Agenda

Town Council Regular Meeting | 5:30 PM

Wednesday, December 17, 2025

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

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

Meeting Access Information and Public Participation:

This will be an in-person meeting with access for the public to attend in person or via the Zoom link included. Zoom Link: https://us02web.zoom.us/j/89053708463

Zoom Call-In Information: 1 651 372 8299 or 1 301 715 8592 **Webinar ID:** 890 5370 8463

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

Public Comments: If you are unable to attend, public comments regarding any items on the agenda can be submitted to 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. **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. 12-03-2025 Minutes

   B. 0156 Miles End Lane - New Single Family Residence

   C. 0146 Miles End Lane - New Single Family Residence

   D. 0070 Miles End Lane - New Single Family Residence

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

5. **Declaration of Conflicts of Interest**

6. **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 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.

7. **Council and Committee Reports**

8. **Staff Reports**

   A. Manager's Report

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

10. **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 No. 52 - Series 2025, A Resolution Adopting a Minturn Downtown Development Authority Plan of Development

    B. Maloit Park Exemption Tract A Eagle County School District Subdivision - Preliminary Plat - Request for Continuance

11. **Discussion / Direction Items**

    A. Continued Discussion - WTP Financing Options

12. **Future Agenda Items**

    A. Future Meeting Topics

13. **Adjourn**

Information Only Items
Upcoming Council Meetings: January 7, January 21, February 4. Special Meeting 12/30. Town Hall closed Christmas Day and New Years Day. Christmas Tree Bonfire Friday, 1/9. There will not be a January First Friday due to the holidays.

Official Minutes

Town Council Regular Meeting | 5:30 PM

Wednesday, December 3, 2025

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

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

Meeting Access Information and Public Participation:

This will be an in-person meeting with access for the public to attend in person or via the Zoom link included. Zoom Link: https://us02web.zoom.us/j/87033689731

Zoom Call-In Information: 1 651 372 8299 or 1 301 715 8592 **Webinar ID:** 870 3368 9731

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

Public Comment: 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 Bidez called the meeting to order at 5:33pm.

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

   Council present: Mayor Earle Bidez, Mayer Pro Tem Eric Gotthelf, and Town Council Members Gusty Kanakis, Brian Rodine, Lynn Feiger and Kate Schifani. Tom Priest was excused absent. Kate Schifani joined the meeting at 5:35pm.

   Staff Members Present: Town Manager Rob Gutierrez, Town Clerk Jay Brunvand, Deputy Clerk Cindy Krieg (Zoom), and Town Attorney Mike Sawyer. Town Attorney Mike Sawyer joined the meeting at 5:55pm.

3. **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. 11-19-2025 Minutes

B. Liquor License Annual Renewal - Rocky Mountain Taco

C. Resolution No. 49 - Series 2026, A Resolution implementing a uniform and protective footwear policy for Town of Minturn employees

D. Resolution No. 50 - Series 2025, A Resolution implementing a policy for Town of Minturn Federal grant cash Management procedures

E. Resolution No. 51 - Series 2025, A Resolution implementing a policy regarding employee use of social media

Motion by Gusty K., second by Eric G., to approve the consent agenda of December 3, 2025 as presented. Motion passed 5-0. Tom Priest was excused absent. Kate Schifani joined the meeting at 5:35pm.

4. Approval of Regular Agenda

Opportunity for amendment or deletions to the agenda.

Motion by Eric G., second by Gusty K., to approve the regular agenda of December 3, 2025 as presented. Motion passed 5-0. Tom Priest was excused absent. Kate Schifani joined the meeting at 5:35pm.

5. Declaration of Conflicts of Interest

6. 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 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.

Mark Sifers, 355 Pine St.

He just wanted to notify the Council that he has provided the follow up for the Court, related to the Sifers' lawsuit against the Town.

7. Council and Committee Reports

No updates

8. Staff Reports

A. Manager's Report – Town Manager Rob Gutierrez provided verbal updates:

- Working on scheduling a meeting with the USFS regarding the shooting range and fire mitigation.
  - Lynn F. recommended including Eagle Valley Wildland / ERFPD in this discussion.
  - Earle B. also brought up evacuation plans and clarification regarding emergency roles and coordination (he mentioned that Birch Barron from Eagle County recently presented at CML, and could also do a presentation to the Council)

- Jim Gonzalez has expressed interest in serving on the cemetery board

- Public Works is now fully staffed (and in full operation). We now have 4 full-time, 1 seasonal, and we still have Billy Martinez on loan as needed from Red Cliff.

- Minturn merch (hats / other) – available for purchase, in addition to being used for Public Works.

- Minturn resident Bill Hoblitzell spoke at the last meeting regarding the Highlands Parcels listing and the community trail access. Rob G. and Town Attorney Mike Sawyer updated the listing contract based on this information. Mike S. added a provision to address this.

- Sidewalk project at the south end of town – Public Works has done the winterization on this, and the project will pick up in the spring. The cost savings on this was $22K.

- Earle B. – thanked PW for their efforts so far with snow removal, and specifically noted how well they are doing with Meadow Lane, which has been a challenge in the past.

9. Special Presentations

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

No Special Presentations

10. 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. Ordinance 11 – Series 2025 (Second Reading) An Ordinance Creating a Supplemental Appropriation to the 2025 Town of Minturn Budget – Brunvand

Public Hearing Opened.
No Public Comment.
Public Hearing Closed.

Motion by Gusty K., second by Eric G., to approve Ordinance 11 – Series 2025, An Ordinance Creating a Supplemental Appropriation to the 2025 Town of Minturn Budget, as presented. Motion passed 6-0. Tom Priest was excused absent.

B. Ordinance 12 – Series 2025 (Second Reading) An Ordinance Adopting the Fee Schedules for Fiscal Year 2026 for the Town of Minturn – Brunvand

Public Hearing Opened.
No Public Comment.
Public Hearing Closed.

Motion by Brian R., second by Eric G., to approve Ordinance 12 – Series 2025, An Ordinance Adopting the Fee Schedules for Fiscal Year 2026 for the Town of Minturn, as presented. Motion passed 6-0. Tom Priest was excused absent.

C. Ordinance 13 – Series 2025 (Second Reading) An Ordinance Setting the 2026 General Property Tax Mill Levy for the Town of Minturn – Brunvand

Public Hearing Opened.
No Public Comment.
Public Hearing Closed.

Motion by Eric G., second by Gusty K., to approve Ordinance 13 – Series 2025, An Ordinance Setting the 2026 General Property Tax Mill Levy for the Town of Minturn, as presented. Motion passed 6-0. Tom Priest was excused absent.

D. Ordinance 14 – Series 2025 (Second Reading) An Ordinance Adopting the FY2026 Annual Budget and Recognizing the Town of Minturn's 2026 Revenues and Expenses by Fund – Brunvand

Public Hearing Opened.
No Public Comment.
Public Hearing Closed.

Motion by Gusty K., second by Eric G., to approve Ordinance 14 – Series 2025, An Ordinance Adopting the FY2026 Annual Budget and Recognizing the Town of Minturn's 2026 Revenues and Expenses by Fund, as presented. Motion passed 6-0. Tom Priest was excused absent.

E. DDA Draft Plan of Development

Deputy Clerk Cindy Krieg introduced the item and recapped the recent DDA formation processes and what the plan of development means. She then introduced Karlyn Vasan with Ayres Associates. Spence Neubauer (DDA Board Chair) was also present in the audience.

A Plan of Development is a requirement per state statute for all newly formed Downtown Development Authorities. This document will establish the goals and priorities of the DDA, and will help shape the work plan for the DDA board. The onsite workshop took place on October 21, 21 and 22 in Minturn with Ayres Associates. Thank you to those who participated.

A DDA Plan of Development serves as a roadmap for how the DDA will use its powers and funds to improve the downtown area. It is important that we establish a professional, well-crafted plan as this will serve as our guiding document for several years. Based on input from the recent in-person workshop, previous workshops / open houses, and community surveys, Ayres Associates has put together this draft Plan of Development for review by Planning Commission and Town Council. Planning Commission may provide feedback, but ultimately the Town Council will make the final decision on any recommended edits to the plan, and eventually final adoption of the Plan by Resolution (scheduled for December 17th).

It is important to note that while this document will serve a long-term plan, it is recommended that it be reviewed and updated as needed, as economic conditions and needs change in Minturn. A good guideline is to review it every 5 years. According to state statute, (31-25-807(4)(c)) any amendment or "substantial modification" requires a public hearing, followed by consideration by the Minturn Town Council.

The Plan of Development is the final step to creating the special tax district for the DDA, so once approved and filed with the County (and State), this officially makes the Town eligible to start receiving TIF (beginning January 1, 2026).

Karlyn Vasan with Ayres Associates joined the meeting via Zoom to address questions from Council.

Council Questions:

Gusty K. inquired if the DDA does take out a bond and for some reason defaults on it, what is the Town's liability / responsibility?

Ms. Vasan responded that there is a clear separation between the 2 entities, so technically speaking the Town would not be responsible. However, during the underwriting process there could be for example a moral obligation whereas the Town may choose to support a bond to provide more security / assurances. This would be up to the Town Council as to whether they would choose to do this or not, should the opportunity present itself. This could help the DDA get better terms.

Lynn F. expressed concern about this, and stated that she feels the Town is already taking on a lot of debt with infrastructure projects, and since the DDA is in its early stages she feels it might be too risky. It was reiterated that this is by no means a necessary proposition. It is something that does occur sometimes in other municipalities – but the Town has no obligation to do this.

Cindy K. also noted that the DDA would seek out grants before looking at bond options.

Earle B. also noted that the Town's legal team would be involved in any such discussion and decisions.

Cindy K. also noted that separate from the Plan of Development, the DDA will be looking to implement some additional policies, including an Investment Policy. This will be a 2026 project (with consulting assistance).

Ms. Vasan also noted that all potential projects considered by the DDA will still need to go through the same processes, follow the code, etc. They would still need to go through Planning Commission and Town Council for all approvals.

Council had no recommended edits to the Plan, so it will be brought back at the 12/17 meeting with a resolution for adoption.

11. Discussion / Direction Items

A. Water Treatment Plant Financing Options - Continued Discussion / Review of Options

Town Manager Rob G. gave an update:

We need to hold a public hearing for the public needs assessment. A special meeting will be held on 12/30. Then we can submit on January if we want to apply for SRF (State Revolving Funds) financing. This information has been publicly noticed / posted.

Won't know everything we need to know to finalize numbers until February 2026. Part of SRF financing requires a capitalization agreement, and capitalization agreement payments contribute to your debt service schedule. They're on top of your main payment. Which, Troy, when he's available, can explain that more.

We won't have that until February. So what Troy was going to do was wait until February, when we get that capitalization agreement from SRF, then he was going to do a solicitation for private financing.
Then bring that back to the council probably at the second meeting in February, and then we can kind of look at our options, and the Council can make a decision about what they want to do.
Obviously it's two potential pathways. It kind of depends on where the council falls as far as their priorities for flexibility, for how repayment is done.
One the things that was brought up by Gusty and Earle previously was when do we have to start paying? If we go with SRF, we would have to make our first payment in November 2026. We'd be required to pay on the principal and the interest in November 2026 and December. Whereas if we decide to go with private financing. that could be pushed off into 2027, and we could potentially make some interest-only payments if the Council's concern was wanting to delay the impact of the payments as long as possible to wait for additional ratepayers to come online from the growth that we have, and to give more time to sell the Highlands parcels.

Rob G. also reiterated some of the differences between the SRF and private financing. Private financing does offer more flexibility. For example, you can refinance as economic conditions change with private financing, but with SRF you can only refinance every 10 years. And if the Highlands Parcels sell and the Town can pay down a large portion of the debt early, there is more interest saving with private financing than with SRF, due to how SRF loans are set up.

Lynn F. noted her concerns with long-term debt and had concerns about paying more with private financing.

Gusty K. pointed out that SRF would likely end up costing more due to other restrictions (such as Buy American requirements). He also noted that it's estimated to only be a half percent higher interest rate with private financing.

Rob G. also noted that we will do a deeper dive regarding numbers (comparison / pros and cons of SRF vs. private financing) at the 12/17 meeting.
He will also be working with Town Treasurer Jay B. to determine how much cash on hand the Town can contribute to possibly lower the borrow amount.

Probably a final decision regarding which direction we want to go, will be made in February.

Gusty K. pointed out that SRF was previously hesitant to loan us $2M, so he's concerned they may not be willing to do a large enough loan for this project.

Earle B. asked about the 90% estimate from HDR. Rob G. noted that we should have that in January, but that we don't expect significant changes from the 60%.

Rob G. also noted that private financing may give us the ability to start groundwork earlier, should the weather permit in the early spring.

Gusty K. also asked if there were additional grant opportunities. Rob G. noted that there are potential 2 additional opportunities to explore and he is looking into those.

B. Highlands Parcels Listing Contract - Continued Discussion

Town Attorney Mike Sawyer gave a brief update:

As part of the last meeting and with some follow-up from the public after the meeting occurred, it appears there is a foot trail that crosses the extreme western corner of one of these parcels. So in order to make sure we're not losing access to a valuable hiking trail. Mike S. also added some language to the listing agreement that at closing, we would take an easement or reserve an easement for the hiking trail.
The resolution that was passed said that the agreement could be signed once the text was approved by the town attorney. So the agreement is probably in the process of being signed.
We will be working with the realtor team to gather information to see a due diligence file for anybody who might go under contract.
Access to show the property is of course pretty limited until spring, due to snow, although access could be made by snowmobile or snowshoe, we would just need to coordinate with Tim McGuire.

Lynn F. inquired why we went with an easement vs. taking back a tiny portion of the parcel and maintaining ownership?

Mike S. responded that we would lack legal access to that parcel. The trail that crosses that corner comes on and off of USFS property, and it's unlikely they would give us legal access.

12. Future Agenda Items

A. Future Meeting Topics

The December 30th special meeting was discussed, to confirm which council members are available to attend. All councilors confirmed availability, except for Kate S.

13. Adjourn

Motion by Tom P., second by Kate S., to adjourn the meeting at 6:39pm.

_____
Earle Bidez, Mayor

ATTEST:

_____
Jay Brunvand, Town Clerk

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

0156 Miles End Lane

Hearing Date:	December 2, 2025
File Name and Process:	Single-Family Residence Final Plan Review
Owner/Applicant:	John & Laurie Griffin
Representative:	Taylor Hermes & Rick Hermes, Minturn North Construction Company
Legal Description:	Subdivision: MINTURN NORTH PUD Lot: 10
Address:	0156 Miles End Lane
Zoning:	Game Creek Character Area – Minturn North PUD Zone District
Staff Member:	Madison Harris, Planner II
Recommendation:	**Approval**

Staff Report

I. Summary of Request:

The Applicants, John & Laurie Griffin, request Final Plan review of a new, four-bedroom, 3,571 (gross) square foot single-family residence located at 0156 Miles End Lane in the Game Creek Minturn North PUD Zone District. The Applicant's representatives, Taylor Hermes and Rick Hermes of the Minturn North Construction Company, have been proactive in meeting with Town staff prior to submitting plans for a new home and have provided a relatively complete and thorough set of site, landscaping, and architectural plans.

Proposed Plans
The plans show a two-story, four-bedroom structure with a maximum building height - measured to the midpoint of the roof – of 27 feet and 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 three bedrooms and garage, and the main level has the master suite and primary living area.

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

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

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

Staff is **recommending approval**.

II. Summary of Process and Code Requirements:

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

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

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

(d) Administrative procedure.

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

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

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

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

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

Staff suggests that the final plans for 0156 Miles End Lane meet or can be revised to meet the required findings 'a,' 'b,' and 'c' or subparagraph 3 – *Necessary findings*.

