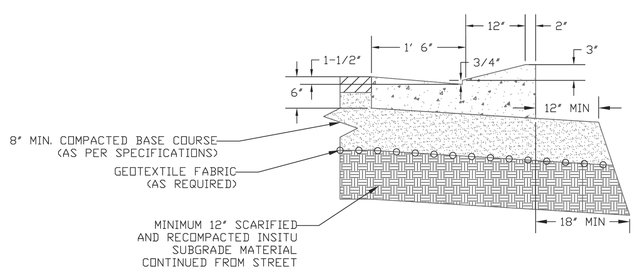


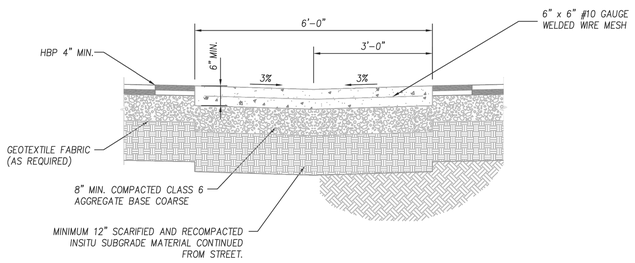
CURB & GUTTER CATCH
DETAIL



CURB & GUTTER MOUNTABLE (PITCH)
DETAIL



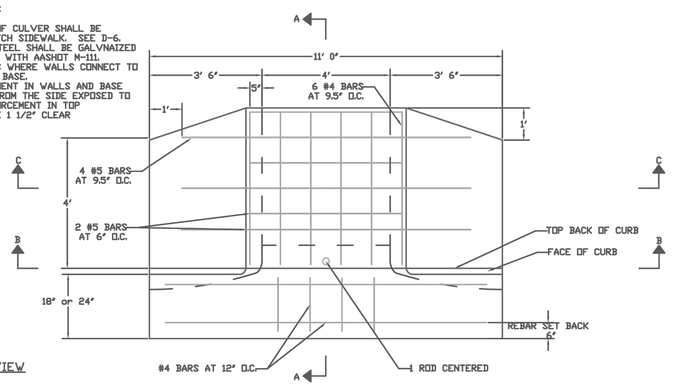
CURB & GUTTER MOUNTABLE (CATCH)
DETAIL



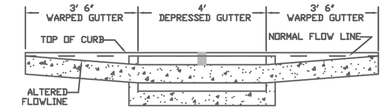
VALLEY PAN
DETAIL

GENERAL NOTES

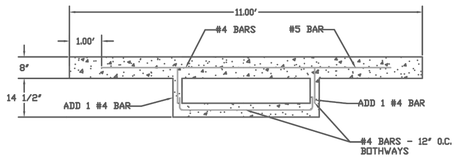
1. TOP SLAB OF CULVER SHALL BE SLOPED TO MATCH SIDEWALK. SEE D-6.
2. EXPOSED STEEL SHALL BE GALVNAIZED IN ACCORDANCE WITH AASHOT M-111.
3. KEY JOINTS WHERE WALLS CONNECT TO TOP SLAB AND BASE.
4. REINFORCEMENT IN WALLS AND BASE SHALL BE 3" FROM THE SIDE EXPOSED TO EARTH. REINFORCEMENT IN TOP SLAB SHALL BE 1 1/2" CLEAR



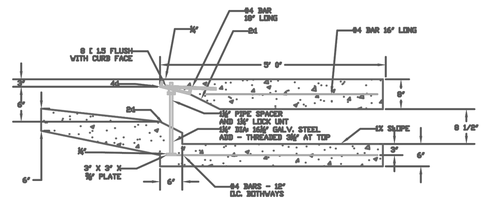
PLAN VIEW



SECTION B-B

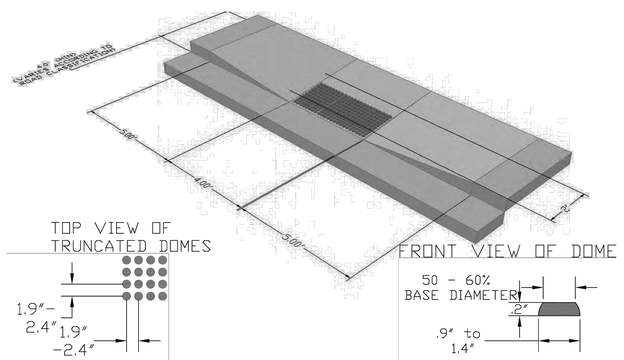


SECTION C-C



SECTION A-A

4' SCUPPER DETAIL
DETAIL



TYPICAL HANDICAP RAMP
DETAIL

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ROAD
DETAILS

Sheet:

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EAGLE RIVER
WATER & SANITATION
DISTRICT

April 22, 2024

David Anderson, P.E.
Timberline Engineering LLC
218 E. Valley Rd, STE-104
Carbondale, CO 81623

Subject: CONSTRUCTION PLAN APPROVAL – Belden Place PUD (IAP Case # IAP21-4)

Dear Mr. Anderson:

This letter is to inform you that construction plan approval has been granted for the above-referenced project for the plan set dated 04-19-2024. The applicant or designated representative, "applicant representative" shall act on the applicant's behalf and is responsible for compliance with the District's infrastructure acceptance process requirements. This letter will expire one calendar year from the date of issue if construction has not commenced. Please upload the following required plan sets to the ERWSD construction portal:

*Required Plans	File Type
Construction Plan Set	PDF
Construction Plan Set	ACAD .DWG or ESRI Shapefile and PDF

*It is assumed that plans submitted will reflect all requirements as stated in the District specifications for water and wastewater lines. Any oversight by the Construction Review Team during the review process shall not be construed as permission to construct anything that does not adhere to the District standard specifications. The District must grant any deviation from the District standard specifications through written approval.

Please ensure the .DWG is tied to the horizontal coordinate system NAD 1983 State Plane Colorado Central FIPS 0502 (US Feet) and vertical datum North American Vertical Datum of 1988 (NAVD 88).

Once both sets of the required plans indicated above have been received and accepted by the District (allow two weeks), the project may proceed with initiation of construction by scheduling the mandatory pre-construction meeting with the District Inspector. The applicant/ applicant representative shall provide a minimum of three business days' notice, to schedule the pre-construction meeting with the District Inspector (Daniel Hychalk, dhychalk@erwsd.org, (970) 977-9026).

Upon successful completion of all required construction inspections and testing for the project the applicant / applicant representative must submit the following required documents to the District in order to receive construction acceptance, start the warranty period, and be eligible for service.

DRAWINGS OF RECORD
"Field Verified" As-Built drawings in ACAD.DWG or ESRI GIS and PDF, per the District's specifications (Rules and Regulations Article IX 9.4.1), are required.

EASEMENT DOCUMENTATION
Descriptions of dedicated easements or road right-of-way in which the infrastructure is installed as required. The easement dedications form(s) shall be obtained from the District's Rules and Regulations Appendices C and D.

PROJECT COST
An accounting of the exact construction cost of the infrastructure that the District will be accepting. This amount shall only include the cost of design, materials, and installation of the infrastructure. Legal costs are not an eligible cost.

BILL OF SALE
A legal document conveying the infrastructure to the District by the developer/owner is required. This document warrants the infrastructure against any and all defects for a two-year period that begins at construction acceptance. The appropriate bill of sale form(s) shall be obtained from the District's Rules and Regulations Appendices C and D.

The two-year warranty period begins at construction acceptance which requires that all required submittals including drawings of record, recorded easement documents, project cost documents, and bill of sale, have been completed, received and approved by the District. A construction acceptance letter will be issued once all required submissions have been approved by the plan review engineer.

No water or wastewater service lines may be connected to the Districts' mains until construction acceptance has been issued.

If you have any questions or concerns, please contact me at (970)-471-5063.

Sincerely,

Ivy Todd

Ivy Todd
Plan Review Engineer

CC:
Jason Cowles
Tim Friday
Niko Nemcanin
Daniel Hychalk
Jennie Koenig
Customer Service

TOWN OF MINTURN, COLORADO
ORDINANCE NO. 15 – SERIES 2024

AN ORDINANCE OF THE TOWN OF MINTURN, COLORADO APPROVING THE AMENDED FINAL SUBDIVISION PLAT FOR BELDEN PLACE PUD AND AMENDING ORDINANCE NO. 5, SERIES 2022

WHEREAS, the Town of Minturn ("Town") is a Colorado home rule municipality organized pursuant to Article XX of the Colorado Constitution and with the authority of the Town of Minturn Home Rule Charter for which the Minturn Town Council ("Town Council") is authorized to act; and

WHEREAS, the Town is authorized by the Home Rule Charter and Section 31-23-301, C.R.S., to enact zoning and land use regulations; and

WHEREAS, Chapter 16, Zoning, of the Minturn Municipal Code (the "MMC") regulates zoning and land use within the Town; and

WHEREAS, the purpose of Chapter 16 is to encourage the most appropriate use of land, to preserve and promote the Town's economy, heritage and small town qualities, and it is designed to promote the health, safety, welfare and convenience of the citizens; and

WHEREAS, Sec. 16-15-10 - Purposes and general provisions, MMC, establishes the purpose of the Planned Unit Development ("PUD") Overlay Zone District which is to allow flexibility for landowners to creatively plan for the overall development of their land and to achieve the purpose and objectives of the MMC and the Community Plan; and

WHEREAS, Sec. 16-15-20 - Authority, MMC, states that the PUD Overlay Zone District is adopted pursuant to Section 24-67-101, et seq., C.R.S., the Planned Unit Development Act of 1972; and

WHEREAS, Sec. 16-15-20 - Authority, MMC, provides that the Town staff and the Planning Commission ("Commission") shall have the authority to recommend and the Town Council shall have the authority to impose such conditions on a PUD as are necessary to accomplish the purpose of the MMC and the Community Plan; and

WHEREAS, the Town received an application for the Belden Place Preliminary Development Plan for PUD ("Preliminary Plan") and Preliminary Subdivision Plat ("Preliminary Plat") from Miners Basecamp, LLC., (the "Applicant") on or about November 17, 2020; and

WHEREAS, the Commission held public hearings to consider the Preliminary Plan and Preliminary Plat on May 26, 2021 and June 9, 2021, and recommended approval with conditions of the Preliminary Plan and Preliminary Plat to the Town Council; and

WHEREAS, the Town Council, at a public hearing held on June 16, 2021, approved the Preliminary Plan and associated Preliminary Plat with conditions via Resolution No. 20, Series 2021; and

WHEREAS, the Town received a Final Subdivision Plat for the Belden Place PUD ("Final Plat") application, from the Applicant on or about August 31, 2021; and

WHEREAS, the Final Plan allowed for the development of forty-one (41) single--family, two-family (duplex), and multi-family (tri-plex and five-plex) dwelling units and one accessory dwelling unit on Lot 17 to be constructed on twenty-seven (27) lots of varying sizes serviced by a looped access road, sidewalks, and utilities, as well as the development of an underground parking garage, a pocket park and open space, drainage improvements and drainage ways, landscaping, project identification and wayfinding signage; and,

WHEREAS, the Final Plat created 27 lots of varying sizes, building envelopes, road rights-of-way, easements, open space areas and tracts; and

WHEREAS, the Applicant intends to construct project infrastructure in one (1) phase to allow for the incremental build-out residential structures within the PUD as market conditions and absorption rates dictate; and,

WHEREAS, the Commission held public hearings to consider the Final Plat February 9, 2022, and recommended approval with conditions of the Final Plat to the Town Council; and

WHEREAS, the Town Council held public hearings (i.e., First Reading and Second Reading) and approved the Final Plan (Ordinance No. 4, Series 2022), and the Belden Place Final Plat (Ordinance No. 5), on or about March 2, 2022 and March 16, 2022; and

WHEREAS, prior to the approval of the Final Plan, the Applicant filed a lawsuit in Eagle County District Court at case number 2022CV30054 contesting the number of Single Family Equivalents/Water Taps ("SFEs") made available to the project (the "Litigation"); and

WHEREAS, the Town filed a counter claim in the Litigation against Miners; and

WHEREAS, rather than continue the Litigation, the parties desired to institute a process to settle the issues between them; and

WHEREAS, the Town and the Applicant entered into and executed a Settlement Agreement (the "Settlement") as memorialized by the Town via Resolution No. 32, Series 2023; and

WHEREAS, the Settlement provides that, within 60 days of the Effective Date of the Settlement, Miners would be permitted to submit to the Town an application to amend the Final Plan and Final Plat to eliminate the Triplex on Lots 12, 13, and 14 and replace it with a single-family unit plus ADU; and

WHEREAS, the Settlement also provides that such application "shall be processed" as two ordinances amending Ordinance No. 4, Series 2022 and Ordinance No. 5, Series 2022; and

WHEREAS, Chapter 17, Article 8. – Minor subdivisions., MMC, provides procedures and submittal requirements for Amended Final Plats; and

WHEREAS, the Town received an application for minor modification to the Final Plat (the "Amended Final Plat") pursuant to the Settlement on or about December 14, 2023 and in accordance with Article 8; and

WHEREAS, Town of Minturn Staff ("Staff") finds that the Amended Final Plat conforms with the Town's standards; and

WHEREAS, the Amended Final Plat will consolidate Lots 12, 13, and 14 into New Lot 12, while all other aspects of the Final Plat will remain the same as those approved via Ordinance No. 5, Series 2022; and

WHEREAS, the Commission, at their regular meeting of May 8, 2024, considered Ordinance No. 15, Series 2024 to approve the Amended Final Plat and to Amend Ordinance No. 5, Series 2022, and recommended approval to the Town Council; and

WHEREAS, the Town Council, at their regular meeting of June 5, 2024, considered Ordinance No. 15, Series 2024, on first reading, to approve the Amended Final Plat and to Amend Ordinance No. 5, Series 2022; and

WHEREAS, Staff recommends one condition of approval upon second reading to address a minor revision to General Note 5, IV, on the Belden Place Amended Final Plat as recommended between first and second reading by the Town Engineer.

NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF MINTURN, COLORADO:

SECTION 1. The foregoing recitals are incorporated herein as if set forth in full.

SECTION 2. That the Belden Place Amended Final Plat is hereby approved, with the following condition:

1. That the Belden Place Amended Final Plat be revised prior to production of a final mylar and prior to recording to specifically amend General Note No. 5, IV, to include the following language: "*Second story overhang features must be a minimum of 8 feet above the ground surface."*

INTRODUCED, READ BY TITLE, APPROVED ON THE FIRST READING AND ORDERED PUBLISHED BY TITLE ONLY AND POSTED IN FULL ON THE OFFICIAL TOWN WEBSITE THE 5th DAY OF JUNE 2024. A PUBLIC HEARING ON THIS ORDINANCE SHALL BE HELD AT THE REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF MINTURN, COLORADO ON THE 19th DAY OF JUNE 2024 AT 5:30 p.m. AT THE MINTURN TOWN HALL 302 PINE STREET, MINTURN COLORADO 81645.

TOWN OF MINTURN, COLORADO

Earle Bidez, Mayor

ATTEST:

By:
Jay Brunvand, Town Clerk

THE TOWN OF MINTURN, COLORADO, ORDAINS THIS ORDINANCE ENACTED ON SECOND READING AND ORDERED PUBLISHED BY TITLE ONLY AND POSTED IN FULL ON THE OFFICIAL TOWN WEBSITE THIS 19th DAY OF JUNE 2024.

TOWN OF MINTURN, COLORADO

Earle Bidez, Mayor

ATTEST:

By:
Jay Brunvand, Town Clerk

Inter-Mountain ENGINEERING
Civil Engineers & Surveyors

June 13, 2024

Ms. Madison Harris
Town of Minturn
PO Box 309
Minturn CO 81645
Via email: planner1@minturn.org

RE: Belden Place
Final Plat Resubmittal Review (completed items removed)
Project No. 19-0008

Dear: Ms. Harris

We reviewed the additional information provided for the revised Final Plat Submittal for Belden Place. Our review compared the submittal with engineering requirements of the Final Plan requirements of Section 16-15-200 and Final Plat Application requirements of Section 17-6-40 of the Minturn Municipal Code (MMC):

Final Plat:

We reviewed the "*Amended Final Plat; Beldin Place PUD*" prepared June 12, 2024 by Slagle Survey Services. Please note the following:

1. Subdivision - Sheet 3 of 5:
   General Note IV was edited as follows: *"Easement Encroachment Areas within those areas defined herein on sheet 3, designated as "Easement Encroachment Area". These areas are areas that allow for constructed second story overhanging features to encroach outside the typical building setbacks. as governed and defined in the Belden Place PUD Guide. (see note 5 (I) above.)"*

   We recommend the following be added to Note IV: *"Second story overhang features must be a minimum of 8 feet above the ground surface."*

Engineering Documents:

1. **Utility Plans**
   a. Utility construction within the US 24 right of way will require CDOT Utility Permits.

i. Domestic water, sanitary sewer, and shallow utility connections are located within the US Highway 24 right of way.
ii. Permits are required for the US 24 storm sewer crossing.

CDOT utility permits need to be provided to the Town and should be attached to the Grading Permit.

2. **Drainage**
   a. A CDPHE Storm Water Discharge Permit is required. A Storm Water Management Plan (SWMP) has been included in the plans; however, the Storm Water Discharge Permit needs to be submitted to the Town and attached to the Grading Permit.
   b. The floor elevation of the underground parking garage at the rear of the property is lower than the elevation of the bottom of the retention pond. Addressing this drainage condition must be addressed prior to issuance of a Building Permit.

3. **Roadway Plans:**
   a. A current CDOT Access Permit is required. The Permit should be an attachment to the Grading Permit.

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

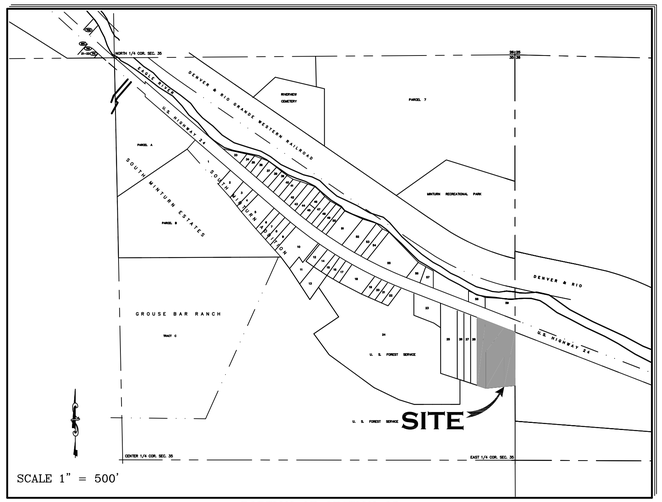
Please let me know of any questions – Thank you.

Sincerely,
Inter-Mountain Engineering

Jeffery M. Spanel PE
Vice President

CC: Michelle Metteer; Michael Sawyer, Scot Hunn

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



PORTION OF SECTION 35,
TOWNSHIP 5 SOUTH, RANGE 81 WEST, 6th P.M.

MINTURN TOWN CERTIFICATE

This plat is approved by the town council of the Town of Minturn, County of Eagle, State of Colorado this ___ day of ___, 20___, 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

SUBORDINATION BY MORTGAGEE

ANB Bank, being the holder of a promissory note secured by a Deed of Trust recorded December 19, 2018, at Reception No. 201821567, 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 Belden Place PUD, 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: ANB BANK

BY: _____

STATE OF _____)
) §
COUNTY OF _____)

THE FOREGOING SUBORDINATION BY MORTGAGEE WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__, BY _____ AS _____ OF ANB BANK.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

USE TABLE

LOT	USE	AREA	ADDRESS
1	SINGLE FAMILY	2,098 S.F.	0018 SILVER LOOP
2	DUPLEX LOT	2,341 S.F.	0020 SILVER LOOP
3	DUPLEX LOT	1,496 S.F.	0022 SILVER LOOP
4	SINGLE FAMILY	2,603 S.F.	0024 SILVER LOOP
5	DUPLEX LOT	1,459 S.F.	0026 SILVER LOOP
6	DUPLEX LOT	1,629 S.F.	0028 SILVER LOOP
7	MULTI-FAMILY	27,233 S.F.	0036 SILVER LOOP
8	DUPLEX LOT	2,049 S.F.	0029 BELDEN WAY
9	DUPLEX LOT	1,404 S.F.	0027 BELDEN WAY
10	DUPLEX LOT	2,092 S.F.	0025 BELDEN WAY
11	DUPLEX LOT	1,668 S.F.	0023 BELDEN WAY
12	SINGLE FAMILY	3,641 S.F.	0019 BELDEN WAY
15	SINGLE FAMILY	2 ,146 S.F.	0015 BELDEN WAY
16	SINGLE FAMILY	2,212 S.F.	0013 BELDEN WAY
17	SINGLE FAMILY	12,033 S.F.	0011 BELDEN WAY
18	SINGLE FAMILY	3,283 S.F.	0010 SILVER LOOP
19	SINGLE FAMILY	3,018 S.F.	0012 SILVER LOOP
20	SINGLE FAMILY	3,116 S.F.	0014 SILVER LOOP
21	MULTI-FAMILY	2,454 S.F.	0009 SILVER LOOP
22	MULTI-FAMILY	1,251 S.F.	0011 SILVER LOOP
23	MULTI-FAMILY	1,251 S.F.	0013 SILVER LOOP
24	MULTI-FAMILY	1,251 S.F.	0015 SILVER LOOP
25	MULTI-FAMILY	2,504 S.F.	0017 SILVER LOOP
26	SINGLE FAMILY	2,014 S.F.	0023 SILVER LOOP
27	SINGLE FAMILY	2,162 S.F.	0025 SILVER LOOP
Tract A	ROADS	15,682 S.F.	BELDEN WAY & SILVER LOOP
Tract B	OPEN SPACE	4,713 S.F.	0016 SILVER LOOP
Tract C	OPEN SPACE	7,145 S.F.	0037 SILVER LOOP
Tract D	OPEN SPACE	1,956 S.F.	0031 BELDEN WAY
TOTAL		117,904	2.707 ACRES

ADDRESSES ARE FOR INFORMATIONAL PURPOSES ONLY

CERTIFICATE OF TAXES PAID

I, the undersigned, do hereby certify that the entire amount of taxes and assessments due and payable as of _____, 20___ upon all parcels of real estate described on this Plat are paid in full.

DATED THIS _____ OF _____, A.D., 20___

_____
TREASURER OF EAGLE COUNTY

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 BELDEN PLACE 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 monumented 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
MATTHEW S. SLAGLE
34998
06-12-2024
PROFESSIONAL LAND SURVEYOR

PRELIMINARY

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

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

GENERAL NOTES AND NOTES FOR CREATED EASEMENTS:
1) The purpose of this Final Plat is to (i) Create various lots with building envelopes, open space areas and tracts, pursuant to Town of Minturn Land Use Regulations and Colorado Revised Statutes concerning the subdivision of land, (ii) create easements for the purposes described, (iii) as shown and described herein, vacate the lot lines that defined lots 29 through 32 includes lot 30, which no longer exists but is described in Duran Subdivision lots, South Minturn Addition to the Town of Minturn, according to the annexation plat thereof as filed march 1, 1979 as reception no. 163774 along with lots 1 thru 3, Duran Subdivision, according to the plat thereof recorded December 14, 1994 as reception no. 553188, (iiii) and to vacate certain easements, all as shown herein.
2) Basis of Bearing: S 00°02'00" E upon the East line of Section 35, Township 5 South, Range 81 West, 6TH P.M. between USGLO survey monuments marking the northeast and east corners of said section. this bearing based on annexation plat, south Minturn addition to the Town of Minturn, reception no. 163447.
3) Survey Date: February, 2020.
4) Legal description, easements and location of boundary lines are based on Old National Republic Title Insurance Company order number no. VB50062124-6 dated March 14, 2024, provided by Land Title Guarantee Company, along with plats and survey monumentation referenced hereon.
5) These platted lands are subject to:
I) The Belden place PUD Guide recorded as Reception No. _____. Notice Section VII (B) in PUD Guide for Easement Encroachment guide.
II) The Partywall Agreement (Belden Place) recorded as Reception No. _____.
III) The Declarations of Covenants, Conditions and Restrictions for Belden Place recorded as Reception No. _____, and subject to the subdivision agreement filed and recorded for this subdivision as Reception No. _____ both in the office of the Clerk and Recorder of Eagle County, Colorado.
IV) Easement Encroachment Areas within those areas defined herein on sheet 3, designated as "Easement Encroachment Area". These areas are areas that allow for constructed second story overhanging features to encroach outside the typical building setbacks, as governed and defined in the Belden Place PUD Guide. (see note 5 (I) above.)
6) the interior lot lines platted herein between duplex, tri-plex, and multi-family lots are created as party wall separations and not subject to side building setbacks.
7) Lots 2,3,5,6,8,9,10,11 (duplex lots), and lots 21,22,23,24,25,(multi-family lots) each contain one (1) residential unit and may not be subdivided further. Lot numbers 13 and 14 intentionally omitted with this filing.
PERTAINING TO CREATED EASEMENTS:
8) the owner, Miners Base Camp LLC, a Colorado Limited Liability Company, hereby reserves for themselves their successors and / or assigns the following non-exclusive easements:
a) a non-exclusive Utility and Drainage Easement as shown on sheet 5 - on, over, under, above, across and through those areas designated hereon as "Utility and Drainage Easement" 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) non-exclusive Utility, Drainage, Snow Storage and Pedestrian Easement on, over, under, above, across and through those areas designated hereon as "Utility, Drainage, Snow Storage and Pedestrian Easement" within Tracts A, B, C, and D along with the portion of lot 7 all as shown on sheet 3- 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 along with snow storage and iii) pedestrian use including reasonable ingress and egress of persons to include foot, bicycle or small wheel use along with sidewalk or path construction, use and repair.
c) non-exclusive Utility, Drainage, Snow Storage and Landscaping Easement within that portion of lot 17 shown on sheet 3 - on, over, under, above, across and through those areas designated hereon as "Utility, Drainage, Snow Storage and Landscaping 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 along with snow storage and iii) landscaping use.
d) non-exclusive Sign Easement within that portion of lot 18 shown on sheet 3 - on, over, under, above, across and through those areas designated hereon as "Sign Easement" for the purpose of i) the installation, operation, use, repair, replacement, improvement and maintenance of signage and related landscaping, and all related structures, together with right of ingress and egress.

9) roads and sidewalks created hereon, and shown as Tract A, shall be dedicated to public use and maintained by Belden Place Owners Association.

NOTE REQUIRED BY TOWN OF MINTURN:
NO INDIVIDUAL CONDOMINIUM UNIT SHALL BE SOLD INTO SEPARATE OWNERSHIP UNTIL AND UNLESS A TYPE B SUBDIVISION PLAT HAS BEEN APPROVED BY THE TOWN OF MINTURN AND SUCH PLAT HAS BEEN RECORDED IN THE REAL ESTATE RECORDS OF EAGLE COUNTY.

CERTIFICATE OF DEDICATION AND OWNERSHIP

Know all men by these presents that MINERS BASE CAMP LLC, A Colorado Limited Liability Company being sole owner in fee simple of all that real property situated in the town of Minturn, eagle county, Colorado described as follows:
Lots 29, 31 and 32, South Minturn Addition, according to the Annexation Plat thereof recorded March 1, 1978 as Reception No. 163447 in the Office of the Eagle County Clerk and Recorder, Eagle County, Colorado and lots 1, 2 and 3 Duran subdivision according to the plat thereof recorded December 14, 1994 as Reception No. 553188 in the Office of the Eagle County Clerk and Recorder, Eagle County, Colorado, the perimeter of which particularly described as follows: Commencing at a point on the east line of Section 35, Township 5 South, Range 81 West, of the 6th Principle Meridian, said point being a found red plastic cap stamped LS 26626 from which the northeast corner of said Section 35 bears N00°02'00"W 1962.17 feet; thence S00°02'00"E 0.57 feet to the True Point of Beginning, said Point of Beginning also being a point on the South right of way line of U.S. highway 24 per C.D.O.T. project Tap M890-001 and the map thereof and also being the northeast corner of said lot 32, South Minturn Addition; thence upon said East line of Section 35 S00°02'00"E 356.38 feet to the southeast corner of said lot 32 being a found 3" aluminum Dept. of Agriculture cap in monument box stamped LS 7235, 1984; thence departing said East line Section 35 and upon the South line of said lot 32 and said lot 31, South Minturn Addition S84°06'47"W 220.37 feet to the southeast corner said lot 29, South Minturn Addition being a found 2.5" brass cap on 1" iron pipe stamped sw cor Gates Tract; thence upon the South line of said lot 29 N71°22'44"W 63.47 feet to the southwest corner said lot 29 being a found 1" iron pipe with no cap; thence departing said South line and upon the West line of said lot 29 N00°01'03"W 467.14 feet to said South right of way U.S. Highway 24 also being the northwest corner of said lot 29; thence upon said South right of way U.S. Highway 24 S68°46'59"E 299.59 feet to the True Point of Beginning.
Containing 2.707 acres more or less; and has caused the same to be laid out, platted and subdivided, and designated as BELDEN PLACE P.U.D. Subdivision in the Town of Minturn, County of Eagle, Colorado, and does hereby accept responsibility for the completion of the improvements required by this plat, and do hereby dedicate and set aside all of the roads and other public improvements and places as shown on the accompanying plat to the use of the public forever; and do hereby dedicate those portions of said real property which are created as easements on the accompanying plat to the public or utility provider for the purposes shown herein; unless otherwise expressly provided hereon; and does hereby grant and dedicate the following interests in the property:
(A) to the Town of Minturn with no obligation to construct or maintain:
(1) Water Easement as shown on Sheet 4 - on, over, under, and through those portions of this final plat designated as "Water Easement" for the purpose of using, installing, constructing, maintaining, improving, repairing and replacing facilities of any kind or nature for the transmission of domestic water and/or irrigation water including but not limited to taps, manholes, and water lines, together with a right of ingress and egress thereto.
(2) a non-exclusive road easement on, over, under, above, across and through those areas designated hereon as "Tract A" for the purpose of: vehicular or pedestrian access, ingress and egress and road uses.
(3) a non-exclusive easement on, over, under, above, across and through those areas designated hereon as Tract B, the area defined as "Utility, Drainage, Snow Storage and Pedestrian Easement", on lot 17, and along the rear (northern) 5 feet of lots 18, 19, and 20 for the purposes of storm drainage, drainage of water flow from other lands along with the right but not the obligation for installation, use, repair, replacement, improvement and maintenance of surface drainage structures including but not limited to swales, gutters, ditches, culverts, and for temporary construction of sidewalks and roadways together with right of ingress and egress thereto.
4) Pedestrian Easement within on, over, under, above, across and through those areas designated hereon as "Pedestrian Easement" as shown on sheet 3 for the purpose of pedestrian use including reasonable ingress and egress of persons to include foot, bicycle or small wheel use along with sidewalk or path construction, use and repair.
(B) to the Eagle River Water and Sanitation District a non-exclusive Sewer Easement as shown on sheet 4 - on, over, under, above, across and through those areas designated hereon as "Sewer Easement" to, as shown, for the purposes of disposal and transmission of domestic sewage and storm water, the installation, use, repair, replacement, improvement and maintenance of sanitary sewer structures including but not limited to manholes, pipes and all related structures, together with a right of ingress and egress thereto.

OWNER: _____ ADDRESS: _____

BY: _____
TITLE: _____

STATE OF _____)
)SS
COUNTY OF _____)

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS __DAY OF _____, A.D, 20__, BY _____ AS _____ OF _____

MY COMMISSION EXPIRES: _____ _____

WITNESS MY HAND AND OFFICIAL SEAL

_____
NOTARY PUBLIC

TITLE CERTIFICATE

_____ does hereby certify that it has examined the title to all lands shown upon this plat and that title to such is vested in _____ free and clear of all liens, taxes, and encumbrances, except _____

DATED THIS _____ DAY OF _____, A.D., 20___.

AGENT: _____

CLERK AND RECORDER'S CERTIFICATE

This Plat was filed for record in the Office of the Clerk and Recorder at _____ o'clock _____, on this ____ day of _____, A.D, 20__

_____ **BY:** _____
CLERK AND RECORDER DEPUTY

Revised per Town Comments 6-12-24 MSS
Revised Town Comments& Sew Ease 4-18-24 MSS
Revised Per Town Comments 3-14-24 MSS

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-24.dwg
SHEET 1 OF 5		DATE: 11-11-2023

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

SHEET 2 OF 5
BOUNDARY AND VACATION

(BEARING DISTANCE) = PREVIOUSLY PLATTED DIMENSIONS OF RECORD

SEE SHEETS 4 & 5 FOR ADDITIONAL NEW EASEMENTS

LOT 28
SOUTH MINTURN ADDITION
RECEPTION No. 163447

FOUND SURVEY MONUMENT 1" DIAMETER IRON PIPE NO CAP

WOOD FENCE

N 00°01'03" W (N 00°02'00" W 468.00') 467.14'

56.00

FOUND SURVEY MONUMENT 2" ALUMINUM CAP ON REBAR STAMPED LS 37902

FOUND SURVEY MONUMENT 3" BRASS CAP IN BOULDER NGS MONUMENT S280

SURVEY MONUMENT 1" DIAMETER IRON PIPE NO CAP

OU

UTILITY POLE (TYP)

OVERHEAD UTILITY LINE (TYP)

LOT 29

"RELOCATED EASEMENT FOR EMERGENCY AND MUNICIPAL VEHICLE ACCESS" RECEPTION No. 201117993 VACATED PURSUANT TO THE EAGLE RIVER FIRE PROTECTION EASEMENT VACATION RECORDED AS RECEPTION No. 202202478

FOUND SURVEY MONUMENT 1.5" ALUMINUM CAP ON No. 5 REBAR STAMPED LS 34998

N 71°22'44" W 63.47'

FOUND SURVEY MONUMENT 2.5" BRASS CAP ON 1" PIPE STAMPED SW COR GATES TRACT

LOT LINE VACATED WITH THIS PLAT

FOUND SURVEY MONUMENT 1.5" BRASS CAP ON REBAR LS ILLEGIBLE

S 00°02'00" E (S 00°02'00" E 208.99') 208.91'

LOT LINE VACATED WITH THIS PLAT

(S 68°39'00" E 65.00') 64.81'

N 68°46'59" W 299.59'

(S 68°39'00" E 100.00') 99.96'

632.97'

N51°22'06"W 2190.27'

FOUND SURVEY MONUMENT 1.5" ALUMINUM CAP ON REBAR STAMPED LS 9337

SEWER EASEMENT RECEPTION No. 201121532 TO BE REVISED BY SEPARATE DOCUMENT AFTER PLAT RECORDING

SEWER EASEMENTS BK 217 PG 151 RECEPT No. 201121533, 201121534 & 201121535 TO BE REVISED BY SEPARATE DOCUMENT AFTER PLAT RECORDING (HATCHED AREA)

15' ACCESS AND UTILITY EASEMENT BK 253 PG 263, BK 126 PG 311& BK 126 PG 316 VACATED WITH THIS PLAT S00°02'00"E

VISTA BARRANCO LANE
RECEPTION NO. 553188
VACATED WITH THIS PLAT

15' 5.54' 9.33' 24' 207.17' 147.03

39.09

EASEMENT FOR EMERGENCY AND MUNICIPAL VEHICLE ACCESS RECEPTION No. 553188 VACATED WITH THIS PLAT

SEE SHEETS 4 & 5 FOR ADDITIONAL NEW EASEMENTS

WIRE FENCE

S 74°48'00" E (132.29') LOT LINE VACATED WITH THIS PLAT 130.24'

31.00' N90°00'00"E 31.00' 20.00

LOT LINE VACATED WITH THIS PLAT

LOT LINE VACATED WITH THIS PLAT

134.83'

U.S. HIGHWAY 24
80' RIGHT-OF-WAY
PROJECT TAP M890-001

LOT 31
SOUTH MINTURN ADDITION
RECEPTION No. 163447

LOT 1

LOT 2

DURAN SUBDIVISION
RECEPTION No. 553188

LOT 3

UNITED STATES OF AMERICA
RECEPTION No. 186352

S 84°06'47" W (S 84°22'00" W 219.87')

220.37'

WIRE FENCE

WOOD PRIVACY FENCE

(194.00')

FOUND SURVEY MONUMENT 1.5" BRASS CAP ON REBAR LS ILLEGIBLE

UTILITY POLE (TYP)

FOUND SURVEY MONUMENT 1.25" YELLOW PLASTIC CAP ON No. 4 REBAR STAMPED PEAK 1 S0°02'E 0.37' FROM CORNER

LOT LINE VACATED WITH THIS PLAT

FOUND SURVEY MONUMENT 1.5" ALUMINUM CAP ON No. 5 REBAR STAMPED LS 34998

S00°02'00"E

194.27'

LOT LINE VACATED WITH THIS PLAT

S 68°46'59" E

SEWER MANHOLE (TYP)

LOT 32

FOUND SURVEY MONUMENT EAST 1/4 CORNER SECTION 35 2.5" BRASS USGLO CAP ON 1" IRON PIPE 1942

S00°02'00"E 461.93'

FOUND SURVEY MONUMENT 2.5" USDA CAP ON No. 6 REBAR STAMPED LS 38016

S00°02'00"E 53.77'

ELECT. TRANS.

FOUND SURVEY MONUMENT 3" ALUMINUM CAP IN MONUMENT BOX STAMPED DEPT. OF AGRICULTURE 1984 LS 7235

S 00°02'00" E (S 00°02'00" E 357.36') 356.38'

WOOD PRIVACY FENCE

POINT OF BEGINNING

FOUND SURVEY MONUMENT 1.25" RED PLASTIC CAP ON REBAR STAMPED LS 26626 N0°02'W 0.57' FROM CORNER

UTIL. PED.

S00°02'00"E 85.84' TIE

FOUND SURVEY MONUMENT 1.25" WHITE PLASTIC CAP ON REBAR IN CONCRETE STAMPED LS 4551

FOUND SURVEY MONUMENT NORTHEAST CORNER SEC. 35 2.5" BRASS USGLO CAP ON 1" IRON PIPE 1942

S00°02'00"E 1876.90'

BASIS OF BEARINGS
UNITED STATES OF AMERICA
RECEPTION No.246983

20 0 10 20 40 80

1 INCH = 20 FEET

COLORADO REGISTERED MATTHEW S. SLAGLE 34998 06-12-2024 PROFESSIONAL LAND SURVEYOR

PRELIMINARY

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

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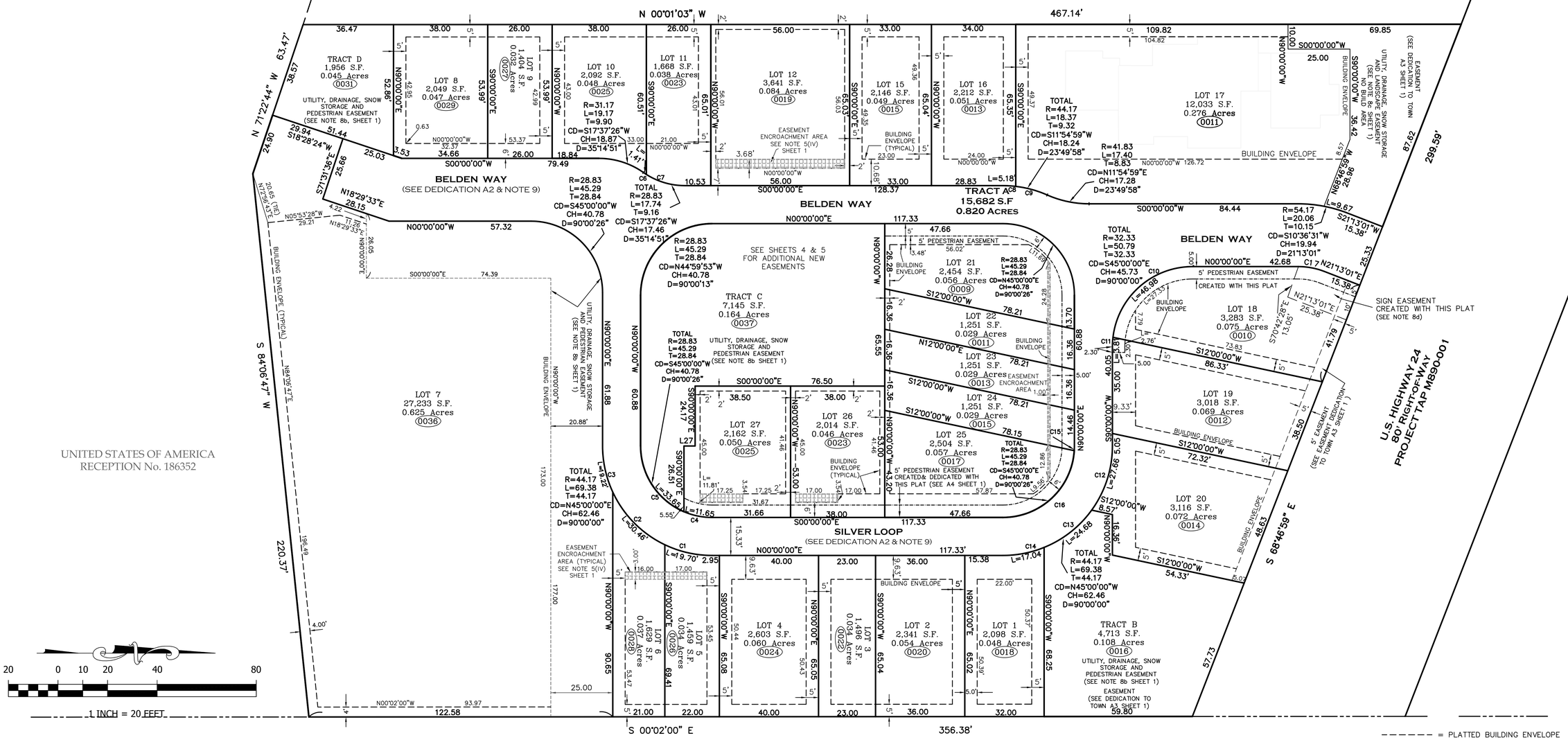
SLAGLE SURVEY SERVICES
800 Castle Drive - P.O. Box 751 Eagle, Colorado 81631
970.471.1499 Office matthew@slaglesurvey.com
www.SlagleSurvey.com

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 2 OF 5		DATE: 11-11-2023

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



L27 = S00°00'00"W 4.50

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

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

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34998
06-12-2024

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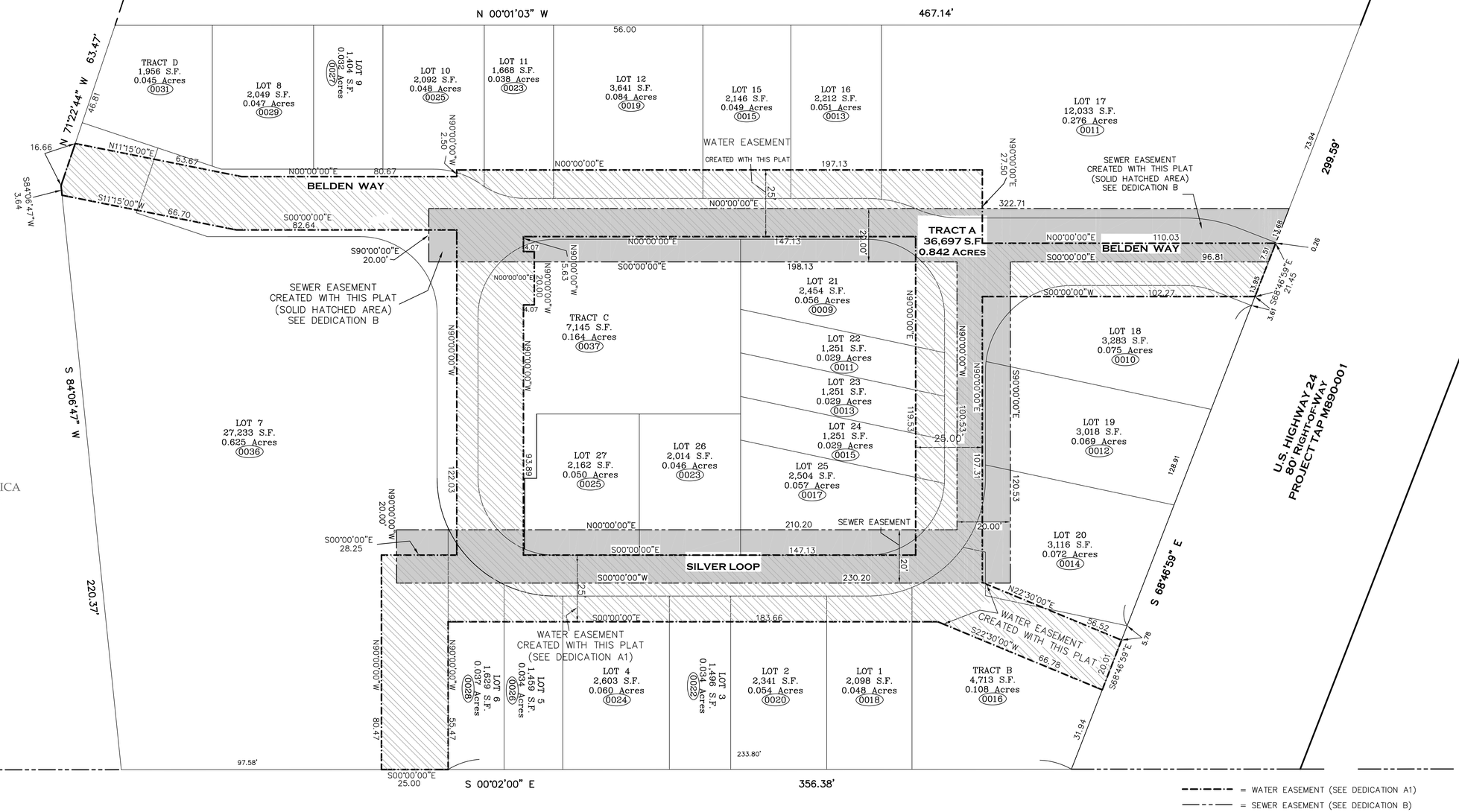
SHEET 3 OF 5		DATE: 11-11-2023

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

SHEET 4 OF 5
WATER & SEWER
EASEMENTS
CREATED WITH THIS PLAT



20 0 10 20 40 80
1 INCH = 20 FEET

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SHEET 4 OF 5		DATE: 11-11-2023

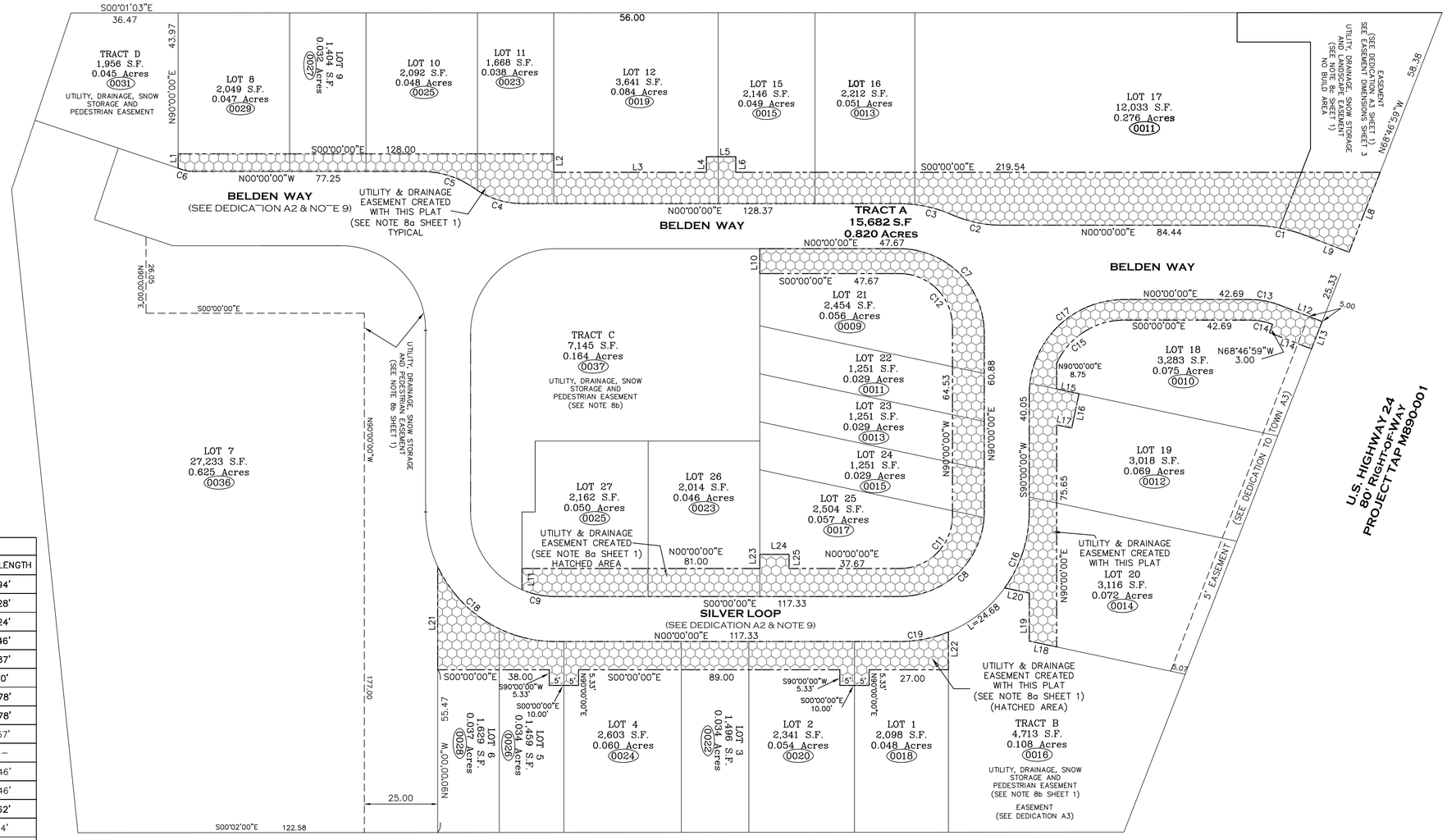
FINAL PLAT
BELDEN PLACE, P.U.D.
Town of Minturn, County of Eagle, State of Colorado

SHEET 5 OF 5
UTILITY & DRAINAGE EASEMENTS CREATED WITH THIS PLAT

SEE NOTE 8a SHEET 1

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	4.88	N90° 00' 00"E
L2	6.32	N90° 00' 00"W
L3	52.00	S00° 00' 00"E
L4	5.33	N90° 00' 00"E
L5	10.00	S00° 00' 00"E
L6	5.33	N90° 00' 00"W
–	––	----
L8	29.24	N68° 46' 59"W
L9	15.38	N21° 13' 01"E
L10	8.48	N90° 00' 00"W
L11	7.22	N90° 00' 00"W
L12	15.38	N21° 13' 01"E
L13	10.00	S68° 46' 59"E
L14	15.38	S21° 13' 01"W
L15	7.79	N12° 00' 00"E
L16	12.00	S78° 00' 00"E
L17	5.24	S12° 00' 00"W
L18	9.54	S12° 00' 00"W
L19	16.36	N90° 00' 00"W
L20	8.57	S12° 00' 00"W
L21	35.18	N90° 00' 00"W
L22	12.87	N90° 00' 00"W
L23	4.83	S90° 00' 00"W
L24	10.00	N00° 00' 00"E
L25	4.83	N90° 00' 00"E
L26	1.52	N90° 00' 00"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	20.06'	54.17	21°13'01"	S10° 36' 31"W	19.94'
C2	17.40'	41.83	23°49'58"	N11° 54' 59"E	17.28'
C3	18.37'	44.17	23°49'58"	S11° 54' 59"W	18.24'
C4	17.74'	28.83	35°14'51"	N17° 37' 26"E	17.46'
C5	19.17'	31.17	35°14'51"	S17° 37' 26"W	18.87'
C6	5.74'	14.90	22°03'53"	N11° 17' 40"E	5.70'
C7	45.29'	28.83	90°00'00"	S45° 00' 00"W	40.78'
C8	45.29'	28.83	90°00'00"	N45° 00' 00"W	40.78'
C9	11.65'	28.83	23°08'56"	N11° 34' 15"E	11.57'
--	---	---	----	-----	---
C11	28.27'	18.00	90°00'00"	N45° 00' 00"W	25.46'
C12	28.27'	18.00	90°00'00"	S45° 00' 00"W	25.46'
C13	10.68'	28.83	21°13'01"	S10° 36' 31"W	10.62'
C14	8.09'	21.83	21°13'01"	S10° 36' 31"W	8.04'
C15	28.84'	25.33	65°12'58"	S32° 36' 29"E	27.30'
C16	27.66'	44.17	35°52'40"	N72° 03' 40"W	27.21'
C17	50.79'	32.33	90°00'00"	S45° 00' 00"E	45.73'
C18	50.16'	44.17	65°03'59"	N32° 31' 59"E	47.50'
C19	17.04'	44.17	22°06'00"	N11° 03' 00"W	16.93'



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MSS	18029	18029_PUD-23.dwg
SHEET 5 OF 5		DATE: 11-11-2023

Karp Neu Hanlon PC
ATTORNEYS AT LAW
www.mountainlawfirm.com

Glenwood Springs – Main Office
201 14th Street, Suite 200
P. O. Drawer 2030
Glenwood Springs, CO 81602

Aspen
0133 Prospector Rd.
Suite 4102J
Aspen, CO 81611

Montrose
1544 Oxbow Drive
Suite 224
Montrose, CO 81402

Office: 970.945.2261
Fax: 970.945.7336
Direct Mail to Glenwood Springs

DATE: June 13, 2024

TO: Planning & Zoning Commission

FROM: Karp Neu Hanlon, P.C.

RE: Belden Place amendment to SIA and revocation of Cost Sharing Agreement

---

As members of Council may recall, the Town entered into a settlement agreement with Belden Place in November 2023 to settle litigation stemming from the land use approvals completed in March 2022. As part of that settlement, Belden Place was permitted to request the allocation of 16 SFEs not used by Minturn North for use in the Belden Place project. Council heard this request in March and approved the allocation of the 16 SFEs. Council recently considered on first reading amendments to the PUD Guide and PUD Plat reducing the number of lots and making other minor modifications.

In conjunction with implementing the settlement, an amendment to the subdivision improvements agreement (SIA) is required. Attached to this memo is a redline of the SIA. The changes relate to the reduction in the total number of lots and the allocation of the 16 SFEs to the project. Current water right dedication fees have been applied. Other minor edits and formatting have been made.

Edits have been made to Section 4.C. of the SIA. The new language reflects the additional 16 SFEs allocated to the project, for a total of 39 SFEs. The developer receives credit for 19 SFEs of service for historical water use on the property. The SIA provides that "No additional SFEs of water service can be provided to the Property until such time as the moratorium is lifted or amended." Zoning for the property allows for a total of 42 SFEs of development. However, the developer may choose to limit the "stacked triplexes" to only 3 SFEs of service and thereby stay within the 39 SFEs provided in the SIA. See chart from Belden Place listing SFE allocation by lot at Exhibit A.

After the ordinances approving amendments to the PUD Guide, PUD Plat, and resolution approving edits to the SIA have been adopted, the Town is authorized under the settlement agreement to rescind Resolution No. 10, Series 2022. This Resolution approved a cost sharing agreement between the Belden Place developer and the Town related to drainage improvements. Paragraph 9 of the settlement agreement provides that the cost sharing agreement be voided as part of implementation of the settlement agreement. A separate resolution is included to rescind Resolution No. 10, Series 2022.

Karp.Neu.Hanlon PC
ATTORNEYS AT LAW

Exhibit A
Chart of SFE's by Lot

Lot #	Anticipated Square Feet	Number of SFEs Needed
1	2,229	1
2	3,927	2
3	2,635	1
4	3,932	2
5	2,058	1
6	2,058	1
7 (Stacked Triplexes)[2]	17,769	12
8	2,898	1
9	2,120	1
10	2,898	1
11	2,120	1
12 (Single-Family plus ADU)	3,750	1.5
15	2,229	1
16	2,229	1
17 (Christensen Residence with ADU)	2,923	1.5
18	2,554	1
19	2,554	1
20	2,007	1
21	2,142	1
22	2,464	1
23	2,364	1

[2] Lot 7 has one additional triplex approved which would require an additional 3 SFEs to fully build out the project. Pursuant to the Settlement Agreement at section 11 "For a period of 7 years from the Effective Date, if additional SFEs do not become available for Belden Place so it can fully build out the project, then Miners may eliminate or reconfigure lot(s) and/or unit(s) in the project accordingly, subject to any then-existing ordinances or restrictions on development and water services as the Town has deemed necessary and appropriate."

Karp.Neu.Hanlon PC
ATTORNEYS AT LAW

24	2,464	1
25	2,589	1
26	2,030	1
27	2,030	1
Total Lots = 25		**Total SFEs Needed = 39**

SITE SPECIFIC DEVELOPMENT PLAN AND SUBDIVISION IMPROVEMENTS AGREEMENT FOR BELDEN PLACE PLANNED UNIT DEVELOPMENT

THIS AGREEMENT made this __ day of _____, 20__, by and between the TOWN OF MINTURN, COLORADO, a home rule municipality whose address is 302 Pine Street, P.O. Box 309, Minturn, CO 81645 (the "Town") and MINERS BASE CAMP LLC, a Colorado limited liability corporation whose address is 1000 Enterprise Dr., Allen Park, MI 48101, (the "Developer") (individually, a "Party"; collectively, the "Parties");

W I T N E S S E T H:

WHEREAS, the Developer is the owner of certain real property located in the Town of Minturn, Colorado known as Belden Place Subdivision and described on **Exhibit A**, attached and incorporated by this reference (the "Property"); and

WHEREAS, on June 9, 2021 after a duly-noticed public hearing and pursuant to Minturn Municipal Code §§ 16-15-160, 17-5-40 and 16-21-200, the Town of Minturn Planning Commission approved a Preliminary Subdivision Plat and Preliminary PUD Development Plan for the Property; and

WHEREAS, on June 16, 2021 after a duly-noticed public hearing and pursuant to Minturn Municipal Code §§ 16-15-170, 17-5-60 and 16-21-200, the Town Council of the Town of Minturn adopted Resolution No. 20 –Series 2021 approving a Preliminary Subdivision Plat and Preliminary PUD Development Plan for the Property; and

WHEREAS, on March 2, 2022 and March 16, 2022, after a duly-noticed public hearing and pursuant to Minturn Municipal Code §§ 16-15-200, and 16-21-200, the Town Council of the Town of Minturn, adopted Ordinance No. 4 - Series 2022 approving a Final Plan for PUD for the Property, which Ordinance is recorded as Reception No. _____with the Eagle County Clerk and Recorder; and

WHEREAS, on March 2, 2022 and March 16, 2022, after a duly-noticed public hearing and pursuant to Minturn Municipal Code §§ 17-6-30, and 16-21-200, the Town Council of the Town of Minturn, approved by appropriate ordinance a Final Subdivision Plat for the Property, which Ordinance No. 5, Series of 2022 is recorded as Reception No. _____with the Eagle County Clerk and Recorder; and

WHEREAS, Minturn Municipal Code Chapter 17, Article 7 requires a Subdivisions Improvements Agreement to be approved concurrent with approval of a final subdivision plat, as governed by that Article to require certain standards in development and guarantee certain public improvements; and

WHEREAS, the Town's approval of the Final Subdivision Plat and PUD Final Plan for the

Property cited above is contingent upon the express condition that all obligations and duties created by this Agreement are faithfully performed by the Developer.

NOW, THEREFORE, for and in consideration of the mutual promises and covenants contained herein, the parties hereto agree as follows:

1. Recitals. The foregoing recitals are incorporated herein as material representations and acknowledgments of the Parties.

2. Purposes. The purpose of this Agreement is to set forth the terms and conditions to be met by the Developer; to set forth the fees to be paid by the Developer upon subdivision of the Property; and to constitute the Subdivision Improvement Agreement ("SIA") provided for in Sections 17-7-10 through 17-7-20 of the Minturn Municipal Code. All terms and conditions contained herein are in addition to all requirements of the Minturn Municipal Code, the Town of Minturn Zoning and Subdivision Regulations (Titles 16 and 17 of the Minturn Municipal Code), and state and federal statutes, and are not intended to supersede any requirements contained therein, except where specifically provided in this Agreement. The Developer agrees to bear all costs and responsibility for completion of the improvements servicing the Property as provided in this Agreement. This Agreement is not executed for the benefit of materialmen, laborers, or others providing work, services, or materials to the Property, or for the benefit of future lot owners or occupants of the Property.

3. Amended Final Subdivision Plats and Condominium Plat.

A. Developer acknowledges that by recording a Final Subdivision Plat depicting property lines between duplex, triplex, and five-plex units prior to the location of foundations for such buildings, Developer may be required to submit an Amended Final Subdivision Plat for approval under the Minturn Municipal Code. Notwithstanding the foregoing, Developer shall submit "as-built" surveys to the Town Engineer to certify the locations of foundations as constructed are consistent with the lot lines as depicted on the Final Subdivision Plat. Town Engineer shall determine whether an Amended Final Subdivision Plat is necessary for individual buildings.

B. For Lots or Tracts that are developed with "airspace" units, the Town and the Developer agree and acknowledge that a condominium plat shall be prepared after final "as-built" survey of the common elements, limited common elements and units has been completed. This "Type B Subdivision" may be approved administratively by the Town without further review by the Town Council or the Planning Commission. No individual condominium unit shall be sold into separate ownership until and unless a Type B Subdivision plat has been approved by the Town and such plat has been recorded in the real estate records of Eagle County. A plat note on the Final Subdivision Plat for the Property shall be included to this effect.

4. Fees and Dedications. In addition to any fees enacted by any ordinance of general applicability in the Town, the following fees shall be paid to the Town by the Developer:

A. Reimbursement of Costs. The Developer hereby agrees to pay the Town the actual costs to the Town for engineering, surveying, and legal services rendered in connection with the review of the subdivision of the Property. In addition, the Developer shall reimburse the Town for the cost of making corrections or additions to the master copy of the official Town map, for the fee for recording the Final Subdivision Plat and accompanying documents with the County Clerk and Recorder of Eagle County. The Developer shall also pay any fees required pursuant to the Minturn Municipal Code. Interest shall be imposed at rate of 1.5% per month on all balances not paid within thirty (30) days of the date of the statement. In addition to any and all remedies available to the Town and in the event the Town is forced to pursue collection of any amounts due and unpaid under this provision or under this Agreement, the Town shall be entitled to collect attorney's fees and costs incurred in said collection efforts in addition to the amount due and unpaid.

B. Water and Sewer Taps. The Developer, its successors and assigns, shall comply in full with Title 13 of the Minturn Municipal Code regarding tap fees and system improvement fees for water and sewer service, subject to the following stipulations:

i. For the purposes of Water Tap Fees due at time of Building Permit issuance, Developer shall pay the fee required under Minturn Municipal Code Sec. 13-2-20 pursuant to the Town's duly adopted fee schedule, less nineteen (19) existing SFEs, one and a half (1.5) of which have been put into use on Lot 17 of the Belden Place PUD Plat at the time of Final Subdivision Plat.

ii. For the purposes of System Improvement Fees due at time of Building Permit issuance Developer shall pay the fee required under Minturn Municipal Code Sec. 13-2-20 pursuant to the Town's duly adopted fee schedule. Developer has paid on the System Improvement Fee for Lot 17.

iii. Sewer taps shall be assessed in accordance with the requirements of the Eagle River Water and Sanitation District.

C. Water Rights Dedication. The Developer shall deed to the Town water rights (or pay the cash in lieu of the water rights dedication fees) as required under Minturn Municipal Code Section 13-2-20, as it may be amended. Developer shall receive a credit in the amount of nineteen (19) SFEs for water service historically provided to the Property. Developer acknowledges that at the time of its Final Subdivision Plat approval a moratorium is in place prohibiting the Town from providing water service beyond the 19 historical SFEs associated with the property plus 1 SFE associated with Duran Subdivision Lot 3 plus 3 SFEs as provided for in the moratorium ordinance plus 16 SFEs as provided for in the Settlement Agreement between the parties in Eagle County District Court Case No. 2022CV30054. Therefore, Developer shall receive a total of 39 SFEs. No additional SFEs of water service can be provided to the Property until such time as the moratorium is lifted or amended.

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Under the Town Code, water rights dedication fees are due at the time a Final Subdivision Plat is recorded. Developer and Town agree that prior to the recording of the Final Subdivision Plat, the Developer shall pay the fee then in effect for each of the 39 allocated SFEs ~~at the rate of one (1) SFE for each of the forty-one (41) units and one-half (0.5) SFE for the accessory dwelling unit located on Lot 17~~ for which potable water service is to be provided by the Town. Developer shall receive a credit for nineteen (19) SFEs as- sociated with historical water usage on the Property. Therefore, at the ~~current~~ rate in effect at the time of the Final Plat recordation of $~~12,694.60~~40,501.00, Developer shall pay ~~Two hundred fifty-three thousand eight hundred eighty~~Eight hundred ten thousand twenty and no/100ths dollars ($~~253~~810,~~880~~020.00)~~Two hundred eighty five Thousand six hundred twenty-eight dollars and fifty cents ($285,628.50)~~ in water rights dedication fees: $~~12~~40,~~694~~501.00 x 20~~22.5~~ SFEs~~new units~~ (~~41.5~~ 39 total SFEs minus~~–~~ 19 SFE Credit = 20~~22.5~~ SFEs) prior to the recording of the Final Subdivision Plat. Additional cash-in-lieu of water rights dedication fees shall be due in the amount then in effect at the time of build~~–~~ing permit for any proposed uses over 39~~41.5~~ SFEs. This payment in no way guaran~~–~~tees the availability of water to any units constructed beyond the number of SFEs available at the time of Final Subdivision Plat as provided in the moratorium ordi~~–~~nance. Within seven (7)~~two (2)~~ years of recordation of the Final Subdivision Plat, Developer may amend the Final Subdivision Plat and this Agreement to eliminate Lots and/or Units. Developer may then receive reimbursement at the rate paid associated with each Lot or Unit that is eliminated.

If there are additional SFEs associated with development or use of any of the lots or Property, payment shall be due at the time of building permit for such units which raise the total SFEs above the above-referenced calculations. The water rights ded- ication fee per SFE to be paid will be the fee then in effect. Further, the Developer agrees to be bound by any ordinance or resolution of general applicability that mod- ifies these fees.

D. Land and Open Space Dedication. The Parties agree that the Property is subject to the Town land and open space dedication requirements set forth in Min- turn Municipal Code § 16-17-90. The Developer shall deed to the Belden Place Homeowners Association Parcels B, C, and D depicted on the Final Subdivision Plat, for the use and enjoyment of the general public.

E. Impact Fees. The Developer shall pay to the Town Impact Fees required under the Minturn Municipal Code.

5. Specific Conditions. The Developer agrees to perform the following conditions:

A. Representations. All representations of the Developer made in its applica- tion and in statements during the public hearings for Final Subdivision Plat ap- proval before the Planning Commission and Town Council shall be considered con- ditions of approval with which the Developer shall comply.

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B. Approved Plans. The lots and public improvements to be constructed on the Property shall conform to the elevations and general design elements as shown on the plans approved by Ordinance No. 5, Series 2022 incorporated by this refer–ence. The construction documents approved by the Town are attached as **Exhibit B** hereto. Any amendments to such plans and drawings shall require approval by the Town, which approval shall not be unreasonably withheld.

C. Revegetation and Landscaping. Within eighteen (18) months of the filing of the final subdivision plat, the Developer shall landscape the Property to eliminate erosion and revegetate any disturbed areas pursuant to plans reviewed and approved by the Town concurrent with the development schedule. Erosion mitigation shall be ongoing. The Developer shall further install or require by covenant, landscaping on the Property pursuant to plans approved by the Town. Cost estimates of all landscaping shall be submitted to the Town, guaranteed by the security required by this Agreement, and shall be considered a public improvement hereunder. Specific components of the Landscaping Plan shall include, but are not limited to:

i. Compliance with all applicable Town Code provisions, including Sections 16-17-130 to 16-17-170 and Appendix C.

ii. Park/green space improvements to be installed no later than the time of completion of one half (1/2) of the residential units on the Property.

iii. Landscaping of individual yards, including fencing, as part of the building process.

iv. Plans for installation and maintenance of seed mix if this approach is selected over sod landscaping.

v. Screening elements.

vi. Features to protect mature tree stands, where feasible.

D. Fencing Plan. Prior to the commencement of development of the Property, Developer shall provide a Fencing Plan to the Town for its review and approval, which approval shall not be unreasonably withheld. The Fencing Plan shall show a common and uniform fencing theme (design and materials) for the Property and shall be included in the Covenants for the Property as an architectural requirement applicable to all unit owners.

E. Irrigation. The Developer agrees to construct and install, at the Developer's sole expense, an irrigation system sufficient to irrigate all open space for which the Developer has installed landscaped improvements and all areas of multi-use open space parcels landscaped by the Developer within the Property. The plans and specifications for such system shall be subject to the approval of the Town Engineer, which approval shall not be unreasonably withheld. Irrigation systems in the drainage ways and cut and fill slopes shall be installed temporarily and may be removed when revegetation has been established and irrigation is no longer necessary.

F. Pedestrian Access. The Developer shall install safe pedestrian access within the Property consistent with the approved construction plans. The Developer shall

ensure such access complies with ADA requirements, including proper ramps and sidewalks/paths.

G. Emergency Access. Plans for emergency access to the Property shall be submitted to the Planning Department according to specifications approved by the Eagle River Fire Protection District.

H. Dust, Mud, and Erosion Control. The Developer shall maintain all streets and surrounding areas during construction of the Public Improvements by employing techniques acceptable to the Town for dust, mud, and erosion control. Further, as may be applicable, the Developer shall apply and receive a Storm Water Management Permit from the State of Colorado prior to any construction work, including grading, if required.

I. Dogs Prohibited During Construction. The Developer shall prohibit its con- tractors and subcontractors from bringing dogs onto the Property during workings hours, even if such dogs are to be kept inside motor vehicles.

6. Pre-Construction Meeting. The Developer shall hold a pre-construction meeting with the Town Engineer and Public Works Director, as well as the Developer's engineer and contractor for the purpose of discussing all construction issues that will be required for this project.

7. Public Improvements. All water lines, water facilities, sewer lines, sewer facilities, hydrants, water or sewer distribution facilities, drainage structures, landscaping, gas lines, electrical facilities, cable T.V., telephone lines, utility systems, streets (public and/or private), lighting, and signage required by this Agreement, construction drawings approved by the Town, or shown on the Final Subdivision Plat prepared by Slagle Surveying Services, as Job No. 18029 dated _____ 202~~1~~4, as it may be amended (the "Public Improvements") shall be installed and completed at the expense of the Developer.

A. All Public Improvements required by this Agreement are shown on the Final Subdivision Plat submittal, and the estimated costs thereof which are identified on the Final Submittal Cost Estimate attached as **Exhibit C**. The Public Improvements shall be constructed in conformance with the approved plans and specifications attached as **Exhibit B**, including all supplemental plans and specifications of the Town of Minturn Public Works Manual Municipal Code Appendix C, then in effect, and the utility plan (hereinafter collectively referred to as "Plans and Specifications").

B. The Developer shall provide, at its sole cost and expense, all necessary engineering designs, surveys, field surveys, and incidental services related to the construction of the Public Improvements.

C. The approved construction plans include drainage improvements associated with development of the Property that pipes stormwater under Highway 24 across the Town's "Boneyard" property and USFS Property, to the Eagle River ("Alternative A"). At the time of approval of this Agreement, Developer has not obtained

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approvals from CDOT, Eagle Valley Land Trust and the USFS to implement Alternative A. To that end, Developer has provided conceptual level engineering that demonstrates drainage detention ponds sufficient for the needs of the Belden Place subdivision can be constructed on Lots 18, 19 and 20.

Developer desires to proceed with Alternative A if the necessary improvements can be obtained within the next twelve (12) month period. At the time of recording the Final Subdivision Plat, Developer will record a covenant restricting the use of Lots 18, 19 and 20 which will be used to construct on-site detention in the event that Alternative A cannot be implemented. If Developer does not obtain the necessary approvals for Alternative A within twelve (12) months from recordation of the Final Subdivision Plat, Developer will submit engineered plans for on-site detention ponds within thirty (30) days. Developer will then construct the Town-approved on-site detention ponds within seventeen (17) months of recordation of the Final Subdivision Plat and dedicate the Lots associated with the on-site detention ponds to the homeowners association. If Developer constructs the Alternative A drainage improvements in conformance with the approved construction plans, the Town will release the covenant from the public records within thirty days of acceptance of the Alternative A drainage improvements by the Town.

Until either the Alternative A or Alternative B drainage improvement are completed and accepted by the Town, Developer shall provide the Town with financial security equal to the estimated cost thereof.

8. Construction Observation and Inspection.

A. Materials and Workmanship. Unless otherwise specified, all materials used for the Public Improvements shall be new, and both workmanship and materials shall be of good quality. Upon request, the Developer shall furnish to the Town for the Town's approval, the name of the manufacturer of equipment and materials that it contemplates incorporating into the Public Improvements, which approval shall not be unreasonably withheld. The Developer shall also furnish, upon request, information on capacities, efficiencies, seizes, etc. as the Town may require. Equipment, materials, and articles not conforming to the construction plans shall be placed and installed at the risk of subsequent rejection by the Town.

B. Construction Inspection by the Developer. The Developer shall be responsible for ensuring that its certified professional engineer provides construction inspection services as necessary to allow The Developer's engineer to provide a stamped certification, when improvements are submitted to the Town for acceptance, that the Public Improvements have been constructed in accordance with the Plans and Specifications approved by the Town.

C. Construction Observation by the Town. The Town shall have the right to make engineering and construction observations at reasonable intervals and at the

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Developer's expense during construction of the Public Improvements. Observation, acquiescence in or approval by any engineering and/or building inspector of the construction of any physical facilities, at any particular time, shall not constitute Town approval of any phase of construction of the Public Improvements. Town approvals shall be made only after completion of construction and in the manner hereinafter set forth. To assist the Town in monitoring the installation of the Public Improvements, a supervisor employed by the Developer's general contractor shall inspect the Public Improvements on at least a weekly basis, and shall provide the Town Engineer and/or Town Public Works Director or his/her designee with supervisor's field and inspection notes relating to the installation of the Public Improvements which have been reviewed and stamped by a professional engineer. The supervisor shall regularly apprise the Town Public Works Director or his/her designee of the status of the work on the Public Improvements. Further, the Developer at its own expense shall have an approved geotechnical engineer monitor the methods of construction and backfill, to ensure such work is being completed in conformance with the approved Plans and Specifications, and accepted standards for such work. The geotechnical engineer shall conduct inspections and testing as directed by the Town Public Works Director or his/her designee. The Town agrees to respond to requests for interim inspections in a timely manner and to respond not later than ten (10) business days after a request for a final inspection. Nothing in this paragraph shall be construed to constitute an acceptance by the Town of the Public Improvements, which approval and acceptance shall only occur pursuant to the specific provisions below.

9. Permits and Easements. The Developer shall obtain and present to the Town all land boundary surveys, permits, licenses, and easements of a temporary or permanent nature, if any, necessary for the construction or maintenance of Public Improvements.

10. Completion of Public Improvements; Approval. The Developer shall complete all Public Improvements within eighteen (18) months of the execution of this Agreement, unless otherwise agreed in writing. Upon the Developer's completion of construction of the Public Improvements, the Developer s engineer shall certify in writing that the improvements have been completed in conformance with the Plans and Specifications and submit to the Town a completed acceptance checklist utilizing a form approved by the Town. Thereafter, the Town Public Works Director or his/her designee shall inspect the Public Improvements and certify in writing and with specificity their conformity or lack thereof to the Plans and Specifications. The Developer shall make all corrections necessary to bring the Public Improvements into conformity with the Plans and Specifications. The Developer shall at its expense have as-built drawings prepared by a professional engineer and a registered land surveyor, which drawings shall include all legal descriptions the Town may require. The Developer shall also prepare a summary of the actual construction costs of all Public Improvements to be dedicated to the Town. The as-built drawings and costs summary shall be forwarded to the Town for review and approval.

Once the as-built drawings and costs summary are approved, and any and all corrections are completed, the Town Public Engineer or his/her designee shall certify in writing that all Public Improvements are in conformity with the Plans and Specifications, and the date of such certi-

" Date".

fication shall be known as the Acceptance The Town shall be under no obligation to provide any water or sewer service until all Public Improvements are brought into conformance with the Plans and Specifications and the approved Final Plan and Final Subdivision Plat, and are certified and approved by the Town Public Works Director or his/her designee pursuant to this Agreement. However, upon certification and approval, the Town shall be obligated to provide water and sewer service to the Property, subject to all provisions of the Minturn Municipal Code, and in particular to the availability of water or sewer taps, which shall be on a first-come, first-served basis. The Town does not guarantee an adequate number of taps will be available to serve the Property at the time the Developer intends to proceed with development.

11. Acceptance; Conveyance. Within thirty (30) days of the Acceptance Date, the Developer of the Property shall execute a deed to the Town (or the homeowners association as the case may be) conveying all rights-of-way and easements required for the operation, maintenance, repair and replacement of the Public Improvements. The Developer agrees to dedicate to the public and to convey or, with respect to off-site easements, to assign, to the Town, in such form as may be required by the Town, such easements and other rights as acquired by the Developer as may be reasonably required for the construction of the Public Improvements. Such conveyance and dedication shall be free and clear of all liens and encumbrances that might adversely affect the use of the Public Improvements for their intended purpose. The Developer shall also execute a bill of sale conveying the Public Improvements to the Town (or the homeowners association as the case may be), free and clear of all liens and encumbrances. All Public Improvements shall be warranted for a period of twelve (12) months from the Acceptance Date, as provided below.

12. Warranty. The Developer shall warrant any and all Public Improvements and facilities which are conveyed to the Town or a homeowners association pursuant to this Agreement for a period of twenty-four (24) months (the "Warranty Period") from the Acceptance Date. Such Warranty shall automatically terminate at the expiration of Warranty Period or twelve (12) months from the final repair or replacement required under the Warranty, whichever is sooner, unless otherwise agreed by the Parties. Specifically, but not by way of limitation, the Developer shall warrant that:

A. The title conveyed shall be good and its transfer rightful;

B. Any and all facilities conveyed shall be free from any security interest or other lien or encumbrance; and

C. Any and all facilities so conveyed shall be free of any defects in materials or workmanship for a period of twelve (12) months, as stated above.

13. Warranty Securitization. The Developer shall provide to the Town a Warranty Security in the form of a bond, letter of credit or deposit agreement satisfactory to the Town Attorney

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no later than the Acceptance Date. The Warranty Security shall be adequate to repair or replace twenty-five percent (25%) of the improvements made to the property, as described on **Exhibit C**, during the Warranty Period. If the Developer does not repair or replace damaged or inoperable improvements upon 60 ~~days' notice~~days' notice from the Town, or within ten (10) days of expiration of the
Warranty Security, the Town shall have the right to do so and deduct the cost of the same from the Warranty Security. Such Warranty Security shall be held by the Town for the Warranty Period and shall be released upon the expiration of the same, once all warranty issues have been resolved.

14. Performance Guarantee.

A. The total amount of required security for the Public Improvements shall be as specified on **Exhibit C**. The Developer shall provide to the Town security in the form required herein. Such guarantees shall be subject to increase if deemed reasonable and necessary in the sole opinion of the Town.

In order to secure the construction and installation of the Public Improvements above described, for which the Developer is responsible, the Developer shall upon execution of this Agreement, and before any lots are contracted for or sold or offered for sale, furnish the Town with a certificate or other evidence, in good and sufficient form approved by the Town Attorney, of a bond, an irrevocable letter of credit or deposit agreement, in a form acceptable to the Town Attorney issued or confirmed by a commercial banking institution authorized to do business and with offices located within the State of Colorado to secure the performance and completion of the Public Improvements, in an amount equal to the estimated costs of said facilities as set forth on **Exhibit C**. The Town shall have the right to review and approve all terms and conditions of the bond, letter of credit or deposit agreement prior to recording of the Final Subdivision Plat.

The original letter of credit or deposit agreement shall be delivered to the Town prior to the recordation of the Final Subdivision Plat. This Letter of Credit shall comply in all respects with the Uniform Customs and Practice for Documentary Credits, 1993 Revision, issued by the International Chamber Commerce, Paris, to the extent it does not conflict with Article 5 of the Colorado Uniform Commercial Code.

The Performance Guarantee shall specifically address:

i. Landscape Guarantee. Developer shall provide Town with a guarantee for no less than one hundred twenty-five percent (125%) of the cost of the landscaping improvements for the entire Property to ensure proper installation and continued maintenance of all features for a warranty period of two (2) years after installation. The guarantee shall be provided prior to the initiation of any land clearing or infrastructure development on the Property and shall be released upon the Planning Director's and/or Town Engineer's inspection, approval, and acceptance of the landscaping, except that twenty-five percent (25%) of the cost of each feature shall be retained for the two (2) year warranty period.

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ii. Public Improvements Guarantee. A guarantee acceptable to the Town Attorney for no less than one hundred percent (100%) of the current estimated costs of necessary public improvements, as estimated by the Town Engineer. Such guarantee shall be released upon inspection, approval, and acceptance by the Town Engineer, except that ten percent (10%) of the cost of each improvement shall be retained until all proposed improvements are completed.

B. In the event the Public Improvements are not constructed or completed within eighteen (18) months of the date of this Agreement, the bond, letter of credit or deposit agreement shall provide that the funds necessary to complete the Public Improvements shall be put directly to an escrow account under the control of the Town Manager and shall be used to complete the Public Improvements called for herein.

C. Within ten (10) days of timely completion and acceptance of the Public Improvements, and performance of the conditions and requirements of this Agreement secured by the performance guarantee, and upon the approval of the Town Manager, the performance guarantee shall be released to the Developer. If the Public Improvements are not completed within the required time, the performance guarantee may be called by the Town and the monies may be used to complete the Public Improvements; provided, however, that if such guarantee is not sufficient to pay the actual costs, the Developer shall be responsible for the balance.

D. Prior to release of any portion of the performance guarantee, Developer shall demonstrate to the reasonable satisfaction of the Town Attorney:

i. that Sewer easements identified on Sheet 2 of the Final Subdivision Plat have been "revised by separate document after Plat recording."

ii. that a deed to the Belden Place Homeowners Association has been recorded in the public records of Eagle County conveying Tracts B, C, and D together with all rights in the easements identified in Plat Note 8.

E. The required security for the Public Improvements is the amount mutually agreed upon by the Developer and the Town Engineer as set forth above. The Parties agree that this amount does not necessarily reflect the Town Engineer's estimate of what the actual cost to the Town would be if the Town were required to fund construction of all of the Public Improvements. In the event the costs of the Public Improvements exceed the amount set forth above, the Developer shall be solely responsible for the actual cost. The purpose of **Exhibit C** is solely to determine the amount of security and shall be revised every twelve (12) months to reflect the actual costs, and the performance guarantee required by this SIA shall be adjusted accordingly. No representations are made as to the accuracy of these estimates, and the Developer agrees to pay the actual costs of all such Public Improvements.

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F. The Parties expressly agree that the Developer's preparation and submission to the Town of "as-built drawings" and a summary of actual construction costs for the Public Improvements to be dedicated to the Town or owners association ~~—~~and approval by the Town of the as-built drawings and summary ~~—~~are essential requirements of this Agreement. In the event the Developer fails to provide the as-built drawings and summary to the Town thirty (30) days prior to the expiration of the performance guarantee or any extension thereof, such failure shall constitute a breach of this Agreement with regard to the completion of the Public Improvements, damages for which are impossible to ascertain, entitling the Town to call upon the performance guarantee in an amount equal to ten percent (10%) of the total amount set forth on **Exhibit C**, which amount the Town may retain as liquidated damages due to the Developer's breach. No releases of the letter of credit or deposit agreement shall be granted by the Town until such as-built drawings are provided and all Public Improvements are accepted by the Town.

15. Title Policy. Prior to the recordation of the Final Subdivision Plat for the Property, the Developer shall provide the Town a commitment for a title insurance policy, indicating that the Property is free and clear of all encumbrances whatsoever which would impair the use of the Property as proposed by the Final Subdivision Plat. Further, said title commitment, and/or an additional title commitment, shall show that all other property to be dedicated to the Town is free and clear of all encumbrances which would make said dedications unacceptable as the Town in its sole discretion determines. At the time of recording the Final Subdivision Plat, the title insurance policy(s) shall be provided to the Town, and the premium(s) for the title insurance shall be paid by the Developer. In the event the title commitment(s) reflect encumbrances which would impair the use of the Property as proposed or which would make the public dedications unacceptable, the Town shall notify the Developer, who shall cure or otherwise remove or subordinate said encumbrances to the satisfaction of the Town prior to the recordation of the Final Subdivision Plat.

16. Vested Rights. Pursuant to Section 16-11-10, *et. seq.*, of the Minturn Municipal Code, the Town and the Developer agree that the Town Council's Subdivision Final Subdivision Plat approval of the Property constitutes the approval of a "Site Specific Development Plan", and no further hearings are required. Pursuant to the approval by the Town Council of the Final Subdivision Plat for the Property, the Town granted vested property rights for the Property for a period of three (3) years from the effective date of the Town ordinance approving this Agreement and the Final Subdivision Plat upon the condition that the Developer comply with all of the terms and conditions of this Agreement, the Final Subdivision Plat for the Property, and the development submittal. If Developer has submitted a complete application for a building permit and paid all applicable fees for a building that cannot be served with water due to a moratorium on water service, vested rights shall extend for a period of four (4)~~two (2)~~ years after the termination of the three (3) year vested rights period. Such rights shall also be subject to the provisions of Minturn Municipal Code Section, and the Developer shall at its expense publish the vested rights notice required by
C.R.S. §24-68-103(1) and Minturn Municipal Code Section 16-21-710.

17. Owners Association; Covenants. An owners association shall be created by the Developer under the laws of the State of Colorado before any properties within the subdivision are sold to third parties. The Articles of Incorporation and covenants shall be reviewed by the Town

Attorney to ensure that they meet the Town's requirements that the owners association (1) maintains, operate and assume full responsibility for all easements and common areas within the Property and shown on the Final Subdivision Plat, including landscaping; (2) maintains all private open space; and (3) is empowered to enforce any provisions of the covenants, conditions and restrictions affecting the Property. The covenants for the Property shall also address, at a minimum: party wall agreements, snow removal, building and landscape maintenance, sidewalk maintenance, drainage maintenance, road maintenance, use of limited and general common elements, fencing styles and heights, outdoor storage of vehicles (including recreational vehicles, boats, trailers, and the like), and pets. The Articles of Incorporation and covenants shall be reviewed and approved, and the Articles filed with the Colorado Secretary of State prior to the recordation of the Final Subdivision Plat.

18. Conditions of Building Permit / Certificate of Occupancy. In addition to all requirements of the Minturn Municipal Code and any requirements imposed by operation of state, federal, or local law, no building permits shall be issued for the Property until:

A. This SIA has been recorded in the Office of the Eagle County Clerk and Recorder, and a recorded copy is on file in the Office of the Town Clerk.

B. The Final Subdivision Plat has been recorded in the Office of the Eagle County Clerk and Recorder, and a recorded copy is on file in the Office of the Town Clerk.

C. All Public Improvements have been accepted, or a performance guarantee to secure all Public Improvements has been provided in accordance with this SIA.

19. Voluntary Action of Developer. Notwithstanding any provision of the Minturn Municipal Code, the Developer agrees that all terms and conditions of this Agreement, including specifically the payment of fees, the dedication of land, and the completion of off-site infrastructure improvements, are agreed to and constitute the voluntary actions of the Developer.

20. Breach by Developer; Town's Remedies. In the event of any default or breach by the Developer of any term, condition, covenant or obligation under this Agreement, the Town Council shall be notified immediately. The Town may take such action as it deems necessary to protect the public health, safety, and welfare; to protect lot buyers and builders, and to protect the citizens of the Town from hardship. The Town's remedies include:

A. The refusal to issue to the Developer any building permit or certificate of occupancy; provided, however, that this remedy shall not be available to the Town until after the affidavit described below has been recorded;

B The recording with the Eagle County Clerk and Recorder of an affidavit, approved in writing by the Town Attorney and signed by the Town Manager or his designee, stating that the terms and conditions of this Agreement have been

breached by the Developer. At the next regularly scheduled Town Council meeting, the Town Council shall either approve the filing of said affidavit or direct the Town Manager to file an affidavit stating that the default has been cured. Upon the recording of such an affidavit, no further lots or parcels may be sold within the Property until the default has been cured. An affidavit signed by the Town Manager or his designee and approved by the Town Council stating that the default has been cured shall remove this restriction;

C. A demand that the security given for the completion of the public improvements be paid or honored; the refusal to consider further development plans within the Property; and/or any other remedy available at law.

Unless necessary to protect the immediate health, safety, and welfare of the Town or Town residents, the Town shall provide the Developer ten (10) days' written notice of its intent to take any action under this paragraph during which ten-day period the Developer may cure the breach described in said notice and prevent further action by the Town. Furthermore, unless an affidavit as described above has been recorded with the Eagle County Clerk and Recorder, any person dealing with the Developer shall be entitled to assume that no default by the Developer has occurred hereunder unless a notice of default has been served upon the Developer as described above, in which event Developer shall be expressly responsible for informing any such third party of the claimed default by the Town.

21. Assignment. This Agreement may not be assigned by the Developer without the prior written consent of the Town, which consent shall not be unreasonably withheld. In the event the Developer desires to assign its rights and obligations herein, it shall so notify the Town in writing together with the proposed assignee's written agreement to be bound by the terms and conditions contained herein.

22. Indemnification. The Developer agrees to indemnify and hold the Town harmless from any and all claims or losses of any nature whatsoever incurred by the Town resulting from the subdivision of the Property and construction of the Public Improvements. This indemnification shall include actual attorneys' fees incurred in the event that any party brings an action against the Town for any of the approvals described herein. The Parties intend not to duplicate any legal services or other costs associated with the defense of any claims against either Party described in this section. Therefore, the Parties agree to cooperate in full to prevent duplicative expenses incurred as a result of the indemnification herein described.

23. Waiver of Defects. In executing this Agreement, the Developer waives all objections it may have concerning defects, if any, in the formalities whereby it is executed, or concerning the power of the Town to impose conditions on the Developer as set forth herein, and concerning the procedure, substance, and form of the ordinances or resolutions adopting this Agreement.

24. Final Agreement. This Agreement supersedes and controls all prior written and oral agreements and representations of the Parties and is the total integrated agreement between the parties.

25. Modifications. This Agreement shall not be amended, except by subsequent writ-

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ten agreement of the Parties.

26. Release of Liability. It is expressly understood that the Town cannot be legally bound by the representations of any of its officers or agents or their designees except in accordance with the Town of Minturn Municipal Code and Ordinances and the laws of the State of Colorado, and that the Developer, when dealing with the Town, acts at its own risk as to any representation or undertaking by the Town officers or agents or their designees which is subsequently held unlawful by a court of law.

27. Captions. The captions in this Agreement are inserted only for the purpose of convenient reference and in no way define, limit, or prescribe the scope or intent of this Agreement or any part thereof.

28. Binding Effect. This Agreement shall be binding upon and inure to the benefit of the Parties and their respective heirs, successors, and assigns.

29. Invalid Provision. If any provisions of this Agreement shall be determined to be void by any court of competent jurisdiction, then such determination shall not affect any other provision hereof, all of which other provisions shall remain in full force and effect. It is the intention of the parties hereto that, if any provision of this Agreement is capable of two constructions, one of which would render the provision void, and the other of which would render the provision valid, then the provision shall have the meaning which renders it valid.

30. Governing Law. The laws of the State of Colorado shall govern the validity, performance, and enforcement of this Agreement. Should either party institute legal suit or action for enforcement of any obligation contained herein, it is agreed that the venue of such suit or action shall be in Eagle County, Colorado.

31. Attorneys' Fees; Survival. Should this Agreement become the subject of litigation, the substantially prevailing Party shall be entitled to, and the failing Party shall pay, all reasonable attorneys 'fees, expenses, and court costs. All rights concerning remedies and/or attorneys shall survive any termination of this Agreement.

32. Authority. Each person signing this Agreement represents and warrants that he is fully authorized to enter into and execute this Agreement, and to bind the Party it represents to the terms and conditions hereof.

33. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original, and all of which, when taken together, shall be deemed one and the same instrument.

34. Notice. All notices required under this Agreement shall be in writing and shall be hand-delivered or sent by registered or certified mail, return receipt requested, postage prepaid, to

the addresses of the parties herein set forth. All notices so given shall be considered effective seventy-two (72) hours after deposit in the United States mail with the proper address as set forth below. Either Party by notice so given may change the address to which future notices shall be sent.

Notice to Town:	Town of Minturn P. O. Box 309 Minturn, CO 81645
With copy to:	Michael J. Sawyer Karp Neu Hanlon, P.C. P. O. Drawer 2030 Glenwood Springs, CO 81602
Notice to Developer:	Miners Base Camp LLC PO Box 1134 Minturn, CO 81645
With copy to:	James Wm. Stovall **STOVALL ASSOCIATES** 175 Main Street, Suite C-109 Edwards, CO 81632

35. Gender. Whenever the context shall require, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

36. No Agency, Joint Venture, or Partnership. It is specifically understood and agreed to that the Parties that this Agreement does not create any agency, joint venture, or partnership relationship between the Parties. The Town has no interest in responsibility for, or duty to, third parties concerning any improvements made hereunder until such time, and only until such time, that the Town accepts the Public Improvements under the provisions of this Agreement.

WHEREFORE, the parties hereto have executed duplicate originals of this Agreement on the day and year first written above.

16

TOWN OF MINTURN, COLORADO

By: _____
Mayor

ATTEST:

_____
Jay Brunvand, Clerk

DEVELOPER

By: _____

_____ , Manager

STATE OF COLORADO)
) ss.
COUNTY OF)

Acknowledged, subscribed, and sworn to before me this ____day of _____, 20__, by _____as Manager of _____, LLC.

WITNESS my hand and official seal.

My Commission expires: _____.

_____
Notary Public

Exhibit A
Legal Description

Property located in the Town of Minturn, Eagle County:

LOTS 29, 31 AND 32, SOUTH MINTURN ADDITION, ACCORDING TO THE ANNEXATION PLAT THEREOF RECORDED MARCH 1, 1978 AS RECEPTION No. 163447 IN THE OFFICE OF THE EAGLE COUNTY CLERK AND RECORDER, EAGLE COUNTY, COLORADO AND LOTS 1, 2 AND 3 DURAN SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 14, 1994 AS RECEPTION No. 553188 IN THE OFFICE OF THE EAGLE COUNTY CLERK AND RECORDER, EAGLE COUNTY, COLORADO, THE PERIMETER OF WHICH PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 81 WEST, OF THE 6TH PRINCIPLE MERIDIAN, SAID POINT BEING A FOUND RED PLASTIC CAP STAMPED LS 26626 FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 35 BEARS N00°02'00"W 1962.17 FEET; THENCE S00°02'00"W 0.57 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT OF BEGINNING ALSO BEING A POINT ON THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY 24 PER C.D.O.T. PROJECT TAP M890-001 AND THE MAP THEREOF AND ALSO BEING THE NORTHEAST CORNER OF SAID LOT 32, SOUTH MINTURN ADDITION; THENCE UPON SAID EAST LINE OF SECTION 35 S00°02'00"W 356.38 FEET TO THE SOUTHEAST CORNER OF SAID LOT 32 BEING A FOUND 3" ALUMINUM DEPT. OF AGRICULTURE CAP IN MONUMENT BOX STAMPED LS 7235, 1984; THENCE DEPARTING SAID EAST LINE SECTION 35 AND UPON THE SOUTH LINE OF SAID LOT 32 AND SAID LOT 31, SOUTH MINTURN ADDITION S84°06'47"W 220.37 FEET TO THE SOUTHEAST CORNER SAID LOT 29, SOUTH MINTURN ADDITION BEING A FOUND 2.5" BRASS CAP ON 1" IRON PIPE STAMPED SW COR GATES TRACT; THENCE UPON THE SOUTH LINE OF SAID LOT 29 N71°22'44"W 63.47 FEET TO THE SOUTHWEST CORNER SAID LOT 29 BEING A FOUND 1" IRON PIPE WITH NO CAP; THENCE DEPARTING SAID SOUTH LINE AND UPON THE WEST LINE OF SAID LOT 29 N00°01'03"W 467.14 FEET TO SAID SOUTH RIGHT OF WAY U.S. HIGHWAY 24 ALSO BEING THE NORTHWEST CORNER OF SAID LOT 29; THENCE UPON SAID SOUTH RIGHT OF WAY U.S. HIGHWAY 24 S68°46'59"E 299.59 FEET TO THE TRUE POINT OF BEGINNING.