III. Zoning Analysis:

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

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

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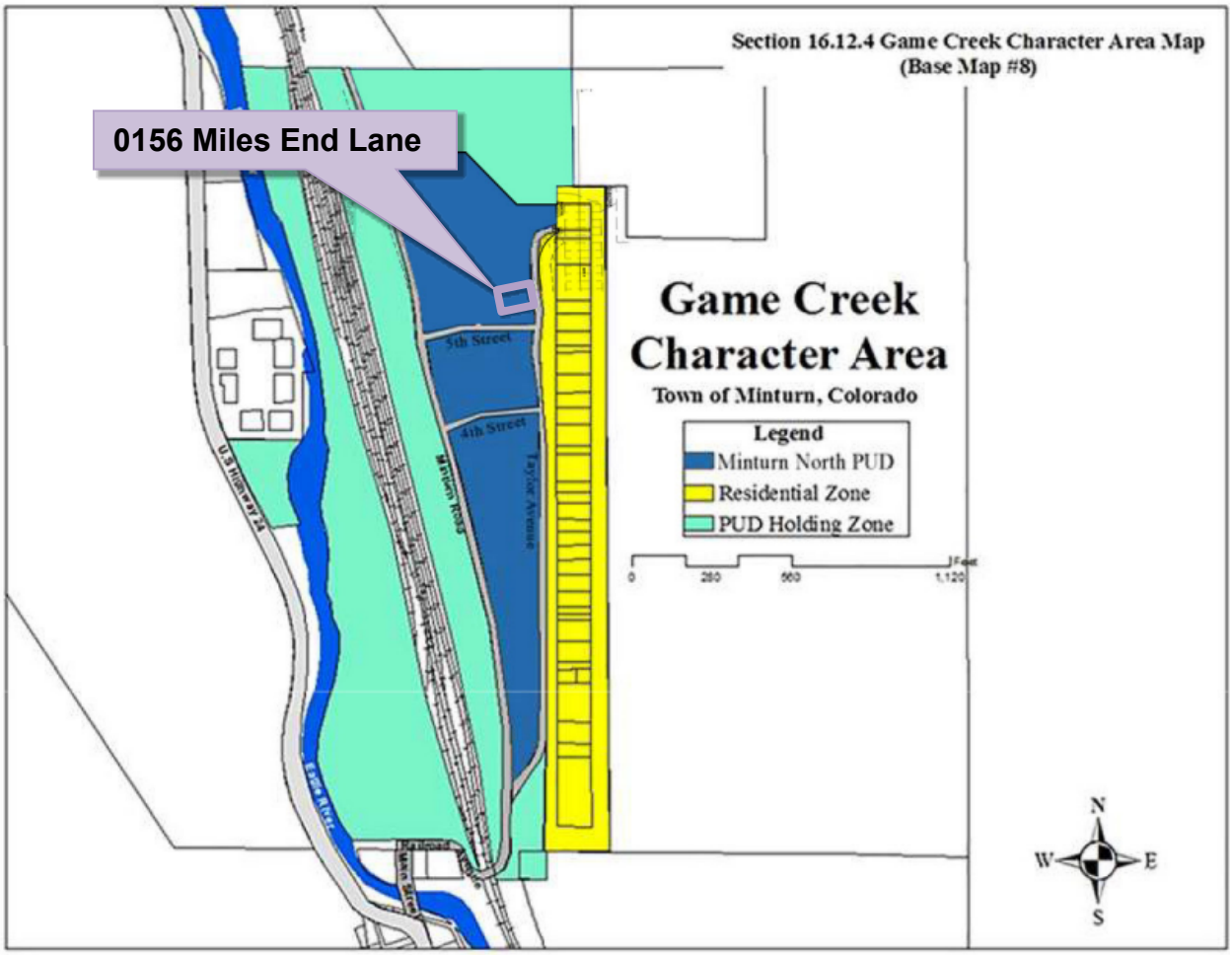
Figure 1: Game Creek Character Area Zoning Map



Dimensional Limitations and Development Standards

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

Regulation	Allowed/Required	Proposed/Existing
Minimum Lot Area:	7,143.84 sq. ft.	7,143.84 sq. ft. (.164 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% (3,571.92 sq. ft.)	2,246 sq. ft. (31.44%) Proposed
Maximum Impervious Coverage:	60% (4,286.30 sq. ft.)	3,345 sq. ft. (46.82%) Proposed
Minimum Snow Storage Area:	5% of Lot Area (7,143.84 sq. ft. x .05 = 357.19 sq. ft.)	402 sq. ft.
Parking:	4 spaces	4 spaces

IV. Applicable Standards and Design Guideline Criteria:

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

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

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

"c. Massing and Scale

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

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

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

V. Items of Note:

Staff has flagged no issues.

VI. Staff Recommendation:

Staff suggests that the Final Plans for 0156 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

November 18, 2025

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

Re: 156 Miles End Lane
Lot 10, Minturn North PUD
DRB submittal Review
Project No. 24-0001

Dear Madison:

We reviewed the plans entitled *"Griffin Residence; 156 Miles End Lane, Lot 10, Minturn North, Minturn Colorado"* prepared October 29, 2025, by Eggers Architecture Inc. (Plans) included in the DRB application for Lot 10, Minturn North PUD. Our review was for compliance with the engineering requirements of Section 16-21-615: Design Review applications of the Minturn Municipal Code (MMC).

MMC Section 16-21-615 Section C:

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

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

Section (C) (3) Site Plan:
Sheet C1 of the Plans "*Lot 10 Minturn North PUD; Site Grading and Drainage Plan*" prepared October 29,2025 by Boundaries Unlimited presents the proposed site plan and fulfills Site Plan requirements.

VAIL VALLEY OFFICE
30 Benchmark Road, Suite 216 I PO Box 978 I Avon, CO 81620

970.949.5072 I info@inter-mtn.net

Madison Harris
Re: 156 Miles End Lane
Lot 10, Minturn North PUD
DRB Submittal Review
Project No. 24-0001

Sheet BH1 of the Plans provides Building height information necessary for Planning Staff review.

Section (C) (4) Grading & Drainage Plan:
Sheet C1 of the Plans "*Lot 10 Minturn North PUD; Site Grading and Drainage Plan*" prepared October 29,2025 by Boundaries Unlimited presents the proposed site grading and drainage and fulfills Grading and Drainage Plan requirements.

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

Respectfully,
Inter-Mountain Engineering (Town Engineer)

Jeffery M. Spanel PE

CC: Scot Hunn, Taylor Hermes, Michael Martinez

DESIGN REVIEW APPLICATION

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

Project Name:

Minturn North – Griffin Residence

Project Location

Street Address: 156 Miles End Lane

Zoning:	Parcel Number(s):
Residential	2103-262-30-011

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: John & Laurie Griffin

Mailing Address: 1732 Glen Echo Rd. Nashville, TN 37215

Phone:	Email:
224-302-8821 (John) / 847-902-8358 (Laurie)	JMacGriffin@gmail.com / LGriffin60045@gmail.com

Required Information:

Lot Size:	Type of Residence (Single Family, ADU, Duplex)	# of Bedrooms	# On-site Parking Spaces
0.164 acres	SFH	4	4
# of Stories:	**Snow storage sq ft:**	**Building Footprint sq ft:**	**Total sq ft Impervious Surface:**
2	402 sf	2,246 sf	3,345 sf

Signature:

11/4/25

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

DESIGN REVIEW APPLICATION

SUBMITTAL CHECKLIST REQUIREMENTS

(TO BE INCLUDED WITH APPLICATION)

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

Elements needed on the Site Plan

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

Architecture Details – Materials Board

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

Boundary Survey with a stamp and signature of a licensed surveyor

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

Grading and Drainage Plan

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

RESORT CONCEPTS
REDEFINING THE RESORT EXPERIENCE

November 5, 2025
Town of Minturn Planning Commission
Attn: Madison Harris

RE: Griffin Residence
Lot 10 Minturn North – 0156 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 10 is located at 0156 Miles End Lane on a downhill sloping undisturbed vacant lot which drops in elevation approximately 8' through the building envelope. The home has been oriented facing west, parallel to the building envelope lines to maximize the site's primary view facing Meadow Mountain. The home has been designed as a patio residence due to the gently sloping topography. The architectural style is a mix of gable forms and low pitch shed roofs to create a composition of forms rather than a single massive structure. Overall, the structure has been nestled into the topography to balance the entry elevation with the west facing patio elevation of the home.

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

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

Sincerely,

Taylor Hermes
512.468.3012

GRIFFIN RESIDENCE

0156 MILES END LANE
LOT 10, MINTURN NORTH
MINTURN, COLORADO

DRB SUBMITTAL SET

OCTOBER 29, 2025

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

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

STRUCTURAL ENGINEER
SUNDQUIST DESIGN GROUP
PO BOX 249
TARPON SPRINGS, FLORIDA 34688
(303) 355-6034

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

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

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

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

PROJECT INFORMATION:

FLOOR AREA:	FINISHED	MECH	GARAGE	TOTAL
ENTRY LEVEL:	1,178 SF	81 SF	530 SF	1,789 SF
MAIN LEVEL:	1,782 SF			1,782 SF
TOTALS:	2,960 SF	81 SF	530 SF	3,571 SF

LOT AREA:	7,143.84 SF		
BUILDING COVERAGE:	2,246 SF	31.44 %	50% ALLOWABLE
IMPERVIOUS COVERAGE:	3,345 SF	46.82 %	60% ALLOWABLE

CODE INFORMATION:

JURISDICTION: TOWN OF MINTURN, COLORADO

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

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

DRAWING SCHEDULE

C COVER
FINAL PLAT MINTURN NORTH P.U.D.
C.5 MINTURN NORTH P.U.D. 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 TOWN OF MINTURN CITY COUNCIL, TOWN OF MINTURN DESIGN REVIEW BOARD, TOWN OF MINTURN BUILDING PERMIT DEPARTMENT AND ALL OTHER APPLICABLE REGULATORY AGENCIES. ARTIST RENDERINGS HAVE BEEN PROVIDED FOR ILLUSTRATIVE AND MARKETING PURPOSES ONLY AND SHOULD NOT BE RELIED UPON AS A BASIS FOR PURCHASING. COLOR, MATERIALS AND DESIGN ELEMENTS ARE SUBJECT TO REFINEMENT AND REVISION WITHOUT NOTICE AT DEVELOPERS SOLE DISCRETION.

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

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

GRIFFIN
00156 MILES END LANE
LOT 10, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L10

ISSUED #	DATE	BY	COMMENTS
1	10-29-25	DUE	DRB SUBMITTAL SET

C

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

MINTURN TOWN CERTIFICATE

This plat is approved by the town council of the Town of Minturn, County of Eagle, State of Colorado this 1 day of 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: [signature] ATTEST: [signature]

MAYOR
TOWN OF MINTURN, COLORADO

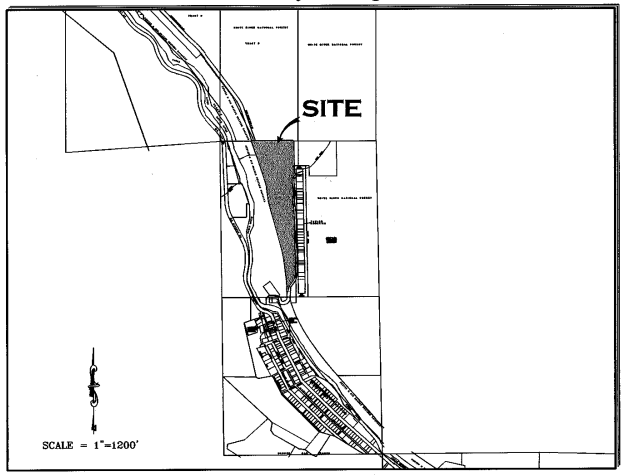
TOWN OF MINTURN, COLORADO SEAL 1904

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. ABC50050645-9, 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 commitment referenced above: Items 1-8, 10, 21, 24, 27 and 30 were not researched by surveyor or found to not contain easement restrictions or other survey or platting related issues.

Item 9 - Pipe easement does not effect this platted parcel, falls in Northeast Quarter of the Northwest Quarter of Sec 26, T5S, R81W.

Item 11&12- Ordinance and Dedication regarding Taylor Avenue. Depicted hereon by eastern Boundary, recorded in Book 248 at Page 178 and Book 248 at Page 452.

Item 13 - 20 foot Sewer Easement, Does not effect this platted Parcel.

Item 14 - Conveyance to State Department of Highways, Does not Effect these platted lands.

Item 15 - Does not effect these Platted lands but references vacation of portions of Taylor Addition to the Town of Minturn.

Item 16 - effects subject parcel as it is an Annexation of property to Town of Minturn recorded in Book 333 at Page 349.

Item 17 & 18- Do not effect subject Parcel.

Item 19 - Conveyance described in Book 687 at Page 268 does not contain any easements not already defined hereon.

Item 20 - Does not effect these Platted lands. (a.k.a. subject parcel)

Item 22 - Public Service Company of Colorado Easement, Reception No. 897924, falls off subject Parcel.

Item 23 - Boundary Agreement recorded as Reception No. 200824177, called out as adjoiner hereon.

Item 25 & 26 - Parcel is subject to Mapping of Piping and Ditches in area of this subject parcel defined in document recorded as Reception No. 201703240, and 201703454 any rights or restrictions and exact location thereof not clear to surveyor from face of documents.

Item 29 - Parcel is subject to 1904 40 foot wide easement for right of way from Denver Rio Grand Railroad to Eagle County, the location of which is not determinable from face of document. This Agreement has is to have been Terminated prior to the Recording of this Plat.

5) These platted lands are subject to:
- The Minturn North P.U.D. Guide recorded as Reception no. 202402232
- The Declarations of Covenants, Conditions, Restrictions and Easements for Minturn North recorded as Reception No. 202402240 .
- The non-exclusive Heritage Utility Easement as shown herein on page five (5) - on, over, under, above, across and through those areas designated hereon as "Heritage Utility Easement" as defined in document recorded in the Eagle County Clerk and Recorder's Office as Reception No. 202316489 .

PERTAINING TO HEREON CREATED EASEMENTS:

6) the owner, hereby reserves for themselves their successors and / or assigns the following non-exclusive easements created herein:

a) a non-exclusive utility and drainage easement as shown herein - on, over, under, above, across and through those areas designated hereon as "Utility and Drainage Easement" AND those areas of each lot outside of Building Envelopes, for the purpose of i) the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, including but not limited to waterlines and hydrants, sanitary sewerlines and manholes, telephone lines, cable television lines, gaslines, electrical lines, fiber optic lines, other communication lines and all related structures, together with right of ingress and egress, ii) storm drainage, drainage of water flow from other lands along with the installation, use, repair, replacement, improvement and maintenance of surface drainage structures including but not limited to swales, gutters, ditches, culverts, together with right of ingress and egress thereto.

b) a non-exclusive Utility Easement as shown herein - on, over, under, above, across and through those areas designated hereon as "Utility Easement" for the purpose of the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, including but not limited to waterlines and hydrants, sanitary sewerlines and manholes, telephone lines, cable television lines, gaslines, electrical lines, fiber optic lines, other communication lines and all related structures, together with right of ingress and egress.

c) non-exclusive Access, Utility, and Drainage, Easement - on, over, under, above, across and through those areas designated hereon as "Access, Utility and Drainage Easement", and "Private Right of Way" to include, but not limited to, areas shown as Fourth Street, Tract D, Tract D1 and Tract G, for the purpose of i) Ingress and Egress, reasonable Pedestrian use including ingress and egress of persons including vehicle, foot, bicycle or small wheel use ii) the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, and all related structures, together with right of ingress and egress, and iii) storm drainage, drainage of water flow from other lands along with the installation, use, repair, replacement, improvement and maintenance of surface drainage structures including but not limited to swales, gutters, ditches, culverts, together with right of ingress and egress thereto.

GENERAL NOTES CONTINUED:

6) Continued...

d) Tract D, Tract D1, and Tract G, shall be open to Public vehicular and non- vehicular access.

e) Any Easement that permits public recreation on Private Property shall benefit from the provision of C.R.S. 33-41-101 et. seq..

FOLLOWING CREATED EASEMENTS DEDICATED TO TOWN OF MINTURN:

7) the owner, hereby dedicates to the Town of Minturn the following non-exclusive easements:

a) non-exclusive Utility, Drainage, Parking, Snow Storage and Landscape Easement on, over, under, above, across and through those areas designated hereon as "Utility, Drainage, Parking, Snow Storage & Landscape Easement" for the purpose of i) the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, and all related structures, together with right of ingress and egress, ii) storm drainage, drainage of water flow from other lands along with the installation, use, repair, replacement, improvement and maintenance of surface drainage structures including but not limited to swales, gutters, ditches, culverts, together with right of ingress and egress thereto, iii) the installation, use, repair, replacement, improvement and maintenance of vehicular parking area, together with right of ingress and egress thereto, reasonable Pedestrian use including ingress and egress of persons to include vehicle, foot, bicycle or non-motorized use, iv) reasonable local snow storage and v) Landscaping use, and maintenance.

b) non-exclusive Utility, Drainage, Snow Storage, Landscape and Trail Easement on, over, under, above, across and through those areas designated hereon as "Utility, Drainage, Snow Storage, Landscape and Trail Easement" for the purpose of i) the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, and all related structures, together with right of ingress and egress, ii) storm drainage, drainage of water flow from other lands along with the installation, use, repair, replacement, improvement and maintenance of surface drainage structures including but not limited to swales, gutters, ditches, culverts, together with right of ingress and egress thereto, iii) reasonable local snow storage, iiii) Landscaping use, and maintenance along with v) Pedestrian and Trail use including reasonable ingress and egress of persons to include foot, bicycle or non-motorized use along with sidewalk or path construction, use and repair.

c) non-exclusive Utility, Drainage, Snow Storage and Landscape Easement on, over, under, above, across and through those areas designated hereon as "Utility, Drainage, Snow Storage & Landscape Easement" for the purpose of i) the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, and all related structures, together with right of ingress and egress, ii) storm drainage, drainage of water. flow from other lands along with the installation, use, repair, replacement, improvement and maintenance of surface drainage structures including but not limited to swales, gutters, ditches, culverts, together with right of ingress and egress thereto, iii) reasonable local snow storage and iv) Landscaping use, and maintenance.

d) non-exclusive Trail Easement on, over, under, above, across and through those areas designated hereon as "Trail Easement" for the purpose of Pedestrian and Trail use including reasonable ingress and egress of persons to include foot, bicycle or non-motorized use along with sidewalk or path construction, use and repair.

e) a non-exclusive trail easement on, over, across, and through those strips of land depicted and designated herein as "4' Trail Easement" on sheet 5 of 5 for Pedestrian and Trail use including reasonable ingress and egress of persons to include foot, bicycle or non-motorized use along with path construction, or use. Maintenance of any path improvements within the "4' Pedestrian Easement" shall be at the sole cost and expense of the Minturn North P.O.A..

f) a non-exclusive utility and drainage easement as shown herein - on, over, under, above, across and through those areas designated hereon as " Public Utility and Drainage Easement" , as shown in Tract C, on sheet 2 of 5, for the purpose of i) the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, including but not limited to waterlines and hydrants, sanitary sewerlines and manholes, telephone lines, cable television lines, gaslines, electrical lines, fiber optic lines, other communication lines and all related structures, together with right of ingress and egress, ii) storm drainage, drainage of water flow from other lands along with the installation, use, repair, replacement, improvement 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 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 PROFESSIONAL LAND SURVEYOR 34998 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

Know all men by these presents that Minturn Crossing LLC (AND PHILIP HADLEY) 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

[signature]

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

WITNESS MY HAND AND OFFICIAL SEAL [signature]
NOTARY PUBLIC

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

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: [signature] 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 [signature]
NOTARY PUBLIC

JESSICA L BECHARD
NOTARY PUBLIC - STATE OF COLORADO
Notary ID #20134048064
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, ~~2021~~ upon all parcels of real estate described on this Plat are paid in full.

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

R068101 [signature]
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: [signature] SARAH DOERMAN

CLERK AND RECORDER'S CERTIFICATE $53.00

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

[signature] CLERK AND RECORDER BY: [signature] DEPUTY

SEAL OF EAGLE COUNTY 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

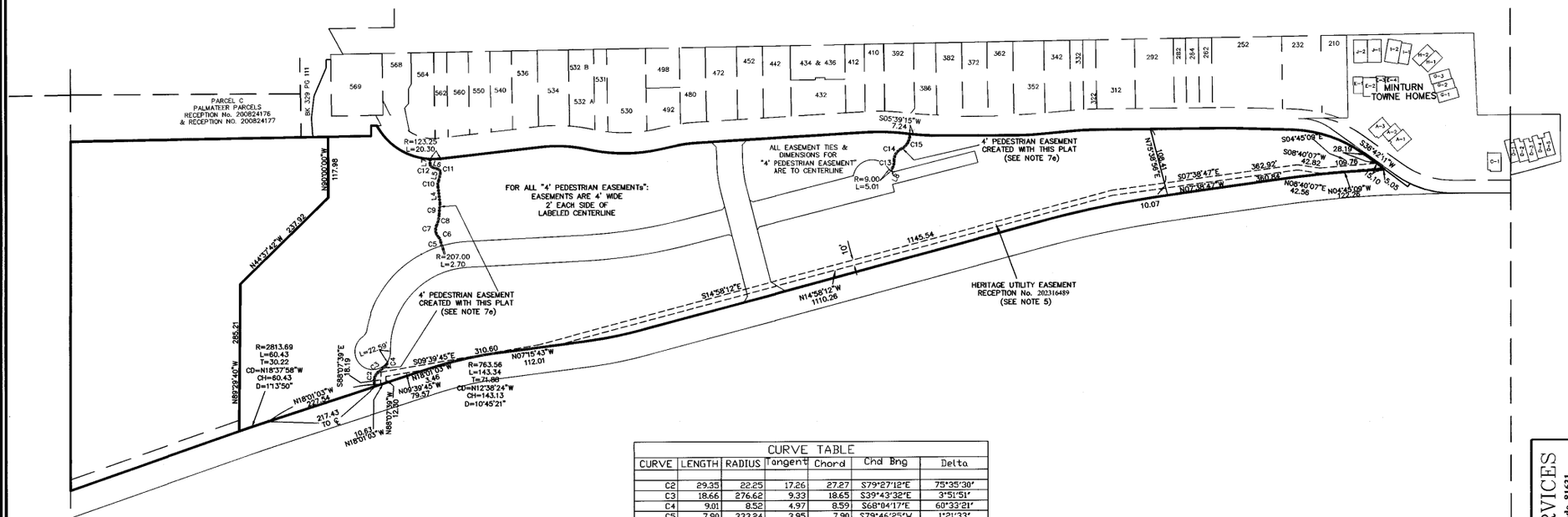
DRAWN BY:	JOB NUMBER:	DRAWING NAME:
MSS	22055	22055 FP2.dwg
SHEET 1 OF 5		DATE: 08-13-2023

Eagle County, CO 202402234
Regina O'Brien 03/04/2024
Pgs: 5 12:59:18 PM
REC: $53.00 DOC: $0.00

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

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

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

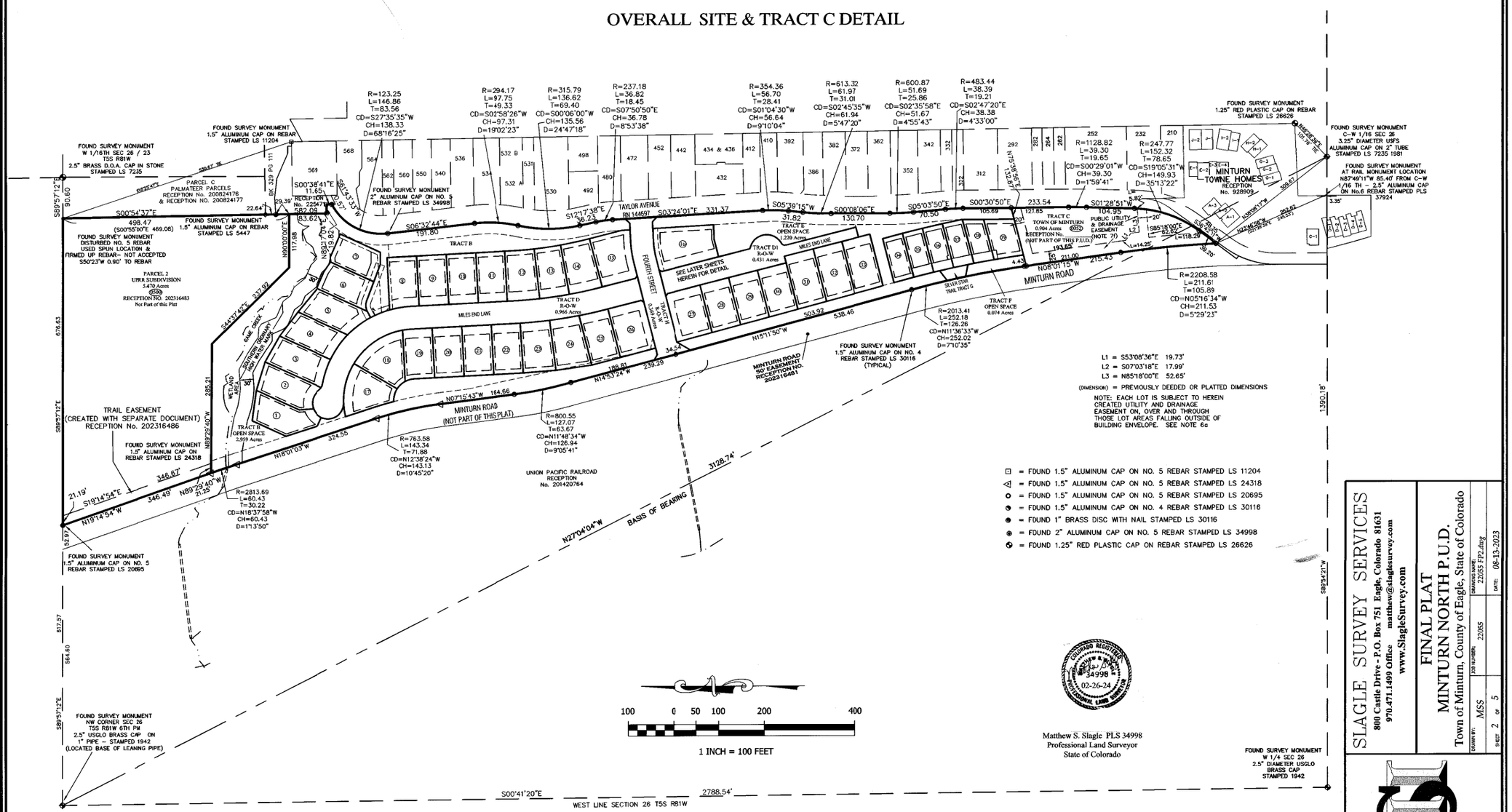
NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

202402234

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

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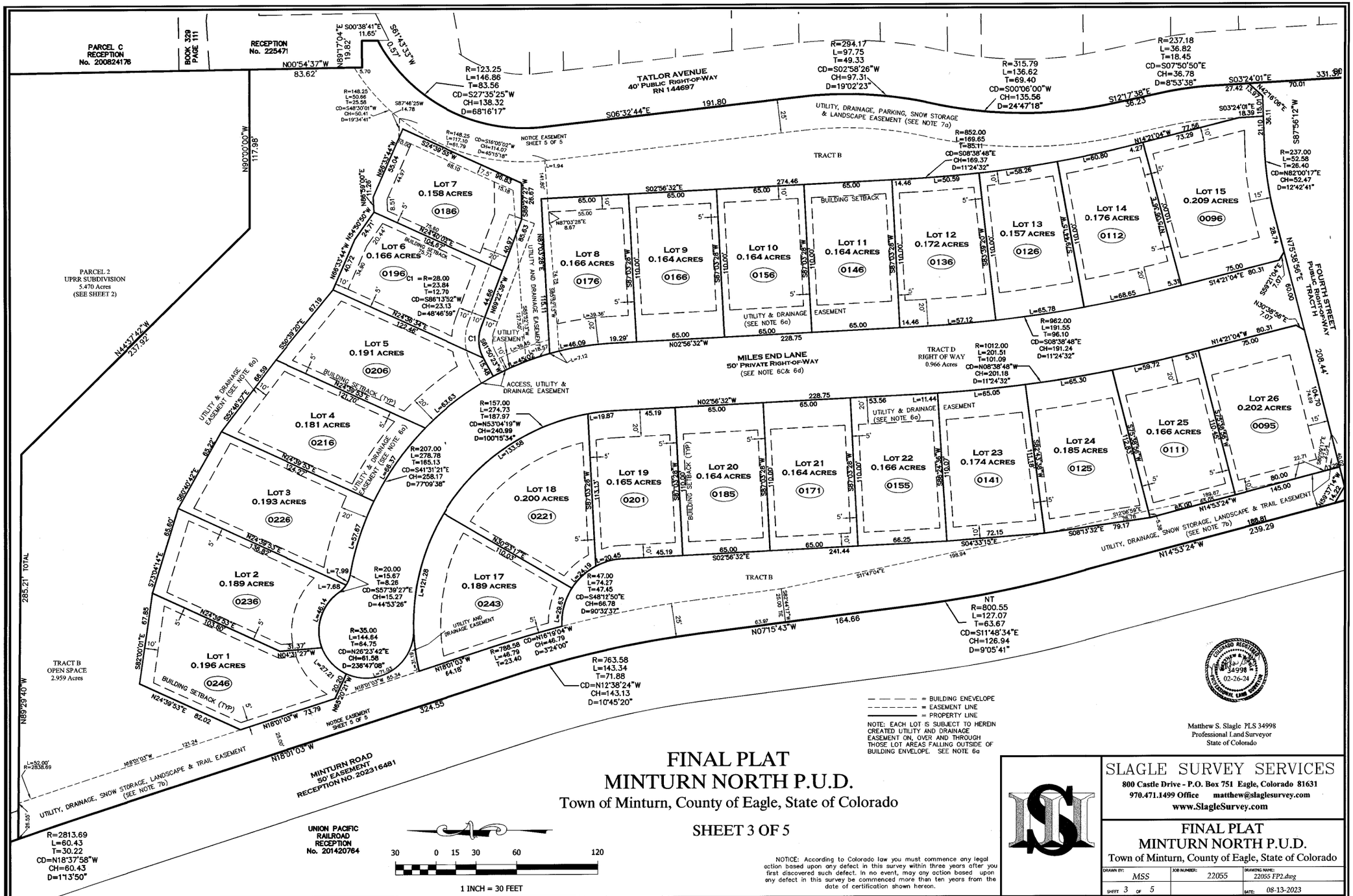
FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

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

SHEET 2 OF 5

202402234



FINAL PLAT
MINTURN NORTH P.U.D.