18

Exhibit B
Construction Plans and Specifications

19

Exhibit C
Public Improvements and Landscape Cost Estimates

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TOWN OF MINTURN, COLORADO
RESOLUTION NO. 26 – SERIES 2024

A RESOLUTION APPROVING AN AMENDED SITE SPECIFIC DEVELOPMENT PLAN AND SUBDIVISION IMPROVEMENTS AGREEMENT FOR BELDEN PLACE PLANNED UNIT DEVELOPMENT

WHEREAS, on March 16, 2022 as part of the Belden Place PUD Final Development Plan and Final Subdivision Plat approvals the Town approved Resolution No. 8 "A Resolution Approving the Belden Place Final Plan for Planned Unit development (PUD) Subdivision Improvements Agreement ("SIA") ; and

WHEREAS, Miner's Base Camp, LLC filed litigation against the Town challenging, in part, elements of the approval of the PUD, Final Plat, and the Subdivision Improvement Agreement; and

WHEREAS, the parties entered into a Settlement Agreement approved by Resolution No. 32, Series 2023; and

WHEREAS, the Settlement Agreement provides that certain amendments to the PUD, Final Plat, and the Subdivision Improvement Agreement were to be processed for potential approval by Town Council; and

WHEREAS, the Town Council has approved amendments to the PUD and Final Plat which require amendments to the SIA; and

WHEREAS, The Town Council hereby approves the amended Site Specific Development Plan and Subdivision Improvements Agreement for Belden Place Planned Unit Development.

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

1. The foregoing recitals are hereby incorporated as if set forth in full.

2. The Minturn Town Council hereby approves the amended Site Specific Development Plan and Subdivision Improvements Agreement for Belden Place Planned Unit Development, attached as **Exhibit 1**.

INTRODUCED, READ, APPROVED, ADOPTED AND RESOLVED this 19th day of June, 2024.

TOWN OF MINTURN

By:_____
Earle Bidez, Mayor

ATTEST:

_____
Jay Brunvand, Town Clerk

SITE SPECIFIC DEVELOPMENT PLAN AND SUBDIVISION IMPROVEMENTS AGREEMENT FOR BELDEN PLACE PLANNED UNIT DEVELOPMENT

THIS AGREEMENT made this __ day of _____, 20__, by and between the TOWN OF MINTURN, COLORADO, a home rule municipality whose address is 302 Pine Street, P.O. Box 309, Minturn, CO 81645 (the "Town") and MINERS BASE CAMP LLC, a Colorado limited liability corporation whose address is 1000 Enterprise Dr., Allen Park, MI 48101, (the "Developer") (individually, a "Party"; collectively, the "Parties");

W I T N E S S E T H:

WHEREAS, the Developer is the owner of certain real property located in the Town of Minturn, Colorado known as Belden Place Subdivision and described on **Exhibit A**, attached and incorporated by this reference (the "Property"); and

WHEREAS, on June 9, 2021 after a duly-noticed public hearing and pursuant to Minturn Municipal Code §§ 16-15-160, 17-5-40 and 16-21-200, the Town of Minturn Planning Commission approved a Preliminary Subdivision Plat and Preliminary PUD Development Plan for the Property; and

WHEREAS, on June 16, 2021 after a duly-noticed public hearing and pursuant to Minturn Municipal Code §§ 16-15-170, 17-5-60 and 16-21-200, the Town Council of the Town of Minturn adopted Resolution No. 20 Series 2021 approving a Preliminary Subdivision Plat and Preliminary PUD Development Plan for the Property; and

WHEREAS, on March 2, 2022 and March 16, 2022, after a duly-noticed public hearing and pursuant to Minturn Municipal Code §§ 16-15-200, and 16-21-200, the Town Council of the Town of Minturn, adopted Ordinance No. 4 - Series 2022 approving a Final Plan for PUD for the Property, which Ordinance is recorded as Reception No. _____with the Eagle County Clerk and Recorder; and

WHEREAS, on March 2, 2022 and March 16, 2022, after a duly-noticed public hearing and pursuant to Minturn Municipal Code §§ 17-6-30, and 16-21-200, the Town Council of the Town of Minturn, approved by appropriate ordinance a Final Subdivision Plat for the Property, which Ordinance No. 5, Series of 2022 is recorded as Reception No. _____with the Eagle County Clerk and Recorder; and

WHEREAS, Minturn Municipal Code Chapter 17, Article 7 requires a Subdivisions Improvements Agreement to be approved concurrent with approval of a final subdivision plat, as governed by that Article to require certain standards in development and guarantee certain public improvements; and

WHEREAS, the Town's approval of the Final Subdivision Plat and PUD Final Plan for the

Property cited above is contingent upon the express condition that all obligations and duties created by this Agreement are faithfully performed by the Developer.

NOW, THEREFORE, for and in consideration of the mutual promises and covenants contained herein, the parties hereto agree as follows:

1. Recitals. The foregoing recitals are incorporated herein as material representations and acknowledgments of the Parties.

2. Purposes. The purpose of this Agreement is to set forth the terms and conditions to be met by the Developer; to set forth the fees to be paid by the Developer upon subdivision of the Property; and to constitute the Subdivision Improvement Agreement ("SIA") provided for in Sections 17-7-10 through 17-7-20 of the Minturn Municipal Code. All terms and conditions contained herein are in addition to all requirements of the Minturn Municipal Code, the Town of Minturn Zoning and Subdivision Regulations (Titles 16 and 17 of the Minturn Municipal Code), and state and federal statutes, and are not intended to supersede any requirements contained therein, except where specifically provided in this Agreement. The Developer agrees to bear all costs and responsibility for completion of the improvements servicing the Property as provided in this Agreement. This Agreement is not executed for the benefit of materialmen, laborers, or others providing work, services, or materials to the Property, or for the benefit of future lot owners or occupants of the Property.

3. Amended Final Subdivision Plats and Condominium Plat.

A. Developer acknowledges that by recording a Final Subdivision Plat depicting property lines between duplex, triplex, and five-plex units prior to the location of foundations for such buildings, Developer may be required to submit an Amended Final Subdivision Plat for approval under the Minturn Municipal Code. Notwithstanding the foregoing, Developer shall submit "as-built" surveys to the Town Engineer to certify the locations of foundations as constructed are consistent with the lot lines as depicted on the Final Subdivision Plat. Town Engineer shall determine whether an Amended Final Subdivision Plat is necessary for individual buildings.

B. For Lots or Tracts that are developed with "airspace" units, the Town and the Developer agree and acknowledge that a condominium plat shall be prepared after final "as-built" survey of the common elements, limited common elements and units has been completed. This "Type B Subdivision" may be approved administratively by the Town without further review by the Town Council or the Planning Commission. No individual condominium unit shall be sold into separate ownership until and unless a Type B Subdivision plat has been approved by the Town and such plat has been recorded in the real estate records of Eagle County. A plat note on the Final Subdivision Plat for the Property shall be included to this effect.

4. Fees and Dedications. In addition to any fees enacted by any ordinance of general

applicability in the Town, the following fees shall be paid to the Town by the Developer:

A. Reimbursement of Costs. The Developer hereby agrees to pay the Town the actual costs to the Town for engineering, surveying, and legal services rendered in connection with the review of the subdivision of the Property. In addition, the Developer shall reimburse the Town for the cost of making corrections or additions to the master copy of the official Town map, for the fee for recording the Final Subdivision Plat and accompanying documents with the County Clerk and Recorder of Eagle County. The Developer shall also pay any fees required pursuant to the Minturn Municipal Code. Interest shall be imposed at rate of 1.5% per month on all balances not paid within thirty (30) days of the date of the statement. In addition to any and all remedies available to the Town and in the event the Town is forced to pursue collection of any amounts due and unpaid under this provision or under this Agreement, the Town shall be entitled to collect attorney's fees and costs incurred in said collection efforts in addition to the amount due and unpaid.

B. Water and Sewer Taps. The Developer, its successors and assigns, shall comply in full with Title 13 of the Minturn Municipal Code regarding tap fees and system improvement fees for water and sewer service, subject to the following stipulations:

i. For the purposes of Water Tap Fees due at time of Building Permit issuance, Developer shall pay the fee required under Minturn Municipal Code Sec. 13-2-20 pursuant to the Town's duly adopted fee schedule, less nineteen (19) existing SFEs, one and a half (1.5) of which have been put into use on Lot 17 of the Belden Place PUD Plat at the time of Final Subdivision Plat.

ii. For the purposes of System Improvement Fees due at time of Building Permit issuance Developer shall pay the fee required under Minturn Municipal Code Sec. 13-2-20 pursuant to the Town s duly adopted fee schedule. Developer has paid on the System Improvement Fee for Lot 17.

iii. Sewer taps shall be assessed in accordance with the requirements of the Eagle River Water and Sanitation District.

C. Water Rights Dedication. The Developer shall deed to the Town water rights (or pay the cash in lieu of the water rights dedication fees) as required under Minturn Municipal Code Section 13-2-20, as it may be amended. Developer shall receive a credit in the amount of nineteen (19) SFEs for water service historically provided to the Property. Developer acknowledges that at the time of its Final Subdivision Plat approval a moratorium is in place prohibiting the Town from providing water service beyond the 19 historical SFEs associated with the property plus 1 SFE associated with Duran Subdivision Lot 3 plus 3 SFEs as provided for in the moratorium ordinance plus 16 SFEs as provided for in the Settlement Agreement between the parties in Eagle County District Court Case No. 2022CV30054. Therefore, Developer shall receive a total of 39 SFEs. No additional SFEs of water service can be provided to the Property until such time as

the moratorium is lifted or amended.

Under the Town Code, water rights dedication fees are due at the time a Final Subdivision Plat is recorded. Developer and Town agree that prior to the recording of the Final Subdivision Plat, the Developer shall pay the fee then in effect for each of the 39 allocated SFEs for which potable water service is to be provided by the Town. Developer shall receive a credit for nineteen (19) SFEs as- sociated with historical water usage on the Property. Therefore, at the rate in effect at the time of the Final Plat recordation of $40,501.00, Developer shall pay Eight hundred ten thousand twenty and no/100ths dollars ($810,020.00) in water rights dedication fees:
$40,501.00 x 20 SFEs (39 total SFEs minus 19 SFE Credit = 20 SFEs) prior to the recording of the Final Subdivision Plat. Additional cash-in-lieu of water rights dedication fees shall be due in the amount then in effect at the time of building permit for any proposed uses over 39 SFEs. This payment in no way guarantees the availability of water to any units constructed beyond the number of SFEs available at the time of Final Subdivision Plat as provided in the moratorium ordinance. Within seven (7) years of recordation of the Final Subdivision Plat, Developer may amend the Final Subdivision Plat and this Agreement to eliminate Lots and/or Units. Developer may then receive reimbursement at the rate paid associated with each Lot or Unit that is eliminated.

If there are additional SFEs associated with development or use of any of the lots or Property, payment shall be due at the time of building permit for such units which raise the total SFEs above the above-referenced calculations. The water rights ded ication fee per SFE to be paid will be the fee then in effect. Further, the Developer agrees to be bound by any ordinance or resolution of general applicability that mod ifies these fees.

D. Land and Open Space Dedication. The Parties agree that the Property is subject to the Town land and open space dedication requirements set forth in Minturn Municipal Code § 16-17-90. The Developer shall deed to the Belden Place Homeowners Association Parcels B, C, and D depicted on the Final Subdivision Plat, for the use and enjoyment of the general public.

E. Impact Fees. The Developer shall pay to the Town Impact Fees required under the Minturn Municipal Code.

5. Specific Conditions. The Developer agrees to perform the following conditions:

A. Representations. All representations of the Developer made in its application and in statements during the public hearings for Final Subdivision Plat approval before the Planning Commission and Town Council shall be considered conditions of approval with which the Developer shall comply.

B. Approved Plans. The lots and public improvements to be constructed on the Property shall conform to the elevations and general design elements as shown

on the plans approved by Ordinance No. 5, Series 2022 incorporated by this reference. The construction documents approved by the Town are attached as **Exhibit B** hereto. Any amendments to such plans and drawings shall require approval by the Town, which approval shall not be unreasonably withheld.

C. Revegetation and Landscaping. Within eighteen (18) months of the filing of the final subdivision plat, the Developer shall landscape the Property to eliminate erosion and revegetate any disturbed areas pursuant to plans reviewed and approved by the Town concurrent with the development schedule. Erosion mitigation shall be ongoing. The Developer shall further install or require by covenant, landscaping on the Property pursuant to plans approved by the Town. Cost estimates of all landscaping shall be submitted to the Town, guaranteed by the security required by this Agreement, and shall be considered a public improvement hereunder. Specific components of the Landscaping Plan shall include, but are not limited to:

i. Compliance with all applicable Town Code provisions, including Sections 16-17-130 to 16-17-170 and Appendix C.

ii. Park/green space improvements to be installed no later than the time of completion of one half (1/2) of the residential units on the Property.

iii. Landscaping of individual yards, including fencing, as part of the building process.

iv. Plans for installation and maintenance of seed mix if this approach is selected over sod landscaping.

v. Screening elements.

vi. Features to protect mature tree stands, where feasible.

D. Fencing Plan. Prior to the commencement of development of the Property, Developer shall provide a Fencing Plan to the Town for its review and approval, which approval shall not be unreasonably withheld. The Fencing Plan shall show a common and uniform fencing theme (design and materials) for the Property and shall be included in the Covenants for the Property as an architectural requirement applicable to all unit owners.

E. Irrigation. The Developer agrees to construct and install, at the Developer's sole expense, an irrigation system sufficient to irrigate all open space for which the Developer has installed landscaped improvements and all areas of multi-use open space parcels landscaped by the Developer within the Property. The plans and specifications for such system shall be subject to the approval of the Town Engineer, which approval shall not be unreasonably withheld. Irrigation systems in the drainage ways and cut and fill slopes shall be installed temporarily and may be removed when revegetation has been established and irrigation is no longer necessary.

F. Pedestrian Access. The Developer shall install safe pedestrian access within the Property consistent with the approved construction plans. The Developer shall ensure such access complies with ADA requirements, including proper ramps and sidewalks/paths.

G. Emergency Access. Plans for emergency access to the Property shall be submitted to the Planning Department according to specifications approved by the Eagle River Fire Protection District.

H. Dust, Mud, and Erosion Control. The Developer shall maintain all streets and surrounding areas during construction of the Public Improvements by employing techniques acceptable to the Town for dust, mud, and erosion control. Further, as may be applicable, the Developer shall apply and receive a Storm Water Management Permit from the State of Colorado prior to any construction work, including grading, if required.

I. Dogs Prohibited During Construction. The Developer shall prohibit its con- tractors and subcontractors from bringing dogs onto the Property during workings hours, even if such dogs are to be kept inside motor vehicles.

6. Pre-Construction Meeting. The Developer shall hold a pre-construction meeting with the Town Engineer and Public Works Director, as well as the Developer's engineer and contractor for the purpose of discussing all construction issues that will be required for this project.

7. Public Improvements. All water lines, water facilities, sewer lines, sewer facilities, hydrants, water or sewer distribution facilities, drainage structures, landscaping, gas lines, electrical facilities, cable T.V., telephone lines, utility systems, streets (public and/or private), lighting, and signage required by this Agreement, construction drawings approved by the Town, or shown on the Final Subdivision Plat prepared by Slagle Surveying Services, as Job No. 18029 dated _____2024, as it may be amended (the "Public Improvements") shall be installed and completed at the expense of the Developer.

A. All Public Improvements required by this Agreement are shown on the Final Subdivision Plat submittal, and the estimated costs thereof which are identified on the Final Submittal Cost Estimate attached as **Exhibit C**. The Public Improvements shall be constructed in conformance with the approved plans and specifications attached as **Exhibit B**, including all supplemental plans and specifications of the Town of Minturn Public Works Manual Municipal Code Appendix C, then in effect, and the utility plan (hereinafter collectively referred to as "Plans and Specifications").

B. The Developer shall provide, at its sole cost and expense, all necessary engineering designs, surveys, field surveys, and incidental services related to the construction of the Public Improvements.

C. The approved construction plans include drainage improvements associated with development of the Property that pipes stormwater under Highway 24 across the Town's "Boneyard" property and USFS Property, to the Eagle River ("Alternative A"). At the time of approval of this Agreement, Developer has not obtained approvals from CDOT, Eagle Valley Land Trust and the USFS to implement

Alternative A. To that end, Developer has provided conceptual level engineering that demonstrates drainage detention ponds sufficient for the needs of the Belden Place subdivision can be constructed on Lots 18, 19 and 20.

Developer desires to proceed with Alternative A if the necessary improvements can be obtained within the next twelve (12) month period. At the time of recording the Final Subdivision Plat, Developer will record a covenant restricting the use of Lots 18, 19 and 20 which will be used to construct on-site detention in the event that Alternative A cannot be implemented. If Developer does not obtain the necessary approvals for Alternative A within twelve (12) months from recordation of the Final Subdivision Plat, Developer will submit engineered plans for on-site detention ponds within thirty (30) days. Developer will then construct the Town-approved on-site detention ponds within seventeen (17) months of recordation of the Final Subdivision Plat and dedicate the Lots associated with the on-site detention ponds to the homeowners association. If Developer constructs the Alternative A drainage improvements in conformance with the approved construction plans, the Town will release the covenant from the public records within thirty days of acceptance of the Alternative A drainage improvements by the Town.

Until either the Alternative A or Alternative B drainage improvement are completed and accepted by the Town, Developer shall provide the Town with financial security equal to the estimated cost thereof.

8. Construction Observation and Inspection.

A. Materials and Workmanship. Unless otherwise specified, all materials used for the Public Improvements shall be new, and both workmanship and materials shall be of good quality. Upon request, the Developer shall furnish to the Town for the Town's approval, the name of the manufacturer of equipment and materials that it contemplates incorporating into the Public Improvements, which approval shall not be unreasonably withheld. The Developer shall also furnish, upon request, information on capacities, efficiencies, seizes, etc. as the Town may require. Equipment, materials, and articles not conforming to the construction plans shall be placed and installed at the risk of subsequent rejection by the Town.

B. Construction Inspection by the Developer. The Developer shall be responsible for ensuring that its certified professional engineer provides construction inspection services as necessary to allow The Developer s engineer to provide a stamped certification, when improvements are submitted to the Town for acceptance, that the Public Improvements have been constructed in accordance with the Plans and Specifications approved by the Town.

C. Construction Observation by the Town. The Town shall have the right to make engineering and construction observations at reasonable intervals and at the Developer's expense during construction of the Public Improvements. Observation,

acquiescence in or approval by any engineering and/or building inspector of the construction of any physical facilities, at any particular time, shall not constitute Town approval of any phase of construction of the Public Improvements. Town approvals shall be made only after completion of construction and in the manner hereinafter set forth. To assist the Town in monitoring the installation of the Public Improvements, a supervisor employed by the Developer's general contractor shall inspect the Public Improvements on at least a weekly basis, and shall provide the Town Engineer and/or Town Public Works Director or his/her designee with supervisor's field and inspection notes relating to the installation of the Public Improvements which have been reviewed and stamped by a professional engineer. The supervisor shall regularly apprise the Town Public Works Director or his/her designee of the status of the work on the Public Improvements. Further, the Developer at its own expense shall have an approved geotechnical engineer monitor the methods of construction and backfill, to ensure such work is being completed in conformance with the approved Plans and Specifications, and accepted standards for such work. The geotechnical engineer shall conduct inspections and testing as directed by the Town Public Works Director or his/her designee. The Town agrees to respond to requests for interim inspections in a timely manner and to respond not later than ten (10) business days after a request for a final inspection. Nothing in this paragraph shall be construed to constitute an acceptance by the Town of the Public Improvements, which approval and acceptance shall only occur pursuant to the specific provisions below.

9. Permits and Easements. The Developer shall obtain and present to the Town all land boundary surveys, permits, licenses, and easements of a temporary or permanent nature, if any, necessary for the construction or maintenance of Public Improvements.

10. Completion of Public Improvements; Approval. The Developer shall complete all Public Improvements within eighteen (18) months of the execution of this Agreement, unless otherwise agreed in writing. Upon the Developer's completion of construction of the Public Improvements, the Developer s engineer shall certify in writing that the improvements have been completed in conformance with the Plans and Specifications and submit to the Town a completed acceptance checklist utilizing a form approved by the Town. Thereafter, the Town Public Works Director or his/her designee shall inspect the Public Improvements and certify in writing and with specificity their conformity or lack thereof to the Plans and Specifications. The Developer shall make all corrections necessary to bring the Public Improvements into conformity with the Plans and Specifications. The Developer shall at its expense have as-built drawings prepared by a professional engineer and a registered land surveyor, which drawings shall include all legal descriptions the Town may require. The Developer shall also prepare a summary of the actual construction costs of all Public Improvements to be dedicated to the Town. The as-built drawings and costs summary shall be forwarded to the Town for review and approval.

Once the as-built drawings and costs summary are approved, and any and all corrections are completed, the Town Public Engineer or his/her designee shall certify in writing that all Public Improvements are in conformity with the Plans and Specifications, and the date of such certification shall be known as "the Acceptance Date". The Town shall be under no obligation to

provide any water or sewer service until all Public Improvements are brought into conformance with the Plans and Specifications and the approved Final Plan and Final Subdivision Plat, and are certified and approved by the Town Public Works Director or his/her designee pursuant to this Agreement. However, upon certification and approval, the Town shall be obligated to provide water and sewer service to the Property, subject to all provisions of the Minturn Municipal Code, and in particular to the availability of water or sewer taps, which shall be on a first-come, first- served basis. The Town does not guarantee an adequate number of taps will be available to serve the Property at the time the Developer intends to proceed with development.

11. Acceptance; Conveyance. Within thirty (30) days of the Acceptance Date, the Developer of the Property shall execute a deed to the Town (or the homeowners association as the case may be) conveying all rights-of-way and easements required for the operation, maintenance, repair and replacement of the Public Improvements. The Developer agrees to dedicate to the public and to convey or, with respect to off-site easements, to assign, to the Town, in such form as may be required by the Town, such easements and other rights as acquired by the Developer as may be reasonably required for the construction of the Public Improvements. Such conveyance and dedication shall be free and clear of all liens and encumbrances that might adversely affect the use of the Public Improvements for their intended purpose. The Developer shall also execute a bill of sale conveying the Public Improvements to the Town (or the homeowners association as the case may be), free and clear of all liens and encumbrances. All Public Improvements shall be warranted for a period of twelve (12) months from the Acceptance Date, as provided below.

12. Warranty. The Developer shall warrant any and all Public Improvements and facilities which are conveyed to the Town or a homeowners association pursuant to this Agreement for a period of twenty-four (24) months (the "Warranty Period") from the Acceptance Date. Such Warranty shall automatically terminate at the expiration of Warranty Period or twelve (12) months from the final repair or replacement required under the Warranty, whichever is sooner, unless oth erwise agreed by the Parties. Specifically, but not by way of limitation, the Developer shall warrant that:

A. The title conveyed shall be good and its transfer rightful;

B. Any and all facilities conveyed shall be free from any security interest or other lien or encumbrance; and

C. Any and all facilities so conveyed shall be free of any defects in materials or workmanship for a period of twelve (12) months, as stated above.

13. Warranty Securitization. The Developer shall provide to the Town a Warranty Security in the form of a bond, letter of credit or deposit agreement satisfactory to the Town Attorney

no later than the Acceptance Date. The Warranty Security shall be adequate to repair or replace twenty-five percent (25%) of the improvements made to the property, as described on **Exhibit C**, during the Warranty Period. If the Developer does not repair or replace damaged or inoperable improvements upon 60 days'' notice from the Town, or within ten (10) days of expiration of the Warranty Security, the Town shall have the right to do so and deduct the cost of the same from the Warranty Security. Such Warranty Security shall be held by the Town for the Warranty Period and shall be released upon the expiration of the same, once all warranty issues have been resolved.

14. Performance Guarantee.

A. The total amount of required security for the Public Improvements shall be as specified on **Exhibit C**. The Developer shall provide to the Town security in the form required herein. Such guarantees shall be subject to increase if deemed reasonable and necessary in the sole opinion of the Town.

In order to secure the construction and installation of the Public Improvements above described, for which the Developer is responsible, the Developer shall upon execution of this Agreement, and before any lots are contracted for or sold or offered for sale, furnish the Town with a certificate or other evidence, in good and sufficient form approved by the Town Attorney, of a bond, an irrevocable letter of credit or deposit agreement, in a form acceptable to the Town Attorney issued or confirmed by a commercial banking institution authorized to do business and with offices located within the State of Colorado to secure the performance and completion of the Public Improvements, in an amount equal to the estimated costs of said facilities as set forth on **Exhibit C**. The Town shall have the right to review and approve all terms and conditions of the bond, letter of credit or deposit agreement prior to recording of the Final Subdivision Plat.

The original letter of credit or deposit agreement shall be delivered to the Town prior to the recordation of the Final Subdivision Plat. This Letter of Credit shall comply in all respects with the Uniform Customs and Practice for Documentary Credits, 1993 Revision, issued by the International Chamber Commerce, Paris, to the extent it does not conflict with Article 5 of the Colorado Uniform Commercial Code.

The Performance Guarantee shall specifically address:

i. Landscape Guarantee. Developer shall provide Town with a guarantee for no less than one hundred twenty-five percent (125%) of the cost of the landscaping improvements for the entire Property to ensure proper installation and continued maintenance of all features for a warranty period of two (2) years after installation. The guarantee shall be provided prior to the initiation of any land clearing or infrastructure development on the Property and shall be released upon the Planning Director's and/or Town Engineer's inspection, approval, and acceptance of the landscaping, except that twenty-five percent (25%) of the cost of each feature shall be retained for the two (2) year warranty period.

ii. Public Improvements Guarantee. A guarantee acceptable to

the Town Attorney for no less than one hundred percent (100%) of the current estimated costs of necessary public improvements, as estimated by the Town Engineer. Such guarantee shall be released upon inspection, approval, and acceptance by the Town Engineer, except that ten percent (10%) of the cost of each improvement shall be retained until all proposed improvements are completed.

B. In the event the Public Improvements are not constructed or completed within eighteen (18) months of the date of this Agreement, the bond, letter of credit or deposit agreement shall provide that the funds necessary to complete the Public Improvements shall be put directly to an escrow account under the control of the Town Manager and shall be used to complete the Public Improvements called for herein.

C. Within ten (10) days of timely completion and acceptance of the Public Improvements, and performance of the conditions and requirements of this Agreement secured by the performance guarantee, and upon the approval of the Town Manager, the performance guarantee shall be released to the Developer. If the Public Improvements are not completed within the required time, the performance guarantee may be called by the Town and the monies may be used to complete the Public Improvements; provided, however, that if such guarantee is not sufficient to pay the actual costs, the Developer shall be responsible for the balance.

D. Prior to release of any portion of the performance guarantee, Developer shall demonstrate to the reasonable satisfaction of the Town Attorney:

i. that Sewer easements identified on Sheet 2 of the Final Subdivision Plat have been "revised by separate document after Plat recording."

ii. that a deed to the Belden Place Homeowners Association has been recorded in the public records of Eagle County conveying Tracts B, C, and D together with all rights in the easements identified in Plat Note 8.

E. The required security for the Public Improvements is the amount mutually agreed upon by the Developer and the Town Engineer as set forth above. The Parties agree that this amount does not necessarily reflect the Town Engineer's estimate of what the actual cost to the Town would be if the Town were required to fund construction of all of the Public Improvements. In the event the costs of the Public Improvements exceed the amount set forth above, the Developer shall be solely responsible for the actual cost. The purpose of **Exhibit C** is solely to determine the amount of security and shall be revised every twelve (12) months to reflect the actual costs, and the performance guarantee required by this SIA shall be adjusted accordingly. No representations are made as to the accuracy of these estimates, and the Developer agrees to pay the actual costs of all such Public Improvements.

F. The Parties expressly agree that the Developer's preparation and submission to the Town of "as-built drawings" and a summary of actual construction costs for the Public Improvements to be dedicated to the Town or owners ass~~oci~~iation and approval by the Town of the asbuilt drawings and sum~~m~~mary are essential requirements of this Agreement. In the event the Developer fails to provide the as-built drawings and summary to the Town thirty (30) days prior to the expiration of the performance guarantee or any extension thereof, such failure shall constitute a breach of this Agreement with regard to the completion of the Public Improvements, damages for which are impossible to ascertain, entitling the Town to call upon the performance guarantee in an amount equal to ten percent (10%) of the total amount set forth on **Exhibit C**, which amount the Town may retain as liquidated damages due to the Developer's breach. No releases of the letter of credit or deposit agreement shall be granted by the Town until such as-built drawings are provided and all Public Improvements are accepted by the Town.

15. Title Policy. Prior to the recordation of the Final Subdivision Plat for the Property, the Developer shall provide the Town a commitment for a title insurance policy, indicating that the Property is free and clear of all encumbrances whatsoever which would impair the use of the Property as proposed by the Final Subdivision Plat. Further, said title commitment, and/or an additional title commitment, shall show that all other property to be dedicated to the Town is free and clear of all encumbrances which would make said dedications unacceptable as the Town in its sole discretion determines. At the time of recording the Final Subdivision Plat, the title insurance policy(s) shall be provided to the Town, and the premium(s) for the title insurance shall be paid by the Developer. In the event the title commitment(s) reflect encumbrances which would impair the use of the Property as proposed or which would make the public dedications unacceptable, the Town shall notify the Developer, who shall cure or otherwise remove or subordinate said encumbrances to the satisfaction of the Town prior to the recordation of the Final Subdivision Plat.

16. Vested Rights. Pursuant to Section 16-11-10, *et. seq.,* of the Minturn Municipal Code, the Town and the Developer agree that the Town Council's Subdivision Final Subdivision Plat approval of the Property constitutes the approval of a "Site Specific Development Plan", and no further hearings are required. Pursuant to the approval by the Town Council of the Final Subdivision Plat for the Property, the Town granted vested property rights for the Property for a period of three (3) years from the effective date of the Town ordinance approving this Agreement and the Final Subdivision Plat upon the condition that the Developer comply with all of the terms and conditions of this Agreement, the Final Subdivision Plat for the Property, and the development submittal. If Developer has submitted a complete application for a building permit and paid all applicable fees for a building that cannot be served with water due to a moratorium on water service, vested rights shall extend for a period of four (4) years after the termination of the three (3) year vested rights period. Such rights shall also be subject to the provisions of Minturn Municipal Code Section, and the Developer shall at its expense publish the vested rights notice required by
C.R.S. §24-68-103(1) and Minturn Municipal Code Section 16-21-710.

17. Owners Association; Covenants. An owners association shall be created by the Developer under the laws of the State of Colorado before any properties within the subdivision are sold to third parties. The Articles of Incorporation and covenants shall be reviewed by the Town

Attorney to ensure that they meet the Town's requirements that the owners association (1) maintains, operate and assume full responsibility for all easements and common areas within the Property and shown on the Final Subdivision Plat, including landscaping; (2) maintains all private open space; and (3) is empowered to enforce any provisions of the covenants, conditions and restrictions affecting the Property. The covenants for the Property shall also address, at a minimum: party wall agreements, snow removal, building and landscape maintenance, sidewalk maintenance, drainage maintenance, road maintenance, use of limited and general common elements, fencing styles and heights, outdoor storage of vehicles (including recreational vehicles, boats, trailers, and the like), and pets. The Articles of Incorporation and covenants shall be reviewed and approved, and the Articles filed with the Colorado Secretary of State prior to the recordation of the Final Subdivision Plat.

18. Conditions of Building Permit / Certificate of Occupancy. In addition to all requirements of the Minturn Municipal Code and any requirements imposed by operation of state, federal, or local law, no building permits shall be issued for the Property until:

A. This SIA has been recorded in the Office of the Eagle County Clerk and Recorder, and a recorded copy is on file in the Office of the Town Clerk.

B. The Final Subdivision Plat has been recorded in the Office of the Eagle County Clerk and Recorder, and a recorded copy is on file in the Office of the Town Clerk.

C. All Public Improvements have been accepted, or a performance guarantee to secure all Public Improvements has been provided in accordance with this SIA.

19. Voluntary Action of Developer. Notwithstanding any provision of the Minturn Municipal Code, the Developer agrees that all terms and conditions of this Agreement, including specifically the payment of fees, the dedication of land, and the completion of off-site infrastructure improvements, are agreed to and constitute the voluntary actions of the Developer.

20. Breach by Developer; Town's Remedies. In the event of any default or breach by the Developer of any term, condition, covenant or obligation under this Agreement, the Town Council shall be notified immediately. The Town may take such action as it deems necessary to protect the public health, safety, and welfare; to protect lot buyers and builders, and to protect the citizens of the Town from hardship. The Town's remedies include:

A. The refusal to issue to the Developer any building permit or certificate of occupancy; provided, however, that this remedy shall not be available to the Town until after the affidavit described below has been recorded;

B The recording with the Eagle County Clerk and Recorder of an affidavit, approved in writing by the Town Attorney and signed by the Town Manager or his designee, stating that the terms and conditions of this Agreement have been

breached by the Developer. At the next regularly scheduled Town Council meeting, the Town Council shall either approve the filing of said affidavit or direct the Town Manager to file an affidavit stating that the default has been cured. Upon the recording of such an affidavit, no further lots or parcels may be sold within the Property until the default has been cured. An affidavit signed by the Town Manager or his designee and approved by the Town Council stating that the default has been cured shall remove this restriction;

C. A demand that the security given for the completion of the public improvements be paid or honored; the refusal to consider further development plans within the Property; and/or any other remedy available at law.

Unless necessary to protect the immediate health, safety, and welfare of the Town or Town residents, the Town shall provide the Developer ten (10) days' written notice of its intent to take any action under this paragraph during which ten-day period the Developer may cure the breach described in said notice and prevent further action by the Town. Furthermore, unless an affidavit as described above has been recorded with the Eagle County Clerk and Recorder, any person dealing with the Developer shall be entitled to assume that no default by the Developer has occurred hereunder unless a notice of default has been served upon the Developer as described above, in which event Developer shall be expressly responsible for informing any such third party of the claimed default by the Town.

21. Assignment. This Agreement may not be assigned by the Developer without the prior written consent of the Town, which consent shall not be unreasonably withheld. In the event the Developer desires to assign its rights and obligations herein, it shall so notify the Town in writing together with the proposed assignee's written agreement to be bound by the terms and conditions contained herein.

22. Indemnification. The Developer agrees to indemnify and hold the Town harmless from any and all claims or losses of any nature whatsoever incurred by the Town resulting from the subdivision of the Property and construction of the Public Improvements. This indemnification shall include actual attorneys' fees incurred in the event that any party brings an action against the Town for any of the approvals described herein. The Parties intend not to duplicate any legal services or other costs associated with the defense of any claims against either Party described in this section. Therefore, the Parties agree to cooperate in full to prevent duplicative expenses incurred as a result of the indemnification herein described.

23. Waiver of Defects. In executing this Agreement, the Developer waives all objections it may have concerning defects, if any, in the formalities whereby it is executed, or concern- ing the power of the Town to impose conditions on the Developer as set forth herein, and concern- ing the procedure, substance, and form of the ordinances or resolutions adopting this Agreement.

24. Final Agreement. This Agreement supersedes and controls all prior written and oral agreements and representations of the Parties and is the total integrated agreement between the parties.

25. Modifications. This Agreement shall not be amended, except by subsequent written agreement of the Parties.

26. Release of Liability. It is expressly understood that the Town cannot be legally bound by the representations of any of its officers or agents or their designees except in accordance with the Town of Minturn Municipal Code and Ordinances and the laws of the State of Colorado, and that the Developer, when dealing with the Town, acts at its own risk as to any representation or undertaking by the Town officers or agents or their designees which is subsequently held unlawful by a court of law.

27. Captions. The captions in this Agreement are inserted only for the purpose of convenient reference and in no way define, limit, or prescribe the scope or intent of this Agreement or any part thereof.

28. Binding Effect. This Agreement shall be binding upon and inure to the benefit of the Parties and their respective heirs, successors, and assigns.

29. Invalid Provision. If any provisions of this Agreement shall be determined to be void by any court of competent jurisdiction, then such determination shall not affect any other provision hereof, all of which other provisions shall remain in full force and effect. It is the intention of the parties hereto that, if any provision of this Agreement is capable of two constructions, one of which would render the provision void, and the other of which would render the provision valid, then the provision shall have the meaning which renders it valid.

30. Governing Law. The laws of the State of Colorado shall govern the validity, performance, and enforcement of this Agreement. Should either party institute legal suit or action for enforcement of any obligation contained herein, it is agreed that the venue of such suit or action shall be in Eagle County, Colorado.

31. Attorneys' Fees; Survival. Should this Agreement become the subject of litigation, the substantially prevailing Party shall be entitled to, and the failing Party shall pay, all reasonable attorneys 'fees, expenses, and court costs. All rights concerning remedies and/or attorneys shall survive any termination of this Agreement.

32. Authority. Each person signing this Agreement represents and warrants that he is fully authorized to enter into and execute this Agreement, and to bind the Party it represents to the terms and conditions hereof.

33. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original, and all of which, when taken together, shall be deemed one and the same instrument.

34. Notice. All notices required under this Agreement shall be in writing and shall be hand-delivered or sent by registered or certified mail, return receipt requested, postage prepaid, to

the addresses of the parties herein set forth. All notices so given shall be considered effective seventy-two (72) hours after deposit in the United States mail with the proper address as set forth below. Either Party by notice so given may change the address to which future notices shall be sent.

Notice to Town:	Town of Minturn P. O. Box 309 Minturn, CO 81645
With copy to:	Michael J. Sawyer Karp Neu Hanlon, P.C. P. O. Drawer 2030 Glenwood Springs, CO 81602
Notice to Developer:	Miners Base Camp LLC PO Box 1134 Minturn, CO 81645
With copy to:	James Wm. Stovall **STOVALL ASSOCIATES** 175 Main Street, Suite C-109 Edwards, CO 81632

35. Gender. Whenever the context shall require, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

36. No Agency, Joint Venture, or Partnership. It is specifically understood and agreed to that the Parties that this Agreement does not create any agency, joint venture, or partnership relationship between the Parties. The Town has no interest in responsibility for, or duty to, third parties concerning any improvements made hereunder until such time, and only until such time, that the Town accepts the Public Improvements under the provisions of this Agreement.

WHEREFORE, the parties hereto have executed duplicate originals of this Agreement on the day and year first written above.

TOWN OF MINTURN, COLORADO

By: _____
Mayor

ATTEST:

_____
Jay Brunvand, Clerk

DEVELOPER

By: _____

_____ , Manager

STATE OF COLORADO)
) ss.
COUNTY OF)

Acknowledged, subscribed, and sworn to before me this ____day of _____, 20__, by _____as Manager of _____, LLC.

WITNESS my hand and official seal.

My Commission expires: _____.

_____
Notary Public

Exhibit A
Legal Description

Property located in the Town of Minturn, Eagle County:

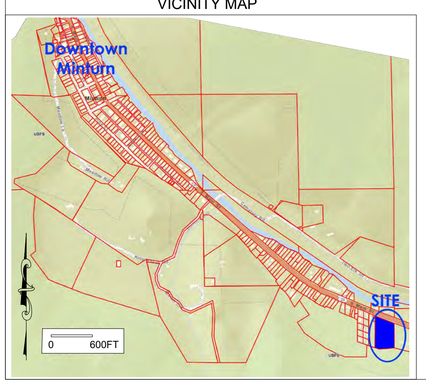
LOTS 29, 31 AND 32, SOUTH MINTURN ADDITION, ACCORDING TO THE ANNEXATION PLAT THEREOF RECORDED MARCH 1, 1978 AS RECEPTION No. 163447 IN THE OFFICE OF THE EAGLE COUNTY CLERK AND RECORDER, EAGLE COUNTY, COLORADO AND LOTS 1, 2 AND 3 DURAN SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 14, 1994 AS RECEPTION No. 553188 IN THE OFFICE OF THE EAGLE COUNTY CLERK AND RECORDER, EAGLE COUNTY, COLORADO, THE PERIMETER OF WHICH PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 81 WEST, OF THE 6TH PRINCIPLE MERIDIAN, SAID POINT BEING A FOUND RED PLASTIC CAP STAMPED LS 26626 FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 35 BEARS N00°02'00"W 1962.17 FEET; THENCE S00°02'00"W 0.57 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT OF BEGINNING ALSO BEING A POINT ON THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY 24 PER C.D.O.T. PROJECT TAP M890-001 AND THE MAP THEREOF AND ALSO BEING THE NORTHEAST CORNER OF SAID LOT 32, SOUTH MINTURN ADDITION; THENCE UPON SAID EAST LINE OF SECTION 35 S00°02'00"W 356.38 FEET TO THE SOUTHEAST CORNER OF SAID LOT 32 BEING A FOUND 3" ALUMINUM DEPT. OF AGRICULTURE CAP IN MONUMENT BOX STAMPED LS 7235, 1984; THENCE DEPARTING SAID EAST LINE SECTION 35 AND UPON THE SOUTH LINE OF SAID LOT 32 AND SAID LOT 31, SOUTH MINTURN ADDITION S84°06'47"W 220.37 FEET TO THE SOUTHEAST CORNER SAID LOT 29, SOUTH MINTURN ADDITION BEING A FOUND 2.5" BRASS CAP ON 1" IRON PIPE STAMPED SW COR GATES TRACT; THENCE UPON THE SOUTH LINE OF SAID LOT 29 N71°22'44"W 63.47 FEET TO THE SOUTHWEST CORNER SAID LOT 29 BEING A FOUND 1" IRON PIPE WITH NO CAP; THENCE DEPARTING SAID SOUTH LINE AND UPON THE WEST LINE OF SAID LOT 29 N00°01'03"W 467.14 FEET TO SAID SOUTH RIGHT OF WAY U.S. HIGHWAY 24 ALSO BEING THE NORTHWEST CORNER OF SAID LOT 29; THENCE UPON SAID SOUTH RIGHT OF WAY U.S. HIGHWAY 24 S68°46'59"E 299.59 FEET TO THE TRUE POINT OF BEGINNING.

Exhibit B
Construction Plans and Specifications

BELDEN PLACE P.U.D. - FINAL PLAN SUBMITTAL

South Minturn Addition: Lots 29, 31 & 32, Minturn, Colorado

VICINITY MAP



SHEET INDEX:

C.100 COVER SHEET
C.101 CONSTRUCTION SPECIFICATIONS 1
C.102 CONSTRUCTION SPECIFICATIONS 2

C.110 EXISTING SITE & DEMOLITION PLAN
C.111 PROPOSED SITE PLAN

C.120 PARCEL MAP
C.121 WATER & SEWER EASEMENTS

C.200 OVERALL UTILITY PLAN
C.201 SHALLOW UTILITY PLAN
C.202 DEEP UTILITY PLAN

SUBMITTED TO ERWSD

C.210 WATER OVERVIEW W/ CALCULATIONS
C.211 WATER P & P - BELDEN WAY / SILVER LOOP (PIPE RUN 1)
C.212 WATER P & P - SILVER LOOP (PIPE RUNS 2 & 4)
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C.214 WATER DETAILS - 1
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C.216 WATER CONSTRUCTION SPECIFICATIONS

C.220 SEWER OVERVIEW W/ CALCULATIONS
C.221 SEWER P & P - BELDEN WAY
C.222 SEWER P & P - SILVER LOOP
C.223 SEWER DETAILS
C.224 SEWER CONSTRUCTION SPECIFICATIONS 1
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C.300 GRADING & DRAINAGE PLAN

C.310 HIGHWAY 24 STORM DRAIN - PLAN & PROFILE
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C.320 STORM WATER MANAGEMENT PLAN (SWMP)
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C.400 ROAD P & P - BELDEN WAY - SILVER LOOP
C.401 ROAD P & P - BELDEN WAY ENTRANCE
C.402 ROAD P & P - BELDEN WAY (SOUTH)
C.403 ROAD P & P - GARAGE ENTRANCE
C.404 ROAD DETAILS

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

COLORADO REGISTERED DAVID JOHN ANDERSON 39276 PROFESSIONAL ENGINEER

COPYRIGHT

Belden Place PUD

South Minturn Addition
Lots 29, 31 & 32
Minturn, Colorado

PLANS ARE NOT FOR CONSTRUCTION UNLESS STAMPED "APPROVED FOR CONSTRUCTION" BY PROPER AUTHORITIES.

DATE	REVISION
2/15/22	Easement Coordination
3/20/24	Final Plan Resubmittal
4/15/24	Final Plan Revised
4/19/24	Final Plan

Title: COVER SHEET

Sheet: C.100

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C:\Civil 3D Projects\MBC\Production Drawings\C.Specs Details\MBC Plan Set Specifications.dwg, 4/23/2024 9:13:51 AM, _AutoCAD PDF (General Documentation).pc3

CONSTRUCTION SPECIFICATIONS

THE FOLLOWING APPLICABLE CONSTRUCTION SPECIFICATIONS ARE A PORTION OF THE TOWN OF MINTURN ENGINEERING STANDARDS. TABLES, DRAWINGS, DETAILS AND EXHIBITS REFERENCED BELOW ARE INCLUDED IN THE TOWN STANDARDS.

CHAPTER 2 - SITE WORK/EARTHWORK/GRADING

SECTION 1 - SCOPE

All site work and earthwork shall comply with the requirements of these STANDARDS AND SPECIFICATIONS and any special criteria established by the Town of Minturn. Site work shall be completed as shown on the approved engineering plans. Site work shall consist of demolition, removal, and abandonment; clearing and grubbing; overlot grading; removal of topsoil; site preparation; embankment subgrade preparation; embankment fill; excavation, trenching, bedding and backfill of pipelines and service lines; excess excavation; structure backfill; roadway excavation, backfill and compaction; borrow; and restoration and cleanup. All workmanship and materials shall be in accordance with the requirements of these STANDARDS AND SPECIFICATIONS and shall conform to the lines, grades, quantities, and the typical cross-sections shown on the approved plans, or as directed by the Town Engineer or as directed by the Engineer-of-Record (EOR).

1.01 -Inspections

A Grading Permit shall be required for all construction activities. Construction activities shall be subject to inspection by the Town Engineer, and certain types of construction shall have continuous inspection.

It shall be the responsibility of the person performing the work authorized by a permit to notify the Town Engineer or his authorized representative that such work is ready for inspection. Every request for inspection shall be filled at least one (1) working day before such inspection is desired unless otherwise stated in these STANDARDS AND SPECIFICATIONS. An inspection request may be in writing or by telephone, at the option of the Town Engineer.

It shall be the responsibility of the person requesting an inspection required by these STANDARDS AND SPECIFICATIONS to provide access to and means for proper inspection of all work. All work shall be inspected by the Town Engineer or his designated representative. The Town Engineer has the authority to halt construction when, in his opinion, these STANDARDS AND SPECIFICATIONS and/or standard construction practices are not being followed, or the work is otherwise defective. Whenever any portion of these STANDARDS AND SPECIFICATIONS are violated, the Town Engineer shall give the Contractor written notice listing deficiencies to be corrected and may order further construction stopped until all deficiencies are Corrected. If the deficiencies are not corrected within the time limit specified in the notice, the Town Engineer may invoke enforcement options authorized by the Minturn Municipal Code and/or draw upon performance guarantees under which the work is being performed.

For small commercial developments, Minturn may require the development to hire a qualified private contract inspection professional or a Colorado Registered Professional Engineer at the developer's cost to certify to Minturn that the work was completed in accordance with these STANDARDS AND SPECIFICATIONS.

Landscaping that is privately owned and maintained by a Homeowners Association (HOA) or other property management entity shall be designed and constructed in accordance with these STANDARDS AND SPECIFICATIONS. Compliance to these STANDARDS AND SPECIFICATIONS shall be certified by a qualified third party approved by Minturn and paid by the developer. Minturn shall assist with inspection of the irrigation system for the landscaping.

Adequate inspections assure compliance to the Town of Minturn requirements and are the basis for the town's recommendation that said improvements be accepted for maintenance and for release of performance guarantees. It is the responsibility of the Contractor to contact the Town Engineer a minimum of one (1) full working day (twenty-four [24] hours) in advance of the required inspections. Required inspections shall include:

A. Erosion Control: Ensure that the Erosion Control Plan is adhered to and Best Management Practices (BMP's) are properly installed and maintained.

B. Geotechnical Testing: Verify that a Colorado Registered Professional Engineer (or designated representative), who practices the field of Geotechnical Engineering, is onsite and that adequate testing is performed. Full-time observation and testing is required for over-excavation work.

C. Grade Certification: Verify that the extent and depths of proposed work is certified. Verify the final grade.

The Contractor shall provide access to all Minturn Inspectors/Representatives, and all other project quality control (QC) and/or quality assurance (QA) personnel throughout the earthwork process for observation and testing purposes. The Contractor shall not proceed with work until the project Soils Engineer has performed adequate observations and testing, unless approved by the Town Engineer.

All testing and retesting to meet requirements and specifications shall be at the Contractor's or owner's expense.

SECTION 2 - DEMOLITION, REMOVAL AND ABANDONMENT

The Contractor shall remove—wholly or in part—and satisfactorily dispose of all foundations, structures, fences, old pavements, abandoned pipelines, and any other obstructions which are not designated on the approved plans or allowed to remain.

Where portions of structures shall be removed, the remaining parts shall be prepared to accommodate the new construction. The work shall be performed in such a manner that materials left in place shall be protected from damage. All damage to portions of structures to remain shall be repaired at the Contractor's expense.

2.01 - Disposal

The Contractor shall make all necessary arrangements for obtaining suitable disposal locations. If disposal shall be at other than established dumpsites, the EOR may require the Contractor to furnish written permission from the property owner on whose property the materials and debris is proposed to be placed. Materials and debris shall be disposed of in a manner approved by the Town Engineer. Burning shall not be allowed without prior written approval of the Town of Minturn.

2.02 - Salvage

All salvageable material shown on the approved plans and any additional salvageable material marked by the EOR shall be removed without unnecessary damage in sections or pieces which may be readily transported and shall be stored by the Contractor in locations approved by the EOR. The Contractor shall be required to replace any materials lost from improper storage methods or damaged by negligence. These materials include, but shall not be limited to, manhole frames and covers; inlet grates; valves and fire hydrants; landscape plant materials; fence materials; handrails; culverts; guardrail; walkway; roadway and traffic appurtenances (traffic signals and attached hardware, including mast arms and span wire) and irrigation systems and appurtenances.

2.03 - Pipe and Appurtenances

All pipe and appurtenances to be taken out of service shall be completely removed or abandoned in place, as required by the EOR.

Pipe designated to be reused shall be removed and stored, when necessary, to prevent loss or damage before re-laying.

Excavation required to remove pipe or appurtenances shall be back filled and compacted in accordance with Section 5 - TRENCHING, BACKFILLING AND COMPACTING of these STANDARDS AND SPECIFICATIONS.

When pipe is to be abandoned in place, it shall be completely filled with fly ash slurry composed of approximately sixty-five (65) percent Class C Fly ash and thirty-five (35) percent water, unless otherwise approved by the EOR. Each end of the pipe shall be capped with concrete.

When removing appurtenances such as manholes, catch basins, inlets etc., any live lines connected to these appurtenances shall be properly bypassed and shall remain in operation until abandonment is complete.

When appurtenances are to be abandoned in place, the remaining structure shall be lowered to a minimum of three (3) feet below finished grade, and shall be filled with concrete with a minimum compressive strength of 3000 psi (at 28 days) to the top of the remaining structure and then backfilled and compacted to the required grades.

2.04 - Pavement and Concrete Flatwork

All concrete or asphalt to remain shall have a straight, true break line and a vertical face. Concrete or asphalt may be cut with a cutting wheel, jackhammer, or saw. The EOR may require that saw-cutting be performed. Any damage to adjacent concrete or asphalt to remain in place shall be repaired at the Contractor's expense. The minimum depth of saw cuts in concrete shall be two (2) inches.

If areas cut for future placement of concrete or asphalt adjacent to existing asphalt or concrete are left exposed for longer than thirty (30) days or are subjected to inclement weather, the areas shall be evaluated by a Geotechnical Engineer and a recommendation shall be provided to the EOR. An additional cut of at least six (6) inches behind and/or below the existing structure—or until competent subgrade is encountered—may be required by the EOR.

SECTION 3 - SITE PREPARATION

3.01 - Clearing

All sites to receive fill shall be cleared of organic materials, including root structures, at the Contractor's expense. Vegetation shall be pulled or grubbed in such a manner as to assure complete and permanent removal. Branches of trees extending over the roadbed shall be trimmed to give a clear height of twenty (20) feet above the road bed surface. All surface objects and trees, stumps, roots and other protruding obstructions not designated to remain shall be cleared and/or grubbed as required. Non-biodegradable, solid objects located at least two (2) feet below the final subgrade surface may remain at the discretion of the EOR.

The EOR may establish clearing lines and designate items and materials to remain. The Contractor shall preserve all materials and items to remain. Paint used for cut or scarred surfaces of trees or shrubs to remain shall be an approved asphalt base paint formulated especially for tree surgery.

Except in areas to be excavated, stump holes and other holes from which obstructions are removed shall be backfilled with suitable material and compacted in accordance with these STANDARDS AND SPECIFICATIONS.

The Contractor shall scalp areas where excavation or embankment shall be made. Scalping shall include the removal of organic material such as brush, roots, sod, grass, residue of agricultural crops, sawdust, and vegetable matter from the surface of the ground.

An overlot grading summary report prepared by the project Soils Engineer which states that fill placement is in conformance to approved plans and reports and includes locations and elevations of field density tests (referenced from a permanent landmark or permanent control point), summaries of field and laboratory tests and any other substantiating data and comments regarding deviations from the approved plans and reports and how they relate to or affect recommendations in the approved Geotechnical Engineering Report and grading plan.

SECTION 4 - EARTHWORK

Earthwork shall consist of excavation, disposal, shaping and compaction of all material encountered within the limits of the project, including but not limited to excavation of ditches and channels, surface boulders, muck, rock, concrete foundations, slabs, stripping, etc. Excavation shall be performed to the line and grade and typical cross-sections shown on the approved plans or as required by the EOR.
Free-running water shall be drained from all earthwork materials prior to construction of structures, utilities, or concrete 4atwork construction.

4.01 - Definitions

A. Suitable Material: Any earthen material that consists of onsite or similar non-organic sands, gravels, clays, silts and mixtures thereof with a maximum size of six (6) inches. Claystone fragments exceeding three (3) inches in particle size are not to be incorporated in embankment material unless specifically approved by the project Soils Engineer and the EOR.

B. **Bedrock:** Bedrock that breaks down to specified soil types and sizes during excavation, hauling and placement may be considered as suitable material.

C. **Rock Excavation:** Igneous, metamorphic or sedimentary rock formations that cannot be excavated with a D-9 tractor in good repair with a single hydraulic ripper.

4.02 - Borrow

It shall be the Contractor's responsibility to stockpile suitable materials for use in the project. Only after the Contractor estimates that sufficient suitable backfill material is stockpiled to complete all earthwork operations of the project, shall excavated material be removed from the project site.

If the Contractor fails to preserve onsite, sufficient suitable material, and removes or disposes of suitable material, suitable material shall be recovered at the Contractor's expense.

4.03 - Embankment Construction

Embankment construction shall include placement, processing and compaction of all embankment material, and all related work required to ensure proper bond of materials with previously placed embankment material.

A. Preparation of Embankment Subgrade: The grade shall be maintained so that the surface is well drained at all times. When necessary, temporary drain systems shall be installed to intercept or divert surface water that may affect the work.

Where an embankment shall be constructed, unsuitable material shall be removed from the surface. The cleared surface shall be plowed or scarified to a minimum depth of six (6) inches. The embankment area shall adhere to the density and moisture content requirements shown in the following table, unless otherwise approved by the project Soils Engineer and the EOR:

TABLE 2.01

Soil Classification AASHTO M145	*Relative Compaction by Standard Proctor ASTM D698 or AASHTO T99 (percent compaction)*	*Relative Compaction by Modified Proctor ASTM D1557 or AASHTO T180 (percent compaction)*	*Moisture Content Range (with respect to Optimum Moisture Content)*
A-1, A-2, A-3	—	95	-2 to +2 (based on AASHTO T180)
A-4, A-5, A-6	95	—	-1 to +3 (based on AASHTO T99)

If equipment is deemed inadequate, the project Soils Engineer and/or the EOR may recommend the use of larger or different types of equipment.

After subgrade is properly prepared, the embankment filling operation shall begin in the deepest part of the area to be filled. Embankment material shall be placed and compacted in parallel layers until the finished rough grade is reached. Temporary gaps through the embankment shall not be allowed without approval of the EOR. All temporary slopes shall not be steeper than 4:l (horizontal:vertical).

The thickness of each layer shall not exceed six (6) inches before compacting.

B. Embankments Greater Than Twelve (12) Feet in Height

Compaction operations shall continue until each layer of embankment material for embankments greater than twelve (12) feet in height is compacted to the moisture and density requirements shown in the following table, unless otherwise required by the project Soils Engineer and the EOR.

TABLE 2.02

Soil Classification AASHTO M145	*Relative Compaction by Standard Proctor ASTM D698 or AASHTO T99 (percent compaction)*	*Relative Compaction by Modified Proctor ASTM D1557 or AASHTO T180 (percent compaction)*	*Moisture Content Range (with respect to Optimum Moisture Content)*
A-1, A-2, A-3	—	96	-2 to +2 based on AASHTO T180)
A-4, A-5, A-6	100	—	-1 to +2 (based on AASHTO T99)

4.04 - Excavation

It is the sole responsibility of the Contractor to become familiar with the existing conditions and potential excess excavation at each project site. Geotechnical reports or other data provided by Minturn may be used to assist in determining general site and soil characteristics.

4.05 - Structure Backfill

Structure backfill shall comply with Section 4.01 Definitions of these STANDARDS AND SPECIFICATIONS. Structure backfill material shall have a liquid limit not exceeding thirty-five (35) and a plasticity index less than fifteen (15), as determined by AASHTO T 89 and T 90, unless otherwise approved by the project Soils Engineer and the EOR.

Areas adjacent to structures and other areas inaccessible to mobile compaction equipment shall be compacted with suitable power-driven hand tampers or other approved devices. Backfilling shall consist of placing materials in horizontal, uniform layers brought up uniformly on all sides of the structure. **The thickness of each layer of backfill shall not exceed SIX (6) inches before compacting to the required density.**

Backfill material shall not be deposited against the back of concrete abutments, concrete retaining walls, or the outside of cast-in-place concrete structures until the concrete has developed a strength of not less than eighty (80) percent of the required design strength. Backfill placed within two (2) feet of any structure shall be placed evenly on all sides to avoid unequal lateral pressures.

In the event that suitable backfill material is not available on the site, the Contractor shall import Class 1 structure backfill materials as defined in Section 4.01 Definitions of these STANDARDS AND SPECIFICATIONS, or other material approved by the project Soils Engineer and the EOR. The Contractor shall not be required to excavate below the depths of excavation indicated on the approved plans to provide structure backfill material.

The Contractor shall uniformly process, maintain proper moisture in, and properly compact each lift throughout the backfilling process. All testing shall comply with Section 5.07 Compaction Testing of these STANDARDS AND SPECIFICATIONS.

SECTION 5 - TRENCHING, BACKFILLING AND COMPACTION

This work shall consist of furnishing all labor, materials, tools and equipment for trenching, bedding, backfill and compaction for all underground utilities (inclusive of "dry" utility trenches located under roadways or within roadway R.O.W.) as specified herein and shown on the approved plans. The excavation shall be made to lines and grades shown on the approved plans and as established by the EOR. Except where shown otherwise on the approved plans and except where the EOR gives written permission to do otherwise, all trench excavation shall be made by open cut to the depth required to construct the pipelines as shown on the approved plans. All excavation shall be 'unclassified', as defined in Section 4.01 Definitions of these STANDARDS AND SPECIFICATIONS. All trenching shall be performed in accordance with all Occupational Safety and Health Administration (OSHA) requirements. These regulations are described in Subpart P, Part 1926 of the Code of Federal Regulations.

All excavated material which meets the requirements for backfill materials shall be stockpiled in a manner which shall not contaminate the excavated material, and shall be located a sufficient distance from the trench to avoid overloading, to avoid obstructing sidewalks, driveways, or streets, and to provide the least possible interference with traffic.

5.01 - Special Conditions

A. Subsurface Investigation: Prior to the connection of any planned utility line to an existing line, the Contractor shall expose the existing utility at the points of connection in order to verify the elevations and materials of construction. The EOR shall be notified a minimum of two (2) working days before such an investigation is performed. The Contractor shall also expose utilities as they cross each other to allow for verification of elevation and materials of construction. The EOR shall evaluate this information and provide revisions, if required, within three (3) working days of the completion of the investigation.

B. Underground Wire, Cable, Fiber Optic, or Similar Lines: Where underground wire, cable, fiber optic or similar lines are encountered, they shall be relocated as directed by the telephone service provider and in accordance with their speci5cations. The Contractor shall coordinate this work with all other phases of construction to avoid further conflicts.

C. Gas and Electric Lines: Where underground gas and electric lines are encountered, they shall be relocated as directed by the gas and electric service provider and in accordance with their specifications. The Contractor shall coordinate this work with all other phases of construction to avoid further conflicts.

5.02 - Removal of Water

The Contractor shall provide and maintain adequate equipment to properly remove and dispose of all surface or ground water that enters the trench. Water shall be disposed of without damage to adjacent property and without being a nuisance to public health and convenience. The use of any sanitary sewer to dispose of trench water shall not be allowed. The trench shall be dry at all times during pipe installation. Dewatering shall be accomplished by well points, sumping or any other method approved by the Engineer.

5.03 Trench Excavation for Pipelines and Service Lines

The width of the trench shall comply with the requirements set forth in these STANDARDS AND SPECIFICATIONS and shall be sufficient to allow pipe to be installed and backfill placed and compacted. The allowable trench width, regardless of the type of soil encountered, the depth of excavation or method of bedding densification, shall not exceed the outside diameter of the pipe barrel plus twenty-four (24) inches, or be less than the outside diameter of the pipe barrel plus twelve (12) inches when measured at any point below the top of the pipe bell, flange or collar.

Where the width of the lower portion of the trench exceeds the maximum width herein stated, the Contractor shall furnish and install special pipe embedment or concrete encasement to protect the pipe from the additional loading. The type and quantities of special pipe embedment shall be determined by the pipe supplier, using trench loading criteria based upon saturated backfill weighing one-hundred twenty (120) pounds per cubic foot and allowance for other superimposed live loads.

A. Preparation of Foundation for Pipe Laying: When the excavation is in firm earth, care shall be taken to avoid excavation below the established grade plus the required specified over-depth to accommodate the pipe bedding material.

In case soft or otherwise unsuitable foundation material is encountered in the bottom of the trench, the project Soils Engineer and/or the EOR may require removal and replacement with stabilization material to provide a suitable foundation for the pipe. If the trench bottom is wet, the project Soils Engineer shall determine whether it is stable. The bottom of sumps utilized for dewatering shall be two (2) inches minimum below the bottom of the trench excavation to prevent the upward flow of water into the excavation, which may result in unstable bottom conditions.

5.04 - Bedding for Pipelines and Service Lines

See Sewer & Water Specifications for Bedding Requirements for Water Mains, Sewer Mains and water and sewer Service Lines.

Bedding material type and placement for storm sewer pipe shall be that specified in the latest version of the "Standard Plans M&S Standards" Plan No. 5 M-603-1 through M-603-3 for metal, plastic, and reinforced concrete pipe.

5.05 - Backfill for Pipelines and Service Lines

Suitable backfill shall be as defined in Section 4.01 Definitions of these STANDARDS AND SPECIFICATIONS. Clay and similar material with a liquid index in excess of thirty-five (35) and a plasticity index in excess of six (6), as determined in accordance with AASHTO T89 and T90, shall not be considered suitable for backfilling in trenches located in improved streets, roads, highways and thoroughfares, unless approved by the Town Engineer.

When the excavated material is unsuitable for compaction, import material shall be approved by the project Soils Engineer and the EOR prior to placement.

A. Backfill Compaction: Trench backfill shall be placed in loose six (6) inch lifts, processed and moisture-conditioned, and each lift thoroughly consolidated by tamping, vibrating, or a combination thereof, until the moisture content and the relative compaction complies with the values shown in the Moisture and Density Requirements for Embankment Materials table in Section 4.03 Embankment Construction of these STANDARDS AND SPECIFICATIONS for the various soil classifications and relative compaction.

For new landscape areas with trees, compaction shall be between eighty-five (85) and ninety (90) percent of the maximum Standard Proctor dry density in the top two (2) feet of soils below finished grade.

Where sidewalk or concrete trail will be constructed, soils shall be scarified, moisture treated and recompacted two (2) feet wider than the footprint of the sidewalk or trail until the moisture content and the relative compaction complies with the values shown in the table in Section 4.03 Embankment Construction.

Backfill of utilities, pipes, culverts, or other miscellaneous structures located in areas that will not have a hard surface shall be placed in six (6) inch lifts at ninety (90) percent of the maximum Standard Proctor dry density and within two (2) percent of the optimum moisture content. All other requirements for particle size and processing shall be met.

5.06 - Compaction Testing

Testing shall be performed at various depths and locations, and at all vertical structures. The project Soils Engineer and/or the EOR may require additional testing around structures, manholes, valve boxes, etc.

Field test results shall be submitted to the EOR within twenty-four (24) hours of the test or on the next working day. In no case shall fill or backfill be placed on materials that did not pass moisture and density testing.

Moisture and density testing shall be performed by a qualified technician who works under the direct supervision of a Colorado Registered Professional Engineer. Final soil compaction reports shall be prepared and signed by a Colorado Registered Professional Engineer, and who is qualified to prepare such reports. Reports shall be submitted to the EOR within one (1) week of the test.

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4/19/24	Final Plan

Title:

CONSTRUCTION SPECIFICATIONS 1

Sheet:

C.101

CONSTRUCTION SPECIFICATIONS - CONTINUED

SECTION 6 - RESTORATION AND CLEANUP

At all times during construction, the Contractor shall maintain the site, including partially finished structures, material stockpiles and other like areas, in a reasonable state of order and cleanliness.

The grade and condition of all unsurfaced areas shall be restored to a condition equal to or better than the grade and condition immediately prior to construction, unless otherwise shown in the approved plans and approved by the Town of Mintum. The Contractor shall restore or replace all seeded areas, sod, trees, landscaping materials, landscape irrigation systems, fences, and any other items, to a condition equal to or better than before the work began and to the satisfaction of the EOR.

All pavement and concrete flatwork shall be restored or replaced to a condition equal to or better than before the work began and to the satisfaction of the EOR.

CHAPTER 3 - EROSION CONTROL AND SEDIMENTATION

3.01 - Infiltration Practices
Infiltration practices include measures to percolate runoff into soils. Typical practices include rock-filled trenches or basins (dry wells) and diversion of storm runoff into vegetated areas. Directing water from impervious areas and allowing it to percolate reduces sediment transported off-site.

A. Maintenance
1. Clean out accumulated sediment and debris before the system fails to infiltrate storm runoff. It may be necessary to replace the upper layer of stone.
2. If rapid clogging occurs and pre-sedimentation BMP's cannot be placed upstream, install surface-maintained BMP's.
3. Monitor observation well to evaluate whether soil is clogging or infiltration device is not performing as designed.

4.01 - Silt Fences
Silt Fences are temporary barriers constructed of woven synthetic material, buried at the bottom, stretched and supported by posts. The goal of this BMP is to reduce velocity and pool sheet flow from an eroding area, allowing the sediment to settle. Silt fences can be used along the base of slopes, around stockpiles and at other discrete areas where erosion is likely to occur.

A. Installation/ Design Guidelines
1. Use only in areas of dispersed low-velocity runoff. Less than 1/4 acre should drain to each 100 foot of fence.
2. Anchor fences along the contour below the toe of disturbed slopes. Place fences to pond, not filter, runoff. A minimum of five feet of potential ponding area is recommended between the fence and the toe of the slope.
3. Avoid placing silt fences in ditches, except where erosion potential is low.
4. To properly install silt fence:
   4.1. Excavate a trench at least 6" deep, the length of the proposed barrier
   4.2. Place the bottom 6" to 1' of the fence material into the trench (see diagram).
   4.3. Drive posts at least 12" into the ground at intervals of 10' or less on the down gradient side of the trench
   4.4. Backfill and compact soil over the fence material in the trench.
   4.5. Secure the fence to the posts.
5. Minimize the number of joints between fences and overlap joints where they are unavoidable.
6. Silt fences should remain in place until vegetation has been established.

B. Special Considerations in Mountain Areas
1. Thin, rocky soils may preclude the use of this BMP.
2. Sediment traps, check dams, or berms are often better alternatives in rocky soils, especially where depth to bedrock is shallow.
3. Wire mesh and steel posts are recommended to reinforce the fence where rockfalls may occur, grading may place soils against fence, or near environmentally sensitive areas.
4. Leave enough area up gradient of the fence for runoff to pond and sediment to settle. Excavating up gradient of fence may be necessary to pond sufficient water to cause sediment deposition.
5. Silt fence often must be installed several times during construction due to changing slopes and hydrology of the site.

C. Maintenance
1. Check fences weekly and after rain or snowmelt.
2. Ensure silt fence material remains entrenched and anchored.
3. Look for rills under or around fences.
4. Replace torn or damaged sections of fence.
5. Remove excess sediment periodically, at a minimum when sediment reaches a depth of 8 inches.
6. Silt fences may only detain sediment for a period of weeks or months. Remove fabric, stakes, and accumulated sediments when there are has been successfully revegetated.

CHAPTER 4 - ROADWAY DESIGN & TECHNICAL CRITERIA
SECTION 1 - SIDEWALKS, CURBS AND GUTTERS, DRIVEWAYS, RAMPS, AND TRAILS
Curbs, gutters, and walks shall be constructed to comply with the approved details and Specifications.

1.01- Sidewalks
A. Minimum Width: All sidewalks used in conjunction with vertical curb and gutter shall have a minimum width per the approved plans. Tooled or saw cut joints are required at 10 foot intervals.
B. Minimum Thickness: All sidewalks used in conjunction with vertical curb and gutter shall have a minimum thickness of six (6) inches. All sidewalks shall consist of air-entrained (5%-7%), reinforced concrete (4000 psi) over a compacted six (6) inches of CDOT Class 6 ABC.
C. Drainage and Grading: Sidewalks shall have a positive drainage towards the street flowline.

1.02 - Curb and Gutter
Curbs, gutters, and ramps shall be constructed to comply with the approved plans. All material for construction of driveway, drive ramp, curb and gutter, and drainage pan must be made with CDOT's concrete designation Class and minimum strength of 4000 psi, in 28 consecutive days.

1.03 - Driveways
All material for construction of driveway, drive ramp, curb and gutter, and drainage pan must be made with CDOT's concrete designation Class and minimum strength of 4000 psi, in 28 consecutive days.

9.00 SHALLOW UTILITIES (UNDER GROUND ELECTRIC, TELEPHONE, CABLE TELEVISION, NATURAL GAS & IRRIGATION)
9.01 SCOPE
Shallow utilities are defined as any wire, pipe conduit or cable and shall include but not be limited to underground electric, telephone, cable television, natural gas and irrigation water systems.

9.02 SPECIAL CONDUIT ENCASEMENT
Any shallow utility which crosses under or is within 5 feet horizontally of any road or street structure, including, pavement, curb and gutter, sidewalk, bike path, or bridge shall be encased in conduit so that repair or replacement of the utility may be accomplished without disturbing the road or street structure.
For natural gas and irrigation water systems, the carrier pipes for the natural gas and irrigation water shall be installed inside of a second pipe having strength equal to or greater than the carrier pipe and of sufficient diameter to allow free movement of the carrier pipe in the event that replacement is required.
It is recommended that consideration be given to the potential for future increase in size/capacity of the respective utility when sizing the conduit.

9.03 SHALLOW UTILITY INSTALLATION
A. Electric system underground facilities shall be buried a minimum of 4.0 feet below finished grade. Electric system vaults and transformers shall be designed to be located and installed in areas that will not be subject to concentrated surface drainage flow.
B. Telephone system underground facilities shall be buried a minimum of 2.0 feet below finished grade. Telephone pedestals shall be designed to be located and installed in areas that will not be subject to concentrated surface drainage flow.
C. Cable television system underground facilities shall be buried a minimum of 2.0 feet below finished grade. Cable television risers and surface facilities shall be designed to be located and installed in areas that will not be subject to concentrated surface drainage flow.
D. Natural gas system underground facilities shall be buried a minimum of 3.5 feet below finished grade.
E. Whenever any shallow utility parallels or generally parallels a domestic water or sewer utility, a minimum horizontal separation of 4 feet shall be maintained between the domestic water or sewer main or service and the shallow utility. Where it must cross domestic water it must cross above and with a 1' minimum separation. Nonpotable water tape.

LIMITS FOR HOURS OF CONSTRUCTION

Sec. 16-18-30. Noise and vibration standards.
A. Maximum permissible noise levels. Every use shall be operated such that the noise level produced does not inherently and recurrently exceed sixty (60) decibels during the hours of 7:00 a.m. to 7:00 p.m., or fifty-five (55) decibels from 7:00 p.m. to 7:00 a.m.
   (1) Measured along property boundary. Noise levels shall be measured at any point along any boundary line of the property on which the use is located.
   (2) Measurement when there are multiple uses on a single parcel. Where more than one (1) use is located within the boundaries of a property, then the noise levels shall also be measured along any wall of any other building on the property.
B. Vibration generated. 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.

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South Mintum Addition
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Mintum, Colorado

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4/15/24	Final Plan Revised
4/19/24	Final Plan

Title:
CONSTRUCTION SPECIFICATIONS 2

Sheet:
C.102

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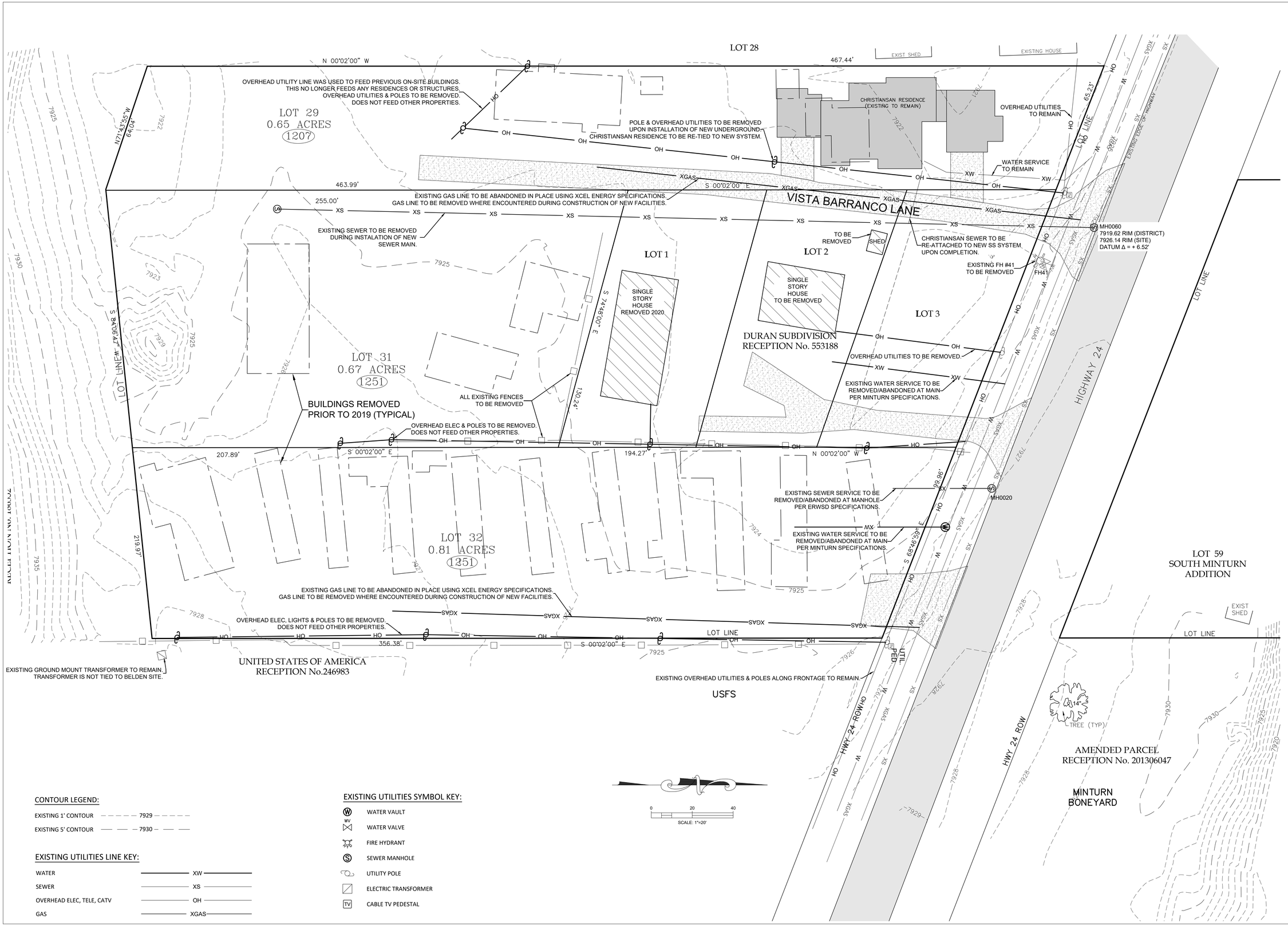

CONTOUR LEGEND:

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

EXISTING UTILITIES LINE KEY:

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

EXISTING UTILITIES SYMBOL KEY:

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

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4/19/24	Final Plan

Title: EXISTING SITE & DEMOLITION PLAN

Sheet: C.110

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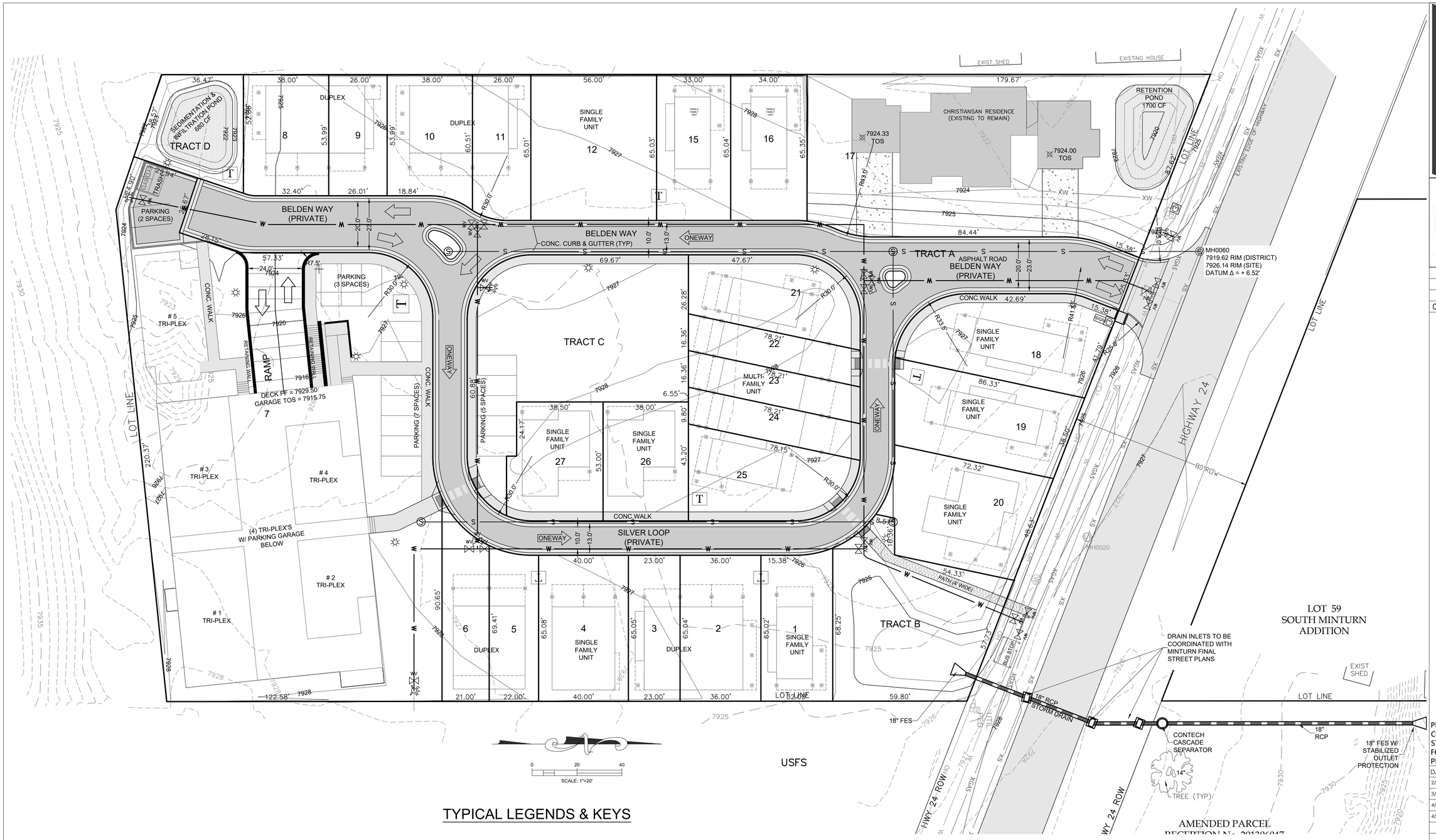

TYPICAL LEGENDS & KEYS

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

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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4/19/24	Final Plan

Title: PROPOSED SITE PLAN

Sheet: C.111

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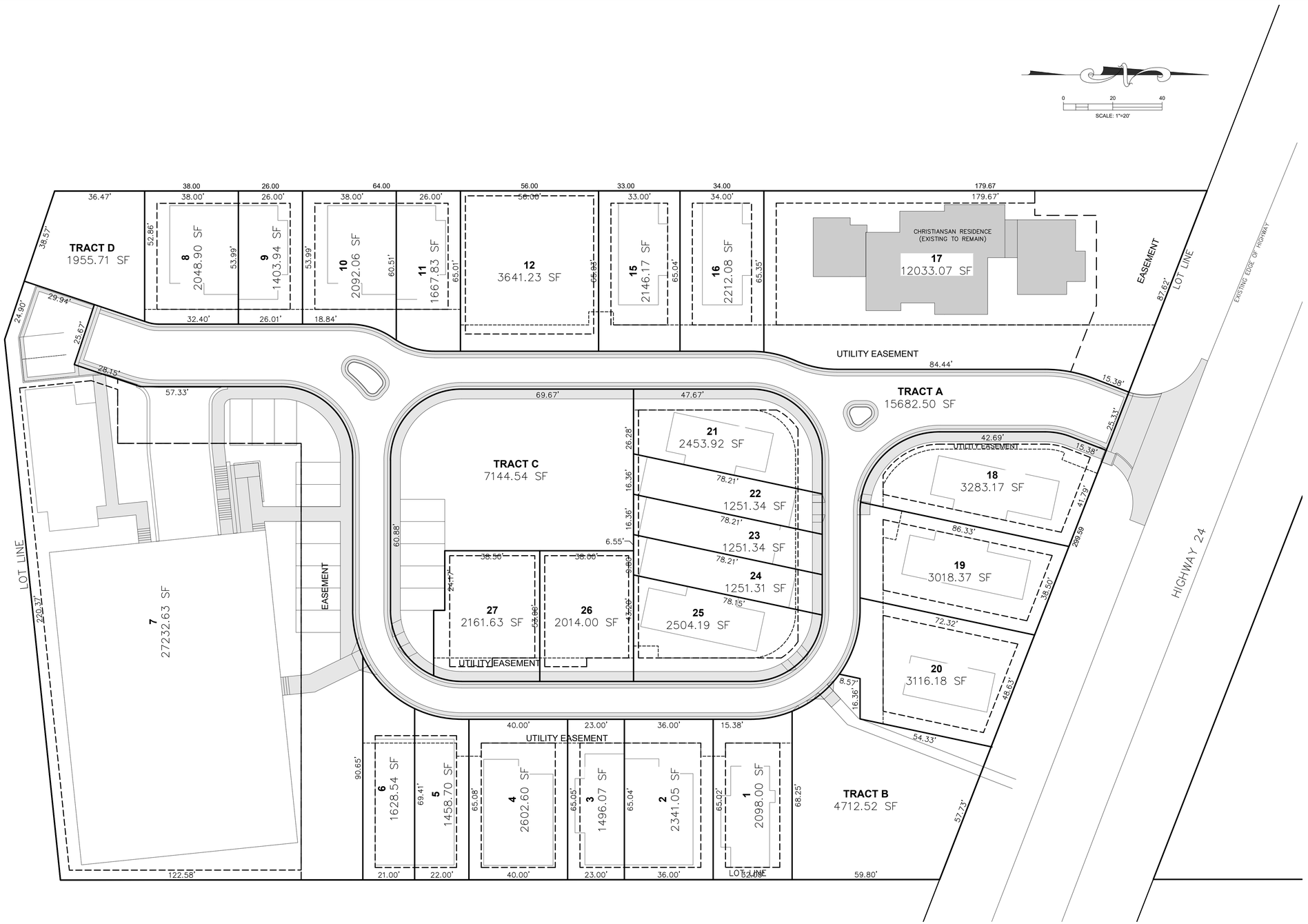

NOTE:
SEE PLAT FOR ALL FINAL LOT LINES & EASEMENTS.

TRACT USES

USE	TRACT A	TRACT B	TRACT C	LOT 7 EASEMENT	TRACT D	LOT 17 EASEMENT
DRAINAGE	X	X	X	X	X	X
VEHICLE ACCESS	X					
OPEN SPACE		X	X	X	X	X
PARKING			X	X		
UTILITIES	X	X	X	X	X	X
SNOW STORAGE		X	X	X	X	X
PEDESTRIAN	X	X	X	X	X	X

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PARCEL MAP

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C.120

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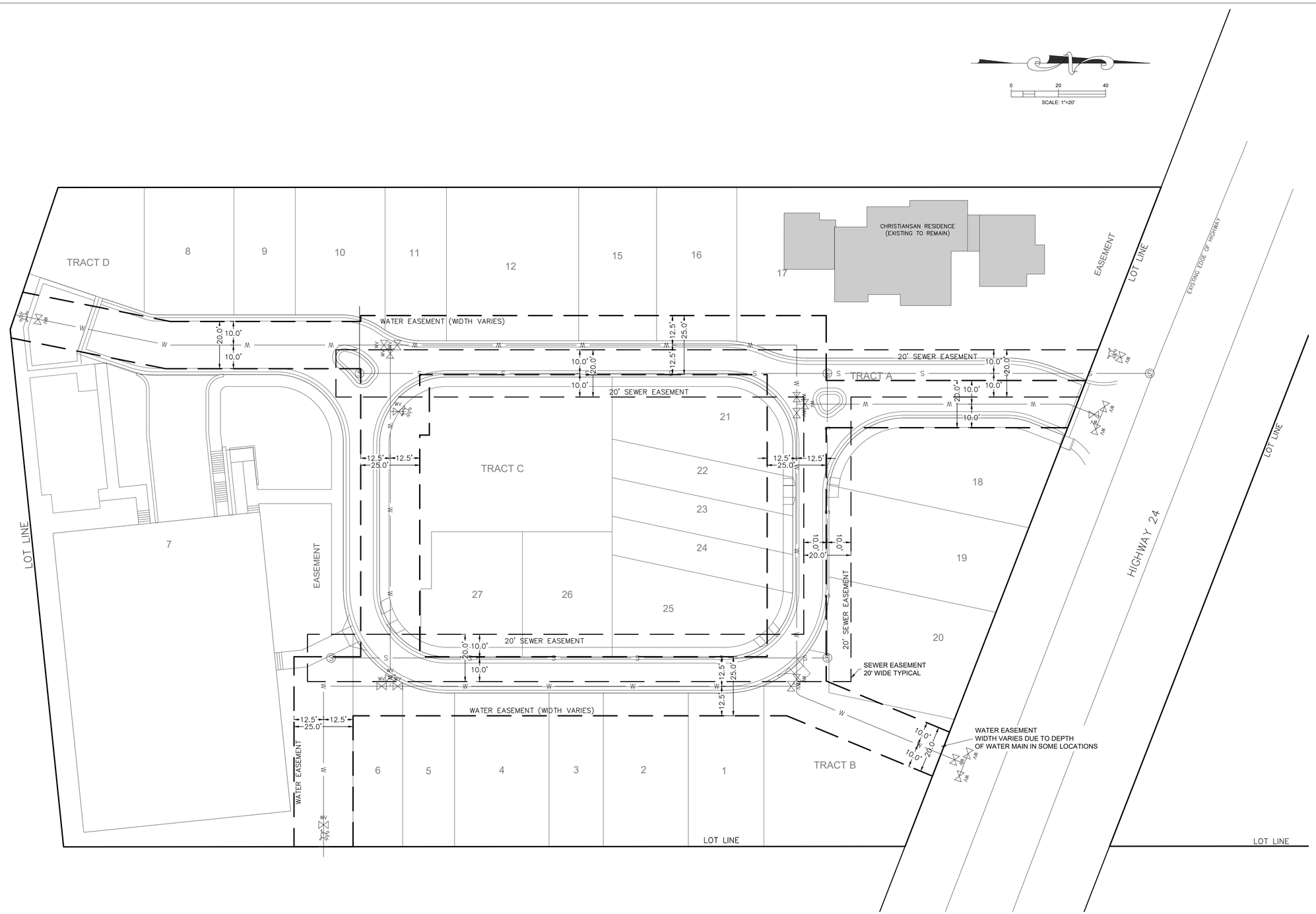

NOTE:
FINAL SS & WATER EASEMENTS TO BE CREATED & PLACED BASED ON AS-BUILT CONDITIONS & DATA.

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WATER & SEWER EASEMENTS

Sheet:
C.121

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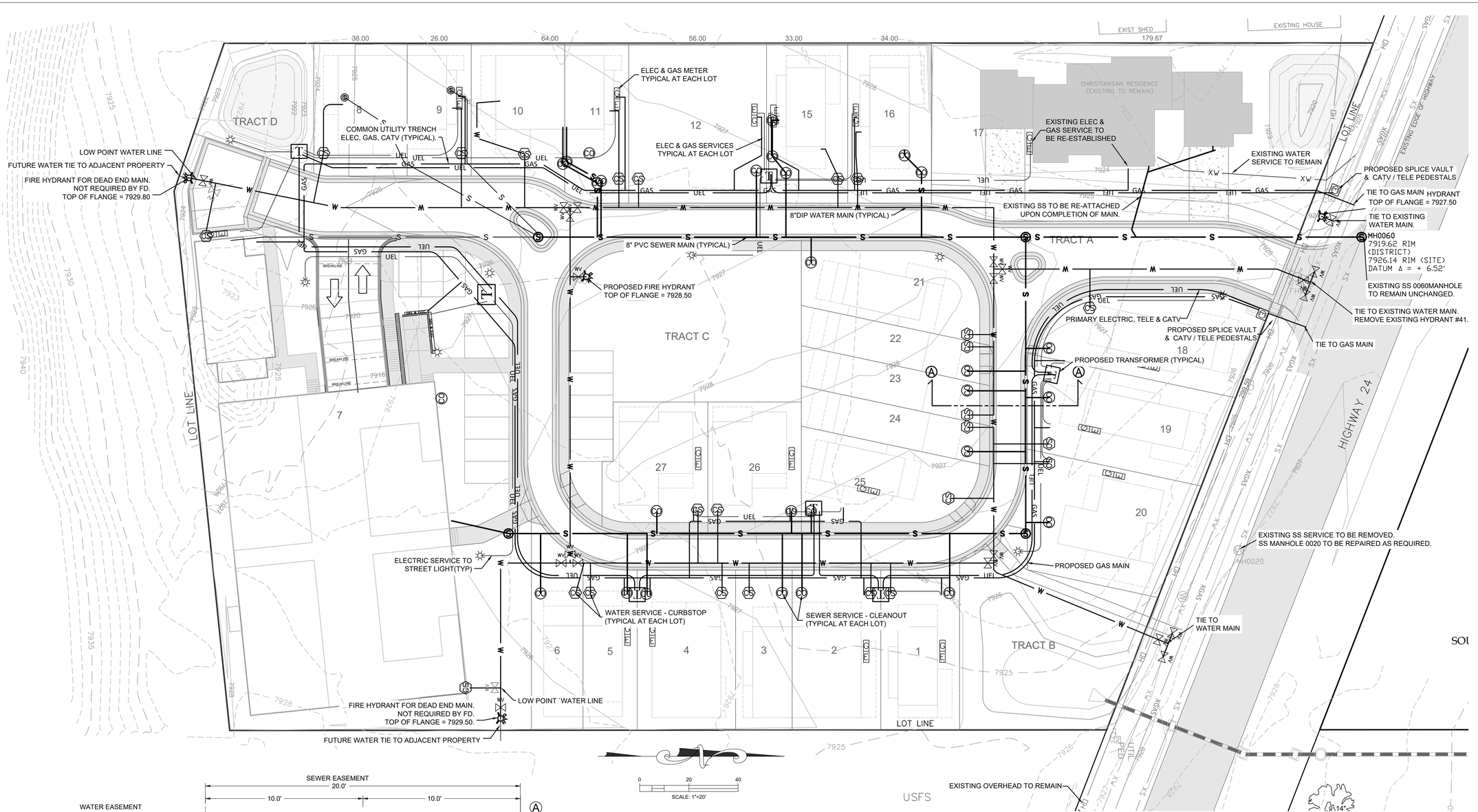
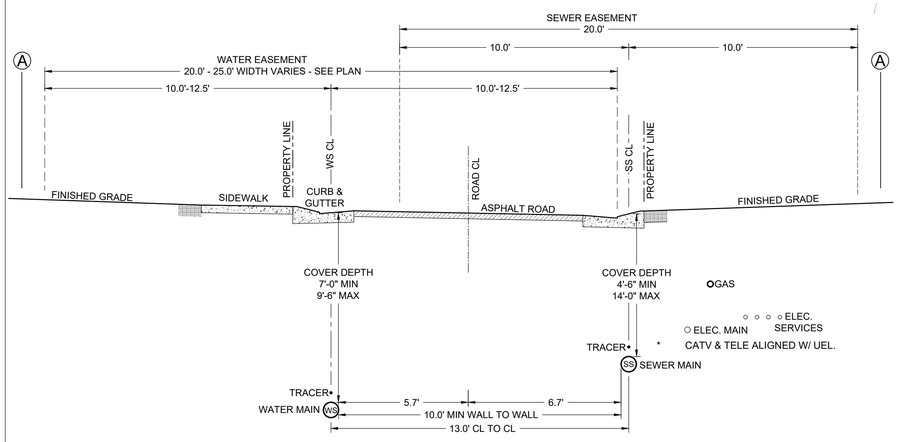
EXHIBIT B





TYPICAL STREET CROSS SECTION A-A

EXISTING UTILITIES SYMBOL KEY:

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

EXISTING UTILITIES LINE KEY:

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

LINE KEY:

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

PROPOSED UTILITY SYMBOL KEY:

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

TIMBERLINE ENGINEERING llc CIVIL STRUCTURAL
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Belden Place PUD

South Minturn Addition
Lots 29, 31 & 32
Minturn, Colorado

PLANS ARE NOT FOR CONSTRUCTION UNLESS STAMPED "APPROVED FOR CONSTRUCTION" BY PROPER AUTHORITIES.