Town of Minturn, County of Eagle, State of Colorado

SHEET 3 OF 5

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Matthew S. Slagle PLS 34998
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State of Colorado

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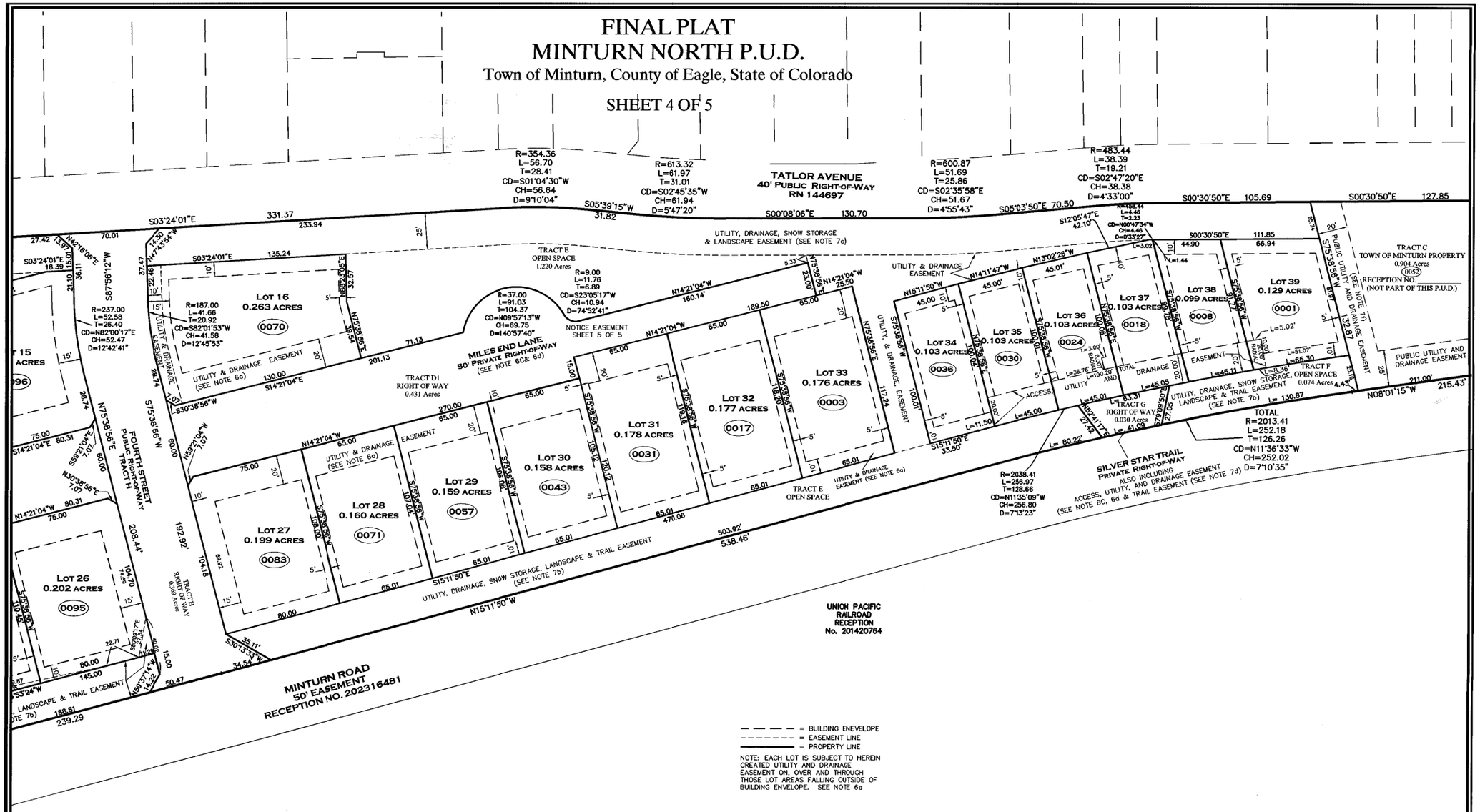
DRAWN BY:	JOB NUMBER:	DRAWING NAME:
MSS	22055	22055 FP2.dwg
SHEET 3 OF 5		DATE: 08-13-2023

202402234

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

SHEET 4 OF 5



COLORADO REGISTERED
34998
12-26-2024
PROFESSIONAL LAND SURVEYOR

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

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MSS	22055	22055 FP2.dwg
SHEET 4 OF 5		DATE: 08-13-2023

202402234

MATCH TO SHEET C.7

MATCH TO SHEET C.6

MATCH TO SHEET C.4

KEYMAP

TAYLOR AVENUE

MILES END LANE

MINTURN ROAD

FOURTH STREET

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

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

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

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

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

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

TW 43.0 BW 42.0 TW 45.0 BW 43.5 TW 47.0 BW 45.6

(OC-28) INSTALL TRAPEZOIDAL DITCH, 24" DEEP, 24" BOTTOM WIDTH W 2:1 SIDESLOPES, NAG P550 AS SHOWN ON SHEETS E.4 & E.5, W 12" CHECK DAMS EVERY 50 FT. TW 49.0 BW 47.5 TW 51.0 BW 50.2

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

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

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

24 LF 18" ADS-N12 @ 2.1% INV. OUT 30.99

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

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

24 LF 18" ADS-N12 @ 2.1%

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

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

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

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

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

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

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

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

24 LF 18" ADS-N12 @ 1.0% TYPE R CURB INLET STRUCTURE #A W SNOUT & BIO-SKIRT, CL LIP EL:29.95, INV. EL: 27.27, SUMP EL: 23.52

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

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

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

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

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

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

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

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

REPLACE EX. 15" HDPE

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

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

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

EXISTING CHANNEL

GENERAL SHEET NOTES:

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

SEE POINT TABLE ON SHEET C18, TYP.

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

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

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

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

Engineer or Surveyor Seal

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

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

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

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

TOWN OF MINTURN, COLORADO

Minturn North P.U.D.

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

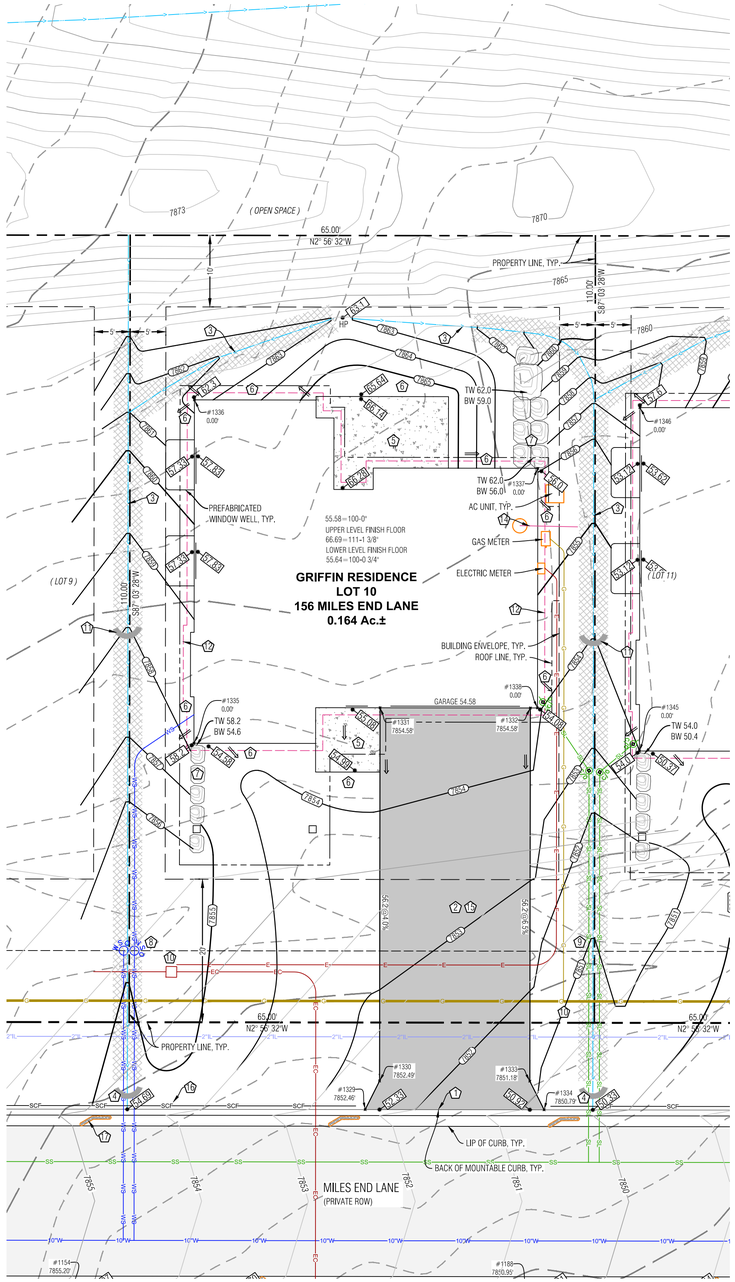
No.	Date	Revision	By
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			

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

Sheet **C.5**

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

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



LEGEND

TW	TOP OF WALL
BW	BOTTOM OF WALL
GB	GRADE BREAK
EX	EXISTING
LP	LOW POINT
HP	HIGH POINT
8675	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
ET&L	IRRIGATION LINE AND DRAIN
RSD	DOWNSPOUT & STORM DRAIN WITH SIZE
	BOULDER WALL

Point Table

Point #	Desc.	Elev.	North	East
1329	Driveway	7852.40'	4115.65	5474.33
1330	Driveway	7852.49'	4113.86	5478.43
1331	Driveway	7854.58'	4116.53	5530.53
1332	Driveway	7854.58'	4095.56	5531.61
1333	Driveway	7851.18'	4092.88	5479.51
1334	Driveway	7850.79'	4090.68	5475.61
1335	House Corner	0.00'	4142.24	5524.20
1336	House Corner	0.00'	4144.71	5572.14
1337	House Corner	0.00'	4096.28	5565.11
1338	House Corner	0.00'	4094.56	5531.66

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.

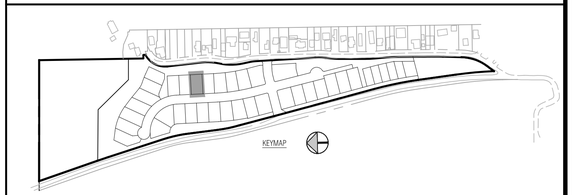
5) LOT AREA: 7,150 SF ±
DISTURBANCE AREA: 7,150 SF ±

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

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

FLAGNOTES:

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



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

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

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

Engineer or Surveyor Seal

NOT FOR CONSTRUCTION
Review

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

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

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

TOWN OF MINTURN, COLORADO

Lot 10, Minturn North P.U.D.

Site, Grading and Drainage Plan

DRB Submittal 10/29/25

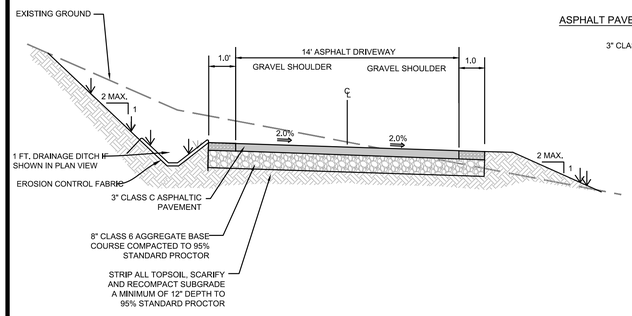
No.	Date	Revision	By
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			

PROJECT NO.
23035
Designer:
PAH
Drafter:
BUI
Date:
10/29/25

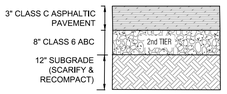
Sheet
C1

File Name: ***ma lot 10 sp-01.dwg***

N:\PROJECTS\2023\23035-Minturn North Individual Lots\dwg\Lot 10 Griffin\MN Lot 10 SP-01.dwg 10/29/2025 8:38 AM



ASPHALT PAVEMENT SECTION



PAVEMENT SECTION

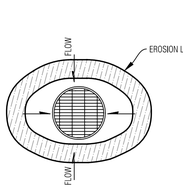
NOTE:
1. ALL AGGREGATE & SUBGRADE MATERIAL SHALL BE COMPACTED TO 95% STANDARD PROCTOR AT A MOISTURE CONTENT WITHIN 2% OF OPTIMUM.
2. IN NEW PAVING LOCATIONS STRIP ALL TOPSOIL, SCARIFY AND RECOMPACT SUBGRADE A MINIMUM OF 12" DEPTH TO 95% STANDARD PROCTOR.
3. EXTEND THE SECOND TIER (12" CLASS 2 ROAD BASE,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

PROPOSED DRIVEWAY TYP. SECTION

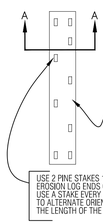
N.T.S. TO BE VERIFIED BY PROJECT GEOTECHNICAL ENGINEER

DRIVEWAY & AUTOCOURT SECTION

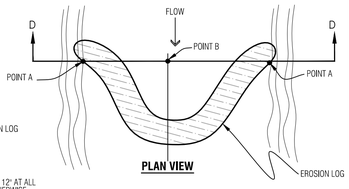
N.T.S. CONTRACTOR TO VERIFY WITH PROJECT GEOTECHNICAL CONSULTANT.



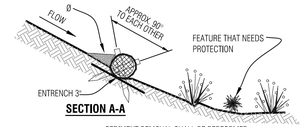
AREA DRAIN



PLAN VIEW

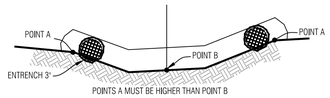


PLAN VIEW



SECTION A-A

Ø SEDIMENT REMOVAL SHALL BE PERFORMED CONTINUOUSLY FOR PROPER FUNCTION.

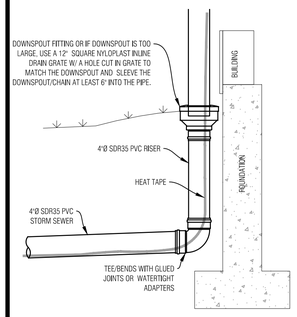


SECTION D-D

Temporary Erosion Control Log

N.T.S.

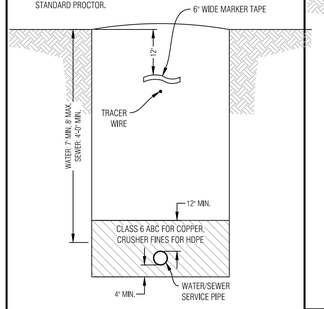
NOTES:
1. ROOF AND AREA DRAINS SHALL NOT BE CONNECTED TO THE FOUNDATION DRAIN SYSTEM.
2. ALL DOWNSPOUTS SHALL BE CONNECTED TO ADS N-12-WT CPP (WATERTIGHT), SCH.40 PVC OR SDR35 PVC. FLEXIBLE CORRUGATED PLASTIC IS NOT ACCEPTABLE.
3. ADDITIONAL FITTINGS AND BENDS MAY BE REQUIRED TO DEFLECT OVER OR AROUND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



TYP. DOWNSPOUT CONNECTION

N.T.S.

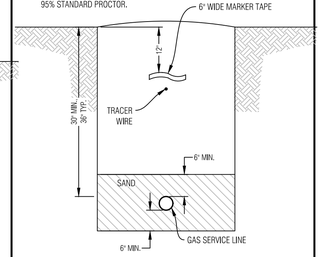
NOTES:
1. WATER SHALL BE INSTALLED WITH AT LEAST 10' OF SEPARATION BETWEEN WATER/SEWER AND 4' OF SEPARATION BETWEEN OTHER UTILITIES.
2. BACKFILL THE TRENCH WITH 4" MINUS ONSITE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR.



WATER/SEWER SERVICE TRENCH

N.T.S.

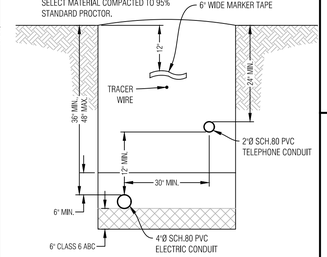
NOTES:
1. GAS SHALL BE INSTALLED WITH AT LEAST 4' OF SEPARATION BETWEEN OTHER UTILITIES.
2. BACKFILL THE TRENCH WITH 4" MINUS ONSITE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR.



GAS SERVICE TRENCH

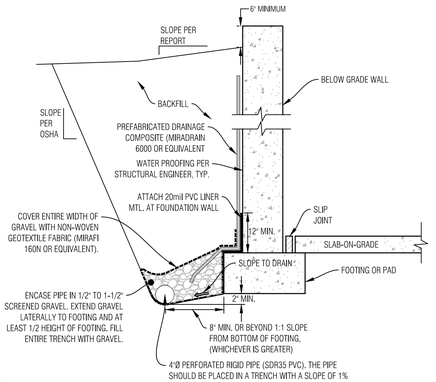
N.T.S.