DATE	REVISION
2/15/22	Easement Coordination
3/20/24	Final Plan Resubmittal
4/15/24	Final Plan Revised
4/19/24	Final Plan

Title:

OVERALL UTILITY PLAN

Sheet:

C.200

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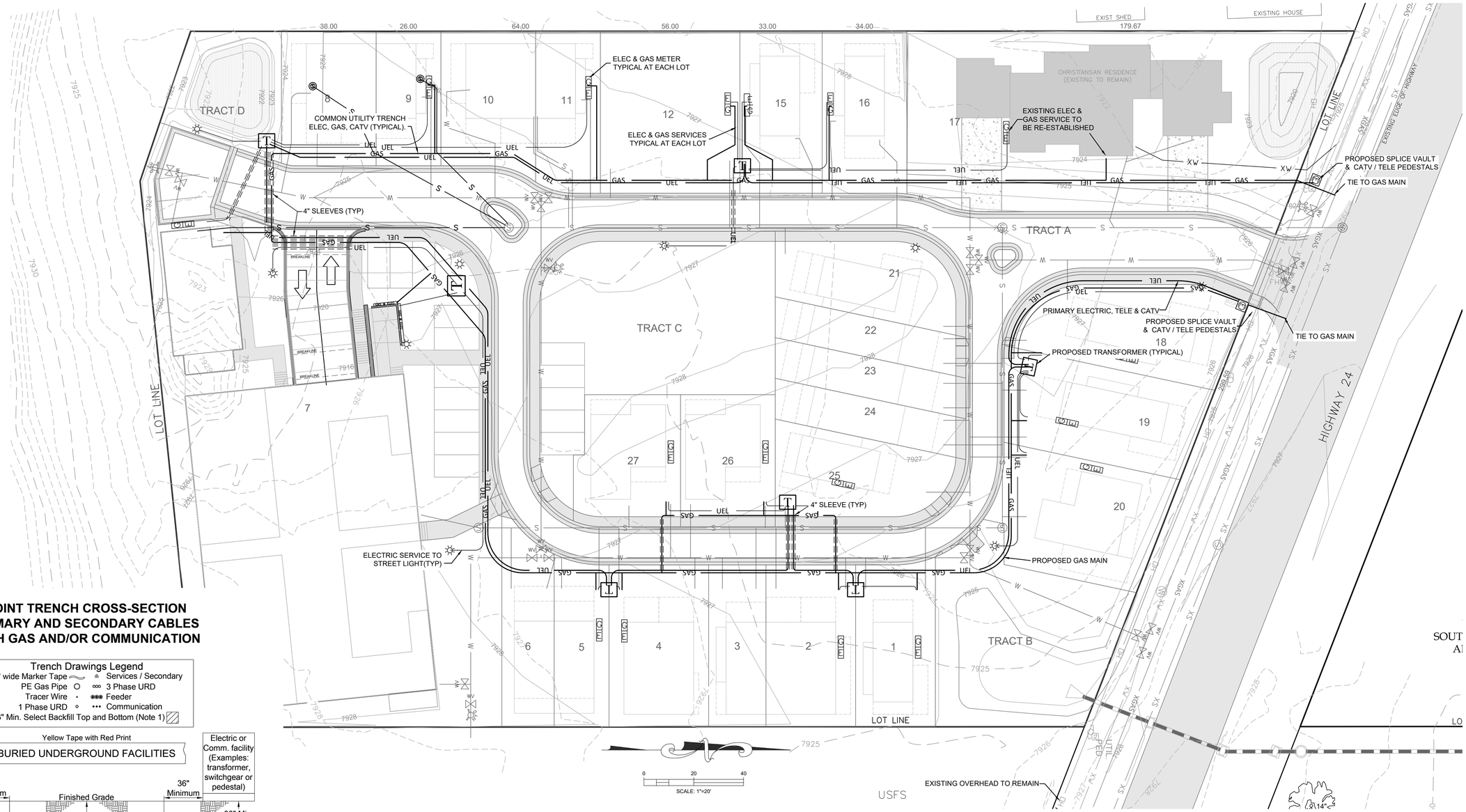
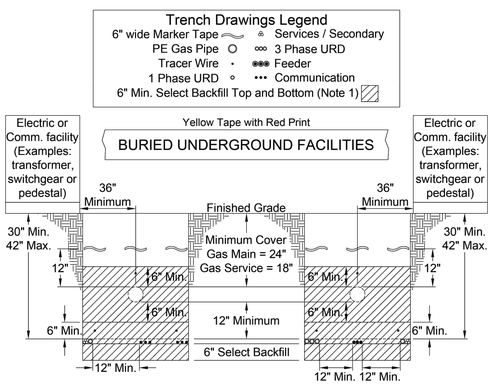


JOINT TRENCH CROSS-SECTION PRIMARY AND SECONDARY CABLES WITH GAS AND/OR COMMUNICATION



Notes:

1. Where large rock or gravel is encountered, select backfill is required in the bottom of the trench. Select backfill must be a minimum of 6" deep from the top and bottom of the cable and gas pipe.
2. All trench backfill is to be compacted. All local codes must be followed.
3. For ease of construction and future maintenance, primary cable should be 12-24" from communication cables.
4. Electric cables must be separated from communication cables by a minimum of 12" horizontal (Reference NESC 354.D.3.a).
5. 30" minimum trench width should be used when all four types of utilities (Electric, Gas, TV, Phone) are included.
6. Steel gas pipe or steel duct is not allowed for joint trench construction.
7. Steel gas lines and buried electric lines installed in separate, parallel trenches should be separated by 24".
8. When parallel circuits are installed in any trench wider than 18", a separate buried marker tape shall be installed.
9. 600 A electric distribution (feeder) cable shall not be installed in the same trench with gas.

NOTES:

1. FINAL ELECTRIC & GAS PLAN TO BE APPROVED BY XCEL ENERGY.
2. TELEPHONE & CABLE TV TO BE INSTALLED IN COMMON TRENCH W/ ELECTRIC.

EXISTING UTILITIES SYMBOL KEY:

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- WATER VALVE
- FIRE HYDRANT
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- UTILITY POLE
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- CABLE TV PEDESTAL

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LINE KEY:

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4/15/24	Final Plan Revised
4/19/24	Final Plan

Title:

SHALLOW UTILITY PLAN

Sheet:

C.201

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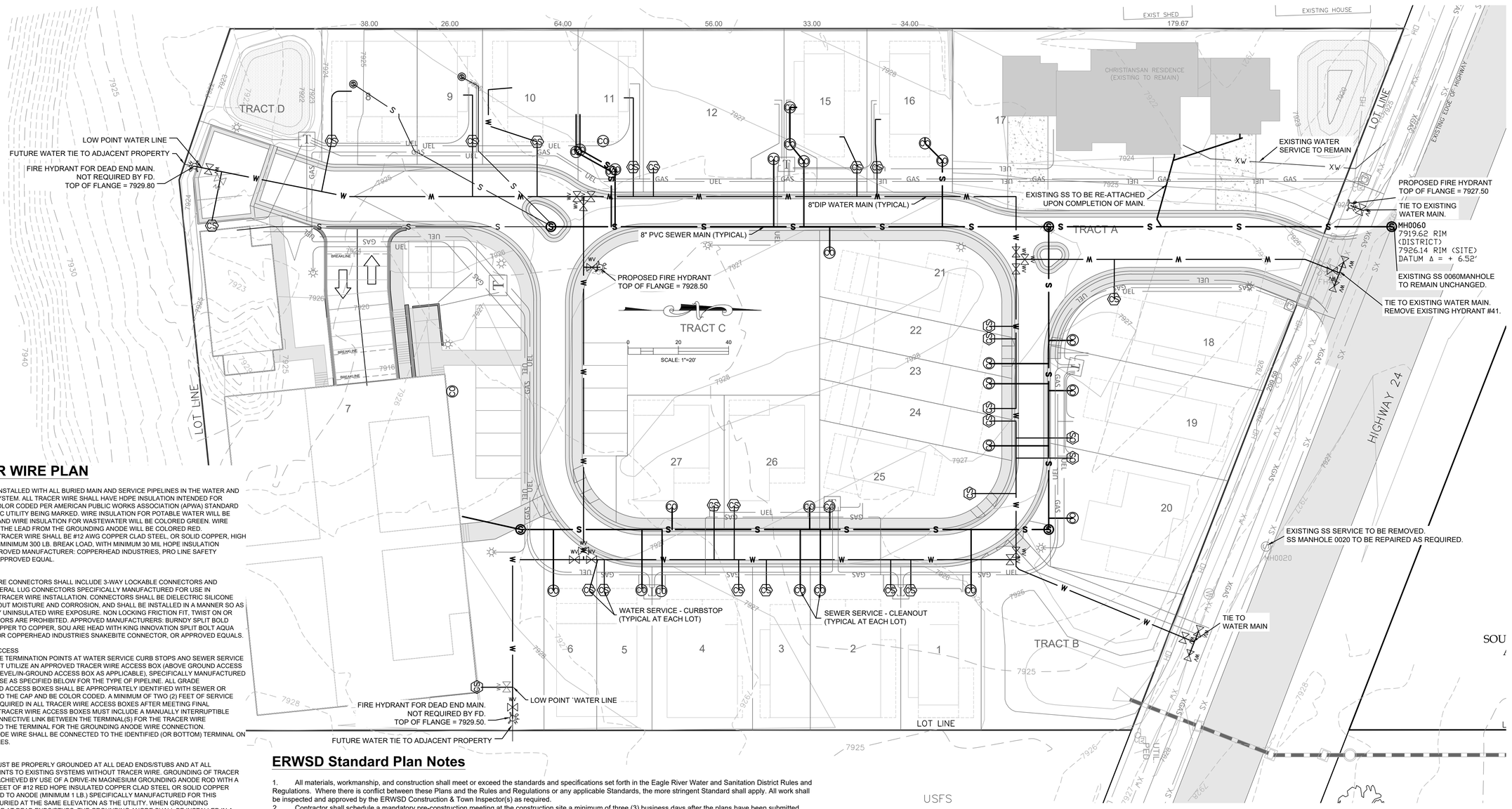

TRACER WIRE PLAN

GENERAL
WIRE SHALL BE INSTALLED WITH ALL BURIED MAIN AND SERVICE PIPELINES IN THE WATER AND WASTEWATER SYSTEM. ALL TRACER WIRE SHALL HAVE HDPE INSULATION INTENDED FOR DIRECT BURY, COLOR CODED PER AMERICAN PUBLIC WORKS ASSOCIATION (APWA) STANDARD FOR THE SPECIFIC UTILITY BEING MARKED. WIRE INSULATION FOR POTABLE WATER WILL BE COLORED BLUE AND WIRE INSULATION FOR WASTEWATER WILL BE COLORED GREEN. WIRE INSULATION FOR THE LEAD FROM THE GROUNDING ANODE WILL BE COLORED RED.
OPEN TRENCH - TRACER WIRE SHALL BE #12 AWG COPPER CLAD STEEL, OR SOLID COPPER, HIGH STRENGTH WITH MINIMUM 300 LB. BREAK LOAD, WITH MINIMUM 30 MIL HOPE INSULATION THICKNESS. APPROVED MANUFACTURER: COPPERHEAD INDUSTRIES, PRO LINE SAFETY PRODUCTS, OR APPROVED EQUAL.

CONNECTORS
DIRECT BURY WIRE CONNECTORS SHALL INCLUDE 3-WAY LOCKABLE CONNECTORS AND MAINLINE TO LATERAL LUG CONNECTORS SPECIFICALLY MANUFACTURED FOR USE IN UNDERGROUND TRACER WIRE INSTALLATION. CONNECTORS SHALL BE DIELECTRIC SILICONE FILLED TO SEAL OUT MOISTURE AND CORROSION, AND SHALL BE INSTALLED IN A MANNER SO AS TO PREVENT ANY UNINSULATED WIRE EXPOSURE. NON LOCKING FRICTION FIT, TWIST ON OR TAPED CONNECTORS ARE PROHIBITED. APPROVED MANUFACTURERS: BURNDY SPLIT BOLD CONNECTOR, COPPER TO COPPER, SOU ARE HEAD WITH KING INNOVATION SPLIT BOLT AQUA HOUSING 69105 OR COPPERHEAD INDUSTRIES SNAKEBITE CONNECTOR, OR APPROVED EQUALS.

TERMINATION/ ACCESS
ALL TRACER WIRE TERMINATION POINTS AT WATER SERVICE CURB STOPS AND SEWER SERVICE CLEANOUTS MUST UTILIZE AN APPROVED TRACER WIRE ACCESS BOX (ABOVE GROUND ACCESS BOX OR GRADE LEVEL/IN-GROUND ACCESS BOX AS APPLICABLE), SPECIFICALLY MANUFACTURED FOR THIS PURPOSE AS SPECIFIED BELOW FOR THE TYPE OF PIPELINE. ALL GRADE LEVEL/IN-GROUND ACCESS BOXES SHALL BE APPROPRIATELY IDENTIFIED WITH SEWER OR WATER CAST INTO THE CAP AND BE COLOR CODED. A MINIMUM OF TWO (2) FEET OF SERVICE LOOP WIRE IS REQUIRED IN ALL TRACER WIRE ACCESS BOXES AFTER MEETING FINAL ELEVATION. ALL TRACER WIRE ACCESS BOXES MUST INCLUDE A MANUALLY INTERRUPTIBLE CONDUCTIVE/CONNECTIVE LINK BETWEEN THE TERMINAL(S) FOR THE TRACER WIRE CONNECTION AND THE TERMINAL FOR THE GROUNDING ANODE WIRE CONNECTION. GROUNDING ANODE WIRE SHALL BE CONNECTED TO THE IDENTIFIED (OR BOTTOM) TERMINAL ON ALL ACCESS BOXES.

GROUNDING
TRACER WIRE MUST BE PROPERLY GROUNDED AT ALL DEAD ENDS/STUBS AND AT ALL CONNECTION POINTS TO EXISTING SYSTEMS WITHOUT TRACER WIRE. GROUNDING OF TRACER WIRE SHALL BE ACHIEVED BY USE OF A DRIVE-IN MAGNESIUM GROUNDING ANODE ROD WITH A MINIMUM OF 20 FEET OF #12 RED HOPE INSULATED COPPER CLAD STEEL OR SOLID COPPER WIRE CONNECTED TO ANODE (MINIMUM 1 LB.) SPECIFICALLY MANUFACTURED FOR THIS PURPOSE, AND BURIED AT THE SAME ELEVATION AS THE UTILITY. WHEN GROUNDING THE TRACER WIRE AT DEAD ENDS/STUBS, THE GROUNDING ANODE SHALL BE INSTALLED IN A DIRECTION 180 DEGREES OPPOSITE OF THE TRACER WIRE, AT THE MAXIMUM POSSIBLE DISTANCE. WHERE THE ANODE WIRE WILL BE CONNECTED TO A TRACER WIRE ACCESS BOX, A MINIMUM OF TWO FEET OF SERVICE LOOP IS REQUIRED AFTER MEETING FINAL ELEVATION
GENERAL TRACER WIRE INSTALLATION SHALL BE PERFORMED IN SUCH A MANNER THAT ALLOWS PROPER ACCESS FOR CONNECTION OF LINE TRACING EQUIPMENT, PROPER LOCATING OF WIRE WITHOUT LOSS OR DETERIORATION OF LOW FREQUENCY (512HZ) SIGNAL FOR DISTANCES IN EXCESS OF 1,000 LINEAR FEET, AND WITHOUT DISTORTION OF SIGNAL CAUSED BY MULTIPLE WIRES BEING INSTALLED IN CLOSE PROXIMITY TO ONE ANOTHER. TRACER WIRE SYSTEMS MUST BE INSTALLED AS A SINGLE CONTINUOUS WIRE, EXCEPT WHERE USING APPROVED CONNECTORS. NO LOOPING OR COILING OF WIRE IS ALLOWED. ANY DAMAGE OCCURRING DURING INSTALLATION OF THE TRACER WIRE MUST BE IMMEDIATELY REPAIRED BY REMOVING THE DAMAGED WIRE, AND INSTALLING A NEW SECTION OF WIRE WITH APPROVED CONNECTORS. TAPING AND/OR SPRAY COATING ARE PROHIBITED. TRACER WIRE SHALL BE INSTALLED AT THE TOP HALF OF THE PIPE ANO SECURED (TAPED/TIED) AT FIVE FEET INTERVALS. TRACER WIRE MUST BE PROPERLY GROUNDED AS SPECIFIED.

AT ALL WATER AND WASTEWATER MAINLINE DEAD-ENDS, AND AT WATER SERVICE LINE CURB STOPS AND WASTEWATER SERVICE LINE CLEANOUTS CLOSEST TO THE PROPERTY BEING SERVED, TRACER WIRE SHALL GO TO GROUND USING AN APPROVED CONNECTION TO A DRIVE-IN MAGNESIUM GROUNDING ANODE ROD, BURIED AT THE SAME DEPTH AS THE SERVICE. (SEE GROUNDING) IF NO MAINLINE TRACER WIRE EXISTS AT A CONNECTION POINT, A MAINLINE TRACE WIRE SHALL NOT BE CONNECTED TO EXISTING CONDUCTIVE PIPES. TREAT AS A MAINLINE DEAD END, GROUND USING AN APPROVED WATERPROOF CONNECTION TO A GROUNDING ANODE BURIED AT THE SAME DEPTH AS THE MAIN. ALL SERVICE LATERAL TRACER WIRE SHALL BE A SINGLE WIRE, CONNECTED TO THE MAINLINE TRACER WIRE USING A MAINLINE TO LATERAL LUG CONNECTOR, INSTALLED WITHOUT CUTTING/SPLICING THE MAINLINE TRACER WIRE. IN OCCURRENCES WHERE AN EXISTING TRACER WIRE IS ENCOUNTERED ON AN EXISTING UTILITY THAT IS BEING EXTENDED OR TIED INTO, THE NEW TRACER WIRE AND EXISTING TRACER WIRE SHALL BE CONNECTED USING APPROVED SPLICE CONNECTORS.

SANITARY SEWER SYSTEM
A MAINLINE TRACER WIRE MUST BE INSTALLED, WITH ALL SERVICE LATERAL TRACER WIRE PROPERLY CONNECTED TO THE MAINLINE TRACER WIRE, TO ENSURE FULL TRACING/LOCATING CAPABILITIES FROM A SINGLE CONNECTION POINT. TRACER WIRE ON ALL SEWER SERVICE LATERALS MUST TERMINATE AT AN APPROVED TRACER WIRE ACCESS BOX COLOR CODED GREEN AND LOCATED DIRECTLY ADJACENT TO THE SEWER SERVICE CLEANOUT CLOSEST TO THE STRUCTURE BEING SERVED. A GROUNDING ANODE SHALL BE INSTALLED BENEATH THE CLEANOUT AT THE DEPTH OF THE SERVICE. ACCESS BOX APPROVED MANUFACTURER: COPPERHEAD INDUSTRIES SNAKE-PIT OR APPROVED EQUAL.

ERWSD Standard Plan Notes

1. All materials, workmanship, and construction shall meet or exceed the standards and specifications set forth in the Eagle River Water and Sanitation District Rules and Regulations. Where there is conflict between these Plans and the Rules and Regulations or any applicable Standards, the more stringent Standard shall apply. All work shall be inspected and approved by the ERWSD Construction & Town Inspector(s) as required.
2. Contractor shall schedule a mandatory pre-construction meeting at the construction site a minimum of three (3) business days after the plans have been submitted. Participants shall include, but are not limited to: the Applicant; Applicant's contractor, excavator and engineer; and the District representative. Construction may begin once the meeting has concluded and the District Inspector has signed off.
3. The Contractor shall have one (1) signed copy of the approved Plans, one (1) copy of the appropriate criteria and specifications, and a copy of any permits and extension agreements needed for the job onsite at all times.
4. Provide a complete Bill of Materials for all proposed water and wastewater infrastructure.
5. The Contractor shall be responsible for all aspects of safety including, but not limited to, excavation, trenching, shoring, traffic control, and security.
6. If during the construction process conditions are encountered which could indicate a situation that is not identified in the Plans or specifications, the Contractor shall contact the ERWSD Construction & Town Inspector(s) immediately.
7. Submit traffic control plans as approved by the appropriate governing agency.
8. The Contractor is responsible for providing all labor and materials necessary for the completion of the intended improvements shown on these drawings or as designated to be provided, installed, or constructed unless specifically noted otherwise.
9. The Contractor shall be responsible for recording As-Built information on a set of record drawings kept on the construction site and available to the ERWSD Construction & Town Inspector(s) at all times. All as-built information shall be field surveyed under the direct care and supervision of a licensed Professional Land Surveyor.
10. The contractor shall obtain locates prior to any excavation.
11. The contractor is responsible for any damage to any utility facilities as a result of their actions. The contractor shall make the required repairs immediately to the satisfaction of the affected utility.
12. Eagle River Water and Sanitation District does not guarantee the accuracy of the locations of existing pipelines, manholes, hydrants, valves and service lines. If field conditions are found to be different than shown on the plans, the contractor shall notify the inspector(s) and design engineer immediately.
13. All trenching and backfill shall be in accordance with Appendix E of the ERWSD Rules and Regulations.

ERWSD Water Plan Notes

1. All water line construction is subject to the most recently adopted ERWSD Rules and Regulations.
2. All water mains shall be a minimum of 8" in diameter.
3. All water mains shall be installed with a minimum of 7ft cover to top of pipe and a maximum of 9.5ft cover to top of pipe.
4. Pipe deflections shall not exceed pipe manufacturers maximum allowable deflection or exceed the values in Appendix C- 2.6.9 Table C-1
5. All DIP water mains must be encased in PE Wrap per Article C-3.2.9
6. Tracer wire meeting ERWSD requirements per Appendix E-1.12
7. Water specific marking tape shall be installed 24" above water main.
8. All water mains shall be bedded per Appendix E, Detail E-01
9. All water lines that run parallel to sanitary or storm sewer shall be installed a minimum of 10ft horizontally away from water or secondary containment must be used.
10. All water mains must be tested in accordance with ERWSD Rules and Regulations Article 9.3.3.
11. All water service lines shall be constructed along the shortest and straightest route possible.
12. Water service lines taps must be a minimum of 18" apart.
13. Water service curb stop must be placed at property line, edge of ROW or edge of easement.

EXISTING UTILITIES LINE KEY:

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

LINE KEY:

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

EXISTING UTILITIES SYMBOL KEY:

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

PROPOSED UTILITY SYMBOL KEY:

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- SEWER MANHOLE
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- ELECTRIC TRANSFORMER
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- ELECTRIC SPLICE VAULT
- STREET LIGHT

WATER TAPS ARE TO BE CONSTRUCTED AS "WET TAPS" & COORDINATED W/ PUBLIC WORKS.

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3/20/24	Final Plan Resubmittal
4/15/24	Final Plan Revised
4/19/24	Final Plan

Title:

DEEP
UTILITY PLAN

Sheet:

C.202

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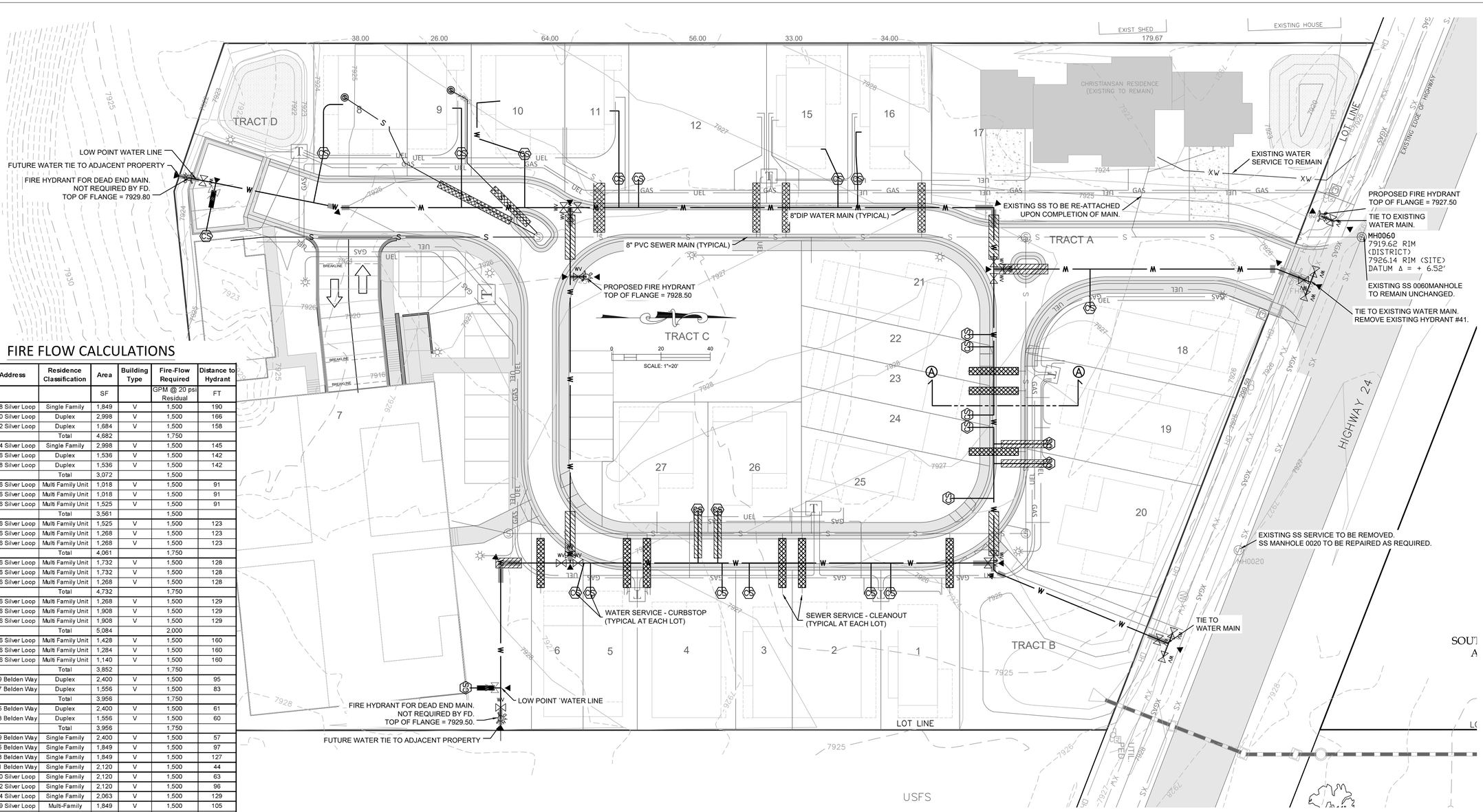
EXHIBIT B



FIRE FLOW CALCULATIONS

Unit Number	Address	Residence Classification	Area	Building Type	Fire-Flow Required	Distance to Hydrant
			SF		GPM @ 20 psi Residual	FT
Lot 1	0018 Silver Loop	Single Family	1,849	V	1,500	190
Lot 2	0020 Silver Loop	Duplex	2,998	V	1,500	166
Lot 3	0022 Silver Loop	Duplex	1,684	V	1,500	158
		Total	4,682		1,750	
Lot 4	0024 Silver Loop	Single Family	2,998	V	1,500	145
Lot 5	0026 Silver Loop	Duplex	1,538	V	1,500	142
Lot 6	0028 Silver Loop	Duplex	1,536	V	1,500	142
		Total	3,072		1,500	
Lot 7 - Unit 1	0036 Silver Loop	Multi Family Unit	1,018	V	1,500	91
Lot 7 - Unit 2	0036 Silver Loop	Multi Family Unit	1,018	V	1,500	91
Lot 7 - Unit 3	0036 Silver Loop	Multi Family Unit	1,525	V	1,500	91
		Total	3,561		1,500	
Lot 7 - Unit 4	0036 Silver Loop	Multi Family Unit	1,525	V	1,500	123
Lot 7 - Unit 5	0036 Silver Loop	Multi Family Unit	1,268	V	1,500	123
Lot 7 - Unit 6	0036 Silver Loop	Multi Family Unit	1,268	V	1,500	123
		Total	4,061		1,750	
Lot 7 - Unit 7	0036 Silver Loop	Multi Family Unit	1,732	V	1,500	128
Lot 7 - Unit 8	0036 Silver Loop	Multi Family Unit	1,732	V	1,500	128
Lot 7 - Unit 9	0036 Silver Loop	Multi Family Unit	1,268	V	1,500	128
		Total	4,732		1,750	
Lot 7 - Unit 10	0036 Silver Loop	Multi Family Unit	1,268	V	1,500	129
Lot 7 - Unit 11	0036 Silver Loop	Multi Family Unit	1,908	V	1,500	129
Lot 7 - Unit 12	0036 Silver Loop	Multi Family Unit	1,908	V	1,500	129
		Total	5,084		2,000	
Lot 7 - Unit 13	0036 Silver Loop	Multi Family Unit	1,428	V	1,500	160
Lot 7 - Unit 14	0036 Silver Loop	Multi Family Unit	1,284	V	1,500	160
Lot 7 - Unit 15	0036 Silver Loop	Multi Family Unit	1,140	V	1,500	160
		Total	3,852		1,750	
Lot 8	0029 Belden Way	Duplex	2,400	V	1,500	95
Lot 9	0027 Belden Way	Duplex	1,556	V	1,500	83
		Total	3,956		1,750	
Lot 10	0025 Belden Way	Duplex	2,400	V	1,500	61
Lot 11	0023 Belden Way	Duplex	1,556	V	1,500	60
		Total	3,956		1,750	
Lot 12	0019 Belden Way	Single Family	2,400	V	1,500	57
Lot 15	0015 Belden Way	Single Family	1,849	V	1,500	97
Lot 16	0013 Belden Way	Single Family	1,849	V	1,500	127
Lot 17 W ADU	0011 Belden Way	Single Family	2,120	V	1,500	44
Lot 18	0010 Silver Loop	Single Family	2,120	V	1,500	63
Lot 19	0012 Silver Loop	Single Family	2,120	V	1,500	96
Lot 20	0014 Silver Loop	Single Family	2,063	V	1,500	129
Lot 21	0009 Silver Loop	Multi-Family	1,849	V	1,500	105
Lot 22	0011 Silver Loop	Multi-Family	1,888	V	1,500	105
Lot 23	0013 Silver Loop	Multi-Family	1,888	V	1,500	109
Lot 24	0015 Silver Loop	Multi-Family	1,888	V	1,500	115
Lot 25	0017 Silver Loop	Multi-Family	1,849	V	1,500	120
		Total	9,362		3,500	
Lot 26	0023 Silver Loop	Single Family	1,410	V	1,500	79
Lot 27	0025 Silver Loop	Single Family	1,410	V	1,500	61
Hydrant Test Results:		Location - 1251 E. Main St.				
Static Pressure		70 psi			Measured Flow Rate	843 gpm
Residual		60 psi			Calculated Flow Rate @ 20 psi	2011 gpm
Tested by: John Volk, WQPC, LLC. 970 389-4491						
					John Volk, WQCP, LLC. 970-389-4491	

THRUST RESTRAINT CALCULATIONS

Fitting Type	Nominal Size (inch)	Branch Size (inch)	Restraint Length (Ft)	Notes
11 1/4° Horizontal Bend	8	-	1	
22 1/2° Horizontal Bend	8	-	2	
45° Horizontal Bend	8	-	3	
90° Horizontal Bend	8	-	7	
T	8	8	14	on branch
T	8	6	11	on branch
Reducer	8	6	6	on 8"
Fire Hydrant	RESTRAIN ALL JOINTS ON HYDRANT TEE, HYDRANT VALVE, AND HYDRANT LEAD. THRUST BLOCKS REQUIRED AT ALL LOCATIONS			

LINE KEY:

WATER	W
SEWER	S
ELECTRIC	UEL
GAS	GAS
TELEPHONE	TEL
CATV	CTV

EXISTING UTILITIES LINE KEY:

WATER	XW
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- CABLE TV PEDESTAL
- WATER KICKBLOCK
- WATER JOINT RESTRAINT
- SEWER ENCASEMENT
- WATERLINE ENCASEMENT
- STREET LIGHT

ERWSD Water Plan Notes

1. All water line construction is subject to the most recently adopted ERWSD Rules and Regulations.
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4. Pipe deflections shall not exceed pipe manufacturers maximum allowable deflection or exceed the values in Appendix C- 2.6.9 Table C-1
5. All DIP water mains must be encased in PE Wrap per Article C-3.2.9
6. Tracer wire meeting ERWSD requirements per Appendix E-1.12
7. Water specific marking tape shall be installed 24" above water main.
8. All water mains shall be bedded per Appendix E, Detail E-01
9. All water lines that run parallel to sanitary or storm sewer shall be installed a minimum of 10ft horizontally away from water or secondary containment must be used.
10. All water mains must be tested in accordance with ERWSD Rules and Regulations Article 9.3.3.
11. All water service lines shall be constructed along the shortest and straightest route possible.
12. Water service lines taps must be a minimum of 18" apart.
13. Water service curb stop must be placed at property line, edge of ROW or edge of easement.

WATER TAPS ARE TO BE CONSTRUCTED AS "WET TAPS" & COORDINATED W/ PUBLIC WORKS.

APPROVED BY:

ALISON PERRY - OWNER'S REPRESENTATIVE DATE
Vail Land Company
PO Box 4691
Eagle County, CO 81631
perry@vailland.com

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1050 Edwards Village Blvd
Edwards, CO 81632
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South Minturn Addition
Lots 29, 31 & 32
Minturn, Colorado

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DATE	REVISION
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4/15/24	Final Plan Revised
4/19/24	Final Plan

Title:
WATER OVERVIEW W/ CALCULATIONS

Sheet:
C.210

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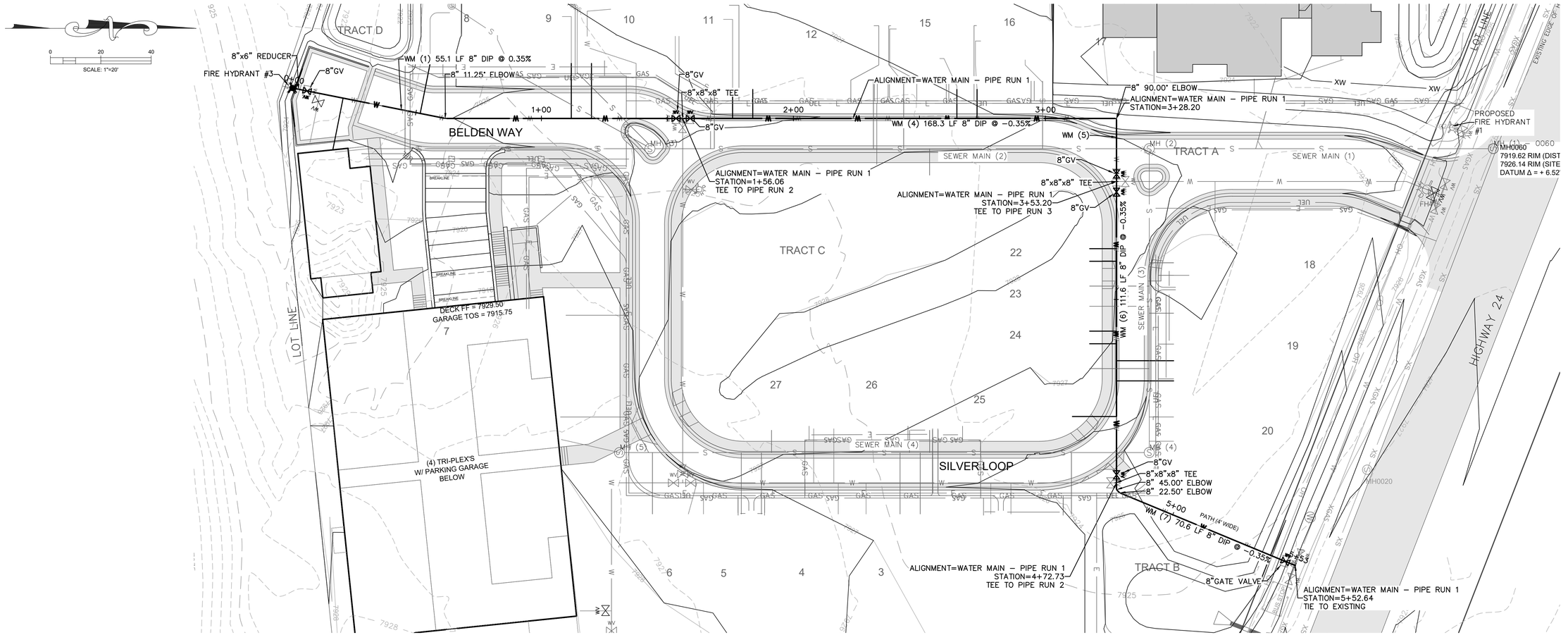
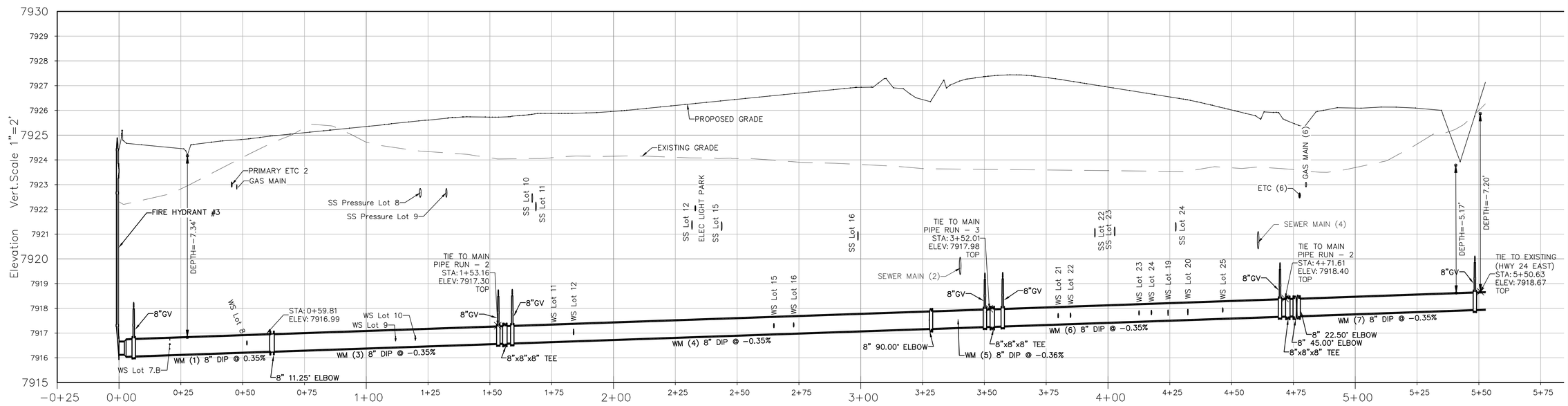
EXHIBIT B



Water Main – Pipe Run 1 Profile



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Title:
WATER P & P
BELDEN WAY /
SILVER LOOP
(PIPE RUN 1)

Sheet:
C.211

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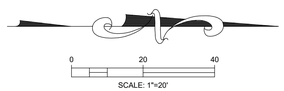
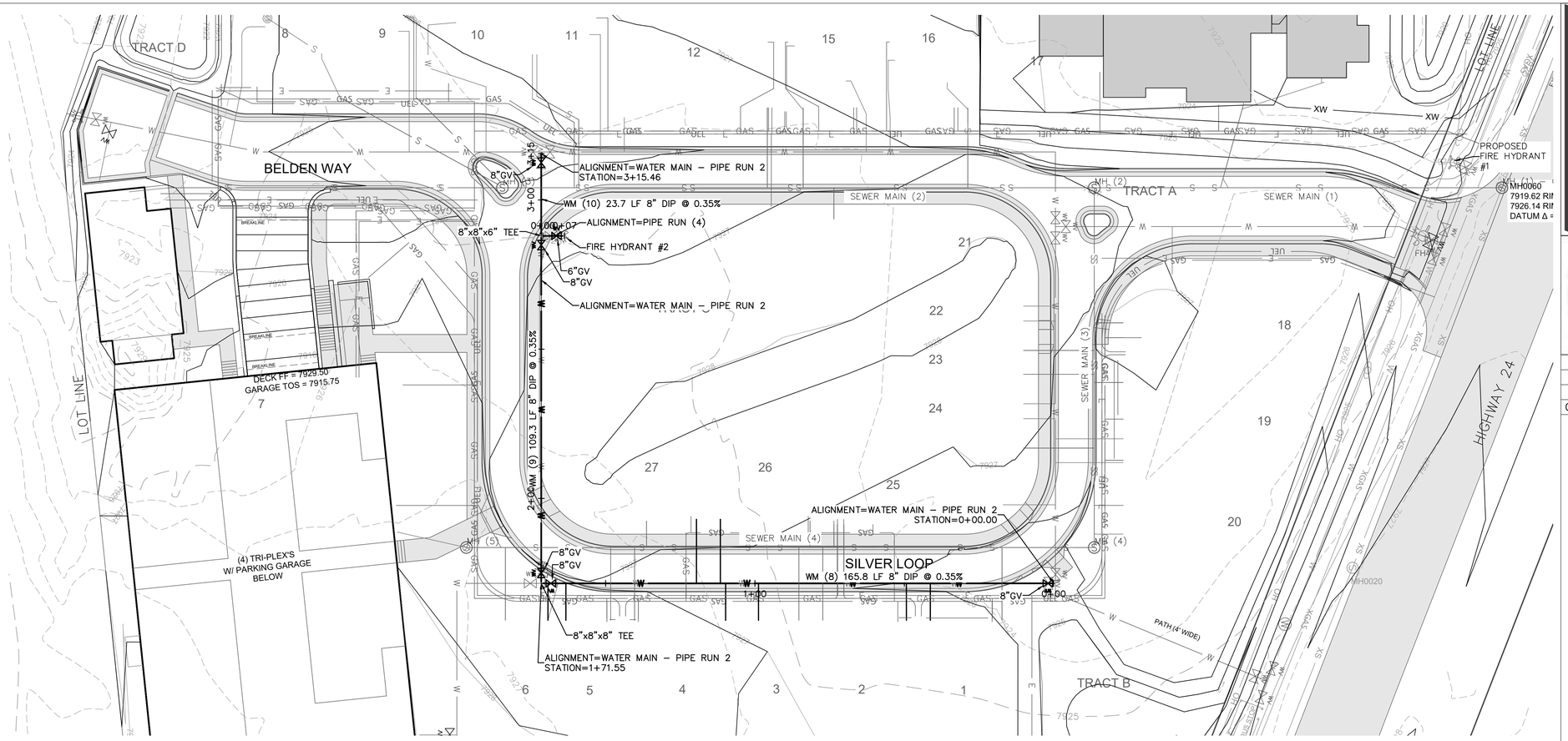
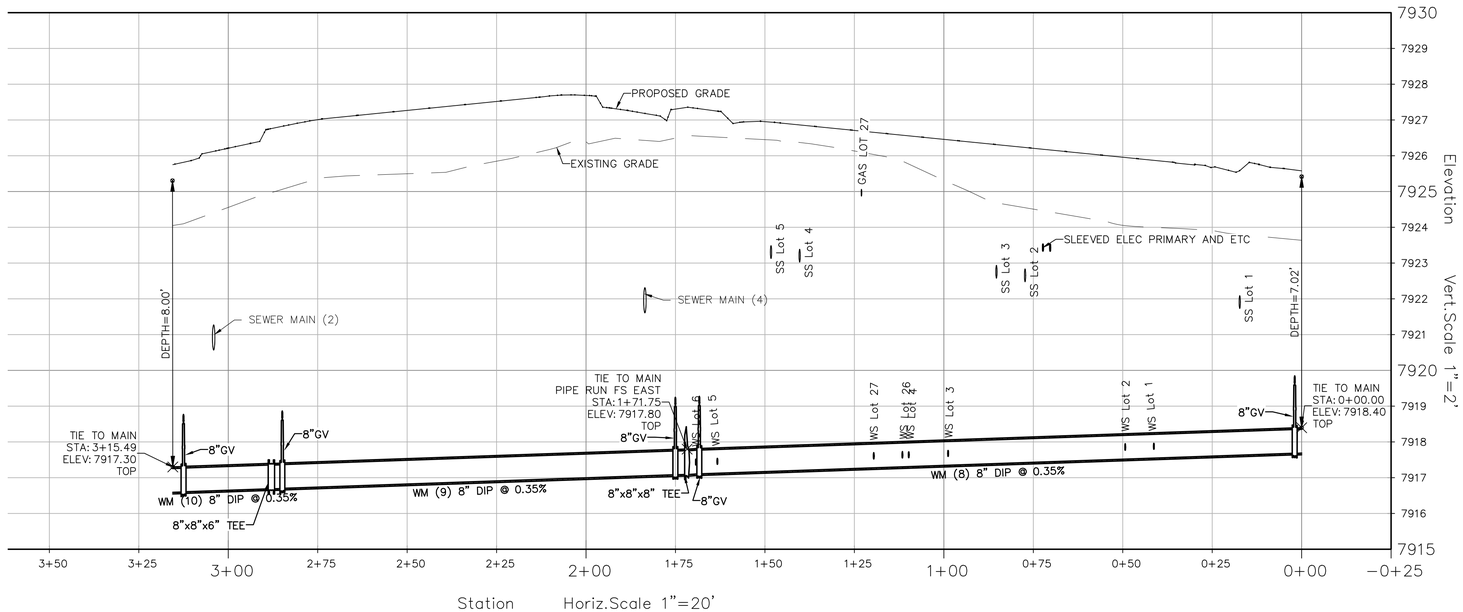
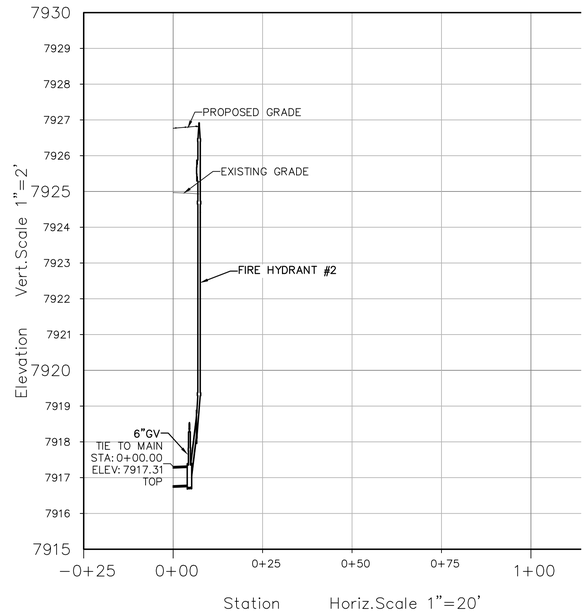




Water Main – Pipe Run 2 Profile



Pipe Run (4) Profile



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WATER P & P
SILVER LOOP
(PIPE RUNS 2 & 4)

Sheet:

C.212

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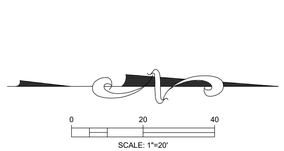
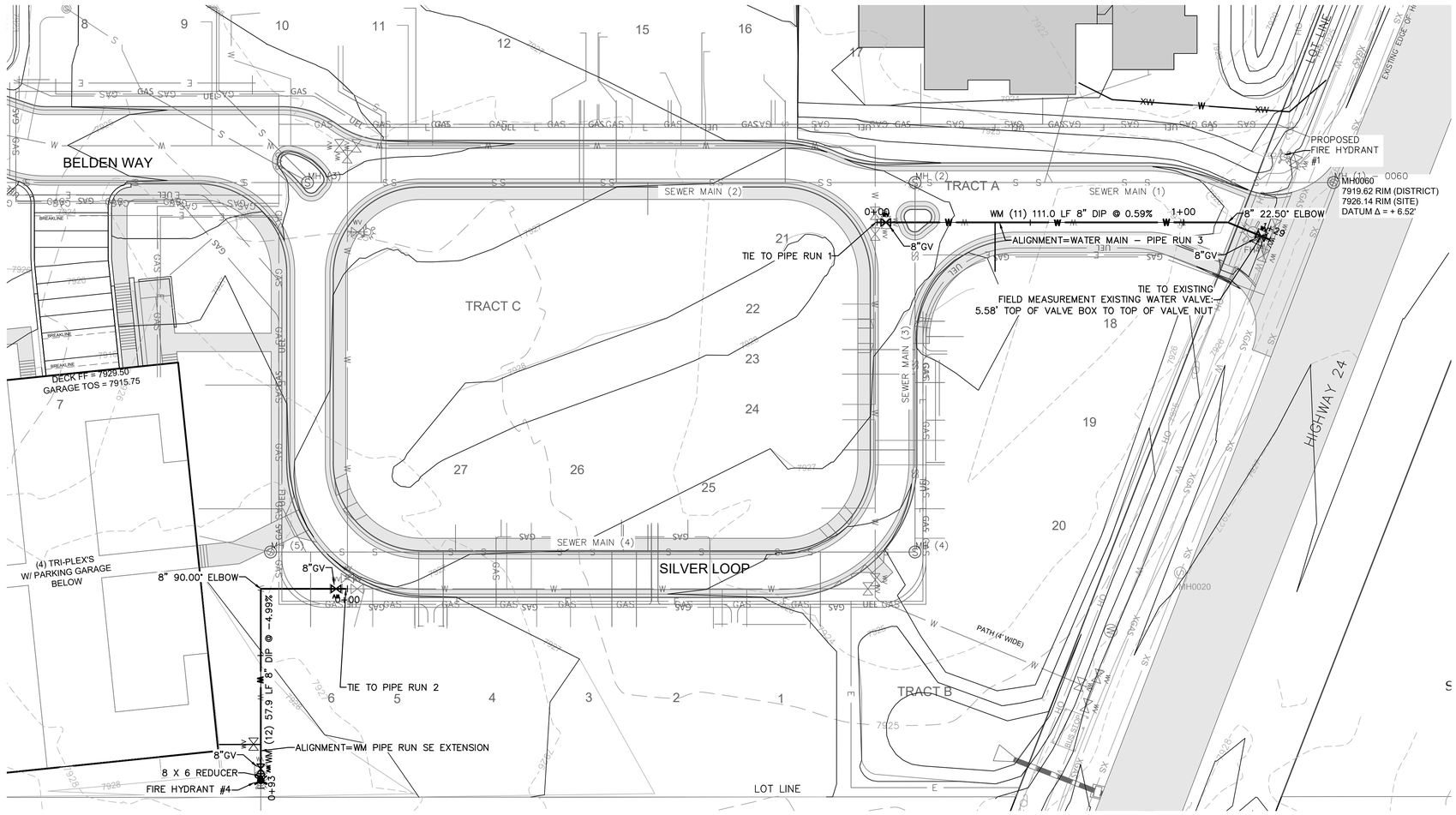
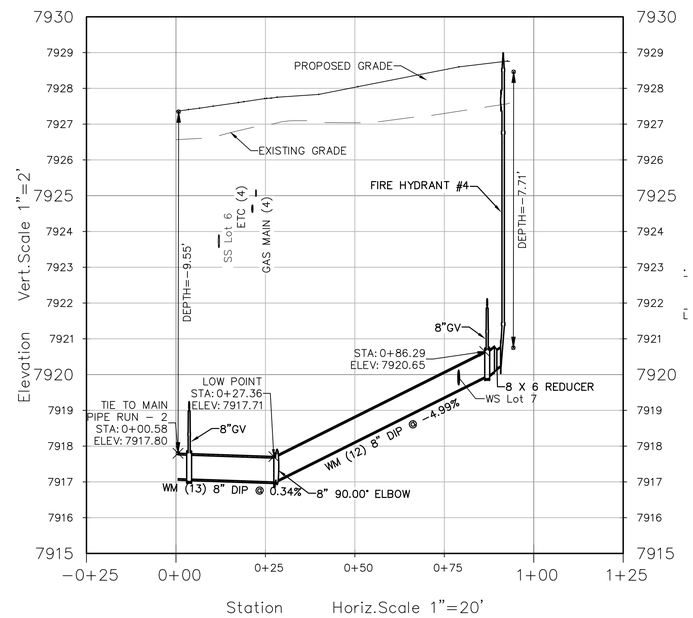
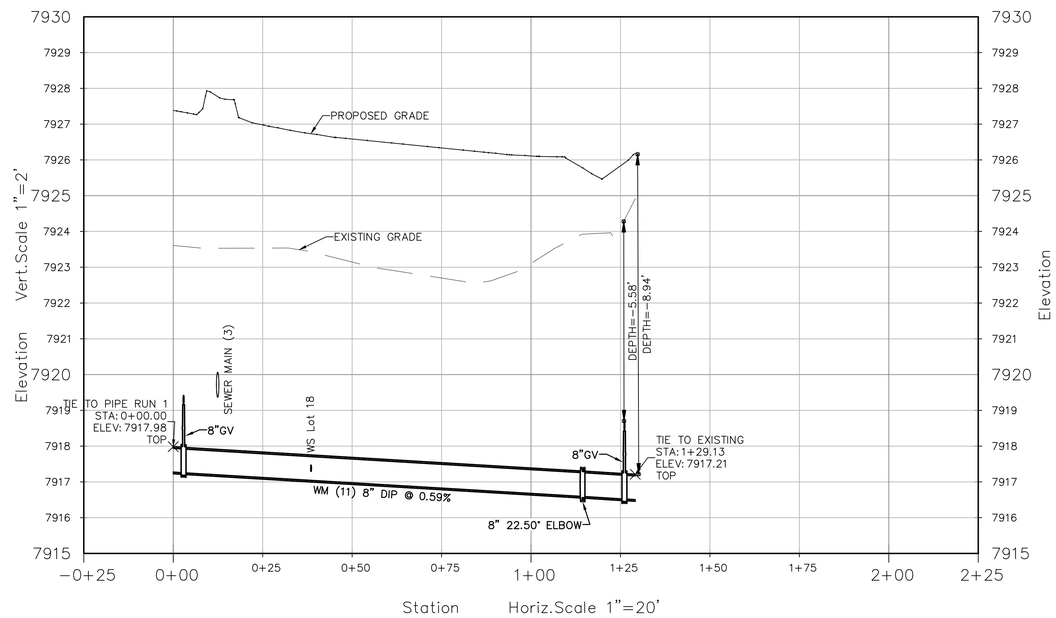




WM Pipe Run SE Extension Profile



Water Main – Pipe Run 3 Profile



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WATER P & P ENTRANCE & SE EXTENSION (PIPE RUNS 3&5)

Sheet:
C.213

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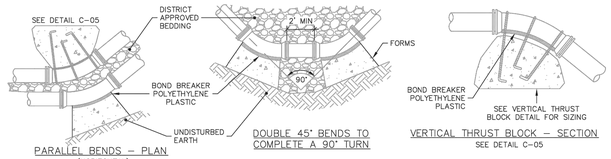
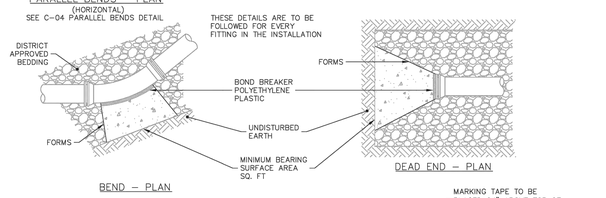


PARALLEL BENDS – PLAN (HORIZONTAL)
SEE C-04 PARALLEL BENDS DETAIL

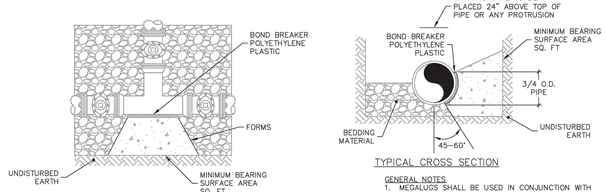
DOUBLE 45° BENDS TO COMPLETE A 90° TURN

VERTICAL THRUST BLOCK – SECTION
SEE DETAIL C-05

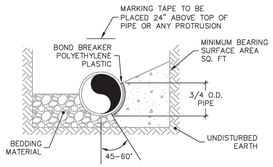


BEND – PLAN

DEAD END – PLAN



TEE – PLAN



TYPICAL CROSS SECTION

GENERAL NOTES

1. MEGALUGS SHALL BE USED IN CONJUNCTION WITH ALL FITTINGS THAT REQUIRE THE USE OF THRUST BLOCK.
2. REFER TO DISTRICT STANDARDS IN APPENDIX C SECTION 3.6 FOR REQUIREMENTS.
3. THRUST BLOCKS SHALL BE INSTALLED SO THAT ALL JOINTS ARE ACCESSIBLE. POLYWRAP FITTINGS PRIOR TO POURING THRUST BLOCK, EXTEND WRAP TO ENCLOSE ALL FITTINGS AND BOLTS.
4. THRUST BLOCKS SHALL BE FORMED AGAINST UNDISTURBED SOIL & FORMS PER APPENDIX C 4.14.
5. BLOCK HEIGHT SHALL BE ESTABLISHED SUCH THAT THE CALCULATED BLOCK WIDTH IS BETWEEN ONE AND TWO TIMES THE HEIGHT.
6. BOND BREAKER PER APPENDIX C 3.2.10.

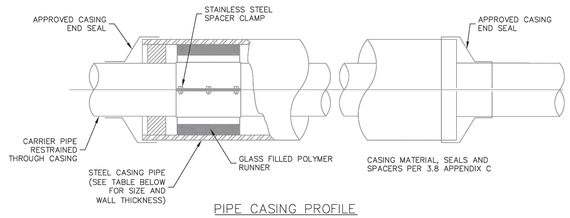
	REQUIRED MINIMUM BEARING SURFACE AREA (SF)					
200 PSI WORKING	SIZE OF PIPE	BENDS				TEE OR DEAD END
		11-1/4°	22-1/2°	45°	90°	
	4"–8"	1.2	2.5	4.8	8.9	6.3
	10"	1.9	3.8	7.5	13.9	9.8
	12"	2.8	5.5	10.8	20.0	14.1
	16"	4.9	9.8	19.2	35.5	25.1
	18"	6.2	12.4	24.3	45.0	31.8
	20"	7.7	15.3	30.1	55.5	39.3
	24"	11.1	22.1	43.3	80.0	56.5

THE MINIMUM BEARING SURFACE AREAS ARE PROVIDED FOR 200 PSI WORKING PIPE PRESSURE + 50 PSI SURGE (250 PSI TOTAL) AND 2,000 PSF SOIL BEARING CAPACITY. IF PRESSURE IS HIGHER OR SOIL BEARING POTENTIAL LOWER, CONSULT DISTRICT.

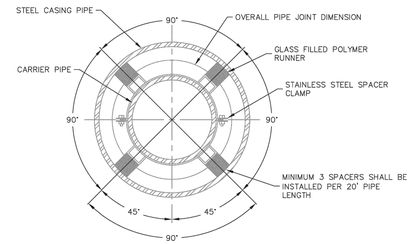
	REQUIRED MINIMUM BEARING SURFACE AREA (SF)					
250 PSI WORKING	SIZE OF PIPE	BENDS				TEE OR DEAD END
		11-1/4°	22-1/2°	45°	90°	
	4"–8"	1.5	2.9	5.8	10.7	7.5
	10"	2.3	4.6	9.0	16.7	11.8
	12"	3.3	6.6	13.0	24.0	17.0
	16"	5.9	11.8	23.1	42.7	30.2
	18"	7.5	14.9	29.2	54.0	38.2
	20"	9.2	18.4	36.1	66.6	47.1
	24"	13.3	26.5	51.9	96.0	67.9

THE MINIMUM BEARING SURFACE AREAS ARE PROVIDED FOR 250 PSI WORKING PIPE PRESSURE + 50 PSI SURGE (300 PSI TOTAL) AND 2,000 PSF SOIL BEARING CAPACITY. IF PRESSURE IS HIGHER OR SOIL BEARING POTENTIAL LOWER, CONSULT DISTRICT.

DETAIL
CONCRETE
THRUST BLOCKS



PIPE CASING PROFILE



PIPE CASING CROSS SECTION

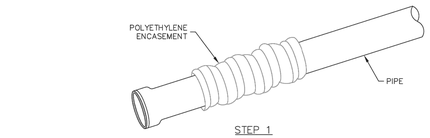
GENERAL NOTES

1. FOLLOW MANUFACTURER'S RECOMMENDATION, IF IN CONFLICT WITH ERWSD STANDARDS, USE MORE RESTRICTIVE SPECIFICATION.
2. CARRIER PIPE SHALL BE CENTERED AND ALL JOINTS RESTRAINED IN & THROUGH THE CASING PIPE.
3. WATER MAINS SHALL BE ENCASED SEPARATELY FROM OTHER UTILITIES.
4. ALL FASTENERS SHALL BE T–304 STAINLESS STEEL.
5. ALL CAD WELDS SHALL BE CONNECTED TO PIPE.
6. MAXIMUM DISTANCE BETWEEN SPACERS SHALL BE 6 FEET ON CENTER.

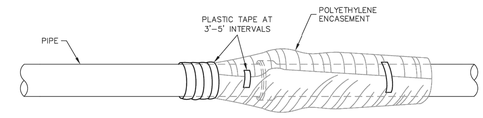
CARRIER PIPE NOMINAL Ø	CASING PIPE	
	MIN OD	MIN WALL THICKNESS
4"	12"	0.25"
6"	16"	0.3125"
8"	18"	0.3125"
12"	22"	0.375"
16"	28"	0.500"
20"	32"	0.500"

DETAIL
WATER CASING

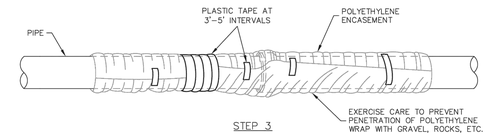
USE OF POLYETHYLENE WRAP FOR CORROSIVE SOILS



STEP 1



STEP 2



STEP 3

FIELD INSTALLATION – POLYETHYLENE WRAP

STEP 1 – PLACE POLYETHYLENE MATERIAL ON PIPE PRIOR TO LOWERING IT INTO PLACE.

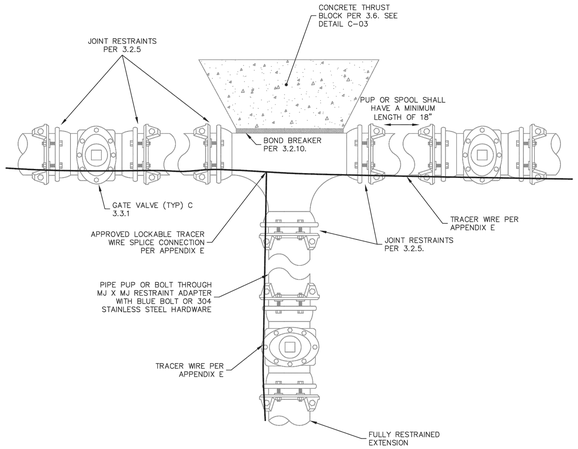
STEP 2 – PULL THE TUBE OVER THE LENGTH OF THE PIPE. TAPE TUBE TO PIPE AT JOINT. FOLD MATERIAL AROUND THE ADJACENT SPIGOT END AND WRAP WITH TAPE TO HOLD THE POLYETHYLENE ENCASEMENT IN PLACE.

STEP 3 – OVERLAP FIRST TUBE WITH ADJACENT TUBE AND SECURE WITH PLASTIC ADHESIVE TAPE. THE POLYETHYLENE TUBE MATERIAL COVERING THE PIPE SHALL BE LOOSE. EXCESS MATERIAL SHALL BE NEATLY DRAWN UP AROUND THE PIPE BARREL, FOLDED ON TOP OF PIPE AND TAPED IN PLACE.

GENERAL NOTES:

1. ALL DUCTILE IRON PIPE REQUIRES THE USE OF POLYETHYLENE WRAP UNLESS APPLICANT SUBMITS A SOILS TEST INDICATING THAT NO CORROSIVE SOILS ARE PRESENT.
2. POLYETHYLENE ENCASEMENT PER APPENDIX C 3.2.10.

DETAIL
POLYETHYLENE WRAP

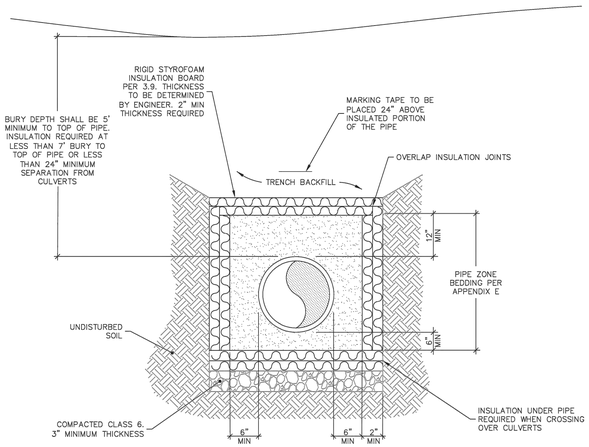


TOP VIEW

DETAIL
TEE

GENERAL NOTES

1. TEES SHALL BE CONSIDERED ON AN INDIVIDUAL BASIS. ALL USES OF THIS APPLICATION SHALL REQUIRE PRIOR DISTRICT APPROVAL.
2. JOINT RESTRAINT DEVICES SHALL BE REQUIRED ON ALL TEE APPLICATIONS.
3. THRUST BLOCKS ALONE WILL NOT BE ACCEPTED AS A RESTRAINT.

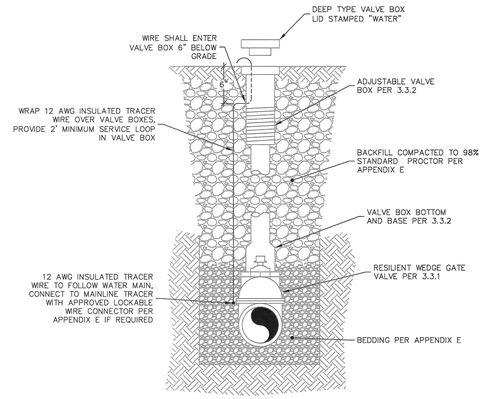


ELEVATION

DETAIL
MINIMUM COVER & CULVERT CROSSING INSULATION

GENERAL NOTES

1. CONDITION OF LESS THAN MINIMUM BURY DEPTH ALLOWED ONLY WITH WRITTEN APPROVAL FROM THE DISTRICT PRIOR TO CONSTRUCTION. INSULATION SHALL BE INSTALLED ON ALL PIPE THAT DOES NOT MEET MINIMUM BURY REQUIREMENTS.
2. SEE SEWER AND WATER PIPE BEDDING DETAIL AND APPENDIX E FOR BACKFILL MATERIAL AND COMPACTION SPECIFICATIONS.
3. INSULATION SHALL BE INSTALLED ON ALL PIPES THAT DO NOT HAVE A MINIMUM OF 7' OF EFFECTIVE COVER. EFFECTIVE COVER SHALL BE DEFINED AS SEPARATION FROM COLD AIR SOURCES, INCLUDING STORM SEWERS. 1" OF INSULATION BOARD MAY BE SUBSTITUTED FOR EACH 1' OF SOIL COVER (MIN. 2" INSULATION) REQUIRED TO MEET THE MINIMUM COVER REQUIREMENT.
4. INSULATION SPECIFICATIONS PER APPENDIX C 3.9.



DETAIL
GATE VALVE &
VALVE BOX ASSEMBLY

GENERAL NOTES

1. VALVE BOX IS TO BE INSTALLED PLUMB, LEVEL, AND CENTERED ON 2" NUT.
2. IF THE DISTANCE FROM THE TOP OF THE OPERATING NUT TO THE TOP OF THE VALVE COVER IS GREATER THAN 9', A CENTERING RING AND EXTENSION STEM IS REQUIRED. THE EXTENSION MUST BE SECURED TO THE VALVE OPERATING NUT.

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Title:

WATER
DETAILS 1

Sheet:

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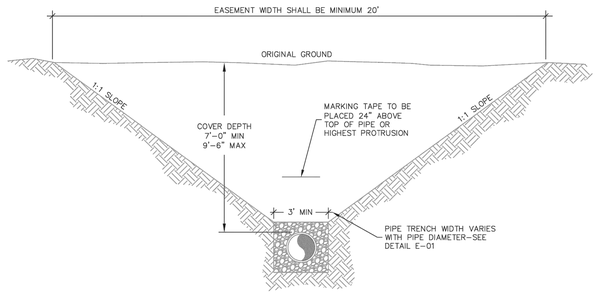
WATER MAIN COVER DEPTH	MINIMUM EASEMENT WIDTH REQUIRED
7'–0" TO 8'–6"	20'
8'–7" TO 9'–6"	25'



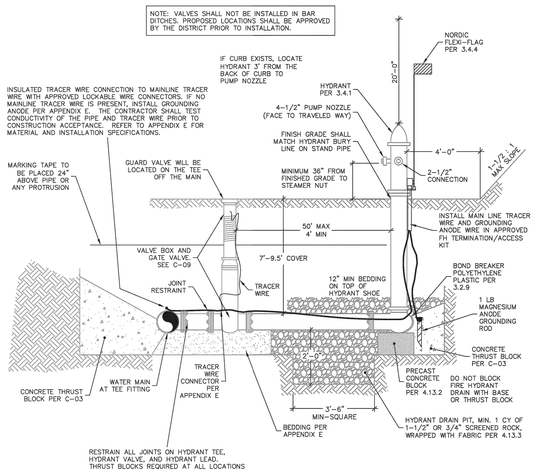
MINIMUM EASEMENT WIDTH

GENERAL NOTES

1. PIPE SHALL BE CENTERED IN EASEMENT.
2. CALCULATE EASEMENT WIDTH AS FOLLOWS:
   W = DEPTH TO TOP OF PIPE X 2 + 3 FEET
   (ROUND UP IN 5 FOOT INCREMENTS)

EXAMPLE:
9 FOOT DEEP PIPE = 9 X 2 + 3 = 21 FEET
W = 25 FOOT WIDE EASEMENT (ROUNDED UP)

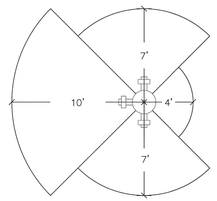
DETAIL
EASEMENT WIDTH



DETAIL
FIRE HYDRANT ASSEMBLY

HYDRANT CLEARANCE DIAGRAM

NO ABOVE GROUND OBSTRUCTIONS ALLOWED IN THESE AREAS



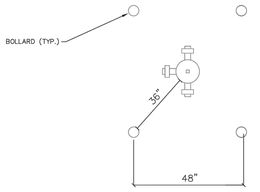
FRONT–––10 FEET OF CLEARANCE

SIDES–––7 FEET OF CLEARANCE

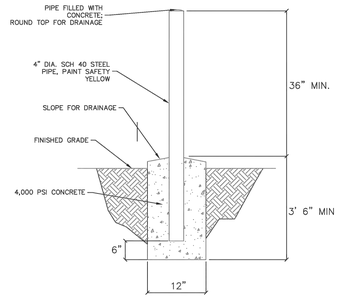
REAR–––4 FEET OF CLEARANCE

ABOVE–––20 FEET OF CLEARANCE

HYDRANT BOLLARD DIAGRAM



BOLLARDS REQUIRED WHEN LESS THAN 3' OF HORIZONTAL CLEARANCE EXISTS BETWEEN HYDRANT AND BACK OF CURB/EDGE OF ROAD



DETAIL
FIRE HYDRANT CLEARANCES & BOLLARDS

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Belden Place PUD

South Minturn Addition
Lots 29, 31 & 32
Minturn, Colorado

PLANS ARE NOT FOR CONSTRUCTION UNLESS STAMPED "APPROVED FOR CONSTRUCTION" BY PROPER AUTHORITIES.

DATE	REVISION
2/15/22	Easement Coordination
3/20/24	Final Plan Resubmittal
4/15/24	Final Plan Revised
4/19/24	Final Plan

Title:

WATER DETAILS 2

Sheet:

C.215

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WATER SPECIFICATIONS

THE FOLLOWING APPLICABLE CONSTRUCTION SPECIFICATIONS ARE A PORTION OF THE TOWN OF MINTURN ENGINEERING STANDARDS. TABLES, DRAWINGS, DETAILS AND EXHIBITS REFERENCED BELOW ARE INCLUDED IN THE TOWN STANDARDS.

SECTION 1 - DISTRIBUTION SYSTEM DESIGN AND LAYOUT

1.01 - Fire Protection

The number and location of fire hydrants in a given area must be approved by the Eagle River Fire Protection District. Fire hydrant branch lines shall be set at right angles to street mains. The fire hydrant shall be set at the end of the branch line and shall face the direction as dictated per the Eagle River Fire Protection District. No horizontal bends or offsets shall be used in installing fire hydrant branch lines unless approved by the Eagle River Fire Protection District. Under no circumstances shall any size or manner of tap be made on a fire hydrant branch line between the hydrant and hydrant valve. The maximum length of 6-inch main line shall not exceed 50 feet. All fire hydrant valves shall be attached to the tee off of the main line. A fire hydrant shall be installed at the end of all dead end water mains. The Applicant shall install an approved fire hydrant marker on all fire hydrants. The Applicant shall perform all fire hydrant "flow tests." Results of flow tests shall be provided to the Town and to the Eagle River Fire Protection District. All costs associated with the "flow test" shall be borne by the Applicant. The Town shall witness and oversee the "flow test" in conjunction with other appropriate governmental agencies.

1.02 - Layout of the Distribution System

A. Fire Hydrants: Fire hydrant depths shall be 7-feet to 9.5-feet. All fire hydrants will be installed within dedicated streets, right-of-ways, or easements as herein above defined. Fire hydrants shall be installed at locations approved by the Eagle River Fire Protection District and at the end of all dead-end line extensions.

SECTION 2 - MATERIAL SPECIFICATIONS

2.01 - Pipe and Fittings

All pipe and fittings used in the Town's System shall meet or exceed the latest AWWA Specifications and follow the guideline lines set forth below:

A.Tapping Sleeves: Wet taps shall only be made with the use of a tapping sleeve. The Town will allow epoxy-coated Mueller H304 (250 psi working pressure) or equivalent. No tapping sleeves will be allowed for any application with a working pressure of 150 psi or higher. For those applications where working pressure exceeds 150 psi, the Town will require the use of a tee.

2.02 - Fire Hydrants

A.Fire Hydrants: Fire hydrants shall be Mueller Centurion A423 Mountain Hydrant, which conforms to AWWA Standard C502 with a working pressure of 250 psi. They also shall be six-inch (6") mechanical joint inlet, minimum 5¼ inches, compression-type main valve that closes with pressure, two 2½-inch hose nozzles, one 4½-inch pump nozzle, nozzle threads ANSI B26. Nozzles must be easily replaceable in the field with standard tools. Operating and cap nuts must be 1½-inch, Number 17 National Standard hex main valve that open to the left. An arrow cast on top of hydrant shall indicate direction of opening. There shall be a breakable section that permits clean break at or near ground level, preventing water loss in case of breakage. Working parts must be removable for maintenance or repair without excavation. Also required are operating mechanism non-wetting, oil reservoir lubricated, with O-ring seals and barrel drain bronze mounted with at least two (2) outlets, which operate automatically with main valve. Fire hydrants must be installed at the end of all main lines. Finish grade around the fire hydrant shall be a minimum of six inches (6") to a maximum of twelve inches (12") below the flange for the final grade and paving inspection.

B.Fire Hydrant Extension Sections: New Installations: Defined as new main extensions throughout the one-year (1) warranty period. All new installations shall be installed at the standard 7-foot to 9.5-foot of cover measured from the top of the pipe to finish grade. All fire hydrants shall consist of a single solid shaft. No fire hydrant extensions will be allowed. Any special circumstance will require written approval from the Town prior to installation.
Existing Fire Hydrants: No more than one (1), two-foot (2') long, fire hydrant grade extension (extension section) shall be used or installed on fire hydrant assemblies. All hydrants shall be installed with a guard valve to isolate the hydrant for repair while maintaining service to main. No service line taps will be allowed between the guard valve and hydrant. Guard valves shall be installed on the tee off of the water main. The maximum distance from the guard valve to the fire hydrant shall not exceed fifty feet (50'). Fire hydrants shall be installed at the end of all dead-end mains.

C.Fire Hydrant Marker Flags: The Applicant shall purchase and install fire hydrant marker flags for all newly constructed fire hydrants. The required flag is a Nordic Flex Flag, FF2-72 inches.D.Fire Hydrant Depth of Bury: Fire hydrant depth of bury will conform to Manufacturer's requirements.

2.03 - Service Lines

The following represents the requirements for service line construction:

A.Copper Tubing: Copper Tubing Shall be Type K, soft copper. Connections are to be compression or silver-soldered.

B.Corporation Stops: Mueller 300 Ball Valve Number B-25008 or B25028, AWWA C800 constructed of all brass construction with compression connection.
McDonald Number 4701 BT, AWWA C800.

Ford cc/comp FB-1000-G

Ford IPS/Comp FB-1100-G

C.Curb Stops: Mueller 300 Ball Curb Valve No. B25209, Ford B44, or McDonald 6100 T. Curb stops must have compression end connections, AWWA C800.

D.Curb Boxes: For curb stops up to 1": Mueller H10314 with 89982 lid or McDonald 5601 with 5601L lid. For curb stops larger than 1": Mueller H10314 with 89982 lid and Tyler 6500 Series Enlarged Base #144809 or McDonald 5603 with 5601L lid. Shaft diameter shall be 1" and the top of the shaft shall be a minimum of 18" from final grade and lid.

E.Saddles: Ductile Iron Saddle: Mueller DE2A, JCM-402, Smith & Blair 313, Ford F202, McDonald 3825, 3826 or equal and approved by the District. The saddle must have a double flat strap design with ductile iron body. Said saddle must conform to AWWA C800.

F.Turn-On/Turn-Off of Service: All routine turn-on and turn-off of water service at a curbstop shall be performed only by Town personnel. During emergencies, a customer may turn-off the water service at the curb stop valve. The Town shall be notified of the turn-off and the circumstances at the earliest time. Only Town personnel shall turn-on the water service.

G.Repair of Service Line: Leaks, breaks and general maintenance of the water service line shall be the responsibility of the customer. The customer shall be given notice by first-class mail, that the water service line is defective and in need of repair. Customer shall institute repair or maintenance immediately. If satisfactory progress toward repairing the service line has not been completed in a timely manner or the Town determines that environmental or property damage is being caused, the Town shall shut off the water service until the service line has been repaired. In addition, the Town shall have the right to affect the repair, and the costs therefore shall constitute a lien on the property as provided for by C.R.S., 32-1-1001.

2.04 - Granular Bedding

Two types of bedding material are allowed: Screened rock and soil or select imported material, meeting the following gradation specification table:

TABLE 5.01

Sieve Size	Total Percent Passing by Weight	Screened Rock	Soil or Select Import
1½ inch maximum, and maximum of 10% of pipe diameter to ⅓ inch	100	100	
No. 4	0 to 10	30 to 100	
No. 200	0 to 10	0 to 50	
Minimum compaction requirement			
Tamp to spring line to fill voids below pipe haunches	90% of Standard Proctor placed at ± 3% of Optimum Moisture		

The maximum particle size of pipe bedding should generally not exceed 1½ inches or 10 percent of the nominal pipe diameter, whichever is less. Bedding for small pipe such as service lines should generally have a maximum particle size not exceeding ¾ inch.

Screened rock used for waterline or sewer pipe bedding should be crushed, angular material that meets the requirements of ASTM D 2321, Class IA bedding material. The material should have not more than 10 percent passing the No. 4 (4.75 millimeter) screen, and less than 5 percent passing the No. 200 (75 micrometer) screen. The bedding should be tamped under the haunches of the pipe to spring line. Where future excavation is anticipated, the sloughing properties of screened rock when unconfined should be taken into consideration. The Town may require soil or select import. Where groundwater may be present, the use of screened rock for bedding is prohibited.

Compacted pipe bedding should meet the requirements of ASTM D 2321, Class IB, Class II, or Class III bedding material. The material should have a minimum of 30 percent passing the No. 4 screen and less than 50 percent passing the No. 200 screen. Class 6 aggregate base course per CDOT Table 703.2 conforms to this gradation criteria. The bedding should be compacted to a minimum of 90 percent at +/- 3 percent of optimum moisture content, referencing Standard Proctor (ASTM D698, AASHTO T99). Material containing 10 to 30 percent passing the No. 4 screen can be used with the following considerations: materials in this range can be expected to possess properties similar to screened rock except that compaction will be required and materials in this range may be too free-draining to be testable for compaction by ASTM D698. Flow-fill, a ½ sack (50 pounds) per cubic yard lean concrete mix as defined in the CDOT 1999 Standard Specifications for Road and Bridge Construction, Section 206.02, may be used as bedding where a combination of ease of placement, low permeability, and unconfined stability is desired.

Additional Requirements:

•Bedding materials shall be free of topsoil, organic materials, frozen matter, debris, or other deleterious materials.

•Flow-fill as specified by CDOT 1999 Standard Specifications, Section 206.02, may be used with Town approval.

•Ductile Iron Pipe may be required to be encased in loose polyethylene in conformance with ANSI/AWWA C105/A21.5 installation methods, unless site soils and proposed bedding materials are determined to be non-corrosive to iron pipe when evaluated according to Appendix A of ANSI/AWWA C105/A21.5.

•Materials not meeting these requirements shall be used only with prior written approval of the Town.

In specific areas, such as where access is extremely limited, the use of on-site materials may be allowed, and, when used, must be on-site 1½ inches minus well-graded screened material, free from organic materials, chunks of soil, frozen material, debris, or other suitable materials. Use of on-site bedding material must have prior written Town approval.

2.05 - Marking Tape

The installation of "blue" marking tape is required on all water mains and service lines. The tape shall be installed approximately twenty-four inches (24") above the main or line. The tape shall meet the following specifications:

1. Four (4) mil thick PVC material.
2. Solid "blue" color with black lettering.
3. Six inches (6") in width.

SECTION 3 - PIPE INSTALLATION

3.01 - Fire Hydrants

A.Installation: The location of all hydrants shall be staked. Final location and grade shall be in accordance with the approved drawings. Offset stakes not farther than 12 feet from the fire hydrant are acceptable. All hydrants shall stand plumb. Each hydrant shall be connected to the main by a six-inch (6") branch line. An independent six-inch (6") gate valve shall be installed on the tee off of the water main. It is the intention of the Town to limit the length of the six-inch (6") branch line servicing the fire hydrant to 50 feet. If the length of the branch line extends beyond 50 feet, an eight-inch (8") main with an eight-inch (8") by six-inch (6") concentric reducer shall be used from the main until a point 50 feet from the hydrant is reached. At that point, a six-inch (6") branch line may be extended to the fire hydrant. No service line connections shall be installed between the fire hydrant and the fire hydrant guard valve. No service line connections shall be made on the six-inch (6") branch line servicing the fire hydrant.

B.Anchorage: The shoe of each hydrant shall be well braced against the un-excavated earth at the end of the trench with a concrete thrust block. Care shall be taken not to cover the weep holes with concrete. The bottom of the hydrant bowl and the hydrant valve shall be supported with minimum 18 x 8 x 4-inch precast concrete blocking slabs or a Town approved equal. The hydrant assembly shall require megalug restraints.

C.Drainage: Wherever a hydrant is set, drainage shall be provided at the base of the hydrant by placing approved granular bedding material from the bottom of the trench, to at least 12 inches above the barrel flange of the hydrant, and as shown on the typical fire hydrant detail. The minimum distance from the bottom of the trench to the bottom of the hydrant elbow shall be six inches (6"). The minimum of approved granular bedding material placed therein shall be 1/3 cubic yards.

D.Clearances: The minimum clearances around all fire hydrants shall be: ten feet (10') in the front, seven feet (7') on the sides, four feet (4') on the back, and 20 feet above.

E.Operation of Fire Hydrant: The required operational position of a fire hydrant is either fully opened or fully closed. The guard valve shall control any restriction of flow. The restriction of flow, through a fire hydrant, by means of the "operating nut" is strictly prohibited.

3.02 - Connection to the Town System

A.Connections: Connections to the Town system shall be in a neat and workmanlike manner. The connection shall be inspected and approved by the Town. Under no circumstances shall a non-disinfected main, which cannot be isolated, be connected to an existing distribution main in service.

B.Tapping Existing Mains: Main Line Connections: Unless otherwise approved by the Town, all main line connections shall be made by means of a tee.

C.Service Taps/Stubouts: During new main line construction, service line stubouts may only be installed after the required tests have been completed and approved by the Town. Stubouts shall be installed by the main line Contractor. Stubouts shall terminate at the curb stop valve. Curb stop valves shall be installed at the property line or edge of easement. The minimum separation distance between service line taps on the main shall be 18 inches.

The Contractor shall install all new service line taps. All tees/taps shall be witnessed and approved by the Town. Any tap preformed without a Town inspection and approval shall be considered "illegal system tampering" and punished in accordance with the provisions of Section 1-4-20 of this Code for each offense. Each day any person is in violation of Chapter 13 of the Minturn Municipal code and shall constitute a separate offense. (Ord. 7-2018 , §4)

SECTION 4 - CONSTRUCTION ACCEPTANCE

4.01 - Requirements

A.Field Maintenance Inspections

1.Fire Hydrant (To Grade and Operated). The fire hydrant shall be straight and plumb, and shall be operated with proper drainage. See Fire Hydrant Assembly detail.

2.Rough Grade Inspection. Above-ground attributes are to be in a reasonable grade so as not to allow standing water to accumulate on top of or allow drainage into the attributes of the system. All attributes within the road right-of-way/easement shall be protected from traffic, equipment, etc.

3.Warranty Period. During the 1-year warranty period that begins at Construction Acceptance, the Town will test the integrity of the telemetry and cathodic protection systems. Remedial repair and subsequent testing will be made by the applicant.

4.Redline Submittal. A redline submittal will be required to be made from the contractor to the engineer in order to facilitate the completion of as-builts in a timely manner.

SECTION 5 - FINAL ACCEPTANCE

5.01 - Requirements

The following items shall be required to be submitted to the Town for approval prior to Final Acceptance. Once these items have been received, reviewed, and approved by the Town Administrator, Final Acceptance may occur.

A.Final Grade and Paving Inspection: All system attributes shall be fully operational and meet Town Standards. Back lot access shall meet Town Standards. The ring and cover shall be centered over the cone section. All system attributes shall meet or exceed Town Standards.

B.Drawings of Record: Field measured Drawings of Record shall be submitted to the Town in the specific format as required by the Town. The Drawings of Record shall include, but not be limited to, all attribute information including main lengths, all bends (horizontal and vertical), valves, hydrants, materials, pipe diameters, encasement, insulation, pipe deflections, and service line information which shall include size, location of line, tap and curb stop. Water and Sewer Drawings of Record shall be submitted on the same drawing. The submittal will contain the swing ties for service lines. The Town requires a digital format using District formatting (AutoCAD Release 14 or newer), and three (3) black line copies of the field-measured Drawings of Record. The Drawings of Record shall also depict the established easement for each line segment with reference to the specific Town of Minturn recording information. Construction drawings will not be accepted as Drawings of Record.

C.Final Inspection: The District shall perform a final walk-through inspection prior to Final Acceptance. The purpose of this inspection is to determine if any changes have occurred since the final grade and paving inspection that would negatively effect the operation of the system. The owner or the owner's designated representative is required to accompany the Town's Inspector during this final inspection.

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South Minturn Addition
Lots 29, 31 & 32
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2/15/22	Easement Coordination
3/20/24	Final Plan Resubmittal
4/15/24	Final Plan Revised
4/19/24	Final Plan

Title:

WATER CONSTRUCTION SPECIFICATIONS

Sheet:

C.216

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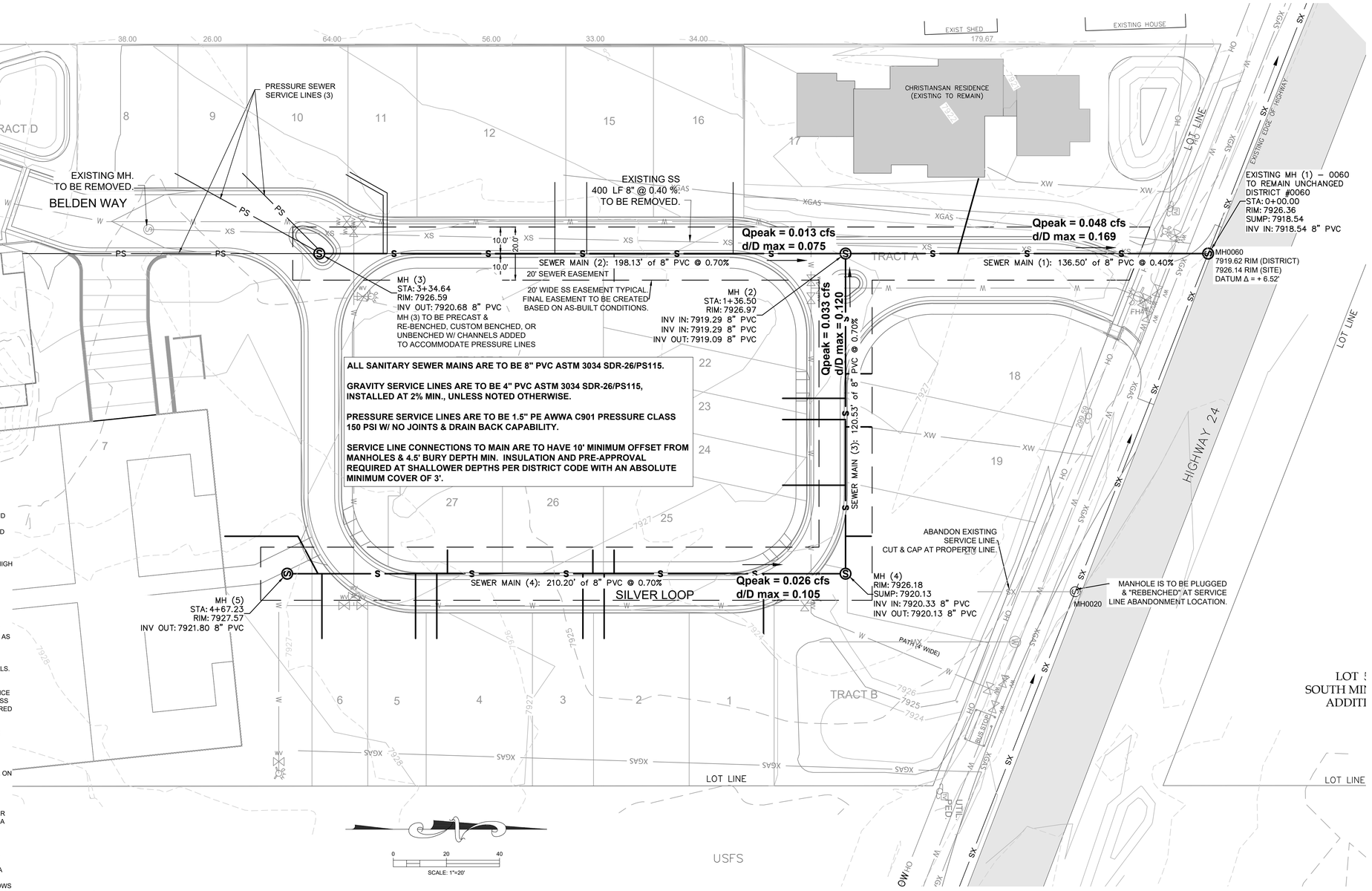
EXHIBIT B



TRACER WIRE PLAN

GENERAL
WIRE SHALL BE INSTALLED WITH ALL BURIED MAIN AND SERVICE PIPELINES IN THE WATER AND WASTEWATER SYSTEM. ALL TRACER WIRE SHALL HAVE HDPE INSULATION INTENDED FOR DIRECT BURY, COLOR CODED PER AMERICAN PUBLIC WORKS ASSOCIATION (APWA) STANDARD FOR THE SPECIFIC UTILITY BEING MARKED. WIRE INSULATION FOR POTABLE WATER WILL BE COLORED BLUE AND WIRE INSULATION FOR WASTEWATER WILL BE COLORED GREEN. WIRE INSULATION FOR THE LEAD FROM THE GROUNDING ANODE WILL BE COLORED RED.
OPEN TRENCH - TRACER WIRE SHALL BE #12 AWG COPPER CLAD STEEL, OR SOLID COPPER, HIGH STRENGTH WITH MINIMUM 300 LB. BREAK LOAD, WITH MINIMUM 30 MIL HOPE INSULATION THICKNESS. APPROVED MANUFACTURER: COPPERHEAD INDUSTRIES, PRO LINE SAFETY PRODUCTS, OR APPROVED EQUAL.

CONNECTORS
DIRECT BURY WIRE CONNECTORS SHALL INCLUDE 3-WAY LOCKABLE CONNECTORS AND MAINLINE TO LATERAL LUG CONNECTORS SPECIFICALLY MANUFACTURED FOR USE IN UNDERGROUND TRACER WIRE INSTALLATION. CONNECTORS SHALL BE DIELECTRIC SILICONE FILLED TO SEAL OUT MOISTURE AND CORROSION, AND SHALL BE INSTALLED IN A MANNER SO AS TO PREVENT ANY UNINSULATED WIRE EXPOSURE. NON LOCKING FRICTION FIT, TWIST ON OR TAPED CONNECTORS ARE PROHIBITED. APPROVED MANUFACTURERS: BURNDY SPLIT BOLD CONNECTOR, COPPER TO COPPER, SOU ARE HEAD WITH KING INNOVATION SPLIT BOLT AQUA HOUSING 69105 OR COPPERHEAD INDUSTRIES SNAKEBITE CONNECTOR, OR APPROVED EQUALS.

TERMINATION/ ACCESS
ALL TRACER WIRE TERMINATION POINTS AT WATER SERVICE CURB STOPS ANO SEWER SERVICE CLEANOUTS MUST UTILIZE AN APPROVED TRACER WIRE ACCESS BOX (ABOVE GROUND ACCESS BOX OR GRADE LEVEL/IN-GROUND ACCESS BOX AS APPLICABLE), SPECIFICALLY MANUFACTURED FOR THIS PURPOSE AS SPECIFIED BELOW FOR THE TYPE OF PIPELINE. ALL GRADE LEVEL/IN-GROUND ACCESS BOXES SHALL BE APPROPRIATELY IDENTIFIED WITH SEWER OR WATER CAST INTO THE CAP AND BE COLOR CODED. A MINIMUM OF TWO (2) FEET OF SERVICE LOOP WIRE IS REQUIRED IN ALL TRACER WIRE ACCESS BOXES AFTER MEETING FINAL ELEVATION. ALL TRACER WIRE ACCESS BOXES MUST INCLUDE A MANUALLY INTERRUPTIBLE CONDUCTIVE/CONNECTIVE LINK BETWEEN THE TERMINAL(S) FOR THE TRACER WIRE CONNECTION AND THE TERMINAL FOR THE GROUNDING ANODE WIRE CONNECTION. GROUNDING ANODE WIRE SHALL BE CONNECTED TO THE IDENTIFIED (OR BOTTOM) TERMINAL ON ALL ACCESS BOXES.

GROUNDING
TRACER WIRE MUST BE PROPERLY GROUNDED AT ALL DEAD ENDS/STUBS AND AT ALL CONNECTION POINTS TO EXISTING SYSTEMS WITHOUT TRACER WIRE. GROUNDING OF TRACER WIRE SHALL BE ACHIEVED BY USE OF A DRIVE-IN MAGNESIUM GROUNDING ANODE ROD WITH A MINIMUM OF 20 FEET OF #12 RED HOPE INSULATED COPPER CLAD STEEL OR SOLID COPPER WIRE CONNECTED TO ANODE (MINIMUM 1 LB.) SPECIFICALLY MANUFACTURED FOR THIS PURPOSE, AND BURIED AT THE SAME ELEVATION AS THE UTILITY. WHEN GROUNDING THE TRACER WIRE AT DEAD ENDS/STUBS, THE GROUNDING ANODE SHALL BE INSTALLED IN A DIRECTION 180 DEGREES OPPOSITE OF THE TRACER WIRE, AT THE MAXIMUM POSSIBLE DISTANCE. WHERE THE ANODE WIRE WILL BE CONNECTED TO A TRACER WIRE ACCESS BOX, A MINIMUM OF TWO FEET OF SERVICE LOOP IS REQUIRED AFTER MEETING FINAL ELEVATION. GENERAL TRACER WIRE INSTALLATION SHALL BE PERFORMED IN SUCH A MANNER THAT ALLOWS PROPER ACCESS FOR CONNECTION OF LINE TRACING EQUIPMENT, PROPER LOCATING OF WIRE WITHOUT LOSS OR DETERIORATION OF LOW FREQUENCY (512HZ) SIGNAL FOR DISTANCES IN EXCESS OF 1,000 LINEAR FEET, AND WITHOUT DISTORTION OF SIGNAL CAUSED BY MULTIPLE WIRES BEING INSTALLED IN CLOSE PROXIMITY TO ONE ANOTHER. TRACER WIRE SYSTEMS MUST BE INSTALLED AS A SINGLE CONTINUOUS WIRE, EXCEPT WHERE USING APPROVED CONNECTORS. NO LOOPING OR COILING OF WIRE IS ALLOWED. ANY DAMAGE OCCURRING DURING INSTALLATION OF THE TRACER WIRE MUST BE IMMEDIATELY REPAIRED BY REMOVING THE DAMAGED WIRE, AND INSTALLING A NEW SECTON OF WIRE WITH APPROVED CONNECTORS. TAPING AND/OR SPRAY COATING ARE PROHIBITED. TRACER WIRE SHALL BE INSTALLED AT THE TOP HALF OF THE PIPE ANO SECURED (TAPED/TIED) AT FIVE FEET INTERVALS. TRACER WIRE MUST BE PROPERLY GROUNDED AS SPECIFIED.