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.

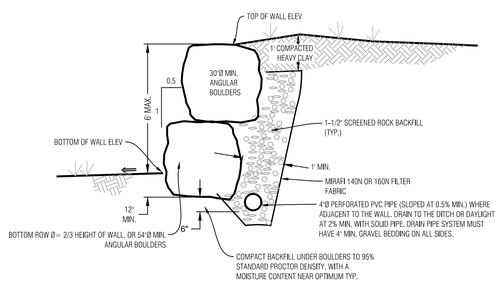
GENERAL NOTES:

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

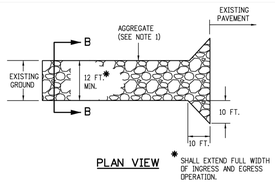
N.T.S.

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



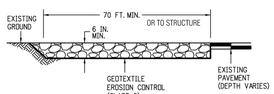
BOULDER WALL DETAIL, LANDSCAPED AREA

N.T.S.

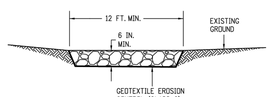


PLAN VIEW

* SHALL EXTEND FULL WIDTH OF INGRESS AND EGRESS OPERATION.



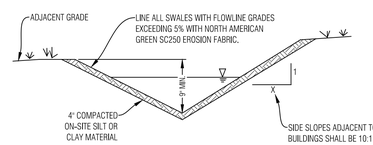
ELEVATION SECTION



SECTION B-B

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

VEHICLE TRACKING PAD

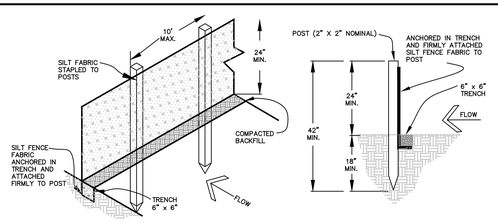


INSTALL EROSION CONTROL FABRIC PER MANUFACTURERS RECOMMENDATIONS

TYPICAL SWALE SECTION

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

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



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. OR SUBSTITUTE WITH 8" FILTREXX SILTSOXX

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 10, Minturn North P.U.D.

Details and Notes
DRB Submittal 10/29/25

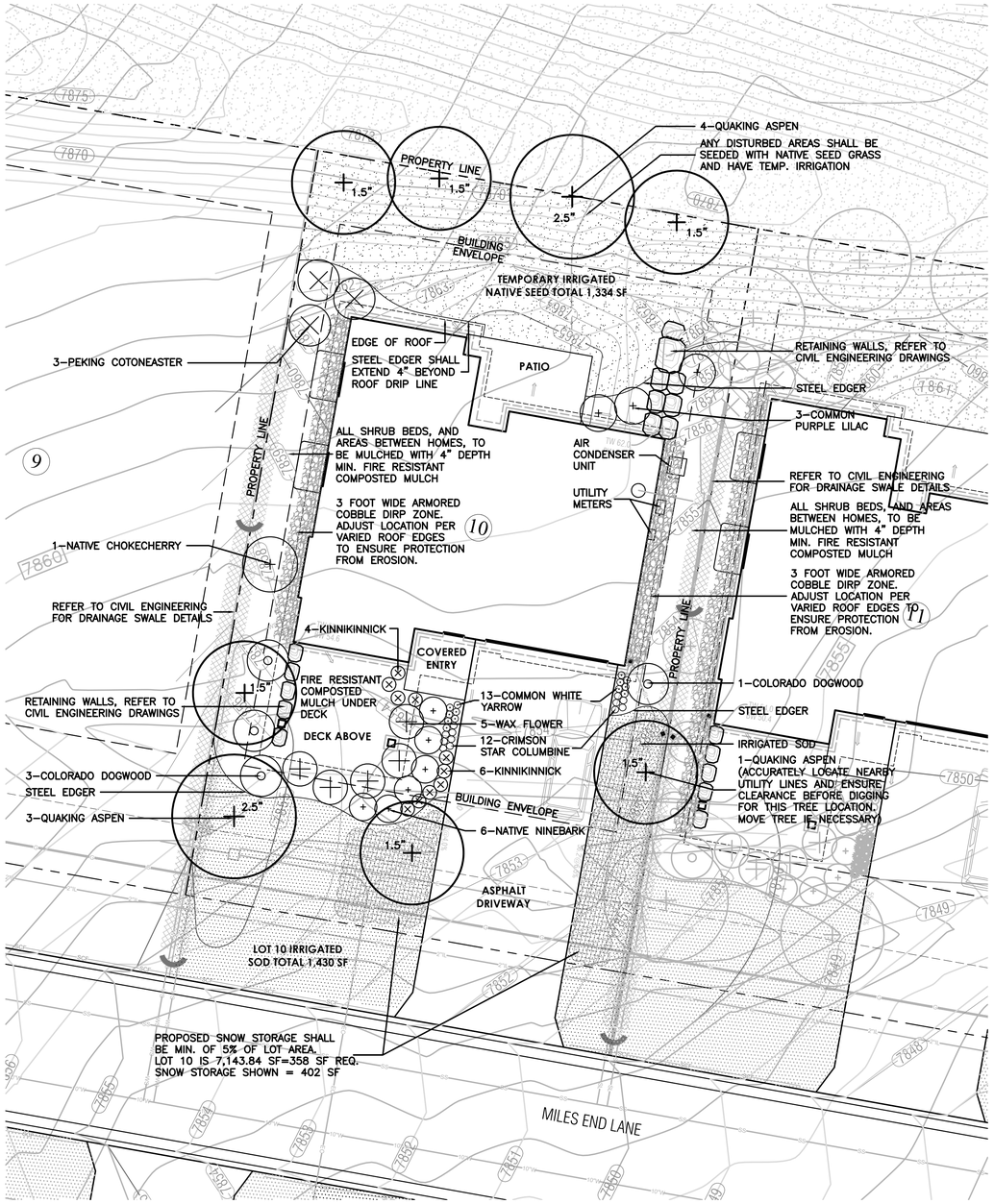
No.	Date	Revision	By
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			

PROJECT NO. **23035**
Designer: **PAH**
Drafter: **BUI**
Date: **10/29/25**

Sheet **C2**

File Name: ***mn lot 10 sp-01.dwg***

N:\PROJECTS\2023\23035-Minturn North Individual Lots\dwg\Lot 10 Griffin\MN Lot 10 SP-01.dwg 10/29/2025 8:38 AM



LEGEND

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

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

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

MINTURN NORTH P.U.D.
LOT 10 - LANDSCAPE PLAN
TOWN OF MINTURN, COLORADO

DESIGNED: TT
DRAWN: TT
CHECKED: RH
DATE: October 29, 2025
REVISIONS:

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

DRB SUBMITTAL

SHEET TITLE:
PROPOSED LANDSCAPE PLAN

SCALE: 1"=10'-0"
SHEET NUMBER:
L1

General Notes and Specifications:

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

Revegetation Notes:

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

Fire Mitigation Recommendations:

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

LEGEND & IRRIGATION CALCULATIONS:

Permanent Irrigation		Square Footage of Irrigation
	Permanent Pop–Up Spray Irrigation For Bluegrass Sod	1,430 SF
	Permanent micro–spray or drip irrigation for perennial beds	25 PERENNIALS x 1 SF = 25 SF
	Permanent Drip Irrigation For B&B Trees	8 TREES x 4.5 SF = 36 SF
	Permanent Drip Irrigation For 5 gal. Shrubs & Grasses	32 SHRUBS x 3 SF = 96 SF
		TOTAL PERMANENT IRRIGATED AREA: 1,587 SF
	Temporary Spray Irrigation For Native Seed	1,334 SF

IRRIGATION NOTES:

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

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

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

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

NOTES:

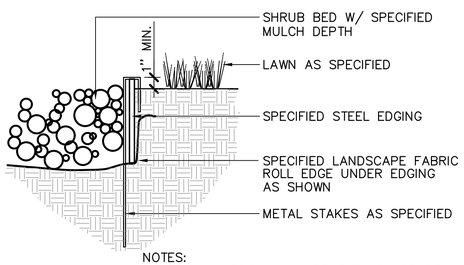
PERCENTAGES OF MIXES VARY YEAR–TO–YEAR DEPENDING ON HARVEST OF SEEDS. HYDROSEED OR HAND BROADCAST: 1 LB. PER 1,000 SQ. FT. OR 50 LBS. PER ACRE. RAKE IN ¼" DEEP AND IRRIGATE, IF POSSIBLE UNTIL ESTABLISHED. 'DRY NATIVE MOUNTAIN' SEED MIX IS AVAILABLE FROM PAWNEE BUTTES SEED INC., 605 25TH STREET, GREELEY,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

PROPOSED PLANT MATERIALS LIST

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

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

QUAN.	COMMON/ BOTANICAL NAME	FIRE MITIGATION ZONE	SIZE	COMMENTS
6	Quaking Aspen Populus tremuloides	1 & 2	1.5" cal.	Specimen quality B&B, guyed
2	Quaking Aspen Populus tremuloides	1 & 2	2.5" cal.	Specimen quality B&B, guyed
	PERENNIAL FLOWERS (planted @ 12" O.C. spacing)			
13	Common White Yarrow Achillea millefolium	1 & 2	Flats of 15	
12	Crimson Star Columbine Aquilegia 'Crimson Star'	1 & 2	Flats of 15	
	DECIDUOUS SHRUBS			
4	Colorado Dogwood Cornus sericea coloradense	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.
3	Common Purple Lilac Syringa vulgaris	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.
10	Kinnikinnick Arctostaphylos (varieties)	1 & 2	5 gal.	Container, 5 canes minimum 3"–6" ht.
1	Native Chokecherry Prunus virginiana melanocarpa	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.
6	Native Ninebark Physocarpus monogynus	1 & 2	5 gal.	Container, 5 canes minimum 12"–18" ht.
3	Peking Cotoneaster Cotoneaster lucidus	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.
5	Waxflower Jamesia americana	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.



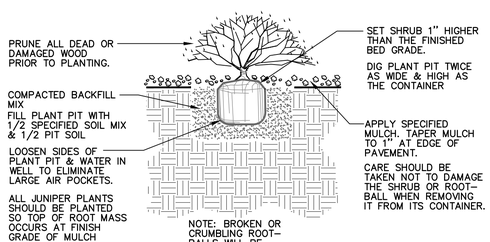
NOTES:
1) SET ALL EDGING 1" ABOVE FINISH GRADE AS SHOWN.

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

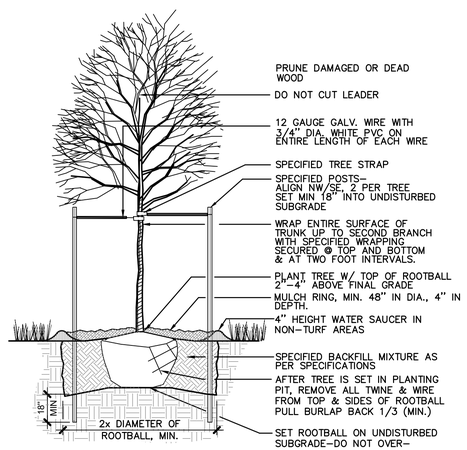
3) ALL JOINTS TO BE SECURELY STAKED.

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

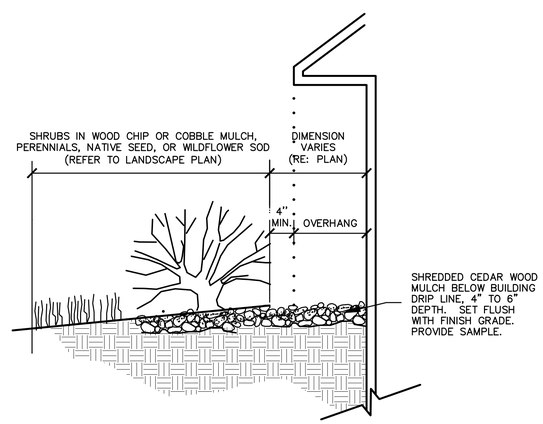
1 L2 STEEL EDGER — NOT TO SCALE



2 L2 SHRUB PLANTING — NOT TO SCALE



3 L2 DECIDUOUS TREE PLANTING — NOT TO SCALE



4 L2 MULCH ARMORED DRIP LINE — NOT TO SCALE

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

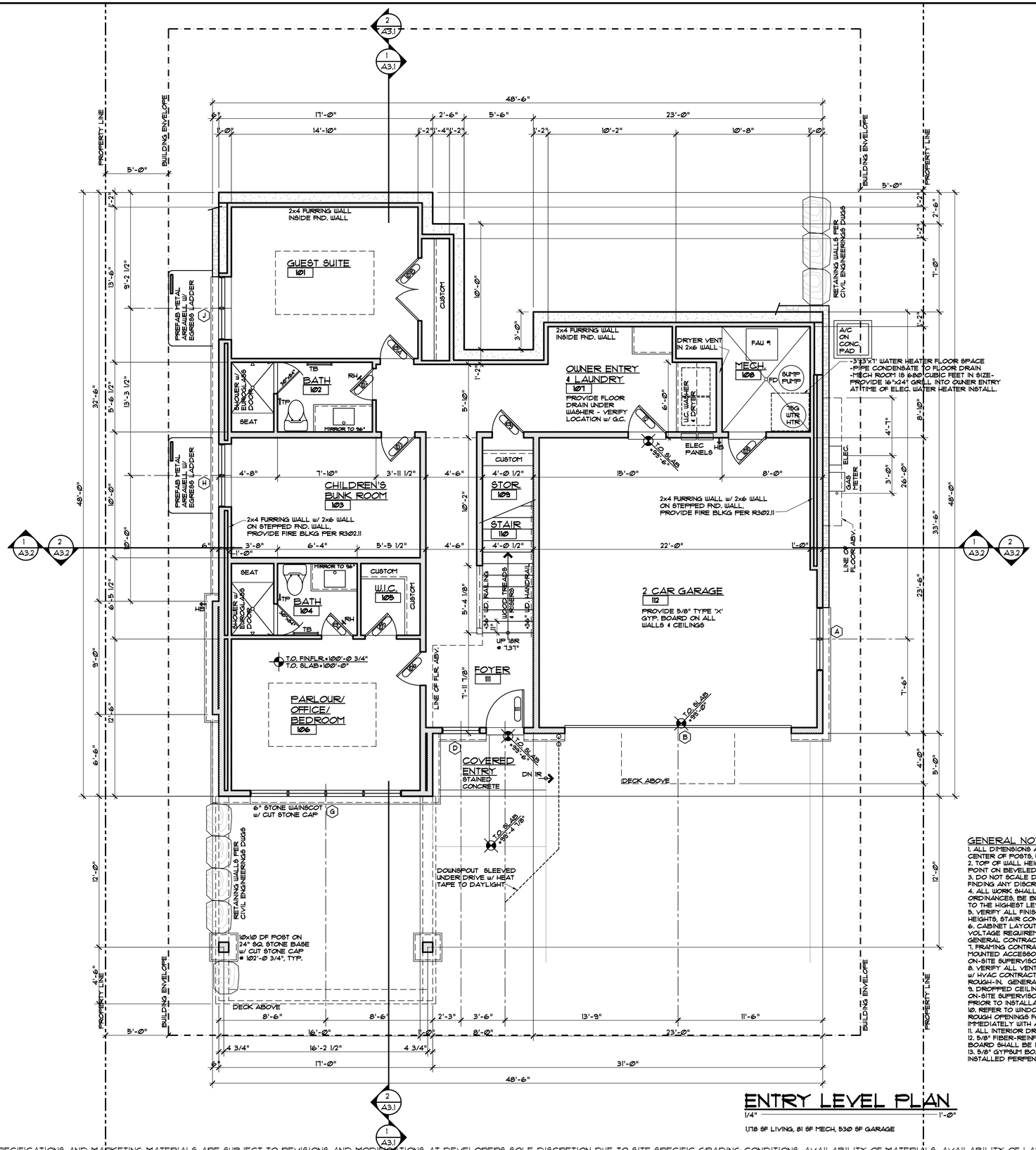
MINTURN NORTH P.U.D.
LOT 10-LANDSCAPE PLAN
TOWN OF MINTURN, COLORADO

DESIGNED: TT
DRAWN: TT
CHECKED: RH
DATE: October 29, 2025
REVISIONS:

DRB SUBMITTAL

SHEET TITLE:
LANDSCAPE NOTES & DETAILS

SCALE: NOT TO SCALE
SHEET NUMBER:
L2



ENTRY LEVEL PLAN

1/4" = 1'-0"

1,118 SF LIVING, 81 SF MECH, 530 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.
12. 5/8" FIBER-REINFORCED GYPSUM PANELS OR FIBER-CEMENT BACKER BOARD SHALL BE INSTALLED IN ALL WET LOCATIONS BEHIND TILE.
13. 5/8" GYPSUM BOARD ON CEILING FRAMING AT 24" O.C. MUST BE INSTALLED PERPENDICULAR TO FRAMING MEMBERS.

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

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PO BOX 798 KREMMLING, CO 80459
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don.eggers@eggersarchitecture.com

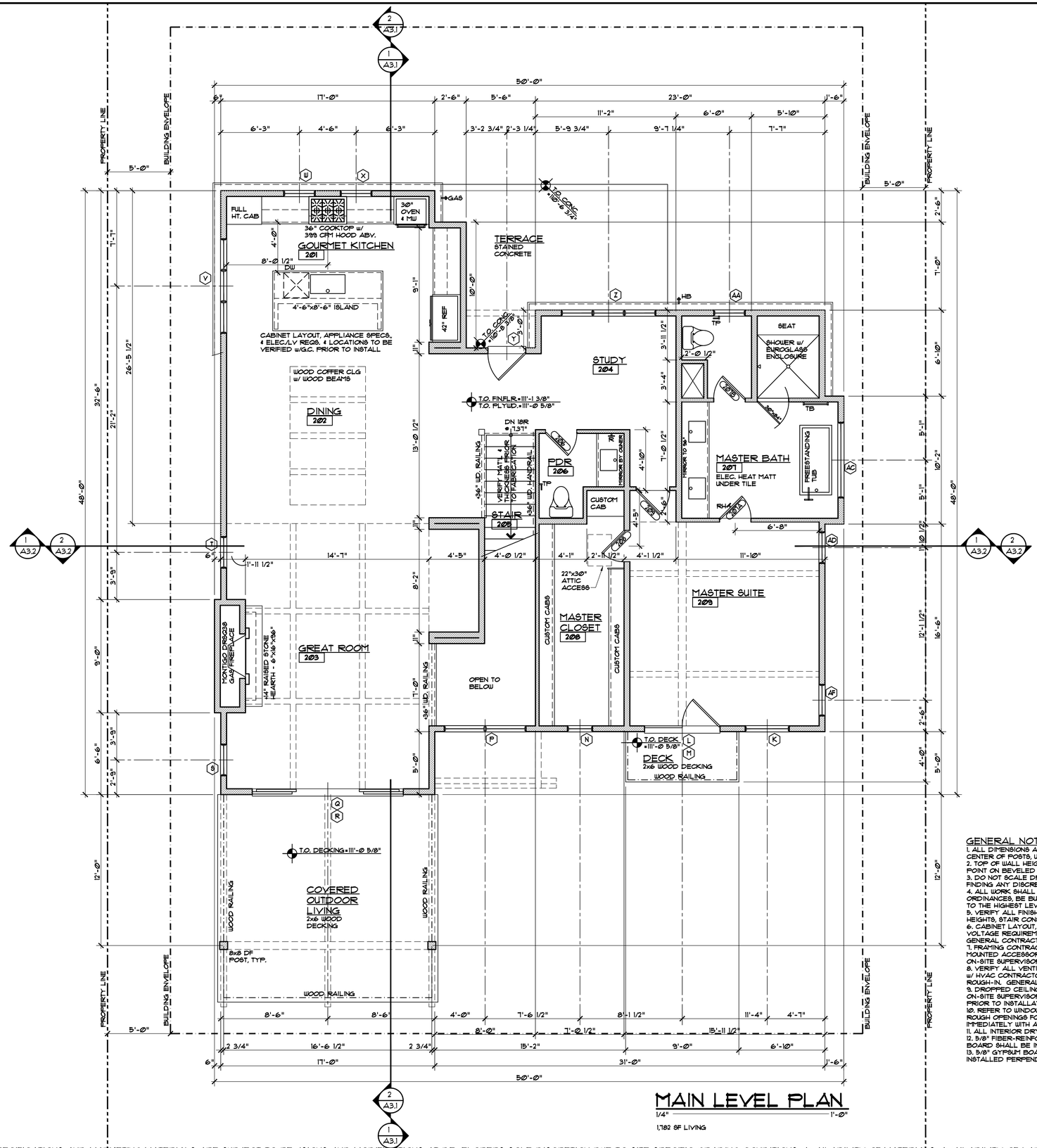
RESORT CONCEPTS
225 MAIN STREET, SUITE C-101
EDWARDS, COLORADO
(970) 926-1720

GRIFFIN
00156 MILES END LANE
LOT 10, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L10

ISSUED #	DATE	BY	COMMENTS
1	10-29-25	DUE	DRB SUBMITTAL SET

A1.1



MAIN LEVEL PLAN

1/4" = 1'-0"

1,782 SF LIVING

GENERAL NOTES:

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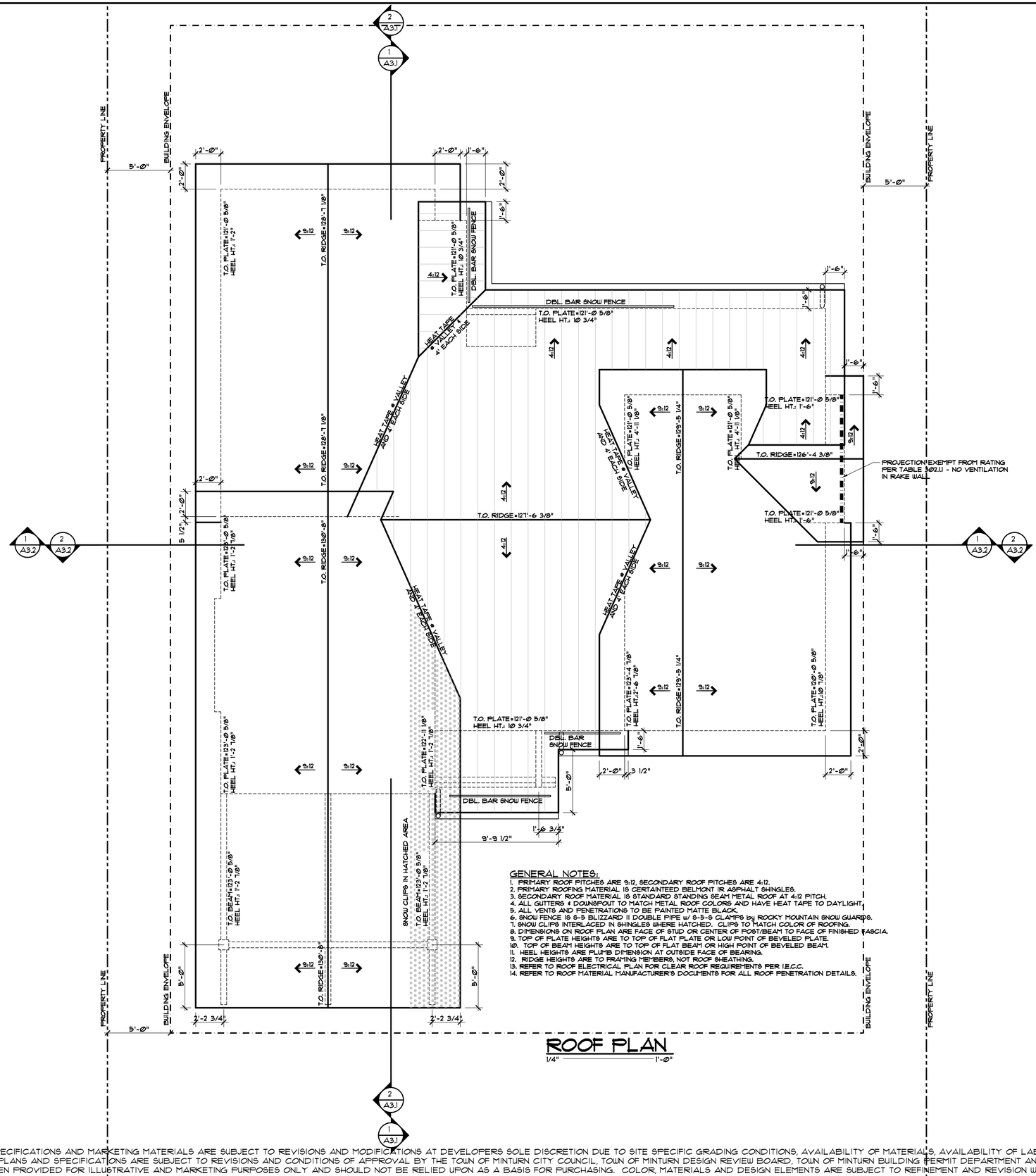

GENERAL NOTES:

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

ROOF PLAN

1/4" = 1'-0"

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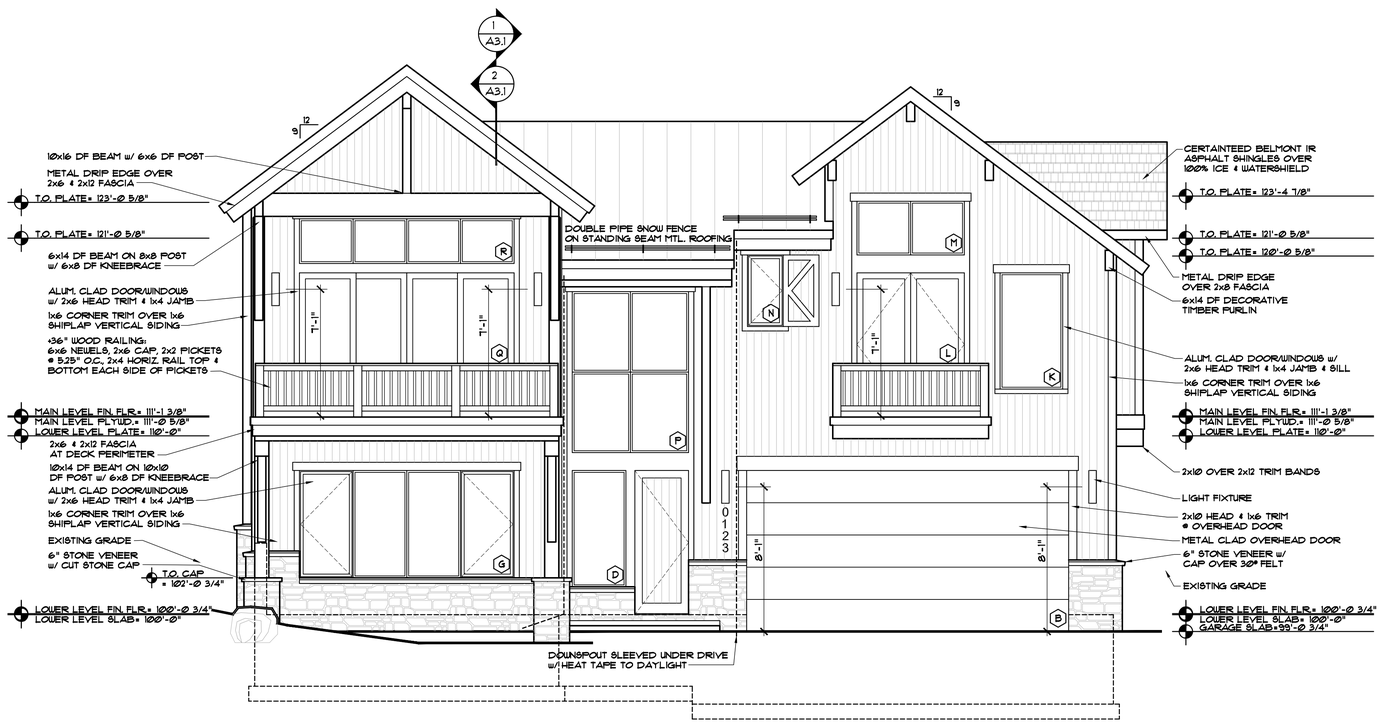
A1.3

RIGHT ELEVATION

1/4" = 1'-Ø"



FRONT ELEVATION

1/4" = 1'-Ø"

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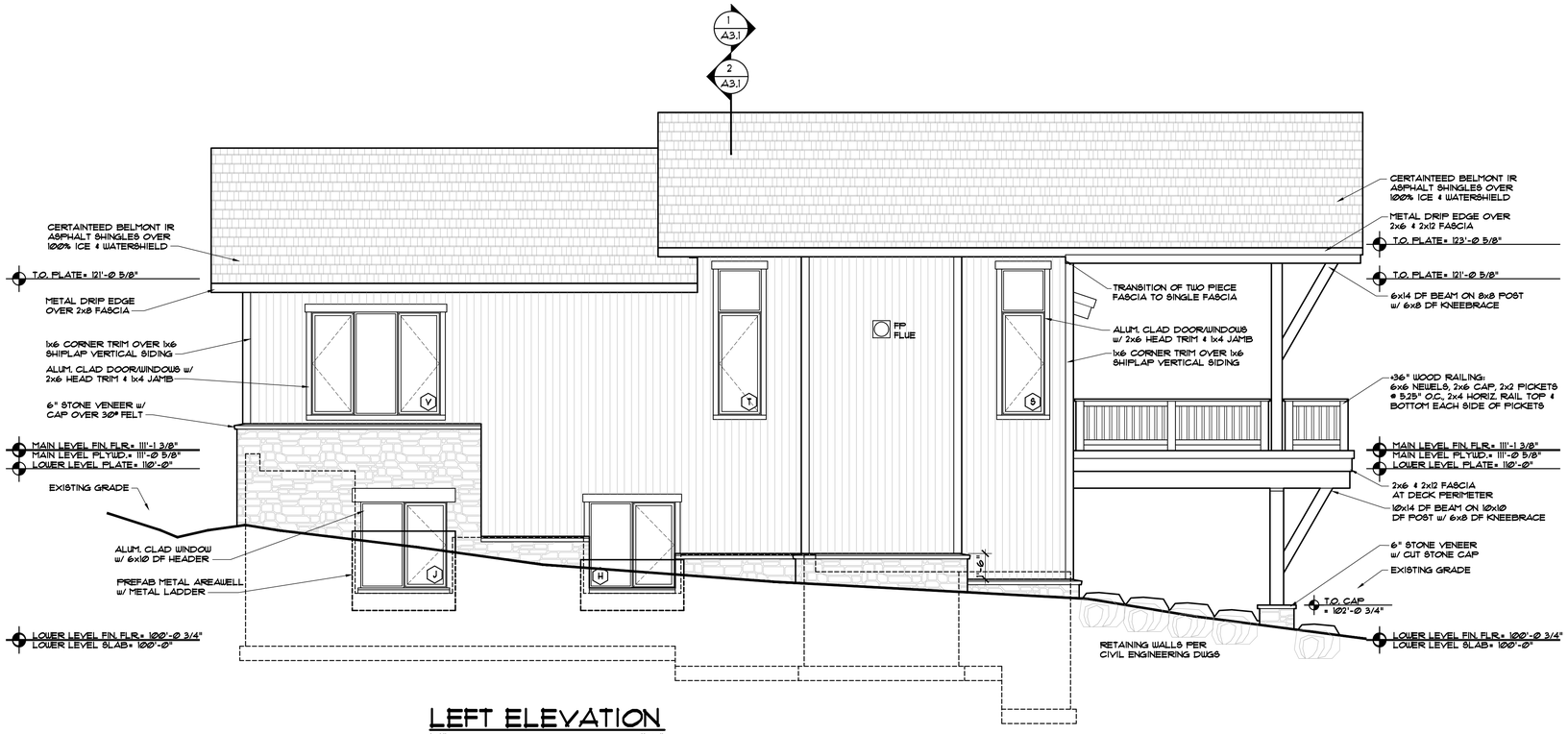