AT ALL WATER AND WASTEWATER MAINLINE DEAD-ENDS, AND AT WATER SERVICE LINE CURB STOPS AND WASTEWATER SERVICE LINE CLEANOUTS CLOSEST TO THE PROPERTY BEING SERVED, TRACER WIRE SHALL GO TO GROUND USING AN APPROVED CONNECTION TO A DRIVE-IN MAGNESIUM GROUNDING ANODE ROD, BURIED AT THE SAME DEPTH AS THE SERVICE. (SEE GROUNDING) IF NO MAINLINE TRACER WIRE EXISTS AT A CONNECTION POINT, MAINLINE TRACE WIRE SHALL NOT BE CONNECTED TO EXISTING CONDUCTIVE PIPES. TREAT AS A MAINLINE DEAD END, GROUND USING AN APPROVED WATERPROOF CONNECTION TO A GROUNDING ANODE BURIED AT THE SAME DEPTH AS THE MAIN. ALL SERVICE LATERAL TRACER WIRE SHALL BE A SINGLE WIRE, CONNECTED TO THE MAINLINE TRACER WIRE USING A MAINLINE TO LATERAL LUG CONNECTOR, INSTALLED WITHOUT CUTTING/SPLICING THE MAINLINE TRACER WIRE. IN OCCURRENCES WHERE AN EXISTING TRACER WIRE IS ENCOUNTERED ON AN EXISTING UTILITY THAT IS BEING EXTENDED OR TIED INTO, THE NEW TRACER WIRE AND EXISTING TRACER WIRE SHALL BE CONNECTED USING APPROVED SPLICE CONNECTORS.

SANITARY SEWER SYSTEM
A MAINLINE TRACER WIRE MUST BE INSTALLED, WITH ALL SERVICE LATERAL TRACER WIRE PROPERLY CONNECTED TO THE MAINLINE TRACER WIRE, TO ENSURE FULL TRACING/LOCATING CAPABILITIES FROM A SINGLE CONNECTION POINT. TRACER WIRE ON ALL SEWER SERVICE LATERALS MUST TERMINATE AT AN APPROVED TRACER WIRE ACCESS BOX COLOR CODED GREEN AND LOCATED DIRECTLY ADJACENT TO THE SEWER SERVICE CLEANOUT CLOSEST TO THE STRUCTURE BEING SERVED. A GROUNDING ANODE SHALL BE INSTALLED BENEATH THE CLEANOUT AT THE DEPTH OF THE SERVICE. ACCESS BOX APPROVED MANUFACTURER: COPPERHEAD INDUSTRIES SNAKE-PIT OR APPROVED EQUAL.

ERWSD Standard Plan Notes

1. All materials, workmanship, and construction shall meet or exceed the standards and specifications set forth in the Eagle River Water and Sanitation District Rules and Regulations. Where there is conflict between these Plans and the Rules and Regulations or any applicable Standards, the more stringent Standard shall apply. All work shall be inspected and approved by the ERWSD Construction & Town Inspector(s) as required.
2. Contractor shall schedule a mandatory pre-construction meeting at the construction site a minimum of three (3) business days after the plans have been submitted. Participants shall include, but are not limited to: the Applicant; Applicant's contractor, excavator and engineer; and the District representative. Construction may begin once the meeting has concluded and the District Inspector has signed off.
3. The Contractor shall have one (1) signed copy of the approved Plans, one (1) copy of the appropriate criteria and specifications, and a copy of any permits and extension agreements needed for the job onsite at all times.
4. Provide a complete Bill of Materials for all proposed water and wastewater infrastructure.
5. The Contractor shall be responsible for all aspects of safety including, but not limited to, excavation, trenching, shoring, traffic control, and security.
6. If during the construction process conditions are encountered which could indicate a situation that is not identified in the Plans or specifications, the Contractor shall contact the ERWSD Construction & Town Inspector(s) immediately.
7. Submit traffic control plans as approved by the appropriate governing agency.
8. The Contractor is responsible for providing all labor and materials necessary for the completion of the intended improvements shown on these drawings or as designated to be provided, installed, or constructed unless specifically noted otherwise.
9. The Contractor shall be responsible for recording As-Built information on a set of record drawings kept on the construction site and available to the ERWSD Construction & Town Inspector(s) at all times. All as-built information shall be field surveyed under the direct care and supervision of a licensed Professional Land Surveyor.
10. The contractor shall obtain locates prior to any excavation.
11. The contractor is responsible for any damage to any utility facilities as a result of their actions. The contractor shall make the required repairs immediately to the satisfaction of the affected utility.
12. Eagle River Water and Sanitation District does not guarantee the accuracy of the locations of existing pipelines, manholes, hydrants, valves and service lines. If field conditions are found to be different than shown on the plans, the contractor shall notify the inspector(s) and design engineer immediately.
13. All trenching and backfill shall be in accordance with Appendix E of the ERWSD Rules and Regulations.

ERWSD Sanitary Sewer Construction Notes

1. All sanitary sewer construction is subject to the most recently adopted ERWSD Rules and Regulations.
2. All sanitary sewer mains shall be a minimum of 8" in diameter.
3. All sanitary sewers shall be installed with a minimum of 4.5ft cover to top of pipe and a maximum of 14ft cover to top of pipe.
4. Tracer wire per Appendix E1.12 to be installed on all sanitary sewer lines, to include both mains and service lines.
5. All sanitary sewers shall be bedded per Appendix E, Detail E-01
6. All sanitary sewers shall be installed a minimum of 10ft horizontally away from domestic water or secondary containment must be used.
7. All sanitary sewers must be tested in accordance with ERWSD Rules and Regulations Article 9.3.3.
8. All sanitary sewer service lines shall be constructed along the shortest and straightest route possible.
9. Sanitary sewer services shall be connected a minimum of 10 feet outside of manholes with a wye connection.
10. Sanitary sewer service lines taps must be a minimum of 18" apart.
11. Sanitary sewer service cleanouts should be placed outside of the ROW whenever possible.

Pipe ID	# of Units added	Q_{avg} 198 gpd/unit gpd	Q_{avg} gpm	Q_{peak} Factor=4 gpm	Q_{peak} cfs	Q_{peak} combined cfs	Pipe Slope	Velocity @ Qpeak ft/s	d (depth) @ Qpeak ft	d/D max 8"Dia.Pipe typical
1	1	198	0.14	0.55	0.001	0.048	0.40%	1.240	0.113	0.169
2	11	2178	1.51	6.05	0.013	0.013	0.70%	0.980	0.050	0.075
3	6	1188	0.83	3.30	0.007	0.033	0.70%	1.320	0.080	0.120
4	21	4158	2.89	11.55	0.026	0.026	0.70%	1.250	0.070	0.105
Totals	39	7722	5.36	21.45	0.048					

EXIST	7	1386	0.96	3.85	0.009	0.009	0.40%	0.074	0.050	0.075

SHEET INDEX SEWER

C.220 SEWER OVERVIEW W/ CALCULATIONS
C.221 SEWER P & P - BELDEN WAY
C.222 SEWER P & P - SILVER LOOP
C.223 SEWER DETAILS
C.224 SEWER CONSTRUCTION SPECIFICATIONS 1
C.225 SEWER CONSTRUCTION SPECIFICATIONS 2

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Belden Place PUD

South Mintum Addition
Lots 29, 31 & 32
Mintum, Colorado

PLANS ARE NOT FOR CONSTRUCTION UNLESS STAMPED "APPROVED FOR CONSTRUCTION" BY PROPER AUTHORITIES.

DATE	REVISION
2/15/22	Easement Coordination
3/20/24	Final Plan Resubmittal
4/15/24	Final Plan Revised
4/19/24	Final Plan

Title:
SEWER OVERVIEW W/ CALCULATIONS

Sheet:
C.220

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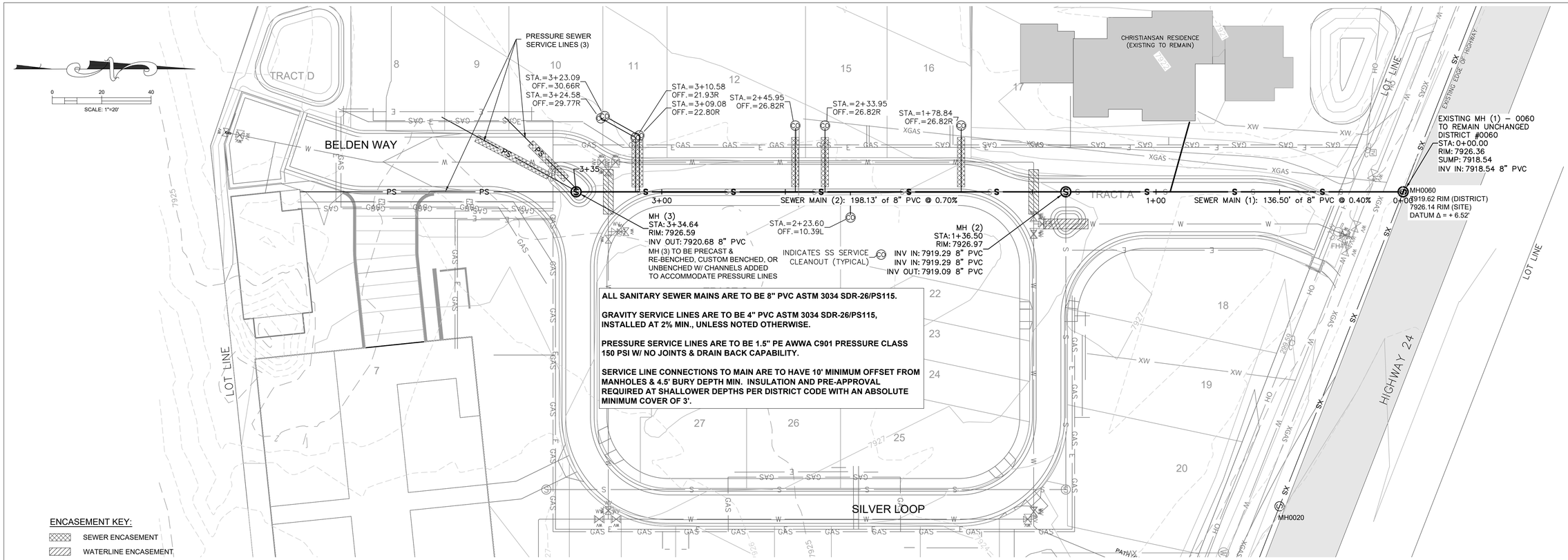
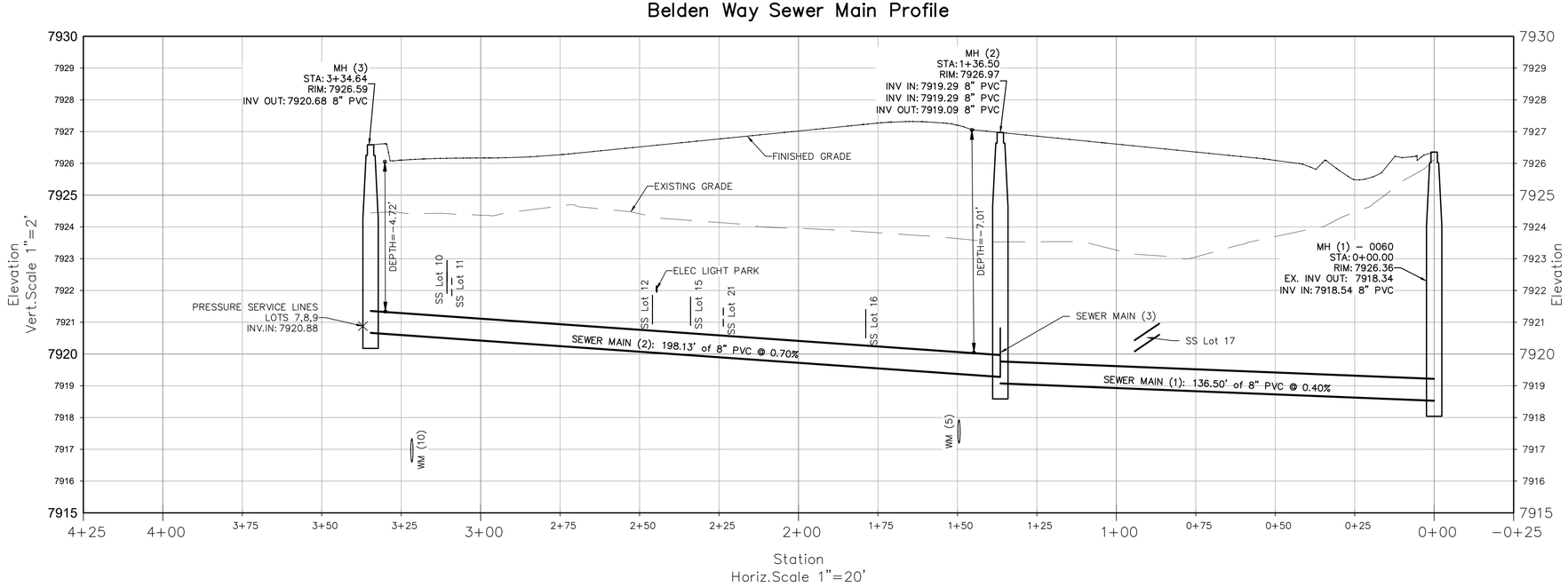
EXHIBIT B



Belden Way Sewer Main Profile



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South Minturn Addition
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Title:

SEWER P & P
BELDEN WAY

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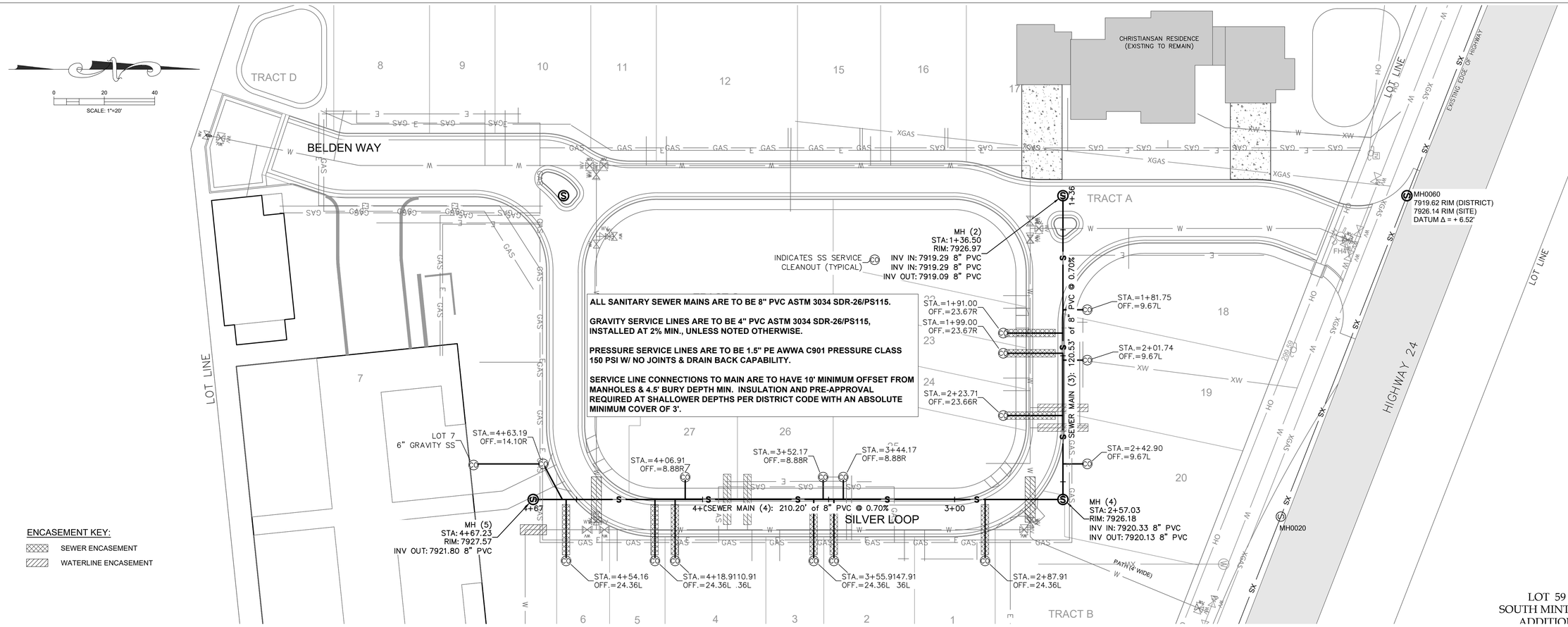
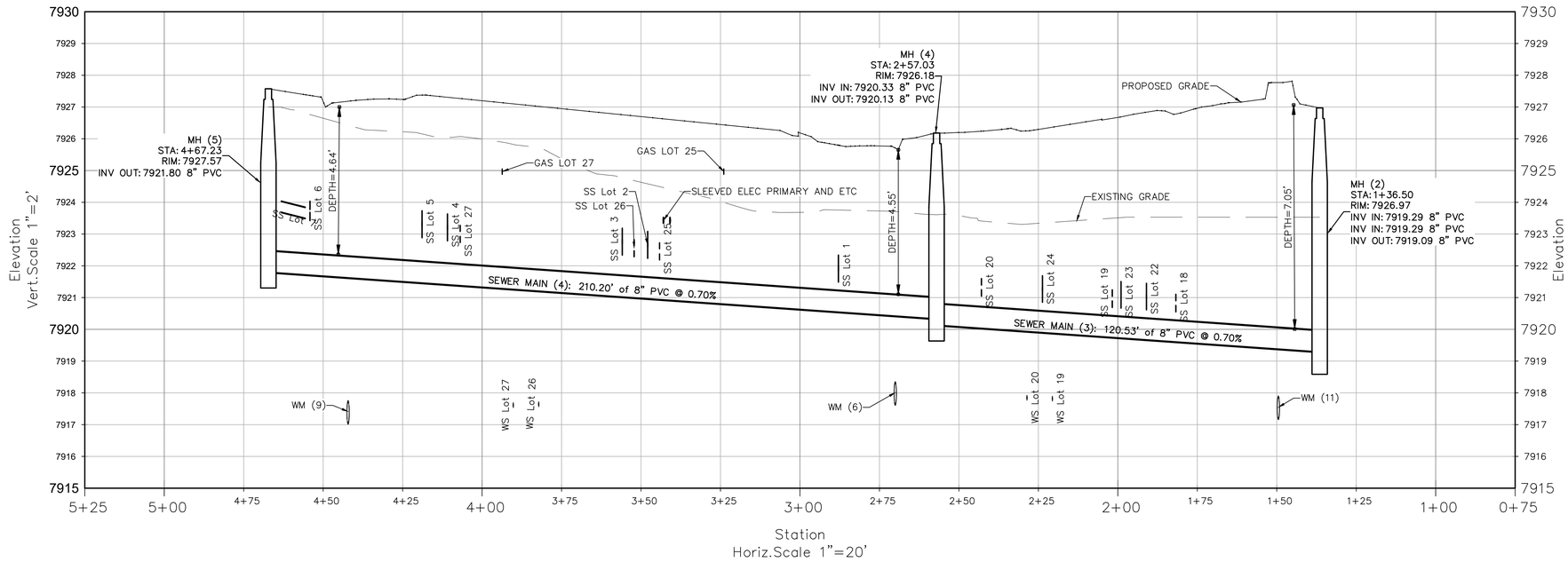


Silver Loop Sewer Main Profile



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SEWER P & P
SILVER LOOP

Sheet:

C.222

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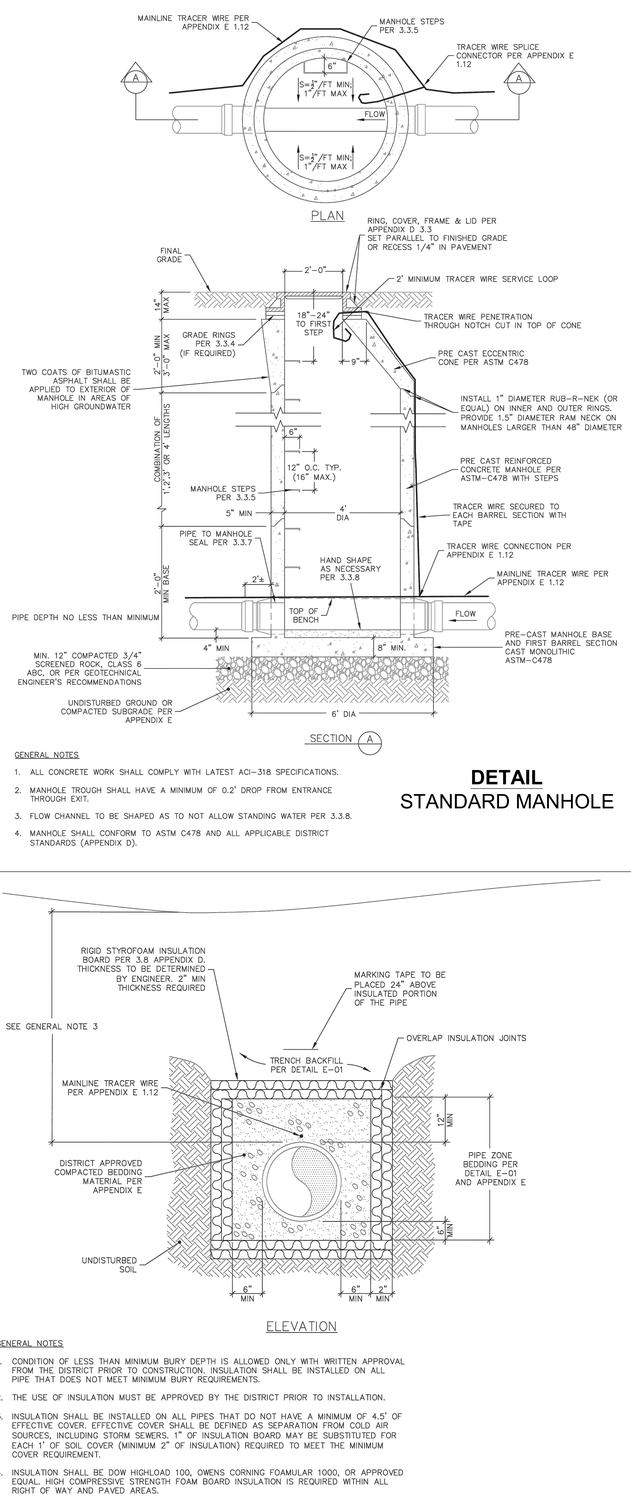
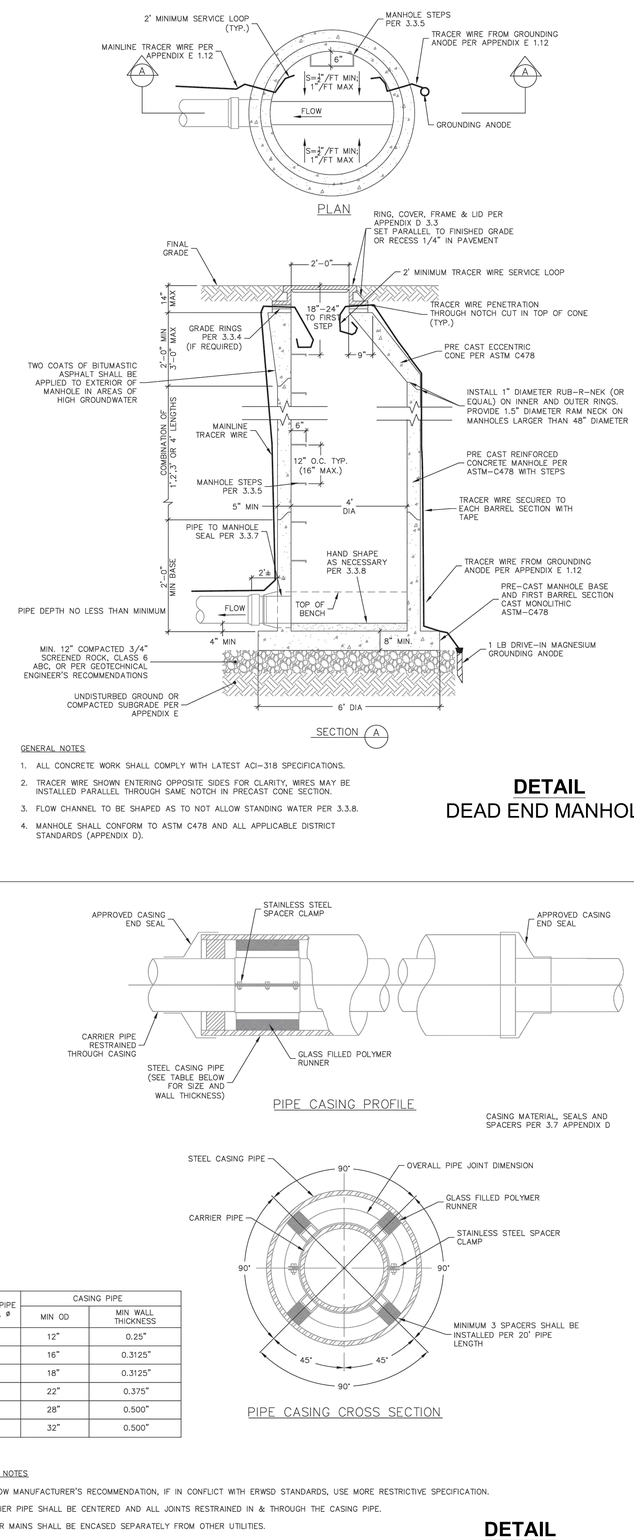


GENERAL NOTES

1. ALL CONCRETE WORK SHALL COMPLY WITH LATEST ACI-318 SPECIFICATIONS.
2. MANHOLE TROUGH SHALL HAVE A MINIMUM OF 0.2' DROP FROM ENTRANCE THROUGH EXIT.
3. FLOW CHANNEL TO BE SHAPED AS TO NOT ALLOW STANDING WATER PER 3.3.8.
4. MANHOLE SHALL CONFORM TO ASTM C478 AND ALL APPLICABLE DISTRICT STANDARDS (APPENDIX D).

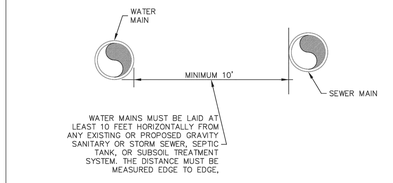
DETAIL
STANDARD MANHOLE



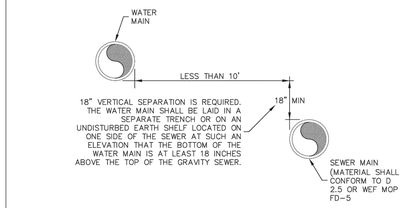
GENERAL NOTES

1. ALL CONCRETE WORK SHALL COMPLY WITH LATEST ACI-318 SPECIFICATIONS.
2. TRACER WIRE SHOWN ENTERING OPPOSITE SIDES FOR CLARITY, WIRES MAY BE INSTALLED PARALLEL THROUGH SAME NOTCH IN PRECAST CONE SECTION.
3. FLOW CHANNEL TO BE SHAPED AS TO NOT ALLOW STANDING WATER PER 3.3.8.
4. MANHOLE SHALL CONFORM TO ASTM C478 AND ALL APPLICABLE DISTRICT STANDARDS (APPENDIX D).

DETAIL
DEAD END MANHOLE

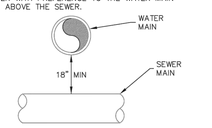


REQUIRED SEPARATION FOR PARALLEL INSTALLATIONS

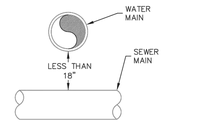


EXCEPTION-REQUIRED SEPARATION FOR PARALLEL INSTALLATION CAN NOT BE ACHIEVED

WATER MAINS CROSSING SEWERS MUST BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SEWER. THIS MUST BE THE CASE WHERE THE WATER MAIN IS EITHER ABOVE OR BELOW THE SEWER WITH PREFERENCE TO THE WATER MAIN LOCATED ABOVE THE SEWER.

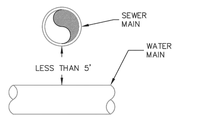


REQUIRED SEPARATION FOR PERPENDICULAR INSTALLATIONS



INSTALL SECONDARY CONTAINMENT ON EITHER THE WATER OR SEWER MAIN. PIPE CASING EXTENDING NO LESS THAN 9-FEET EACH SIDE OF THE CROSSING OR CONCRETE/CONTROLLED LOW STRENGTH MATERIAL (EX. FLOWABLE FILL) ENCASEMENT EXTENDING NO LESS THAN 10-FEET EACH SIDE OF THE CROSSING MAY BE USED. SEE GENERAL NOTE 3.

EXCEPTION A- SEWER UNDER WATER- REQUIRED SEPARATION FOR PERPENDICULAR INSTALLATION CANNOT BE ACHIEVED



INSTALL SECONDARY CONTAINMENT ON EITHER THE WATER OR SEWER MAIN. PIPE CASING EXTENDING NO LESS THAN 9-FEET EACH SIDE OF THE CROSSING OR CONCRETE/CONTROLLED LOW STRENGTH MATERIAL (EX. FLOWABLE FILL) ENCASEMENT EXTENDING NO LESS THAN 10-FEET EACH SIDE OF THE CROSSING MAY BE USED. SEE GENERAL NOTE 4.

EXCEPTION B- SEWER OVER WATER- REQUIRED SEPARATION FOR PERPENDICULAR INSTALLATION CANNOT BE ACHIEVED

GENERAL NOTES

1. WATER PIPES MUST NOT PASS THROUGH OR COME IN CONTACT WITH ANY PART OF A SEWER MANHOLE. WATER MAIN SHOULD BE LOCATED AT LEAST 10 FEET FROM SEWER MANHOLES.
2. PIPE SEPARATION MUST COMPLY WITH STATE OF COLORADO DESIGN CRITERIA FOR POTABLE WATER SYSTEMS, SECTION 8.8 (ALL DETAILS REGARDING SEPARATION BETWEEN WATER AND SEWER).
3. SECONDARY CONTAINMENT-THE PIPE CASING MUST BE OF WATERTIGHT MATERIAL WITH NO JOINTS. THE CASING PIPE MATERIALS MAY BE STEEL, DUCTILE IRON, FIBERGLASS, FIBERGLASS REINFORCED POLYMER MORTAR (FRPM), OR POLYVINYLCHLORIDE (PVC) WITH SUITABLE CARRIER PIPE SUPPORTS AND CASING PIPE END SEALS.
4. SECONDARY CONTAINMENT REQUIRED UNLESS THE VERTICAL DISTANCE EXCEEDS 5 FEET. THE CASING MUST BE A SINGLE SECTION OF STEEL OR DUCTILE IRON PIPE. THE DESIGN MUST INCLUDE A MEANS TO SUPPORT THE INTERCEPTOR OR SEWER MAIN TO PREVENT SETTLEMENT AND PERMIT MAINTENANCE OF THE WATER MAIN WITHOUT DAMAGE TO THE SEWER PIPE. CROSSINGS INVOLVING JOINTLESS PIPE SUCH AS HDPE, FUSIBLE PVC OR WELDED STEEL DO NOT REQUIRE INSTALLATION OF SECONDARY CONTAINMENT.

DETAIL
WATER & SANITARY SEWER SEPARATION

ELEVATION

GENERAL NOTES

1. CONDITION OF LESS THAN MINIMUM BURY DEPTH IS ALLOWED ONLY WITH WRITTEN APPROVAL FROM THE DISTRICT PRIOR TO CONSTRUCTION. INSULATION SHALL BE INSTALLED ON ALL PIPE THAT DOES NOT MEET MINIMUM BURY REQUIREMENTS.
2. THE USE OF INSULATION MUST BE APPROVED BY THE DISTRICT PRIOR TO INSTALLATION.
3. INSULATION SHALL BE INSTALLED ON ALL PIPES THAT DO NOT HAVE A MINIMUM OF 4.5' OF EFFECTIVE COVER. EFFECTIVE COVER SHALL BE DEFINED AS SEPARATION FROM COLD AIR SOURCES, INCLUDING STORM SEWERS. 1" OF INSULATION BOARD MAY BE SUBSTITUTED FOR EACH 1' OF SOIL COVER (MINIMUM 2" OF INSULATION) REQUIRED TO MEET THE MINIMUM COVER REQUIREMENT.
4. INSULATION SHALL BE DOW HIGHLOAD 100, OWENS CORNING FOAMULAR 1000, OR APPROVED EQUAL. HIGH COMPRESSIVE STRENGTH FOAM BOARD INSULATION IS REQUIRED WITHIN ALL RIGHT OF WAY AND PAVED AREAS.

DETAIL
SEWER PIPE INSULATION

PIPE CASING PROFILE

CASING MATERIAL, SEALS AND SPACERS PER 3.7 APPENDIX D

PIPE CASING CROSS SECTION

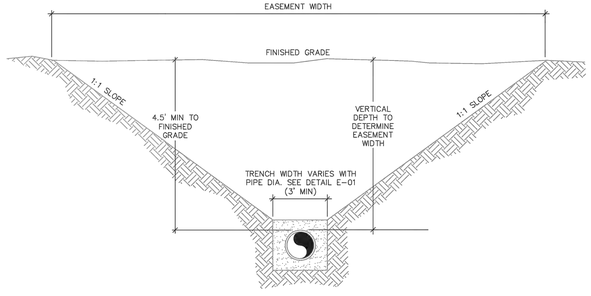
CARRIER PIPE NOMINAL ø	CASING PIPE	
	MIN OD	MIN WALL THICKNESS
4"	12"	0.25"
6"	16"	0.3125"
8"	18"	0.3125"
12"	22"	0.375"
16"	28"	0.500"
20"	32"	0.500"

GENERAL NOTES

1. FOLLOW MANUFACTURER'S RECOMMENDATION, IF IN CONFLICT WITH ERWSD STANDARDS, USE MORE RESTRICTIVE SPECIFICATION.
2. CARRIER PIPE SHALL BE CENTERED AND ALL JOINTS RESTRAINED IN & THROUGH THE CASING PIPE.
3. SEWER MAINS SHALL BE ENCASED SEPARATELY FROM OTHER UTILITIES.
4. ALL FASTENERS SHALL BE T-304 STAINLESS STEEL.
5. MAXIMUM DISTANCE BETWEEN SPACERS SHALL BE 6 FEET ON CENTER.

DETAIL
SEWER MAIN CASING

SEWER PIPE COVER DEPTH	MINIMUM EASEMENT WIDTH REQUIRED
4'6" TO 8'6"	20'
8'7" TO 11'0"	25'
11'1" TO 13'6"	30'
13'7" TO 16'0"	35'
16'1" TO 18'6"	40'
18'7" TO 21'0"	45'
21'1" TO 23'6"	50'



MINIMUM EASEMENT WIDTH

GENERAL NOTES

1. PIPE SHALL BE CENTERED IN EASEMENT.
2. ANY PROPOSED SEWER MAIN DEPTH GREATER THAN 14' DEEP REQUIRES AN ALTERNATIVES ANALYSIS AND DISTRICT APPROVAL.
3. CALCULATE EASEMENT WIDTH AS FOLLOWS:
   W = DEPTH TO TOP OF PIPE X 2 + 3 FEET
   (ROUNDED UP IN 5 FOOT INCREMENTS)

EXAMPLE:
10 FOOT DEEP PIPE = 10 X 2 + 3 = 23 FEET
W = 25 FOOT WIDE EASEMENT ROUNDED

DETAIL
SEWER EASEMENT WIDTH

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SEWER DETAILS

Sheet:

C.223

SEWER SPECIFICATIONS

THE FOLLOWING APPLICABLE CONSTRUCTIONS SPECIFICATIONS ARE A PORTION OF THE THE EAGLE RIVER WATER & SANITATION DISTRICT ("DISTRICT") RULES AND REGULATIONS FOR WATER AND WASTEWATER SERVICE.
TABLES, DRAWINGS, DETAILS AND EXHIBITS REFERENCED BELOW ARE INCLUDED IN THE APPENDICES OF THE DISTRICTS' RULES AND REGULATIONS

SECTION I – GENERAL REQUIREMENTS

1.1 Authority
The Standard Specifications for Sewer Mains (the "Specifications") are promulgated by the Eagle River Water & Sanitation District ("District"). The interpretation and enforcement of the Specifications is hereby delegated to the District Regulations Administrator.

SECTION II – COLLECTION SYSTEM DESIGN AND LAYOUT

2.5.10 Manhole Connections
Any new main connection eight inches (8") or greater within a manhole shall match the crown of pipe to crown of pipe at the highest existing main currently within the manhole.

2.5.11 Location/Marking Tape
All lines connected to District mains in any way shall be marked with the appropriate marking tape per Section 3.6 and shall be placed twenty four inches (24") above the pipe.

2.6.3 Horizontal and Vertical Separation from Potable Water Mains Refer to detail D-11.

(a) Parallel Main Installations and Appurtenances:

Sewer mains and sewer service lines shall be installed at least ten feet (10') horizontally from any existing or proposed water main. The distance shall be measured edge to edge. In cases where it is not practical to maintain a ten foot (10') separation, the District may allow installation of the sewer main closer to a water main utilizing encasement or pressure rated joints, provided that the water main is on a separate trench or on an undisturbed earth shelf located on one side of the main and at an elevation so the bottom of the water main is at least eighteen inches (18") above the top of the sewer main. The District requires a ten-foot (10') separation between water and sewer appurtenances including manholes. If a manhole is installed, it will be measured from outside of manhole to outside of water attribute.

(b) Perpendicular Crossings – Sewer under Water:

If the sewer pipe crosses under the water main but less than eighteen inches (18") of clear space will exist, either the water main or sewer main must be installed with secondary containment. Acceptable options include a pipe casing extending no less than nine feet (9') each side of the crossing. The pipe casing shall be of watertight material with no joints. The casing pipe materials may be steel, ductile iron, fiberglass, fiberglass reinforced polymer mortar (FRPM), or polyvinylchloride (PVC) with suitable carrier pipe supports and casing pipe end seals. Alternatively, concrete or Controlled Low Strength Material (ex. flowable fill) encasement of either pipe extending no less than ten-feet (10') each side of the crossing may be used.

(c) Perpendicular Crossings – Water under Sewer:

If the sewer pipe will cross above or over the water main, either the sewer pipe or water pipe shall be installed with secondary containment unless the vertical distance exceeds five feet (5'). Acceptable options include a pipe casing extending no less than 9- feet each side of the crossing. The casing must be a single section of steel or ductile iron pipe. The design must include a means to support the interceptor or sewer main to prevent settlement and permit maintenance of the water main without damage to the sewer pipe. Alternatively, concrete or Controlled Low Strength Material (ex. flowable fill) encasement of either pipe extending no less than 10-feet each side of the crossing may be used. Crossings involving jointless pipe such as HDPE, fusible PVE or welded steel do not require installation of secondary containment.

SECTION III – MATERIAL SPECIFICATIONS

3.1 General Requirements
All materials must conform to these Material Specifications and shall be new and undamaged. Acceptance of materials, or the waiving of inspection thereof, shall in no way relieve the Applicant of the responsibility for furnishing materials that meet the requirements of these Specifications.

3.2 Pipe and Fittings
The following materials are approved for District mains:

3.2.1 Polyvinyl Chloride (PVC) gravity pipe
Main installations from eight to fifteen inches (8" to 15") in diameter shall conform to ASTM D3034, and shall be either SDR-35/PS46 or SDR-26/PS115.
Main installations from eighteen to twenty-seven inches (18" to 27") in diameter shall conform to ASTM F679 and shall be SDR-26/P115. Push on joints and molded rubber gaskets shall conform to ASTM D3212.
Maximum pipe segment lengths shall be twenty feet (20'). Joint lubricant shall be nontoxic and water-soluble and supplied by the pipe manufacturer.

3.2.2 Polyvinyl Chloride (PVC) pressure pipe

(a) Yelomine
Yelomine pipe shall be SDR-21, restrained joint PVC pressure pipe and fittings having a minimum cell classification of 12454 as defined in ASTM D1784 and materials in conformance with ASTM D2241.

(b) C-900
AWWA C-900 pipe may be used for 8 " through 12" diameter pipe, and shall be pressure class 235 psi, DR18, with push-on joints and flexible elastomeric seals ASTM D3139/ASTM F477. All spigot ends shall be beveled to manufacturer's specifications with gaskets meeting ASTM F477 and joints in compliance with ASTM D3139.

3.2.3 Ductile Iron Pipe (DIP)
Ductile Iron Pipe shall be per ASTM A746, Class 52, 350 psi, AWWAC151. Push-on joints shall be ANSI/AWWA C111/A21.11. Factory applied Protecto 401, or equivalent, ceramic epoxy interior lining for DIP & fittings. Manufactured by U.S. Pipe and Foundry Company/Griffin Pipe Products or approved equal.

3.2.4 Service Line Taps
Factory wyes shall be used for all service line connections with new main installations. See Appendix B for requirements for new service line connections to existing mains.

3.2.5 Transition Adapter
If permitted on a case-by-case basis, Harco transition adapters or Shear Guard couplers may be used for pipe material transitions with prior approval. Fernco couplers shall not be permitted.

3.3 Manholes

3.3.1 Manhole
Manhole sections, base, riser, conical top sections, flat slab tops, and joint sealants between manhole sections shall be in accordance with ASTM C 478. Concrete used in cast in place manhole bases shall be per Section 3.3.10. All cone sections shall be the eccentric type. Openings through manhole risers shall be cored or cast-in, and access opening shall be twenty four-inch (24") diameter. Flat lid slabs are required on manholes with a depth of less than five feet (5') and must be eccentric.

3.3.2 Water Tightness
Manholes shall be watertight and constructed of precast concrete. Barrel sections, cones and frame joints shall all be sealed with a double Rub R Nek, or other equivalent material approved by the District. In areas of high groundwater or otherwise required by the District, a bituminous coating, or approved equal waterproofing material, shall be applied to the exterior of the manhole. Manhole vacuum testing shall be required by the District on all manholes in all areas of high groundwater.

3.3.3 Rings and Covers
Manhole rings and covers shall be heavy duty castings ASTM A 536 or gray cast iron per ASTM A 48 and all components shall be traffic rated to AASHTO HS-20. Ring and cover combined weight shall be greater than 245 pounds and machined to fit securely with a non-rocking cover. Manhole covers shall be twenty-four inch (24") in diameter and have a minimum of twenty-two and one-eighth inches (22-1/8") diameter clearance, have a waffle pattern with a flat lid and the lettering "SEWER" cast on the cover. Covers shall be D & L brand model A-1043 or accepted equal. Precision Cover Systems, Inc. (PCSI) fully-adjustable manhole covers with variable grade rings shall be installed in roadways.

3.3.4 Grade Rings
Grade rings shall be in accordance with ASTM C 478 and the maximum height of grade rings shall not exceed eleven inches (11").

3.3.5 Manhole steps
Steps shall be comprised of grade 60 deformed rebar encased in a polypropylene copolymer plastic with a tread width of fourteen inches (14"). The steps shall be M.A. Industries No. PS2-PF or PS2-PF-DF or approved equal. Steps shall be cast in place during manufacturing of the manhole sections and shall be six inches (6") from face of manhole. The top most step shall be installed between eighteen (18") and twenty-four inches (24") from the rim of the manhole. Manhole steps shall be vertically aligned and plumb. Steps shall be typically spaced at twelve inches on-center vertically with a maximum spacing of sixteen inches (16"). Steps shall not be installed in the "chimney" portion of the manhole. Entry steps shall be located in the barrel and cone sections of the manhole. See Standard Manhole Detail D-01.

3.3.6 Joint Sealant
Joints shall be sealed with Rub-R-Nek LTM or approved equal installed on the inner and outer ring. Sealant shall be a flexible gasket-type of Butyl rubber, Federal Specifications SS-S-210 (210-A), per ASTM C990-09, AASHTO M-198 75 1. Sealant shall be applied on all surfaces between precast concrete adjusting ring and casting, individual precast concrete adjusting rings, and precast concrete adjusting ring and cone joints. A compatible primer or solvent as recommended by manufacturer of butyl base material shall be used to prepare surfaces prior to application of butyl base material and riser rings. Two gaskets with a minimum cross sectional area equivalent to one inch (1") in diameter are required per joint on forty-eight inch (48") diameter manholes. Gaskets for manholes greater than forty-eight inches (48") in diameter shall have a minimum cross sectional area of one and one-half inches (1 ½").

3.3.7 Pipe to Manhole Seal
KOR-N-Seal, A-Lok, or approved equal flexible rubber boot in a cored hole per ASTM C 923 shall be used for installations in pre-cast bases.
For installations in cast-in-place bases (upon approval and on existing mains only), all pipe-to-manhole connections shall use two elastomeric Kor-N-Seal, or approved equal, "O"-ring water stops minimum per ASTM F477.

3.3.8 Flow Channel
The flow channel straight through a manhole should be made to conform as closely as possible in shape and slope to that of the connecting mains and shall have two tenths of a foot (0.2') minimum fall through the channel for a standard manhole. Channel depth and width shall equal the largest pipe diameter. The channel walls should be formed or shaped to the full height of the crown of the outlet main in such a manner as to not obstruct maintenance, inspection or flow in the sewers.

3.3.9 Bench
All manholes shall be constructed with a full bench configuration, in which the top of the invert channel walls shall match the crown of pipe elevation. The horizontal bench surface shall be sloped at a minimum of one-half inch (½") per foot, maximum of one inch (1") per foot with a medium broomed finish, perpendicular to the main direction of flow.

3.3.10 Manhole Base
The foundation for each manhole base shall be prepared by replacing unsuitable material with sub grade stabilization material in accordance with Appendix E-Earthwork.
The manhole base shall be precast (in accordance with ASTM C478) unless the manhole ties into an existing main, in which case a cast-in-place base may be used.
The invert shall be formed and smoothly finished to match the shape and elevation of all pipes connected to the manhole. Where the sewer line is designed with a continuous grade through the manhole, the pipe shall be laid through the manhole location, the top half of the pipe cut out and the manhole base formed around the bottom half of the pipe.
All concrete used in construction of cast-in-place manholes and bases shall be CDOT Class D. Concrete reinforcement shall be epoxy-coated steel reinforcing bars in accordance with ASTM A-615, Grade 60. In instances where a manhole ties into an existing main and a cast-in-place base is used, the first pre-cast manhole section shall be placed on the concrete base structure before the base has taken initial set, or the section shall be grouted into a suitable groove formed in the top of the manhole base.
The first section shall be adjusted to the proper grade and alignment so that it is uniformly supported by the base concrete and not bearing on any of the pipes. The manhole steps shall be located one-foot left or right of the main inflow pipe.
The remaining pre-cast sections shall be placed and aligned to provide vertical sides and alignment of the ladder rungs. Plumbness shall be checked as each barrel section is added. A bituminastic or other approved sealer shall be placed between pre-cast sections so that the completed manhole is rigid and watertight. The sealer shall be placed both on the inside lip as well as the outside lip of each section.

3.3.11 Interior Coatings
For drop manholes (or other applications as identified by the District), manhole interiors shall be coated with a Polyamidoamine Epoxy Primer with Polyamidoamine Epoxy Top Coat such as Tnemec Epoxoline Series L69 or equivalent. Preparation and application shall be per manufacturers' recommendations.

3.4 Concrete/Grout

3.4.1 General Requirements
Contractor shall provide the District Inspector with a specification sheet or mix design from the concrete supplier.

3.4.2 Concrete
All concrete used in construction of cast-in-place manholes and bases shall be CDOT Class D. Construction shall be in conformance with the Detail D-01.

3.4.3 Mortar and Grout
Non-shrink mortar and grout used in the shaping of inverts, grade ring gaps, sealing penetrations, or setting and anchoring cast iron shall consist of one part Type II Portland Cement and two parts of fine, clean sand. Only sufficient water shall be added to provide a stiff, workable cement mixture for proper troweling. Hydrate lime or masonry cement shall not be used. Where relatively thin portions of grout are to be applied (to a flow channel or top of bench) an approved epoxy bonding coat shall be applied to the exposed concrete surfaces prior to grouting.

3.5 Locating Disk
The District will provide green 3M brand Full-Range Disk Marker locating disks to the contractor for stub outs. The contractor shall ensure their correct installation.

3.6 Marking Tape
The installation of green marking tape is required on all sewer mains and service lines.
The tape shall be installed approximately 24 inches (24") above the main or line. The tape shall meet the following specifications:

(a) Five (5)-mil thick Polyethylene material.

(b) Solid green color with black lettering.

(c) Six inches (6") in width.

3.7 Casing Material and Spacers
Carrier pipes to be installed inside casings shall be installed with self-restraining casing spacers. Casing spacers shall provide axial thrust restraint to prevent pipe joint deflection during and after installation. They shall also provide dielectric insulation between the carrier pipe and the casing and facilitate installation of the carrier pipe into the casing. See Sewer Main Casing Detail D-5. Pipe casing shall be smooth wall welded steel ASTM A-53 Grade B cylinder fabricated in accordance with AWWA C200. External loading shall be AASHTO HS-20 highway or E-80 railroad loading, railroad loading plus jacking load. Casing joints shall have ends beveled for field welding, be butt welded with complete joint penetration welds around the entire circumference of the pipe, and be formed and accurately manufactured so that when pipes are placed together and welded they form a continuous casing with a smooth and uniform interior surface. Interlocking joints shall be Permalok Interlocking Pipe Joining System.
Casing spacers shall be stainless steel, two piece bolt-on style, minimum fourteen (14) gauge thickness and a minimum length of eleven inch (11"); casing spacers shall be installed every six feet (6') of the pipeline to support the pipe barrel and the weight of its contents, or at an appropriate spacing as determined by the engineer. The four runners shall be eleven inches (11") long at a minimum and manufactured of high abrasion resistant, low coefficient of friction, glass filled polymer. Runner heights shall be set to center the carrier pipe in the casing. Risers shall be ten (10) gauge maximum, and the coating shall be fusion-bonded epoxy or heat fused PVC. Casing spacer models shall be Uni-Flange Series UFRCS1300, Advance Products and Systems, Inc. SI-12; Pipeline Seal and Insulator, Inc. C12G or approved equivalent. Restrained casing spacers shall be provided at all pipe joints. Restrained casing spacers shall be UniFlange Series UFRCS1390 P or approved equivalent.
Casing end seals shall be preformed and designed to prevent entry of water or loss of material from casing. The end seals shall be made of one-eighth inch (1/8") thick 60 durometer EPDM or neoprene rubber held together with mastic strips to seal the edges.
The seals shall overlap the casing pipe by two inches (2") and shall be held on with AISI 304L stainless steel worm gear clamps. Casing end seals shall be Advance Products and Systems, Inc. AC or AW; Pipeline Seal and Insulator, Inc. C or W; or approved equivalent.

3.8 Tracer Wire (REQUIRED)
See Appendix E

SECTION IV – PIPE INSTALLATION & CONSTRUCTION

4.1 Safety
Job site safety shall be the responsibility of the contractor. The District Inspector may refuse to enter a jobsite if deemed unsafe by Occupational Health and Safety Act (OSHA) standards. Failure to provide a safe jobsite may prevent the District from conducting an inspection.

4.2 Handling of Materials
Pipe and fittings shall be loaded and unloaded by lifting so as to avoid shock or damage. Under no circumstances shall material be dropped. If, however, any part of the pipe is damaged, the replacement or repair of the damaged pipe shall be done to the satisfaction of the District. Any pipe or fittings that are not acceptable to the District shall be removed from the job site immediately. All pipe-handling equipment and pipe handling methods shall be in accordance with the methods and equipment recommended by the manufacturer.
Under NO circumstance shall forks be inserted into any pipe and or fitting.
Pipe shall be stored and handled in accordance with manufacturer's recommendations.
Any pipe with UV degradation or bowing may be rejected by the District Inspector. All pipe shall be delivered to the project site and stored with factory applied end caps intact.

4.3 Inspection and Preparation of Pipe and Fittings
Before placing pipe in the trench, each pipe or fitting shall be thoroughly cleaned of all foreign material, kept clean at all times thereafter, and carefully examined for cracks, warping, or any other defects before installation. Bell ends and spigot ends are to be examined and free of defects. Following the inspection, end caps shall be replaced prior to placing the pipe in the trench.
All lumps, blisters and excess coatings shall be removed from the pipe and fitting, and the outside of the spigot and the inside of the bell shall be wiped clean, dry and free from oil and grease before the pipe or fitting is installed. Dirt and any other material must be removed from the barrel of the pipe before installation.

4.4 Cutting and Fitting of Pipe
Pipe shall be cut in accordance with manufacturer's recommendations, whenever necessary, to conform to location of fittings, line, or grade. All cuts, when required, shall be straight, true and beveled and may be made with plastic pipe cutters or completed per the DIPRA Guidelines for Field Welding and Cutting Ductile Iron Pipe (August 2015). All burrs shall be removed from the ends of cut pipe and the ends of the pipe lightly rasped or filed.

4.5 Pipe Alignment and Grade
Manholes shall be installed at staked locations and elevations. Main installation stakes for alignment and grade shall be set by a surveyor under the guidance of a Professional Land Surveyor who is registered in the State of Colorado.
Pipe shall be installed at a constant grade from manhole to manhole. No grade breaks or low spots will be accepted. Pipe shall be installed with the bell ends facing in the direction of installation, unless directed otherwise by the District. Where pipe is to be installed on a grade of ten percent (10%) or greater, the installation shall start at the bottom and shall proceed upward with the bell ends of the pipe up grade.

4.6 Temporary Plugs
A mechanical pipe plug shall be used as a temporary plug during line installation to isolate the mainline extension from the existing collection system. All temporary plugs shall be provided by the Contractor.

4.7 Frost
No pipe or appurtenant structure shall be installed upon a foundation into which frost has penetrated, or if at any time there is danger of ice formation. No pipe or appurtenant structure shall be installed unless backfilling can be completed before the formation of ice and frost.

4.8 Lowering of Material into the Trench
Proper implements, tools and facilities satisfactory to the District shall be provided and used by the Contractor for the safe and convenient performance of the work. All pipe, manholes, and accessories shall be carefully lowered into the trench piece by piece by means of suitable tools and equipment, in such a manner as to prevent damage to the materials. Under no circumstances shall the materials be dropped or dumped into the trench.
If damage occurs to any pipe, manholes or main accessories in handling, the District inspector may reject the damaged material at the discretion of the inspector.

4.9 Installation of Pipe

4.9.1 General Requirements
Factory applied end caps shall remain installed on the pipe while it is being placed in the trench to prevent foreign material from entering the pipe. The end cap shall be left in place until the connection is to be made to the adjacent pipe. During installation, no debris, tools, clothing or other foreign materials shall be placed in the pipe.
As each length of pipe is placed in the trench, the spigot end shall be centered in the bell and the pipe inserted to the manufacturer's recommended depth with a slow steady pressure without jerky or jolting movements and brought to correct line and grade. The pipe shall be secured in place with bedding material tamped under it, except at the bells. Precautions shall be taken to prevent dirt from entering the joint space. No wooden blocking shall be left at any point under the pipeline. All pipe joints shall be uniform and smooth transitions shall exist from joint to joint or fitting.
See Appendix E for bedding, backfill and compaction requirements.

4.9.2 Ductile Iron Pipe
Push-On Joints: The inside of the bell, the outside of the spigot end, and the rubber gasket shall be thoroughly cleaned to remove oil, grit, excess coating, and other foreign matter. The rubber gasket shall be flexed inward and inserted into the gasket recess of the bell socket. NSF-61 approved gasket lubricant per the manufacturers recommendations shall be applied to either the inside face of the gasket, and the spigot end of the pipe, per the manufacturer's recommendations.
The spigot end of the pipe shall be placed in the bell end with care to prevent the joint from contacting the ground. Pipe furnished without a depth mark on the spigot end shall be marked before assembly to ensure insertion to the manufacturer's recommended depth. The pipe shall be kept in straight alignment and the joint shall be completed by inserting the pipe to the manufacturer's recommended depth with a slow, steady pressure by using a long pry bar, jack, lever puller, or backhoe bucket. A timber header should be used between the pipe and the jack or backhoe bucket to avoid damage to the pipe.
Upon completion of joining push-on joint pipe, an inspection shall be made to ensure that the gasket is correctly aligned in the gasket recess of the bell socket and not twisted or turned.

4.9.3 Polyvinyl Chloride Pipe
Elastomeric Gasket Joints: Immediately before joining two (2) lengths of PVC pipe, the inside of the bell or coupling, the outside of the spigot and the elastomeric gasket shall be thoroughly cleaned to remove all foreign material.
Lubrication of the joint and rubber gasket shall be done in accordance with the pipe manufacturer's specifications.
Care shall be taken that the correct elastomeric gasket, compatible with the annular groove of the bell, is used. Insertion of the elastomeric gasket in the annular groove of the bell or coupling must be in accordance with the manufacturer's recommendations.
The spigot and bell or coupling shall be aligned and inserted to the manufacturer's recommended depth or reference line. Installation or pushing shall be done in a smooth, steady motion. Upon completion of joining the pipe, an inspection shall be made to assure that the gasket is correctly aligned in the gasket recess of the bell socket and not twisted or turned. NO deflection will be allowed at a joint of PVC pipe.

4.9.4 Yelomine Pipe
Installation of Yelomine pipe shall be in accordance with the manufacturer's recommendations and specifications. Cleanout caps shall be installed with nonpermanent gaskets where applicable.

4.9.5 Job-Mixed Concrete
Job-mixed concrete shall be thoroughly mixed to combine aggregates, cement, and water into a uniform mass.

4.9.6 Ready-Mixed Concrete
Said materials must be proportioned, mixed and transported in accordance with ASTM C94. Any concrete not plastic and workable when it reaches project shall be rejected.
See Section 3.4 for material specifications.

4.10 Manholes
Manholes shall be precast, watertight and constructed in accordance with the District's standard details and per Section 3.3. For precast manhole bases, the area underneath the manhole base shall be excavated and bedding material shall be placed and compacted to 95% Modified Proctor the required elevation. The manhole base shall then be lowered into the trench and checked for proper bearing on the subgrade, proper elevation and orientation to receive the incoming and outgoing sewers at the designated invert elevation. If the invert elevation varies by more than plus or minus one half inch (1/2") from the designated invert elevation, the base shall be removed and reset. The concrete invert channel and bench shall be constructed following the connection of all sewer pipes to the manhole. The flow channel shall be smooth and true to the sewer pipe invert elevations, with uniform cross section and slope, either straight or with a continuous curve between inlet and outlet of pipes. To eliminate free fall conditions in a manhole resulting from invert elevation differentials between incoming and outgoing pipes, the Contractor shall form and construct suitable channels in the bottom of the manhole connecting the inverts. Shape channel base and bench per Sections 3.3.8 and 3.3.9, respectively. New manholes shall have pre-formed holes for pipe installation and existing manholes shall be cored to install pipe and connector. Chip existing concrete
bench inside manhole and shape smooth continuous invert for connections to existing manholes. All pipe-to-manhole connections and grade adjustment rings shall be sealed and grouted with non-shrink materials and be watertight. All lift holes shall be filled with non-shrink grout.
All dimensions, locations and elevations shall be coordinated by the Applicant and Contractor and meet the requirements of the District. Cast-in-place manhole bases will only be allowed when connecting to an existing main.

4.11 Service Lines
Refer to Appendix B, Section II.

SECTION V – TESTING AND ACCEPTANCE

5.1 General Requirements for Connections
Connections to the District system shall be inspected and approved by the District prior to backfilling.

5.1.1 Service Connections
Refer to Appendix B.

5.1.2 Connections to Manholes
All connections shall match the crown of pipe to crown of pipe at the highest existing main or per the direction of the District. All new main installations shall require reformed benches that meet all District standards.

5.2 Testing – Sewer Mains

5.2.1 Alignment
Straight alignment shall be checked by using either a laser beam or lamping.

5.2.2 Low Pressure Air Testing – General Requirements
The air test shall, as a minimum, conform to the test procedure described in ASTM F 1417 Standard Practice for Installation Acceptance of Plastic Non-Pressure Sewer Lines Using Low-Pressure Air. Deflection testing should occur prior to air test.

5.2.3 Low Pressure Air Testing Procedure

(a) Lines must be cleaned by flushing or by other means before the low pressure air test is to begin.

(b) Isolate the sewer line to be tested and ensure that all other outlets from which air could escape are properly sealed. In this step of the procedure, it is necessary to inspect the manhole invert being plugged to be sure that it has no damage which will be covered by the plug and not detected with the low-pressure air test.

(c) Determine the duration of the test by using the accompanying tables at the end of this section.

(d) Begin the test by connecting the air source to the inlet tap. Slowly add air until the internal pressure of the test section reaches a pressure 4.0 psig. If ground water back pressure exists, it must be quantified by the Engineer prior to testing.

(e) After the constant pressure of 4.0 psig is obtained, regulate the air supply so that the pressure is maintained between 3.5 to 4.0 psig for at least 2 min. Depending on air/ground temperature conditions, the internal air temperature will stabilize in equilibrium with the temperature of the pipe walls. The pressure will normally drop slightly until equilibrium is obtained; however, a minimum of 3.5 psig is required.

(f) Once the pressure has stabilized to 4.0 psig (plus the average ground water back pressure, if applicable) disconnect the air supply from the control panel. Observe the continuous monitoring gauge and decrease the internal pressure to no less than 3.5 psig. At a reading of 3.5 psig or within the range of 3.5 to 4.0 psig, stop decreasing the pressure and commence timing with a stopwatch or watch with a second hand or digital readout in minutes and seconds with an accuracy of 0.1.s.

(g) Once the predetermined time period from the formula or table above has elapsed, observe the continuous monitoring gauge to obtain the amount of pressure lost during the test duration. If the pressure drop is found to be less than 1.0 psig (or 0.5 psig in circumstances where a shorter test duration is desired), the section is presumed to be free of any leaks or defective joints. If the pressure drop is 1.0 psig or greater (0.5 psig or greater in circumstances where a shorter test duration is desired), the test section has failed due to excessive pressure loss. When low-pressure air testing of a sewer line results in a failure the Contractor, at his/her own expense, shall detect the leak or defect and repair or replace whatever is necessary to remedy such defect in a manner acceptable to the Owner.

See TABLE D-3 for Minimum Time for a 1.0 psig Pressure Drop for Size and Length of Pipe for Q = 0.0015
See Table D-4 for Minimum Time for a 0.5 psig Pressure Drop for Size and Length of Pipe for Q = 0.0015

5.3 Manhole Testing – General Requirements

Manhole vacuum testing shall be required by the District on all manholes in all areas of high groundwater via the vacuum test per ASTM C1244, "Standard Test Method for Concrete Sewer Manholes by the Negative Air Pressure (Vacuum) prior to backfill.

5.3.1 Manhole Testing Procedure

(a) Plug all inlets and outlets.

(b) Install the vacuum tester head assembly on the manhole.

(c) Attach the vacuum pump assembly to the proper connection on the test head assembly. Make sure the vacuum inlet/outlet valve is in the closed position.

(d) Inflate the sealing element to twice the test pressure to be used. Do not over inflate.

(e) Start the vacuum pump assembly engine and allow preset RPMs to stabilize.

(f) Open the inlet/outlet ball valve and evacuate the manhole to ten-inch (10") Hg (mercury) that is equivalent to approximately 5 PSIG (0.3 bar) backpressure.

(g) Close the vacuum inlet/outlet ball valve, disconnect the vacuum pump and monitor the vacuum for one (1) minute.

(h) Allowable leakage - less than one-inch (1") Mercury (Hg) in one (1) minute.

(i) All manholes that do not meet the minimum amount for the leakage rests must be repaired and re-tested.

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Title:
SEWER CONSTRUCTION SPECIFICATIONS 1

Sheet:
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SEWER SPECIFICATIONS - CONTINUED

Prior to construction/final acceptance of any sanitary sewer line by the District, the main shall be inspected internally by television as outlined in this Section. Leakage testing shall be performed prior to televising. The complete job is ready for television inspection when the following work has been completed.

(a) All sewer pipelines are installed and backfilled.

(b) All attributes are in place, all inverts are complete and pipelines are accessible.

(c) All other underground facilities, utility piping and conduits are installed.

(d) Pipelines have been jet cleaned.

(e) Final air test has been completed.

When the above work is complete, the Contractor shall arrange for the television inspection. The Contractor of the project will notify the District in writing as to the scheduled date of the television inspection.
After conditions a through e as outlined above, are met, the entire job will be televised.

(a) A video. accompanied by Standard Form 6.3 shall document defects requiring correction.

(b) If no deficiencies are observed, the work will be considered satisfactory.

There is no acceptance tolerance for defects such as high and low spots, joint separations, offset joints, chipped ends, cracked or damaged pipe, dimples or bumps in the pipe, or groundwater infiltration.

5.4.1 Inspection Format
Sanitary sewer lines shall be inspected by means of remote CCTV. All CCTV work shall conform to current NASSCO-PACP standards. Contractor shall provide the District with CCTV inspections (video and data collected) entirely in electronic format. Mains shall be tested with three and a half (3.5) gallons of water per minute flowing during televising and shall follow the direction of flow. The camera must be centered in the pipe and the speed of travel shall be slow enough to inspect each pipe joint, and tee connection, and should not, at any time, be faster than 30 feet per minute. The documentation of the work shall consist of PACP CCTV Reports, PACP database, logs, electronic reports, etc. noting important features encountered during the inspection. All CCTV video observations shall be identified by audio and recorded on the District Standard Form 6.3 and is required to accompany each submittal.

5.4.2 CCTV Video Content
Submitted CCTV videos shall include:

(a) Footage indicator

(b) Running time

(c) Date

(d) Location

(e) Beginning (upstream) and ending (downstream) manhole numbers for each run. Manhole numbers corresponding with the District's GIS mapping system shall be obtained by the District field inspector.

5.4.3 District Review
The Contractor will be notified in writing of any deficiencies revealed by the television inspection that require repair. If corrective work is indicated and the Contractor wishes to view CCTV videos, he shall contact the District to set a time for the viewing.

5.4.4 Correction of Deficiencies
Those segments of the pipeline system that have been corrected must be re-televised. The procedure outlined in above will be repeated until all deficiencies observed by television inspection have been corrected to the complete satisfaction of the District. Prior to submittal to the District, the CCTV videos shall be reviewed by the Engineer, Applicant, and Contractor for any defect that may be visible. If CCTV videos and cut sheets are submitted to the District that are deemed "unacceptable," the Contractor shall be charged for the time taken by District personnel to review the CCTV videos. The minimum charge shall be one hundred dollars ($100).

5.5 Sewer Main Repairs
All proposed repairs must be approved by the District Inspector prior to actual repair. Once repair has been made, inspection will be required by a District Inspector. There will be no exception to this requirement. If a repair and/or correction is made in a sewer line segment, the entire line segment shall be required to be re-televised with water flowing. A line segment is defined as the entire length of sewer line from manhole to manhole.

5.6 Protection of Existing Sewer System
On the outlet of the connection point to the existing District sewer main, a mechanical plug shall be installed to prevent any flow, debris and or material from the newly constructed main line from entering the District's system. The plug shall be normally set on the downstream outlet of the manhole. Plugs shall be installed per the direction of the District's Inspector. The plug shall be a mechanical-type device and is to be secured to the existing manhole to prevent loss of plug. The plug shall not be removed until Construction Acceptance has occurred. The Contractor shall be required to make routine inspections of the mechanical plug to insure that no leaking is occurring. If a leak is found, the Contractor shall immediately notify the District and take corrective action. The District may perform a video inspection of existing sewer mains that could potentially be impacted by construction activities prior to the start of construction and after the completion of construction. Any damage to existing facilities caused by the Contractor shall be repaired at the Contractor's expense.

5.7 Manhole Abandonment
Manholes to be abandoned in place shall have all pipes entering or exiting the structure plugged with lean concrete or controlled low strength material backfill (Flo-Fill). For manholes with existing pipes too large to plug with fill, a bulkhead shall be constructed on the inside of the manhole to prevent the fill from entering the pipes. Manhole tops or cone section shall be removed to the top of the full barrel diameter section or to a point not less than eighteen (18) inches below final grade. The structure shall then be backfilled with lean concrete or Flo-Fill. Surface restoration shall be completed to match the surrounding areas.

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SEWER CONSTRUCTION SPECIFICATIONS 2

Sheet:
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EXHIBIT B

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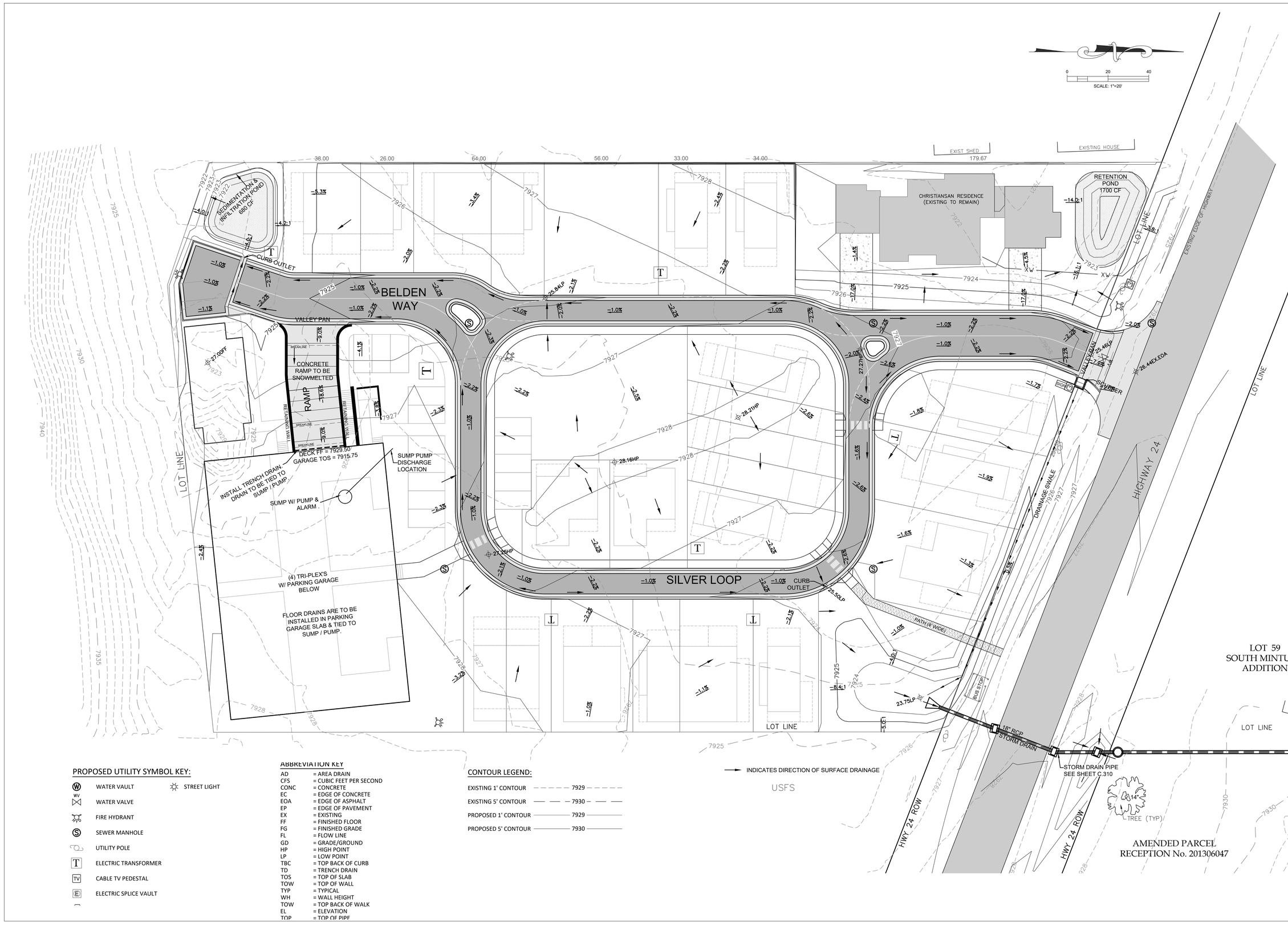

PROPOSED UTILITY SYMBOL KEY:

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

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

CONTOUR LEGEND:

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

INDICATES DIRECTION OF SURFACE DRAINAGE

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GRADING & DRAINAGE PLAN

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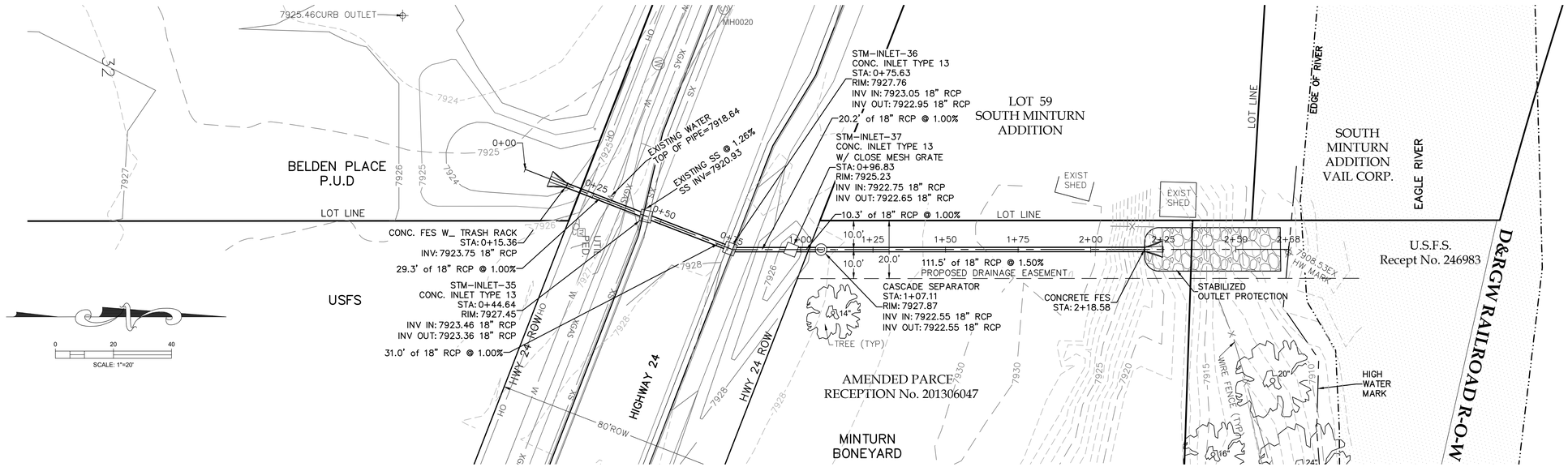
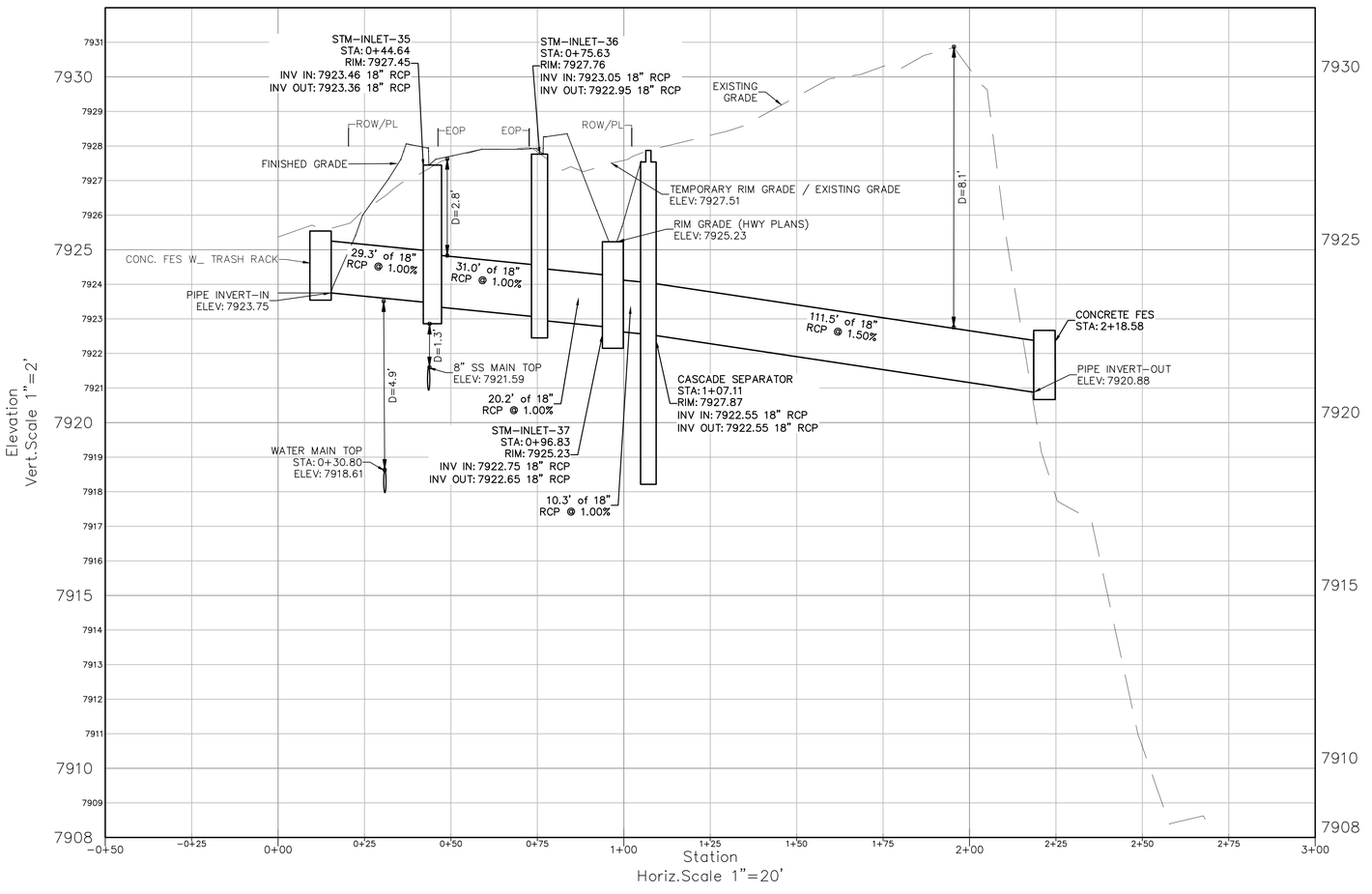
EXHIBIT B



Highway 24 Storm Drain Profile



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HIGHWAY 24
STORM DRAIN
PLAN & PROFILE

Sheet:

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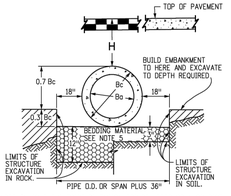


NOTE: Bc IS THE OUTSIDE DIMENSION FOR DIAMETER, SPAN OR RISE.

PIPE INSTALLATION
(WITH 0.7 PROJECTION RATIO)

CIRCULAR (CIR) / VERTICAL ELLIPTICAL (VE) / HORIZONTAL ELLIPTICAL (HE)

△ PIPE SIZE= Bc (INSIDE DIA)	WALL THICKNESS	0.3 Bc (OUTSIDE DIA)	SPAN	RISE	WALL THICKNESS	0.3 OUTSIDE RISE	SPAN	RISE	WALL THICKNESS	0.3 OUTSIDE RISE
IN.		FT.		IN.		FT.		IN.		FT.
12	2	0.40								
15	2-1/4	0.49								
18	2-1/2	0.58					23	14	2-3/4	0.49
21	2-3/4	0.66								
24	3	0.75					30	19	3-1/4	0.66
27	3-1/4	0.84					34	22	3-1/2	0.73
30	3-1/2	0.92					38	24	3-3/4	0.79
33	3-3/4	1.01								
36	4	1.10	29	45	4-1/2	1.35	45	29	4-1/2	0.95
42	4-1/2	1.28	34	53	5	1.58	53	34	5	1.10
48	5	1.45	38	60	5-1/2	1.78	60	38	5-1/2	1.23
54	5-1/2	1.62	43	68	6	2.00	68	43	6	1.38
60	6	1.80	48	76	6-1/2	2.23	76	48	6-1/2	1.53
66	6-1/2	1.97	53	83	7	2.43	83	53	7	1.68
72	7	2.15	58	91	7-1/2	2.65	91	58	7-1/2	1.83
78	7-1/2	2.32	63	98	8	2.85	98	63	8	1.98
84	8	2.50	68	106	8-1/2	3.08	106	68	8-1/2	2.13
90	8-1/2	2.68	72	113	9	3.28	113	72	9	2.25
96	9	2.85	77	121	9-1/2	3.50	121	77	9-1/2	2.40
102	9-1/2	3.02	82	128	9-3/4	3.69	128	82	9-3/4	2.54
108	10	3.20	87	136	10	3.90	136	87	10	2.68

△ ALSO EQUIVALENT ROUND DIMENSION FOR ELLIPTICAL PIPE.

DIMENSIONS FOR REINFORCED CONCRETE PIPE
(FOR INFORMATION ONLY)

GENERAL NOTES

REINFORCED CONCRETE PIPE

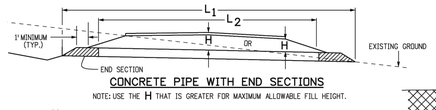
1. FILL HEIGHTS GREATER THAN MAXIMUM ALLOWED IN THE HEIGHTS OF FILL TABLE ON THIS SHEET REQUIRE SPECIAL DESIGN OF STRUCTURE.
2. PIPE DESIGN IS BASED ON SAFETY FACTOR OF 1.33 ON ULTIMATE STRENGTH.
3. THE HEIGHTS OF FILL OVER TOP OF PIPE ARE BASED ON UNIT WEIGHT OF SOIL AT 135 LBS. PER CUBIC FT.
4. PIPE CLASS IS DETERMINED FROM 0.01 IN. CRACK D-LOAD.
5. BEDDING IS CLASS B (MODIFIED) (FROM CONCRETE PIPE DESIGN MANUAL-AMERICAN CONCRETE PIPE ASSOCIATION) WITH SETTLEMENT RATIO $R = 0.0$ $_{ad}$ (YIELDING BED). BEDDING MATERIAL FOR RIGID PIPE IN SOIL SHALL BE 3 IN. LOOSE THICKNESS STRUCTURE BACKFILL CLASS 2. BEDDING MATERIAL FOR RIGID PIPE IN ROCK SHALL BE 12 IN. LOOSE THICKNESS STRUCTURE BACKFILL CLASS 1.
6. CHANGES IN DESIGN FACTORS REQUIRE COMPENSATING CHANGES IN PIPE DESIGN.
7. MINIMUM WALL THICKNESS DIMENSIONS ARE BASED ON AASHTO M 170 (WALL B) FOR CIRCULAR PIPE, AND AASHTO M 207 FOR ELLIPTICAL PIPE.
8. SPACING FOR MULTIPLE PIPE INSTALLATIONS SHALL CONFORM TO THE DETAILS SHOWN ON STANDARD PLAN M-206-1.
9. WHEN A PIPE IS TO BE EXTENDED, THE SAME PIPE MATERIAL AND SIZE AS IN THE ORIGINAL PIPE INSTALLATION SHALL BE USED.

NONREINFORCED CONCRETE PIPE

1. AT THE OPTION OF THE CONTRACTOR, NONREINFORCED CONCRETE PIPE CONFORMING TO AASHTO M 86 MAY BE USED IN LIEU OF REINFORCED CONCRETE PIPE FOR ALL SIZES 36 INCHES IN DIAMETER AND SMALLER. THE NONREINFORCED CONCRETE PIPE SHALL MEET THE SAME D-LOAD TO PRODUCE THE ULTIMATE LOAD UNDER THE THREE-EDGE BEARING METHOD AS SPECIFIED FOR REINFORCED CONCRETE PIPE IN CONFORMANCE WITH AASHTO M 170. THE CONTRACTOR SHALL PROVIDE WRITTEN CERTIFICATION OF CONFORMANCE. THE WALL THICKNESS OF THE NONREINFORCED PIPE MAY BE INCREASED AS REQUIRED TO MEET D-LOAD REQUIREMENT.
2. ALL REQUIREMENTS FOR REINFORCED CONCRETE PIPE, EXCEPT THOSE REFERRING TO REINFORCEMENT, SHALL APPLY TO NONREINFORCED CONCRETE PIPE.

GENERAL NOTES

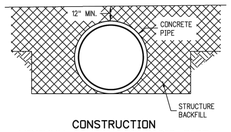
1. DIMENSIONS OF END SECTIONS MAY VARY SLIGHTLY FROM THOSE SHOWN ON THE TABLES DUE TO DIFFERENT MANUFACTURERS' CONFIGURATIONS.
2. CONCRETE END SECTIONS SHALL BE FURNISHED WITH TONGUE OR GROOVE AS REQUIRED.
3. DESIGN LENGTH OF PIPE OR SIDE DRAIN IS BASED ON LENGTH OF END SECTION SHOWN IN TABLE. ANY ADDITIONAL PIPE REQUIRED TO PROVIDE THE DESIGN LENGTH SHALL BE FURNISHED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE PROJECT.
4. THE INSIDE CONFIGURATION AND THE JOINT OF CONCRETE END SECTION AND PIPE SHALL MATCH.
5. END SECTIONS FOR CMP ARCH PIPE SHALL MATCH THE DIMENSIONS OF THE PIPE SHOWN ON THE PLANS.
6. GALVANIZED TOE PLATE AS SHOWN IS REQUIRED ON END SECTIONS FOR CORRUGATED STEEL PIPE AND SHALL BE THE SAME THICKNESS AS END SECTIONS. TOE PLATE SHALL BE FIELD-BOLTED TO END SECTION WITH 5/8 IN. GALVANIZED BOLTS, NUTS AND WASHERS.
7. GALVANIZED STEEL SHALL CONFORM TO AASHTO M 111, M 218 OR M 232.
8. CONCRETE PIPE JOINT FASTENERS, WHERE SHOWN ON PLANS, SHALL BE INSTALLED SO THAT A MINIMUM OF 15 LINEAR FEET OF THE OUTLET END OF THE PIPE ARE MECHANICALLY LOCKED TOGETHER. END SECTION LENGTHS WHEN USED, SHALL BE INCLUDED IN THE 15 LF REQUIREMENT.
9. CONNECTIONS OF METAL END SECTIONS TO PLASTIC PIPE SHALL BE APPROVED BY THE ENGINEER. PLASTIC END SECTIONS SHALL NOT BE USED.
10. THE END SECTION STYLE, EITHER REGULAR OR SAFETY, SHALL BE AS SHOWN ON THE PLANS.
11. AT THE OPTION OF THE CONTRACTOR AND APPROVAL OF THE CDOT PROJECT ENGINNER, REINFORCED CONCRETE END SECTIONS MAY BE MADE WITH SYNTHETIC FIBERS INSTEAD OF STEEL FOR PIPES 36 INCHES IN DIAMETER AND SMALLER, AND CONFORM TO AASHTO M 86 AND SUBSECTION 601.03.



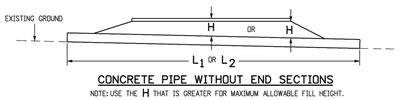
CONCRETE PIPE WITH END SECTIONS

NOTE: USE THE H THAT IS GREATER FOR MAXIMUM ALLOWABLE FILL HEIGHT.

H = HEIGHT OF FILL OVER TOP OF PIPE, INCLUDING PAVEMENT THICKNESS.
L_1 = LENGTH OF PIPE TO BE MEASURED WHEN PLACED IN ACCORDANCE WITH SECTION 624.
L_2 = LENGTH OF PIPE TO BE MEASURED WHEN PLACED IN ACCORDANCE WITH SECTION 603.



CONSTRUCTION
MINIMUM COVER FOR RIGID PIPE

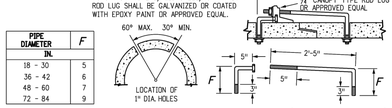


CONCRETE PIPE WITHOUT END SECTIONS

NOTE: USE THE H THAT IS GREATER FOR MAXIMUM ALLOWABLE FILL HEIGHT.

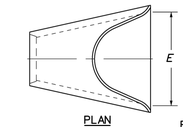
TYPE OF PIPE	HEIGHT OF FILL OVER TOP OF PIPE, H (FEET)				
	CLASS OF PIPE		(0.01 IN. CRACK D-LOAD)		
	CLASS CIR II CLASS VE II CLASS HE II 1000 D	CLASS CIR III CLASS VE III CLASS HE III 1350 D	CLASS CIR IV CLASS VE IV CLASS HE IV 2000 D	CLASS CIR V CLASS VE V 3000 D	CLASS VE VI 4000 D
CIRCULAR (CIR)	1 TO 18	1 TO 25	± 25 TO 37	± 37 TO 45	
VERTICAL ELLIPTICAL (VE)	1 TO 18	1 TO 25	± 25 TO 37	± 37 TO 45	± 45 TO 62
HORIZONTAL ELLIPTICAL (HE)	1 TO 18	1 TO 25	± 25 TO 37		

ALLOWABLE RANGE OF HEIGHTS FOR FILL
OVER REINFORCED CONCRETE PIPE
(ALL SIZES)



PIPE DIAMETER	F
IN.	
18 - 30	5
36 - 42	6
48 - 60	7
72 - 84	9

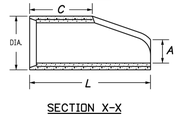
CONCRETE JOINT FASTENER (TWO PER JOINT)



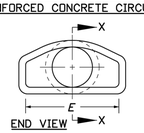
PLAN

PIPE I.D.	DIMENSIONS			
	A	C	L	E
IN.				
18	10	48	78	36
24	10	48	78	48
30	14	36	96	60
36	18	36	96	72
42	24	36	96	78
48	28	24	96	84
54	30	36	96	90
60	36	36	96	96
72	34	20	96	108

REINFORCED CONCRETE CIRCULAR PIPE



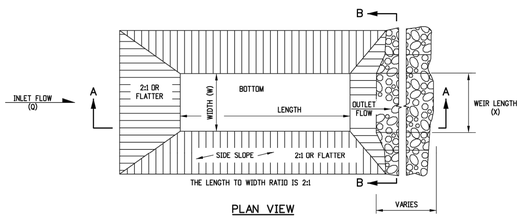
SECTION X-X



END VIEW

END SECTION FOR REINFORCED CONCRETE CIRCULAR PIPE

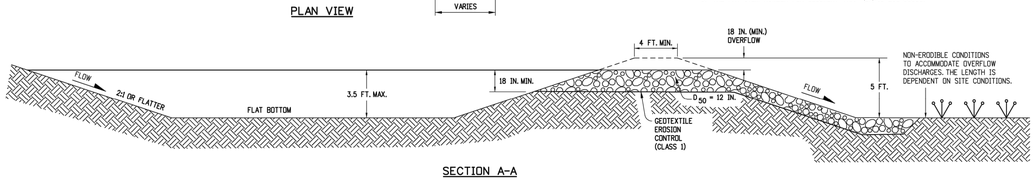
REINFORCED CONCRETE PIPE DETAIL



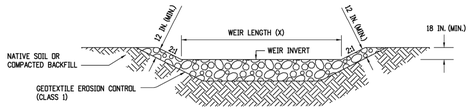
PLAN VIEW

NOTES

1. THE MAXIMUM DRAINAGE AREA IS 5 ACRES.
2. THE MAXIMUM STRUCTURE LIFE IS 2 YEARS.
3. THE STORAGE AREA IS 1800 CUBIC FEET PER ACRE.
4. THE MAXIMUM EMBANKMENT HEIGHT SHALL BE 5 FT. MEASURED ON THE DOWNSTREAM SIDE.
5. THE LENGTH/WIDTH RATIO MAY BE ADJUSTED TO MEET SITE CONDITIONS WHEN APPROVED BY THE ENGINEER.
6. WIDTH (W) OF SEDIMENT TRAP IS APPROXIMATELY EQUAL TO THE WEIR LENGTH (X).
7. SEDIMENT TRAP DESIGN SHALL BE APPROVED BY THE ENGINEER.
8. THE DOWN GRADE FROM WEIR SHALL BE STABLE AND NON-ERODIABLE.
9. THE PAY ITEM NUMBER FOR SEDIMENT TRAP (LF) IS 208-00033.



SECTION A-A

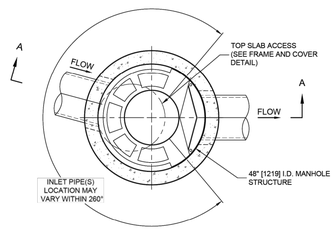


SECTION B-B

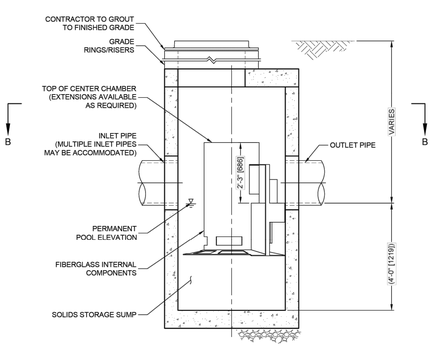
DRAINAGE AREA (ACRES)	WEIR LENGTH (FEET)
1	4
2	6
3	8
4	10
5	12

WEIR LENGTH TABLE

SEDIMENT TRAP DETAIL



PLAN VIEW B-B
NOT TO SCALE



ELEVATION A-A
NOT TO SCALE

CASCADE SEPARATOR DESIGN NOTES

THE STANDARD CS-4 CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

CONFIGURATION DESCRIPTION
GRATED INLET ONLY (NO INLET PIPE)
GRATED INLET WITH INLET PIPE OR PIPES
CURB INLET ONLY (NO INLET PIPE)
CURB INLET WITH INLET PIPE OR PIPES

FRAME AND COVER
(DIAMETER VARIES)
NOT TO SCALE

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID			
WATER QUALITY FLOW RATE (cfs [L/s])			
PEAK FLOW RATE (cfs [L/s])			
RETURN PERIOD OF PEAK FLOW (yrs)			
RIM ELEVATION			
PIPE DATA:	INVERT	MATERIAL	DIAMETER
INLET PIPE 1			
INLET PIPE 2			
OUTLET PIPE			

NOTES / SPECIAL REQUIREMENTS:

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
3. CASCADE SEPARATOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. CASCADE SEPARATOR STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2' [610], AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
5. CASCADE SEPARATOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
6. ALTERNATE UNITS ARE SHOWN IN MILLIMETERS [mm].

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CASCADE SEPARATOR MANHOLE STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CS-4 CASCADE SEPARATOR DETAIL

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

COLORADO REGISTERED DAVID JOHN ANDERSON 39276 PROFESSIONAL ENGINEER

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Belden Place PUD

South Minturn Addition
Lots 29, 31 & 32
Minturn, Colorado

PLANS ARE NOT FOR CONSTRUCTION UNLESS STAMPED "APPROVED FOR CONSTRUCTION" BY PROPER AUTHORITIES.

DATE	REVISION
2/15/22	Easement Coordination
3/20/24	Final Plan Resubmittal
4/15/24	Final Plan Revised
4/19/24	Final Plan

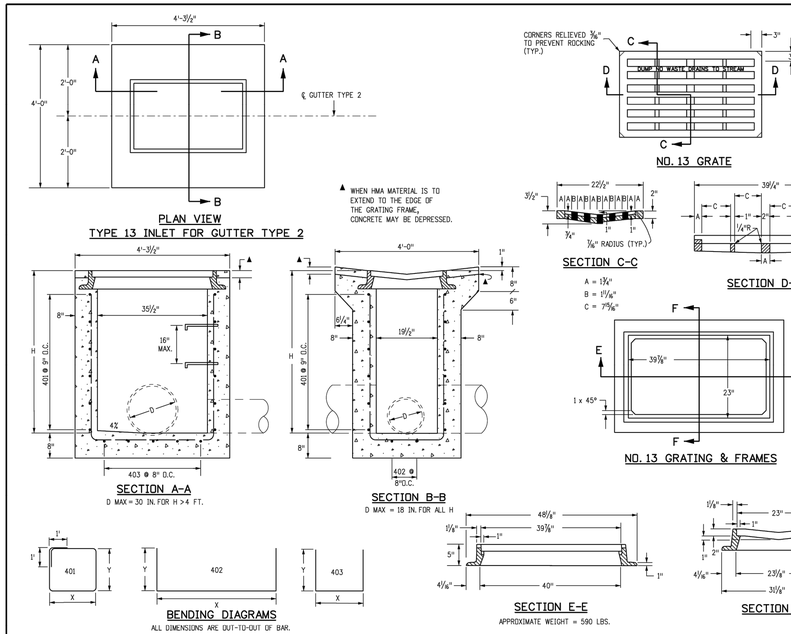
Title:

HIGHWAY 24 STORM DRAIN DETAILS

Sheet:

C.311

C:\Civil 3D Projects\MBC\Production Drawings\C.310 Drainage Hwy 24 Crossing\MBC Plan Set Drain Hwy24 Cross Dtls.dwg, 4/23/2024 9:19:06 AM, _AutoCAD PDF (General Documentation).pc



GENERAL NOTES

1. CONCRETE SHALL BE CLASS B. INLET MAY BE CAST-IN-PLACE OR PRECAST.
2. CAST-IN-PLACE CONCRETE WALLS SHALL BE FORMED ON BOTH SIDES.
3. EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED 3/4 OF A INCH.
4. REINFORCING BARS SHALL BE DEFORMED #4 AND SHALL HAVE A 2 INCH MINIMUM CLEARANCE. ALL REINFORCING BARS SHALL BE GRADE 60 AND EPOXY COATED.
5. STEPS SHALL BE PROVIDED WHEN INLET DIMENSION "H" IS EQUAL TO OR GREATER THAN 3 FEET-6 INCHES AND SHALL CONFORM TO AASHTO M 199.
6. ALL GRATES AND FRAMES SHALL BE GRAY OR DUCTILE CAST IRON IN ACCORDANCE WITH SUBSECTION 712.06. GRATES AND FRAMES SHALL BE DESIGNED TO WITHSTAND HS 20 LOADING.
7. STATION POINT IS AT THE CENTER OF THE INLET.
8. GRATE SHALL HAVE "DUMP NO WASTE DRAINS TO STREAM" MESSAGE CAST ON SURFACE.