LEFT ELEVATION

1/4" = 1'-Ø"

REAR ELEVATION

1/4" = 1'-Ø"

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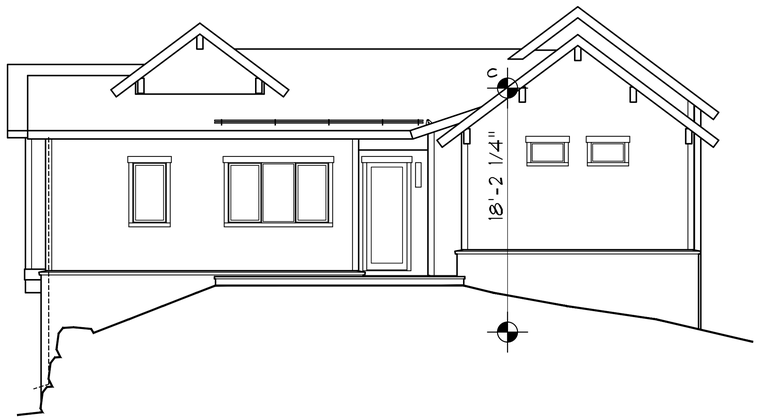
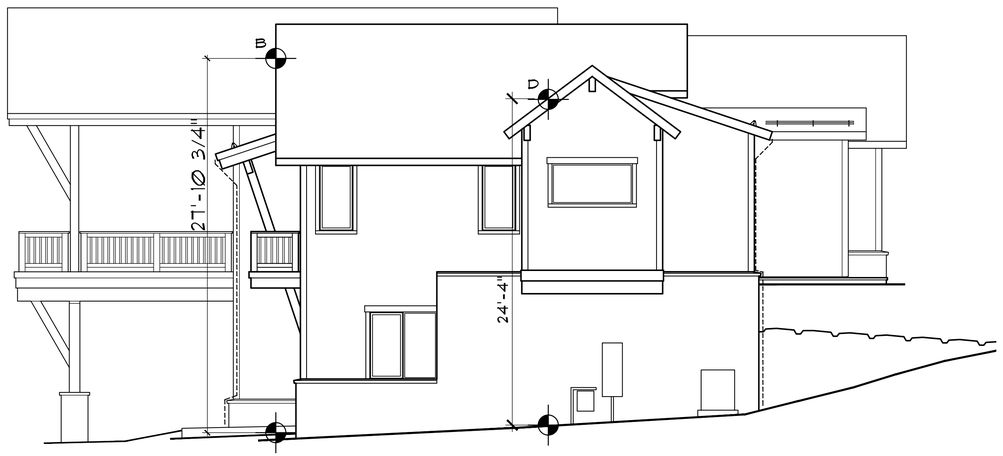
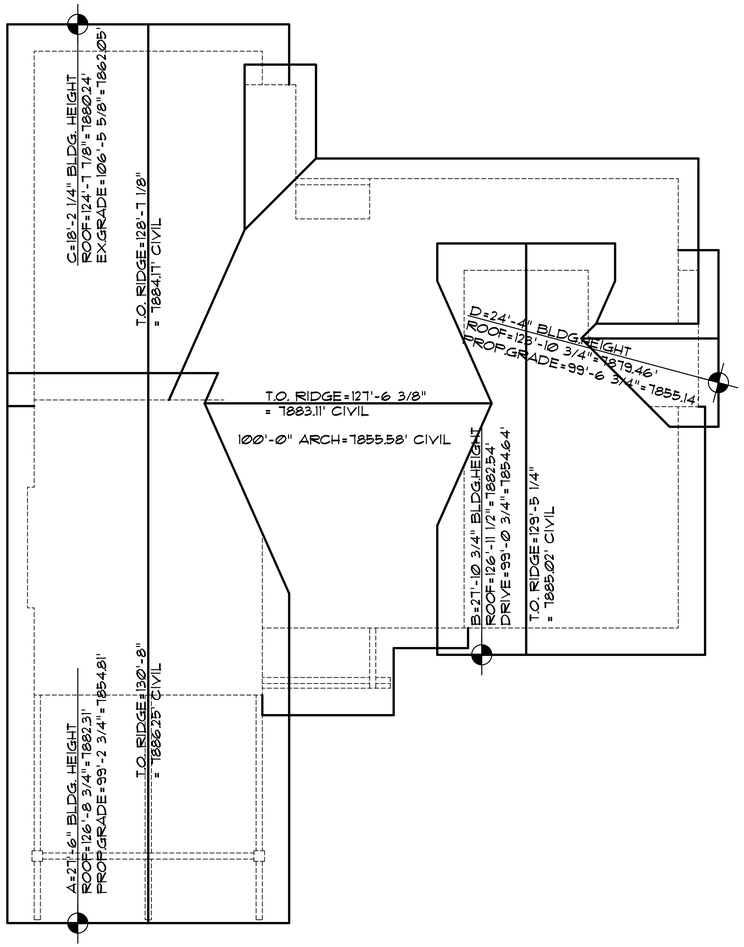


REAR ELEVATION
1/4" = 1'-0"

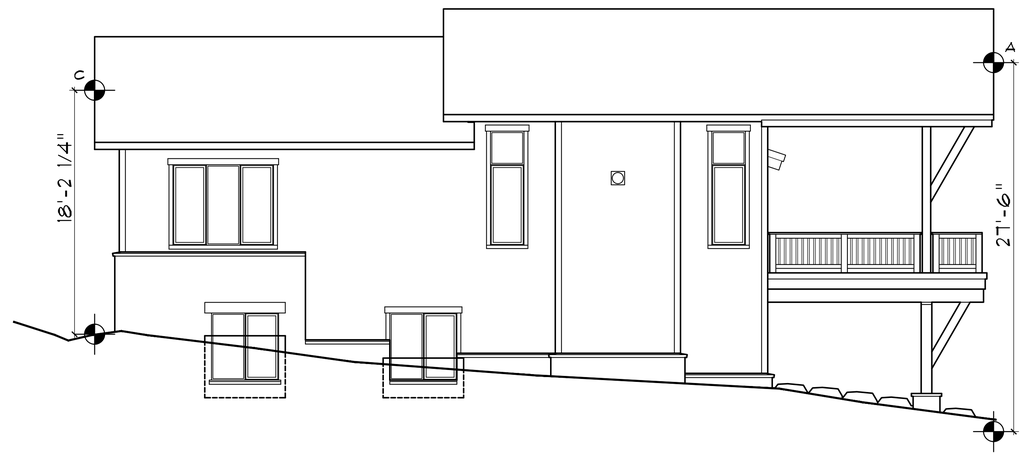


RIGHT ELEVATION
1/4" = 1'-0"



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

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



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

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

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

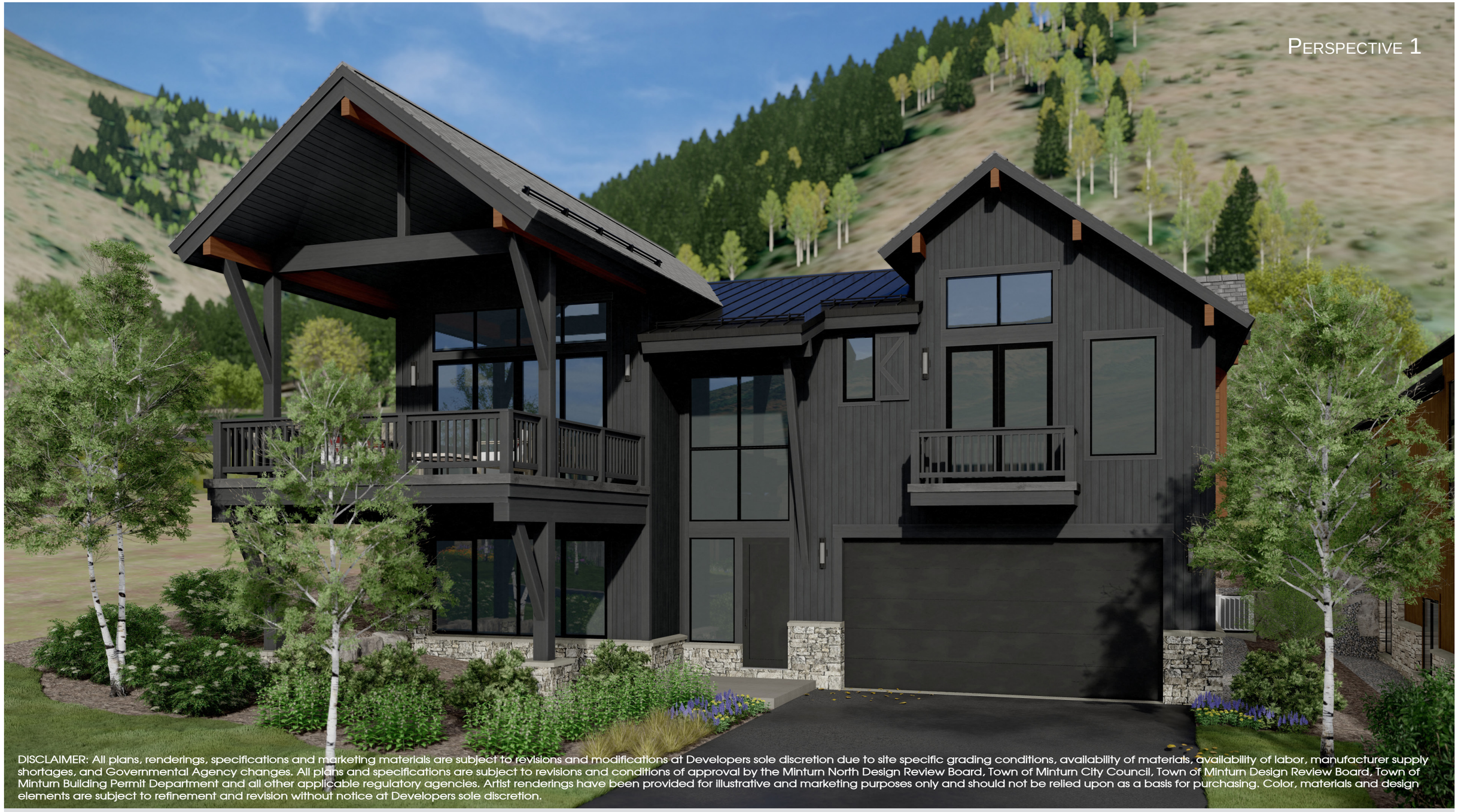
RESORT CONCEPTS
225 MAIN STREET, SUITE C-101
EDWARDS, COLORADO
(970) 926-1720

GRIFFIN
00156 MILES END LANE
LOT 10, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L10

ISSUED #	DATE	BY	COMMENTS
1	10-29-25	DJE	DRB SUBMITTAL SET

BH1



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

Minturn North - Lot 10

EGGERS ARCHITECTURE, INC

AXIS VU DESIGN

DRB Design Review - 3D Views

November 6, 2025

Resort Concepts

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 10

EGGERS ARCHITECTURE, INC

AXIS VU DESIGN

DRB DESIGN REVIEW - 3D VIEWS

NOVEMBER 6, 2025

RESORT CONCEPTS

Terraces & Walkways
Stained Concrete

Exterior Stone
Colorado Buff

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

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

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

Wood Columns per Plan
Color: Custom Stain

Roofing
Mfg: CertainTeed Belmont Asphalt Shingles
Color: Black Granite

Roofing
Standing Seam Metal
Color: Matte Black

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

Windows and Doors
Mfg: Sierra Pacific
Color: Black

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

Entry Door
Solid Wood
Color: Custom Stain

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

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

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

0146 Miles End Lane

Hearing Date:	December 2, 2025
File Name and Process:	Single-Family Residence Final Plan Review
Owner/Applicant:	Erin M. Arnold Revocable Trust
Representative:	Taylor Hermes & Rick Hermes, Minturn North Construction Company
Legal Description:	Subdivision: MINTURN NORTH PUD Lot: 11
Address:	0146 Miles End Lane
Zoning:	Game Creek Character Area – Minturn North PUD Zone District
Staff Member:	Madison Harris, Planner II
Recommendation:	**Approval**

Staff Report

I. Summary of Request:

The Applicant, Erin Arnold, requests Final Plan review of a new, four-bedroom, 3,667 (gross) square foot single-family residence located at 0146 Miles End Lane in the Game Creek Minturn North PUD Zone District. The Applicant's representatives, Taylor Hermes and Rick Hermes of the Minturn North Construction Company, have been proactive in meeting with Town staff prior to submitting plans for a new home and have provided a relatively complete and thorough set of site, landscaping, and architectural plans.

Proposed Plans
The plans show a two-story, four-bedroom structure with a maximum building height - measured to the midpoint of the roof – of 27 feet and 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 three bedrooms and garage, and the main level has the master suite and primary living area.

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

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

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

Staff is **recommending approval**.

II. Summary of Process and Code Requirements:

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

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

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

(d) Administrative procedure.

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

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

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

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

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

Staff suggests that the final plans for 0146 Miles End Lane meet or can be revised to meet the required findings 'a,' 'b,' and 'c' or subparagraph 3 – *Necessary findings*.