QUANTITIES FOR ONE INLET

H	CONCRETE	REINFORCING STEEL	NO. OF 401 BARS REQ'D.	MAXIMUM PIPE I.D.	
	CU. YDS.	θ LB.		SEC. A-A IN.	SEC. B-B IN.
3'-0"	1.3	72	4	18	18
3'-6"	1.5	76	4	24	18
4'-0"	1.6	90	5	30	18
4'-6"	1.8	104	6	30	18
5'-0"	1.9	109	6	30	18
5'-6"	2.1	122	7	30	18
6'-0"	2.2	136	8	30	18
6'-6"	2.4	141	8	30	18
7'-0"	2.5	154	9	30	18
7'-6"	2.7	168	10	30	18
8'-0"	2.8	173	10	30	18
8'-6"	3.0	187	11	30	18
9'-0"	3.1	200	12	30	18
9'-6"	3.3	205	12	30	18
10'-0"	3.4	219	13	30	18

θ INCLUDES 1% FOR OVERRUN.
NOTE: CONCRETE QUANTITIES INCLUDE VOLUME OCCUPIED BY PIPE.

BAR LIST FOR H = 3 FT.-0 IN.

MARK	NO. REQ'D.	DIMENSIONS X	DIMENSIONS Y	LENGTH
401	4	3'-6"	2'-2"	13'-4"
402	2	3'-6 1/2"	* 2'-6 1/2"	8'-5 1/2"
403	5	2'-0 1/2"	* 2'-7"	7'-2 1/2"

* ADD 6 IN. TO THIS DIMENSION FOR EACH 6 IN. INCREASE OF "H" OVER 3 FT.-0 IN.

Computer File Information	
Creation Date: 07/31/19	
Designer Initials: JBK	RCX
Last Modification Date: 07/31/19	RCX
Detailer Initials: LTA	RCX
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	RCX

Sheet Revisions	
Date:	Comments

Colorado Department of Transportation
2829 West Howard Place
CDOT HQ, 3rd Floor
Denver, CO 80204
Phone: 303-757-9021 FAX: 303-757-9868
Project Development Branch JBK

CONCRETE INLET TYPE 13

Issued by the Project Development Branch: July 31, 2019

STANDARD PLAN NO.
M-604-13
Standard Sheet No. 1 of 1
Project Sheet Number:

CONCRETE INLET - TYPE 13 DETAIL

TIMBERLINE ENGINEERING LLC CIVIL STRUCTURAL
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COLORADO REGISTERED DAVID JOHN MACKEN 39276 PROFESSIONAL ENGINEER

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South Minturn Addition
Lots 29, 31 & 32
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DATE	REVISION
2/15/22	Easement Coordination
3/20/24	Final Plan Resubmittal
4/15/24	Final Plan Revised
4/19/24	Final Plan

Title:
HIGHWAY 24 STORM DRAIN DETAILS

Sheet:
C.312

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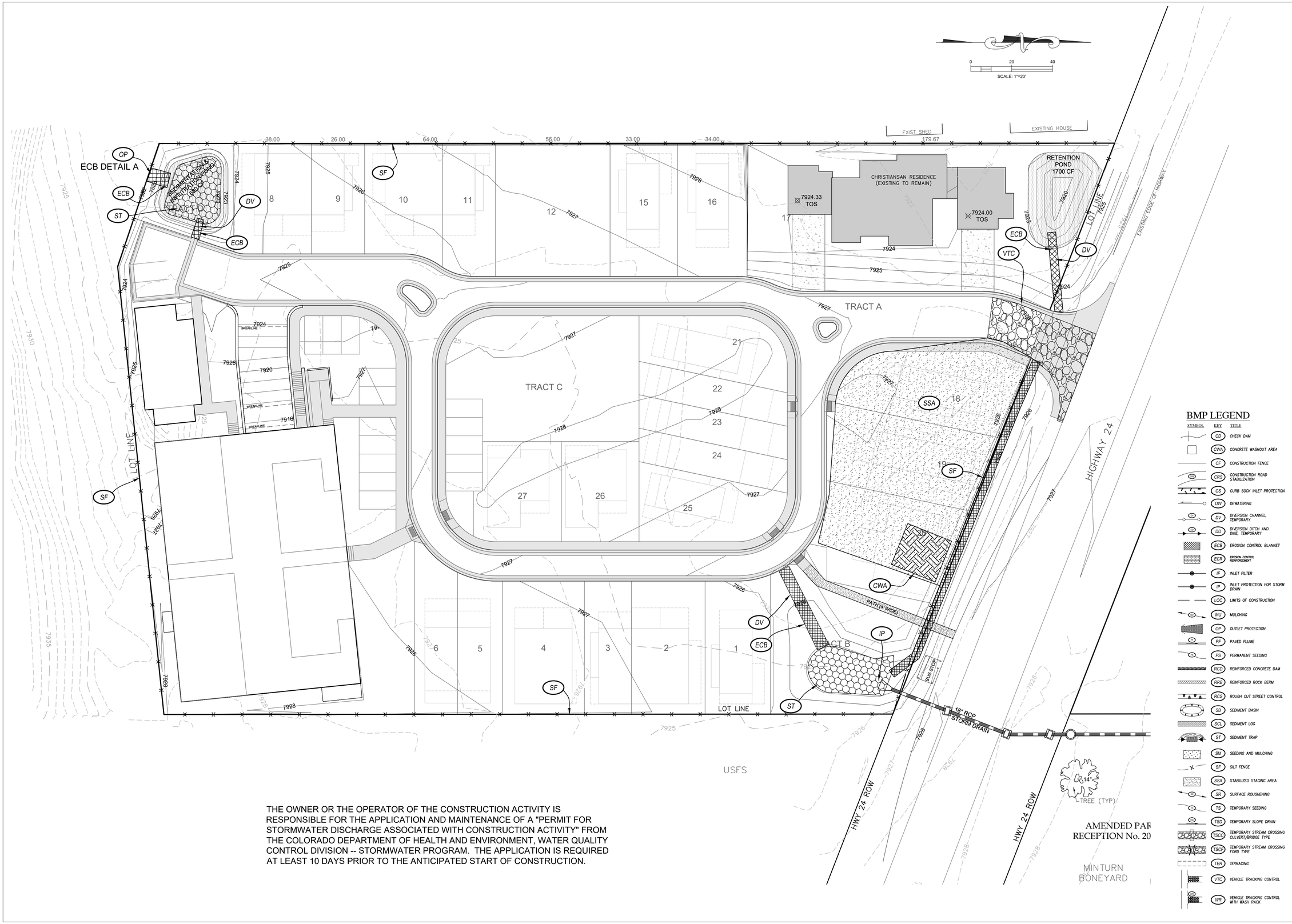
EXHIBIT B



THE OWNER OR THE OPERATOR OF THE CONSTRUCTION ACTIVITY IS RESPONSIBLE FOR THE APPLICATION AND MAINTENANCE OF A "PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITY" FROM THE COLORADO DEPARTMENT OF HEALTH AND ENVIRONMENT, WATER QUALITY CONTROL DIVISION -- STORMWATER PROGRAM. THE APPLICATION IS REQUIRED AT LEAST 10 DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION.

BMP LEGEND

SYMBOL	KEY	TITLE
	CD	CHECK DAM
	CWA	CONCRETE WASHOUT AREA
	CF	CONSTRUCTION FENCE
	CRS	CONSTRUCTION ROAD STABILIZATION
	CS	CURB SOCK INLET PROTECTION
	DW	DEWATERING
	DV	DIVERSION CHANNEL, TEMPORARY
	DD	DIVERSION DITCH AND DIKE, TEMPORARY
	ECB	EROSION CONTROL BLANKET
	ECR	EROSION CONTROL REINFORCEMENT
	IF	INLET FILTER
	IP	INLET PROTECTION FOR STORM DRAIN
	LOC	LIMITS OF CONSTRUCTION
	MU	MULCHING
	OP	OUTLET PROTECTION
	PF	PAVED FLUME
	PS	PERMANENT SEEDING
	RCD	REINFORCED CONCRETE DAM
	RRB	REINFORCED ROCK BERM
	RCS	ROUGH CUT STREET CONTROL
	SB	SEDIMENT BASIN
	SCL	SEDIMENT LOG
	ST	SEDIMENT TRAP
	SM	SEEDING AND MULCHING
	SF	SILT FENCE
	SSA	STABILIZED STAGING AREA
	SR	SURFACE ROUGHENING
	TS	TEMPORARY SEEDING
	TSD	TEMPORARY SLOPE DRAIN
	TSCC	TEMPORARY STREAM CROSSING CULVERT/BRIDGE TYPE
	TSCF	TEMPORARY STREAM CROSSING FORD TYPE
	TER	TERRACING
	VTC	VEHICLE TRACKING CONTROL
	WR	VEHICLE TRACKING CONTROL WITH WASH RACK

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Belden Place PUD

South Minturn Addition
Lots 29, 31 & 32
Minturn, Colorado

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3/20/24	Final Plan Resubmittal
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4/19/24	Final Plan

Title:

STORM WATER MANAGEMENT PLAN (SWMP)

Sheet:

C.320

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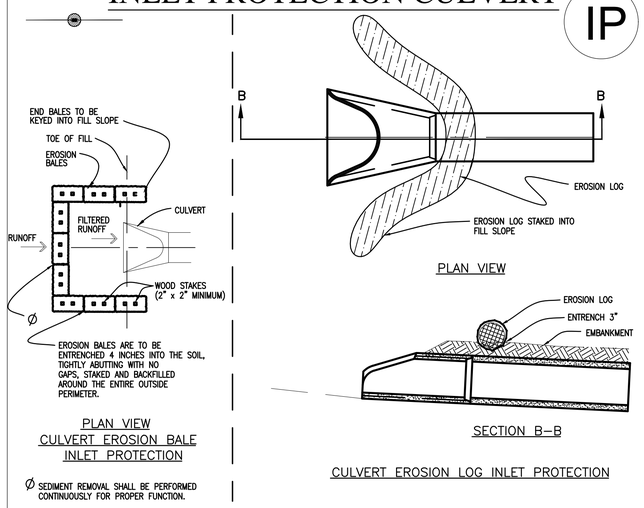
INLET PROTECTION CULVERT

IP



PLAN VIEW
CULVERT EROSION BALE INLET PROTECTION

CULVERT EROSION LOG INLET PROTECTION

Ø SEDIMENT REMOVAL SHALL BE PERFORMED CONTINUOUSLY FOR PROPER FUNCTION.

INLET PROTECTION INSTALLATION NOTES

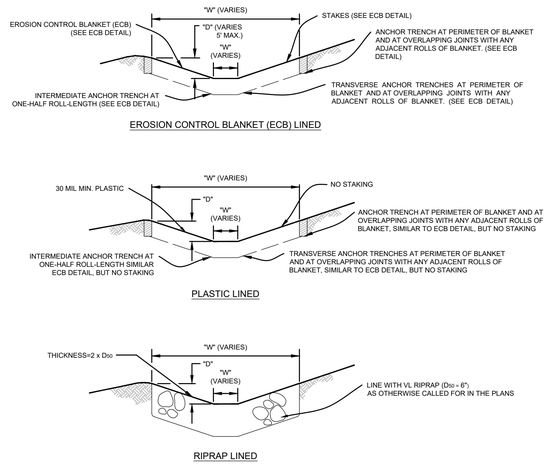
1. INLET PROTECTION AFTER INLET CONSTRUCTION OF AFTER PAVEMENT SHALL BE INSTALLED WITHIN 48 HOUR AFTER INLET CONSTRUCTION OR PAVING IS COMPLETED.

INLET PROTECTION MAINTENANCE NOTES

1. THE SWMP MANAGER SHALL INSPECT INLET PROTECTION WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT AS NECESSARY. INSPECT MORE FREQUENTLY DURING WINTER CONDITIONS DUE TO FREEZE/THAW PROBLEMS. REPAIRS AS NEEDED.
2. SEDIMENT ACCUMULATED UPSTREAM OF INLET PROTECTION SHALL BE REMOVED WHEN THE SEDIMENT DEPTH UPSTREAM OF ROCK BERM IS WITHIN 2-1/2 INCHES OF THE CREST.
3. INLET PROTECTION IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS APPROVED, UNLESS THE LOCAL JURISDICTION APPROVES EARLIER REMOVAL OF INLET PROTECTION IN STREETS.
4. WHEN INLET PROTECTION AT AREA INLETS IS REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH TOP SOIL, DRILL SEEDED AND CRIMP MULCHED, OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

DIVERSION CHANNEL

DV



CHANNEL DIVERSION INSTALLATION NOTES:

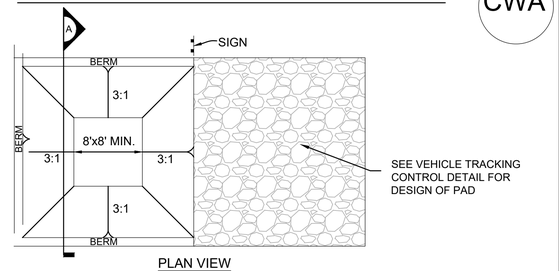
1. SEE PLAN VIEW FOR:
   - LOCATION OF DIVERSION CHANNEL.
   - TYPE OF CHANNEL (UNLINED, ECB LINED, PLASTIC LINED OR RIPRAP LINED).
   - LENGTH OF EACH TYPE OF CHANNEL.
   - DEPTH, "D", AND WIDTH, "W" DIMENSIONS.
   - FOR RIPRAP LINED CHANNEL, SIZE OF RIPRAP, "D 50 ", SHALL BE SHOWN ON PLANS.
2. SEE DRAINAGE PLANS FOR DETAILS OF ANY PERMANENT CONVEYANCE FACILITIES.
3. DIVERSION CHANNELS INDICATED ON THE SWMP PLAN SHALL BE INSTALLED PRIOR TO ANY WORK IN THE NATURAL CHANNEL.
4. FOR ECB LINED CHANNELS, INSTALLATION OF EROSION CONTROL BLANKET SHALL CONFORM TO THE REQUIREMENTS OF THE ECB DETAIL, FOR PLASTIC LINED CHANNELS, INSTALLATION OF EROSION CONTROL LINER SHALL CONFORM TO THE ECB DETAILS.
5. WHERE CONSTRUCTION TRAFFIC MUST CROSS A DIVERSION CHANNEL, THE PERMITTEE SHALL INSTALL A TEMPORARY CULVERT WITH A MINIMUM CAPACITY SPECIFIED FOR THE DIVERSION CHANNELS, FULLY ACCOUNT FOR HEADWATER REQUIREMENTS OF THE CULVERT.

DIVERSION CHANNEL MAINTENANCE NOTES:

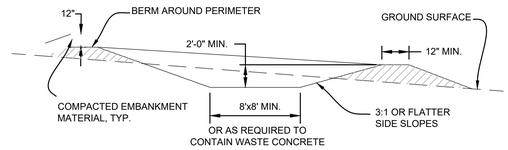
1. THE SWMP MANAGER SHALL INSPECT DIVERSION CHANNELS WEEKLY AND DURING AND AFTER ANY STORM. MAKE REPAIRS AS NECESSARY.
2. DIVERSION CHANNELS ARE TO REMAIN IN PLACE UNTIL THE END OF CONSTRUCTION, OR IF APPROVED BY LOCAL JURISDICTION MAY BE LEFT IN PLACE.
3. IF DIVERSION CHANNELS ARE REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH TOPSOIL, DRILL SEEDED, HAY CRIMPED MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.

CONCRETE WASHOUT AREA

CWA



PLAN VIEW



SECTION A

CONCRETE WASHOUT AREA INSTALLATION NOTES

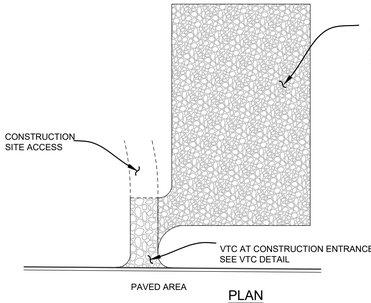
1. SEE PLAN VIEW FOR LOCATIONS OF CONCRETE WASHOUT AREA
2. THE CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
3. VEHICLE TRACKING CONTROL IS REQUIRED AT THE ACCESS POINT.
4. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE WASHOUT AREA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT AREA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
5. EXCAVATED MATERIAL SHALL BE UTILIZED IN PERIMETER BERM CONSTRUCTION

CONCRETE WASHOUT AREA MAINTENANCE NOTES

1. THE CONCRETE WASHOUT AREA SHALL BE REPAIRED AND ENLARGED OR CLEANED OUT AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE.
2. AT THE END OF CONSTRUCTION, ALL CONCRETE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED WASTE SITE.
3. WHEN THE CONCRETE WASHOUT AREA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, DRILL SEED AND CRIMP MULCH OR OTHERWISE STABILIZE IN A MANNER APPROVED BY THE LOCAL JURISDICTION.
4. INSPECT WEEKLY, DURING AND AFTER ANY STORM EVENT.

STABALIZED STAGING AREA

SSA



PLAN

STABILIZED STAGING AREA INSTALLATION NOTES

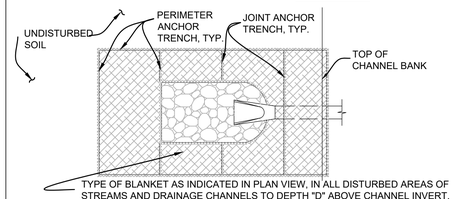
1. SEE PLAN VIEW FOR GENERAL LOCATION OF STAGING AREA. CONTRACTOR MAY MODIFY LOCATION AND SIZE OF STABILIZED STAGING AREA WITH APPROVAL FROM LOCAL JURISDICTION.
2. STABILIZED STAGING AREA SHALL BE LARGE ENOUGH TO FULLY CONTAIN PARKING, STORAGE, AND UNLOADING AND LOADING OPERATIONS.
3. IF REQUIRED BY THE LOCAL JURISDICTION, SITE ACCESS ROADS SHALL BE STABILIZED IN THE SAME MANNER AS THE STAGING AREA.
4. STAGING AREA SHALL BE STABILIZED PRIOR TO ANY OTHER OPERATIONS ON THE SITE.
5. THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM OF 3" OF GRANULAR MATERIAL (GRAVEL OR CLEAN RECYCLED CONCRETE).

STABILIZED STAGING AREA MAINTENANCE NOTES

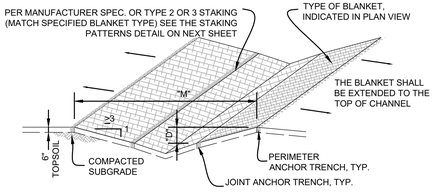
1. THE SWMP MANAGER SHALL INSPECT THE STABILIZED STAGING AREA WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT UPSTREAM SEDIMENT AS NECESSARY.
2. SWMP MANAGER SHALL PROVIDE ADDITIONAL THICKNESS OF GRANULAR MATERIAL IF ANY RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.
3. STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING AND LOADING OPERATIONS.
4. ANY ACCUMULATED DIRT OR MUD SHALL BE REMOVED FROM THE SURFACE OF THE STABILIZED STAGING AREA.
5. THE STABILIZED STAGING AREA SHALL BE REMOVED AT THE END OF CONSTRUCTION. THE GRANULAR MATERIAL SHALL BE REMOVED OR, IF APPROVED BY THE LOCAL JURISDICTION, USED ON SITE, AND THE AREA TOPSOILED, DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED.

EROSION CONTROL BLANKET 1 of 2

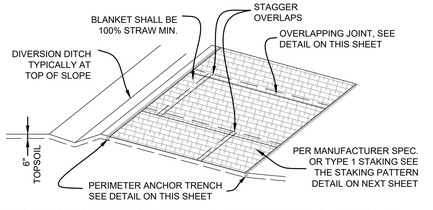
ECB



AT PIPE OUTLET AREAS OF STREAMS AND DRAINAGE CHANNELS - DETAIL A

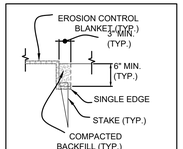


IN DIVERSION DITCH OR SMALL DITCH DRAINAGE WAY - DETAIL B

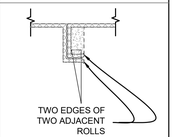


OUTSIDE OF STREAMS AND DRAINAGE CHANNELS - DETAIL C

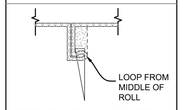
ANCHOR DETAILS



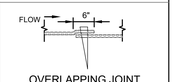
PERIMETER ANCHOR TRENCH



JOINT ANCHOR TRENCH



INTERMEDIATE ANCHOR TRENCH



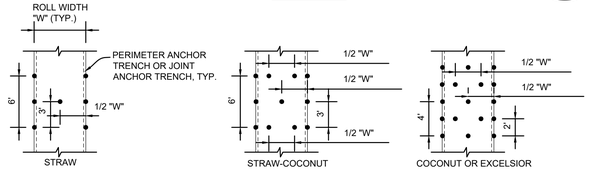
OVERLAPPING JOINT

WOOD STAKE DETAIL

MINIMUM THICKNESS 1"
USE 2x4 MATERIAL FOR STAKES

EROSION CONTROL BLANKET 2 of 2

ECB



STAKING PATTERNS

SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATION. IF NO MANUFACTURER'S SPECIFICATION IS AVAILABLE USE THE ACCEPTABLE STAKING PATTERN (AS SHOWN ABOVE)

EROSION CONTROL BLANKET INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   - LOCATION OF PERIMETER OF EROSION CONTROL BLANKET.
   - TYPE OF BLANKET (STRAW, STRAW-COCONUT, COCONUT, OR EXCELSIOR).
   - AREA "A" IN SQUARE YARDS OF EACH TYPE OF BLANKET.
2. ALL EROSION CONTROL BLANKETS AND NETTING SHALL BE MADE OF 100% NATURAL AND BIODEGRADABLE MATERIAL; NO PLASTIC OR OTHER SYNTHETIC MATERIAL, EVEN IF PHOTO DEGRADABLE, SHALL BE ALLOWED.
3. IN AREAS WHERE EROSION CONTROL BLANKET IS SHOWN ON THE PLANS, THE PERMITTEE SHALL PLACE TOPSOIL AND PERFORM FINAL GRADING, SURFACE PREPARATION, AND SEEDING BELOW THE SEEDING AND MULCHING. SUBGRADE SHALL BE SMOOTH AND MOIST PRIOR TO BLANKET INSTALLATION AND THE BLANKET SHALL BE IN FULL CONTACT WITH SUBGRADE, NO GAPS OR VOIDS SHALL EXIST UNDER THE BLANKET.
4. PERIMETER ANCHOR TRENCH SHALL BE USED AT OUTSIDE PERIMETER OF ALL BLANKET AREAS.
5. JOINT ANCHOR TRENCH SHALL BE USED TO JOIN ROLLS OF BLANKETS TOGETHER (LONGITUDINALLY AND TRANSVERSELY) FOR ALL BLANKETS EXCEPT STRAW, WHICH MAY USE AN OVERLAPPING JOINT.
6. INTERMEDIATE ANCHOR TRENCH SHALL BE USED AT SPACING OF ONE-HALF THE ROLL LENGTH FOR COCONUT AND EXCELSIOR BLANKETS.
7. THE OVERLAPPING JOINT DETAIL SHALL BE USED TO JOIN ROLLS OF BLANKETS TOGETHER FOR BLANKETS ON SLOPES.
8. MATERIAL SPECIFICATIONS OF EROSION CONTROL BLANKET SHALL CONFORM TO TABLE 7.1.
9. ANY AREAS OF SEEDING AND MULCHING DISTURBED IN THE PROCESS OF INSTALLING EROSION CONTROL BLANKET SHALL BE RESEEDED AND MULCHED.
10. DETAILS ON DESIGN PLANS FOR MAJOR DRAINAGEWAY STABILIZATION WILL GOVERN IF DIFFERENT FROM ONES SHOWN HERE

TABLE 7.1 - EROSION CONTROL BLANKET TYPE

TYPE	COCONUT CONTENT	STRAW CONTENT	EXCELSIOR CONTENT	NETTING MIN.
STRAW*	-	100%	-	DOUBLE/NATURAL
STRAW-COCONUT	30% MIN.	70% MAX.	-	DOUBLE/NATURAL
COCONUT	100%	-	-	DOUBLE/NATURAL
EXCELSIOR	-	-	100%	DOUBLE/NATURAL

* FOR OUTSIDE OF STREAMS AND DRAINAGE CHANNELS

EROSION CONTROL BLANKET MAINTENANCE NOTES

1. THE SWMP MANAGER SHALL INSPECT EROSION CONTROL BLANKETS WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS AS NECESSARY.
2. EROSION CONTROL BLANKET IS TO BE LEFT IN PLACE UNLESS REQUESTED TO BE REMOVED BY THE LOCAL JURISDICTION.
3. ANY EROSION CONTROL BLANKET PULLED OUT, TORN, OR OTHERWISE DAMAGED SHALL BE RE-INSTALLED. ANY SUBGRADE AREAS BELOW THE BLANKET THAT HAVE ERODED TO CREATE A VOID UNDER THE BLANKET, OR THAT REMAIN DEVOID OF GRASS SHALL BE REPAIRED, RESEEDED AND MULCHED AND THE EROSION CONTROL BLANKET REINSTALLED.

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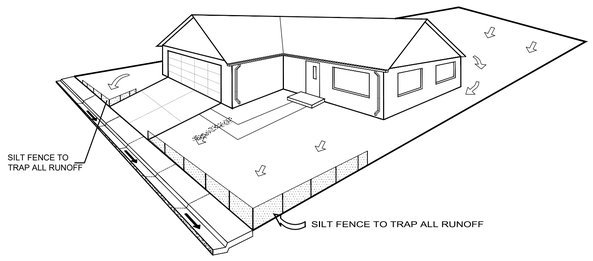
SILT FENCE RESIDENTIAL

SF



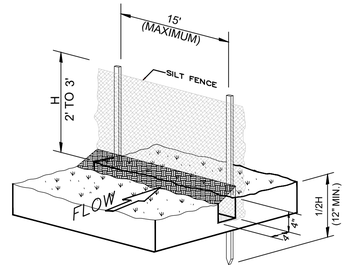
NOTE: EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES AS DIRECTED BY LOCAL JURISDICTION

SILT FENCE BARRIER

RESIDENTIAL INSTALATION

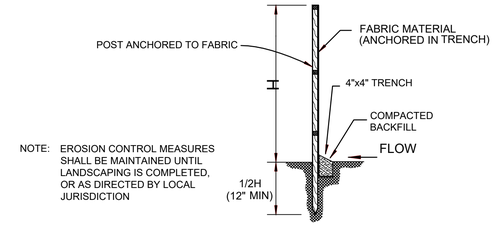
SILT FENCE INSTALLATION

SF



SILT FENCE INSTALLATION

-NTS-



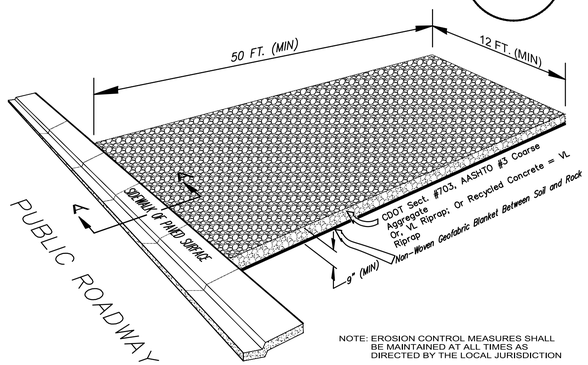
NOTE: EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL LANDSCAPING IS COMPLETED, OR AS DIRECTED BY LOCAL JURISDICTION

SECTION

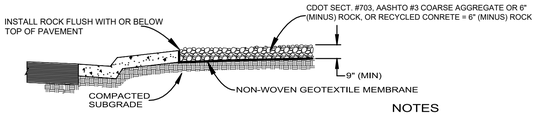
-NTS-

TEMPORARY VEHICLE TRACKING CONTROL

VTC



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



SECTION A-A

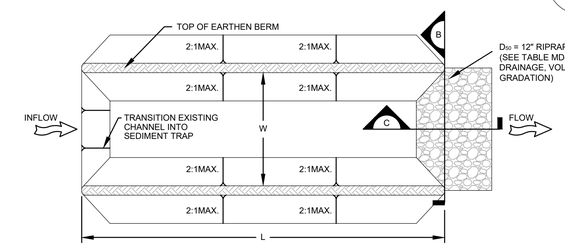
-NTS-

NOTES

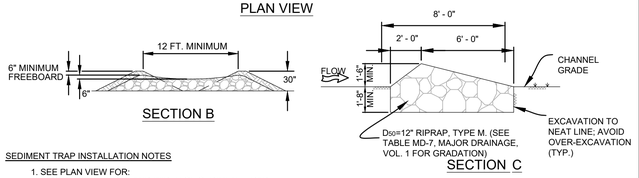
1. ALL ROCK TO BE REMOVED UPON COMPLETION OF CONSTRUCTION.
2. PUBLIC ROADWAY TO BE KEPT CLEAN AND FREE OF MUD, DIRT AND DEBRIS AT ALL TIMES.

SEDIMENT TRAP

ST



PLAN VIEW



SECTION B

SECTION C

SEDIMENT TRAP INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   - LOCATION, LENGTH AND WIDTH OF SEDIMENT TRAP.
2. SEDIMENT TRAPS INDICATED ON INITIAL GESC PLAN SHALL BE INSTALLED PRIOR TO ANY LAND-DISTURBING ACTIVITIES.
3. SEDIMENT TRAP BERM SHALL BE CONSTRUCTED FROM MATERIAL FROM EXCAVATION. THE BERM SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D698.
4. RIPRAP OUTLET SHALL BE CONSTRUCTED WITH D_{50} =12" RIPRAP (TYPE M, SEE TABLE MD-7, MAJOR DRAINAGE, VOL. 1 FOR GRADATION) WITH A MINIMUM OVERFLOW OF 6".
5. THE TOP OF THE EARTHEN BERM SHALL BE A MINIMUM OF 6" HIGHER THAN THE TOP OF THE RIPRAP OUTLET STRUCTURE.
6. THE ENDS OF THE RIPRAP OUTLET STRUCTURE SHALL BE MINIMUM OF 6" HIGHER THAN THE CENTER OF THE OUTLET STRUCTURE.

SEDIMENT TRAP MAINTENANCE NOTES

1. THE SWMP MANAGER SHALL INSPECT SEDIMENT TRAPS WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT UPSTREAM SEDIMENT AS NECESSARY.
2. SEDIMENT ACCUMULATED UPSTREAM OF RIPRAP SHALL BE REMOVED WHEN THE UPSTREAM DEPTH IS WITHIN ½ THE HEIGHT OF THE RIPRAP OUTLET STRUCTURE.
3. SEDIMENT TRAPS SHALL REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVERAGE IS APPROVED BY THE LOCAL JURISDICTION.
4. WHEN SEDIMENT TRAPS ARE REMOVED THE DISTURBED AREA SHALL BE COVERED WITH TOP SOIL, DRILLED SEEDED AND CRIMP MULCHED OR STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

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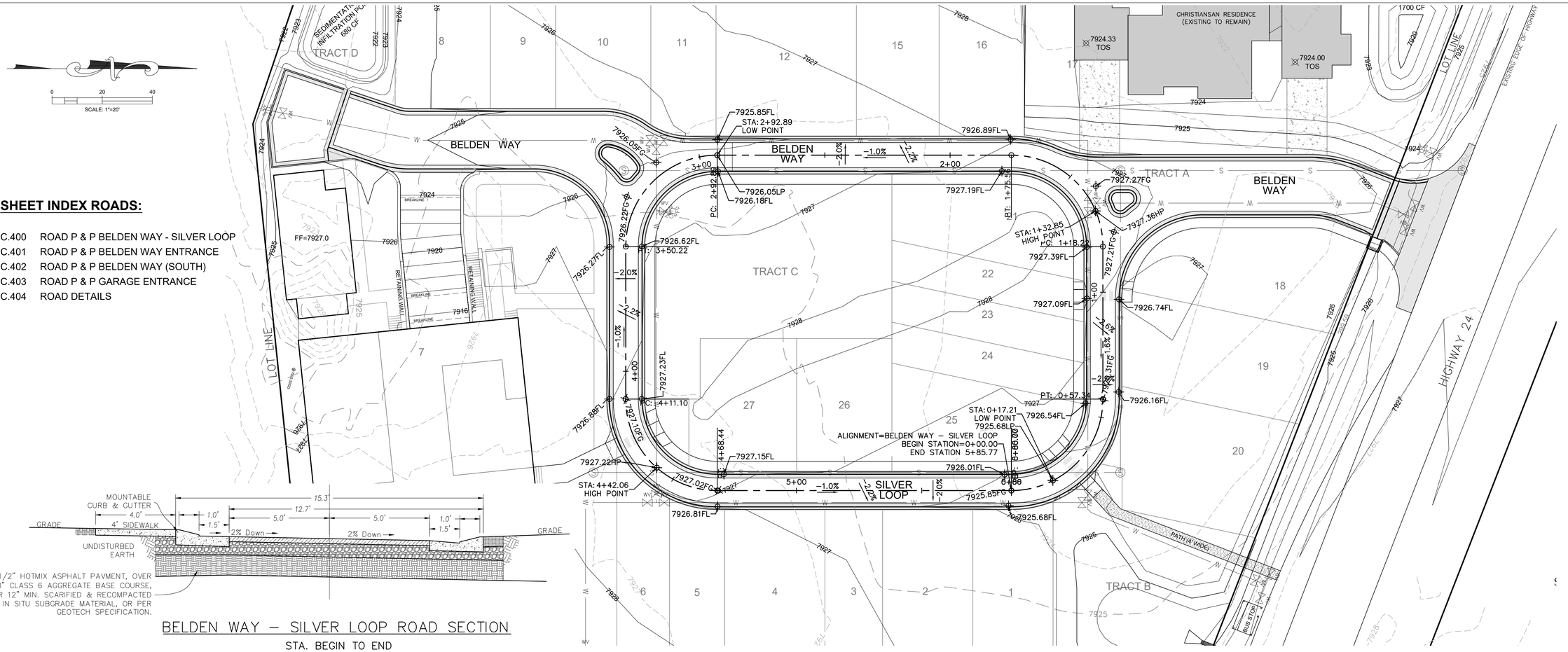
EXHIBIT B



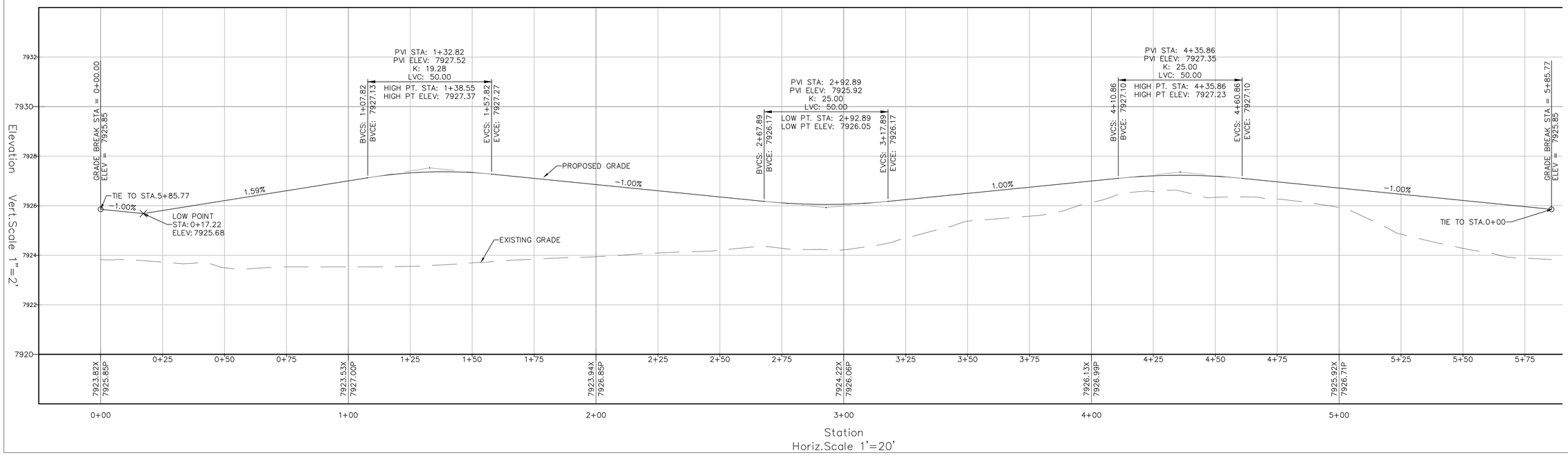
SHEET INDEX ROADS:

C.400 ROAD P & P BELDEN WAY - SILVER LOOP
C.401 ROAD P & P BELDEN WAY ENTRANCE
C.402 ROAD P & P BELDEN WAY (SOUTH)
C.403 ROAD P & P GARAGE ENTRANCE
C.404 ROAD DETAILS

BELDEN WAY – SILVER LOOP ROAD SECTION

STA. BEGIN TO END

BELDEN WAY – SILVER LOOP PROFILE



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Belden Place PUD

South Minturn Addition
Lots 29, 31 & 32
Minturn, Colorado

PLANS ARE NOT FOR CONSTRUCTION UNLESS STAMPED "APPROVED FOR CONSTRUCTION" BY PROPER AUTHORITIES.

DATE	REVISION
2/15/22	Easement Coordination
3/20/24	Final Plan Resubmittal
4/15/24	Final Plan Revised
4/19/24	Final Plan

Title:

ROAD P & P BELDEN WAY- SILVER LOOP

Sheet:

C.400

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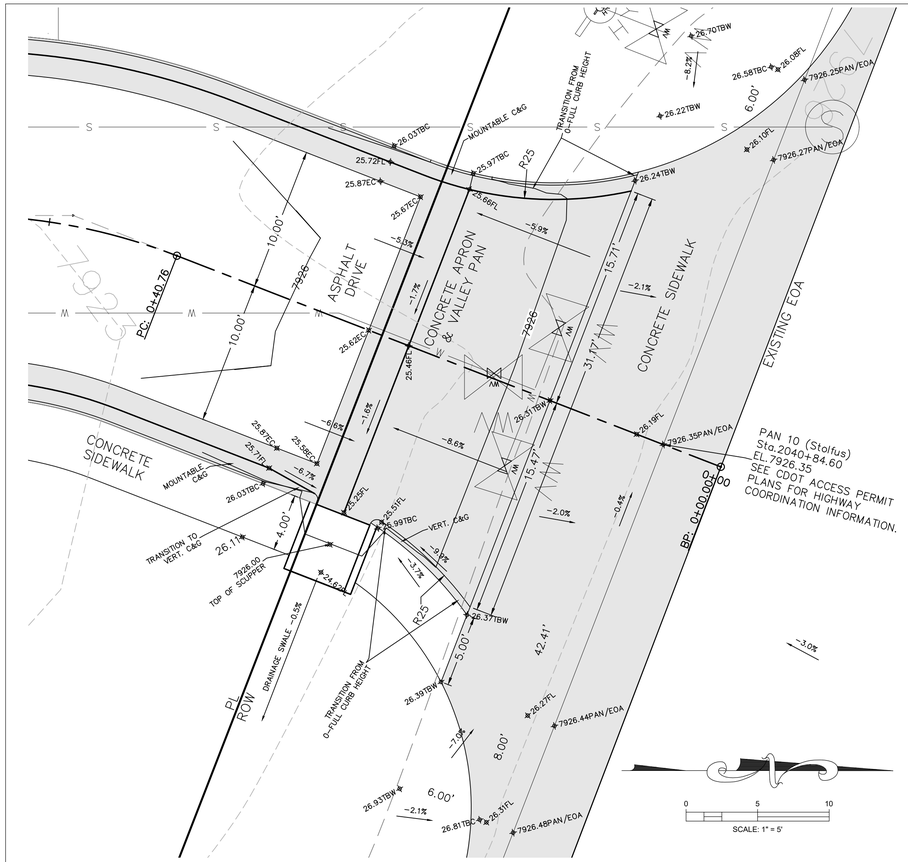
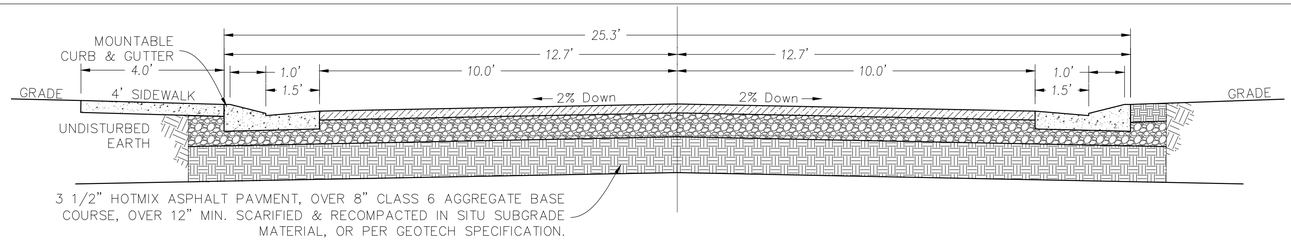
EXHIBIT B



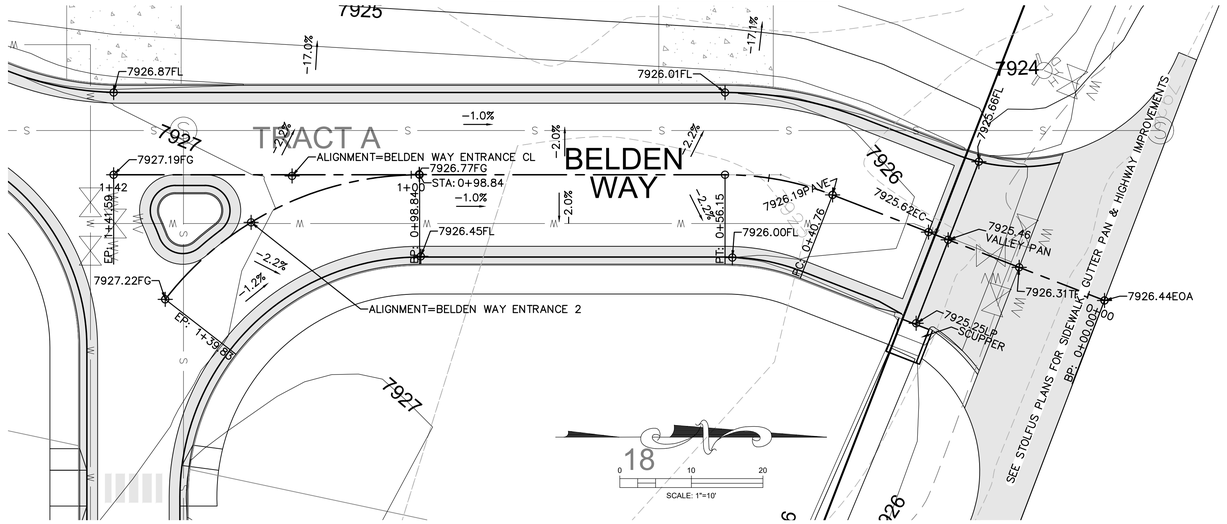
ENTRANCE DETAIL



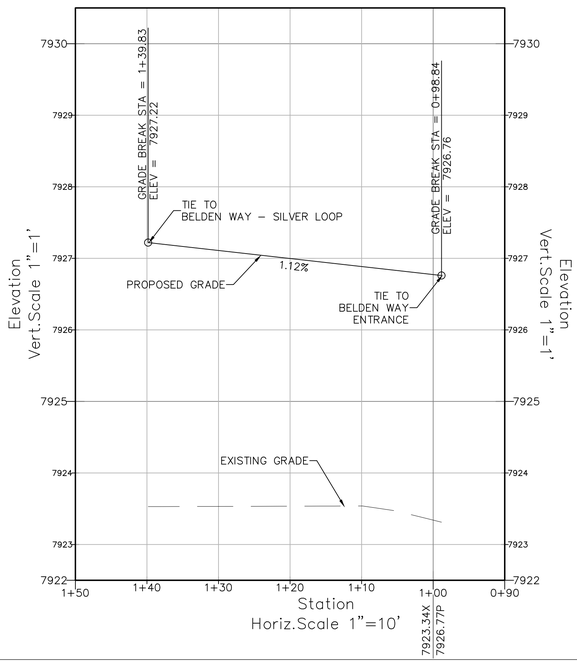
BELDEN WAY ENTRANCE & BELDEN WAY (SOUTH) ROAD SECTION

BEGIN TO END

BELDEN WAY ENTRANCE PLAN



BELDEN WAY ENTRANCE 2 PROFILE



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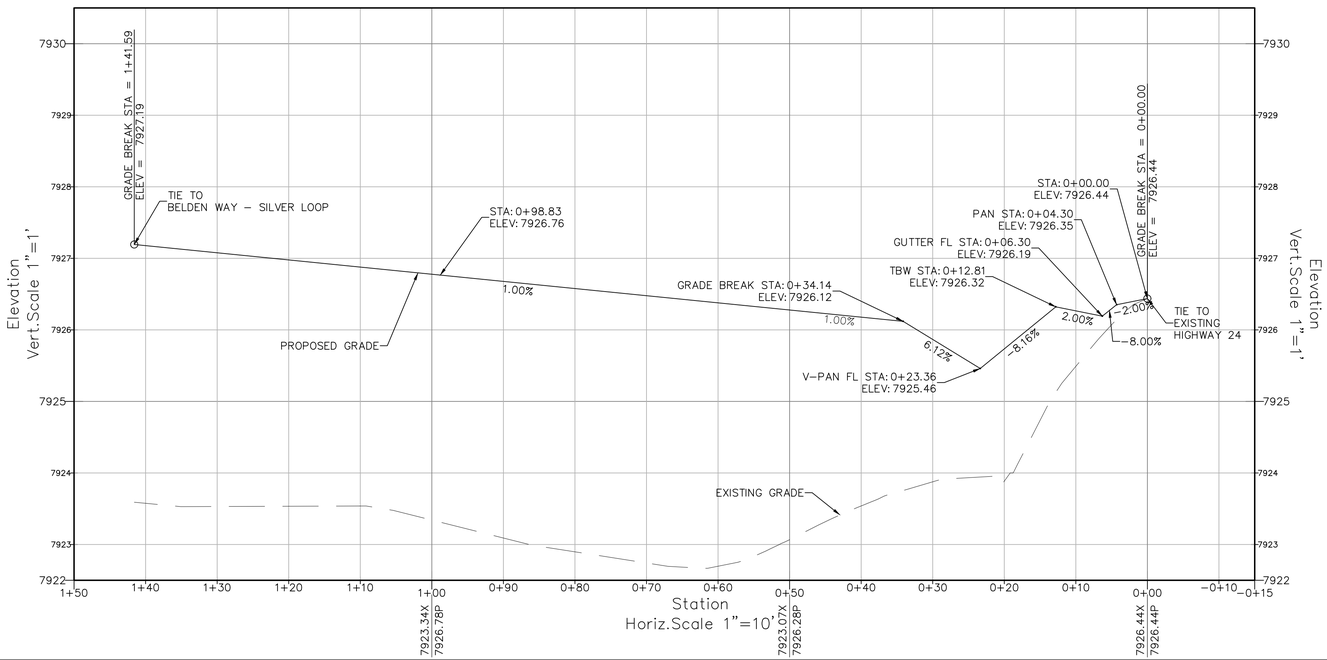

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ROAD P & P
BELDEN WAY
ENTRANCE

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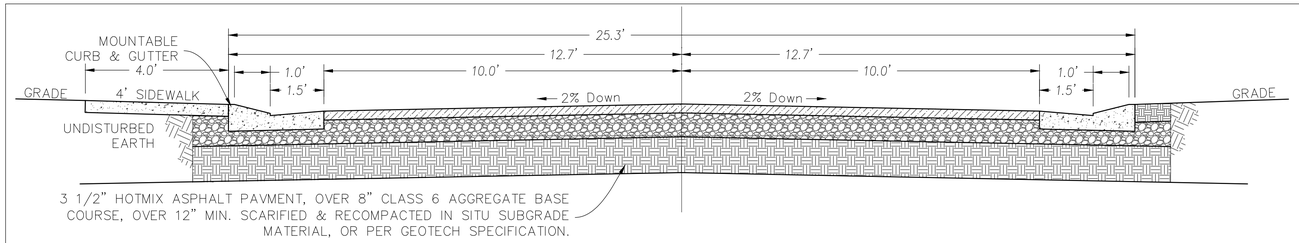
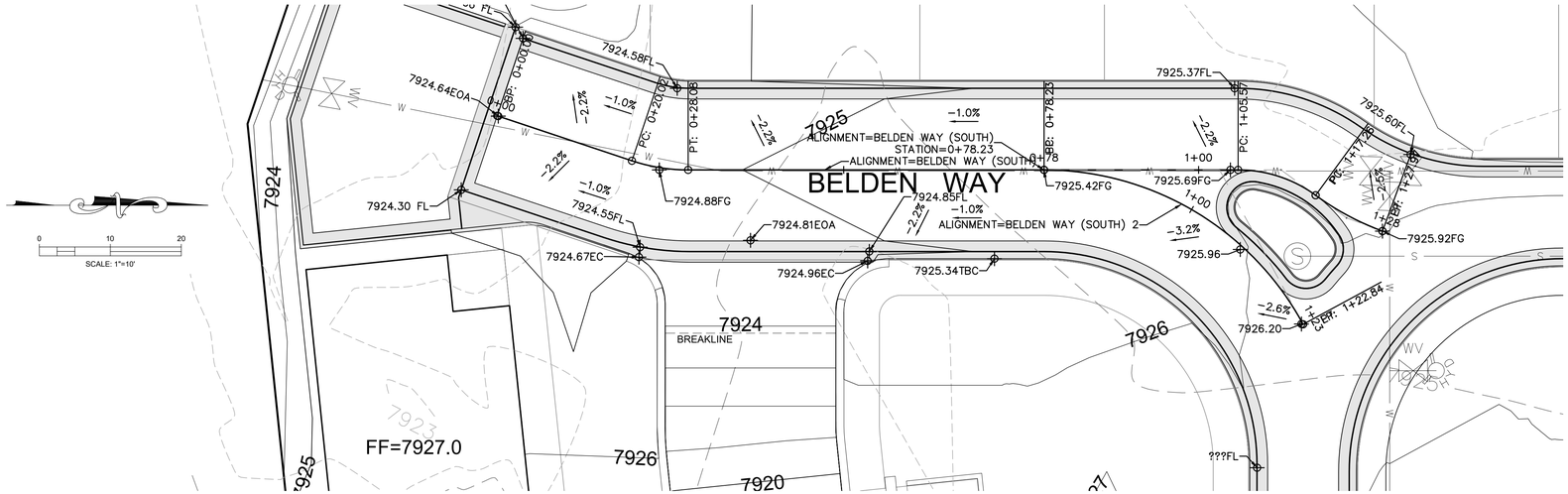
EXHIBIT B



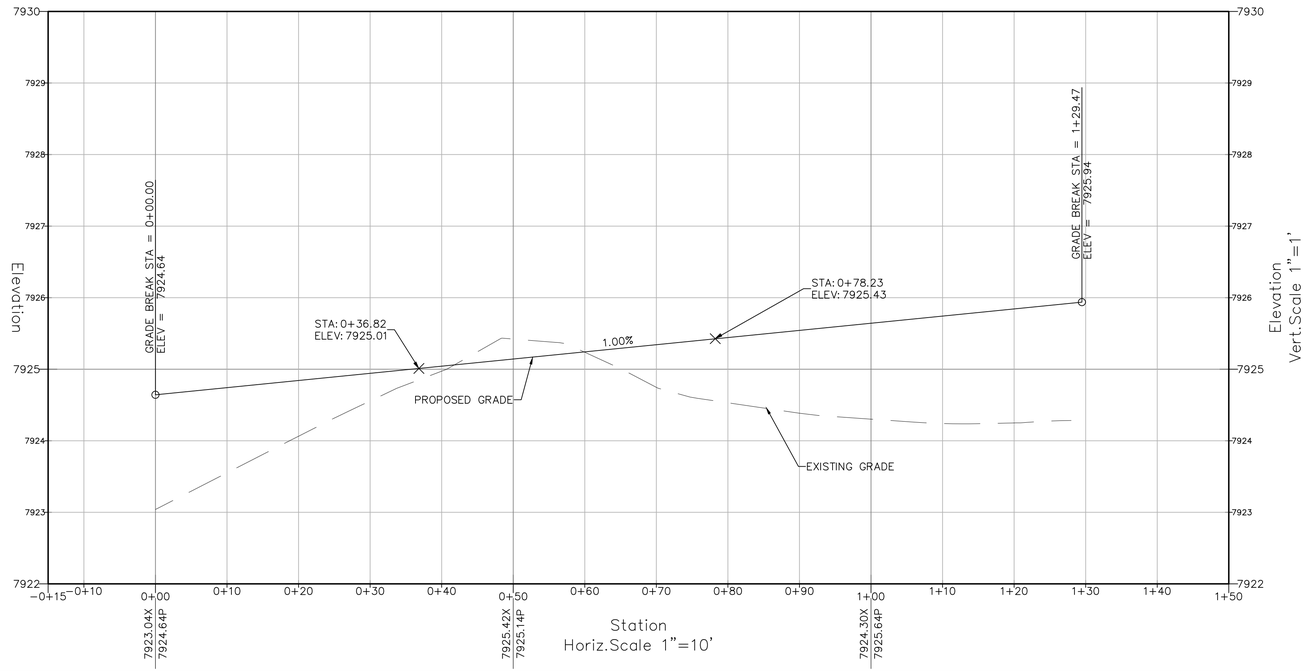
BELDEN WAY ENTRANCE & BELDEN WAY (SOUTH) ROAD SECTION

BEGIN TO END

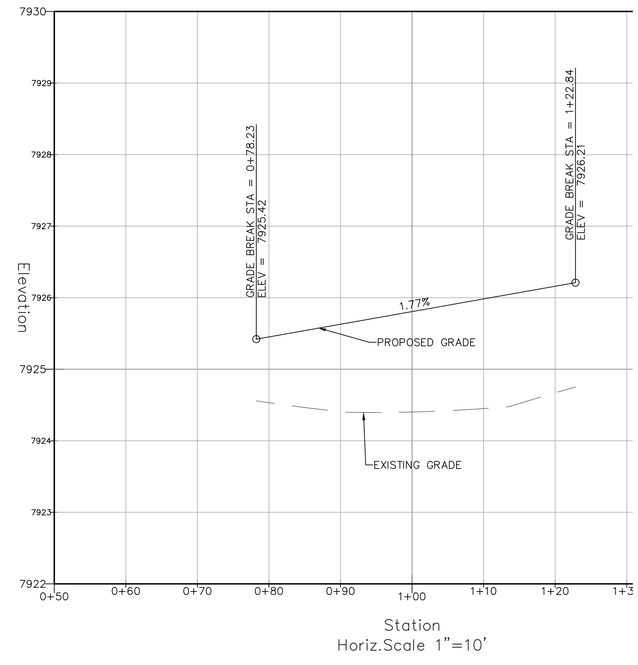
BELDEN WAY PLAN



BELDEN WAY (SOUTH) PROFILE



BELDEN WAY (SOUTH) 2 PROFILE



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Belden Place PUD

South Mintum Addition
Lots 29, 31 & 32
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ROAD P & P
BELDEN WAY

Sheet:

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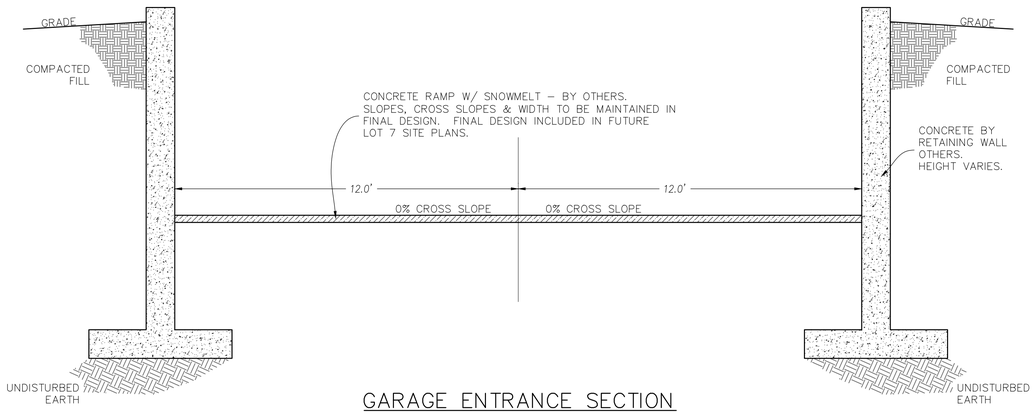

GARAGE ENTRANCE SECTION

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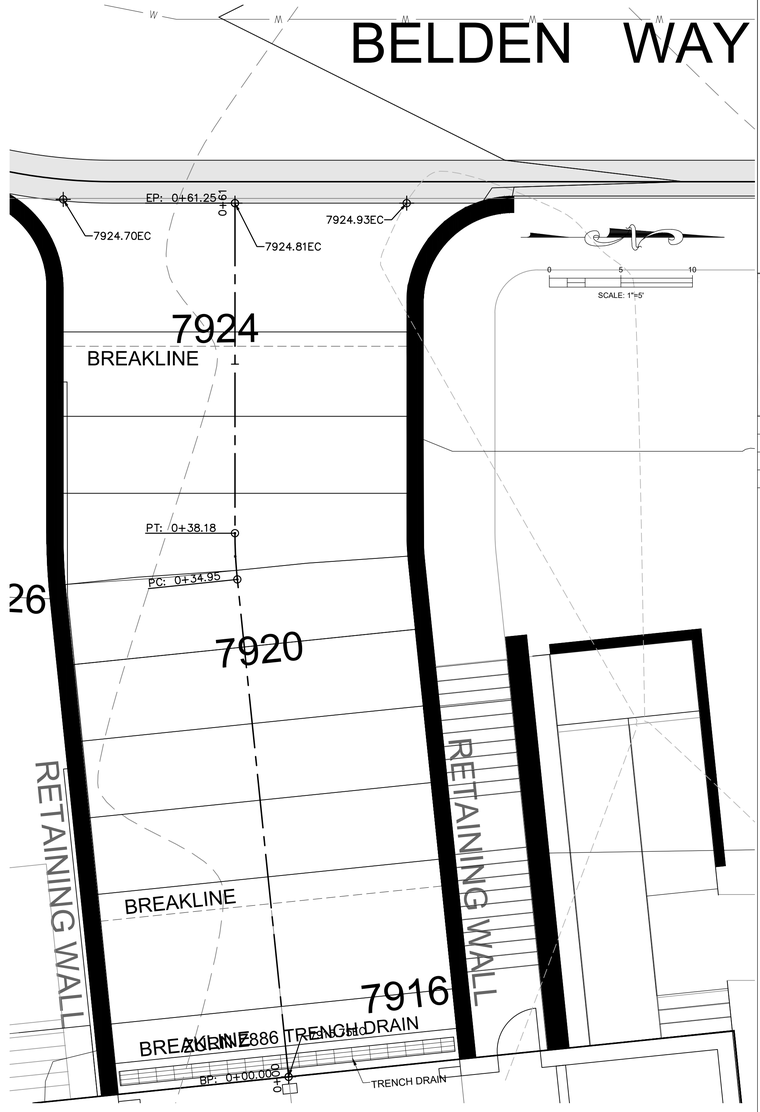
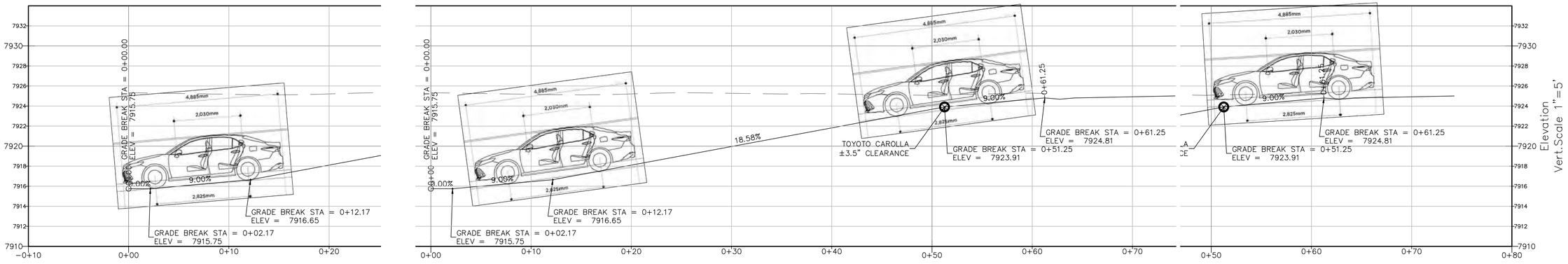


GARAGE ENTRANCE PROFILE
W/ VEHICLE CLEARANCE



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Belden Place PUD

South Minturn Addition
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ROAD P & P
GARAGE
ENTRANCE

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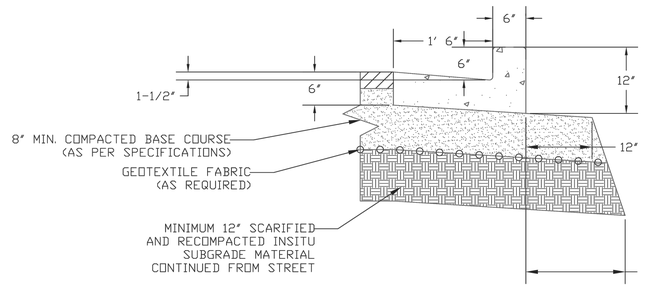
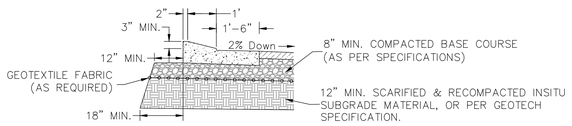
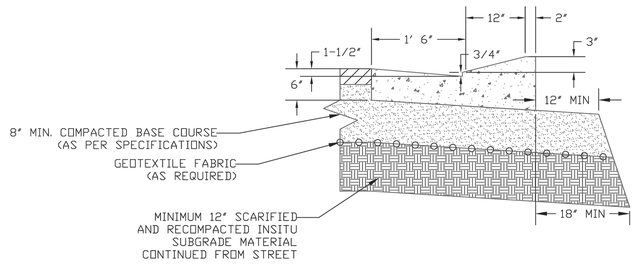


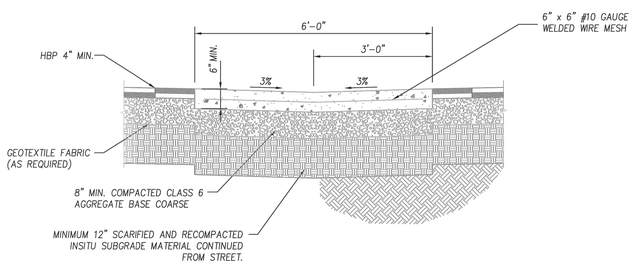
CURB & GUTTER CATCH
DETAIL



CURB & GUTTER MOUNTABLE (PITCH)
DETAIL



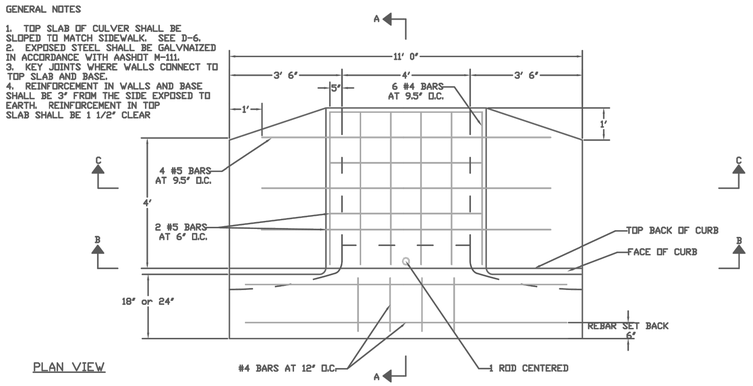
CURB & GUTTER MOUNTABLE (CATCH)
DETAIL



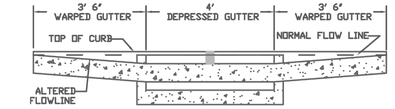
VALLEY PAN
DETAIL

GENERAL NOTES

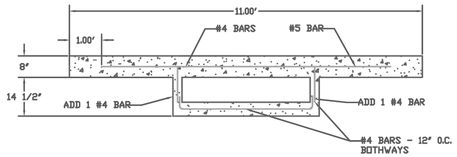
1. TOP SLAB OF CULVER SHALL BE SLOPED TO MATCH SIDEWALK. SEE D-6.
2. EXPOSED STEEL SHALL BE GALVNAIZED IN ACCORDANCE WITH AASHOT M-111.
3. KEY JOINTS WHERE WALLS CONNECT TO TOP SLAB AND BASE.
4. REINFORCEMENT IN WALLS AND BASE SHALL BE 3" FROM THE SIDE EXPOSED TO EARTH. REINFORCEMENT IN TOP SLAB SHALL BE 1 1/2" CLEAR



PLAN VIEW



SECTION B-B



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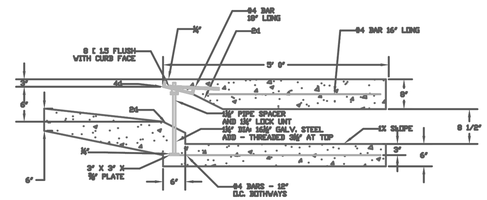
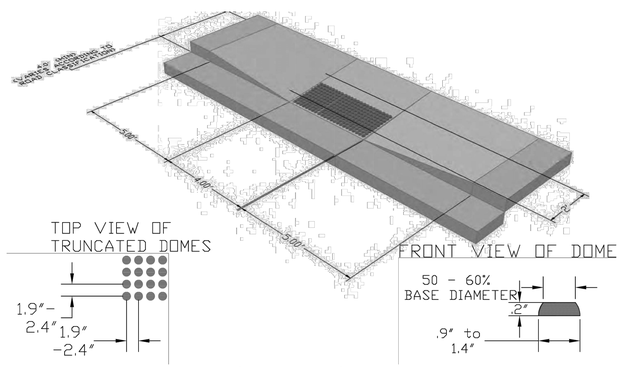


SECTION A-A

4' SCUPPER DETAIL
DETAIL



TYPICAL HANDICAP RAMP
DETAIL

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Belden Place PUD

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ROAD
DETAILS

Sheet:

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Exhibit C
Public Improvements and Landscape Cost Estimates

EXHIBIT C

Timberline Engineering, LLC

Belden Place PUD
Final Submittal Cost Estimate

~~Au~~
~~Revised~~
Revised ~~June~~4, 2024

Cost Item Summary	COST/UNIT	UNIT	QUANTITY	COST
General Conditions	$778,780	L S	1.0	$778,780
Water	$794,022	L S	1.0	$794,022
Sanitary Sewer	$251,812	L S	1.0	$251,812
Shallow Utilities (gas, electric, telephone/internet, CATV)	$730,910	L S	1.0	$730,910
Roads & Sidewalks	$473,150	L S	1.0	$473,150
Landscaping	$244,398	L S	1.0	$244,398
Storm Drain to Eagle River	$382,670	L S	1.0	$382,670

TOTAL	$3,655,742

EXHIBIT C

Timberline Engineering, LLC

Belden Place PUD
Final Submittal Cost Estimate

~~Au~~
~~Revise~~
Revised ~~June 4, 2024~~

Item	DESCRIPTION	COST/UNIT	UNIT	QUANTITY	TOTAL COST
	Belden PUD General Conditions				
1	Mobilization, Demobilization and Incidentals: including but not limited to: all permits, coordination, labor, equipment, all other materials, services, safety, utility locates, excavations, soil preparations, site grading, vertical adjustments to existing utility structures or other items not individual itemized but required to effect construction, initiation, and completion of the project.	$25,000	LS	1	$25,000
2	Site Grading and Earthwork: including but not limited to: topsoil removal, excavation (5,175 CY), export of material, 12" scarify and recompact entire road Right Of Way subgrade, fill placement (8,130 CY), screen approx. 1,000 CY of import already existing on-site for fill placement, import additional 2,000 CY of fill from off-site source, water for compaction, compaction testing to 95% standard proctor, all other materials, labor and equipment necessary for a completed project.	$330,000	LS	1	$330,000
3	Unsuitable Material Removal & Replacement - in areas below designed subgrade elevation as determined and field mesured by project engineer: including but not limited to: excavation, material removal, furnish and placement and water of Class 2 Aggregate replacement material, furnishing, labor, equipment, hauling, compaction, and all other materials, labor and equipment necessary for a completed project	$70	CY	50	$3,500
4	Rock Excavation- including but not limited to: removal of rock (as defined per CDOT Standards) from required areas to be excavated as measured in field by project engineer and all other materials, labor and equipment necessary for a completed project	$350	LS	50	$17,500
5	Contractor Trailer	$4,800	LS	1	$4,800
6	Security Fence	$17	LF	675	$11,475
7	Traffic Control	$8,500	LS	1	$8,500
8	Quality control testing	$13,500	LS	1	$13,500
9	Survey monumentation + final plat	$1,750	EA	26	$45,500
10	Stormwater Management	$7,500	LS	1	$7,500
11	MSE Retaining Wall @ West side Property Line and North side of Lot 16	$55	Face SF	925	$50,875
12	South Side Property Line Drainage Channel	$28	LF	283	$7,924
12	Erosion and Sediment Control - Silt Fencing	$4.00	LF	1,400	$5,600
13	Erosion and Sediment Control - Temporary Channelization	$15	LF	630	$9,450
14	Erosion and Sediment Control - culvert inlet protection	$350	EA	1	$350
15	Erosion and Sediment Control - Vehicle Tracking Pad (1,400 SF)	$3,600	LS	1	$3,600
16	Erosion and Sediment Control - Erosion Control Mats	$13	SF	1,300	$16,900
17	Dust Mitigation	$10,000	LS	1	$10,000
18	Concrete & Flow-Fill Washout structure	$3,500	EA	1	$3,500
19	Removal and Disposal of Sediment (Labor)	$95	HR	20	$1,900
20	Removal and Disposal of Sediment (Equipment)	$200	HR	20	$4,000
21	Erosion Control Mangement	$150	DAY	60	$9,000
22	Sweeping (sediment removal)	$210	HR	20	$4,200
23	Removal of Trash	$160	HR	20	$3,200
24	Sanitary facility	$1,250	EA	1	$1,250
25	Bus Stop	$24,000	EA	1	$24,000
26				**SUBTOTAL**	**$623,024**
27	PERIODIC CONSTRUCTION INSPECTION, AS-BUILTS (5% OF COSTS)				$31,151
28	CONSTRUCTION STAKING (10% OF COSTS)				$62,302
29	CONSTRUCTION CONTINGENCY (10% OF COSTS)				$62,302
30				**TOTAL**	**$778,780**

EXHIBIT C

Timberline Engineering, LLC

Belden Place PUD
Final Submittal Cost Estimate

~~A~~
~~Revis~~
Revised ~~June 4, 2024~~

Item	DESCRIPTION	COST/UNIT	UNIT	QUANTITY	TOTAL COST
	Belden PUD Water Main and Services				
31	Connection to Existing - Saw-Cut connection to existing water main (not a hot tap), including but not limited to: potholling, labor, excavation, sawcuts, fittings, valves all 3 sides of new "T", valve boxes, debris cap, tracer wire, polywrap, thrustblocks, bedding, backfill, compaction, appurtenances, all other materials, labor and necessary equipment	$15,000	EA	3	$45,000
32	8" DIP water main with polywrap & concrete thrustblocks. 7' min. cover	$400	LF	1,092	$436,800
33	8" - " T" w/ thrustblock	$1,500	EA	4	$6,000
34	8" gate valve and box installed on main	$3,800	EA	11	$41,800
35	8" dia. field lock gaskets (joint restraint zones)	$550	ZONE	24	$13,200
36	6" DIP service lines	$250	LF	33	$8,250
37	6" dia. Service line construction (8x6" tee, 6" GV, 6" plug, kickblock, joint restraints)	$3,000	EA	2	$6,000
38	3/4" Water Service: **jointless copper tubing**: including but not limited to: excavation, bedding, backfill, compaction, compaction testing to 95% standard proctor, saddle, corporation stop, curb stop & box, jointless copper tubing, fittings, tracer wire, connections, district inspection, pressure testing and all other materials, labor and equipment necessary for a completed project	$2,200	EA	23	$50,600
39	Fire Hydrants w/ 8" tee & 6" gate valve & 6" pipe, thrustblock, joint restraints	$11,000	EA	4	$44,000
40	3/4" Water Services encasement: 20 ft of a pipe casing, concrete, or Controlled Low Strength Material (ex. Flowable fill) , per each.	$725	EA	4	$2,900
41	8" Main DIP encasement: 20 ft of a pipe casing, concrete, or Controlled Low Strength Material (ex. Flowable fill) , per each.	$725	EA	6	$4,350
42	Town of Minturn Water inspection fees	$7,000	EA	1	$7,000
43	Pressure Test and Bacteria Test	$7,000	EA	1	$7,000
44				**SUBTOTAL**	**$672,900**
45	PERIODIC CONSTRUCTION INSPECTION, AS-BUILTS (5% OF COSTS)				$33,645
46	CONSTRUCTION STAKING (3% OF COSTS)				$20,187
47	CONSTRUCTION CONTINGENCY (10% OF COSTS)				$67,290
48				**TOTAL**	**$794,022**

Item	DESCRIPTION Belden PUD Sanitary Sewer Main and Services	COST/UNIT	UNIT	QUANTITY	TOTAL COST
49	Sanitary Sewer Manhole Modification (Interconnection at existing sewer main manhole adjacent to HWY 24) including vacuum testing	$8,000	EA	1	$8,000
50	8" Sanitary Sewer Main (less than 10' deep). Including testing	$150	LF	660	$99,000
56	Insulate 8" Sanitary Sewer Main	$1,500	EACH	0	$0
51	4' Sanitary Sewer manholes including vacuum testing	$7,500	EA	4	$30,000
52	4" Gravity Sanitary Sewer Service lines	$2,000	EA	23	$46,000
53	2" Pressurized Sanitary Sewer service lines	$2,000	EA	3	$6,000
54	6" Sanitary Sewer service lines: 6" diameter	$100	LF	40	$4,000
55	4" Gravity Sanitary Sewer Services and 2" Pressurized Sanitary Sewer Services encasement at waterline crossings: 20 ft. of a pipe casing, concrete, or Controlled Low Strength Material (ex. Flowable fill)	$725	EA	16	$11,600
56	Eagle River Sanitation District inspection fees	$6,500	EA	1	$6,500
57	Televise and documentation	$6	LF	400	$2,300
58				**SUBTOTAL**	**$213,400**
59	PERIODIC CONSTRUCTION INSPECTION, AS-BUILTS (5% OF COSTS)				$10,670
60	CONSTRUCTION STAKING (3% OF COSTS)				$6,402
61	CONSTRUCTION CONTINGENCY (10% OF COSTS)				$21,340
62				**TOTAL**	**$251,812**

EXHIBIT C

Timberline Engineering, LLC

Belden Place PUD
Final Submittal Cost Estimate

~~A~~
~~Revis~~
Revised ~~June 4~~, 2024

Item	DESCRIPTION	COST/UNIT	UNIT	QUANTITY	TOTAL COST
	Belden PUD Shallow Utilities Mains and Services (Elec, Gas, Communications)				
63	Electrical lines and vaults (mat'l by Excel-estimated- "for construction" approval pending	$274,750.0	ea	1	$274,750
64	Century-Tel Contract (none reqd)	$0.0	ea	1	$0
65	Electric Transformer Pads/Vault Installation: including but not limited to: coordination with provider, excavation, installation (Pads/Vaults provided by others), bedding, backfill, compaction, compaction testing to 95% standard proctor, (wiring by others) and all other materials, labor and equipment necessary for a completed project.	$1,700.0	EA	7	$11,900
66	Gas, Electric and Communication Common Trench for **Main+Services** (4' min. cover for Elec.): including but not limited to coordination with Utility Providor, conduit installation (main electrical conduit provided by others, gas Utility to provide and install pipe and reconnections, services conduit provided by contractor - 2@4", 2@2"), excavation, bedding, sleeves at road crossings, backfill, marker tape, compaction, compaction testing to 95% standard proctor, and all other materials, labor and equipment necessary for a completed projecT	$45.0	LF	1,105	$49,725
67	Gas, Electric & Communication Services **within** Common Main Trench (3' min. cover for Elec.): including but not limited to: conduit installation (conduit provided by contractor - 2@4", 2@2"), pull boxes, radius elbows, excavation, bedding, sleeves at road crossings, termination at the location on lot per construction drawings, backfill, marker tape, compaction , compaction testing to 95% standard proctor, and all other materials, labor and equipment necessary for a completed project	$60.0	LF	1,218	$73,080
68	Gas, Electric & Communication Services **outside of** Common Main Trench (3' min. cover for Elec.): including but not limited to: conduit installation (conduit provided by contractor - 2@4", 2@2"), pull boxes, radius elbows, excavation, bedding, sleeves at road crossings, termination at the location on lot per construction drawings, backfill, marker tape, compaction , compaction testing to 95% standard proctor, and all other materials, labor and equipment necessary for a completed project	$60.0	LF	300	$18,000
69					
70	**Street lights**				
71	Shielded- 30'x250W HPS (Includes 2 unmetered panel & contactor photo cell actuator)	$12,500.0	ea	9	$112,500
72	Light Pole Base: including but not limited to: excavation, concrete base, reinforcing, 1.5" conduit connection to transformer, bedding, sleeves at road crossings, backfill, compaction, compaction testing to 95% standard proctor, (pole/lamp/wiring installed by others) and all other materials, labor and equipment necessary for a completed project	$3,000.0	lf	9	$27,000
73					
74	**Natural gas**				
75	Natural gas piping materials & welding (mat'l by Excel Gas-estimated- "for construction" approval pending)	$20.0	lf	2,623	$52,460
76	Gas Line Main Trenching Gas: including but not limited to: coordination with Utility Provider (Utility to provide and install pipe and reconnections), excavation, bedding, sleeves at road crossings, backfill, compaction, compaction testing to 95% standard proctor, all other materials and all other materials, labor and equipment necessary for a completed project,		lf	included in above quantities	
77	Gas Line Main Trenching Gas: including but not limited to: coordination with Utility Provider (Utility to provide and install pipe and reconnections), excavation, bedding, sleeves at road crossings, backfill, compaction, compaction testing to 95% standard proctor, all other materials and all other materials, labor and equipment necessary for a completed project,		lf	included in above quantities	
78				**SUBTOTAL**	**$619,415**
79	PERIODIC CONSTRUCTION INSPECTION, AS-BUILTS (5% OF COSTS)				$30,971
80	CONSTRUCTION STAKING (3% OF COSTS)				$18,582
81	CONSTRUCTION CONTINGENCY (10% OF COSTS)				$61,942
82				**TOTAL**	**$730,910**

EXHIBIT C

Timberline Engineering, LLC

Belden Place PUD
Final Submittal Cost Estimate

~~Aug~~
~~Revised~~
Revised June 4, 2024

Item	DESCRIPTION	COST/UNIT	UNIT	QUANTITY	TOTAL COST
	Belden PUD Road Work: 3.5"HBP & 8" Class 6 + 36" C&G + 3.0' Intermittent Sidewalk				
83	Scarify-wet-compact subgrade included in Item 2		SY		
84	Geotextile Fabric Contech C-200 (as needed)	$13.0	SY	135	$1,749
85	Silver Loop & Belden Way - 3.5" HBP over 8" class 6 -including but not limited to: soil preparation, 8" aggregate base course, compaction, compaction testing to 95% standard proctor	$12.0	SF	12,109	$145,308
86	Concrete Flatwork (entrance fillets, islands, valley pan crossings: including but not limited to: soil preparation, 8" aggregate base course, compaction, compaction testing to 95% standard proctor	$22.0	SF	832	$18,304
87	Curb & Gutter: including but not limited to: soil preparation, 8" aggregate base course, compaction, compaction testing to 95% standard proctor	$60.0	LF	1,059	$63,540
88	Curb, Gutter and Sidewalk: including but not limited to: soil preparation, 8" aggregate base course, compaction, compaction testing to 95% standard proctor	$120.0	LF	673	$80,760
89	Parking Areas (13Total) (Turfstone Pavers) over 8" ABC	$22.0	SF	2,106	$46,332
90	4 Ft Path to Bus Stop	$17.0	SF	347	$5,899
91	Scupper w/Reinforced Turf outlet	$1,500.0	EA	2	$3,000
92	Adjust sewer MH @ paving	$1,650.0	EA	3	$4,950
93	Adjust water gatevalves @ paving	$1,650.0	EA	11	$18,150
98	Pavement Markings and Striping: including but not limited to: lane lines, crosswalks, stop bars, turn arrows,one way arroes	$4,200.0	LS	1	$4,200
99	Sign - Street Name (Silver Loop and Belden Way)	$450.0	EA	2	$900
100	Sign - STOP R1-1, 30"x30"	$450.0	EA	1	$450
101	Sign - Speed Limit	$250.0	EA	1	$250
102	Sign - No Parking On Street	$250.0	EA	1	$250
103	Sign - Not a Through Street	$250.0	EA	1	$250
104				**SUBTOTAL**	**$394,292**
105	PERIODIC CONSTRUCTION INSPECTION, AS-BUILTS (5% OF COSTS)				$19,715
106	CONSTRUCTION STAKING (5% OF COSTS)				$19,715
107	CONSTRUCTION CONTINGENCY (10% OF COSTS)				$39,429
108				**TOTAL**	**$473,150**

Item	DESCRIPTION	COST/UNIT	UNIT	QUANTITY	TOTAL COST
	Belden PUD Landscaping				
109	Irrigation Water Tap	$7,500	ea	1	$7,500
110	**PARK**				
111	**Deciduous Trees**				
112	Honeycrisp Apple 2" Cal	$1,200	ea	4	$4,800
113	**Evergreen Trees**				
114	Baby Blue Eyes Spruce 6 ft	$1,500	ea	5	$7,500
115	**Ornamental Trees**				
116	Thunderchild Crabapple 2" Cal	$1,200	ea	1	$1,200
117	**Deciduous Shrubs**				
118	Ash-leaf Spirea 5 Gal	$150	ea	6	$900
119	Miss Kim Lilac 5 Gal	$150	ea	9	$1,350
120	**Landscaping Miscellaneous**				
121	Irrigation System (DesignBuild)	$10,000	ea	1	$10,000
122	Turfstone pavers	$22	sf	810	$17,820
123	Topsoil (soil + placement)	$135	cy	270	$36,450
124	Seeding (hydraulic)	$0.30	sf	3,411	$1,023
125	Soil Conditioning	$1.50	sf	3,411	$5,117
126	Picnic Table	$2,600	ea	1	$2,600
127	Balance Logs	$750	ea	3	$2,250
128	Decorative Boulders	$450	ea	4	$1,800
129	Dog Waste Station	$600	ea	1	$600
130	Concrete Curbing	$50	lf	132.00	$6,600
131	Fibar Engineered Play Surface	$300	cy	27	$8,100
132	3" Shredded Mulch	$170	cy	7	$1,190
133	**TRACTS B & D, LOT 17**				
134	**Evergreen Trees**				
135	Baby Blue Eyes Spruce 6 ft	$1,500	ea	11	$16,500
136	**Ornamental Trees**				
137	Autumn Brilliance Serviceberry 8" clump	$600	ea	8	$4,800
138	**Deciduous Shrubs**				
139	Miss Kim Lilac 5 Gal	$150	ea	4	$600
140	**Landscaping Miscellaneous**				
141	Irrigation System (DesignBuild)	$10,000	ea	1	$10,000
142	Topsoil (soil + placement)	$135	cy	270	$36,450
143	Seeding (hydraulic)	$0.30	sf	3,411	$1,023
144	Soil Conditioning	$1.50	sf	3,411	$5,117
145	Dog Waste Station	$600	ea	2	$1,200
146	3" Shredded Mulch	$170	cy	7	$1,190
147	Landscape Maintenance (24 month)	$36,000	l s	1	$36,000
148				**SUBTOTAL**	**$222,180**
149	CONSTRUCTION CONTINGENCY (10% OF COSTS)				$22,218
150				**TOTAL**	**$244,398**

EXHIBIT C

Timberline Engineering, LLC

Belden Place PUD
Final Submittal Cost Estimate

~~Au~~
~~Revise~~
Revised ~~June 4, 2024~~

Item	DESCRIPTION Belden PUD - 18" STORM DRAIN TO EAGLE RIVER - HWY 24 CROSSING & BONEYARD OPEN SPACE CROSSING	COST/UNIT	UNIT	QUANTITY	TOTAL COST
151	Mobilization (included in Item 1 Belden PUD mobilization by same contractor)	$20,000	L S		
152	Clearing and grubbing	$1,150	L S	1	$1,150
153	Removal of Debris	$725	L S	1	$725
154	Erosion Log Type 1 (12 inch)	$9	LF	20	$180
155	Erosion Bales (Weed Free)	$28	EACH	20	$560
156	Silt Fence	$4.00	LF	270	$1,080
157	Sawing Asphalt Mat (Highway 24)	$60	LF	50	$3,000
158	Removal of Asphalt Mat (Highway 24)	$40	SY	27	$1,067
159	Potholing	$320	HOUR	10	$3,200
160	Trench Box for excavation at open space	$6,500	L S	1	$6,500
161	18-Inch Reinforced Concrete Pipe (Hwy 24 Crossing - complete in place)	$225	LF	206	$46,260
162	18-Inch Reinforced Concrete Pipe Flared End Section w/Trash Grate	$3,100	EACH	2	$6,200
163	Insulate existing utility crossings in Hwy 24	$1,150	EACH	1	$1,150
164	Inlet Type R L5 (5 Foot)	$12,000	EACH	2	$24,000
165	Inlet Type D Inlet (5 Foot)	$10,000	EACH	1	$10,000
166	Hydrodynamic Seperator (Cascade 4)	$18,000	EACH	1	$18,000
167	Flow Fill Culvert Backfill (@Highway 24)	$800	CY	19	$14,815
168	Aggregate Base Course (Class 6) (@highway ROW)	$140	CY	48	$6,741
169	Hot Mix Asphalt	$260	TON	14	$3,640
170	Stabilized outlet protection - RipRap (9 inch)	$600	CY	20	$12,000
171	Geotextile @ RipRap (Drainage) (Class 1)	$7	SY	44	$311
172	Proof Rolling	$310	HOUR	4	$1,240
173	Blading	$280	HOUR	10	$2,800
174	Backhoe	$190	HOUR	10	$1,900
175	Combination Loader	$225	HOUR	10	$2,250
176	Laborer	$80	HOUR	80	$6,400
177	Topsoil	$45	CY	43	$1,917
178	Concrete Washout structure (included in Belden PUD staging area)	$3,500	EACH		
179	Vehicle Tracking Pad	$4,000	EACH	1	$4,000
180	Removal and Disposal of Sediment (Labor)	$95	HR	2	$190
181	Removal and Disposal of Sediment (Equipment)	$200	HR	2	$400
182	Erosion Control Mangement	$150	DAY	10	$1,500
183	Soil Conditioning	$3,800	ACRE	1	$3,800
184	Seeding (Native) (Hydraulic)	$2,250	ACRE	1	$2,250
185	Sanitary Facility	$1,250	EACH	1	$1,250
186	Surveying as-builts	$5,600	L S	1	$5,600
187	Epoxy Pavement Marking	$225	GAL	10	$2,250
188	Flagging	$60	HR	160	$9,600
189	Traffic Control Inspection	$500	DAY	14	$7,000
190	Traffic Control Management	$1,400	DAY	14	$19,600
191	Flashing Beacon (Portable)	$1,600	EACH	4	$6,400
192	Construction Traffic Sign (Panel Size A)	$80	EACH	16	$1,280
193	Construction Traffic Sign (Panel Size B)	$125	EACH	44	$5,500
194	Portable Message Sign Panel	$6,000	EACH	2	$12,000
195	Advance Warning Flashing or Sequencing Arrow Panel (C Type)	$2,750	EACH	2	$5,500
196	Drum Channelizing Device	$60	EACH	10	$600
197	Barrier (temporary)	$95	LF	100	$9,500
198	Rumble Strip (Portable)	$2,250	EACH	6	$13,500
199	Traffic Signal (Temporary)	$8,000	EACH	2	$16,000
200	Night Work Lighting	$3,800	L S	1	$3,800
201				**SUBTOTAL**	**$308,605**
202	DESIGN, PERIODIC CONST. INSPECTION, AS-BUILTS & TRAFFIC CONTROL PLAN (12% OF COSTS)				$37,033
203	CONSTRUCTION STAKING (2% OF COSTS)				$6,172
204	CONSTRUCTION CONTINGENCY (10% OF COSTS)				$30,861
205				**TOTAL COST**	**$382,670**

TOWN OF MINTURN, COLORADO
RESOLUTION NO. 29 – SERIES 2024

A RESOLUTION RESCINDING A COST SHARE AGREEMENT FOR THE CONSTRUCTION OF A STORMWATER SEWER IMPROVEMENT BETWEEN MINERS BASE CAMP AND THE TOWN OF MINTURN, COLORADO

WHEREAS, on March 16, 2022 as part of the Belden Place PUD Final Development Plan and Final Subdivision Plat approvals the Town approved a Cost Share Agreement related to stormwater improvements; and

WHEREAS, the Cost Share Agreement was approved by Resolution No. 10, Series 2022.

WHEREAS, Miner's Base Camp, LLC filed litigation against the Town challenging, in part, elements of the approval of the PUD, Final Plat, and the Subdivision Improvement Agreement; and

WHEREAS, the parties entered into a Settlement Agreement approved by Resolution No. 32, Series 2023; and

WHEREAS, the Settlement Agreement provides that if various approvals are granted for the Miner's Base Camp property that the Cost Share Agreement shall be voided; and

WHEREAS, the approvals identified in the Settlement Agreement have been approved; and

WHEREAS, The Town Council hereby rescinds its approval of Resolution 10 – Series 2022 and the Cost Share Agreement.

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

1. The foregoing recitals are hereby incorporated as if set forth in full.

2. The Minturn Town Council hereby rescinds its approval of Resolution 10 – Series 2022 and the Cost Share Agreement.

INTRODUCED, READ, APPROVED, ADOPTED AND RESOLVED this 19th day of June, 2024.

TOWN OF MINTURN

By:_____
Earle Bidez, Mayor

ATTEST:

_____
Jay Brunvand, Town Clerk

To: Town Council
From: Cindy Krieg
Date: June 14, 2024
Agenda Item: Resolution 28 - Series 2024 A Resolution Approving a Temporary Use Permit for the Town of Minturn at 171 / 191 Main St.

UPDATE:
At the June 12, 2024 Planning Commission meeting, the Minturn Planning Commission recommended for approval Resolution 28 - Series 2024, a resolution approving a temporary use permit for the Town of Minturn at 171 / 191 Main St. The resolution was recommended for approval with some specific recommendations by the commission.

REQUEST:
Review and approve Resolution 28 - Series 2024, a resolution approving a temporary use permit for the Town of Minturn at 171 / 191 Main St.

INTRODUCTION:
The Town of Minturn wishes to erect a temporary 20x20 tent for summer bike parking, to allow for bike parking for the Minturn Market and other events as well as general bike parking, and to create a sense of "place" for said parking. The hope is to create a consolidated location for bike parking, vs. having bikes strewn about various areas of downtown.

The Town has a 20x20 white tent with metal poles, which would need to be staked into the ground in the proposed area. The tent would be erected upon approval, hopefully in time for the first Market on June 22nd, 2024. The tent would remain up only through the summer, proposed through October 3rd, 2024. Utility locates have been requested, and are scheduled to be completed by Tuesday, June 18th.

The Town would like to create a sense of place with some custom designed signage, as well as painting of the bike racks. The town is working with a local artist to bring a fun, colorful design to the bike racks.

The Town has obtained approval from the property owners of both the 171 Main St. lot as well as the 191 Main St. lot. The tent would be erected on the 171 Main St. lot, but may very slightly encroach onto 191 Main St. The tent is proposed to be placed next to the Colorado Mattress building, on the south side of the building.

ANALYSIS:
At the June 12, 2024 Planning Commission Meeting, they reviewed the resolution and forwarded a recommendation of approval to the Town Council, with some additional recommendations. Recommendations and staff responses are noted below:

- Wayfinding Signage
    - Staff is working on a strategic wayfinding signage plan
- Fencing
    - Staff is recommending that we be strategic with how we place the racks vs. installing a fence
- Proper revegetation after (if damage occurs)
    - The Town is willing to evaluate the location at the end of the summer season to determine any damage and any necessary revegetation. However, currently the yard is in poor condition. See included photos. This is not Town property and is not maintained by the Town. Town staff (Public Works) will mow the location prior to installation of the tent.

COMMUNITY INPUT:
Public notice was provided in accordance with the Minturn Municipal Code as a matter of posting of the official agenda and packet materials for public review prior to the hearing, and following Section 16-21-610 Public notice.

BUDGET / STAFF IMPACT: TBD. The Town already owns the tent and the bike racks, so cost will be minimal. A wayfinding signage plan is in progress, so there would be some costs with design and print of signage.

STRATEGIC PLAN ALIGNMENT:
PRACTICE FAIR, TRANSPARENT AND COMMUNICATIVE LOCAL GOVERNMENT

SUSTAIN AND INVEST IN THE THINGS THAT DEFINE MINTURN AS A PROUD, STURDY, MOUNTAIN TOWN TO "KEEP MINTURN MINTURN"

RECOMMENDED ACTION OR PROPOSED MOTION:

- Approve Resolution 28 - Series 2024, a resolution approving a temporary use permit for the Town of Minturn at 171 / 191 Main St.

ATTACHMENTS:

- Photos of existing yard condition
- Staff Report
- Temporary Use Permit Application
- Letter of Intent
- Resolution 28 – Series 2024

Minturn

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

Planning Commission Public Hearing

Temporary Use Permit for Summer Bike Parking Tent

Hearing Date:	June 12, 2024
File Name and Process:	Town of Minturn Summer Bike Parking Tent Temporary Use
Owner/Applicant:	Town of Minturn
Representative:	Cindy Krieg
Legal Description:	Mackedon & Rathburns Block C Lots 3 and 4 and Booco Block D Lot 1 Thru Part of Lot 3
Zoning:	Old Town Character Area 100 Block A
Staff:	Madison Harris, Planner I
Recommendation:	**Approval**

Staff Report

I. Summary of Request:

The Applicant, Cindy Krieg, of the Town of Minturn requests review of a new Temporary Use Permit for portions of 171 Main Street and 191 Main Street to allow for temporary summer bike parking generally located east of the Colorado Mattress Store.

Figure 1: Vicinity Map

The Applicant proposes to use the area for a tent for summer bike parking.

From the application, the following description is provided by the Applicant:

"The Town has a 20x20 white tent with metal poles, which would need to be staked into the ground in the proposed area. The tent would be erected upon approval, hopefully in time for the first Market on June 22nd. The tent would remain up only through the summer, proposed through October 3rd."

As outlined within this report, **staff is recommending approval** of the proposed Temporary Use Permit.

II. Summary of Process and Code Requirements:

This is a Temporary Use Permit review by the Town of Minturn Planning Commission, which should result in the Planning Commission making a formal recommendation for approval, approval with conditions, or denial of the request in accordance with the standards, criteria and findings outlined in Section 16-21-640 – *Temporary use permit*, Minturn Municipal Code. The Commission's recommendation will be forwarded to the Town Council which will take formal action to approve, approve with conditions, or deny the request.

Specifically, the Planning Commission's recommendation and any action of the Town of Minturn Town Council should be based on the following standards and findings:

(c) Criteria. Prior to approval of a temporary use permit, the Planning Director shall consider the following:

(1) The building or use is not in conflict with applicable health, sanitation, safety or access laws.

(2) The building or use proposed is a use by right or limited review use in the zone, compatible with the surrounding uses and consistent with the Community Plan and this Chapter.

(3) There is written assurance that the building or use will be removed or ceased by the required time.

(4) The Town has written permission from the applicant and landowner to remove the building or use, at the landowner's expense, when not in compliance with this Chapter or the temporary use permit.

III. Background:

According to the Minturn Municipal Code, any uses and structures intended to be established for not more than six months - require the approval of a Temporary Use Permit.

Minturn sees many visitors throughout the year, but especially in the summer, and they come in multiple modes of transportation. It is staff's hope that providing an easily accessible location for people to parking their bikes during the summer will be helpful to all.

IV. Zoning Analysis:

Zoning
The subject property is located within the "Old Town Character Area" 100 Block A Zone District. The description and purposes of the PUD Holding Zone District are as follows:

> ***Sec. 16-6-10. - Character Area characteristics.***
> *The intent of the Community Plan is that the Old Town Character Area maintain its* ***unique and friendly small town character*** *while providing for a compatible mix of retail/commercial and residential uses. Old Town provides for low-impact retail/commercial and residential uses that* ***support and enhance the friendly small town character***. ***Small town main street characteristics such as walkability****, window fronts, main entrances fronting sidewalks, and smaller scale buildings are to be promoted. The intent is to concentrate retail/commercial uses on Main Street and Williams Street and discourage retail/commercial uses on secondary streets when they would conflict with existing residential uses. The Old Town Character Area is to function as the primary retail/commercial core that encourages compatible retail/commercial activity and economic vitality. Subdivisions and planned unit development occurring within the Old Town Character Area need to comply with the zoning code and promote the objectives in the Design Guidelines.*
>
> *The small town main street characteristics for the Old Town Character Area are set forth in the Minturn Design Standards and Guidelines. The Design Guidelines are the foundation underlying the Design Review process and are essential for the Town in its* ***efforts to maintain the eclectic small town atmosphere, character and the over-all charm of our community***. *The Guidelines are a great starting point when considering building or remodeling in Town. Please visit the Planning Department Staff with any questions about your project after consulting the Design Guidelines.*
>
> ***Sec. 16-6-35. – 100 Block Commercial Zones.***
> *(a) The 100 Block Commercial Zones are characterized by a compact retail/commercial core area bisected by Highway 24. The area consists of*

businesses and residences with an identity of the historic commercial core that is distinct from other parts of the community.

(b) ***The purpose of this area is to provide convenient commercial services to residents and visitors and to promote the development of the Town's primary retail commercial district.*** *Accommodation of sales tax-generating commercial uses and non-street level residential units can enhance Old Town vitality while maintaining the visual character and scale. Street level space within the 100 Block Commercial Zones shall be dedicated to retail uses. Non-street level space within the 100 Block Commercial Zones may be used for compatible retail, office, and residential uses.*

(c) ***The 100 Block Commercial Zones should function as a pedestrian shopping corridor.*** *Buildings shall orient toward sidewalks and pedestrian areas with storefront windows and main entrance doors. The scale of buildings both in terms of height and width should encourage transparency, pedestrian engagement, and facilitate pedestrian movement not only along Highway 24 but also between Highway 24, Williams Street and Eagle Street and along all streets in the 100 Block.*

(d) *The small town historic main street character will be maintained by keeping in scale with the original plat of twenty-five-foot by one hundred-foot lots and one- to two-story building frontages along Highway 24. Large monolithic buildings and "strip" retail areas are not allowed. New development in the 100 Block shall follow the standards and guidelines provided in Appendix B which seeks to ensure new structures maintain compatibility with historic structures while bringing new uses to increase vitality.*

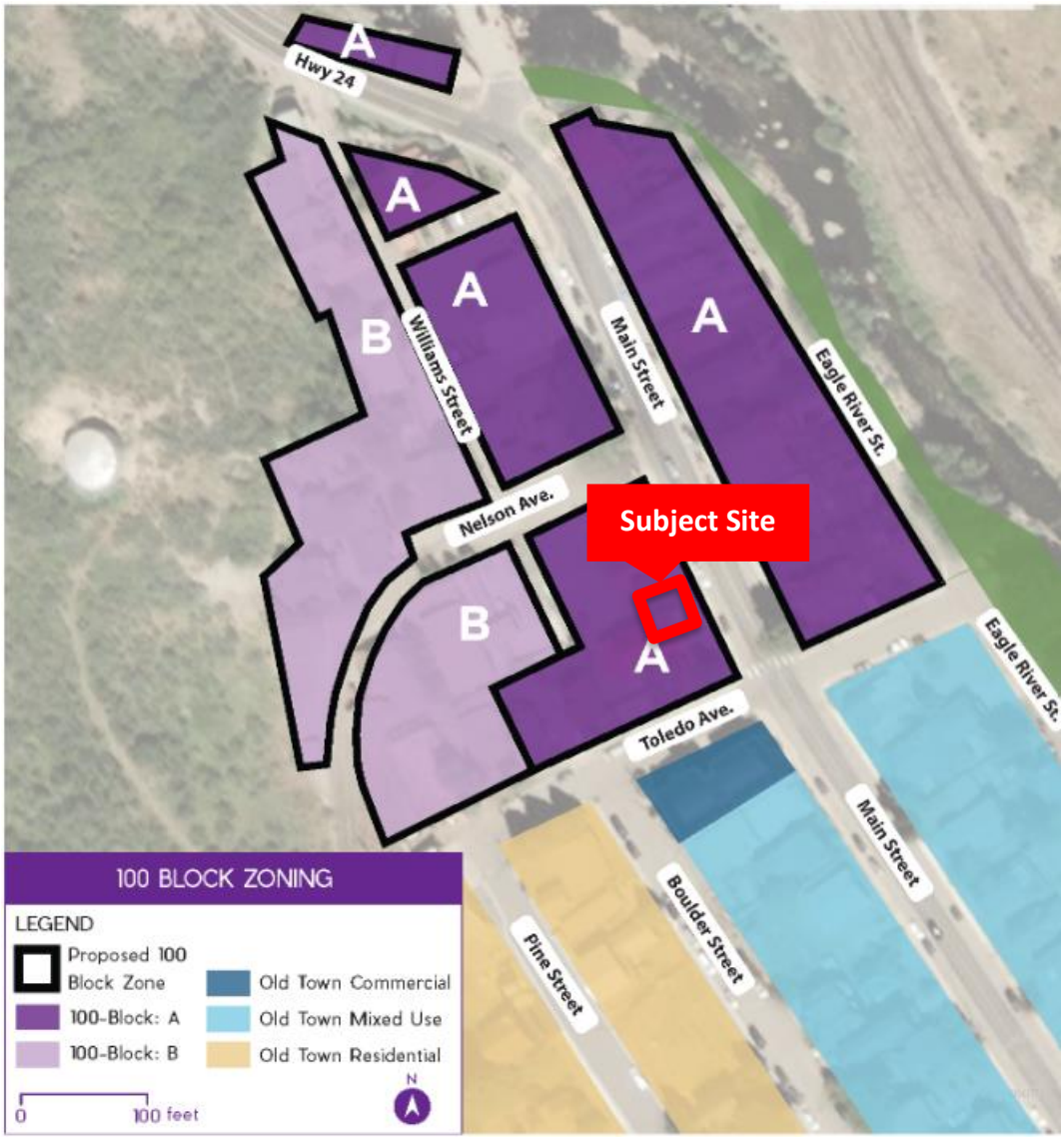

Figure 3: 100 Block Zoning Map

Dimensional Limitations and Development Standards
As this is a temporary use and a temporary structure, dimensional limitations do not apply.

V. Issues and Discussion Topics:

Staff has not identified any issues specific to this proposal. The Applicant has provided evidence to demonstrate that the use can meet all of the terms of use of a temporary use permit.

VI. Staff Findings and Analysis:

The following section provides staff responses to each of the applicable Temporary Use criteria.

a. The building or use is not in conflict with applicable health, sanitation, safety or access laws.

Staff Response:
The tent will be south of the Colorado Mattress store and will not infringe on the sidewalk thus allowing pedestrian traffic to continue unhindered. No health or sanitation laws are involved.

b. The building or use proposed is a use by right or limited review use in the zone, compatible with the surrounding uses and consistent with the Community Plan and this Chapter.

Staff Response:
Under Chapter 6: "Intuitive Mobility, Circulation & Connectivity" of the 2023 Imagine Minturn Community Plan, it states, in part, that *"...numerous residents commented that they supported the Town's efforts to provide street improvements, including new crosswalks and sidewalks in recent years. They expressed their desire for additional bike facilities…" "Minturn currently lacks designated on-street bicycle facilities. During community engagement, residents expressed support for additional bike facilities…*"

The Minturn Market and other summer events, as well as general summer traffic brings many bikes to Town with little to no place to park them so as to let people visit our businesses. This allows for a central, easily accessible location to park bikes within the downtown area.

c. There is written assurance that the building or use will be removed or ceased by the required time.

Staff Response:
The letter of intent states that the tent will be taken down no later than October 3rd, 2024.

d. The Town has written permission from the applicant and landowner to remove the building or use, at the landowner's expense, when not in compliance with this Chapter or the temporary use permit.

Staff Response:
As the Town is the applicant, this criteria is addressed.

VII. Staff Recommendation: Approval

Staff suggests the proposed Temporary Use Permit for Summer Bike Parking for the Town of Minturn, conforms with the Town's Community Plan as well as the applicable provisions and requirements of Chapter 16 - Zoning. Therefore, staff is recommending approval.

LAND DEVELOPMENT APPLICATION

TOWN OF MINTURN PLANNING AND ZONING DEPARTMENT

P.O. Box 309 302 Pine Street
Minturn, Colorado 81645-0309
Phone: 970-827-5645 Ext. 2 Email: planner1@minturn.org

APPLICANT: Town of Minturn	**ADDRESS:** 302 Pine St Minturn CO 81645	**SIGNATURE:**
	PHONE: 970-827-5645 **FAX:**	**NAME:** Cindy Krieg
	EMAIL: events@minturn.org	**TITLE:**
OWNER(S) OF RECORD: MR Minturn LLC	**ADDRESS:** 5161 Collins Ave #HD Miami Beach FL 33140	**SIGNATURE:**
	PHONE: 719-221-7799 **FAX:**	**NAME:** Tom Warren
	EMAIL: trw@morganreed.com	**TITLE:**
DEVELOPER: N/A	**ADDRESS:**	**CONTACT PERSON:**
	PHONE: **FAX:**	
	EMAIL:	
ENGINEERING FIRM: N/A	**ADDRESS:**	**CONTACT PERSON:**
	PHONE: **FAX:**	
	EMAIL:	

Presubmittal Date	**Presubmittal Planner:**
Parcel ID Number	2103-263-11-001 *(Example: 210326325001) from your full card printout*
Address or Intersection	171 Main St.
Brief Legal Description	Subdivision Mackedon + Rathburns Block C Lot 3+4
Subdivision Name & Filing #	
Project Description	Minturn Market/Summer Bike Parking Tent

	Existing	Proposed:
Zoning:	100 Block A	
Land Use:	Temporary	
Total Acres:	N/A	
F.A.R./Density:	N/A	
Project Name:	Summer Bike Parking Tent	
Related Case #'s:		

CASE TYPE

	PUD CDP: Concept Dev. Plan		PP: Prelim. Subdivision Plat		DRB – P: Des. Rev. Bd. Prelim		A-FP: Fence Permit
	PUD PDP: Prelim. Dev. Plan		FP: Final Subdivision Plat		DRB – F: Des. Rev. Bd. Final		A-MOD: Modification/Add
	PUD FDP: Final Dev. Plan		MS: Minor Subdivision		ADM: Admin. Des. Review		A-MIN: Minor Ext. Mod.
	PUD ASP: Admin. Site Plan		ASR: Admin. Subdivision Replat		A-SIGN: Admin. Sign Review		ANNEX: Annexation
	PUD FDP A: Amendment		V: Vacation of Easement		A-DIG: Admin. Dig Permit	✓	TU: Temporary Use
	LU-V: Land Use – Variance		R.O.W. Vacation		A-DEMO: Admin. Demo Per.		CU: Conditional Use
	NU –V: Non Use – Variance		REZ -Rezoning –Straight Zoned		A-LTD: Admin. Limited Use		APPLS: Appeals

This section for OFFICE USE ONLY

Case No:		**Case Mgr.**		**Case Eng.**	
Fees Paid	Y N $			**Dates Referred Out**	
Dates to be Returned				**Planning Comm Date:**	

This development application shall be accompanied with the applicable fee and shall not be considered valid until the total application fee is received. If the application type requires a deposit, minimum deposit balances must be maintained or replenished upon notice by the Town. Submittal of this application does not mean you will receive automatic approval, nor does it establish a vested property right in accordance with C.R.S. 24-68-105(1). Further processing and review of this application may require additional information, and/or meetings, as outlined in the Town of Minturn Zoning and Development Code

Main St
24
161
171
191
161
50

Cindy Krieg
Economic Development /
Deputy Clerk
301 Boulder St. #309
Minturn, CO 81645
970-445-2415
events@minturn.org
www.minturn.org

Town Council
Mayor – Earle Bidez
Mayor Pro Tem – Eric Gotthelf
Council Members:
Gusty Kanakis
Tom Priest
Lynn Feiger
Kate Schifani
Brian Rodine

May 29, 2024

The Town of Minturn wishes to erect a temporary 20x20 tent for summer bike parking, to allow for bike parking for the Minturn Market and other events as well as general bike parking, and to create a sense of "place" for said parking.

The Town has a 20x20 white tent with metal poles, which would need to be staked into the ground in the proposed area. The tent would be erected upon approval, hopefully in time for the first Market on June 22nd, 2024. The tent would remain up only through the summer, proposed through October 3rd, 2024.

The Town would like to create a sense of place with some simple signage and possibly some painting of the tent as well as additional decoration (to give it a "Minturn" feel). The Town may seek a local artist to assist with this.

The Town has obtained approval from the property owners of both the 171 Main St. lot as well as the 191 Main St. lot. The tent would be erected on the 171 Main St. lot, but may very slightly encroach onto 191 Main St. The tent is proposed to be placed next to the Colorado Mattress building, on the south side of the building.

Sincerely,

Cindy Krieg
Economic Development / Special Events
Town of Minturn

TOWN OF MINTURN, COLORADO
RESOLUTION NO. 28 – SERIES 2024

A RESOLUTION APPROVING TEMPORARY USE APPLICATION TU 01 – 2024 AT 171 MAIN STREET AND 191 MAIN STREET, TOWN OF MINUTURN

WHEREAS, The Town of Minturn submitted a land use application for a Temporary Use Permit to allow for temporary bike parking in May of 2024; and

WHEREAS, The Town of Minturn Town Council ("Town Council") is commissioned with certain powers and duties contained in the Minturn Municipal Code ("MMC") Sec. 16.21.30; and

WHEREAS, public notice was given pursuant to Minturn Municipal Code Sec. 16.21.610; and

WHEREAS, on June 12, 2024 the Town of Minturn Planning Commission ("Planning Commission") held a public hearing on the application pursuant to MMC Sec. 16.21.640; and

WHEREAS, The Town Council may approve the application as submitted or may approve the application subject to such modifications or conditions as it deems necessary to accomplish the purpose of this Article, or the Town Council may deny the application including the following findings:

(c) Criteria. Prior to approval of a temporary use permit, the Planning Director shall consider the following:
  (1) The building or use is not in conflict with applicable health, sanitation, safety or access laws.
  (2) The building or use proposed is a use by right or limited review use in the zone, compatible with the surrounding uses and consistent with the Community Plan and this Chapter.
  (3) There is written assurance that the building or use will be removed or ceased by the required time.
  (4) The Town has written permission from the applicant and landowner to remove the building or use, at the landowner's expense, when not in compliance with this Chapter or the temporary use permit.

(e) Upon receipt of a completed and proper application, the Planning Director shall set a public hearing for the Planning Commission and Town Council. The Planning Director and applicant shall give public notice as required by this Chapter.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF MINTURN, COLORADO HEREBY AND HEREWITH:

Section 1. That the application for a Temporary Use Permit for File No. TU 01 – 2024 be approved subject to the following recommendations:

1. That the Temporary Use Permit shall expire October 3rd, 2024.

2. That a fence be erected along the sidewalk to prevent bikes from being parked on the sidewalk.
3. That there be wayfinding signage erected to direct people to the parking area.
4. That at the end of the approved term, staff evaluate the property for any needed revegetation, and, if so determined, revegetate the site where the tent covered.

INTRODUCED, READ, APPROVED, ADOPTED AND RESOLVED this 19TH day of June, 2024.

TOWN OF MINTURN

By: _____
Earle Bidez, Mayor

ATTEST:

_____
Jay Brunvand, Town Clerk

To: Town Council
From: Madison Harris
Date: June 14, 2024
Agenda Item: Landmark Designation for 478 Eagle River Street

REQUEST:
Review the landmark designation nomination of 478 Eagle River Street based on the criteria outlined in the Minturn Municipal Code Sec. 19-3-20, citing findings of fact, and make a decision of approval, approval with conditions, or denial.

Application: #2024L – 003
Address: 478 Eagle River Street
Zoning: Old Town Character Area – Mixed Use Zone District
Owner: David Ford
Applicant(s): Tracy C. Andersen

CASE SUMMARY:
Ms. Tracy Andersen has submitted a nomination for Historic Landmark status of 478 Eagle River Street. The application has been reviewed, deemed complete, and to meet the Minturn landmark designation criteria. As such, staff scheduled a public hearing for the Historic Preservation Commission meeting on June 18, 2024 and a public hearing for the Town Council meeting on June 19, 2024. Adjacent properties and the owner of 478 Eagle River Street were notified via certified mail, and a notice placed in the Vail Daily minimum 10 days before the public hearing.

DESIGNATION CRITERIA & EVALUATION; CHAPTER 19 MINTURN MUNICIPAL CODE:
To meet landmark designation criteria, in accordance with Chapter 19, Minturn Municipal Code, the application(s) must be complete, and the structure must meet the following criteria:

MMC Sec. 19-3-20. Eligibility Criteria.

a. Properties or historic districts shall be at least seventy-five (75) years old and meet one (1) or more of the following criteria in order to be considered for designation:
    1) Association with events that have made a significant contribution to history
    2) Connection with persons significant in history
    3) Distinctive characteristics of a type, period, method of construction, or artisan
    4) Geographic importance
    5) Possibility to yield important information related to prehistory or history

CRITERIA EVALUATION
Town staff found that the application for designation demonstrates that the structure meets the following criteria.

A. Distinctive characteristics of a type, period, method of construction or artisan (exemplifies specific elements of an architectural style or period; and, represents a style that is particular

to the Town)

Photo Credit: Nomination Application

“The property is a rustic wood home near the Eagle River in Minturn. This single family two bedrrom home was built in 1943, making it eligible for historic preservation. It personifies the essence of historic Minturn… It's appearance is largely the same as when it was originally constructed 80+ years ago. It underwent improvements in 1949 (still at the 75 year threshold), which do not impact its exterior appearance. The primary building material is log, which was a relatively common building mainstay a the time of construction.” (Nomination application)

"Log house" historically denotes a more permanent, hewn-log dwelling, either one or two stories, of more complex design, often built as a second generation replacement. Many of the earliest 18th and early 19th century log houses were traditionally clad, sooner or later, with wood siding or stucco. (Bomberger) This log house is untraditional in regards to the established Rocky Mountain cabin. “While the entrance doorway to most earlier log houses was generally placed beneath the eaves, as a means of adapting to the greater snowfall in the Rockies, here the entrance was placed in the gable end, and sometimes protected from roof slides by a porch supported by two corner posts created by an extension of the roof beyond the gable wall.” The entrance to this log house is not on the gable end, nor is it protected by a porch.

B. Geographic Importance (enhances the sense of identity of the Town or community)

“This particular home was built in 1942, just as the war was getting underway. That year, Camp Hale was constructed as a temporary training camp for 10th Mountain Division. The highway over to Battle Mountain had been completed 6 years prior to this. The mine in Gilman was operating at close to full capacity and was an important part of Minturn's history as an authentic working town. The railroad played a key role in the town's economic development as well during this timeframe.

Given the continual tear down of Minturn's historic homes and other historic structures, the preservation of this property serves to encapsulate a sliver of the town's history and can serve as a reminder to those who visit the town of its amazing history. Minturn is a tourist town and visitors who travel to see it, especially in the summer and fall months, will be rewarded to see this house on their walking tour. Visitation to Minturn is projected to increase this summer and beyond, due to the recent designation of Camp Hale as a National Monument (Camp Hale-Continental Divide National Monument), which is roughly 15 miles north on highway 24.” (Nomination Application)

Log structures, both historic and not, can be seen all over the state of Colorado, and indeed, in many states. 478 Eagle River Street is a lot that is adjacent to the river, but can also be viewed from Main Street as you walk by. This structure is a familiar sight to any locals who have lived in or frequented Minturn.

PUBLIC REVIEW PROCESS:
Town staff has met all posting and notification requirements delineated in Chapter 19, Sec 19-4-10 identifying legal notice procedures follow established guidelines as set forth in MMC. Sec. 16-21-610.

PUBLIC COMMENTS:
As of June 14, 2024, one member of the public has submitted comment, along with comment by the property owner, and the property owner's architect. Those comments are included in this packet.

RECOMMENDED ACTION OR PROPOSED MOTION:
Approve, approve with conditions, or deny the Historic Landmark Nomination Application for 478 Eagle River Street.

ATTACHMENTS:
- Historic Landmark Nomination Application for 478 Eagle River Street
- Owner Response
- Owner's Architect Response
- Public Comment
- Ordinance 16 – Series 2024 Amending the Town's Historic Register to Add 478 Eagle River Street

REFERENCES:

Burnett, William W. *Minturn, a Memoir*. Old Gypsum Printer/Wings Publishing, 2007.

Eagle Holy Cross Ranger District. "Camp Hale-Continental Divide National Monument." *U.S. Department of Agriculture*, Forest Service, summer 2023, www.fs.usda.gov/Internet/FSE_DOCUMENTS/fseprd1109675.pdf.

"Eagle Valley Library District." *Local History | Eagle Valley Library District*, Jan. 2024, evld.org/local-history.

History Colorado. "Colorado's Historic Architecture & Engineering Guide." *History Colorado*, www.historycolorado.org/colorados-historic-architecture-engineering-guide#:~:text=Rustic%20style%20architecture%20is%20characterized,and%20stone%20for%20building%20materials. Accessed 14 June 2024.

Trulia. “478 Eagle River Street.” *Trulia A Zillow Brand*, Zillow, 9 Feb. 2024, www.trulia.com/home/478-eagle-river-st-minturn-co-81645-13509223?mid=0#lil-streetViewTab.

United States, Congress, Cultural Resources, and Bruce D. Bomberger. *The Preservation and Repair of Historic Log Buildings*, vol. 26, U.S. Dept. of the Interior, National Park Service, Cultural Resources, Preservation Assistance, 1998.

HISTORIC LANDMARK NOMINATION

TOWN OF MINTURN PLANNING AND ZONING DEPARTMENT
P.O. Box 309/302 Pine Street Minturn, Colorado 81645-0309
970-827-5645 | planner1@minturn.org

Section 1 - Purpose:

The purpose of Historic Preservation is to enhance the Town of Minturn's local resources and to promote the public health, safety, and welfare through:

1. The protection and preservation of the Town's architecture, culture, and heritage as embodied in historic properties and historic districts, by appropriate regulations and incentives;
2. The stabilization of historic neighborhoods;
3. The establishment of the Town's Historic Register listing historic properties and historic districts;
4. The cultivation of civic pride in the art, architecture, and accomplishments of the past;
5. The encouragement of continued private ownership and utilization of such historic properties or historic districts now so owned and used;
6. The promotion of thoughtful community planning and design; and
7. The provision of educational opportunities to increase public appreciation of the Town's unique heritage.

Section 2 - Intent:

The intention of Historic Preservation is to create a reasonable balance between private property rights and the public interest in preserving the Town's unique historic character through the nomination of buildings, structures, sites, objects, and historic districts for preservation.

Narrative Description:

Please describe the current appearance of the property and any alterations that have occurred since its original construction.

The property is a rustic wood home near the Eagle River in Minturn. This single family two bedrrom home was built in 1943, making it eligible for historic preservation. It personifies the essence of historic Minturn and I am thereby nominating it for preservation. It's appearance is largely the same as when it was originally constructed 80+ years ago. It underwent improvements in 1949 (still at the 75 year threshold), which do not impact its exterior appearance. The primary building material is log, which was a relatively common building mainstay a the time of construction.

Photographs:

Please attach current photographs of the property and, if available, copies of historic photographs. For building, structures, or objects, current photographs should show the property from all directions.

If you are not the owner of the property that is being nominated, have you discussed this application with the owner(s)? This is encouraged, but not required. Yes ☐ No ☑

Signature:

Tracy C. Andersen

HISTORIC LANDMARK NOMINATION

TOWN OF MINTURN PLANNING AND ZONING DEPARTMENT
P.O. Box 309/302 Pine Street Minturn, Colorado 81645-0309
970-827-5645 | planner1@minturn.org

Section 3 - Basic Property Information:

Historic Name of Property (if applicable) and any other names:

N/A

Address of Property

Street Address: 478 Eagle River Street, Minturn, Co 81645

Legal Description of Property: Subdivision: BOOCO 2ND Block: 2 Lot: 15

Maps:

1. Include a location map on 8.5x11 inch page showing the property in relation to major streets
2. Include a site plan on 8.5x11 inch page showing the footprint of the building if applicable

Property Owner Information:

Name: David Ford

Mailing Address: PO BOX 161777
AUSTIN, TX 78716-1777

Email: david@eastendink.com | Phone: 512-431-8351

Applicant Information (if different):

Name: Tracy Andersen

Mailing Address: PO Box 871
Minturn, Colorado 81645

Email: tracyandersen@comcast.net | Phone: 303-543-8738

Is property listed on the National Register of Historic Places or the State Register of Historic Properties?

☐ Yes ☑ No

If yes, please provide date and registration number. Date: _____ Registration #: _____

For Official Use:

Date Received: _____ Planner: _____

Historic Preservation Commission - ☐ Approval ☐ Denial

Comments:

HISTORIC LANDMARK NOMINATION

TOWN OF MINTURN PLANNING AND ZONING DEPARTMENT
P.O. Box 309/302 Pine Street Minturn, Colorado 81645-0309
970-827-5645 | planner1@minturn.org

Section 4 - Eligibility Criteria:

Indicate how the property is significant to the Town of Minturn and its past by checking one or more of the following: Properties (*buildings, structures, sites, or objects*)or historic districts shall be at least 75 years old and meet 1 or more of the following criteria in order to be considered for designation:

- ☐ Association with events that have made a significant contribution to history;
  - ☐ Is a site of a historic event that had an effect upon society; or
  - ☐ Exemplifies cultural, political, economic, or ethnic heritage of the Town.
- ☐ Connection with persons significant in history.
- ☑ Distinctive characteristics of a type, period, method of construction, or artisan:
  - ☑ Exemplifies specific elements of an architectural style or period;
  - ☐ Is an example of the work of an architect or builder who is recognized for expertise nationally, state-wide, regionally, or locally;
  - ☐ Demonstrates superior craftsmanship or high artistic value;
  - ☑ Represents a style that is particular to the Town;
  - ☐ Represents an innovation in construction, materials, or design; or
  - ☐ Represents a built environment of a group of people in an era of history.
- ☑ Geographic importance:
  - ☑ Enhances the sense of identity of the Town or community; or
  - ☐ Is an established and familiar natural setting or visual feature of the Town or community.
- ☐ Possibility to yield important information related to prehistory or history:
  - ☐ Addresses research questions or fills recognized data gaps;
  - ☐ Embodies construction, development, or design adaptations; or
  - ☐ Informs on the development of engineering systems.

A property or historic district may be exempted from the age standard if the Town Council finds it to be exceptionally important in other criteria. *- Sec. 19-3-20 MMC*

For any eligibility criteria selected above, please provide sources and documentation below with the research and documentation for why this application should be designated historic. If this space is not enough please feel free to attach additional sheets.

This particular home was built in 1942, just as the war was getting underway. That year, Camp Hale was constructed as a temporary training camp for 10th Mountain Division. The highway over to Battle Mountain had been completed 6 years prior to this. The mine in Gilman was operating at close to full capacity and was an important part of Minturn's history as an authentic working town. The railroad played a key role in the town's economic development as well during this timeframe.

Given the continual tear down of Minturn's historic homes and other historic structures, the preservation of this property serves to encapsulate a sliver of the town's history and can serve as a reminder to those who visit the town of its amazing history. Minturn is a tourist town and visitors who travel to see it, especially in the summer and fall months, will be rewarded to see this house on their walking tour. Visitation to Minturn is projected to increase this summer and beyond, due to the recent designation of Camp Hale as a National Monument (Camp Hale-Continental Divide National Monument), which is roughly 15 miles north on highway 24.

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Section 5 - Category and Resources:

Category of Nomination (check one):

- [x] Building (any shelter or enclosure having a roof supported by columns or walls and intended for the shelter, housing or enclosure of any individual, animal, process, equipment, goods or materials of any kind.)
- [ ] Site (the location of a significant event; a prehistoric or historic occupation or activity; or a building, structure, or object, whether standing or vanished, where the location itself maintains historic or archeological value regardless of the value of any existing building, structure, or object.)
- [ ] Object (a material item of functional, aesthetic, cultural, historical, or scientific value that may be, by nature or design, movable yet related to a specific setting or environment.)
- [ ] District (a geographically definable area including a concentration, linkage, or continuity of properties within a specified period of significance and may include within its geographic boundaries one (1) or more contributing properties, which has been designated by the Town Council)
- [ ] Structure (anything constructed or erected, the use of which requires location on or in the ground, for purposes other than shelter of humans, animals, or chattels.)

Narrative Statement of Significance:

Please describe how this property contributes to the history of Minturn. Why should the property be landmarked? For any category selected above, please provide sources and documentation below with the research and documentation for why this application should be designated historic. If this space is not enough please feel free to attach additional sheets.

Minturn is an iconic historical town located in the Central Rockies. It is often noted for its eclectic and unique architectural styles, given it has a strong mining and railroad history. This particular home was built in 1942, just as the war was getting underway. That year, Camp Hale was constructed as a temporary training camp for 10th Mountain Division. The highway over to Battle Mountain had been completed 6 years prior to this. The mine in Gilman was operating at close to full capacity and was an important part of Minturn's history as an authentic working town. The railroad played a key role in the town's economic development as well during this timeframe.

Given the continual tear down of Minturn's historic homes and other historic structures, the preservation of this property serves to encapsulate a sliver of the town's history and can serve as a reminder to those who visit the town of its amazing history. Minturn is a tourist town and visitors who travel to see it, especially in the summer and fall months, will be rewarded to see this house on their walking tour. Visitation to Minturn is projected to increase this summer and beyond, due to the recent designation of Camp Hale as a National Monument (Camp Hale-Continental Divide National Monument), which is roughly 15 miles north on highway 24.

HISTORIC LANDMARK NOMINATION

TOWN OF MINTURN PLANNING AND ZONING DEPARTMENT
P.O. Box 309/302 Pine Street Minturn, Colorado 81645-0309
970-827-5645 | planner1@minturn.org

Section 6 - Description:

Architectural Description:

If property is a building, please describe the predominate architectural style such as Victorian or Mid-Century Modern.

One would consider this style as "rustic," at least according to the History Colorado website as it embodies a natural style and uses logs as the primary building material. It is a 2 11/2 story home with living areas located on the ground floor. Located near the 400 block of Main Street, this 1,303 square foot home has 2 bedrooms and 2 bathrooms. It is located just off the Top of the Rockies Scenic Byway. It is a classic old log home with a very "authentic Minturn" look that embodies old town Minturn. Few structures from this time period exist as many have been demolished in recent years.

List of References:

Please cite the books, articles, personal contacts, and other sources used in preparing this application.

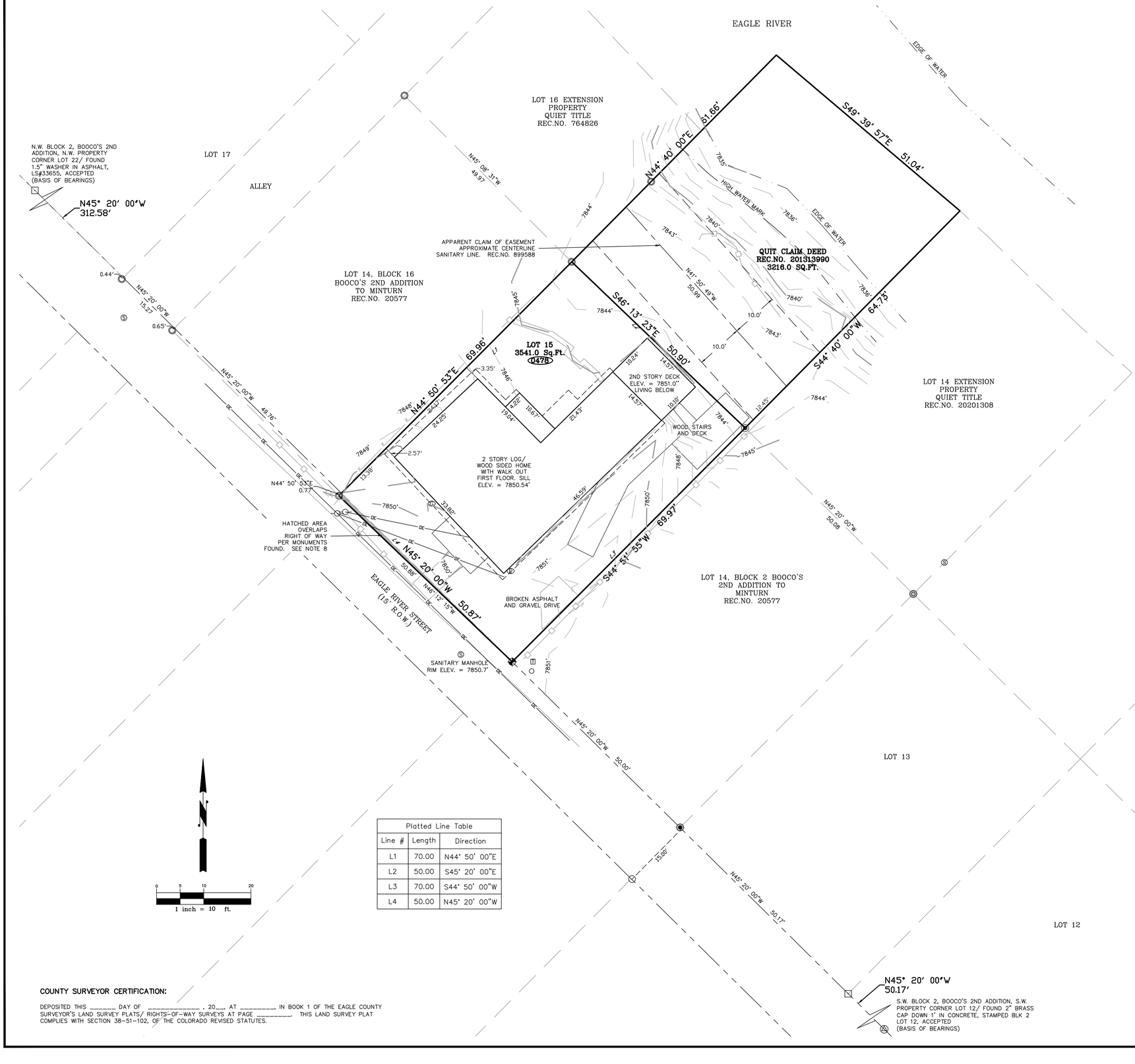
History Colorado website
https://www.historycolorado.org/colorados-historic-architecture-engineering-guide#:~:text=Rustic%20style%20architecture%20is%20characterized,and%20stone%20for%20building%20materials.

Minturn: A Memoir by Bill Burnett
https://www.historycolorado.org/colorados-historic-architecture-engineering-guide#:~:text=Rustic%20style%20architecture%20is%20characterized,and%20stone%20for%20building%20materials.

National Park Service
https://www.fs.usda.gov/Internet/FSE_DOCUMENTS/fseprd1109675.pdf

Eagle Valley Library District Archive
https://evld.org/local-history

https://www.trulia.com/home/478-eagle-river-st-minturn-co-81645-13509223?mid=0#lil-streetViewTab



Platted Line Table		
Line #	Length	Direction
L1	70.00	N44° 50' 00"E
L2	50.00	S45° 20' 00"E
L3	70.00	S44° 50' 00"W
L4	50.00	N45° 20' 00"W

IMPROVEMENT SURVEY PLAT WITH TOPOGRAPHY
LOT 15, BLOCK 2
BOOCO'S 2nd ADDITION TO MINTURN
& a Parcel of Land Situated in Section 26, Township 5 South, Range 81 West , 6th P.M.
Town of Minturn, County of Eagle, State of Colorado

DESCRIPTION:

LOT 15, BLOCK 2, BOOCO'S 2ND ADDITION TO THE TOWN OF MINTURN, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED 10-10-1901 AT RECEPTION NO. 20577 IN THE OFFICE OF THE CLERK AND RECORDER, COUNTY OF EAGLE, STATE OF COLORADO.

TOGETHER WITH

A PARCEL OF LAND SITUATED IN SECTION 26, TOWNSHIP 5 SOUTH, RANGE 81 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF MINTURN, BEING AN EXTENSION OF LOT 15, BLOCK 2, BOOCO'S 2ND ADDITION TO MINTURN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE OFFICE OF THE EAGLE COUNTY CLERK AND RECORDER, COUNTY OF EAGLE, STATE OF COLORADO, AND LYING SOUTH AND WEST OF THE MEDIAL LINE OF THE EAGLE RIVER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT NORTHERLY CORNER OF SAID LOT 15; THENCE N44°40'00"E, 61.66 FEET TO THE MEDIAL LINE OF SAID EAGLE RIVER; THENCE UPON SAID MEDIAL LINE S49°39'57"E, 51.04 FEET; THENCE DEPARTING SAID MEDIAL LINE S 44°40'00"W, 64.73 FEET TO THE EASTERLY CORNER OF SAID LOT 15; THENCE UPON THE NORTHEASTERLY LINE OF SAID LOT 15 N46°13'23"W, 50.90 FEET TO THE POINT OF BEGINNING, ACCORDING TO QUITCLAIM DEED, RECORDED 7-09-2013 AT RECEPTION NO. 201313990 IN THE OFFICE OF THE CLERK AND RECORDER, COUNTY OF EAGLE, STATE OF COLORADO.

NOTES:

1) DATE OF SURVEY: November 10, 2023
2) STREET ADDRESS: 478 Eagle River Street (Posted)
3) Location of improvements and lot lines are based upon the description above provided by Land Title Guarantee Company and Survey Monuments found at the time of this survey as shown hereon.
4) Benchmark: S-280 3.25" Brass Cap in Rock, Elevation = 7894.52'
5) U.S. Survey feet used for this survey.
6) Basis of Bearings: An assumed bearing of N 45° 50' 00" W between the Southwesterly Block Corner 2 (Southwesterly Corner Lot 12), Booco's 2nd Addition to Minturn, Rec.No. 20577 and the Northwesterly Block Corner 2 (Northwesterly Corner Lot 22), Booco's 2nd Addition to Minturn, Rec.No. 20577.
7) Title Commitment provided by Land title Guarantee Company, Order No. V50070347, with an effective date of 10-06-2023.
8) The hatched area represents an overlap within the platted right of way. Therefor Lot 15 does not own this area based on the basis of bearings monuments found and the 1.25" Red Plastic Cap found within the right of way. This monument is only being accepted as an extension of the common property line for Lot 15 and Lot 16. The true corner bears N 44° 50' 53" E, 0.77 feet to a point of intersection on the right of way line.
9) Notice; According to Colorado Law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect, in no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

CERTIFICATION:

I, RANDALL P. KIPP, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LAND SURVEY PLAT WAS PREPARED FOR JOHN P. MCBURNIE, AND IS THE RESULT OF A SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, RESPONSIBILITY AND CHECKING. I FURTHER CERTIFY THAT THIS LAND SURVEY PLAT IS IN CONFORMANCE WITH 38-51-106 C.R.S.: MINIMUM STANDARDS FOR LAND PLATS, AND IS BASED ON THE LAND SURVEYORS KNOWLEDGE INFORMATION AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

COLORADO LICENSED RANDALL P. KIPP 38079 11-15-23 PROFESSIONAL LAND SURVEYOR

RANDALL P. KIPP P.L.S. #38079
COLORADO PROFESSIONAL LAND SURVEYOR

LEGEND:

- DENOTES GAS METER
- DENOTES ELECTRIC METER
- DENOTES SANITARY SEWER MANHOLE
- DENOTES TELEPHONE PEDESTAL
- DENOTES FOUND SURVEY MONUMENT – 1.25" RED PLASTIC CAP ON #5 REBAR, LS #26626
- DENOTES FOUND SURVEY MONUMENT – 1.5" ALUMINUM CAP ON #5 REBAR, LS #22589
- DENOTES FOUND SURVEY MONUMENT – 1.5" SHINER WASHER IN ASPHALT, LS #33655
- DENOTES FOUND SURVEY MONUMENT – 2" ALUMINUM CAP ON #5 REBAR, LS #33655
- DENOTES FOUND SURVEY MONUMENT – 2" BRASS CAP, DOWN 1'
- DENOTES FOUND SURVEY MONUMENT – 2" ALUMINUM CAP ON #5 REBAR, LS #37902
- DENOTES FOUND SURVEY MONUMENT – #5 REBAR
- DENOTES SET SURVEY MONUMENT – 1.5" ALUMINUM CAP ON #5 REBAR, LS 38079
- DENOTES BOUNDARY LINE
- DENOTES EASEMENT LINE
- DENOTES ADJOINERS AND OTHER PROPERTY LINES
- DENOTES WOOD FENCE
- DENOTES WIRE FENCE
- DENOTES OVERHEAD WIRE
- DENOTES OVERHANG
- DENOTES RIGHT OF WAY LINE

COUNTY SURVEYOR CERTIFICATION:

DEPOSITED THIS _____ DAY OF _____, 20__, AT _____, IN BOOK 1 OF THE EAGLE COUNTY SURVEYOR'S LAND SURVEY PLATS/ RIGHTS-OF-WAY SURVEYS AT PAGE _____. THIS LAND SURVEY PLAT COMPLIES WITH SECTION 38-51-102, OF THE COLORADO REVISED STATUTES.

IMPROVEMENT SURVEY PLAT WITH TOPOGRAPHY LOT 15, BLOCK 2, BOOCO'S 2ND ADDITION TO MINTURN Town of Minturn, County of Eagle, Colorado		KIPP LAND SURVEYING
JOB NO.: 231035	DATE: 11-15-23	RANDY KIPP P.L.S. P.O. Box 3154 Eagle, CO 81631 (970) 390-9540 email: randy@kipplandsurveying.com web: kipplandsurveying.com
SHEET 1 OF 1	DWG. NAME 231035-L15BOOCOS ISP	

478
474

June 11, 2024

VIA E-MAIL PLANNER1@MINTURN.ORG

Historic Preservation Commission, Town of Minturn
302 Pine Street
Minturn, Colorado 81645

Re: 478 Eagle River Street - Nomination for Landmark Designation (the "**Designation Request**")

Dear Historic Preservation Commission:

My wife and I own the house ("**Structure**") and lot located at 478 Eagle River Street (collectively, the "**Property**") in Minturn, Colorado (the "**Town**"). We are long-established visitors to the beautiful Minturn area, and it has been a dream of mine to own property along the Eagle River, establish a home for our family and future generations to enjoy, and become active members of the Minturn community. We were surprised to find the Property nominated for historic designation. So were our neighbors, who were excited to hear that we would be replacing a deteriorating home that has been neglected for years and investing in a new home considerate of the Minturn community.

Since learning of the Designation Request, we have engaged legal counsel from Otten Johnson Robinson Neff + Ragonetti, P.C. ("**Otten Johnson**") to assist in evaluating whether the Property is that which the Town intends to preserve based on the applicable eligibility criteria. Based on the information we've gathered on the Property, as well as the extensive inspection conducted by True Perspective Home Consultants on June 24, 2024 (the "**Inspection Report**"), we and Otten Johnson maintain that the Property does not meet the applicable eligibility criteria required for the Historic Preservation Commission to recommend approval of the Designation Request to the Town Council.

We request that the Historic Preservation Commission consider the following analysis of applicable eligibility criteria in making its determination. Pursuant to Minturn Municipal Code ("**Code**") Section 19-3-20(a), properties shall be at least 75 years old and meet one or more of the applicable eligibility criteria in order to be considered for designation.

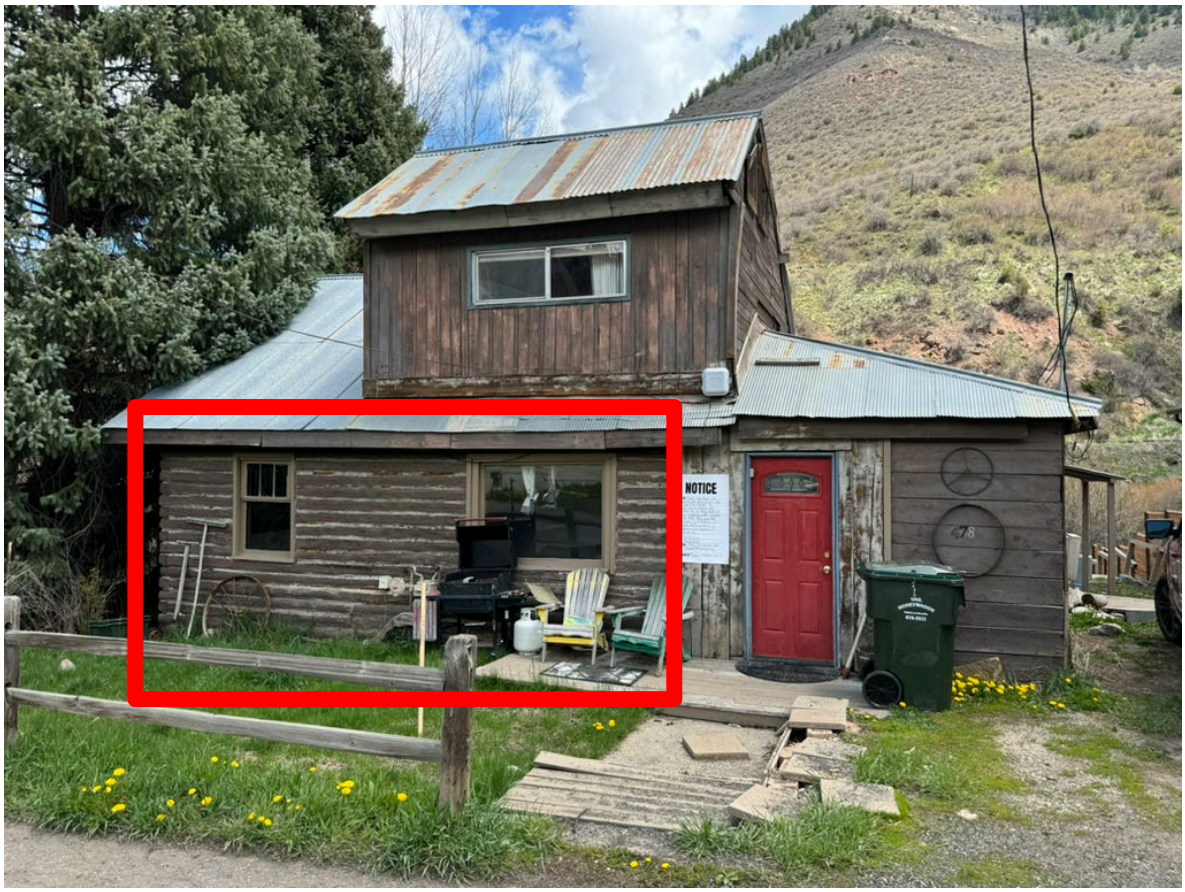
First, although the assessor's records indicate a portion of the Structure was built in 1942 (i.e., 82 years old), a representative spoke to the assessor's staff on our behalf and staff conceded that they don't actually know when the Structure was built. Indeed, they did not even open a file on the Property until 1983 some forty years after the supposed construction. Though these dates remain unconfirmed, the previous owners have made substantial modifications and additions over the years, making most of the Structure much newer. We have attempted to identify the exact dates of these additions by searching building permit records, but it appears the previous owners never pulled building permits—which is a problem in and of itself—so it is difficult to provide certain dates. Despite that limitation, we also spoke with the Property's former tenant, who lived there for decades. He recalls that (1) the major additions on the back of the Structure (pictured on the following pages) were made in the 1970s or 80s and that the previous owner continued to make changes over the years as well. Of particular note is the foam board used to "side" the Structure and mirror design elements such as window framing and roof overhang, circled in the following photo, as well as the personalized tree-like adornments encasing the rear addition. The additional photos demonstrate that virtually all of the Structure consists of more recent additions.

(Detail 1) Foam forms and "siding" on rear addition.

(Detail 2) Deck and stair addition.

(Details 3 and 4) South addition and plywood decking.

As a result, while some minimal portion of the Structure may have been built before Section 19-3-20(a)'s 75-year threshold, most of it falls well short of that mark, and even the older portion has been modified over the years. As illustrated in the following photo, the portion outlined represents the area of the structure satisfying the 75-year threshold, and the only portion that could conceivably demonstrate "rustic" architecture.



(Detail 5) Original cabin call out (red box). All other Structure components are later additions.

This curved log design is not clearly detectable along additional facades, signifying no clear delineation between what may have been an original section of the Structure and additions/renovations over the course of history. Therefore, there is no way to separate the qualifying and non-qualifying components of the Property and the Property as a whole is not eligible for historic designation.

Additionally, none of the applicable eligibility criteria are met, as detailed below.

1. Association with events that have made a significant contribution to history.

    a. Is a site of a historic event that had an effect upon society; or

    There is no indication that the Property is associated with events that have made a significant contribution to history, nor did the individual nominating the Property suggest that it is. The Town's Historic Preservation Plan, adopted December 7, 2022 (the "**Preservation Plan**) provides insight into notable Town history around the time of the Property's original construction, including

the Highway 24 completion and Red Cliff Bridge construction in 1940, construction of the cinder block school in 1941, and establishment of Camp Hale as a temporary training camp for the 10th Mountain Division in 1942. Although Camp Hale and the 10th Mountain Division maintain great historic distinction throughout the state of Colorado and Eagle River Valley, there is no evidence to suggest the Property itself is connected to Camp Hale nor an individual involved in the establishment of Camp Hale.

b. Exemplifies cultural, political, economic, or ethnic heritage of the Town.

The Property does not exemplify the cultural, political, or ethnic heritage of the Town, nor did the individual nominating the Property suggest that is the case. Although the Rustic architectural style, detailed below, was common for the early 1900s, there are no notable features related to the Town's railroad or mining culture of the time, and as noted above, very little of the original 1940s structure exists apart from the major, later additions.

2. Connection with persons significant in history.

There is no indication that the Property is connected with persons significant in history, nor did the individual nominating the Property suggest that there was. We've reviewed the Eagle County Assessor Property Record Search, which summarizes transfer of the Property over the course of history. We've reviewed the cited owners since 1941, sought historical information on these individuals, and uncovered no significant history in connection with these individuals. These individuals include Robert Holbrook and Nora Holbrook, Robert A. Ellis and Nellie Hazel, Roberta L. Luchetta, Gerhard K. Long, Lawrence W. Gaul, and Michael C. McBurnie.

3. Distinctive characteristics of a type, period, method of construction, or artisan:

a. Exemplifies specific elements of an architectural style or period;

Based on the History Colorado Field Guide to Colorado's Historic Architecture & Engineering, we understand that at least some elements of the Property can be characterized as a Rustic style architecture.[1] Rustic style architecture is characterized by its natural setting and its use of log and stone for building materials. The majority of these structures in Colorado were built after 1905 and primarily of log construction with stone foundations, battered walls, overhanging roofs, and small paned windows. Additionally, Rustic structures generally have stone chimneys.[2] The Tigiwon Community House in Eagle County exemplifies the Rustic style architectural elements, as provided below.

[1] Notably, the History Colorado Field Guide to Colorado's Historic Architecture & Engineering identifies a similar architectural style, the Pioneer Log. The Pioneer Log was more commonly constructed from 1858 through the 1930s. Some elements of a Pioneer Log style are present, such as the metal flue and log construction, but the totality of characteristics more closely aligns with the Rustic style.
[2] History Colorado Field Guide to Colorado's Historic Architecture & Engineering, page 81.

(Detail 6) Tigiwon Community House.

Note the specific elements of the Rustic architectural style – the stone chimney and foundation, primarily log construction, and small paned windows. Additionally, the Tigiwon Community House historic designation application cited the fact that "very few alterations have been made at the Tigiwon Community House since it was constructed in 1933-4."[3] Further, the "cabin remains in excellent condition" and "retains a high level of integrity with regard to location, setting, feeling, association, design, materials and workmanship."[4] All of that stands in stark contrast to the Structure, which retains virtually no integrity with respect to the Rustic architectural style.

The Structure's exterior along the street frontage is primarily made of wood, a portion of which is log construction but primarily wood board siding, that is described in the Inspection Report as decaying and requiring attention to restore structural integrity. The Structure's lack of primarily log construction alone is a major deficiency in identifying the structure as exemplifying the Rustic style architecture, as is the lack of a stone chimney, paned windows and overhanging roof on some of the additions. The Rustic style typically employs a cohesive siding material throughout, and as evidenced by the photos provided herein, the Structure instead has a hodgepodge of different siding material (including extensive use of styrofoam, mis-matched boards, and tree-like adornments).

[3] https://www.historycolorado.org/location/tigiwon-community-house
[4] *Id*.

(Detail 7) Structure west façade.

Elsewhere, the wood siding is missing from the Structure on multiple exterior facades, and still others are made of a decaying foam-like material reflected in the image below.[5]

(Detail 8) East and north facades, rear additions, and faux-Italianate components.

[5] Inspection Report, pages 22, 25, and 27.

The foundation is made of wood and concrete, rather than stone, and shows signs of major structural damage (e.g., cracked concrete and wood deterioration). In some portions of the Structure, there is no foundation at all.[6]

(Detail 9) Cracking Foundation.

The chimney is constructed of a wood frame cased in styrofoam, not stone, topped with a flue pipe and described as deteriorated and badly damaged, as depicted below. This element of the Structure is flagged as a safety concern requiring repair or replacement to function and prevent fire danger.[7] It too lacks any connection to the Rustic style.

(Detail 10) Deteriorating foam chimney.

In summary, multiple specific elements of a Rustic style architecture are not present, have been destroyed or obscured by later additions,[8] and where present are in downright unsafe conditions.

[6] Inspection Report, pages 149-151.
[7] Inspection Report, page 48.
[8] Inspection Report, page 4 and 22.

Therefore, the Structure further lacks conformity with the Rustic style and certainly does not exemplify elements of this style.

b. Is an example of the work of an architect or builder who is recognized for expertise nationally, state-wide, regionally, or locally;

We are not aware of the Structure being associated with a recognized architect or builder, nor did the individual nominating the Property suggest it is.

c. Demonstrates superior craftsmanship or high artistic value;

The Structure cannot be said to demonstrate superior craftmanship or high artistic value, nor did the individual nominating the Property suggest it is. Outdated, unsafe, and non-permitted building methods and techniques were used to construct the Structure and, although that fact alone does not speak to the level of craftmanship, the Inspection Report cites multiple reportable conditions requiring attention, including but not limited to foundation, framing, plumbing, electrical, and material defects. In summary, the Inspection Report flags 101 repair notes, 39 safety concerns, and 44 inquiries requiring further review.[9] The executive summary provided in the Inspection Report is provided below showing a full accounting of the most concerning issues with the Structure. While some of these concerns are no doubt the product of neglect, others resulted directly from earlier owners' disregard for permitting requirements.

Executive Summary

"True Perspective Home Consultants was hired to evaluate the home and its condition to better determine whether it is salvageable from its current state of disrepair.

To summarize our findings, we believe the home's structure and infrastructure are dangerous and beyond reasonable repair to current modern standards. We believe the best and safest outcome for both the occupants of the property and the neighborhood would be the demolition of the building.

A few highlights from our findings are as follows.

- Areas of the foundation are missing, made of wood, and structural concrete cracking was noted. This would require the addition of a foundation, foundation repair, and likely evaluation of the soils and the ability to support the structure.

- The home's structure is built using old building practices that would not pass modern building codes, and structural safety concerns are present in the attic and crawlspace areas. Based on an engineering review, this would require reframing many areas of the home.

- Over the years, multiple additions have been built onto the home. These do not meet modern standards, nor do they appear to have been built by contractors knowledgeable about building codes or quality control. We believe one would be better suited to remove these additions.

- The heating and hot water systems are defunct, and safety hazards from the fire and carbon monoxide risk would need complete replacement. Entire rooms in the home are unheated.

[9] Inspection Report, page 5.

- The electrical system is a fire and safety hazard and would need complete replacement to meet modern standards.

- Mold growth and elevated mold levels were noted, requiring mitigation for the safe use of the home.

- Asbestos-containing materials were noted. This would require mitigation before the completion of other work.

- Multiple reportable conditions were noted in the plumbing systems. Based on their age and condition, we suggest replacing all plumbing.

- The house's sewage system was not inspected. Given its age, the sewage line would likely need replacement to prevent sewage leakage.

- While the home appears to have a historical appearance, further investigation revealed that it has been cosmetically applied over many years of old, dilapidated exterior finishes. Some of the antique-like beam work was noted to be faux and made of styrofoam. Very little thought or attention was paid to proper waterproofing or weatherization. To achieve modern energy efficiency and waterproofing levels, all exterior finishes would need to be removed.

The above is just a summary and many more concerns and items are noted in the full report."

d. Represents a style that is particular to the Town;

The Rustic style is represented throughout the state of Colorado. History Colorado maintains a database of properties in the state listed in the National Register of Historic Places and the Colorado State Register of Historic Properties. Listed properties maintaining Rustic style architecture exist in Boulder County (The Lodge at Los Lagos)[10], Clear Creek County (Anne Evans Mountain Home)[11], Eagle County (Tigiwon Community House)[12], Garfield County (Sumers Lodge)[13], Grand County (Grand Lake Community House)[14], and Larimer County (Bear Lake Comfort Station)[15], amongst countless other examples. To the extent the Structure, as modified over the years, can be considered Rustic, that style is not in any way particular to the Town.

e. Represents an innovation in construction, materials, or design; or

The Structure does not represent innovation in construction, materials, or design, nor did the individual nominating the Property suggest it does. At the time of its construction, the Rustic style had been used for many decades. Also, and as we noted above, we have not seen anything to suggest that earlier owners pulled permits for the many modifications and additions made over the years. The deficiencies in construction and the materials used are now obvious.

[10] https://www.historycolorado.org/location/lodge-los-lagos
[11] https://www.historycolorado.org/location/anne-evans-mountain-home
[12] https://www.historycolorado.org/location/tigiwon-community-house
[13] https://www.historycolorado.org/location/sumers-lodge
[14] https://www.historycolorado.org/location/grand-lake-community-house
[15] https://www.historycolorado.org/location/bear-lake-comfort-station

f. Represents a built environment of a group of people in an era of history.

Although the Rustic style architecture is common in mountain communities, it is not representative of a particular group of people in an era of history, but more broadly representative of a popular style of the time due to accessible building materials and tools. Additionally, the individual nominating the Property did not suggest this was the case.

4. Geographic importance.

a. Enhances the sense of identity of the Town or community; or

Although the Property provides some insight into the early architecture of the Town, the Structure is not unique in this sense and provides no sense of identity. The Structure is badly deteriorated and, unfortunately, not a clear identifier of the Town's commitment to civic pride in the art, architecture, and accomplishments of the past – a commendable purpose of the Town's Historic Preservation Ordinance. After living with years of neglect, our neighbors are excited to see the Structure replaced with a new home that will respect the community.

b. Is an established and familiar natural setting or visual feature of the Town or community.

The Property is not an established and familiar natural setting or visual feature of the Town or community, nor did the individual nominating the Property suggest it is. Based on the Town of Minturn Downtown Map and Directory, the Historic Minturn region generally consists of the area north of Toledo Avenue where commercial offerings like The Saloon and historic landmarks like the designated Minturn Water tank are located. The Property is located south of this area on a narrow, one-way street lacking pedestrian walkways and appearing more private in nature. Therefore, it is not particularly visible to the community nor accessible to tourists.

5. Possibility to yield important information related to prehistory or history.

a. Addresses research questions or fills recognized data gaps;

We are not aware of any information the Property provides with respect to open questions of Town history or gaps in data, nor did the individual nominating the Property suggest this is the case.

b. Embodies construction, development, or design adaptations; or

As demonstrated in the Inspection Report, the Structure's construction and current condition does not provide an example of effective nor notable adaptations, nor did the individual nominating the Property suggest this is the case.

c. Informs on the development of engineering systems;

As demonstrated in the Inspection Report, the Structure does not maintain sound engineering systems nor a system of significance at the time of construction, nor did the individual nominating the Property suggest this is the case.

Beyond the eligibility criteria, we hope the commission will reflect on the economic reality facing the Property. The Structure suffers from black mold, asbestos, and severe structural problems, among other things. Making up for earlier owners' decades of neglect and returning the Property to a safe and habitable condition while

adhering to historical requirements will cost more than the value that remediation and repair could ever add. We bought the Property to create a home for our family and to build something the community could be proud of.

Additionally, the nominator who submitted the Designation Request cited criteria (c) and (d) in justifying the request, but as detailed above, the Structure does not meet these, or any other, justifying eligibility criteria. Rather, we understand that some community members are concerned with new construction failing to respect the Town's character. But a distaste for new construction is not a reason to preserve an unsafe, deteriorating building that does not satisfy any of the historic designation criteria. And in any event, we can assure the Commission that we intend to construct a respectable future home that is consistent with the community's values and aesthetic surroundings, as well as adhering to all applicable code requirements – a baseline the Structure currently lacks.

Finally, we'd like to acknowledge the importance of preservation throughout the Town as described in the Town's Historic Preservation Ordinance. As described above, the Property is not fit to protect the Town's architecture, culture, and heritage nor provide educational opportunities. We appreciate the Town's effort to fulfill the purposes of the Historic Preservation Ordinance but maintain that the Property would not serve such purposes.

Thank you for your time and consideration. Please do not hesitate to reach out if we may provide additional information that could be useful in your consideration of the Designation Request.

Sincerely,

Lilly and David Ford

cc: Andrew L.W. Peters, Esq.
Diana Caruso Jenkins, Esq.

SUMMARY

478 Eagle St , Minturn, CO 81645
David Ford
05/24/2024

Chris Jobson
True Perspective Home Consultants
970-209-2041
chris@trueperspectivehc.com

Below is a summary of the items noted.

This is not a bidding document for contractors.

All items noted should be further evaluated before the expiration of your inspection objection deadline.

Each item/system should be assessed in full by a specially trained, licensed, or certified contractor working on the specified system. Handyman-type repairs and evaluation should be avoided in all but the simplest repairs.

We suggest obtaining receipts and warranties for all work performed.

We will not reinspect any items without detailed receipts and warranty documents provided three days before reinspection.

355	101	44	39
ITEMS INSPECTED	REPAIR	FURTHER REVEIW	SAFETY CONCERN

3.3.1 Driveway Condition

POOR DRAINAGE

Repair

The driveway drainage shows signs of poor drainage toward the house. The condition can lead to adverse effects on the foundation walls and surrounding soils. We recommend that the driveway area be evaluated to understand better the present situation and cost associated with correction as deemed necessary.

Recommendation
Contact a qualified driveway contractor.

3.5.1 Walkways Condition

DAMAGES STAIR BOARD

Repair

ENTRY

While still functional damage was noted to the exterior stairs. We suggest review with repairs made as deemed necessary.

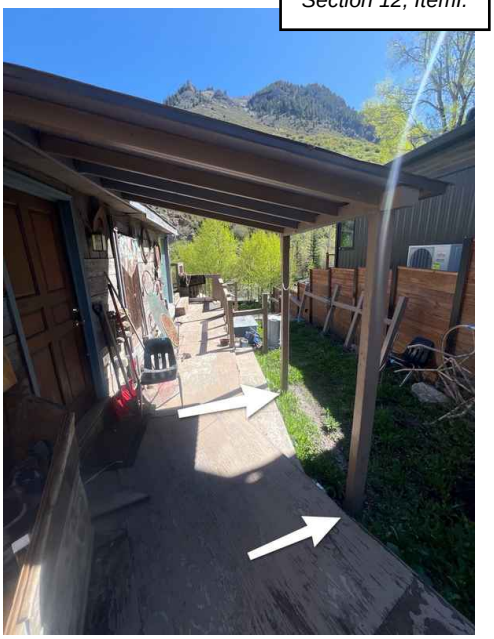
Recommendation
Contact a qualified professional.

3.9.1 Entrance Cover

POST BASES NOT VISIBLE

Repair

The concrete post bases (if present) were below grade and not visible and the wood posts are buried below grade. This condition will accelerate the decay and deterioration of building materials.



3.10.1 Landscaping

TREES CLOSE TO BUILDING

Repair

SEVERAL

Tree(s) were located close to or touching the building. This can lead to damage to the structure. We recommend further review to understand the present condition and remedies.

Recommendation
Contact a qualified landscaping contractor

3.10.2 Landscaping

TREES TOUCHING ROOF

Repair

SEVERAL

Trees near the building had overhanging branches or branches in contact with the roof surface, which may cause damage to the roof surface. We recommend that all overhanging/contact branches should be cleared to reduce the potential damage to the roof surface.

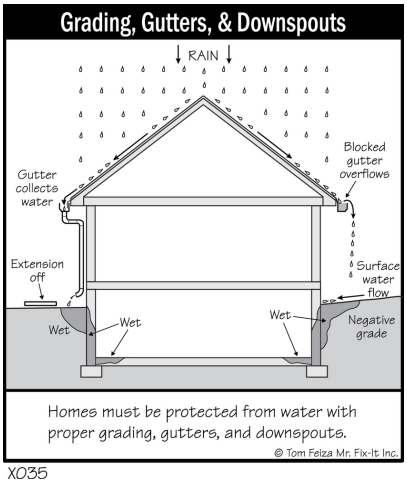
Recommendation
Contact a qualified landscaping contractor

3.14.1 Site Grading

NEGATIVE GRADE

Repair

ENTRY

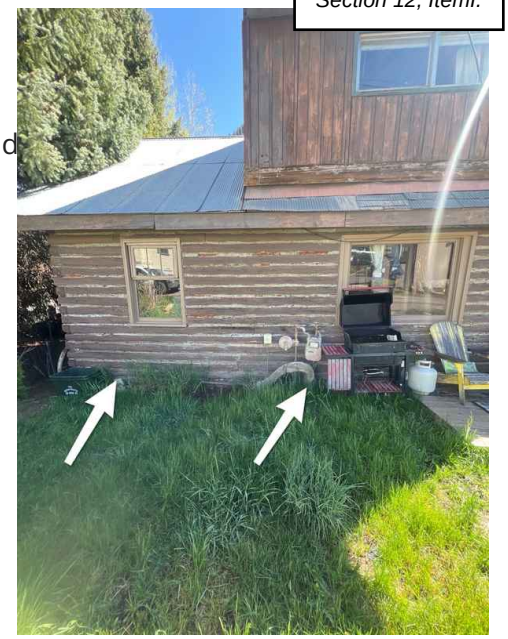


XO35

The grading was sloped toward the build condition promotes water accumulation near the building, which could result in deterioration of the foundation and water penetration under the structure. We recommend re-grading areas near the building as needed to ensure the unobstructed flow of the surface water away from the foundation.

Recommendation

Contact a qualified grading contractor.



3.16.1 Retaining Walls

DISPLACED

Repair

ENTRY

The retaining walls were observed to be displaced. The movement of the wall should be monitored with correction as necessary.

Recommendation

Contact your builder.

3.17.1 Fencing
DAMAGED
Repair

ENTRY

The site fencing was damaged. We recommend that the affected sections be repaired or replaced.

Recommendation
Contact a qualified fencing contractor

4.1.1 Structural
LOG HOME
Further Reveiw

Portions or all of the homes are constructed with log framing. Complete evaluation of log homes is beyond a general home inspection scope. Many hidden conditions may exist. We recommend further review by a log framing contractor or engineer to better understand replacement/repair costs and present conditions.

Any comments made are out of courtesy and should not be construed as a full inspection of the log framing.

Recommendation
Contact a qualified professional.

4.1.2 Structural
OLD BUILDING METHODS
Further Reveiw

Old building methods and construction techniques are present in the home. Multiple reportable conditions exist, such as, but not limited to the following: Foundation, wall and roof framing, plumbing systems, electrical systems, deck framing, interior and exterior material defects. Several health and safety hazards exist and many hidden hazards may be present. We suggest a full review of all areas and systems of the home by qualified contractors and a structural engineer for evaluation.
All areas should be inspected, and no attempt was made to photograph all areas, and photographs are examples only.

Recommendation
Contact your builder.

Section 12, Iteml.

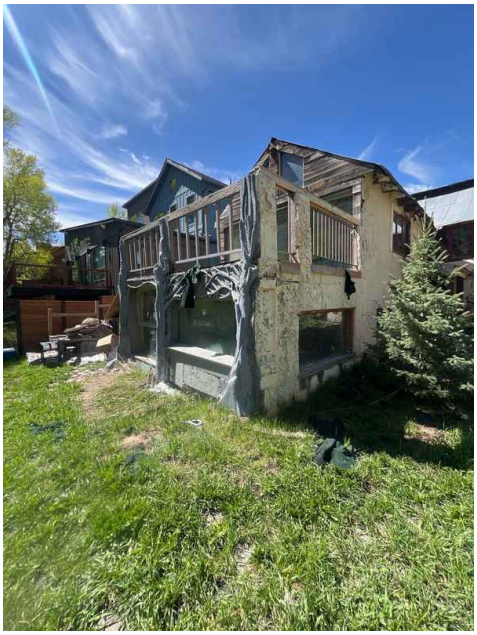
4.1.3 Structural

EVIDENCE OF STRUCTURAL ADDITION WAS NOTED

Further Reveiw

An area of the home appears to have been altered since the original construction. We suggest a review of engineering, permits, and other associated documents to better understand the scope of work performed.

Recommendation
Contact your builder.



4.1.4 Structural

DECAYED LOGS

Repair

ENTRY

Decayed log(s) were noted. We suggest a further review with repairs made to restore the structural integrity.

Recommendation
Contact a qualified professional.

4.1.5 Structural

FAUX BEAMS

Further Reveiw

The visible beams in the house appeared to be made of styrofoam and were not structural.

4.3.1 Wood siding

SIDING FINISH WEATHERED OR DETERIORATED

Repair

SEVERAL

The exterior wall paint/stain is in a weathered condition. Attention is required to prolong the life of the exterior wood cladding and aesthetics. We recommend further review to understand better the present condition and cost associated. Photographs are examples only. No attempt was made to list all areas. A qualified contractor should inspect all areas, with repairs made as deemed necessary.

Recommendation

Contact a qualified painting contractor.

4.3.2 Wood siding

GROUND CLEARANCE

Repair

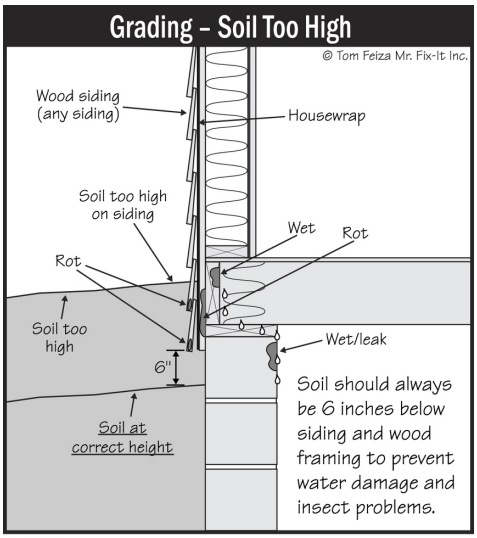
WEST

The inspector observed inadequate clearance between the siding and the ground. Best practices recommend a minimum ground clearance of 4'' between the bottom of the siding and the ground. Siding in contact with the ground or soil is a concern because that condition can provide direct access for wood-destroying insects and moisture. We recommend monitoring this area with repairs as necessary.

Photographs are examples only of conditions present. No attempt was made to list all areas. A qualified contractor should inspect all areas, with repairs made as deemed necessary.

Recommendation

Contact a qualified grading contractor.



SOGO

4.3.3 Wood siding

DETERIORATED SIDING

Repair

SEVERAL

The wood siding was observed to have deteriorated. We recommend repair or replacement to prevent moisture intrusion, restore aesthetics and extend the service life of the siding.

Photographs are examples only of conditions present. No attempt was made to list all areas. A qualified contractor should inspect all areas, with repairs made as deemed necessary.

Recommendation

Contact a qualified siding specialist.

4.3.4 Wood siding

EXPOSED FRAMING

Repair

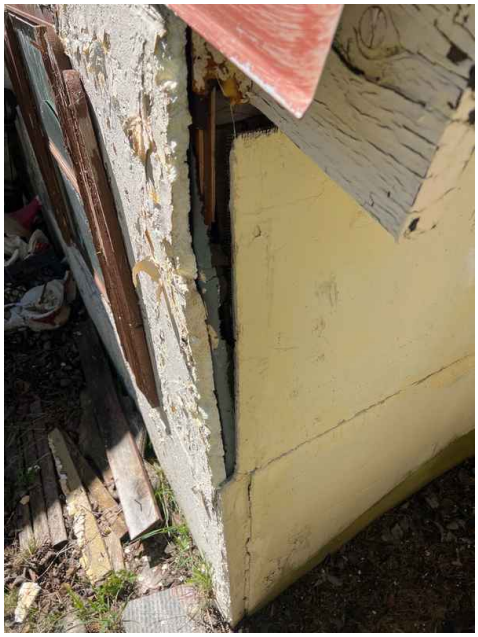
SEVERAL

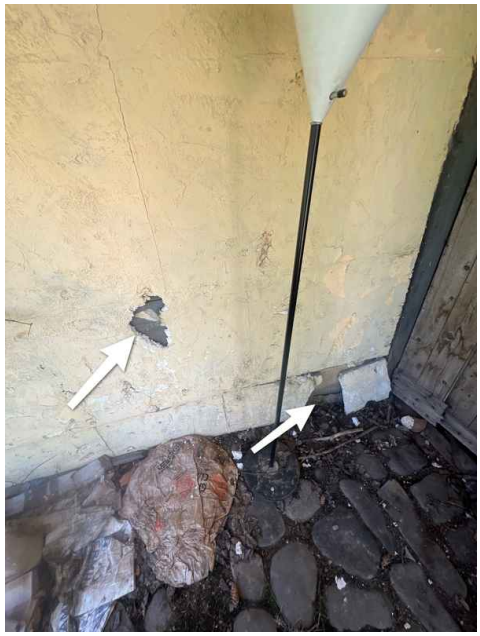
Exposed and unfinished wood framing was noted. We suggest further review with flashing or finishing to prevent water intrusion and premature deterioration of the wood.

Photographs are examples only of conditions present. No attempt was made to list all areas. A qualified contractor should inspect all areas, with repairs made as deemed necessary.

Recommendation

Contact a qualified siding specialist.





4.3.5 Wood siding
MISSING SIDING
Repair

SEVERAL AREAS

Missing siding was noted. We suggest installing to prevent moisture and pest intrusion.

Photographs are examples only of conditions present. No attempt was made to list all areas. A qualified contractor should inspect all areas, with repairs made as deemed necessary.

Recommendation
Contact a qualified siding specialist.

4.3.6 Wood siding
CHINKING REPAIRS NEEDED
Repair

SEVERAL

Chinking was noted to be weathered and failing. We suggest maintenance to prevent water and pest intrusion.

Photographs are examples only of conditions present. No attempt was made to list all areas. A qualified contractor should inspect all areas, with repairs made as deemed necessary.

Recommendation
Contact a qualified professional.

4.7.1 Trim

DETERIORATED FINISH

Repair

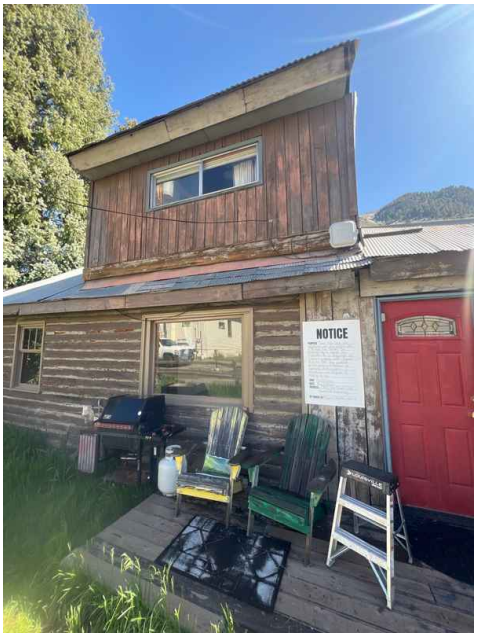
SEVERAL

The paint/finish at the exterior trim has deteriorated. Attention to the paint/finish is recommended to maintain the appearance and design function of the trim.

Photographs are examples only. No attempt was made to list all areas. All areas should be inspected by a qualified contractor, with repairs made as deemed necessary.

Recommendation

Contact a qualified painting contractor.



4.7.2 Trim

DETERIORATED TRIM

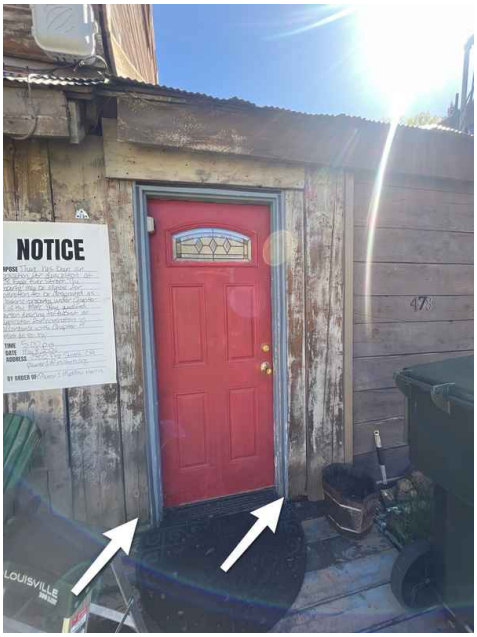
Repair

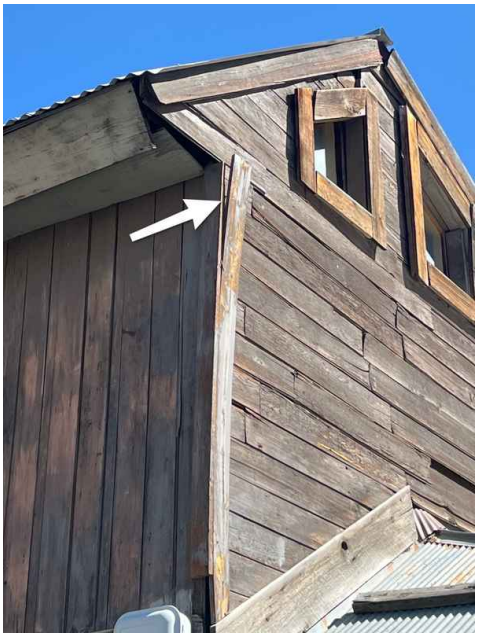
SEVERAL

Deterioration of the exterior trim was observed. We recommend that any deteriorated trim be repaired or replaced as required.

Photographs are examples only. No attempt was made to list all areas. All areas should be inspected by a qualified contractor, with repairs made as deemed necessary.

Recommendation
Contact a qualified siding specialist.





Section 12, Iteml.

4.7.3 Trim

MISSING TRIM

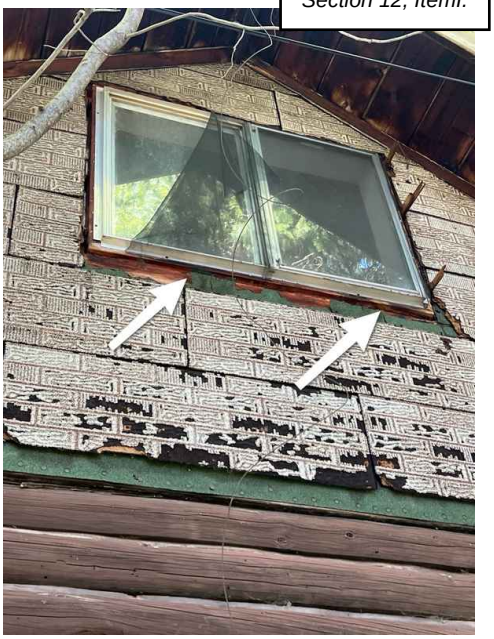
Repair

NORTH

Missing trim was noted, this will eventually allow moisture and pest intrusion. We recommend that the trim be repaired or replaced as required.

Photographs are examples only. No attempt was made to list all areas. All areas should be inspected by a qualified contractor, with repairs made as deemed necessary.

Recommendation
Contact a qualified carpenter.



4.8.1 Flashing

FLASHING MISSING

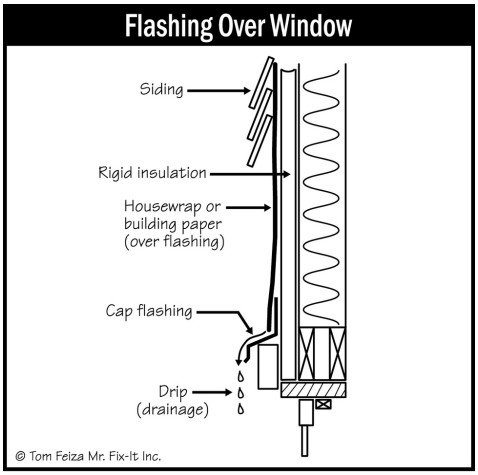
Repair

SEVERAL

Wall flashings are missing. Wall flashing is suggested to guard against water intrusion. We recommend monitoring and installing as deemed necessary.

Photographs are examples only. No attempt was made to list all areas. All areas should be inspected by a qualified contractor, with repairs made as deemed necessary.

Recommendation
Contact a qualified siding specialist.



XO1O

4.9.1 Eaves, Soffits & Fascia

WATER STAINED SOFFIT

Further Reveiw

NORTH

Water stains were evident at the eve/soffit area(s). We recommend that the area(s) be evaluated and repaired as required to prevent water intrusion.

Recommendation
Contact a qualified roofing professional.

4.9.2 Eaves, Soffits & Fascia

FASCIA -DETERIORATED OR DECAY

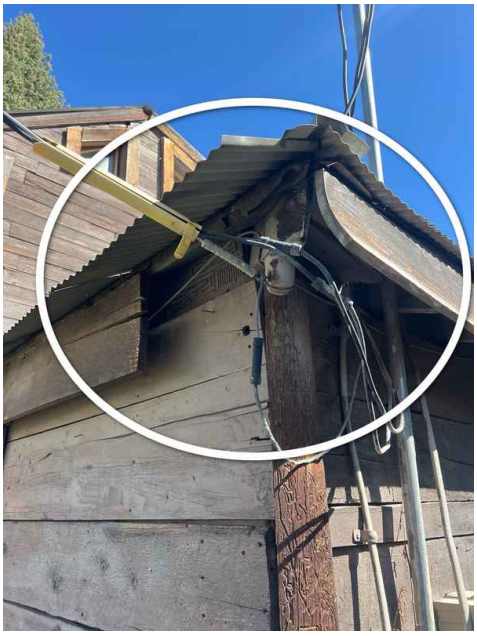
Repair

SEVERAL

One or more sections of the fascia are deteriorated or decaying. We suggest further review with repairs made as deemed necessary to restore proper function and aesthetics.

Recommendation

Contact a qualified carpenter.



4.9.3 Eaves, Soffits & Fascia

GAP OR OPENING IN SOFFIT OR FASCIA

Repair

SEVERAL

There is an opening, gap, or hole in the fascia/soffit which should be repaired. This can allow water intrusion and pest infestation as well as deterioration of the surrounding material.

Recommendation
Contact a qualified handyman.

5.6.1 Deck surface

WEATHERED

Repair

ENTRY

The deck(s) surfaces were weathered and in need of general maintenance. We suggest refinishing to restore UV and moisture protection as well as to restore aesthetics

Recommendation
Contact a qualified painting contractor.

5.6.2 Deck surface

RAISED FASTENERS

Repair

ENTRY

The deck surface exhibited raised/unsecured fasteners. This is a safety aspect and requires attention. We recommend all raised fasteners be secured and/or deck framing and surface be repaired as deemed necessary.

Recommendation
Contact a qualified deck contractor.

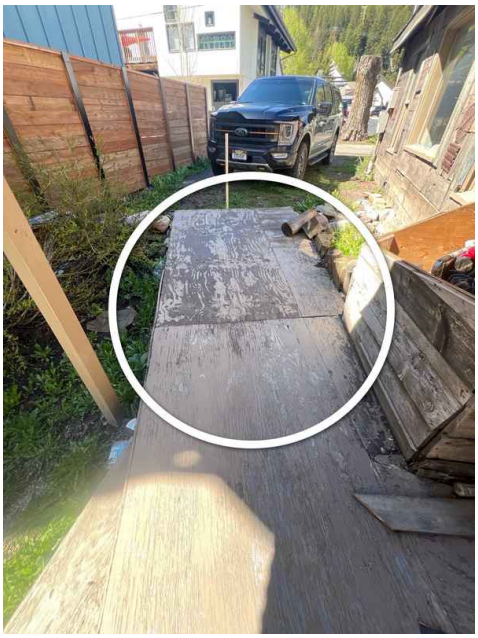
6.6.1 Deck surface

WEATHERED

Repair

SEVERAL

The deck(s) surfaces were weathered and in need of general maintenance. We suggest refinishing to restore UV and moisture protection as well as to restore aesthetics



6.6.2 Deck surface

OUT OF LEVEL

Repair

The deck surface was not level from apparent structural settlement. We suggest a further review with repair or replacement as needed.

6.7.1 Guard rails

DETERIORATED FINISH

Repair

SEVERAL

The guard rail exhibited deteriorated finish and needs maintenance and refinishing.

6.7.2 Guard rails

BALUSTER SPACING GREATER THAN 4"

Safety Concern

SEVERAL

The baluster spacing on the deck railing is too wide based on modern safety standards. Railings should not have openings larger than 4" to prevent small children's heads from fitting through them. Although this installation may have been acceptable at the construction time, upgrading for safety should be considered.

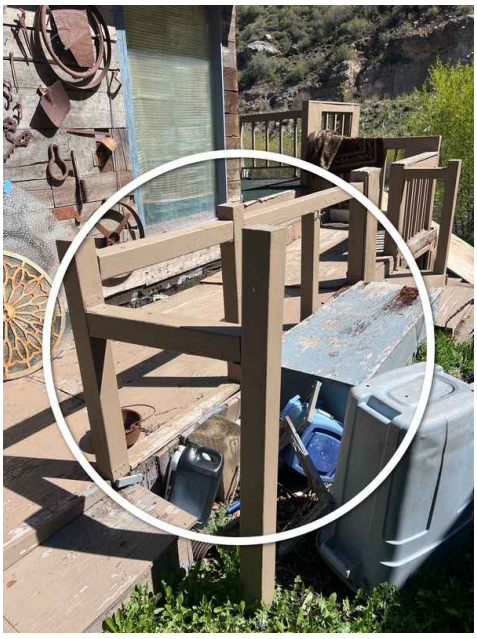
6.7.3 Guard rails

LOOSE GUARD RAIL

Safety Concern

SEVERAL

The deck guardrail assemblies were loose and should be secured to prevent possible safety concerns.



6.7.4 Guard rails

DETERIORATED

Safety Concern

SEVERAL

The deck guardrail assemblies exhibited deterioration. Photographs are examples only. We suggest a review of the complete rail system by a qualified contractor and repairs made as needed.

6.7.5 Guard rails

DAMAGED RAILINGS

Safety Concern

Damaged railings were noted. We suggest repair for safe deck usage.

6.8.1 Deck steps

UNEQUAL RISERS

Safety Concern

At this staircase, the tallest riser height measurement exceeded the shortest height by more than the 3/8-inch maximum dictated by generally-accepted current standards. This condition is a potential trip/fall hazard. We recommend considering upgrading the stairs to prevent a trip or fall.

6.8.2 Deck steps

DAMAGED OR DETERIORATED

Safety Concern

SEVERAL

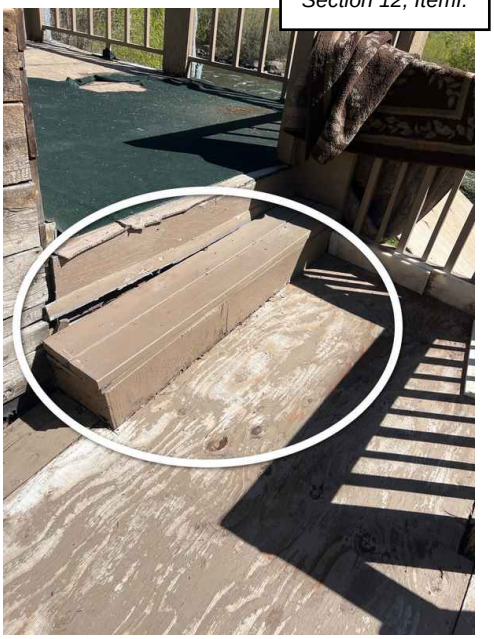
The steps were generally deteriorated and/or structurally damaged, making them potentially hazardous to a person who might use them. We recommend further review for a better understanding of replacement costs/repairs and present condition.

6.8.3 Deck steps

OUT OF LEVEL

Safety Concern

The stairs are out of level from an apparent structural settlement. We suggest repair or replacement as needed for safe usage.



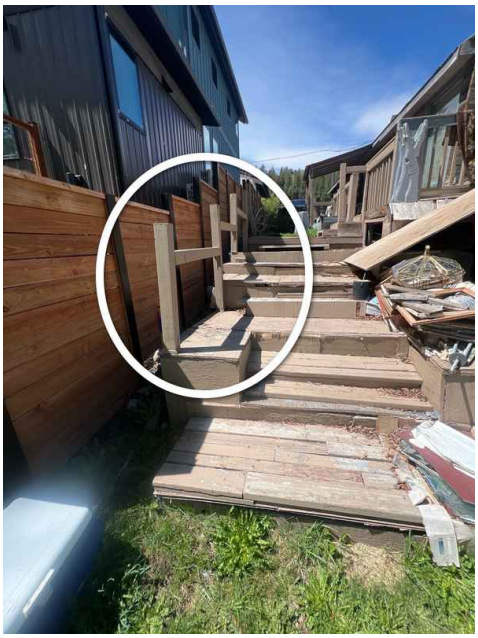
6.9.1 Handrails

NO HANDRAIL

Safety Concern

The handrail is missing. While the home may have complied with the building code when it was built, upgrading for safety should be considered.

Upgrading a home to modern standards is not required at the time of sale, and this would be considered an upgrade.



7.7.1 Flashings
POOR DETAIL

Repair

A poor flashing detail was noted with heavy use of sealant. We suggest further review with repairs made as deemed necessary to prevent moisture damage.

Recommendation
Contact a qualified professional.

7.10.1 Roof Ventilation
NO VENTING PRESENT

Further Reveiw

No ventilation was noted on the exterior of the roof and no attic space was accessible. Poor ventilation can raise temperatures beyond acceptable levels which can cause excessive thermal expansion and affect the building's roof material life cycle as well as cause moisture-related damage. We recommend further review with correction as required.

Recommendation
Contact your builder.

7.12.1 Roof Drainage Systems
IMPROVE- ADD GUTTERS

Further Reveiw

There are no gutters present on the structure or on certain areas of the structure. Gutters are recommended because they collect rainwater from the roof and direct it away from the building.

7.13.1 Heat tape

ADD HEAT TAPE

Further Reveiw

Adding heat tape could be beneficial to stopping ice damming and frozen gutters. We suggest monitoring and adding as needed.

Recommendation
Contact a qualified roofing professional.

8.3.1 Finish conditions

DETERIORATED/DAMAGED

Safety Concern

The exterior chimney has deteriorated and is badly damaged. Repair or replacement is required to keep functioning as designed as well as to prevent fire danger

Recommendation
Contact a qualified painting contractor.

8.4.1 Flue/ vent pipe condition

DAMAGED

Repair

The flue pipe has visible damage, we suggest repairs as needed.

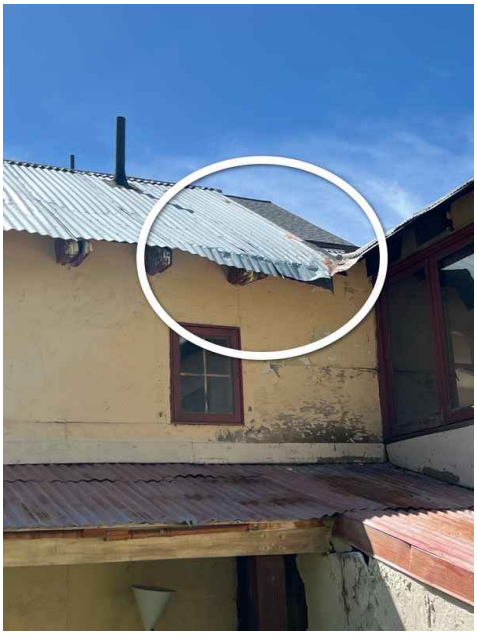
9.4.1 Metal roofing material condition

DAMAGED ROOF PANELS

Repair

SEVERAL

The metal panels are damaged. This damage should be repaired to avoid the possibility of damage to the home structure or materials from roof leakage. All corrections should be made by a qualified contractor.



9.5.1 Fasteners

LOOSE OR MISSING FASTENERS

Repair

The metal roof had loose, protruding, or missing fasteners visible at the time of the inspection. This condition should be corrected to avoid wind damage and/or damage from moisture intrusion.

9.6.1 Snow Fence or retainage devices

SNOW GUARDS

Further Reveiw

The roof had no snow guards installed to protect exposed areas below from snowpack sliding off the roof.

Section 12, Iteml.

10.1.1 Cosmetic conditions

COSMETIC'S AND NORMAL HOME CONDITIONS

Further Reveiw

Regardless of a Homes age, cosmetic concerns range from drywall damage, stress cracks, stains, floor scratches, etc.

The purpose of a home inspection is not to document the home's cosmetic condition or to ask the seller to repair these items. Documenting these conditions completely can greatly exceed the scope of a home inspection and would take substantially more time and increase the cost of the inspection. As well as be very inflammatory to a seller/homeowner.

We assume that you have viewed the home and are aware of the cosmetic conditions present.

While the inspector may list or photograph these items, this is done out of courtesy only, and no expectation should be assumed that the inspector photographed or listed all conditions. Any cosmetic concerns will be listed in the general body of the report and not the summary page. **We highly suggest you read the entire inspection report as many important items will be located in the body of the report.**

Recommendation
Contact a qualified professional.

10.2.1 Interior Door

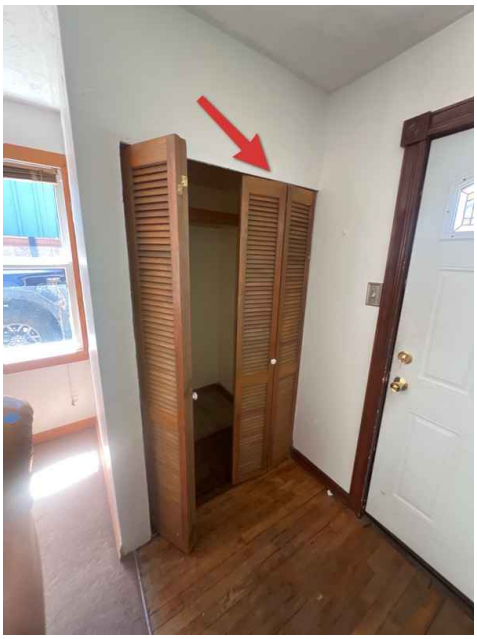
DOOR OFF TRACK OR RESTRICTED MOVEMENT

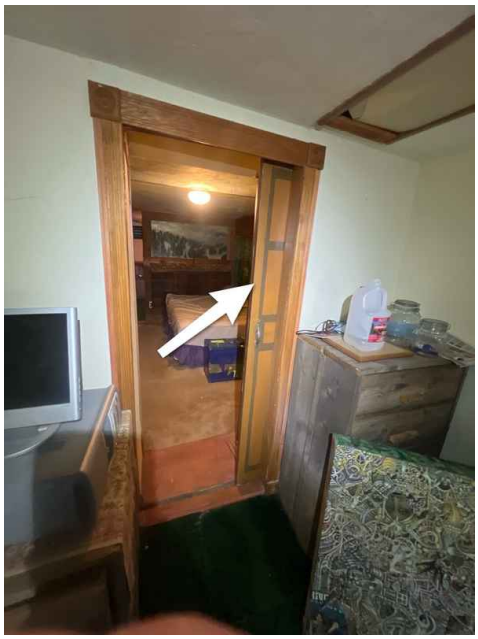
Repair

SEVERAL

The door was off its track or had a restrictive movement. Hardware may be missing, damaged, or in need of adjustment at the track or door rollers. We recommend repair as required for the full operation of the door.

Recommendation
Contact a qualified handyman.





Section 12, Item I.

10.3.1 Door hardware

HARDWARE MISSING

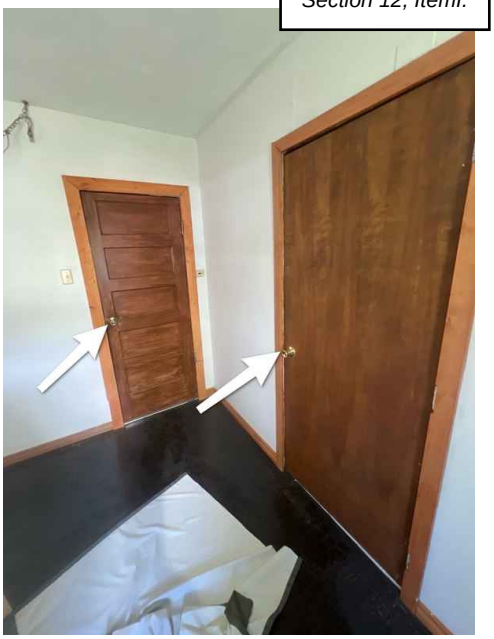
Repair

MAIN LEVEL BEDROOM

The door(s) were observed to be missing hardware for the proper operation of the door(s). We recommend correction as necessary to return the door(s) to its original functional design.

Recommendation

Contact a handyman or DIY project



Section 12, Iteml.

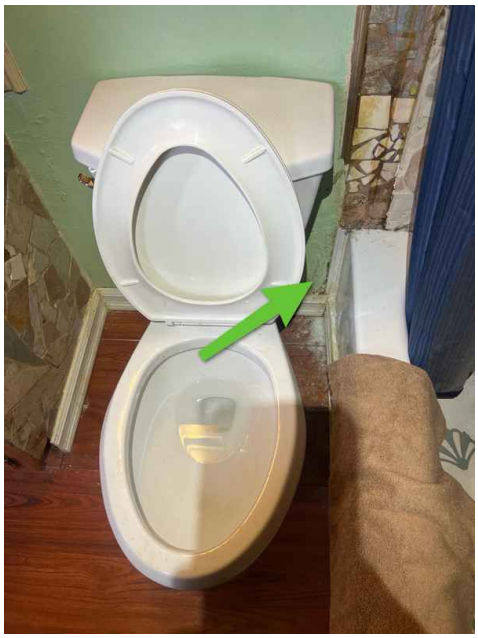
10.4.1 Walls

EVIDENCE OF MOISTURE - DRY

Further Reveiw

SEVERAL

Stains or drip marks on the walls visible at the time of the inspection appeared to be the result of moisture intrusion. The source of moisture may have been corrected. We suggest asking the owners for more information about this condition. If no information is available, we recommend a further examination by a qualified contractor to better understand the situation.



10.4.2 Walls

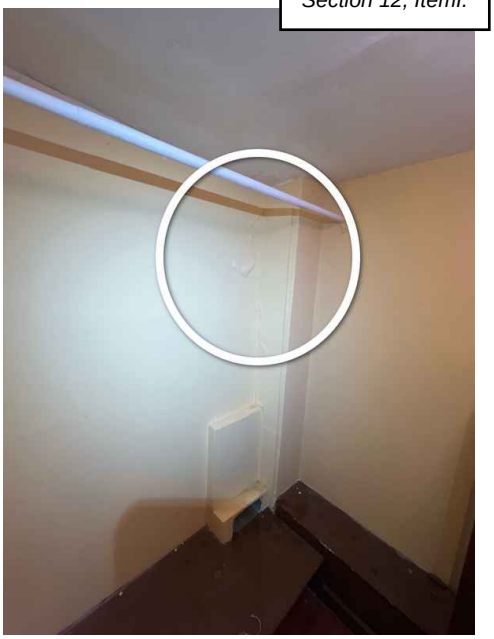
ACTIVE LEAK PRESENT

Repair

1ST FLOOR CLOSET

Active leaking was noted, and the wall was wet at the time of inspection. We suggest further investigation of the moisture source, correction with proper drying techniques to prevent microbial growth.

Recommendation
Contact a qualified professional.



10.7.1 Floors

WATER DAMAGED WOOD FLOOR

Repair

BATHROOMS

Bowing and cupping was noted on the wood floor. This is possible evidence of a water intrusion event and we suggest asking the seller for more information. We recommend that all floor damage be repaired.

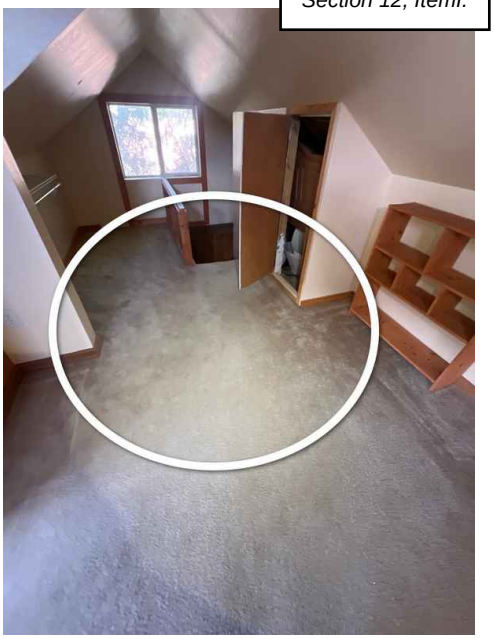
Recommendation
Contact a qualified flooring contractor

10.7.2 Floors
SQUEAKY OR LOOSE FLOOR
Repair

SEVERAL

The floor was observed to be squeaky or loose. Squeaky or loose flooring may indicate non-visible structural or attachment issues. We recommend further review for a better understanding of replacement costs/repairs and present condition.

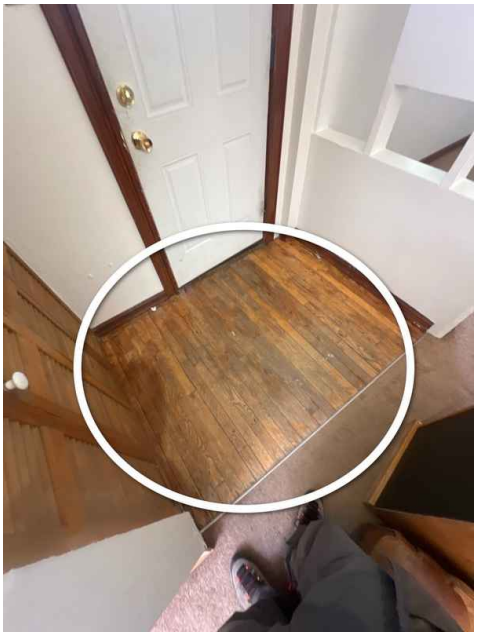
Recommendation
Contact your builder.



10.7.3 Floors
HEAVY USE
Further Reveiw

MAIN APARTMENT

Wear and tear in the flooring was evident throughout the building. We have made no attempt to list all the cosmetic flaws and recommend that these deficiencies be addressed by routine maintenance.



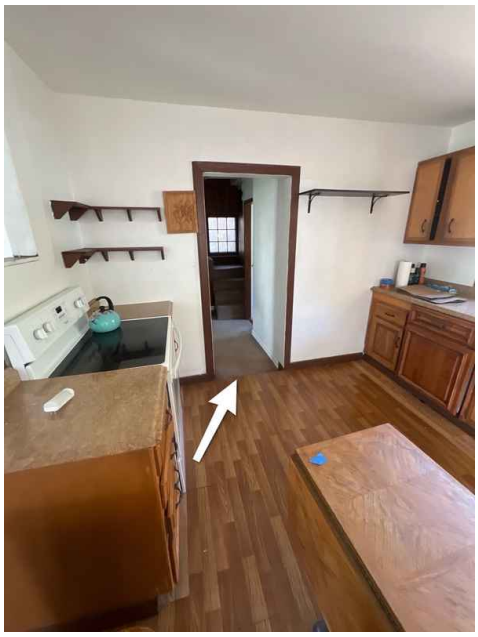
10.7.4 Floors

TRIP HAZARD

Safety Concern

MAIN KITCHEN

An elevation change of fewer than 4 inches was observed. This creates a trip hazard and should be corrected before personal injury results. We recommend that the lip be corrected as necessary.



Section 12, Iteml.

10.7.5 Floors

AREA(S) NOT LEVEL

Further Reveiw

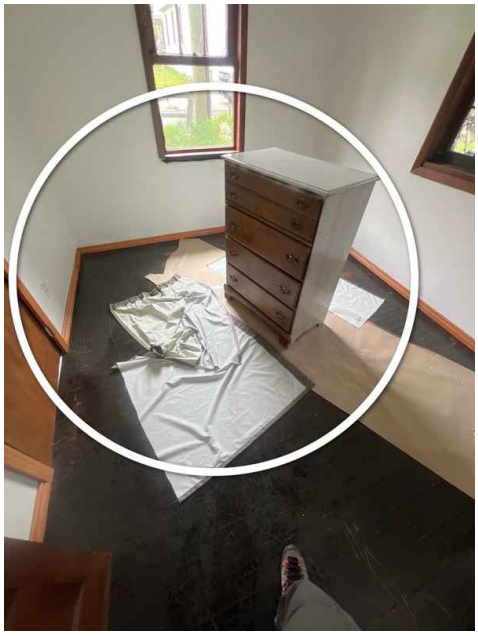
SEVERAL

Several areas of the floors in the home were not level with either low or high spots noted. This is most likely caused by settlement or old building practices and materials.

If you have further concerns, we suggest a review by a structural engineer.

Recommendation

Contact a qualified professional.



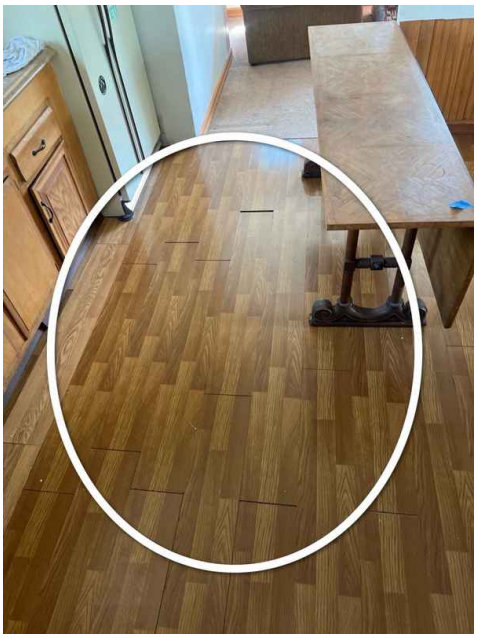
10.7.6 Floors

GAPS IN THE FLOOR

Repair

SEVERAL

Several areas of flooring have wide gaps from poor installation. We suggest repairs.



10.8.1 Ceilings

STAIN(S) ON CEILINGS/WALLS- DRY

Further Reveiw

SEVERAL

Water stains were observed indicating a past or present leak. The area was dry at the time of inspection. Monitoring the stained area(s) is recommended if repairs have been made. We recommend further review to understand repair costs and present conditions better.

10.13.1 Egress

ROOMS SHOULD NOT BE USED AS SLEEPING AREA-NO EGRESS

Safety Concern

1ST FL BEDROOM

A room in the home does not have proper egress per modern standards. Although means of egress may not have been required at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Proper egress is a life-safety issue, as such these rooms should not be used as sleeping rooms.

Recommendation
Contact a qualified professional.

10.13.2 Egress

OPERABLE WINDOW OVER STAIRS

Safety Concern

UPPER BEDROOM

The bedroom egress window is located above the stairwell and is not readily accessible.

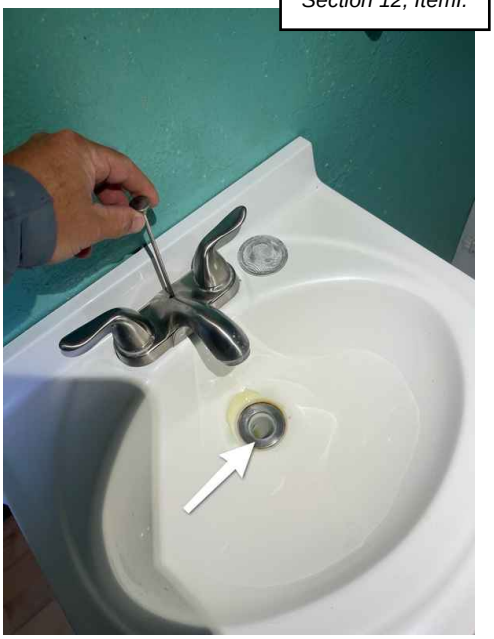
12.2.1 Sink drains

DRAIN STOPS MISSING OR INOPERABLE

Repair

The drain stops were inoperable or missing. We recommend that all inoperable drain stops should be repaired or replaced to restore function.

Recommendation
Contact a qualified plumbing contractor.



12.2.2 Sink drains

FLEXIBLE DRAIN PIPE

Repair

Corrugated or flexible drain lines are present. Drain pipes should have smooth walls to promote proper drainage and prevent clogs. These types of drains are prone to clog, and should only be installed vertically if used at all. We suggest further review with repairs made as deemed necessary.

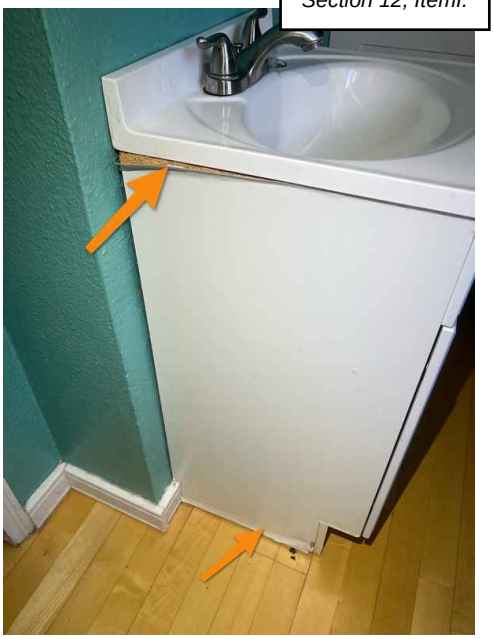
Recommendation
Contact a qualified plumbing contractor.

12.3.1 Cabinets
CABINETS DAMAGED

Repair

Cabinets are damaged in one or more areas. Recommend a qualified cabinets contractor evaluate and repair.

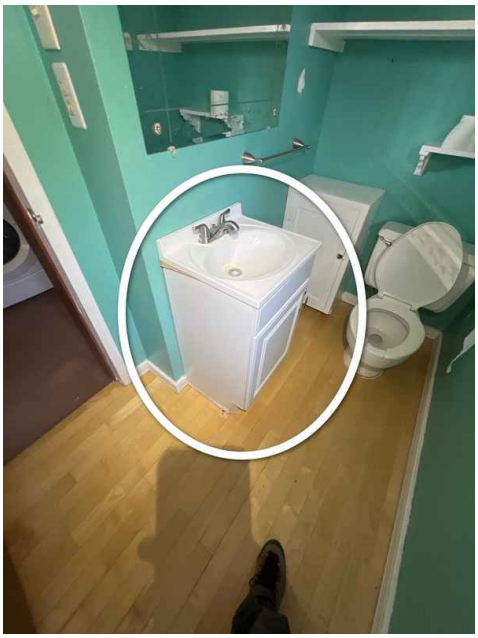
Recommendation
Contact a qualified cabinet contractor.



12.3.2 Cabinets
VANITY LOOSE

Repair

Vanity was improperly installed and not secured. Recommend qualified contractor secure vanity properly.



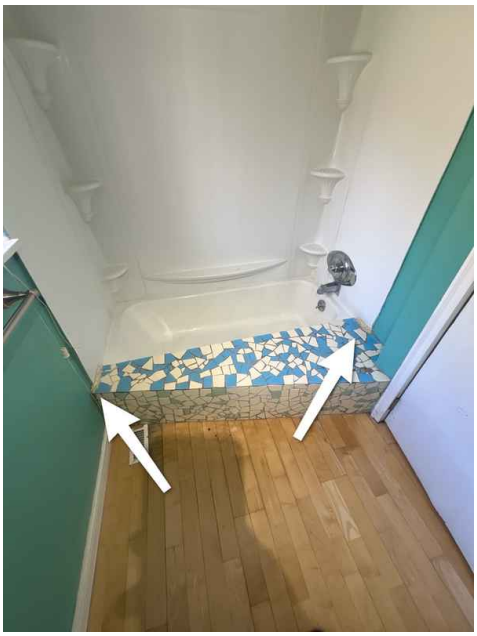
12.5.1 Tile

JOINT CAULKING

Repair

Joint caulking at the shower/tub wall area in the bathroom(s) was deteriorated in one or more places. We recommend that the deteriorated caulking be repaired to reduce water penetration and possible damage to the surrounding areas.

Recommendation
Contact a qualified tile contractor



12.5.2 Tile

CRACKED TILES

Repair

Cracked tiles were observed in the bath(s) shower/tub wall area. We recommend that all cracked tiles be repaired or replaced to reduce water penetration and possible damage to the surrounding areas.

Recommendation
Contact a qualified tile contractor

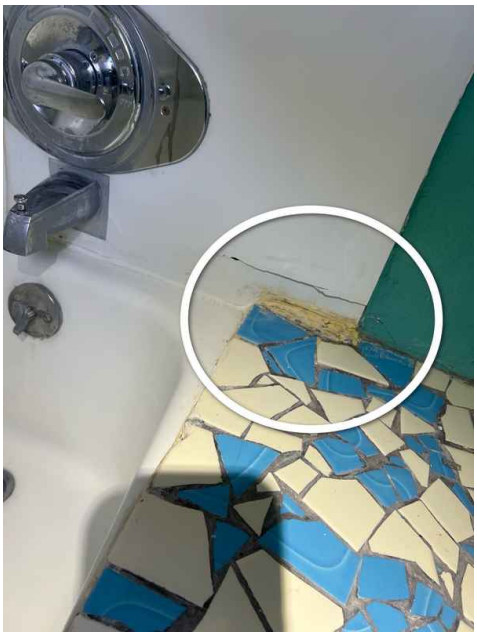
12.5.3 Tile

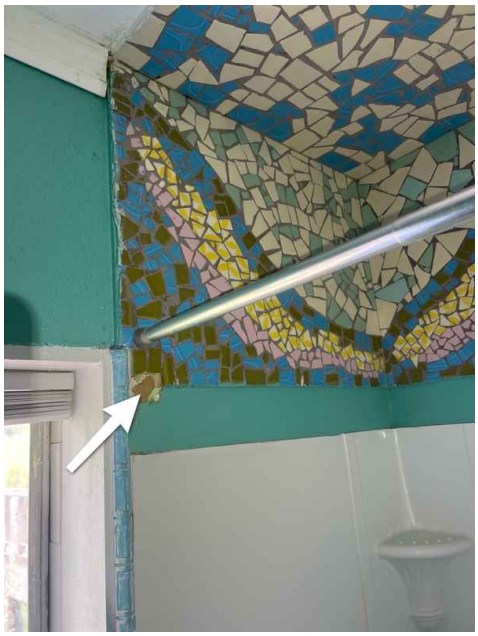
LOOSE OR DAMAGED TILES

Repair

Loose or damaged tiles were observed in the bath(s) shower/tub area. We recommend that all loose and damaged tiles be repaired or replaced to reduce water penetration, health concerns and possible damage to the surrounding areas.

Recommendation
Contact a qualified tile contractor





12.12.1 Toilets

LOOSE TOILET

Repair

The bath toilet was not securely attached to the soil pipe flange at the floor surface. We recommend that the toilet(s) be secured or repaired for health and safety considerations.

Recommendation
Contact a qualified plumbing contractor.

12.15.1 Ventilation
WINDOW ONLY

Further Reveiw

Improvement suggested - The ventilation in the bath is a window. A working ventilation fan or window is required for the proper removal of moist air from the structure. The window will most likely not be operated in the winter months. We recommend that an additional exhaust fan be installed.

Recommendation
Contact a qualified professional.

13.1.1 Sinks and faucets
LOOSE FAUCET

Repair

The faucet (s) was found to be loose. We recommend that the faucet(s) be secured to the sink basin or countertop as required.

13.2.1 Sink drains
PAST LEAKS

Further Reveiw

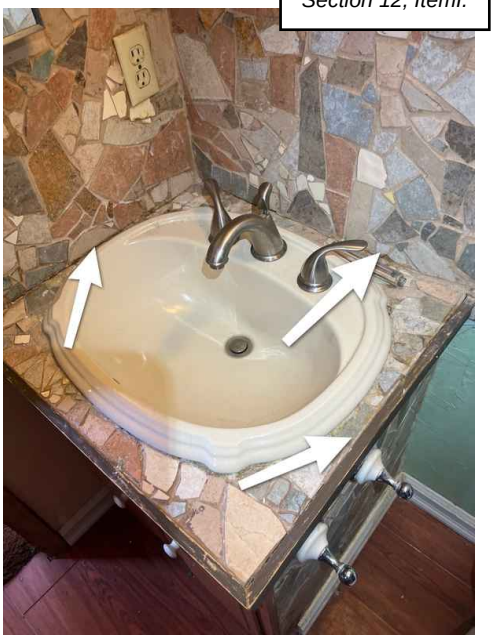
Evidence of past leakage was noted under the bath sink(s). We recommend that the sink(s) be reviewed and repaired as necessary.

13.4.1 Counter tops

CAULK BACK SPLASH

Repair

The caulking or grout for the blacksplash is in need of repair or replacement. We recommend that caulking be installed and/or gaps filled to prevent possible water intrusion at the wall areas.

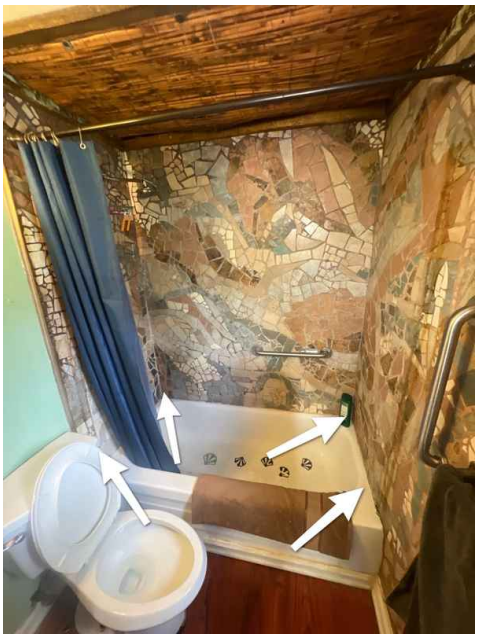


13.5.1 Tile

JOINT CAULKING

Repair

Joint caulking at the shower/tub wall area in the bathroom(s) was deteriorated in one or more places. We recommend that the deteriorated caulking be repaired to reduce water penetration and possible damage to the surrounding areas.

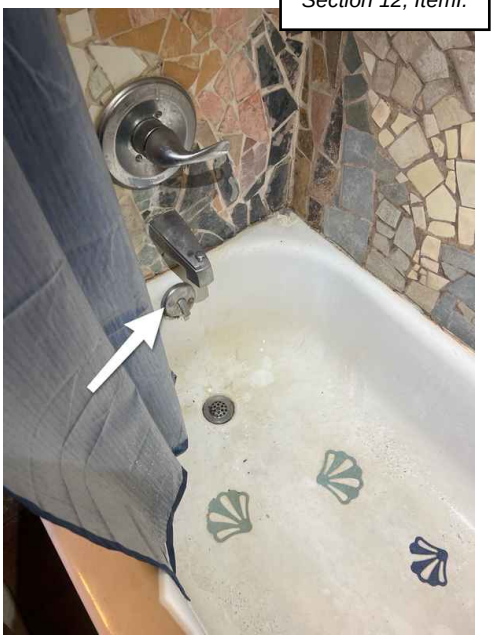


13.9.1 Drain

DRAIN STOPPER

Repair

The drain stop was missing or defective in the bathtub(s). We recommend that all missing, damaged or non-functioning drain stops be repaired or replaced.



13.10.1 Bathtub

DAMAGED TUB

Further Reveiw

Damage was noted to the bathtub.

13.12.1 Toilets
LOOSE TOILET

Repair

The bath toilet was not securely attached to the soil pipe flange at the floor surface. We recommend that the toilet(s) be secured or repaired for health and safety considerations.

13.15.1 Ventilation
WINDOW ONLY

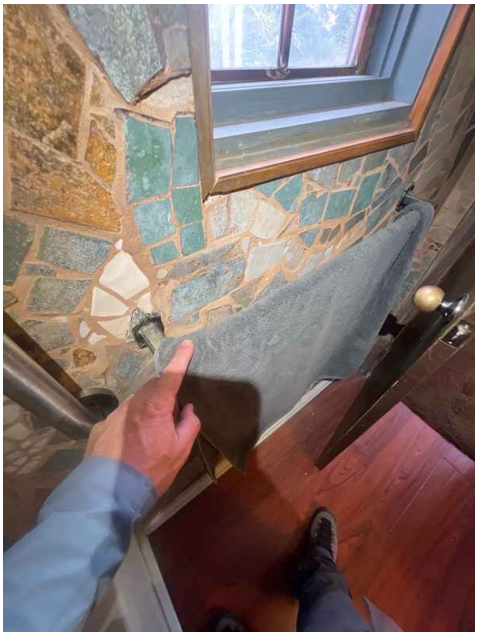
Further Reveiw

Improvement suggested - The ventilation in the bath is a window. A working ventilation fan or window is required for the proper removal of moist air from the structure. The window will most likely not be operated in the winter months. We recommend that an additional exhaust fan be installed.

13.16.1 Bath accessories
LOOSE TOWEL BAR

Repair

A loose towel bar was noted.



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14.5.1 Window condition

MISSING OR DAMAGED HARDWARE

Repair

The hardware at the windows was observed to be missing or broken. We recommend repair or replacement.

Recommendation
Contact a qualified window repair/installation contractor.

14.5.2 Window condition

DETERIORATED FINISH

Repair

SEVERAL

Deteriorated finish was noted on the windows. We suggest repair to restore proper aesthetics.

Recommendation
Contact a qualified professional.

14.5.3 Window condition

DETERIORATED WINDOWS

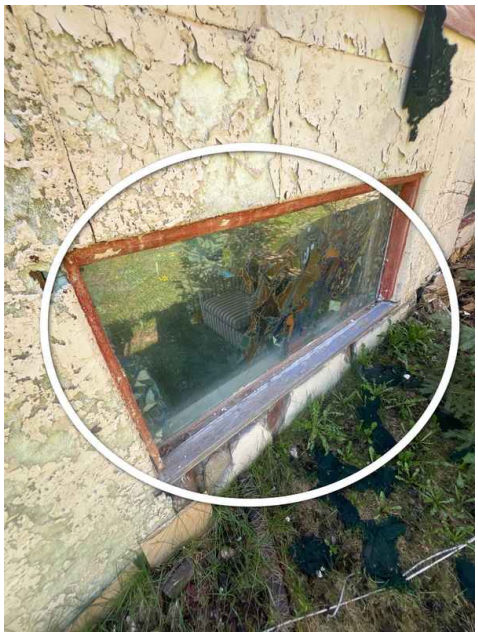
Repair

SEVERAL

Wood windows have deteriorated.

We suggest further review to better understand repair or replacement costs.

Recommendation
Contact a qualified professional.



14.5.4 Window condition

INSTALLED UPSIDE DOWN

Repair

EAST APARTMENT

We suggest repairs as needed for proper function.

14.6.1 Window Screens
DAMAGED SCREENS

Repair

Window screens at one or more areas were worn or damaged. We recommend that all worn or damaged screens be repaired or replaced to restore proper function.

Recommendation
Contact a handyman or DIY project

14.8.1 Windows - Glass
FAILED WINDOW SEAL- SEVERAL

Repair

1ST AND 2ND FL EAST

Several windows and/or sliding glass doors presented symptoms of a breach seal or film failure between the two pieces of glass. This often takes the form of striations, molting, fogging, discoloration, or condensation between the panes of an insulated glass unit. These failures are not always apparent at the inspection time due to lighting conditions, dirt builds up, and/or attached sunscreens. We recommend evaluation of all the windows by an appropriate person with replacement as necessary.

Recommendation
Contact a qualified window repair/installation contractor.

14.8.2 Windows - Glass
CRACKED OR BROKEN GLASS

Safety Concern

MECHANICAL ROOM/1ST FL APARTMENT

Cracked or broken glass was observed. We recommend an immediate replacement for all cracked or broken windows. This is a safety concern and should be addressed.

Recommendation
Contact a qualified window repair/installation contractor.

14.8.3 Windows - Glass

MISSING TEMPERED GLASS

Safety Concern

MAIN APARTMENT STAIRWELL

Tempered glass was not found or could not be verified in currently recommended locations. This building may have been built before this feature was required. Upgrading is not required in a pre-1960's building but should be considered for glass in the more vulnerable locations.

Recommendation
Contact a qualified window repair/installation contractor.

15.1.1 Exterior doors

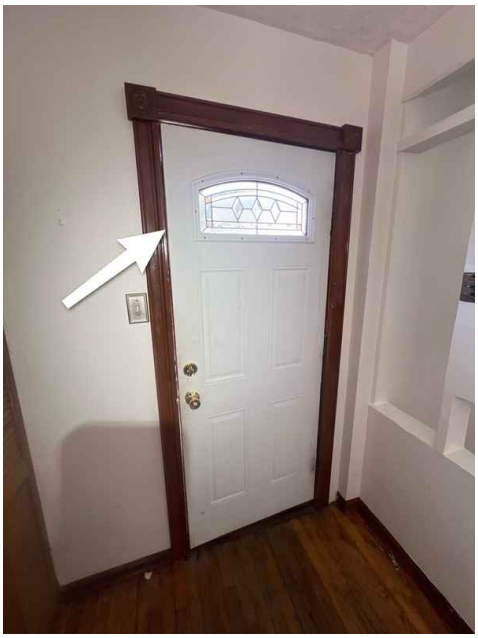
DOOR RUBBED

Repair

ENTRY

The exterior door(s) rubbed on a portion of the frame or floor area. We recommend repair as necessary to restore the door(s) to proper function.

Recommendation
Contact a qualified carpenter.



15.1.2 Exterior doors

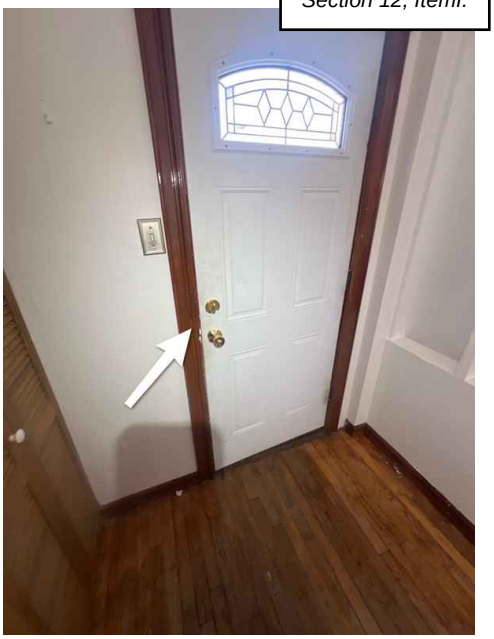
BAD LATCH

Repair

ENTRY

The exterior door(s) did not latch properly. We recommend repair to return the door to proper operation.

Recommendation
Contact a handyman or DIY project



16.1.1 Stairways

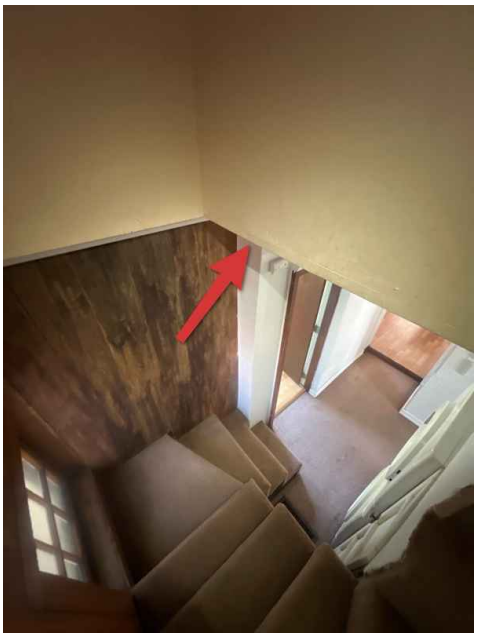
HEAD ROOM

Safety Concern

Inadequate headroom, less than 6'-8"

This staircase did not comply with generally-accepted modern standards for headroom which require that staircases have a minimum vertical clearance of 6 feet 8 inches, measured from the sloped plane represented by the nose of the stair treads.

Recommendation
Contact your builder.



16.1.2 Stairways

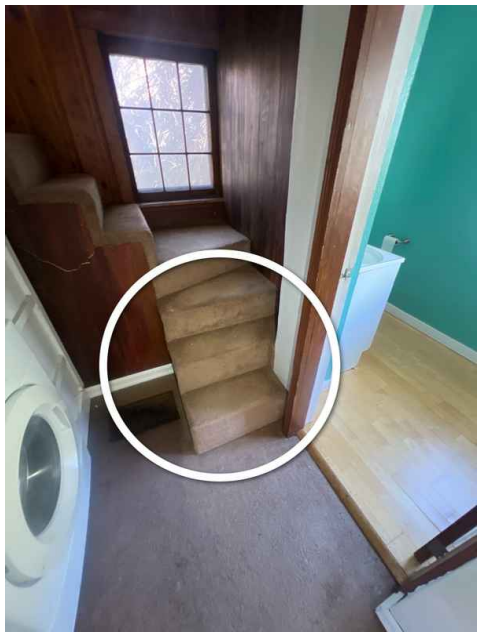
TOO NARROW

Safety Concern

This staircase did not have a minimum clear width of 31 inches, measured at and just below the handrail. This condition is not uncommon in older homes built to standards that were accepted practice at the time of original construction.

Recommendation

Contact a qualified professional.



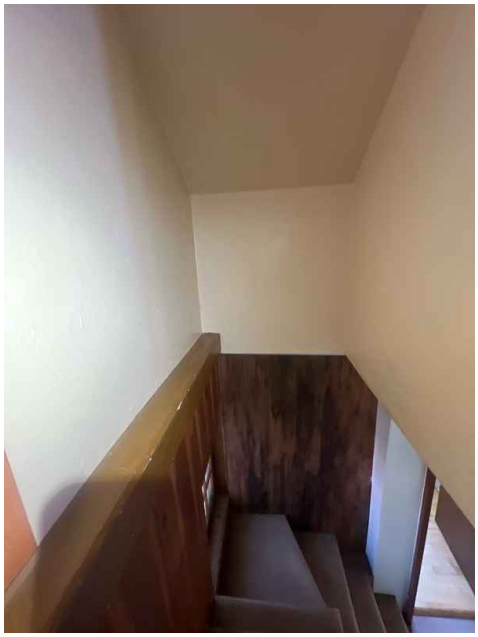
16.2.1 Staircase illumination

NO STAIRCASE LIGHT

Safety Concern

No lighting was provided to illuminate this staircase. Modern safety standards require that all staircases with 6 risers or more, such as this one, have lights installed that illuminate the stairs, including landings and treads. The lights illuminating the stairs must be controlled by switches installed at and operable from both the top and bottom of the staircase. For safety reasons, the Inspector recommends that lighting and switches be installed by a qualified electrical contractor.

Recommendation
Contact a qualified electrical contractor.



16.3.1 Stair Risers

OPEN RISERS GREATER THAN 4"

Safety Concern

This staircase had open risers in which the space between treads allowed the passage of a 4-inch sphere. In staircases having 4 or more risers, such as this one, the space between treads should be less than 4 inches for child-safety reasons.

This condition is not uncommon in older homes built to standards that may have been the generally-accepted practice at the time of original construction, but which differ from generally-accepted current standards.

Recommendation
Contact your builder.

16.3.2 Stair Risers

RISERS TOO TALL- OLDER HOME

Safety Concern

Risers at this staircase exceeded 7 3/4 inches (19.6cm) in height. Although this condition is now considered a potential trip/fall hazard, it is not uncommon in older homes such as this one, built during a time period during which safety standards were different from generally-accepted current safety standards. Current standards mandate a minimum height of 4 inches minimum and maximum height of 7 3/4 inches.

Recommendation
Contact your builder.

16.4.1 Stair Treads

TREADS TOO NARROW

Safety Concern

Treads at this staircase were less than 10 inches in depth measured from riser to nosing. This condition is a potential trip/fall hazard. A 10-inch minimum and 10 3/8-inch maximum are the generally-accepted current standard tread depths.

While the home may have complied with the building code at the time it was built, upgrading for safety should be considered.

Upgrading a home to modern standards is not required at the time of sale and this would be considered an upgrade.

Recommendation
Contact your builder.

16.5.1 Railings

BALLUSTER SPACING

Safety Concern

The baluster spacing on the stairs or landings was non-conforming, the balusters were spaced too far apart (greater than 4") or the gap at the base was too wide. Although this installation may have been acceptable at the time of construction, upgrading for safety should be considered.

Recommendation
Contact a qualified professional.

16.5.2 Railings

NO GUARD RAIL

Safety Concern

Present industry standards for railings indicate that railings should be present when there are 3 or more steps or where the drop off exceeds 30" in height. In addition, all railing balusters (poles) to be spaced close enough together so as to prevent the passage of a 4" sphere through any part of the railing.

Recommendation
Contact a qualified professional.

16.5.3 Railings

GUARD RAIL HEIGHT TO LOW

Safety Concern

The guard rail is too low. The current safety standards state that the minimum guardrail height is 36 inches. Although this installation may have been acceptable at the time of construction, upgrading for safety standards should be considered.

Recommendation
Contact a qualified professional.

16.6.1 Handrails

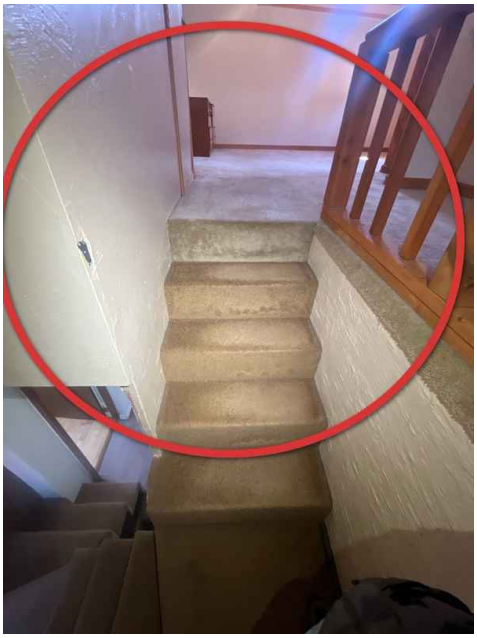
NO HANDRAIL

Safety Concern

The handrail is missing. While the home may have complied with the building code at the time it was built, upgrading for safety should be considered.

Upgrading a home to modern standards is not required at the time of sale and this would be considered an upgrade.

Recommendation
Contact a qualified carpenter.



17.1.1 Faucet and sink

HOT AND COLD WATER REVERSED

Further Reveiw

NORTH UNIT

The hot and cold controls on the faucet were reversed. We recommend that the hot water be plumbed to the left faucet and the cold water be plumbed to the right faucet for safety reasons.

Recommendation
Contact a qualified professional.

17.2.1 Sink Drain

INSUFFIENT PITCH OF DRAIN PIPE

Repair

The drain line for the kitchen sink lacks adequate pitch from the trap to the wall. This configuration can promote clogging. We recommend adjustments be made to give the line a constant downhill slope of at least 1/4" per foot.

Recommendation
Contact a qualified plumbing contractor.

17.2.2 Sink Drain

LEAKING DRAIN

Repair

The drain trap or drain of the kitchen sink appeared to be leaking. We recommend repair of the drain trap or drain.

Recommendation
Contact a qualified plumbing contractor.

17.2.3 Sink Drain

FLEXIBLE DRAIN PIPE

Further Reveiw

A flexible drain pipe was noted under the kitchen sink, this is not recommended and suggests a nonprofessional installation. These types of pipes can become easily clogged by collecting dirt and grime in the accordion corrugations that impede flow. We recommend further review by a qualified plumbing contractor.

Recommendation
Contact a qualified plumbing contractor.

17.4.1 Dishwasher

DAMAGED CONTROLS

Repair

The dishwasher controls were damaged. We recommend that the controls be repaired or replaced.

Recommendation
Contact a qualified professional.

17.7.1 Cabinets

ADJUST CABINET DOORS

Repair

The cabinet doors were noted to need adjustment. We recommend all cabinet doors be adjusted for proper aesthetics and operation.

Recommendation
Contact a handyman or DIY project

17.7.2 Cabinets
WATER DAMAGED
Further Reveiw
BOTH KITCHENS

The inside base of the kitchen sink cabinet was water damaged from a leak. Environmental concerns may be present anywhere excessive moisture is present.

Recommendation
Contact a qualified professional.

17.7.3 Cabinets
LOOSE TOE KICK
Repair

The base cabinets in the kitchen had loose sections of toe kick trim.

Recommendation
Contact a qualified cabinet contractor.

17.10.1 Range / Cook top/ oven

BURNER FAILED TO OPERATE

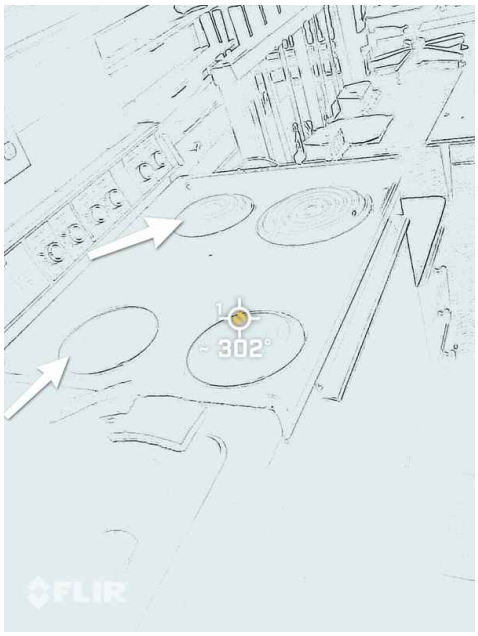
Repair

NORTH KITCHEN

One or more heating elements did not heat up when turned on. We recommend qualified professional evaluation & repair.

Here is a DIY resource on possible solutions.

Recommendation
Contact a qualified appliance repair professional.



17.11.1 Ventilation

EXHAUST SYSTEM MISSING

Further Reveiw

BOTH KITCHENS

No exhaust system is present to prevent moisture and grease and carbon monoxide in the kitchen area. We recommend further review with installation as deemed necessary.

Here is a resource on choosing a range hood.

17.13.1 Refrigerator

INTERIOR IN POOR CONDITION

Further Reveiw

The interior of the refrigerator was found to be in poor condition. We recommend further review for a better understanding of replacement/repair costs and present condition.

Recommendation
Contact a qualified appliance repair professional.

17.13.2 Refrigerator

DAMAGED OR MISSING SHELVES

Repair

The shelving in the refrigerator or freezer was damaged or missing.

Recommendation
Contact a qualified appliance repair professional.

18.6.1 Presence of Installed Heat Source in Each Room

NO HEATING UNITS NOTED

Further Reveiw

SEVERAL

Several areas of the home did not appear to have a heating source. We suggest a further review.

Recommendation
Contact a qualified professional.

19.6.1 Furnace operation
NO RECENT SERVICE TAGS NOTED
Repair

No recent service tags or records were present for the heating unit. We suggest asking the owners for service records. If no records are present we suggest service and inspection.

Recommendation
Contact a qualified HVAC professional.

19.8.1 Exhaust flue
CORROSION
Repair

Corrosion visible on the exhaust flue indicated that the flue system may have a problem with condensation. the boiler should be serviced by a qualified HVAC technician or plumbing contractor.

Recommendation
Contact a qualified HVAC professional.

19.8.2 Exhaust flue
TO CLOSE TO COMBUSTIBLES
Safety Concern

The combustion exhaust flue had improper clearance from combustible materials. The minimum clearance is 1 inch. This condition is a potential fire hazard and should be corrected by a qualified contractor.

Recommendation
Contact a qualified HVAC professional.

19.8.3 Exhaust flue

CORROSION BASE OF VENT

Repair

Corrosion visible at the base of the combustion exhaust vent of the furnace indicated the presence of excessive amounts of moisture, typically related to condensation formed by improper furnace exhaust vent conditions. This condition may result in premature failure of furnace components. The Inspector recommends that the furnace be serviced by a qualified HVAC contractor.

Recommendation
Contact a qualified heating and cooling contractor

19.10.1 Combustion air

COMBUSTION AIR NOT SUFFICIENT (FORMULA)

Safety Concern

Combustion air supply appeared to be insufficient at the time of the inspection. Combustion appliances require 50 cubic feet per 1000 BTU/h aggregate input. "Aggregate" means that if two combustion appliances such as a gas-fired boiler and a gas-fired water heater are installed in the same room, each of their input ratings in BTU/h must be included when calculating adequate combustion air. Insufficient combustion air can cause a combustion appliance to operate inefficiently, increasing heating costs and may cause the furnace to produce unacceptably high levels of toxic gases such as carbon monoxide. The Inspector recommends correction by a qualified HVAC or plumbing contractor.

Recommendation
Contact a qualified HVAC professional.

19.11.1 Furnace interior

DIRTY INTERIOR

Repair

The heatig unit interior is excessively dirty. We suggest service by a qualified heating contractor

Recommendation
Contact a qualified HVAC professional.

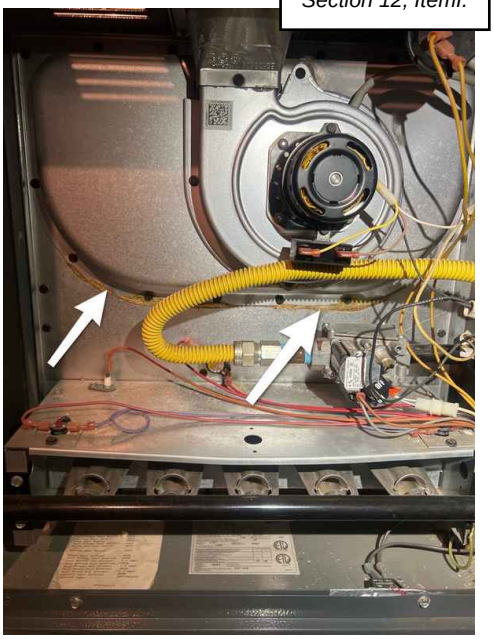
19.11.2 Furnace interior

CORROSION

Repair

Corrosion was noted on the interior of the heating system. We suggest further reviewing the heating system with repairs made as deemed necessary by a qualified heating contractor.

Recommendation
Contact a qualified professional.



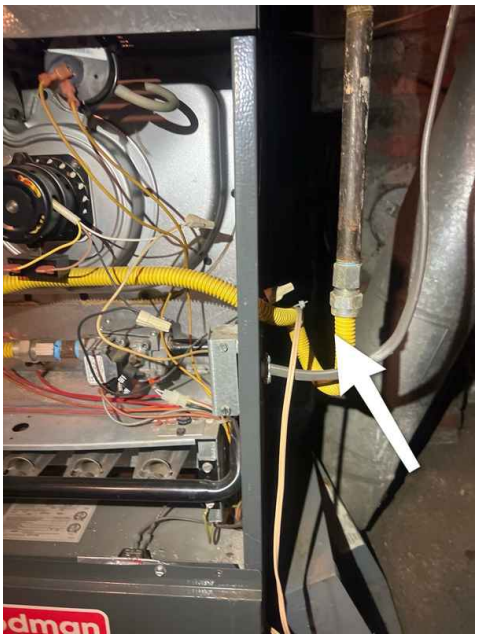
19.12.1 Fuel pipe

NO DRIP LEG / SEDIMENT TRAP

Repair

No sediment trap or drip leg was installed at this heating unit. Sediment traps and drip legs are installed to keep particulates and moisture out of the gas valve. Particulates or moisture in the gas valve can interfere with burner operation. The Inspector recommends the installation of a sediment trap/drip leg by a qualified plumbing contractor.

Recommendation
Contact a qualified HVAC professional.



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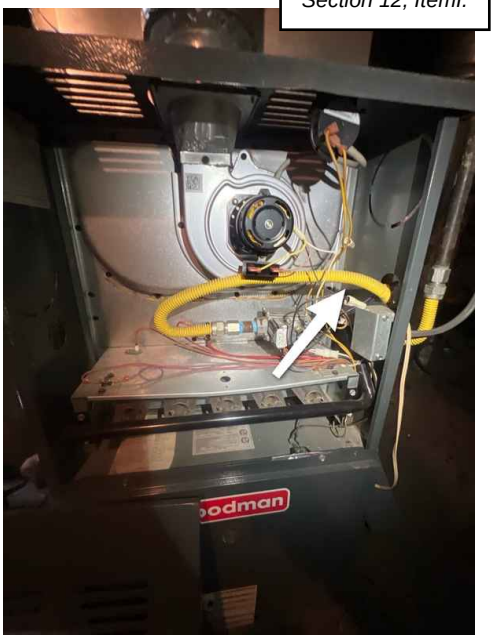
19.12.2 Fuel pipe

FLEXIBLE TUBING THROUGH CABINET

Repair

Flexible tubing used to provide gas fuel to the furnace penetrated the furnace cabinet. This condition is improper. Gas should enter the cabinet through a solid pipe. The Inspector recommends the installation of a proper gas supply pipe by a qualified HVAC contractor.

Recommendation
Contact a qualified heating and cooling contractor



19.16.1 Air filter

DIRTY FILTER

Repair

The air filter had accumulated debris which decreased its effectiveness and blocked airflow. This can dramatically decrease the efficiency of the system. We recommend that the filter be cleaned or replaced as required.

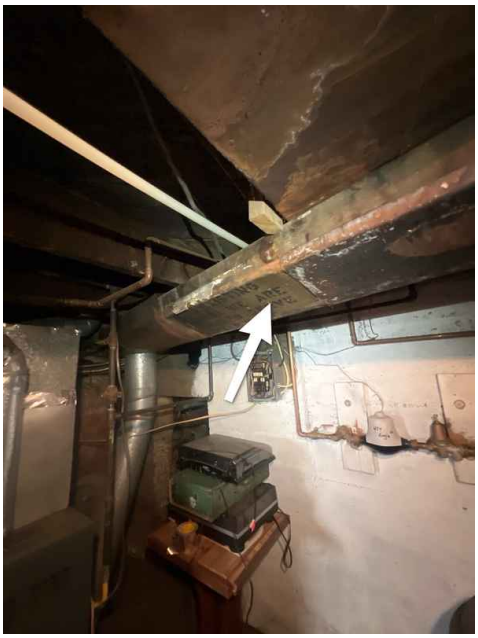
Recommendation
Contact a handyman or DIY project

19.16.2 Air filter
RETURN AIR DUCT DISCONNECTED
Repair

We suggest repairs for proper function.

19.18.1 Distribution Systems
DUCTS NOT SEALED
Further Reveiw

Air supply ducts were not properly sealed. Recommend a qualified HVAC contractor to seal supply and return ducts for maximum efficiency.



19.18.2 Distribution Systems
DUCTS IN UNHEATED SPACE
Repair

Air supply ducts routed through unheated space were not insulated. During cold weather, un-insulated heating ducts routed through unheated space can lose 25% to 40% of the energy they contain. The means that between 25 and 40 cents of each dollar spent to heat home air can be wasted.

The Inspector recommends that heat supply ducts routed through unheated space be sealed and insulated by a qualified heating, ventilation, and air-conditioning (HVAC) contractor for significant savings on heating costs.

Recommendation
Contact a qualified heating and cooling contractor

20.14.1 Drain, Waste, & Vent Systems

LEAKING PIPE

Repair

MECHANICAL ROOM

Past or present leaking drain/waste pipes were observed. Attention to the leaking pipes is required for damage control as well as health issues. We recommend that the leaks be repaired as required.

Recommendation
Contact a qualified plumbing contractor.

20.14.2 Drain, Waste, & Vent Systems

MISSING SEWER CAP

Repair

MECHANICAL ROOM

An improper cap (soup can) was noted on the sewer line, this may allow sewer gas to enter the home.

Recommendation
Contact a qualified professional.

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20.16.1 Fuel Storage & Distribution Systems

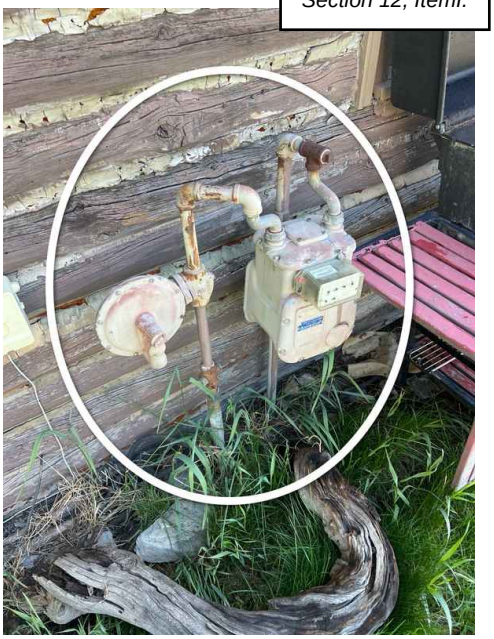
IMPROPER SUPPORT OF GAS LINES

Repair

ENTRY

The gas piping needs support at six-foot to eight-foot intervals if suspended above a surface. Piping was observed without this support. Attention to the proper support of the piping is required to ensure the integrity of the piping system. We recommend that the proper supports and/or strapping be provided.

Recommendation
Contact a qualified plumbing contractor.



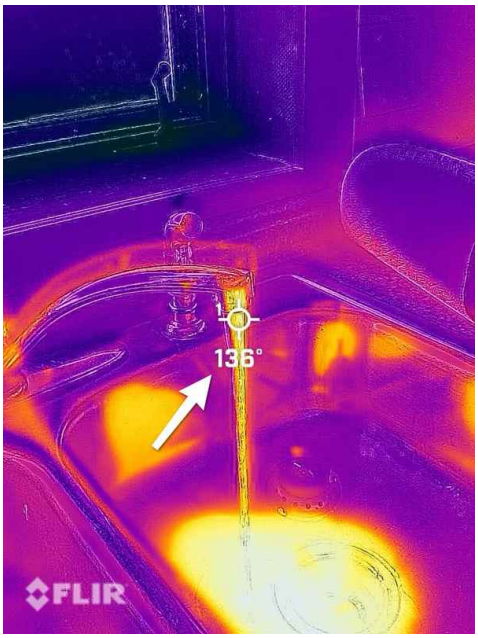
21.2.1 Hot water heater operation

TEMPERATURE SET TOO HIGH

Safety Concern

Hot water can cause severe scalding. After taking occupancy you should have your plumber adjust the water heater so it does not produce water hotter than 120 degrees F.

Recommendation
Contact a qualified plumbing contractor.



21.12.1 Venting and flue pipe

SEPARATED OR DAMAGED FLUE

Safety Concern

The exhaust flue of the gas-fired water heater was separated or damaged this is a hazardous condition that may allow the invisible, odorless, tasteless, toxic products of combustion (such as carbon monoxide) to enter the living space.

Recommendation
Contact a qualified plumbing contractor.

21.13.1 Combustion air

INADEQUATE COMBUSTION AIR

Safety Concern

The combustion air supply for this water heater appeared to be insufficient at the time of the inspection. Insufficient combustion air may cause incomplete combustion that can produce excessive amounts of invisible, odorless, tasteless, toxic gases like carbon monoxide. The inspector recommends additional air be provided to allow for proper combustion.

Recommendation
Contact a qualified HVAC professional.

21.15.1 Water connections

CORROSION

Repair

The water connections at the water heater were observed to be corroded (a non-visible leak that leaves mineral deposits) and visible leakage may occur with time. These connections should be repaired or replaced as required.

Recommendation
Contact a qualified plumbing contractor.

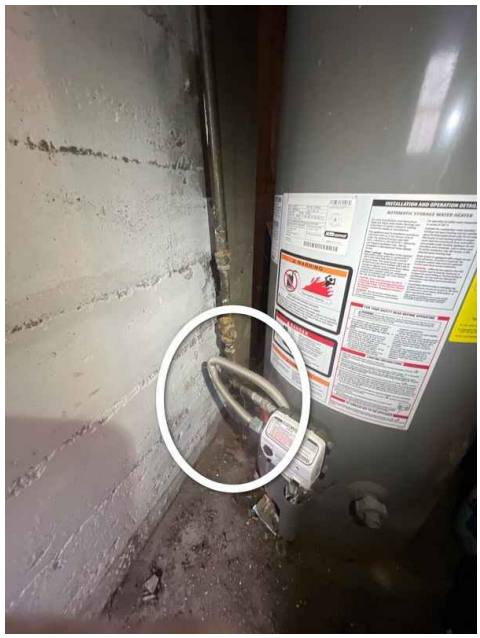
21.17.1 Fuel supply

NO DRIP LEG (SEDIMENT TRAP)

Repair

No sediment trap or drip leg was installed. Sediment traps and drip legs are installed to keep particulates and moisture out of the gas valve. Particulates or moisture in the gas valve can interfere with water heater burner operation. The Inspector recommends the installation of a sediment trap/drip leg by a qualified plumbing contractor.

Recommendation
Contact a qualified plumbing contractor.



21.20.1 Temperature relief pipe

TPR RELIEF PIPE SHORT OR MISSING

Safety Concern

The water heater temperature pressure relief (TPR) valve discharge piping terminates too high off the ground. For safety, the temperature and relief valve discharge pipe should terminate within 6" of the ground or floor. We recommend repair as required.

Recommendation
Contact a qualified plumbing contractor.

21.21.1 Expansion tank

IMPROVE- CONSIDER ADDING EXPANSION TANK

Further Reveiw

The water heater had no expansion tank installed to allow for the thermal expansion of water in the plumbing pipes. Expansion tanks are typically required for new installations we suggest consulting with a plumbing contractor and the water heater manufacturers' installation guidelines about the need for the installation of an expansion tank on this system.

Recommendation
Contact a qualified plumbing contractor.

22.9.1 Main service -Condition

DETERIORATED INSULATION

Repair

The overhead main service conductor insulation has deteriorated. We recommend contacting the electrical service provider for remedy as necessary.

Recommendation
Contact a qualified electrical contractor.

22.9.2 Main service -Condition

SERVICE LESS THAN 10'

Safety Concern

The overhead clearance of service entrance conductors to the ground was estimated to be less than the minimum (10 feet) required. This creates a potentially hazardous condition and we recommend repair.

Recommendation
Contact a qualified electrical contractor.

22.9.3 Main service -Condition

LESS THAN 12' OVER DRIVEWAY

Safety Concern

The overhead clearance of service entrance conductors across the driveway was estimated to be less than the minimum (12 feet) required. This creates a potentially hazardous condition and we recommend repair.

Recommendation
Contact a qualified electrical contractor.

22.9.4 Main service -Condition

LOOSE METER CABINET

Safety Concern

The electrical meter cabinet was loosely mounted. It should be securely fastened to the mounting surface by a qualified electrical contractor.

Recommendation
Contact a qualified electrical contractor.

22.10.1 Disconnect -condition

NO MAIN POWER SHUT OFF (MORE THAN 6)

Safety Concern

The electrical service equipment did not include a main shutoff, and more than six disconnects were used to completely shut off power to the building. A main shutoff may be required by local standards. We recommend further review for a better understanding of replacement costs/repairs and present condition.

Recommendation
Contact a qualified electrical contractor.

22.12.1 Bonding systems

MISSING JUMPER AT WATER METER

Repair

The bonding cable is not present at the water meter. We suggest reviewing installation as deemed necessary to meet modern safety standards.

Recommendation
Contact a qualified professional.

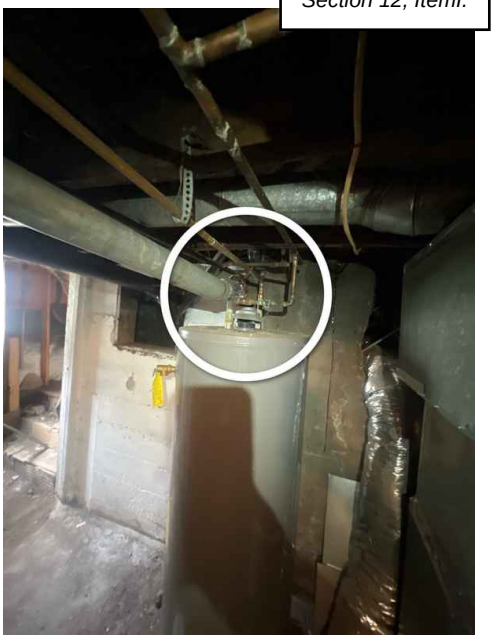
22.12.2 Bonding systems

MISSING JUMPER AT WATER HEATER

Repair

The bonding cable is not present at the water heater system. We suggest reviewing installation as deemed necessary to meet modern safety standards.

Recommendation
Contact a qualified professional.



22.15.1 Panel labeling

MISSING LABELS ON PANEL

Repair

At the time of inspection, panel was missing labeling. Recommend a qualified electrician or person identify and map out locations.

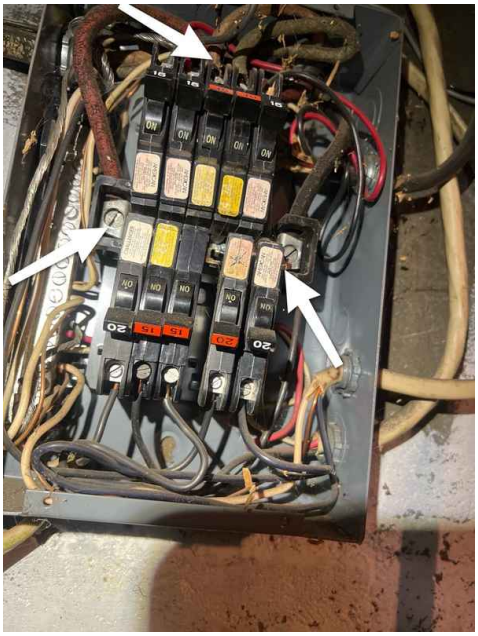
22.18.1 Panel wiring

NO ANTI CORROSIVE SOLUTION ON ALUMINUM WIRE

Repair

The visible aluminum connections were not wired using an appropriate anti-corrosive solution at the wire ends. Good electrical practice dictates that stranded aluminum wiring be installed with the use of anti-oxidant paste, applied to the exposed ends of wiring and provided to prevent the formation of non-conductive aluminum oxide. We recommend that all the aluminum wire connections be upgraded, using the currently accepted trade technology appropriate for stranded aluminum wire.

Recommendation
Contact a qualified electrical contractor.



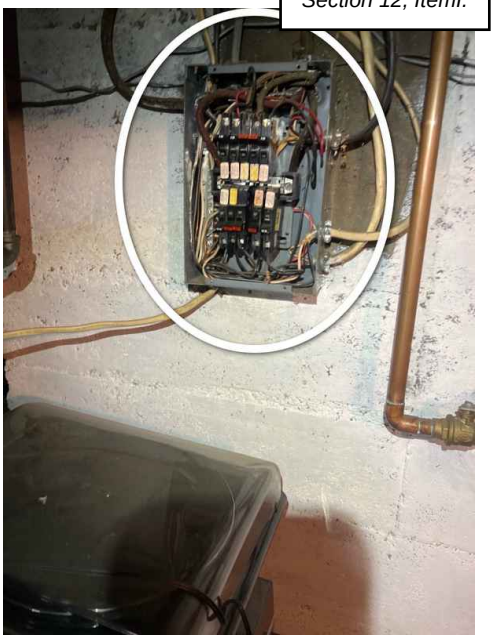
22.19.1 Main & Subpanels- Conditions

DEAD FRONT MISSING

Safety Concern

The protective "dead front" cover, which would help to prevent hazardous shocks if it were in place, was missing from the service panel. Replacing the cover plate is recommended.

Recommendation
Contact a qualified professional.



22.21.1 Wiring General

OPEN JUNCTION BOX(S)

Repair

KITCHEN SINK/ATTIC

Open junction box(s) were observed. Open junction boxes should be enclosed within an approved cover in accordance with industry standards. We recommend the installation of an approved cover.

Recommendation
Contact a qualified electrical contractor.

22.21.2 Wiring General

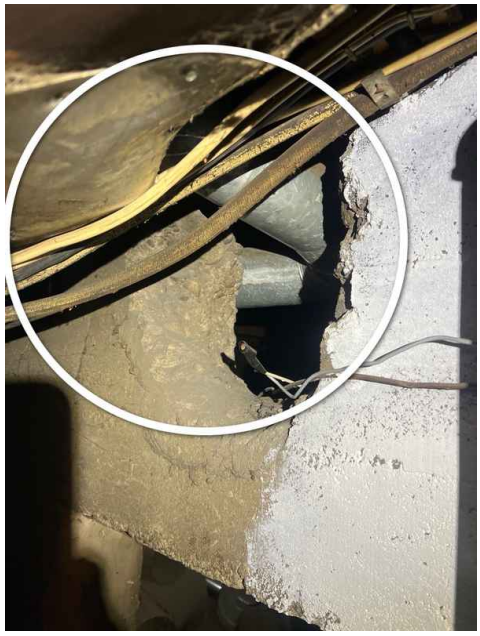
EXPOSED WIRING

Repair

SEVERAL

Exposed wiring was observed. We recommend that any electrical wiring which is exposed to damage and human contact be enclosed or otherwise protected according to current applicable standards for safety.

Recommendation
Contact a qualified electrical contractor.



22.23.1 Lights

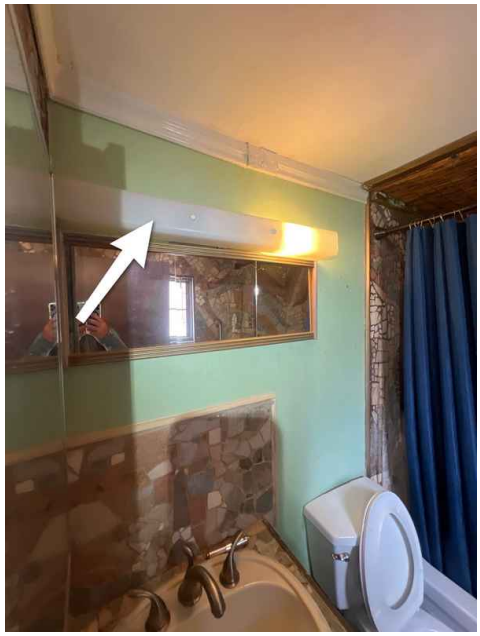
LIGHT INOPERABLE

Repair

One or more lights were not operating. New light bulbs are possibly needed.

We suggest further review to confirm proper operation of all lights

Recommendation
Contact a qualified handyman.



22.23.2 Lights
DAMAGED OR IMPROPERLY INSTALLED
Repair

ENTRY

The light fixture was damaged or improperly installed. All damaged or improperly installed fixtures should be repaired or replaced to proper operation by an electrician.

Recommendation
Contact a qualified electrical contractor.

22.23.3 Lights
DAMAGED LIGHT COVER
Repair

1ST FLOOR LIVING

The light fixture had a damaged cover. We recommend that the fixture cover be replaced.

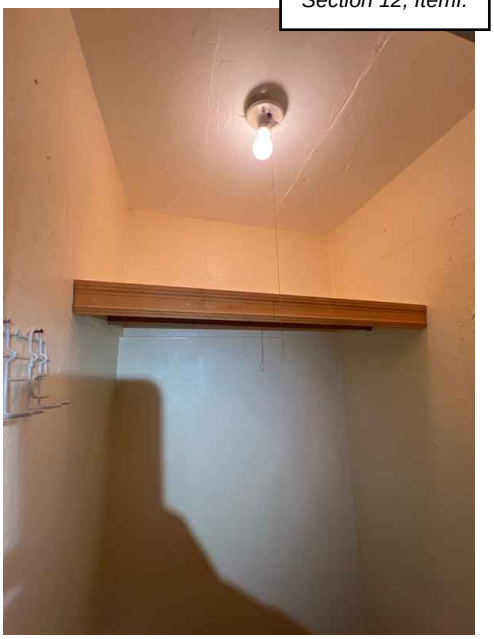
Recommendation
Contact a qualified electrical contractor.

22.23.4 Lights
INCANDESCENT BULB IN CLOSET
Repair

ENTRY

The closet has an incandescent light to close to combustibles. We recommend the removal of the fixture or top shelf for safety reasons.

Recommendation
Contact a handyman or DIY project



22.24.1 Receptacles
INADEQUATE NUMBER OF RECEPTACLES
Repair

SEVERAL

Current standards dictate electrical outlets every 6 feet. Areas of the home do not meet this standard. We recommend a licensed electrician add additional receptacles as deemed necessary.

22.26.1 Ground Fault protection interupter- GFCI

ADD GFCI PER MODERN STANDARDS

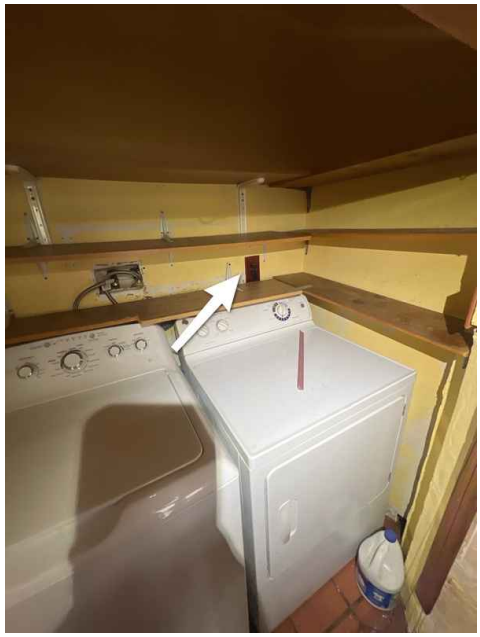
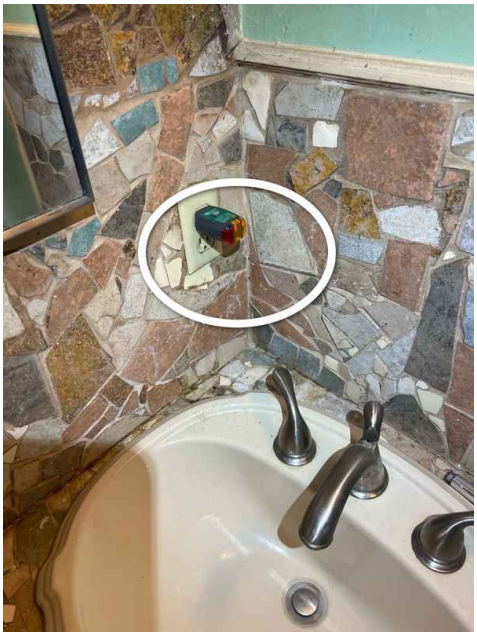
Safety Concern

SEVERAL

Safety Concern: A ground fault circuit interrupter breaker (GFCI) was not installed for all currently required locations. This could pose a serious safety condition and this shock protection device should be installed at locations within 6 feet of a water source (sink), a garage or workshop area, and at all exterior receptacle locations. We recommend that GFCI receptacle protection be installed according to current applicable standards as a safety upgrade wherever needed.

Recommendation

Contact a qualified electrical contractor.

22.27.1 Arc Fault protection -AFCI

ARC FAULT PROTECTION -UPGRADE SUGGESTED

Further Reveiw

An arc-fault circuit interrupter (AFCI) is a device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.

An AFCI is a product that is designed to detect a wide range of arcing electrical faults to help reduce the electrical system from being an ignition source of a fire. Conventional overcurrent protective devices do not detect low-level hazardous arcing currents that have the potential to initiate electrical fires.

While the home may have complied with building standards at the time of its construction we suggest a further review and the consideration of upgrading the home to modern safety standards.

Modern safety standards require

All 120-volt, single-phase, 15- and 20-ampere branch circuits supplying outlets or devices installed in dwelling unit kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas, or similar rooms or areas shall be protected.

Additional information provided in the 2020 NEC https://www.nfpa.org/codes-and-standards/all-codes-and-standards/list-of-codes-and-standards/detail?code=70

Recommendation
Contact a qualified professional.

22.28.1 Smoke Detectors

INSTALL IN LOCATIONS PER MODERN STANDARDS

Safety Concern

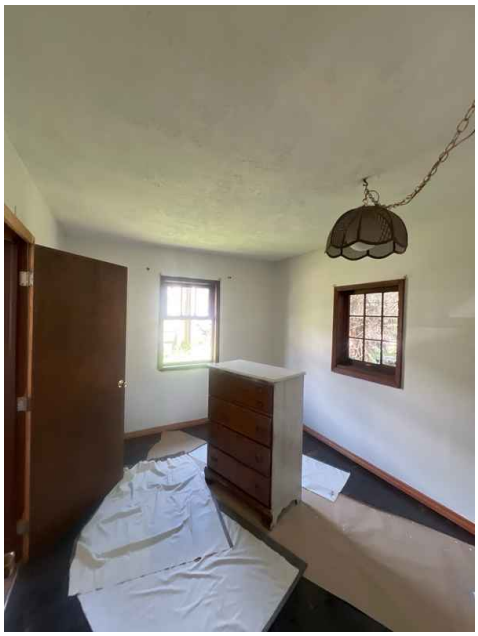
SEVERAL

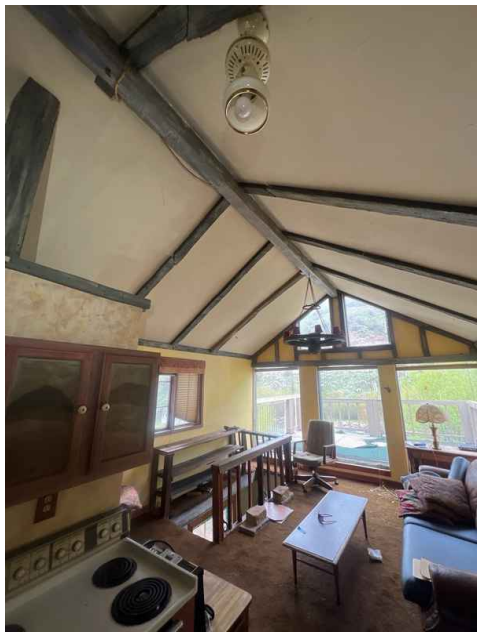
Smoke alarms should be installed in the following locations:

- on the ceiling or wall outside of each separate sleeping area in the vicinity of bedrooms;
- in each bedroom, as most fires occur during sleeping hours;
- in the basement, preferably on the ceiling near the basement stairs;
- in the garage, due to all the combustible materials commonly stored there;
- on the ceiling or on the wall with the top of the detector between 6 to 12 inches from the ceiling; and/or
- in each story within a building, including basements and cellars, but not crawlspaces or uninhabited attics.

Recommendation

Contact a qualified electrical contractor.





22.28.2 Smoke Detectors

SMOKE DETECTOR COVER MISSING

Safety Concern

One or more of the smoke detectors were missing their covers. We recommend replacement as necessary.

Recommendation
Contact a qualified electrical contractor.

22.29.1 Carbon Monoxide Detectors

ADD OR UPDATE CARBON MONOXIDE DETECTORS

Safety Concern

Colorado law requires that home sellers install carbon monoxide alarms within 15 feet of each bedroom prior to the sale of the home. The International Association of Fire Chiefs recommends a carbon monoxide detector on every floor of your home, including the basement. It is also recommended to have a detector in the vicinity of wood or gas burning appliances such as fireplaces. Carbon monoxide detectors have a maximum of 7 years of reliability. We suggest installation as needed per Colorado law and replacement of older units.

Recommendation
Contact a qualified professional.

22.29.2 Carbon Monoxide Detectors

NO DATE STAMP

Further Reveiw

No date tag was present or visible. Carbon monoxide detectors have a maximum of 7 years of reliability. We suggest installation as needed per Colorado law and replacement of older units.

Recommendation
Contact a qualified professional.

23.3.1 Ceiling and roof structure

OLD PRACTICES

Further Reveiw

Old practices

Methods and materials used in the roof framing, while not acceptable by modern standards, were typical of methods and materials commonly used when the home was originally constructed.

Recommendation
Contact a qualified professional.

23.6.1 Rafters

RAFTER SAG

Repair

The rafters sagged visibly at the time of the inspection. This condition appeared to be due to inadequately sized or overspaced rafters. We suggest you consult with a qualified contractor to understand the options and costs for correcting or stabilizing this condition.

Recommendation
Contact a qualified professional.

23.6.2 Rafters
SPLICED RAFTERS

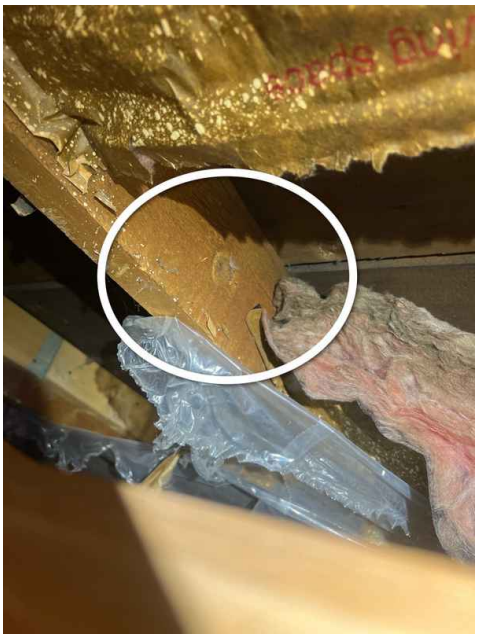
Repair

Repairs have been made to the rafters in the attic. The inspector recommends evaluation by a structural engineer. Any correction should be made by a qualified contractor.

Recommendation
Contact your builder.

23.6.3 Rafters
UNDERSIZED RAFTERS

Further Reveiw



23.11.1 Attic Insulation Conditions
INSUFFICIENT INSULATION

Further Reveiw

Installing additional insulation to bring ceiling insulation levels in the home current with modern recommendations will help save on heating and cooling costs and prevent condensation concerns that may lead to microbial growth. The modern recommended value for ceilings is R-38.

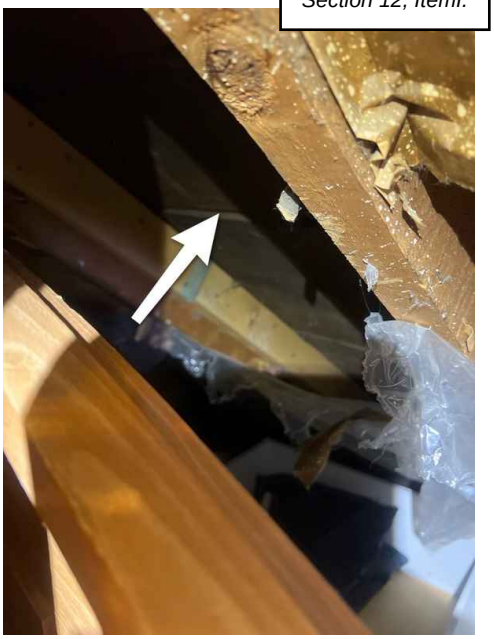
23.11.2 Attic Insulation Conditions

MISSING INSULATION

Repair

The attic was missing insulation over areas of significant size. This condition can increase heating and cooling costs, allow condensation that leads to microbial growth and reduce comfort levels. It may contribute to ice damming of the roof during the winter. The Inspector recommends that insulation be properly distributed to cover all portions of the attic located above the home living space.

Recommendation
Contact a qualified insulation contractor.



24.4.1 Foundation walls

WOOD FOUNDATION WALLS

Further Reveiw

Portions of the home appear to have a wood foundation. While this can be an acceptable means of construction these types of foundations do not typically last as long as concrete foundation walls and need careful monitoring of water issues. We suggest a full review of the foundation walls by a qualified contractor, waterproofing consultant, and/ or professional engineer.

Recommendation
Contact a qualified professional.

24.4.2 Foundation walls

CRACKING

Repair

A large crack was observed in the perimeter structure foundation wall. We recommend further review for a better understanding of repair costs and present conditions.

Recommendation
Contact a qualified professional engineer

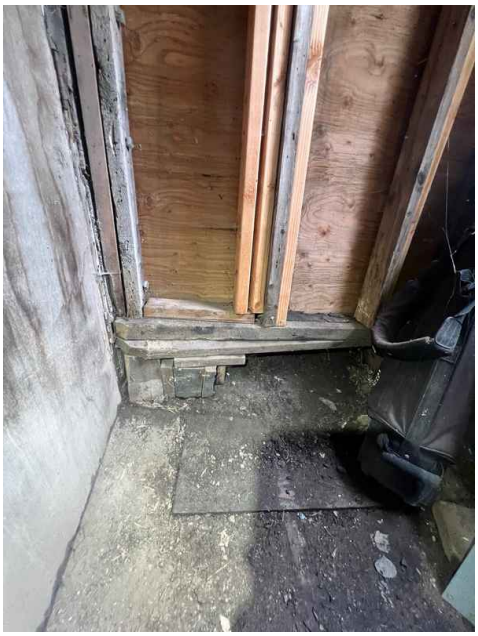
24.4.3 Foundation walls

OLD BUILDING PRACTICES

Further Reveiw

Portions of the home did not appear to have a foundation, the photo below shows a wall sitting on wood and rock. We suggest a further review.

Recommendation
Contact a qualified professional.



24.4.4 Foundation walls

DETERIORATED WALLS

Repair

The wood foundation walls are significantly bowing in towards the home. Damaged foundation plywood, moisture and soil intrusion, and drywall damage are visible. We suggest a further review by a qualified professional or structural engineer to evaluate this condition.

24.6.1 Damp-proofing
NO VISIBLE DAMP-PROOFING- PORTIONS

Further Reveiw

Portions of the exterior foundation walls had no visible damp-proofing. Damp-proofing involves spraying a material onto the outside of the foundation walls that will be buried once backfill operations are complete. After drying, this sprayed coating becomes highly resistant to water penetration. Its purpose is to help prevent moisture seepage through the foundation walls. Application after backfill operations are complete requires excavating the foundation.

Recommendation
Contact a qualified waterproofing contractor

25.2.1 Inspection method
LIMITED ACCESS

Further Reveiw

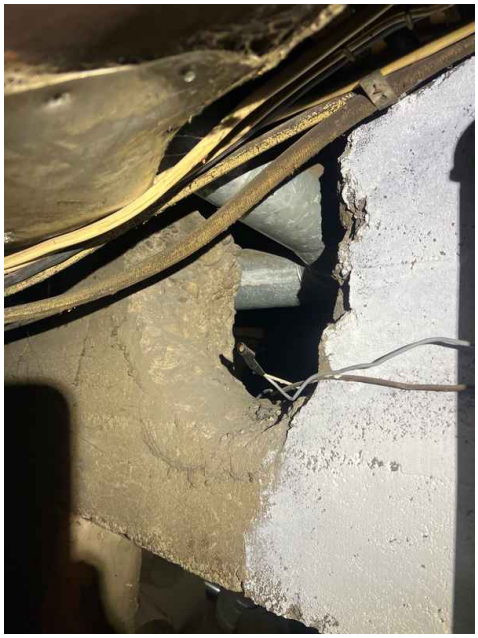
There was limited access to the crawl space at the time of the inspection due to obstructions, inspector safety, or stored items. Therefore the crawl space was only inspected from the entry or limited accessible areas with a flashlight. As a result of this condition, there may be hidden defects that were not detected at the time of the inspection.

Recommendation
Contact a qualified professional.

25.4.1 Foundation walls
ALTERED OR CUT FOUNDATION WALLS

Further Reveiw

The foundation walls were noted to have been cut to accommodate HVAC ducts. We suggest a further review of this condition by a qualified professional.



25.6.1 Damp-proofing

NO VISIBLE DAMP-PROOFING-ALL

Further Reveiw

Exterior foundation walls had no visible damp-proofing. Damp-proofing involves spraying a material onto the outside of the foundation walls that will be buried once backfill operations are complete. After drying, this sprayed coating becomes highly resistant to water penetration. Its purpose is to help prevent moisture seepage through the foundation walls. Application after backfill operations are complete requires excavating the foundation and is expensive. Damp proofing may be present but hidden beneath soil.

Recommendation
Contact a qualified waterproofing contractor

Section 12, Iteml.

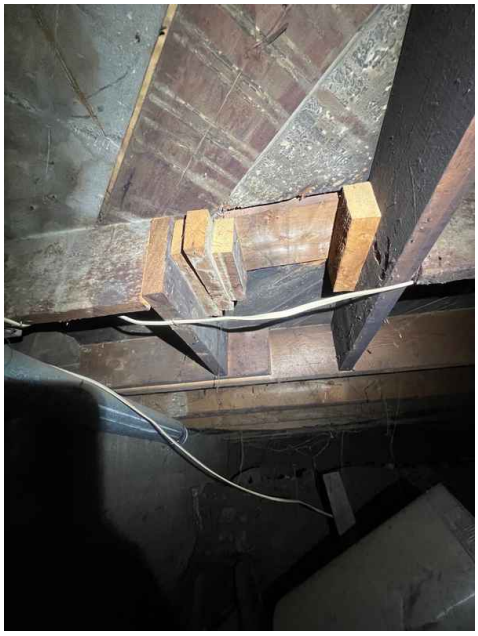
25.8.1 Floor framing

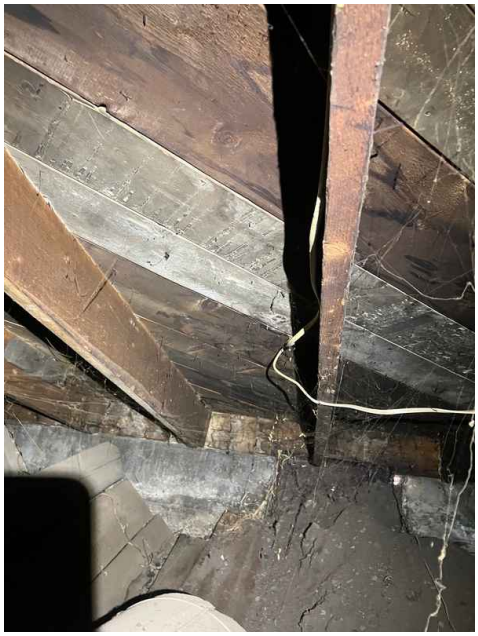
OLD HOME - MULTIPLE CONDITIONS EXIST

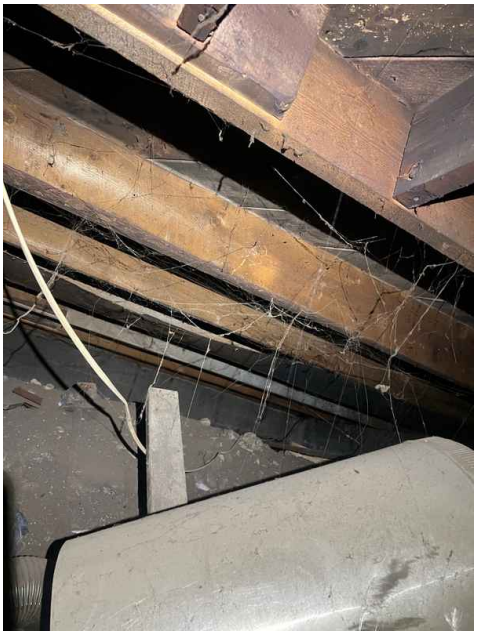
Further Reveiw

The home was constructed before many of today's current building standards. Multiple conditions exist such as (but not limited to).
Undersized framing members, over-spanned joists, improper splices, lack of proper bearing (missing hardware), cut/modified framing, temporary repairs, and other hidden conditions are likely present. All of these conditions could lead to future settling and structural movement. No attempt was made to list or photograph all conditions. Photographs are examples only.
We suggest a full review of the framing and foundation support to better understand current conditions, need for repairs, and cost associated.

Recommendation
Contact a qualified professional engineer







25.9.1 Insulation

NO INSULATION

Repair

Insulation was not present at the floor areas of the crawlspace. This condition may lead to moisture buildup and/or energy efficiency losses. We recommend that the floor structure be evaluated for insulation requirements with repair as necessary.

Recommendation
Contact a qualified insulation contractor.

Section 12, Iteml.

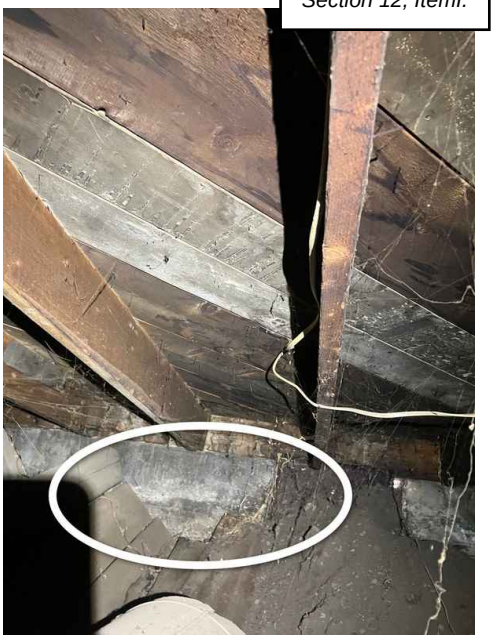
25.10.1 Moisture and leaks

EFFLORESCENCE- WALLS

Further Reveiw

SEVERAL

Efflorescence was visible on some of the interior surfaces of the foundation walls. Efflorescence is a white, powdery residue left by moisture seeping through the foundation wall and its presence indicates high moisture levels in the soil near the foundation. Excessively high moisture levels in soil supporting the foundation can cause various structural problems related to soil movement. The source of moisture should be identified and the condition corrected.



Recommendation
Contact a qualified general contractor.

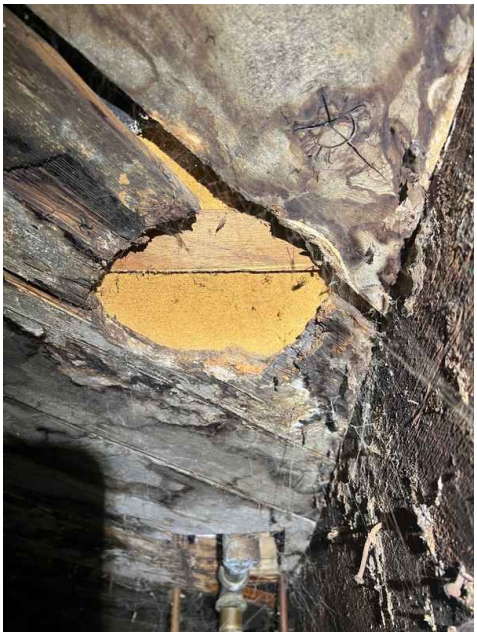
25.10.2 Moisture and leaks

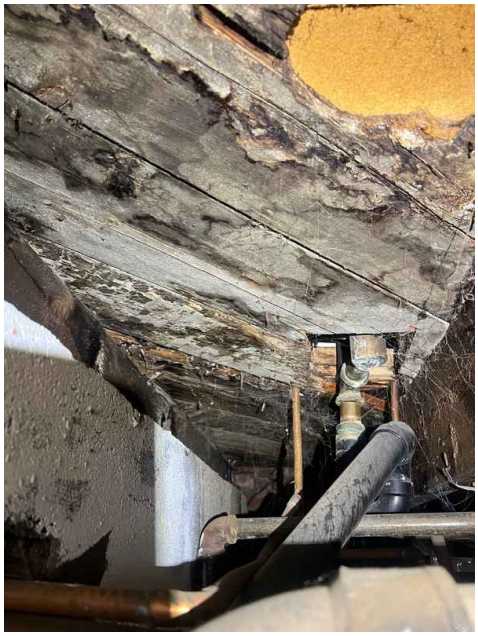
EVIDENCE OF MOISTURE FLOOR FRAMING-DRY

Further Reveiw

Evidence of moisture concerns and deterioration was noted on the floor framing. The area was dry, suggesting a past event. We recommend asking the owners for more information to confirm no active leaking is present. If no information is available, we suggest further investigation to understand the condition better.

Recommendation
Contact a qualified professional.





25.11.1 Ventilation

INADEQUATE OR MISSING VENTILATION

Repair

Crawlspace ventilation appears to be insufficient. Inadequate ventilation can cause moisture concerns and microbial growth. We recommend further review with ventilation added as deemed necessary.

Recommendation
Contact a qualified professional.

25.12.1 Vapor barrier

NO VAPOR BARRIER

Repair

A vapor barrier was not present at the crawlspace. Vapor barriers are beneficial in that they effectively block moisture migration from the ground soil to the under structure. We recommend that a vapor barrier be considered for the crawlspace.

Recommendation
Contact a qualified professional.

Section 12, Iteml.

25.13.1 Crawlspace conditions

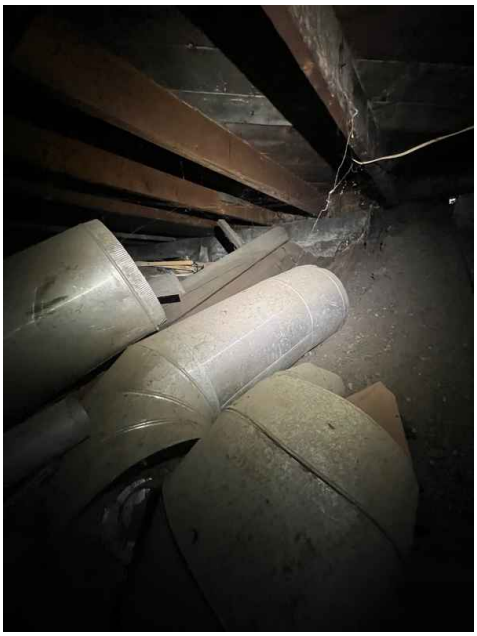
DEBRIS

Further Reveiw

Old construction debris was noted in the crawl space. This type of debris can provide a food source for microbial growth. We suggest removal and cleaning of this material.

Recommendation

Contact a qualified professional.



28.4.1 Mold testing results

Repair

ELEVATED AIR SAMPLES FURTHER INVESTIGATION/MITIGATION SUGGESTED

Elevated mold levels were noted. See attached laboratory mold analyses.
Air testing mold results should be lower than or equal to outside samples.
Both in quantity and genera of mold found. The samples taken inside the home did not meet this standard.
Levels in the home were noted as follows.
Elevated levels of mold are present in the 1st-floor living room

-

No destructive testing or investigation was done. The source of moisture and areas of contamination are the inspector's "best guess." The amount of contamination, moisture sources, and areas requiring mitigation cannot be commented on without further investigation and, as such, are beyond the scope of a general home inspection.
The inspector's best guess for the elevated mold levels is a current leak in the closet and moisture intrusion at the foundation wall.
We suggest further investigation by a trained mold mitigation contractor using the guidelines below at a minimum. Maintenance personnel or handypersons may do more harm than good without proper mold mitigation training and increase overall mitigation costs.

All work should be done by a certified mold remediation contractor(IICRC- AMRT) following IICRC S520 Mold Remediation guidelines.

1. Further investigation is needed to understand the contamination level and the source of moisture better. All exploration work shall be done under containment with negative air with a HEPA filtration system in place.
Per Colorado state law, drywall or drywall surfacing with an area greater than 32 square feet may not be removed without an asbestos test.

2. Removal and or cleaning of all mold affected materials
3. Removal of all moisture sources contributing to mold growth and proper drying of wetted materials.
4. Post remediation verification by a certified indoor environmental consultant to confirm the home has been returned to normal fungal ecology before build back or encapsulation. True Perspective Home Consultants can provide this service if needed.
5. Cosmetic and structural materials to be returned to pre-damage condition to match surrounding finishes substantially.

Recommendation
Contact a qualified mold remediation contractor

Section 12, Iteml.

28.4.2 Mold testing results

Further Reveiw

MOLD GROWTH PRESENT

Sample analysis indicated the presence of what may be considered high mold spore levels or high mold fiber levels, also known as mycelium fragments, conidiophores, or hyphal elements, on the surface tested indicate mold growth is present. Based on the inspector's visual findings and the sample analysis results, it appears that this is confirmation of likely active mold growth.

Levels in the home were noted as follows.
Mold growth is present in the main kitchen under the sink

-

No destructive testing or investigation was done. The source of moisture and areas of contamination are the inspector's "best guess." The amount of contamination, moisture sources, and areas requiring mitigation cannot be commented on without further investigation and, as such, are beyond the scope of a general home inspection.
The inspector's best guess for the presence of mold is a past or current leak under the sink.
We suggest further investigation by a trained mold mitigation contractor using the guidelines below at a minimum. Maintenance personnel or handypersons may do more harm than good without proper mold mitigation training and increase overall mitigation costs.

All work should be done by a certified mold remediation contractor(IICRC- AMRT) following IICRC S520 Mold Remediation guidelines.

1. Further investigation is needed to understand the contamination level and the source of moisture better. All exploration work shall be done under containment with negative air with a HEPA filtration system in place.
Per Colorado state law, drywall or drywall surfacing with an area greater than 32 square feet may not be removed without an asbestos test.
A brief synopsis of this law can be seen by clicking Here

2. Removal and or cleaning of all mold affected materials
3. Removal of all moisture sources contributing to mold growth and proper drying of wetted materials.
4. Post remediation verification by a certified indoor environmental consultant to confirm the home has been returned to normal fungal ecology before build back or encapsulation. True Perspective Home Consultants can provide this service if needed.
5. Cosmetic and structural materials to be returned to pre-damage condition to match surrounding finishes substantially.

Recommendation
Contact a qualified mold remediation contractor

Section 12, Iteml.

28.6.1 Mold conditions

VISIBLE MICROBIAL GROWTH

Further Reveiw

KITCHEN

Recommendation

Contact a qualified professional.

30.15.1 Special concerns

ACTIVE LEAK NOTED

Further Reveiw

1ST FLOOR CLOSET

An active leak was noted.

Recommendation

Contact a qualified professional.

Letter

mpp design sho

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michael@mppdesignshop.com

May 14, 2024

The Town of Minturn
Planning Department
301 Boulder Street, #309
Minturn, CO 81645
(970) 827-5645

The property located at the following address:
478 Eagle River Street
Minturn, CO 81645
Parcel Number: 2103-263-02-003
Booco's 2nd Addition to Minturn
Lot 15, Block 2

On behalf of the Property Owner:
David Ford
PO Box 161777
Austin, TX 78716
(512) 431-8351
david@eastendink.com

This letter serves as an objection to the nomination of the above referenced property to be considered for Historic Landmark designation. The intent of the Owner is to demolish the entire existing structure and construct a new single family residence.

While the original structure may have been constructed more than 75 years ago, additions have been constructed more than once over time. The Town of Minturn nor Eagle County Building Department do have any records of any permits being applied and/or granted for the construction of any part of the structure. Without any building permit records, it's difficult to determine when and how many times the additions were built. It's likely that two, three or more additions were built, and very likely that they are less than 75 years old.

This was a common practice throughout Minturn and other mining towns throughout Colorado and the Rocky Mountains. These types of structures were built with minimal means and resources, and then added on to over time as needed. There was no involvement from any building and design professionals, and no applications and inspections from building officials to meet any building codes or design guidelines.

Construction of these structures and additions was done in a haphazard manner, with little to no regard for design cohesiveness, or material and detail consistency. Different parties, at different points in time, and probably different generations, constructed additions when the need arose for more space. This structure in question has been added on to so many times in a piecemeal fashion that any historical significance the original structure may have had has been lost.

In lieu of the structure not being suitable for the Historic Landmark designation, the nomination and potential designation of this property as a Historic Landmark will present undue hardships to the owner for many reasons.

- The structure is a pre-existing, non-conforming condition in that the structure is built within the side yard setback on the north property line. As such there are limitations with the Town's Code

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as to the extent improvements and alterations can be made to the non-conforming part of the structure.

- The original construction will likely not meet any current building code, energy code, electrical code, and plumbing code standards. It would not be financially feasible, and likely impossible, to renovate the existing structure to bring it up to current code standards.
- It is highly likely that the existing buildings and additions are structurally unsound, and therefore unsafe for continued habitation.
- The existing structure has not been regularly maintained over time, and it has fallen into a state of disrepair and negligence. It would not be financially feasible to rehabilitate the existing exterior materials.
- The size, layout, and quality of the living spaces is sub-standard when compared to current modern living condition standards. The existing structure was not designed and constructed with regard to any of the desirable aspects of the location such as light, views, and river frontage.
- There is not adequate space available on the site with the current building configuration to meet the Town Code's minimum parking requirements.
- The number of bedrooms and bathrooms in the existing structure does not meet the needs of the owner. Since there is not adequate space on the property for additional parking, this would prevent the addition of more bedrooms and bathrooms.

The following photographs illustrate the haphazard, disjointed, piecemeal, patched together methods and materials used during the various phases the structure was added on to over time. The materials, design, construction methods are all sub-par and do not represent a Rustic historic style.

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Letter

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This existing building is not worthy of the Historic Landmark designation.

Thank you for your consideration.

Michael Pukas, AIA

Madison Harris

From: Steve Hutton <shutton@chuckhutton.com>
Sent: Thursday, May 30, 2024 11:42 AM
To: Madison Harris
Subject: 478 Eagle St

Dear Planning Committee,

I cannot attend any of these meetings in person, therefore please consider this my opinion on the historical review of this lot.

478 Eagle St and the building that stands on it- is of NO historical significance to the town on Minturn. By this even being brought to the historical committee is a shock and a waste of the current new owners valuable time and resources to endure such an unnecessary process. I fully support the removal of the old building to make way for a newer more beautiful structure that will bring a new family into our town that will increase tax revenue, increase local market expenditure, and remove the run down home next to my current home. Thank you for allowing my opinion to be voiced.

All The Best,

Steve Hutton

President/Owner
CHUCK HUTTON
Chevrolet
c. 901-490-8476
w. 901-365-9700
shutton@chuckhutton.com
www.chuckhutton.com

TOWN OF MINTURN, COLORADO
ORDINANCE NO. 16 – SERIES 2024

AN ORDINANCE OF THE TOWN OF MINTURN, COLORADO AMENDING THE TOWN'S HISTORIC REGISTER ADDING 478 EAGLE RIVER STREET – PARCEL NUMBER: 2103-263-02-003

WHEREAS, the Town of Minturn ("Town") is a Colorado home rule municipality organized pursuant to Article XX of the Colorado Constitution and with the authority of the Town of Minturn Home Rule Charter for which the Minturn Town Council ("Town Council") is authorized to act; and

WHEREAS, the Town of Minturn has established the Town of Minturn Register of Historic Places (the "Town's Historic Register") in Section 19-3-10 of the Minturn Municipal Code ("Code"); and

WHEREAS, pursuant to Code Sec. 19-4-30 the Historic Preservation Commission ("HPC") has transmitted to the Town Council a proposed designation of a structure for preservation; and

WHEREAS, based upon evidence received by the HPC at a hearing on June 18, 2024, the staff report and evidence received at the hearings before Town Council on June 19, 2024 and July 17, 2024, 478 Eagle River Street which is 1,303 square foot building, located at Parcel Number 2103-263-02-003 meets the criteria for designation as a structure for preservation as set out in Code Sec. 19-3-20 by:

(a) Properties or historic districts shall be at least seventy-five (75) years old and meet one (1) or more of the following criteria in order to be considered for designation:
(3) Distinctive characteristics of a type, period, method of construction, or artisan:
a. Exemplifies specific elements of an architectural style or period;
d. Represents a style that is particular to the Town;
(4) Geographic importance;
a. Enhances the sense of identity of the Town or community;

WHEREAS, the Nomination Application indicates that: "The property is a rustic wood home near the Eagle River in Minturn. This single family two bedrrom home was built in 1943, making it eligible for historic preservation. It personifies the essence of historic Minturn and I am thereby nominating it for preservation. It's appearance is largely the same as when it was originally constructed 80+ years ago. It underwent improvements in 1949 (still at the 75 year threshold), which do not impact its exterior appearance. The primary building material is log, which was a relatively common building mainstay a the time of construction."; and

WHEREAS, 478 Eagle River Street is an iconic historic structure that is emblematic of the architecture of Minturn's heritage; and

WHEREAS, 478 Eagle River Street is part of the sense of community that makes up the Town of Minturn and provides an important bridge to the Town's past.

NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF MINTURN, COLORADO:

SECTION 1. The foregoing recitals are incorporated herein as if set forth in full.

SECTION 2. That based upon the analysis reference above, and the evidence received at the public hearings, certain property herein called 478 Eagle River Street, a 1,303 square foot building, located at Parcel Number 2103-263-02-003, separate from all improvements situated and located thereon, be and the same is hereby designated as a structure for preservation and inclusion on the Town's Historic Register.

SECTION 3. The effect of this designation may enhance the value of the property and of the structure, but may delay or require denial of building permits found unacceptable by the Historic Preservation Commission under the criteria contained in Chapter 19 of the Minturn Municipal Code.

SECTION 4. This ordinance shall be recorded among the records of the Clerk and Recorder of Eagle County.

INTRODUCED, READ BY TITLE, APPROVED ON THE FIRST READING AND ORDERED PUBLISHED BY TITLE ONLY AND POSTED IN FULL ON THE OFFICIAL TOWN WEBSITE THE 19th DAY OF JUNE 2024. A PUBLIC HEARING ON THIS ORDINANCE SHALL BE HELD AT THE REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF MINTURN, COLORADO ON THE 17th DAY OF JULY 2024 AT 5:30 p.m. AT THE MINTURN TOWN HALL 302 PINE STREET, MINTURN COLORADO 81645.

TOWN OF MINTURN, COLORADO

_____
Earle Bidez, Mayor

ATTEST:

By:_____
Jay Brunvand, Town Clerk

THE TOWN OF MINTURN, COLORADO, ORDAINS THIS ORDINANCE ENACTED ON SECOND READING AND ORDERED PUBLISHED BY TITLE ONLY AND POSTED IN FULL ON THE OFFICIAL TOWN WEBSITE THIS 17th DAY OF JULY 2024.

TOWN OF MINTURN, COLORADO

_____
Earle Bidez, Mayor

ATTEST:

By:_____
Jay Brunvand, Town Clerk

To: Mayor and Town Council
From: Cindy Krieg, Economic Development
Date: 06/14/2024
Agenda Item: Downtown Development Authority

REQUEST:
Council to consider supporting the formation of a Downtown Development Authority (DDA).

INTRODUCTION:
The Town of Minturn has been considering the values a DDA could bring to this community off and on for almost three years. In this time, staff and some business and property owners of Minturn's downtown area have investigated this option with the culmination of the attendance at the 2022 DCI Conference in Colorado Springs. From there the Town returned with an action plan for the potential to create a DDA from which we have slowly been progressing ever since. The Town recently completed a secondary financial analysis by consultant Jim Mann, to better understand the potential income revenues of a DDA. And then most recently, the Town (with help from DCI – Downtown Colorado, Inc) held a series of virtual stakeholder meetings followed by a stakeholder open house on June 10th. Following this most recent series of meetings (as well as a stakeholder survey), Town Staff have asked the downtown stakeholders to provide their input to Council, so that an informed decision can be made as to whether to pursue this initiative.

ANALYSIS:
A Downtown Development Authority functions as a "quasi-municipal corporation which is intended to halt or prevent deterioration of property values or structures in a Central Business District."[1] To this end, a DDA is focused with finding ways for improving real estate development, infrastructure, and operations of a downtown area. It does this by leveraging any future increase in assessed property valuations within the approved DDA boundary. The Town could also assess a mill levy however feedback throughout this process has indicated a local DDA should be able to support these objectives by solely relying on the Tax Increment Financing This allows the DDA to reinvest in Minturn's Downtown and keep money in Minturn which would have otherwise gone to the bevy of other organizations that see revenue through property taxes such as the School District, Cemetery District, Library District, Eagle County, and others. The complete mill levy breakout can be found on electronic page 81 of the 2024 Minturn Budget. This is all done through a mechanism called tax increment financing (TIF). For those that want to take a deeper dive into the mechanics of TIFs, here is an excellent, albeit long, presentation by Troy Bernberg with Northland Public Finance. Also attached to this memo is a TIF FAQ.

Staff is recommending the above concept which includes no increase in tax rates. To form a DDA, firstly, the Council must approve the concept. An election of the property owners included in the DDA boundary is then required. If approved, a DDA has a lifespan of 30 years with the potential to be extended by an affirmative action of the Council.

An important understanding to consider before moving forward with a DDA is the amount of tax increment funding from the eventual increase in property values that could be brought in by the DDA. Prior to formation, a financial analysis is conducted to determine if a potential DDA area *could* bring in funds providing enough value to create a financially healthy DDA. Jim Mann has conducted this analysis which is included as an attachment to this memo. Jim's findings have determined that even though

[1] Downtown Colorado Inc (n.d.), Colorado Improvement Districts Matrix. https://www.downtowncoloradoinc.org/wp-content/uploads/2024/03/attachments-original-1646602262-Colorado_Improvement_Districts_Matrix.pdf

reinvestment in Minturn's Downtown is unknown at this time, there are a variety of different scenarios which create opportunities for increased revenues supporting a financially healthy DDA.

COMMUNITY INPUT: Ongoing over the past 2.5 years including multiple stakeholder meetings, discussions at the Council-level and informational sessions.

Minturn downtown stakeholders have been asked to provide direction to Council regarding their support or opposition to the ongoing efforts of a DDA formation in Minturn.

Some stakeholders were unable to attend this meeting, and have emailed notice of their support. Please see attached.

At the June 10th stakeholder open house, attendees provided initial input on their suggested boundaries for a DDA. The attached map reflects that initial draft, which does include some residential properties / areas. Council may wish to suggest edits to this.

BUDGET / STAFF IMPACT: Election cost of approximately $1500

STRATEGIC PLAN ALIGNMENT:

PRACTICE FAIR, TRANSPARENT AND COMMUNICATIVE LOCAL GOVERNMENT.

SUSTAIN AND INVEST IN THE THINGS THAT DEFINE MINTURN AS A PROUD, STURDY MOUNTAIN TOWN TO "KEEP MINTURN MINTURN"

ADVANCE DECISIONS/PROJECTS/INITIATIVES THAT EXPAND FUTURE OPPORTUNITY AND VIABILITY FOR MINTURN

RECOMMENDED ACTION OR PROPOSED MOTION:
Council to identify continued support for a potential Downtown Development Authority.

ATTACHMENTS:

- Downtown Stakeholder Summary Report
- Initial Proposed Boundary Map
- Minturn DDA Financial Analysis
- Colorado Improvement Districts Matrix
- Tax Increment Financing FAQ

2024 Downtown Minturn Stakeholders Summary Report

Prepared by Downtown Colorado, Inc. on behalf of the Town of Minturn

The Downtown Minturn Stakeholders group discussed desired outcomes and suggested actions as proposed by the 2022 Minturn DCI Challenge Program report. Several of those findings resonated at similar levels of importance with the 2024 Stakeholders, but through the last three meetings a few new outcomes were suggested, and a slight shift in importance towards an economically sustainable downtown with more visitors emerged through the process.

The following outcomes were scored by the stakeholder group when asked for the strength of their support on a scale of 1-5. The highest and lowest score is also shown, describing a consensus around a particular score, or if the responses were more divergent.

Strength of Support for Desired Outcomes	Average	High	Low
An Economically Sustainable downtown Minturn	**4.82**	5	4
Grow opportunities for people to visit downtown	**4.82**	5	3
More variety of retail, service, lodging, residential options	**4.55**	5	3
Improve critical infrastructure	**4.27**	5	3
Improve use of parking / sidewalk space	**4.27**	5	2
Additional transportation options serving Downtown	**4.18**	5	3
Predicable Standards for (Re)Development	**4.09**	5	2
Improve connections to downtown + river	**3.81**	5	2
More unified downtown vision + focus	**3.6**	5	1
Eclectic, traditional mountain west structures, design and materiality.	**2.82**	5	1

Additional suggestions for desired outcomes downtown include:

- I believe we need more density downtown. A good mix of commercial and residential needs would help. I think two stories are restrictive and limiting from an economic perspective. And therefore believe we should allow and encourage three levels.
- Perhaps purchasing houses in the 100&200 blocks to make them into commercial sites.
- More safe and fun biking options to get to and from Minturn from neighboring communities.

Throughout the downtown stakeholder process, there were no specific activities promised for the Town of Minturn as a result of a Downtown Development Authority (DDA) being created. Instead, examples from other DDAs around the state that accomplish similar outcomes as those desired by the stakeholders were used as examples of what might be accomplished in Minturn.

The following chart refers to how favorably stakeholders would respond to different activities if they were undertaken by an eventual DDA. The total number of Positive (rated with a 4 or 5) Neutral (rated 3), or Negative (rated 1 or 2) responses are presented alongside the average.

Favorability of Possible Downtown Activities	Average (score 1-5)	Positive (5-4)	Neutral (3)	Negative (2-1)
Support diversifying, recruiting, and retaining shopping, dining, + entertainment options	**4.67**	11	1	0
Invest in sidewalk amenities and streetscape fixtures	**4.45**	9	2	0
Improve transportation circulation, connectivity, + river access	**4.33**	11	1	0
Creating off street parking, loading, drop off zones for multi-modal transportation uses	**4.18**	8	3	0
Adding bike amenities	**4.17**	10	2	0
Creating public gathering + event space, energizing public spaces	**4.08**	10	1	1
Investing in landscaping and natural uses of space	**3.75**	8	3	1
Support adding additional housing options and diverse housing stock	**3.75**	6	5	1
Support spaces and installations for arts and culture	**3.5**	5	6	1
Support more office / coworking space downtown	**2.92**	3	5	5

Additional suggestions for downtown activity:

- Shuttle service to vail and bc. Eagle/Vail pays Epic to provide this service for their community.
- Supporting any action that would assist in getting rid of the water moratorium.
- A bike path originating in downtown that connects to the Dowd Junction bike path.

Cindy Krieg

From: Bill Shrum <operations@downtowncoloradoinc.org>
Sent: Thursday, June 13, 2024 4:36 PM
To: Cindy Krieg
Subject: Fwd: Downtown Minturn Stakeholders Open House + Meeting #3 Recap - Action REQUIRED

---------- Forwarded message ---------
From: **Simon Property Services** <simonpropertyservices@gmail.com>
Date: Thu, Jun 13, 2024 at 4:18 PM
Subject: RE: Downtown Minturn Stakeholders Open House + Meeting #3 Recap - Action REQUIRED
To: Bill Shrum <operations@downtowncoloradoinc.org>

Good afternoon Bill, I appreciate all you are doing. Minturn is such a unique town and the creation of a Development Authority would greatly enhance and improve the status of our town. I have been out of town quite a bit lately but have been following all your correspondences throughout and will try to be back for the next meeting. I am very interested in all of these concepts, ideas and proposals and will be eager to be involved in the future.

I do approve the recommendation to create a DDA in Downtown Minturn.

I also approve the recommendation to adopt a Debt Authorization concept and ballot measure.

I approve of the proposed district boundaries.

Regards, Tim Simon 122 & 132 Main Street. 121, 123 and 131 Eagle Street

Cindy Krieg

From: Christine Schlichting <schlichtingc.cms@gmail.com>
Sent: Friday, June 14, 2024 10:41 AM
To: operations@downtowncoloradoinc.org
Cc: Brady Schlichting; Cindy Krieg
Subject: Minturn DDA

We (Evoke Outdoors, 102 B Main ST) **Approve**

Step 1: Reply to this email and state if you approve or deny the recommendation to create a Downtown Development Authority in Downtown Minturn.

We (Evoke Outdoors, 102 B Main ST) **Approve**

Step 2: Reply to this email and state if you approve or deny the recommendation to adopt a Debt Authorization ballot measure, contingent on a pro forma analysis of a viable repayment amount from Tax Increment Financing, and proposed district boundaries.

Regarding Bike Amenities as a priority: Evoke Outdoors is in its fourth year of business. In the past we operated out of Vail. Last year, in addition to the Vail shops, we opened a shop in Minturn where we serviced bikes. This year we are operating solely out of Minturn as we were able to rent more space. While sales tax is not generated on servicing bikes, it is generated on bike rentals. As more people and groups of people become aware of Minturn as a great place to explore by bike, it will benefit Minturn sales-tax wise.

Thank you!

Christine Schlichting

Evoke Outdoors

Cindy Krieg

From: Nancy Richards <nancy@vailbunkhouse.com>
Sent: Thursday, June 13, 2024 1:54 PM
To: Cindy Krieg
Subject: DDA Support

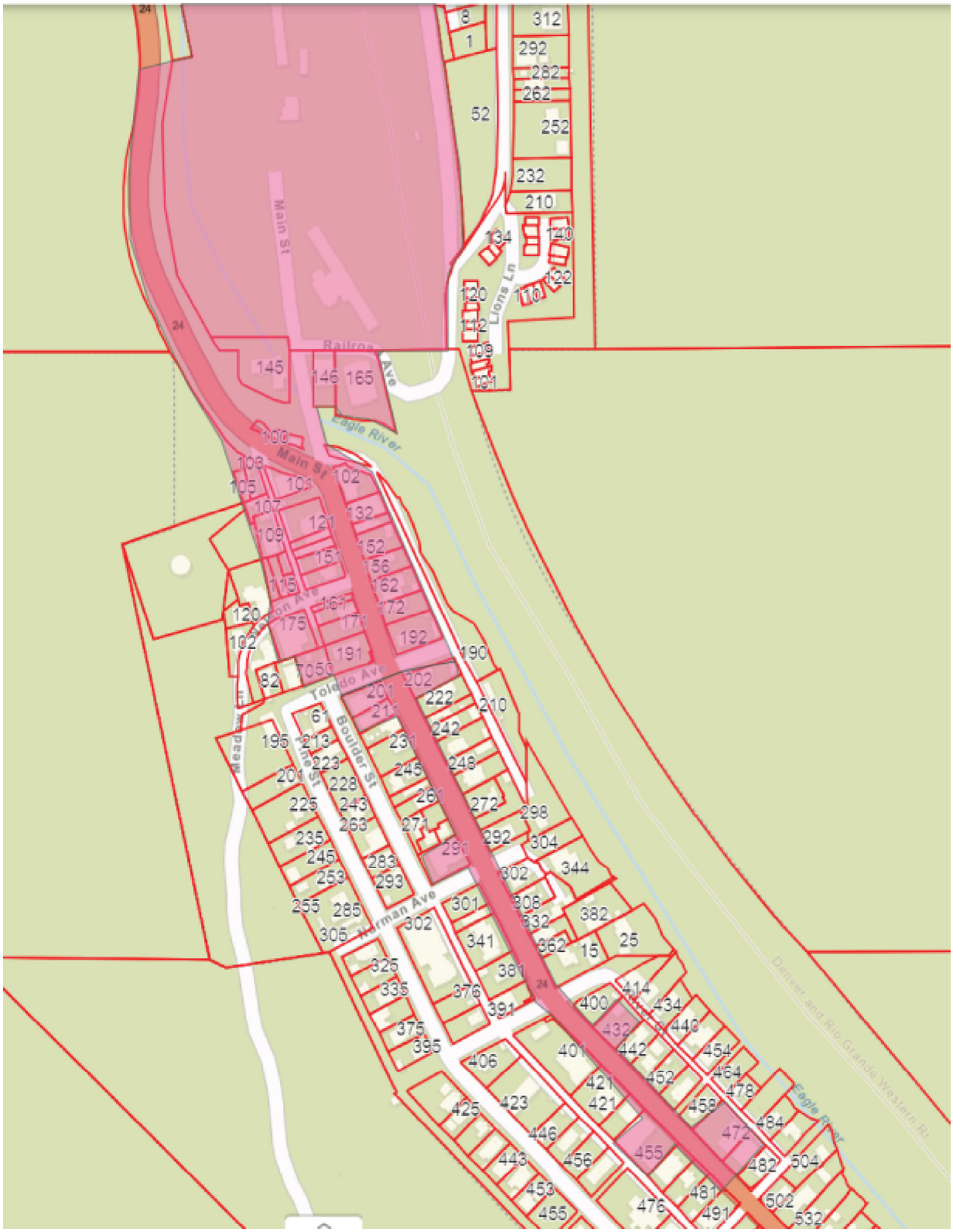
Hey Cindy -
i know I can not make Wednesday's meeting but I am in full support of the creation of the DDA:)
Thanks,

Nancy Richards

Owner and Operator

The Bunkhouse, LLC

970-393-9003


Main St
Railroad Ave
Eagle River
Lions Ln
Toledo Ave
Boulder St
Norman Ave
Denver and Rio Grande Western RR
Eagle River

MEMO

TO: Michelle Metteer, Manager

DATE: April 25, 2024

FROM: James Mann, Financial Analyst

RE: Downtown Development Authority – Redevelopment Potential

In the Town's ongoing efforts to look at the creation of a Downtown Development Authority (DDA), you requested an analysis of potential redevelopment within the 100 Block. In looking at the potential development/redevelopment, I utilized the following resources:

- UMB Memo dated October 27, 2023
- Town's Historic Preservation Ordinance
- 100 Block Design Guidelines
- Eagle County Property Tax Records
- Eagle County GIS

Similar to most historic downtown areas, Minturn is not uncommon in building footprints that encroach on lot lines and established right-of-way. Those two factors will create unique challenges to redevelopment efforts within the proposed 100 Block redevelopment efforts.

The UMB memorandum indicated that there was relatively limited growth potential in property tax revenues that would benefit a DDA, as most inflationary growth would likely be added to the base value of the district. Rightly, the report did indicate that if there was redevelopment of a portion of the 100 Block that there may still be value in creating a DDA to create a thriving downtown, however the report did not delve into the potential of redevelopment impacting future property tax revenues.

In looking at future potential of development, I looked at three distinct areas within the 100 Block, plus two individual redevelopment sites as examples of potential redevelopment value. It should be noted that there may be other redevelopment potential within the proposed district, including areas along Williams Street and whether the Dowd Junction area is included. Generally, the areas that I reviewed are depicted by the map to the right.

- Redevelopment Area A (Yellow Highlighting)
- Redevelopment Area B (Green Highlighting)
- Redevelopment Area C (Blue Highlighting)
- Miscellaneous Redevelopment (Pink Highlighting)

Redevelopment Area A (yellow): This area represents the west side of Main Street from the intersection of Williams Street and Hwy 24, including 101 Main, 121 Main, 141 Main and Tax Parcel 24. The unabandoned right-of-way between Magustos (101 Main) and 121 Main is included in the A.1 scenario, with the A.2 Scenario eliminating a redevelopment of Magustos (101 Main).

Redevelopment Area B (green): This area represents the east side of Main Street from where N. Main intersects Hwy 24, including 102 Main, 132 Main and 142 Main.

Redevelopment Area C (blue): This area represents the east side of Main Street at the southern end of the study area and encompasses 172 Main and 192 Main.

Miscellaneous Redevelopment (pink): There are two separate redevelopment concepts on the southern end of the study area on the west side of Main Street, one including 161 Main and 161 Nelson, the second including 171 Main.

In looking at the redevelopment areas, I assumed that a mixed-use development would be used in Redevelopment Area A, B and C, with one lot in the Miscellaneous category being a mixed-use and the other being pure commercial. Other assumptions that were used are summarized below:

- Assume consolidations of lots in redevelopment Areas A, B, and C to enhance the redevelopment opportunity
- Value Assumptions:
    - Land value would increase to $125/square foot, which is based on higher values experienced with lots that are more “buildable” within the study area
    - Commercial space would be valued at $250/square foot, which is more closely reflects the value/square foot on some of the more attractive commercial parcels in the study area
    - Residential space would be valued at $700/square foot, which is based on the average residential square foot value of the study area
- Incentive Floors – assumed that all redevelopment areas, except for one of the miscellaneous redevelopments, will try to maximize the square footage available in the redevelopment. Town Code allows for a third incentive floor to be added on Main Street if certain criteria are met.

As noted, the majority of the redevelopment concepts evaluated are assumed to be mixed use, with first floor commercial, second floor residential, and then the high-end numbers included the incentive floor. A summary of the concept development areas are as follows:

	Market Value		Assessed Value	
	Low	High	Low	High
Redevelopment A1 or A2	7,343,636	14,621,336	1,070,839	1,837,798
Redevelopment B	4,514,182	7,015,458	549,661	1,834,166
Redevelopment C	7,941,654	12,352,729	1,096,352	1,391,894
Miscellaneous 1	1,258,870	2,046,370	365,072	417,835
Miscellaneous 2	1,173,750	3,028,750	343,288	412,938
Total	22,232,092	39,064,643	3,425,211	5,894,630

Dependent upon timing of the redevelopment occurring, the redevelopment market value may range from $22 MM to $39 MM, with an assessed value of $3.4 MM to $5.9 MM. This will generate a total revenue stream available from the above redevelopment would be between $6.7 MM and $12.6 MM. The present value of the revenue stream would be between $3.2 MM and $6.3 MM. These numbers assume that the overall Mill Levy will remain stable at 72.908 Mills and that properties will appreciate 4.00% biennially. The analysis neither takes into consideration changes to the Mill Levies of the other taxing jurisdictions (up or down), nor any action by the State Legislature to adjust the assessment methodology utilized for residential and commercial properties.

In looking at the potential for creation of a DDA, the Town does have some barriers that may impact the ability of redevelopment to occur:

- First, the fact that the Town currently is operating under a development moratorium due to lack of potable water being available for growth will place a significant damper on any appetite to undertake a significant redevelopment project. Without the ability to develop additional units than are currently available will significantly impact decisions to redevelop to highest and best use.
- The Historic Preservation Ordinance adds another layer for any redevelopment initiative. While the barriers of the Historic Preservation Ordinance are not insurmountable, the additional layer may cause pause for redevelopers due to the potential of a project being stopped due to exercising of the ordinance provisions.

The above represents a view of potential development that may be very different from actual redevelopment that is proposed. As an example, Redevelopment Areas A, B and C involve essentially wiping the areas and starting over, which may or may not be something that the

Town is willing to consider. These three redevelopment areas represent 75% to 80% of the anticipated redevelopment value in the analysis that has been prepared, so they are rather significant in the potential value derived from creation of a DDA.

Based on the above, there may be significant potential for the creation of a DDA to provide additional resources to address 100 Block infrastructure needs and aid business development, retention, and attraction for the Town.

Attachments:

1. Property Inventory
2. Redevelopment Summary
3. Redevelopment Area A.1
4. Redevelopment Area A.2
5. Redevelopment Area B
6. Redevelopment Area C
7. Miscellaneous Redevelopment

Minturn DDA Proposal

Parcel Inventory List - Preliminary Inventory

Address	Parcel	Land	Improvements	Actual	Assessment Rate	Actual Assessment	YOC	Building Size (Sq Ft)	Value per Sq Ft	Use Code
167 Williams Street #4	210326336002		314,420	354,420	0.0677	23,980	2010	471	752.48	Residential Condo
167 Williams Street #5	210326336003		322,180	362,180	0.0676	24,500	2010	474	764.09	Residential Condo
142 Main Street	210326307007	452,280	191,070	683,350	0.0677	46,230	1897	1,265	540.20	Residential
152 Main Street	210326307006	636,180	334,450	1,010,630	0.0677	63,370	1881	1,896	533.03	Residential
156 Main Street	210326307005	615,200	881,230	1,536,430	0.0676	103,940	1997	2,600	590.93	Residential
162 Main Street	210326307003	681,140	830,370	1,551,510	0.0677	104,960	1898	3,230	480.34	Residential
172 Main Street	210326307002	626,210	172,830	839,040	0.0676	56,760	1904	738	1,136.91	Residential
192 Main Street	210326307001	738,140	395,630	1,173,770	0.0677	79,410	1898	1,470	798.48	Residential
									699.56	Average
									671.71	Median
165 Rail Avenue	210326308001	441,600	1,158,830	1,640,430	0.2188	358,940	1974	14,415	113.80	Mixed
101 Main Street	210326309001	448,270	479,010	967,280	0.1347	130,320	1975	4,510	214.47	Mixed
102 Main Street	210326307010	342,080	1,032,510	1,414,590	0.18	245,590	1975	3,765	375.72	Mixed
107 Williams Street	210326300012	187,100	846,720	1,073,820	0.1197	125,560	1920	2,971	361.43	Mixed
109 Williams Street	210326310008	277,480	181,960	499,440	0.0877	43,810	1940	2,096	238.28	Mixed
132 Main Street	210326307009	334,510	1,197,210	1,571,720	0.164	257,740	1915	4,716	333.27	Mixed
175 Williams Street	210326323001	778,540	1,970,800	2,789,340	0.1471	410,330	2006	7,847	355.47	Mixed
									284.64	Average
									333.27	Median
100 Main Street	210326309003	15,400		15,400	0.2792	4,300	NA	1,219	12.63	Commercial
103 Williams Street	210326309004	115,200	144,800	260,000	0.0279	72,540	1920/30	2,560	101.56	Commercial
105 Williams Street	210326309004	24,000		24,000	0.2792	6,700	NA	1,873	12.81	Commercial
106 Main Street	210326309002	42,560	576,270	618,830	0.279	172,650	1914	1,938	319.31	Commercial
121 Main Street	210326310001	249,600	70,400	320,000	0.279	89,280	1910	2,859	111.93	Commercial
Tax Parcel 24	210326310009	70,400	44,600	115,000	0.279	32,080	NA	1,496	76.87	Commercial
141 Main Street	210326310002	100,000	97,710	197,710	0.279	55,160	1920	1,355	145.91	Commercial
145 North Main Street	210326338001	579,870	1,090,130	1,670,000	0.279	465,930	1896	7,117	234.65	Commercial
146 North Main Street	210326308002	290,180	426,970	717,150	0.279	200,080	1901	3,038	236.06	Commercial
151 Main Street	210326310003	163,200	411,890	575,090	0.279	160,450	1917	1,036	555.11	Commercial
155 Main Street	210326310004	120,000	50,000	170,000	0.279	47,430	1914	910	186.81	Commercial
161 Main Street	210326311002	108,800		108,800	0.279	30,360	NA	3,398	32.02	Commercial
161 Nelson Avenue	210326311003	46,080		46,080	0.2791	12,860	NA	1,612	28.59	Commercial
167 Williams Street #1	210326336001		455,700	455,700	0.279	127,140	2010	2,060	221.21	Commercial
171 Main Street	210326311001	160,000	10,000	170,000	0.279	47,430	1918	1,200	141.67	Commercial
191 Main Street	210326311010	234,240	279,470	513,710	0.279	143,320	1910	3,213	159.88	Commercial
									161.06	Average
									143.79	Median
Totals		8,878,260	13,967,160	23,445,420		3,743,150				

Summary of Redevelopment Potential

	Market Value		Assessed Value	
	Low	High	Low	High
Redevelopment A1 or A2	7,343,636	14,621,336	1,070,839	1,837,798
Redevelopment B	4,514,182	7,015,458	549,661	1,834,166
Redevelopment C	7,941,654	12,352,729	1,096,352	1,391,894
Miscellaneous 1	1,258,870	2,046,370	365,072	417,835
Miscellaneous 2	1,173,750	3,028,750	343,288	412,938
Total	22,232,092	39,064,643	3,425,211	5,894,630

All Redevelopment/Increment On-Line in 2026

DDA Year	Dev Year	Assmt Year	Rev Year	New Dev.	Ass'd Value	4.00% Inflation	Total	Mill Levy	Tax Rev	Rev Year
1	2025	2026	2027				0	72.908	0	2027
2	2026	2027	2028	22,232,092			0	72.908	0	2028
3	2027	2028	2029		3,425,211		3,425,211	72.908	249,725	2029
4	2028	2029	2030			137,008	3,562,220	72.908	259,714	2030
5	2029	2030	2031				3,562,220	72.908	259,714	2031
6	2030	2031	2032			142,489	3,704,709	72.908	270,103	2032
7	2031	2032	2033				3,704,709	72.908	270,103	2033
8	2032	2033	2034			148,188	3,852,897	72.908	280,907	2034
9	2033	2034	2035				3,852,897	72.908	280,907	2035
10	2034	2035	2036			154,116	4,007,013	72.908	292,143	2036
11	2035	2036	2037				4,007,013	72.908	292,143	2037
12	2036	2037	2038			160,281	4,167,293	72.908	303,829	2038
13	2037	2038	2039				4,167,293	72.908	303,829	2039
14	2038	2039	2040			166,692	4,333,985	72.908	315,982	2040
15	2039	2040	2041				4,333,985	72.908	315,982	2041
16	2040	2041	2042			173,359	4,507,345	72.908	328,621	2042
17	2041	2042	2043				4,507,345	72.908	328,621	2043
18	2042	2043	2044			180,294	4,687,638	72.908	341,766	2044
19	2043	2044	2045				4,687,638	72.908	341,766	2045
20	2044	2045	2046			187,506	4,875,144	72.908	355,437	2046
21	2045	2046	2047		(2,437,572)		2,437,572	72.908	177,718	2047
22	2046	2047	2048			97,503	2,535,075	72.908	184,827	2048
23	2047	2048	2049				2,535,075	72.908	184,827	2049
24	2048	2049	2050			101,403	2,636,478	72.908	192,220	2050
25	2049	2050	2051				2,636,478	72.908	192,220	2051
26	2050	2051	2052			105,459	2,741,937	72.908	199,909	2052
27	2051	2052	2053				2,741,937	72.908	199,909	2053
28	2052	2053	2054			109,677	2,851,614	72.908	207,906	2054
29	2053	2054	2055				2,851,614	72.908	207,906	2055
30	2054	2055	2056			114,065	2,965,679	72.908	216,222	2056
Total				22,232,092	987,639	1,978,040			7,354,960	
						Net Present Value at		5.00%	3,661,652	

DDA Year	Dev Year	Assmt Year	Rev Year	New Dev.	Ass'd Value	4.00% Inflation	Total	Mill Levy	Tax Rev	Rev Year
1	2025	2026	2027				0	72.908	0	2027
2	2026	2027	2028	30,648,367			0	72.908	0	2028
3	2027	2028	2029		4,659,921		4,659,921	72.908	339,746	2029
4	2028	2029	2030			186,397	4,846,318	72.908	353,335	2030
5	2029	2030	2031				4,846,318	72.908	353,335	2031
6	2030	2031	2032			193,853	5,040,170	72.908	367,469	2032
7	2031	2032	2033				5,040,170	72.908	367,469	2033
8	2032	2033	2034			201,607	5,241,777	72.908	382,168	2034
9	2033	2034	2035				5,241,777	72.908	382,168	2035
10	2034	2035	2036			209,671	5,451,448	72.908	397,454	2036
11	2035	2036	2037				5,451,448	72.908	397,454	2037
12	2036	2037	2038			218,058	5,669,506	72.908	413,352	2038
13	2037	2038	2039				5,669,506	72.908	413,352	2039
14	2038	2039	2040			226,780	5,896,287	72.908	429,886	2040
15	2039	2040	2041				5,896,287	72.908	429,886	2041
16	2040	2041	2042			235,851	6,132,138	72.908	447,082	2042
17	2041	2042	2043				6,132,138	72.908	447,082	2043
18	2042	2043	2044			245,286	6,377,424	72.908	464,965	2044
19	2043	2044	2045				6,377,424	72.908	464,965	2045
20	2044	2045	2046			255,097	6,632,521	72.908	483,564	2046
21	2045	2046	2047		(3,316,260)		3,316,260	72.908	241,782	2047
22	2046	2047	2048			132,650	3,448,911	72.908	251,453	2048
23	2047	2048	2049				3,448,911	72.908	251,453	2049
24	2048	2049	2050			137,956	3,586,867	72.908	261,511	2050
25	2049	2050	2051				3,586,867	72.908	261,511	2051
26	2050	2051	2052			143,475	3,730,342	72.908	271,972	2052
27	2051	2052	2053				3,730,342	72.908	271,972	2053
28	2052	2053	2054			149,214	3,879,555	72.908	282,851	2054
29	2053	2054	2055				3,879,555	72.908	282,851	2055
30	2054	2055	2056			155,182	4,034,738	72.908	294,165	2056
Total				30,648,367	1,343,661	2,691,077			10,006,253	
						Net Present Value at		5.00%	4,981,593	

DDA Year	Dev Year	Assmt Year	Rev Year	New Dev.	Ass'd Value	4.00% Inflation	Total	Mill Levy	Tax Rev	Rev Year
1	2025	2026	2027				0	72.908	0	2027
2	2026	2027	2028	39,064,643			0	72.908	0	2028
3	2027	2028	2029		5,894,630		5,894,630	72.908	429,766	2029
4	2028	2029	2030			235,785	6,130,416	72.908	446,956	2030
5	2029	2030	2031				6,130,416	72.908	446,956	2031
6	2030	2031	2032			245,217	6,375,632	72.908	464,835	2032
7	2031	2032	2033				6,375,632	72.908	464,835	2033
8	2032	2033	2034			255,025	6,630,658	72.908	483,428	2034
9	2033	2034	2035				6,630,658	72.908	483,428	2035
10	2034	2035	2036			265,226	6,895,884	72.908	502,765	2036
11	2035	2036	2037				6,895,884	72.908	502,765	2037
12	2036	2037	2038			275,835	7,171,719	72.908	522,876	2038
13	2037	2038	2039				7,171,719	72.908	522,876	2039
14	2038	2039	2040			286,869	7,458,588	72.908	543,791	2040
15	2039	2040	2041				7,458,588	72.908	543,791	2041
16	2040	2041	2042			298,344	7,756,932	72.908	565,542	2042
17	2041	2042	2043				7,756,932	72.908	565,542	2043
18	2042	2043	2044			310,277	8,067,209	72.908	588,164	2044
19	2043	2044	2045				8,067,209	72.908	588,164	2045
20	2044	2045	2046			322,688	8,389,897	72.908	611,691	2046
21	2045	2046	2047		(4,194,949)		4,194,949	72.908	305,845	2047
22	2046	2047	2048			167,798	4,362,746	72.908	318,079	2048
23	2047	2048	2049				4,362,746	72.908	318,079	2049
24	2048	2049	2050			174,510	4,537,256	72.908	330,802	2050
25	2049	2050	2051				4,537,256	72.908	330,802	2051
26	2050	2051	2052			181,490	4,718,747	72.908	344,034	2052
27	2051	2052	2053				4,718,747	72.908	344,034	2053
28	2052	2053	2054			188,750	4,907,496	72.908	357,796	2054
29	2053	2054	2055				4,907,496	72.908	357,796	2055
30	2054	2055	2056			196,300	5,103,796	72.908	372,108	2056
Total				39,064,643	1,699,682	3,404,114			12,657,546	
						Net Present Value at		5.00%	6,301,534	

Redevelopment Spread out over time

DDA Year	Dev Year	Assmt Year	Rev Year	New Dev.	Ass'd Value	4.00% Inflation	Total	Mill Levy	Tax Rev	Rev Year
1	2025	2026	2027				0	72.908	0	2027
2	2026	2027	2028	7,343,636			0	72.908	0	2028
3	2027	2028	2029	4,514,182	1,070,839		1,070,839	72.908	78,073	2029
4	2028	2029	2030	7,941,654	549,661	42,834	1,663,333	72.908	121,270	2030
5	2029	2030	2031	1,258,870	1,096,352		2,759,685	72.908	201,203	2031
6	2030	2031	2032	1,173,750	365,072	110,387	3,235,145	72.908	235,868	2032
7	2031	2032	2033		343,288		3,578,432	72.908	260,896	2033
8	2032	2033	2034			143,137	3,721,570	72.908	271,332	2034
9	2033	2034	2035				3,721,570	72.908	271,332	2035
10	2034	2035	2036			148,863	3,870,433	72.908	282,185	2036
11	2035	2036	2037				3,870,433	72.908	282,185	2037
12	2036	2037	2038			154,817	4,025,250	72.908	293,473	2038
13	2037	2038	2039				4,025,250	72.908	293,473	2039
14	2038	2039	2040			161,010	4,186,260	72.908	305,212	2040
15	2039	2040	2041				4,186,260	72.908	305,212	2041
16	2040	2041	2042			167,450	4,353,710	72.908	317,420	2042
17	2041	2042	2043				4,353,710	72.908	317,420	2043
18	2042	2043	2044			174,148	4,527,859	72.908	330,117	2044
19	2043	2044	2045				4,527,859	72.908	330,117	2045
20	2044	2045	2046			181,114	4,708,973	72.908	343,322	2046
21	2045	2046	2047		(2,354,486)		2,354,486	72.908	171,661	2047
22	2046	2047	2048			94,179	2,448,666	72.908	178,527	2048
23	2047	2048	2049				2,448,666	72.908	178,527	2049
24	2048	2049	2050			97,947	2,546,613	72.908	185,668	2050
25	2049	2050	2051				2,546,613	72.908	185,668	2051
26	2050	2051	2052			101,865	2,648,477	72.908	193,095	2052
27	2051	2052	2053				2,648,477	72.908	193,095	2053
28	2052	2053	2054			105,939	2,754,416	72.908	200,819	2054
29	2053	2054	2055				2,754,416	72.908	200,819	2055
30	2054	2055	2056			110,177	2,864,593	72.908	208,852	2056
Total				22,232,092	1,070,725	1,793,868			6,736,844	
						Net Present Value at		5.00%	3,231,715	

DDA Year	Dev Year	Assmt Year	Rev Year	New Dev.	Ass'd Value	4.00% Inflation	Total	Mill Levy	Tax Rev	Rev Year
1	2025	2026	2027				0	72.908	0	2027
2	2026	2027	2028	10,982,486			0	72.908	0	2028
3	2027	2028	2029	5,764,820	1,454,318		1,454,318	72.908	106,031	2029
4	2028	2029	2030	10,147,191	1,191,914	58,173	2,704,405	72.908	197,173	2030
5	2029	2030	2031	1,652,620	1,244,123		3,948,528	72.908	287,879	2031
6	2030	2031	2032	2,101,250	391,454	157,941	4,497,922	72.908	327,935	2032
7	2031	2032	2033		378,113		4,876,035	72.908	355,502	2033
8	2032	2033	2034			195,041	5,071,076	72.908	369,722	2034
9	2033	2034	2035				5,071,076	72.908	369,722	2035
10	2034	2035	2036			202,843	5,273,919	72.908	384,511	2036
11	2035	2036	2037				5,273,919	72.908	384,511	2037
12	2036	2037	2038			210,957	5,484,876	72.908	399,891	2038
13	2037	2038	2039				5,484,876	72.908	399,891	2039
14	2038	2039	2040			219,395	5,704,271	72.908	415,887	2040
15	2039	2040	2041				5,704,271	72.908	415,887	2041
16	2040	2041	2042			228,171	5,932,442	72.908	432,522	2042
17	2041	2042	2043				5,932,442	72.908	432,522	2043
18	2042	2043	2044			237,298	6,169,740	72.908	449,823	2044
19	2043	2044	2045				6,169,740	72.908	449,823	2045
20	2044	2045	2046			246,790	6,416,529	72.908	467,816	2046
21	2045	2046	2047		(3,208,265)		3,208,265	72.908	233,908	2047
22	2046	2047	2048			128,331	3,336,595	72.908	243,264	2048
23	2047	2048	2049				3,336,595	72.908	243,264	2049
24	2048	2049	2050			133,464	3,470,059	72.908	252,995	2050
25	2049	2050	2051				3,470,059	72.908	252,995	2051
26	2050	2051	2052			138,802	3,608,861	72.908	263,115	2052
27	2051	2052	2053				3,608,861	72.908	263,115	2053
28	2052	2053	2054			144,354	3,753,216	72.908	273,639	2054
29	2053	2054	2055				3,753,216	72.908	273,639	2055
30	2054	2055	2056			150,129	3,903,344	72.908	284,585	2056
Total				30,648,367	1,451,656	2,451,688			9,231,571	
						Net Present Value at		5.00%	4,445,180	

DDA Year	Dev Year	Assmt Year	Rev Year	New Dev.	Ass'd Value	4.00% Inflation	Total	Mill Levy	Tax Rev	Rev Year
1	2025	2026	2027				0	72.908	0	2027
2	2026	2027	2028	14,621,336			0	72.908	0	2028
3	2027	2028	2029	7,015,458	1,837,798		1,837,798	72.908	133,990	2029
4	2028	2029	2030	12,352,729	1,834,166	73,512	3,745,476	72.908	273,075	2030
5	2029	2030	2031	2,046,370	1,391,894		5,137,370	72.908	374,555	2031
6	2030	2031	2032	3,028,750	417,835	205,495	5,760,700	72.908	420,001	2032
7	2031	2032	2033		412,938		6,173,637	72.908	450,108	2033
8	2032	2033	2034			246,945	6,420,583	72.908	468,112	2034
9	2033	2034	2035				6,420,583	72.908	468,112	2035
10	2034	2035	2036			256,823	6,677,406	72.908	486,836	2036
11	2035	2036	2037				6,677,406	72.908	486,836	2037
12	2036	2037	2038			267,096	6,944,502	72.908	506,310	2038
13	2037	2038	2039				6,944,502	72.908	506,310	2039
14	2038	2039	2040			277,780	7,222,282	72.908	526,562	2040
15	2039	2040	2041				7,222,282	72.908	526,562	2041
16	2040	2041	2042			288,891	7,511,174	72.908	547,625	2042
17	2041	2042	2043				7,511,174	72.908	547,625	2043
18	2042	2043	2044			300,447	7,811,621	72.908	569,530	2044
19	2043	2044	2045				7,811,621	72.908	569,530	2045
20	2044	2045	2046			312,465	8,124,085	72.908	592,311	2046
21	2045	2046	2047		(4,062,043)		4,062,043	72.908	296,155	2047
22	2046	2047	2048			162,482	4,224,524	72.908	308,002	2048
23	2047	2048	2049				4,224,524	72.908	308,002	2049
24	2048	2049	2050			168,981	4,393,505	72.908	320,322	2050
25	2049	2050	2051				4,393,505	72.908	320,322	2051
26	2050	2051	2052			175,740	4,569,246	72.908	333,135	2052
27	2051	2052	2053				4,569,246	72.908	333,135	2053
28	2052	2053	2054			182,770	4,752,015	72.908	346,460	2054
29	2053	2054	2055				4,752,015	72.908	346,460	2055
30	2054	2055	2056			190,081	4,942,096	72.908	360,318	2056
Total				39,064,643	1,832,588	3,109,508			11,726,298	
						Net Present Value at		5.00%	5,658,645	

Redevelopment Area A.1

Acres	0.44 Sq Ft	19,162
	E Setback	1,365
	N Setback	
	S Setback	510
	W Setback	5,425
	Gross Buildable	11,862
	% Buildable	90%
	Net Buildable	10,676

	Base Land	Base Imp	Total	Ratio	Assessed
101 Main Street	448,270	479,010	927,280	0.1347	64,523
121 Main Street	249,600	70,400	320,000	0.279	19,642
Tax Parcel 24	70,400	44,600	115,000	0.279	12,443
141 Main Street	100,000	97,710	197,710	0.279	27,261

Redevelopment A.1.1						
Land Value		19,162	125	2,395,250	0.29	694,623
Less Base Land Value				(868,270)	0.29	(251,798)
Ground floor	Commercial	10,676	250	2,668,950	0.29	773,996
Second Floor	Residential	10,676	700	7,468,361	0.067	500,380
Incentive Floor	Residential					
Less Base Improvement Value				(691,720)		(123,869)
Incremental Value				10,972,571		1,593,331
Redevelopment A.1.2						
Land Value		19,162	125	2,395,250	0.29	694,623
Less Base Land Value				(868,270)	0.29	(251,798)
Ground floor	Commercial	10,676	250	2,668,950	0.29	773,996
Second Floor	Residential	10,676	700	7,468,361	0.067	500,380
Incentive Floor	Residential	5,216	700	3,648,764	0.067	244,467
Less Base Improvement Value				(691,720)		(123,869)
Incremental Value				14,621,336		1,837,798

Redevelopment Area A.2

Acres	0.28	Sq Ft	12,138
		E Setback	595
		N Setback	505
		S Setback	505
		W Setback	2,975
		Gross Sq Ft	7,558
		% Buildable	90%
		Net Sq Ft	6,802

	Base Land	Base Imp	Total	Ratio	Assessed
121 Main Street	249,600	70,400	320,000	0.279	19,642
Tax Parcel 24	70,400	44,600	115,000	0.279	12,443
141 Main Street	100,000	97,710	197,710	0.279	27,261

Redevelopment A.2.1						
Land Value		12,138	125	1,517,250	0.29	440,003
Less Base Land Value				(420,000)	0.29	(121,800)
Ground floor	Commercial	6,802	250	1,700,550	0.29	493,160
Second Floor	Residential	6,802	700	4,758,546	0.067	318,823
Incentive Floor	Residential					
Less Base Improvement Value				(212,710)		(59,346)
Incremental Value				7,343,636		1,070,839
Redevelopment A.2.2						
Land Value		12,138	125	1,517,250	0.29	440,003
Less Base Land Value				(420,000)	0.29	(121,800)
Ground floor	Commercial	6,802	250	1,700,550	0.29	493,160
Second Floor	Residential	6,802	700	4,758,546	0.067	318,823
Incentive Floor	Residential	4,422	700	3,093,594	0.067	207,271
Less Base Improvement Value				(212,710)		(59,346)
Incremental Value				10,437,230		1,278,109

Redevelopment Area B

Acres	0.29	Sq Ft	12585
		E Setback	3250
		N Setback	460
		S Setback	465
		W Setback	815
		Gross Sq Ft	7595
		% Buildable	0.9
		Net Sq Ft	6835.5

	Base Land	Base Imp	Total	Ratio	Assessed
102 Main Street	342,080	1,032,510	1,374,590	0.18	185,852
132 Main Street	334,510	1,197,210	1,531,720	0.164	196,342
142 Main Street	452,280	191,070	643,350	0.0677	12,935

Redevelopment B.1						
Land Value		12585	125	1,573,125	0.29	456,206
Less Base Land Value				(1,128,870)	0.29	(327,372)
Ground floor	Commercial	6,836	250	1,708,875	0.29	495,574
Second Floor	Residential	6,836	700	4,781,842	0.067	320,383
Incentive Floor	Residential					
Less Base Improvement Value				(2,420,790)		(395,130)
Incremental Value				4,514,182		549,661
Redevelopment B.2						
Land Value		12585	125	1,573,125	0.29	1,573,125
Less Base Land Value				(1,128,870)	0.29	(327,372)
Ground floor	Commercial	6,836	250	1,708,875	0.29	495,574
Second Floor	Residential	6,836	700	4,781,842	0.067	320,383
Incentive Floor	Residential	3,576	700	2,501,276	0.067	167,586
Less Base Improvement Value				(2,420,790)		(395,130)
Incremental Value				7,015,458		1,834,166

Redevelopment Area C

Acres	0.32	Sq. Ft.	14080
		E Setback	3125
		N Setback	425
		S Setback	475
		W Setback	560
		Gross Sq Ft	9495
		% Buildable	0.9
		Net Sq Ft	8545.5

	Base Land	Base Imp	Total	Ratio	Assessed
172 Main Street	626,210	172,830	799,040	0.0676	11,683
192 Main Street	738,140	395,630	1,133,770	0.0677	26,784

Redevelopment B.1.1						
Land Value		14080	125	1,760,000	0.29	510,400
Less Base Land Value				(1,364,350)	0.29	(395,662)
Ground floor	Commercial	8,546	250	2,136,375	0.29	619,549
Second Floor	Residential	8,546	700	5,978,089	0.067	400,532
Incentive Floor	Residential					
Less Base Improvement Value				(568,460)		(38,467)
Incremental Value				7,941,654		1,096,352
Redevelopment B.1.2						
Land Value		14080	125	1760000	0.29	510,400
Less Base Land Value				(1,364,350)	0.29	(395,662)
Ground floor	Commercial	8,546	250	2,136,375	0.29	619,549
Second Floor	Residential	8,546	700	5,978,089	0.067	400,532
Incentive Floor	Residential	6,306	700	4,411,075	0.067	295,542
Less Base Improvement Value				(568,460)		(38,467)
Incremental Value				12,352,729		1,391,894

Miscellaneous Redevelopment

Acres		Sq. Ft.	5,010						Acres		Sq. Ft.	4,810					
		E Setback	245								E Setback	245					
		N Setback	510								N Setback	510					
		S Setback	510								S Setback	510					
		W Setback	245								W Setback	245					
		Gross Sq Ft	3500								Gross Sq Ft	3300					
		% Buildable	0.9								% Buildable	0.9					
		Net Sq Ft	3150								Net Sq Ft	2970					
		Base Land		Base Imp	Total		Ratio	Assessed			Base Land		Base Imp	Total		Ratio	Assessed
161 Main Street		108,800			108,800		0.279	30,355	171 Main Street		160,000		10,000	170,000		0.279	47,430
161 Nelson Street		46,080			46,080		0.2791	12,861									
Miscellaneous A.1									Miscellaneous B.1								
Land Value		5,010		125	626,250		0.29	181,613	Land Value		4,810		125	601250		0.29	174,363
Less Land Base Value					(154,880)		0.29	(44,915)	Less Land Base Value					(160,000)		0.29	(46,400)
Ground floor	Commercial	3,150		250	787,500		0.29	228,375	Ground floor	Commercial	2,970		250	742,500		0.29	215,325
Second Floor	Commercial				0		0.067	0	Second Floor	Residential				0		0.067	0
Incentive Floor	Residential								Incentive Floor	Residential							
Less Base Improvement Value					0			0	Less Base Improvement Value					(10,000)			0
Incremental Value					1,258,870			365,072	Incremental Value					1,173,750			343,288
Miscellaneous A.2									Miscellaneous B.2								
Land Value		5,010		125	626,250		0.29	181,613	Land Value		4,810		125	601,250		0.29	174,363
Less Land Base Value					(154,880)		0.29	(44,915)	Less Land Base Value					(160,000)		0.29	(46,400)
Ground floor	Commercial	3,150		250	787,500		0.29	228,375	Ground floor	Commercial	1,990		250	497,500		0.29	144,275
Second Floor	Commercial	3,150		250	787,500		0.067	52,763	Second Floor	Residential	1,990		700	1,393,000		0.067	93,331
Incentive Floor					0		0.067	0	Incentive Floor	Residential	1,010		700	707,000		0.067	47,369
Less Base Improvement Value					0			0	Less Base Improvement Value					(10,000)			0
Incremental Value					2,046,370			417,835	Incremental Value					3,028,750			412,938

DOWNTOWN COLORADO inc.

COLORADO IMPROVEMENT DISTRICTS

Prepared by Progressive Urban Management Associates (P.U.M.A.) and Spencer Fane Britt and Brown

	Business Improvement District (BID)	Downtown Development Authority (DDA)	Urban Renewal Authority (URA)	General Improvement District (GID)	Special Improvement District (SID)	Metropolitan District
Background/ Summary	Quasi-municipal organization is a subdivision of the state. All property assessed in a BID must be commercial. Boundary may or may not be contiguous.	Quasi-municipal corporation which is intended to halt or prevent deterioration of property values or structures in Central Business District.	Established to eliminate blighted areas for development or redevelopment by purchasing, rehabilitating and selling land for development.	Quasi-municipal corporation which is subdivision of the state. Can provide a wide range of services.	An assessment district is not a subdivision of the state, nor is it separate from the municipality.	Quasi-municipal corporation is a subdivision of the state. Boundary may or may not be contiguous. Often used in large scale new developments.
Focus	Management, marketing, advocacy, economic development. (Can issue bonds for capital improvements.)	Real estate development, infrastructure, operations.	Real estate development, rehab financing, infrastructure.	Capital improvements, public facilities, maintenance.	Capital improvements, infrastructure.	Infrastructure finance, construction and operation. Can and usually does issue bonds for capital improvements.
Formation Steps	Approval by petition of property owners representing 50% of acreage and 50% of value of proposed district; Council ordinance; TABOR election.	City ordinance subject to vote by affected property owners. TABOR election.	Finding of blight; Petition by 25 electors; Council resolution. Separate approval for projects within the authority.	At least 200, or 30 percent of, whichever is less, electors of the proposed district must sign petitions. If all taxable property owners in the district sign a petition, public hearing can be waived.	Need petitions from property owners who will bear at least 50% of the cost of the improvement; Ordinance forms district.	Approval of service plan by city or county; Petition as in GID; election.
Assessment Method	Assessment or mill levy on commercial property.	TIF on property and/or sales and 5 mill property tax for operations.	TIF on property and/or sales tax.	Property tax and income from improvements.	Assessments on property.	Property tax. Can also collect fees and charges for services and facilities. Special assessments possible
Pros/Cons	Very flexible entity that can finance improvements and provide services. Can issue bonds.	Ability to finance improvements and provide services; can have a mill levy and TIF.	Can generate sales and/ or tax increment to finance future development. Can be controversial.	Only those in the district can authorize and pay for improvements. Requires petition and election.	Equitable: only those who benefit pay. Difficult to form - requires election. City constructs improvements.	Very flexible for both infrastructure and operations. Board independence can be a concern.
Governance	Very flexible for both infrastructure and operations. Board independence can be a concern.	5- to 11-member board appointed by city council.	5- to 11-member board appointed by city council.	Governing of the city is ex-officio board.	City council	5- or 7-member board elected by District voters.
Condemn property?	No	No	Yes	Yes	No	Yes
Operate facilities?	Yes	Yes	Yes	Yes	No	Yes
Levy property tax w/ Voter Approval?	Yes	5 mill property tax for operations.	No, but can use TIF.	Yes	No	Yes
Levy sales tax with voter approval?	No but may create SID w/in BID.	No, but can use sales tax TIF	No, but can use TIF.	No	No	Yes, but for streets, street safety, transportation only.
Assess costs?	Yes	Yes	No	Yes	Yes	Yes
Issue GO bonds w/ voter approval?	Yes	Bonds secured by tax increment.	Bonds secured by tax increment	Yes	No	Yes
Issue revenue bonds?	Yes	Yes	Yes	Yes	Yes	Yes
Issue special assessment bonds?	Yes	No	No	Yes	Yes	Yes
CO Revised Statute Cite	31-25-1201, et seq CRS	31-25-801 et seq C.R.S.	31-25-101 et seq C.R.S.	31-25-601 et seq C.R.S.	31-25-501 et seq C.R.S.	32-1-101- et seq C.R.S.

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TAX INCREMENT FINANCE (TIF) FREQUENTLY ASKED QUESTIONS

TAX INCREMENT FINANCE (TIF) BACKGROUND

Tax increment financing (TIF) is a mechanism for funding redevelopment activities or undertakings (undertakings) in Colorado targeted at improving blighted areas or deterring blight in commercial business areas. Colorado enacted its urban renewal law in 1975. TIF was first used in Colorado by the Boulder Urban Renewal Authority for the initial development of the Crossroads Urban Renewal Project in 1979.

WHO CAN USE TIF?

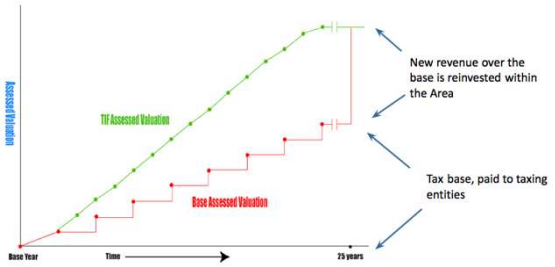
	URA	DDA
FUNDING	Tax Increment Financing	• Tax Increment Financing + 5 Mill Levy • Assess all affected
FORMATION	Ordinance	• Ordinance • Vote of all affected
GOVERNANCE	Appointed	Appointed
PLANNING	Urban Renewal Plan	Plan of Development

State law in Colorado authorizes urban renewal authorities (URAs) and downtown development authorities (DDAs) to use TIF for undertakings that relate to blighted areas. TIF allows an authority to use the "increment" of increased taxes collected within the TIF district once the plan is approved and taxable improvements are made (Section (URA) 31-25-101 et seq., and Section (DDA) 31-25-801 et seq.C.R.S.). Tax increment revenue may be generated from property or municipal sales taxes or both.

WHERE DOES TIF COME FROM?

For TIF purposes, to determine the increment amount of property tax revenue, the base valuation must first be determined. The base valuation is certified by the county and is equal to the total assessed valuation within the TIF district last certified by the county assessor prior to the approval of the urban renewal plan or plan of development. As assessed value increases the resulting tax revenue is dedicated to pay the costs of carrying out the plan. To protect the revenue allocated to taxing bodies, the base assessed value is increased from time to time and the taxing bodies continue to receive the revenue produced by the levy of such taxing bodies against the adjusted base value.

HOW IS PROPERTY TIF CALCULATED?



All the revenue generated by the redevelopment within an area reverts to the normal taxing entities when the urban renewal district sunsets at the close of 25 years for urban renewal and 30 years for downtown development authorities. Thus, the neighborhood benefits from the creation of revitalized, productive properties and amenities, the taxing entities, as well as the entire community, enjoy new, permanent sources of revenue that wouldn't have existed if the authority had not implemented the approved plan and enabled the redevelopment and improvements to happen.

HOW IS TIF USED?

TIF revenues go into a special fund and, as it grows, the funds can be leveraged for support of undertakings in the geographic boundaries of the Tax Increment Finance Plan Area. TIF revenue can be used in a variety of ways for those activities that carry out the basic plan. The authority may issue bonds, pay for eligible costs directly, or reimburse public and private entities for eligible costs.

TIF allows redevelopment authorities to leverage future increased property taxes (and sales tax if the plan includes such) to help finance redevelopment efforts. As redevelopment happens, any of the incremental taxes collected above the adjusted base revenues are invested in the redevelopment itself.

WHY IS TIF NEEDED?

The remediation of blight, redevelopment and construction of public improvements can be very expensive and hard to accomplish, often requiring public investment to remedy. It can be difficult to assemble and redevelop property with dilapidated structures, environmental contamination, lack of proper infrastructure, dangerous conditions, topographical restraints, and undevelopable parcels of land. TIF financing is used to promote and facilitate redevelopment of these areas for the long term benefit of the community.

DOES THE SCHOOL CARE ABOUT TAX INCREMENT, SINCE THEY GET BACKFILL FROM THE STATE?

The school cares about tax increment, and the school gets backfill from the state, but revenue is based on the number of students. The number of students in rural communities is lower than it used to be, but in urban areas many schools are at higher capacity.

WHAT IF THE COMMUNITY MEMBERS ARE OPPOSED TO TIF?
Communication is key, and having an open conversation is really important. Having multiple opportunities to educate, and have a dialogue is critical. Take the time to educate the community, and share the value proposition. Many people don't understand TIF, and miscommunication is a major contributing factor.
When doing education with the public, there will always be folks who say "i didn't know about the xxx", if you have an open and transparent process, you can help win the public who might not be a part of the decision, but can accept the process was fair.

IN TRINIDAD, WE HAVE A URA AND THE BOUNDARIES INCLUDE MOST OF TRINIDAD. WOULD IT MAKE MORE SENSE TO HAVE SMALLER URA PLAN AREAS?
Sometimes with big areas, there can be changes that cause decrement. The taxing entities may have some changes, including that properties may change ownership with taxing entities, and properties themselves may change. Property values may decrease, and a catalyst project would have to generate the negative amount and the increment before the URA sees money.

Major modifications of your plan require compliance with HB 15-1348. The administrative cost with complying with HB 15-1348 for plan areas is high, and for small plan areas it can be a lot. Thus, smaller plan areas can be beneficial.

IF YOU HAVE A LARGE EXISTING URA AREA, CAN YOU START SMALLER TIF PROJECTS WITHIN THEM?
Yes, although the recommendation is not to do that because of potential issues with decrement and assessments., As you make "major modification" to the URA plan, HB 15-1348 would come into play.

WHAT ARE THE INTEREST RATES FOR URA BONDS USUALLY?
There's usually a portion of it that's tax exempt. The bond issuer looks at estimated revenue and the underlying security of the repayment. If there are taxable and non-taxable bond series, the taxable series will be at a higher rate. If the municipality issues the bonds, the bonds are issued at a municipal rate. If the URA/DDA bonds are guaranteed by municipal general funds, the interest rate will be lower.

AS A FINANCIAL BROKER, WOULD YOU RATHER HAVE THE TIF AGREEMENT THROUGH THE DEVELOPER OF THE URA?
Through the URA would be preferable for the TIF agreement. Control of the funds from start to finish is a key asset of URA financed bonds.

HOW DO DDAS AND URAS COEXIST?
You can only have one TIF on a parcel. First in time equals first in right for TIF priority. Good relationships between DDAs and URAs are important. URAs' debt authorizations are not subject to TABOR, while DDAs can only be allowed multi-year authorization based on the language in the debt authorization ballot measure.

CAN YOU HAVE A SALES TAX INCREMENT AGREEMENT WITH THE CITY IF IT IS NOT IN THE PLAN OF DEVELOPMENT?
Yes, but they must be individually negotiated with the City.

WHAT IS THE DIFFERENCE BETWEEN A LARGE PROJECT AND A SMALL INFILL PROJECT?
$10M-15M with bonding capability generally indicates a large catalytic project. $1M-$2M probably isn't worth it to issue bonds, maybe $5M could be. Commercial will add return on investment, while housing will have a nice return on investment if it is on vacant ground.

WHAT IS AN EXAMPLE OF A GOOD USE OF URA/DDA BONDS?
Good examples of bond use are for utilities and infrastructure. When additional water, sewer, or road extensions help to make other land more accessible,the cost-benefit analysis will start to work. This can also leverage grants and federal assistance for infrastructure like ARPA funding.

HOW IS SALES TAX INCREMENT CALCULATED OVER TIME?
Base is set 12 months back from the start. Sales tax increment is negotiated with the city, and the sales tax is paid to the city first and then apportioned out to the URA or DDA based on the agreement. Often a sales tax increment will consider previously 'pledged' sales tax funds, for things like streets, public safety, etc. With that lower amount, a percentage may be committed.

HOW DO YOU CONVINCE THE MUNICIPALITY THAT IT'S IN THEIR INTEREST TO SHARE THE SALES TAX WITH THE URA?

For the right catalyst project, there might be a need for a sales tax increment agreement to land a key retail anchor or a project that hits many of the URA/ Council goals. Sales Tax Increment also helps the Council negotiate with other taxing entities by showing that the City itself is pledging revenue.

DOES THE SALES TAX ALLOCATION FROM THE CITY HAPPEN THE ENTIRE 25 YEARS?

The allocation depends on the agreement. The allocation could go beyond 25 years, depending on the type of agreement. When negotiating with the municipality, being aware of sales tax revenue bonds is important, and being aware of where the municipality uses sales tax they receive.

HOW CAN WE THINK CREATIVELY ABOUT PUBLIC BENEFITS FOR TIF AGREEMENTS?

DDAs are a lot more flexible than URAs, in using TIF for improvements. But even URAs are using TIF to encourage the types of uses a community wants - this could be housing units, safety improvements, etc.

HAVE YOU SEEN ANYONE USE PACE FINANCING?

PACE - Property Assessed Clean Energy. It is secured by a special assessment on the property regarding clean energy.

To: Mayor and Council
From: Cindy Krieg
Date: June 14, 2024
Agenda Item: Short Term Rental Policy Discussion

REQUEST:
Staff is requesting to discuss and receive direction from Council on potential changes to the current Short Term Rental policies. This is due to both recommendations from Council members, as well as community input on the recent Minturn Community Survey.

INTRODUCTION:
In 2017, the Town of Minturn introduced a Short Term Rental policy, and since that time, the general policy has remain largely unchanged.

Town Council members have recommended that a policy discussion take place, to evaluate whether the current polices / regulations are sufficient.

ANALYSIS:
Some proposed changes to the policy include:

- Occupancy for 2 years (vs. simply owning the property for 2 years)
- Provision for on-site full time residents to be able to apply for an exemption from the 2 year requirement (providing the owner is living on the property and is a full-time resident of Minturn).
    - Would need to verify the definition of a “full time” resident
- Based on community survey input, council may also wish to consider looking at the number of short term rentals and whether a change to the cap should be considered

COMMUNITY INPUT:
In the Community Survey completed in April and presented to Council recently, many residents expressed worries about the impacts of short term rentals on the availability of locals housing. There were some suggestions for further tightening regulations on STRs and some residents felt the need for stronger enforcement. Those results are attached.

BUDGET / STAFF IMPACT:
Unknown. Changes to the policy would not have an immediate impact on budget, as there would be no upfront costs. The only costs that may come into play would be if the Town were to ever need to bring on outside help to assist in managing our STR program.

STRATEGIC PLAN ALIGNMENT:
In accordance with Strategy #3 to sustain and invest in the things that define Minturn as a proud, sturdy mountain town to "Keep Minturn Minturn". Minturn strongly values its full-time resident community.

Founded by the working-class, the town continues to emphasize the local's experience and quality of life. To maintain the character of Minturn and its ability to transcend time, the community must continually make strides to emphasize the working class. Identification of diversification of revenue and financial stability were also discussed during the most recent Council Retreat.

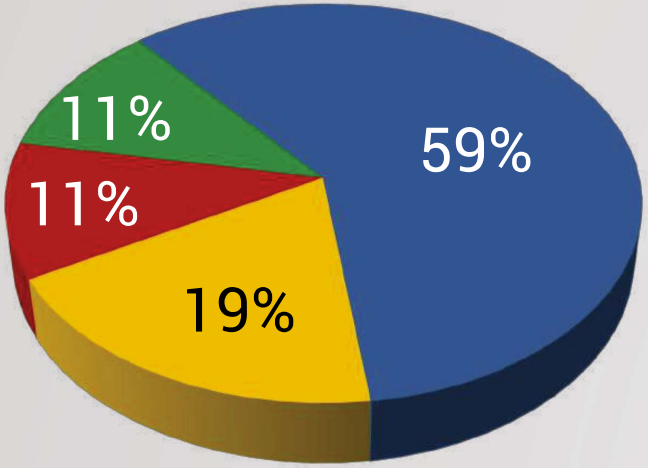
RECOMMENDED ACTION OR PROPOSED MOTION:

- Staff is seeking clear direction from Council on potential amendments to the Town code as it relates to short term rentals

ATTACHMENTS:

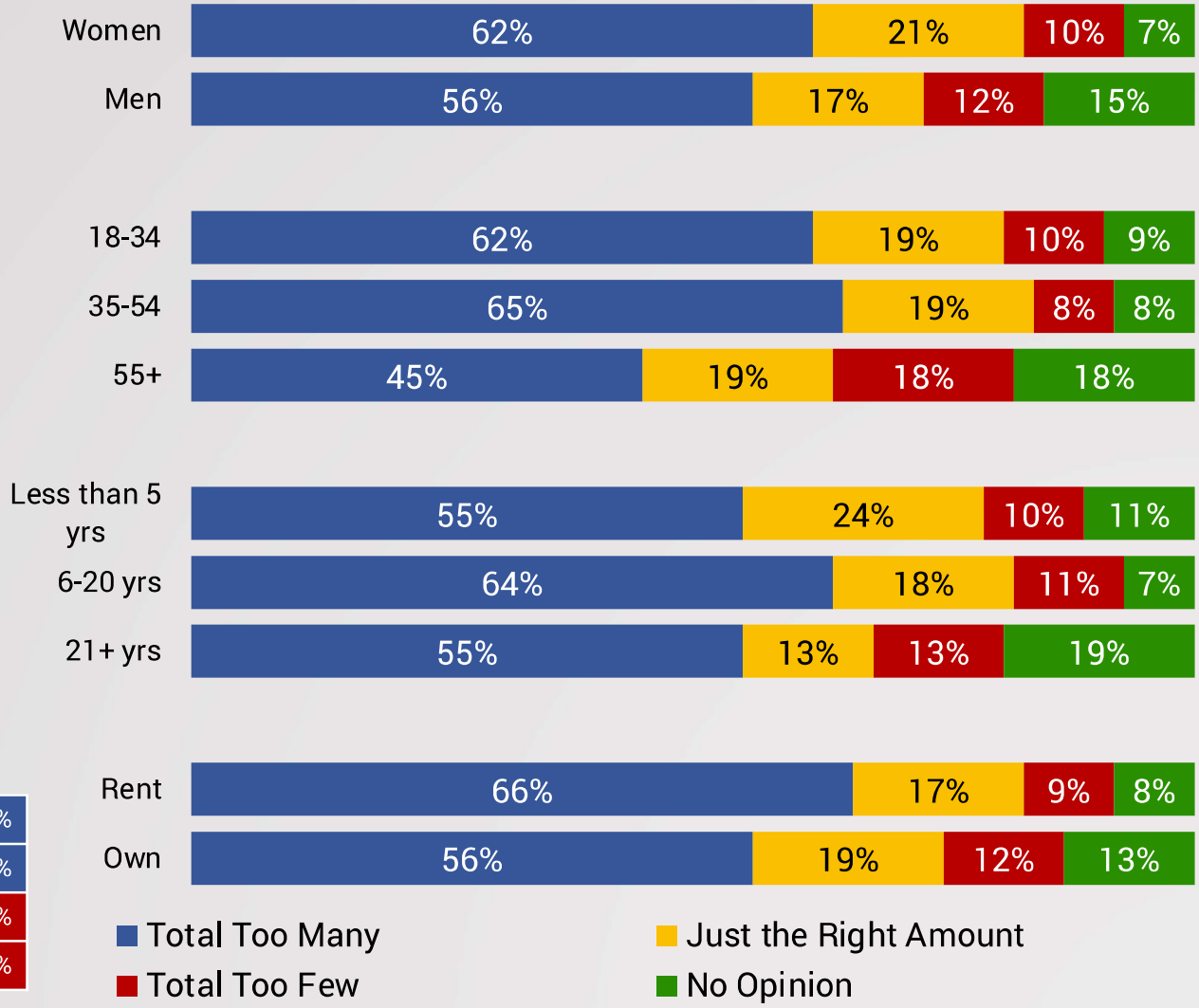
- Community Survey results regarding STR questions

Do you think there are too many, too few, or just the right amount of short-term rental properties in Minturn?



- Total Too Many
- Just the Right Amount
- Total Too Few
- No Opinion

Definitely Too Many	33%
Probably Too Many	26%
Definitely Too Few	4%
Probably Too Few	7%



Town of Minturn 2024 Community Survey, 188n, -/+ 6.33% MoE, April 3rd to 30th

As you may be aware, Minturn has regulations for short-term rental (STR) properties. First, a STR owner must register and obtain a license before renting their property. Second, there is a 2-year waiting period before an STR owner can apply for a license after purchasing a property.

Third, the town has a total limit of 50 STR licenses. In addition, STR property owners pay an annual fee and a lodging tax every time the property is rented.

Finally, a safety and parking inspection is required before the STR property is listed, and each must have a local property manager on call for situations.

Knowing this information, what are your thoughts and opinions of the town's STR regulation policy?

Concern for the local community and housing availability: Many respondents express worries about the impact of short-term rentals on the availability of housing for local residents. They feel that STRs may exacerbate existing housing shortages and push locals out of the area.

Support for regulations: There is general support for regulations on short-term rentals, with many respondents appreciating the current restrictions in place. However, there are also suggestions for further tightening regulations to address concerns about housing availability and community impact.

Enforcement and monitoring: Several respondents raise concerns about the enforcement and monitoring of short-term rental regulations. They question whether the existing regulations are effectively enforced and express skepticism about the ability to monitor compliance.

Balance between tourism and community interests: There is recognition of the need to strike a balance between promoting tourism and protecting the interests of the local community. While some acknowledge the benefits of short-term rentals for tourism and local businesses, others emphasize the importance of prioritizing the needs of full-time resident.

Taxation and fees: Many respondents suggest imposing higher taxes and fees on short-term rentals to generate revenue for the town and mitigate the impact of STRs on housing affordability. They view taxation as a way to offset the negative effects of STRs on the community.

To: Mayor and Council
From: Jay Brunvand
Date: May 15, 2024
Agenda Item: Lodging Tax Ballot Discussion

REQUEST:
Staff is requesting to discuss and receive direction to proceed with a ballot question on the November 2025 County election to increase the existing lodging tax by five percentage points for residential Short-Term Rentals (STR) ONLY.

INTRODUCTION:
In November 2005, during a county wide coordinated election, the town passed a ballot measure allowing the town to assess a 1.5% Lodging Tax on all STR rentals. This included commercial lodging facilities as well as residential facilities. An STR is defined as a unit rented for 30days or less. Staff is requesting direction to proceed with a ballot request in the November 2024 County wide coordinated election to increase the Lodging tax 5% points, from 1.5% to 6.5% for RESIDENTIAL rentals ONLY. Commercial properties are assessed property taxes at 26.3% and residential properties at 6.7% of assessed value. Due to this almost 4x variance, we are only looking at this tax to be applied only to residential STR's.

ANALYSIS:
The current and projected sales tax rates for STR are as follows. (NOTE: The commercial lodging would remain at the current level, the STR would move to the projected and non-lodging would sales tax would remain at 8.9%):

CURRENT Lodging Tax For both Residential and Commercial		Projected Lodging Tax for Residential	
State	2.9%	State	2.9%
County	1.5%	County	1.5%
Transit	0.5%	Transit	0.5%
Town	4.0%	Town	4.0%
Lodging	1.5%	Lodging	6.5%
	10.4%		15.4%

Estimating the projected revenue picture with this change:

	1.50%	6.5%*
2021	18,960	38,307
2022	20,457	61,081
2023	14,461	52,832

*Commercial factored at 1.5%

The above table shows what we received at 1.5% and what we would have received based on the combined 1.5% commercial and 6.5% residential STR. Our current 1.5% lodging tax is not designated for a specific use, rather, it is available for any General Fund use in the budget process. Although this is a very specific tax on a very specific funding source, often a tax question is more successful if the funds are directed or earmarked for a specific community need. Any ear mark directed should be based on the Strategic Plan. This could be, but not limited to, community enhancements, events, parks, child care, or housing options.

COMMUNITY INPUT:
In the Community Survey completed in April and presented to Council recently, this increase was considered. The community desired this increase by a 4-1 margin where 76% were in support. I have attached that question from the Council presentation.

BUDGET / STAFF IMPACT:
N/A

STRATEGIC PLAN ALIGNMENT:
In accordance with Strategy #3 to sustain and invest in the things that define Minturn as a proud, sturdy mountain town to "Keep Minturn Minturn". Minturn strongly values its full-time resident community. Founded by the working-class, the town continues to emphasize the local's experience and quality of life. To maintain the character of Minturn and its ability to transcend time, the community must continually make strides to emphasize the working class. Identification of diversification of revenue and financial stability were also discussed during the most recent Council Retreat.

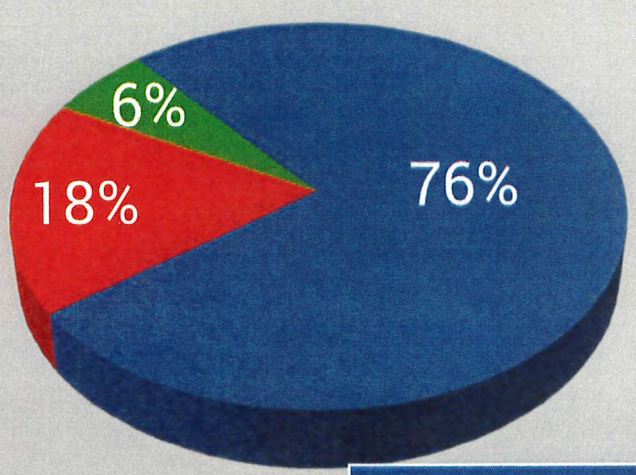
RECOMMENDED ACTION OR PROPOSED MOTION:
Direction requested:

- Prepare a ballot question Ordinance and move forward in the November County election with this as proposed.
- How should revenue be allocated.
- Should BOTH the 1.5% and 6.5% be designated/ear marked.

ATTACHMENTS:

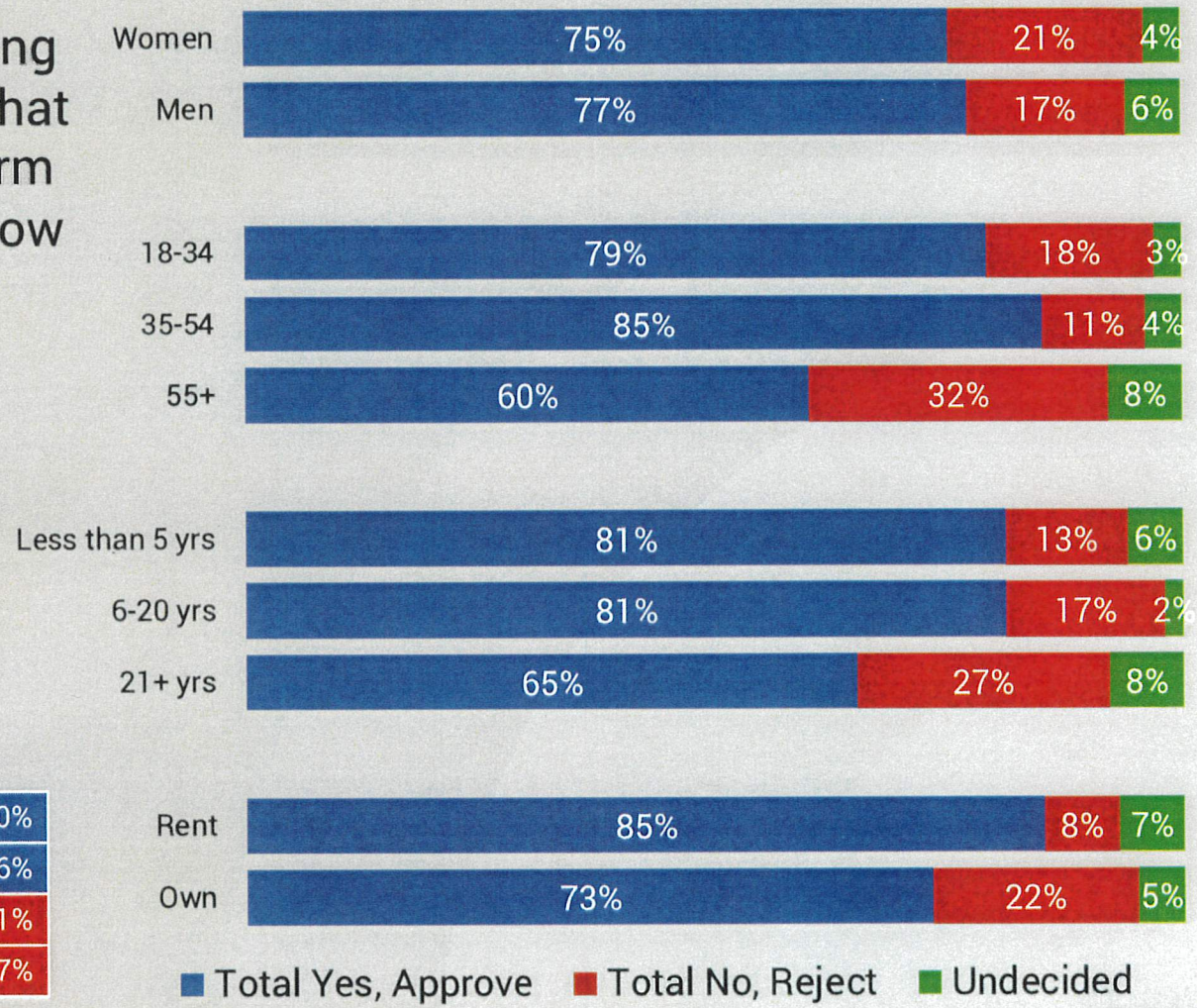
- Community Survey results for Lodging Tax

The Town of Minturn is considering a ballot measure this November that would place a 5% tax on short-term rental properties. Knowing this, how would you vote?



- Total Approve
- Total Reject
- Undecided

Definitely Yes, Approve	50%
Probably Yes, Approve	26%
Definitely No, Reject	11%
Probably No, Reject	7%



Town of Minturn 2024 Community Survey, 188n, -/+ 6.33% MoE, April 3rd to 30th

35

To: Mayor and Town Council
From: Cindy Krieg, Economic Development
Date: 06/14/2024
Agenda Item: Geronimo Parking Variance

REQUEST:
Council to consider a parking variance for "Geronimo" (Frank Sanders' car) for summer parking.

INTRODUCTION / ANALYSIS:
Most of Minturn is familiar with Frank's car, as it has lived on the 100 block of Main St. for decades.

Town Council previously had established "Geronimo" as "The People's Car" and deemed it public art. The vehicle was given a parking variance for the summer of 2023, and was therefore permitted to be parked for longer than 72 hours and given exemption from being towed.

Staff acknowledges the history of this vehicle within the community and seeks direction from Council on addressing this funky and eclectic issue.

COMMUNITY INPUT: Community input has been mixed on this issue. While the community appreciates the history of this vehicle, it does impact prime parking availability within the 100 block commercial zone.

BUDGET / STAFF IMPACT: N/A

STRATEGIC PLAN ALIGNMENT:

SUSTAIN AND INVEST IN THE THINGS THAT DEFINE MINTURN AS A PROUD, STURDY MOUNTAIN TOWN TO "KEEP MINTURN MINTURN"

RECOMMENDED ACTION OR PROPOSED MOTION:
Staff is seeking clear direction from Council on whether this vehicle should receive a parking variance again for this summer. A variance, if granted, would expire November 1st due to snow removal parking restrictions.

ATTACHMENTS:

- "Geronimo" photo
- Previous parking pass from 2023

sunrise
MINTURN

DEEMED “**THE PEOPLE’S CAR**”
ALSO KNOWN AS “**GERONIMO**”

THIS VEHICLE HAS BEEN DEEMED PUBLIC ART BY THE MINTURN TOWN COUNCIL AND IS HEREBY EXEMPT FROM TOWING UNTIL NOVEMBER 1, 2023.

To: Mayor and Town Council
From: Michelle Metteer
Date: June 19, 2024
Agenda Item: High 5 Media Board Representation

REQUEST:
Council to select a representative for the High 5 Media Board.

INTRODUCTION:
Initially, when cable television came to the valley, a cable commission was formed that included reps from the towns of Vail, Avon and Minturn to help usher public access television into the valley. Although Minturn is not one of our cable franchise partners (like Vail and Avon), High 5 Media has always felt it was important to have the town's voice at the table to shape how this resource is allocated.

ANALYSIS:
High 5 Media prefers an elected official for board representation, but a staff member is also welcome. They typically have quarterly board meetings, and then various committee assignments (at least one) that require additional work and meetings. They also ask that board members make a meaningful donation to help support our nonprofit, but we don't require it of town appointed board members.

In the event a Council member is not available for this assignment, the town manager can fill this position.

COMMUNITY INPUT: Optional

BUDGET / STAFF IMPACT: TbD

STRATEGIC PLAN ALIGNMENT:
PRACTICE FAIR, TRANSPARENT AND COMMUNICATIVE LOCAL GOVERNMENT.

RECOMMENDED ACTION OR PROPOSED MOTION:
Determine High 5 Media Board representative

ATTACHMENTS:
None

Council Representation

Non-Profit Entities Requiring Directors Appointed by Council

1. **Minturn Education Fund; Shelley Bellm, President, shelley.Bellm@gmail.com**
   Representation: at least one but up to two Council members are Directors Town Manager is Ex-Officio Director
   Responsibilities: Manage funds and award scholarships
   Time commitment: As needed, generally twice per year
   Appointees: Kate Schifani, Eric Gotthelf, Michelle Metteer (ex officio)

2. **Minturn Fitness Center**
   Representation: Council appoints 3 Directors (do not need to be Council members, but must be members of the community)
   Responsibilities: Manage finances and operations of Fitness Center
   Time Commitment: quarterly
   Appointees: Gusty Kanakis, Lynn Feiger, and Michelle Metteer

Representation to other Government Agencies

1. **NWCCOG/QQ; Moira Vander-Meer**
   Responsibilities: COG: oversees budget and operations of NWCCOG
   Appointees: Brian Rodine

   QQ; Torie Jarvis qqwater@nwccog.org: advises on water legislation issues.
   Appointees: Gusty Kanakis
   Time Commitment: quarterly meetings for COG, differing locations; QQ quarterly

2. **Eagle Valley Transit Authority; Tanya Allen tanya.allen@evta.org**
   Representation: one board member and one alternate, must be a Council representatives
   Responsibilities: Board representative
   Time Commitment: Bi-Monthly now; monthly later this year, meetings in Avon
   Appointees: Earle Bidez and alternate Brian Rodine

Representation to Membership Entities

1. **High Five Media; JK Perry jk@highfivemedia.org**
   Representation: one regular member
   Responsibilities: oversee operations of Channel 5
   Appointees: Eric Gotthelf
   Time Commitment: Quarterly

2. **Colorado Association of Ski Towns**
   Representation: Council member & Staff
   Responsibilities: Coordinate with other mountain towns on similar issues
   Time Commitment: Quarterly
   Appointees: Earle Bidez, Michelle Metteer

3. **Radio Free Minturn;**
   Representation: One ex-officio member
   Responsibilities: Connection between RFM Board & Council
   Appointees: Tom Priest
   Time Commitment: Quarterly

4. **Climate Action Collaborative; Gina McCrackin ginam@walkingmountains.org**
   Representation: two regular members
   Responsibilities: Creation and advocacy of climate action policies for Eagle County.
   Time Commitment: Quarterly
   Appointee: Eric Gotthelf, Alternate: Tom Priest

Roundtable Representations

1. **Eagle County Community Wildlife Roundtable; Samuel Wallace wallace@peakfacilitation.com**
   Minturn Representation: Tom Priest & Lynn Feiger

Council Advisory Sub-Committees with 3rd Party Organizations

Overview: All committees below meet on an as-needed basis. Council in past has appointed two Council members. Time commitments vary. Council may want to consider ad-hoc committees as needed.

Eagle County Housing & Development Authority Advisory Committee
Contact: Eagle County Housing, Kim Bell Williams kim.williams@eaglecounty.us
Appointee: Kate Schifani, Alternate: Eric Gotthelf

Any other necessary Council committees can be created on an Ad Hoc basis.

Council Scorecard:

Earle Bidez – (Qty 2) EVTA_CAST
Eric Gotthelf – (QTY 3) – CAC_High 5_Minturn Edu Fund
Gusty Kanakis – (QTY 2) – QQ_MFC
Kate Schifani – (QTY 2) - Minturn Edu Fund_ECH&DAAC
Lynn Feiger – (QTY 2) – MFC_ECCWR
Brian Rodine – (QTY 1) – NWCCOG
Tom Priest – (QTY 2) – RFM_ ECCWR

Michelle Metteer (QTY 3) – CAST_MFC_ Minturn Edu Fund

Town of Minturn
301 Boulder St #309
Minturn, CO 81645
970-827-5645
council@minturn.org
www.minturn.org

FUTURE MEETING AGENDA ITEMS

Below reflects proposed topics to be scheduled at future Town Council meetings and is informational only. Dates and topics are subject to change.

July 3, 2024 – Council to confirm cancellation

July 17, 2024

- Work Session (4:30 pm) – Historic Preservation
- Ordinance __ - Series 2024 (Second Reading) An Ordinance Amending the Town's Historic Register to Add 478 Eagle River Street
- Resolution __ - Series 2024 A Resolution Opting into the National Opioid Settlement: Kroger Co.
- Resolution __ -Series 2024 A Resolution Adopting the Eagle County Hazard Mitigation Plan
- Discussion/Direction – Wildlife Migration Corridor/Winter Habitat Area and Approved Windows for Construction
- Resolution __ - Series 2024 A Resolution Supporting a Mil Levy for the Eagle County Conservation District
- Ordinance __ - Series 2024 (First Reading) An Ordinance Approving a Downtown Development Authority Measure for the November 5, 2024, General Election Ballot
- Resolution __ - A Resolution Approving the Updated Town of Minturn Employee Handbook
- Resolution __ - A Resolution Appointing HPC Members
- Resolution __ - Series 2024 A Resolution Adopting the Eagle River Community Water Plan
- Ordinance __ - Series 2024 (First Reading) An Ordinance Approving a Short-Term Rental Tax for the November 5, 2024, General Election Ballot – Pending Council direction

August 7, 2024

- Ordinance __ - Series 2024 (Second Reading) An Ordinance Amending the Town's Historic Register to Add 151 Main Street
- Ordinance __ - Series 2024 (Second Reading) An Ordinance Amending the Town's Historic Register to Add 155 Main Street
- Ordinance __ - Series 2024 (Second Reading) An Ordinance Approving a Downtown Development Authority Measure for the November 5, 2024, General Election Ballot
- Ordinance __ - Series 2024 (Second Reading) An Ordinance Approving a Short-Term Rental Tax for the November 5, 2024, General Election Ballot – Pending Council direction
- Special Presentation – Eagle Valley Transit Authority Update – Tonya Allen

Dates to be Determined:

- Discussion/Direction – Minturn North Parcel C (Town Parcel) Future Uses