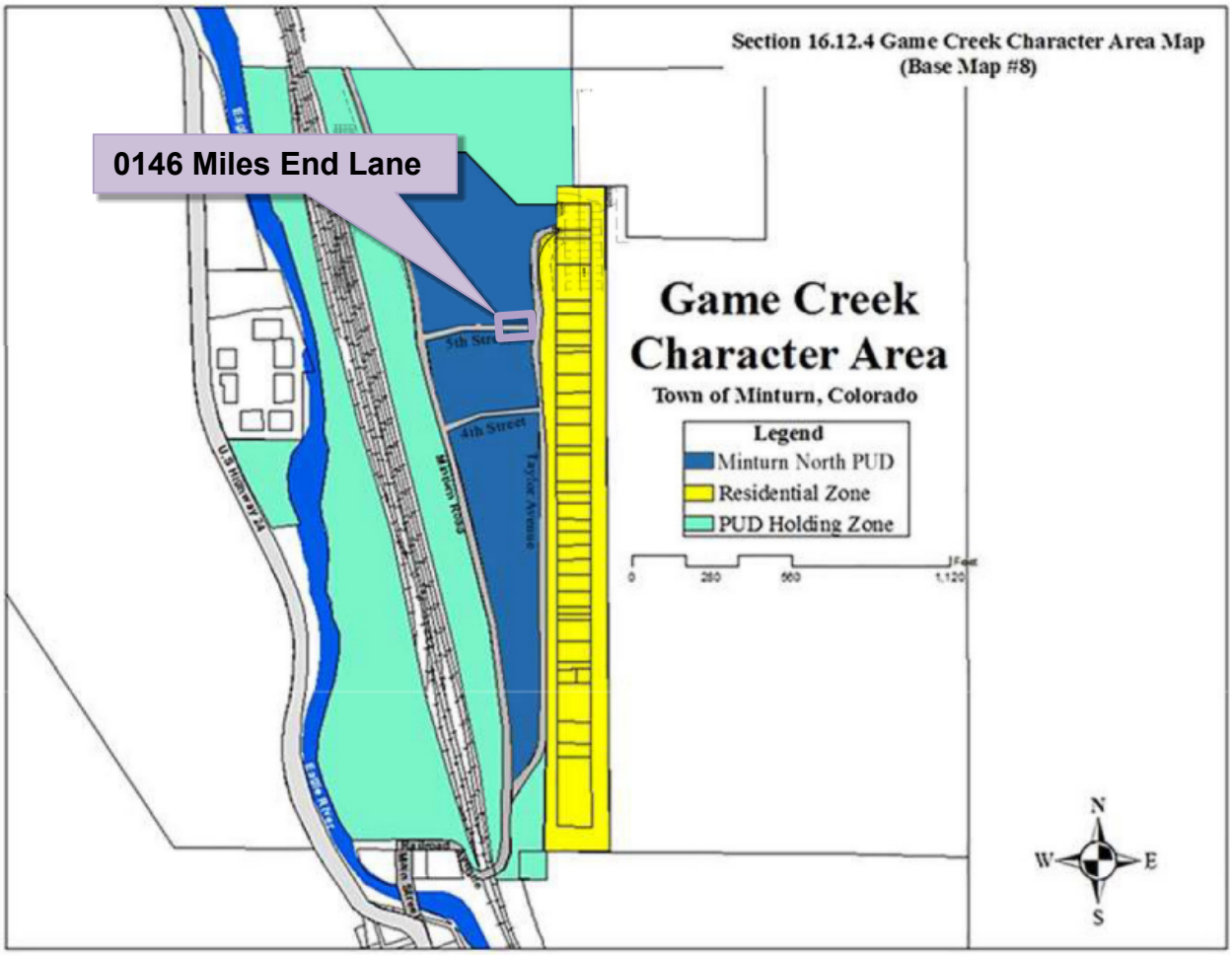
III. Zoning Analysis:

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

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

Rest of page left intentionally blank

Figure 1: Game Creek Character Area Zoning Map



Dimensional Limitations and Development Standards

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

Regulation	Allowed/Required	Proposed/Existing
Minimum Lot Area:	7,143.84 sq. ft.	7,143.84 sq. ft. (.164 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% (3,571.92 sq. ft.)	2,301 sq. ft. (32.21%) Proposed
Maximum Impervious Coverage:	60% (4,286.30 sq. ft.)	3,464 sq. ft. (48.49%) Proposed
Minimum Snow Storage Area:	5% of Lot Area (7,143.84 sq. ft. x .05 = 357.19 sq. ft.)	402 sq. ft.
Parking:	4 spaces	4 spaces

IV. Applicable Standards and Design Guideline Criteria:

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

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

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

"c. Massing and Scale

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

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

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

V. Items of Note:

Staff has flagged no issues.

VI. Staff Recommendation:

Staff suggests that the Final Plans for 0146 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

November 18, 2025

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

Re: 146 Miles End Lane
Lot 11, Minturn North PUD
DRB submittal Review
Project No. 24-0001

Dear Madison:

We reviewed the plans entitled *"Arnold Residence; 146 Miles End Lane, Lot 11, Minturn North, Minturn Colorado"* prepared October 29, 2025, by Eggers Architecture Inc. (Plans) included in the DRB application for Lot 11, Minturn North PUD. Our review was for compliance with the engineering requirements of Section 16-21-615: Design Review applications of the Minturn Municipal Code (MMC).

MMC Section 16-21-615 Section C:

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

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

Section (C) (3) Site Plan:
Sheet C1 of the Plans "*Lot 11 Minturn North PUD; Site Grading and Drainage Plan*" prepared October 29,2025 by Boundaries Unlimited presents the proposed site plan and fulfills Site Plan requirements.

VAIL VALLEY OFFICE
30 Benchmark Road, Suite 216 I PO Box 978 I Avon, CO 81620

970.949.5072 I info@inter-mtn.net

Madison Harris
Re: 146 Miles End Lane
Lot 11, Minturn North PUD
DRB Submittal Review
Project No. 24-0001

Sheet BH1 of the Plans provides Building height information necessary for Planning Staff review.

Section (C) (4) Grading & Drainage Plan:
Sheet C1 of the Plans "*Lot 11 Minturn North PUD; Site Grading and Drainage Plan*" prepared October 29,2025 by Boundaries Unlimited presents the proposed site grading and drainage and fulfills Grading and Drainage Plan requirements.

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

Respectfully,
Inter-Mountain Engineering (Town Engineer)

Jeffery M. Spanel PE

CC: Scot Hunn, Taylor Hermes, Michael Martinez

DESIGN REVIEW APPLICATION

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

Project Name:

Minturn North – Arnold Residence

Project Location

Street Address: 146 Miles End Lane

Zoning:	Parcel Number(s):
Residential	2103-262-30-012

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: Erin M. Arnold Revocable Trust U/A/D 11/22/17

Mailing Address: 3044 8th St #8 Boulder, CO 80304

Phone:	Email:
	Erin.Murphy.Arnold@gmail.com / Travis.Arnold@gmail.com

Required Information:

Lot Size:	Type of Residence (Single Family, ADU, Duplex)	# of Bedrooms	# On-site Parking Spaces
0.164 acres	SFH	4	4
# of Stories:	**Snow storage sq ft:**	**Building Footprint sq ft:**	**Total sq ft Impervious Surface:**
2	402 sf	2,301 sf	3,464 sf

Signature:

10/30/25

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

DESIGN REVIEW APPLICATION

SUBMITTAL CHECKLIST REQUIREMENTS

(TO BE INCLUDED WITH APPLICATION)

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

Elements needed on the Site Plan

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

Architecture Details – Materials Board

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

Boundary Survey with a stamp and signature of a licensed surveyor

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

Grading and Drainage Plan

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

RESORT CONCEPTS
REDEFINING THE RESORT EXPERIENCE

October 30, 2025
Town of Minturn Planning Commission
Attn: Madison Harris

RE: Arnold Residence
Lot 11 Minturn North – 0146 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 11 is located at 0146 Miles End Lane on a downhill sloping undisturbed vacant lot which drops in elevation approximately 9' 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

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

ARNOLD RESIDENCE

0146 MILES END LANE
LOT 11, MINTURN NORTH
MINTURN, COLORADO

DRB SUBMITTAL SET — OCTOBER 29, 2025

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

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

STRUCTURAL ENGINEER
SUNDQUIST DESIGN GROUP
PO BOX 249
TARPON SPRINGS, FLORIDA 34688
(303) 355-6034

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

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

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

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

PROJECT INFORMATION:

FLOOR AREA:	FINISHED	MECH	GARAGE	TOTAL
ENTRY LEVEL:	1,178 SF	78 SF	629 SF	1,885 SF
MAIN LEVEL:	1,782 SF			1,782 SF
TOTALS:	2,960 SF	78 SF	629 SF	3,667 SF

LOT AREA:	7,143.84 SF		
BUILDING COVERAGE:	2,301 SF	32.21 %	50% ALLOWABLE
IMPERVIOUS COVERAGE:	3,464SF	48.49 %	60% ALLOWABLE

CODE INFORMATION:

JURISDICTION: TOWN OF MINTURN, COLORADO

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

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

DRAWING SCHEDULE

C COVER
FINAL PLAT MINTURN NORTH P.U.D.
C.5 MINTURN NORTH P.U.D. 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 TOWN OF MINTURN CITY COUNCIL, TOWN OF MINTURN DESIGN REVIEW BOARD, TOWN OF MINTURN BUILDING PERMIT DEPARTMENT AND ALL OTHER APPLICABLE REGULATORY AGENCIES. ARTIST RENDERINGS HAVE BEEN PROVIDED FOR ILLUSTRATIVE AND MARKETING PURPOSES ONLY AND SHOULD NOT BE RELIED UPON AS A BASIS FOR PURCHASING. COLOR, MATERIALS AND DESIGN ELEMENTS ARE SUBJECT TO REFINEMENT AND REVISION WITHOUT NOTICE AT DEVELOPERS SOLE DISCRETION.

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

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

ARNOLD
0146 MILES END LANE
LOT 11, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L11

ISSUED #	DATE	BY	COMMENTS
1	10-21-25	DJE	PROGRESS SET
1	10-20-25	DJE	PROGRESS SET

C

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: [signature] ATTEST: [signature]

SEAL — TOWN OF MINTURN, COLORADO 1904

MAYOR
TOWN OF MINTURN, COLORADO

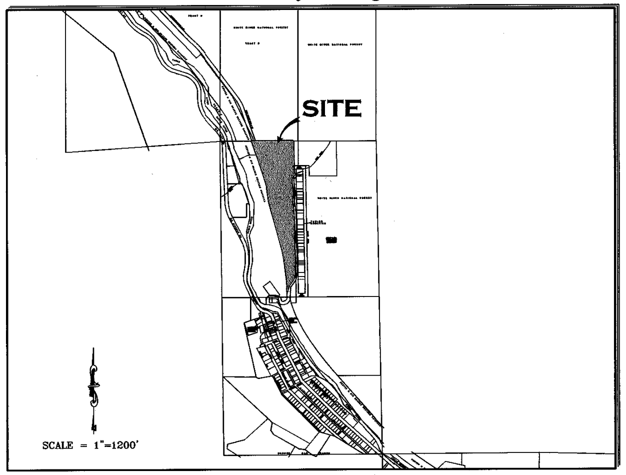
TOWN CLERK
TOWN OF MINTURN, COLORADO

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

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



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. ABC50050645-9, 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 commitment referenced above: Items 1-8, 10, 21, 24, 27 and 30 were not researched by surveyor or found to not contain easement restrictions or other survey or platting related issues.
Item 9 - Pipe easement does not effect this platted parcel, falls in Northeast Quarter of the Northwest Quarter of Sec 26, T5S, R81W.
Item 11&12- Ordinance and Dedication regarding Taylor Avenue. Depicted hereon by eastern Boundary, recorded in Book 248 at Page 178 and Book 248 at Page 452.
Item 13 - 20 foot Sewer Easement, Does not effect this platted Parcel.
Item 14 - Conveyance to State Department of Highways, Does not Effect these platted lands.
Item 15 - Does not effect these Platted lands but references vacation of portions of Taylor Addition to the Town of Minturn.
Item 16 - effects subject parcel as it is an Annexation of property to Town of Minturn recorded in Book 333 at Page 349.
Item 17 & 18- Do not effect subject Parcel.
Item 19 - Conveyance described in Book 687 at Page 268 does not contain any easements not already defined hereon.
Item 20 - Does not effect these Platted lands. (a.k.a. subject parcel)
Item 22 - Public Service Company of Colorado Easement, Reception No. 897924, falls off subject Parcel.
Item 23 - Boundary Agreement recorded as Reception No. 200824177, called out as adjoiner hereon.
Item 25 & 26 - Parcel is subject to Mapping of Piping and Ditches in area of this subject parcel defined in document recorded as Reception No. 201703240, and 201703454 any rights or restrictions and exact location thereof not clear to surveyor from face of documents.
Item 29 - Parcel is subject to 1904 40 foot wide easement for right of way from Denver Rio Grand Railroad to Eagle County, the location of which is not determinable from face of document. This Agreement has is to have been Terminated prior to the Recording of this Plat.
5) These platted lands are subject to:
- The Minturn North P.U.D. Guide recorded as Reception no. 202402232.
- The Declarations of Covenants, Conditions, Restrictions and Easements for Minturn North recorded as Reception No. 202402240.
- The non-exclusive Heritage Utility Easement as shown herein on page five (5) - on, over, under, above, across and through those areas designated hereon as "Heritage Utility Easement" as defined in document recorded in the Eagle County Clerk and Recorder's Office as Reception No. 202316489.

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

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

FOLLOWING CREATED EASEMENTS DEDICATED TO TOWN OF MINTURN:
7) the owner, hereby dedicates to the Town of Minturn the following non-exclusive easements:
a) non-exclusive Utility, Drainage, Parking, Snow Storage and Landscape Easement on, over, under, above, across and through those areas designated hereon as "Utility, Drainage, Parking, Snow Storage & Landscape Easement" for the purpose of i) the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, and all related structures, together with right of ingress and egress, ii) storm drainage, drainage of water flow from other lands along with the installation, use, repair, replacement, improvement and maintenance of surface drainage structures including but not limited to swales, gutters, ditches, culverts, together with right of ingress and egress thereto, iii) the installation, use, repair, replacement, improvement and maintenance of vehicular parking area, together with right of ingress and egress thereto, reasonable Pedestrian use including ingress and egress of persons to include vehicle, foot, bicycle or non-motorized use, iv) reasonable local snow storage and v) Landscaping use, and maintenance.
b) non-exclusive Utility, Drainage, Snow Storage, Landscape and Trail Easement on, over, under, above, across and through those areas designated hereon as "Utility, Drainage, Snow Storage, Landscape and Trail Easement" for the purpose of i) the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, and all related structures, together with right of ingress and egress, ii) storm drainage, drainage of water flow from other lands along with the installation, use, repair, replacement, improvement and maintenance of surface drainage structures including but not limited to swales, gutters, ditches, culverts, together with right of ingress and egress thereto, iii) reasonable local snow storage, iiii) Landscaping use, and maintenance along with v) Pedestrian and Trail use including reasonable ingress and egress of persons to include foot, bicycle or non-motorized use along with sidewalk or path construction, use and repair.
c) non-exclusive Utility, Drainage, Snow Storage and Landscape Easement on, over, under, above, across and through those areas designated hereon as "Utility, Drainage, Snow Storage & Landscape Easement" for the purpose of i) the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, and all related structures, together with right of ingress and egress, ii) storm drainage, drainage of water flow from other lands along with the installation, use, repair, replacement, improvement and maintenance of surface drainage structures including but not limited to swales, gutters, ditches, culverts, together with right of ingress and egress thereto, iii) reasonable local snow storage and iv) Landscaping use, and maintenance.
d) non-exclusive Trail Easement on, over, under, above, across and through those areas designated hereon as "Trail Easement" for the purpose of Pedestrian and Trail use including reasonable ingress and egress of persons to include foot, bicycle or non-motorized use along with sidewalk or path construction, use and repair.
e) a non-exclusive trail easement on, over, across, and through those strips of land depicted and designated herein as "4' Trail Easement" on sheet 5 of 5 for Pedestrian and Trail use including reasonable ingress and egress of persons to include foot, bicycle or non-motorized use along with path construction, or use. Maintenance of any path improvements within the "4' Pedestrian Easement" shall be at the sole cost and expense of the Minturn North P.O.A..
f) a non-exclusive utility and drainage easement as shown herein - on, over, under, above, across and through those areas designated hereon as " Public Utility and Drainage Easement" , as shown in Tract C, on sheet 2 of 5, for the purpose of i) the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, including but not limited to waterlines and hydrants, sanitary sewerlines and manholes, telephone lines, cable television lines, gaslines, electrical lines, fiber optic lines, other communication lines and all related structures, together with right of ingress and egress, ii) storm drainage, drainage of water flow from other lands along with the installation, use, repair, replacement, improvement 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 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 PROFESSIONAL LAND SURVEYOR MATTHEW S. SLAGLE 34998 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
Know all men by these presents that Minturn Crossing LLC AND PHILIP HADLEY 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

[signature]

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

WITNESS MY HAND AND OFFICIAL SEAL [signature]
NOTARY PUBLIC

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

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: [signature] 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 [signature]
NOTARY PUBLIC

JESSICA L BECHARD
NOTARY PUBLIC - STATE OF COLORADO
Notary ID #20134048064
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, ~~2021~~ upon all parcels of real estate described on this Plat are paid in full.

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

R068101

[signature], deputy
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: [signature]
SARAH DOERMAN

CLERK AND RECORDER'S CERTIFICATE $53.00

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

[signature]
CLERK AND RECORDER

BY: [signature]
DEPUTY

SEAL OF EAGLE COUNTY 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

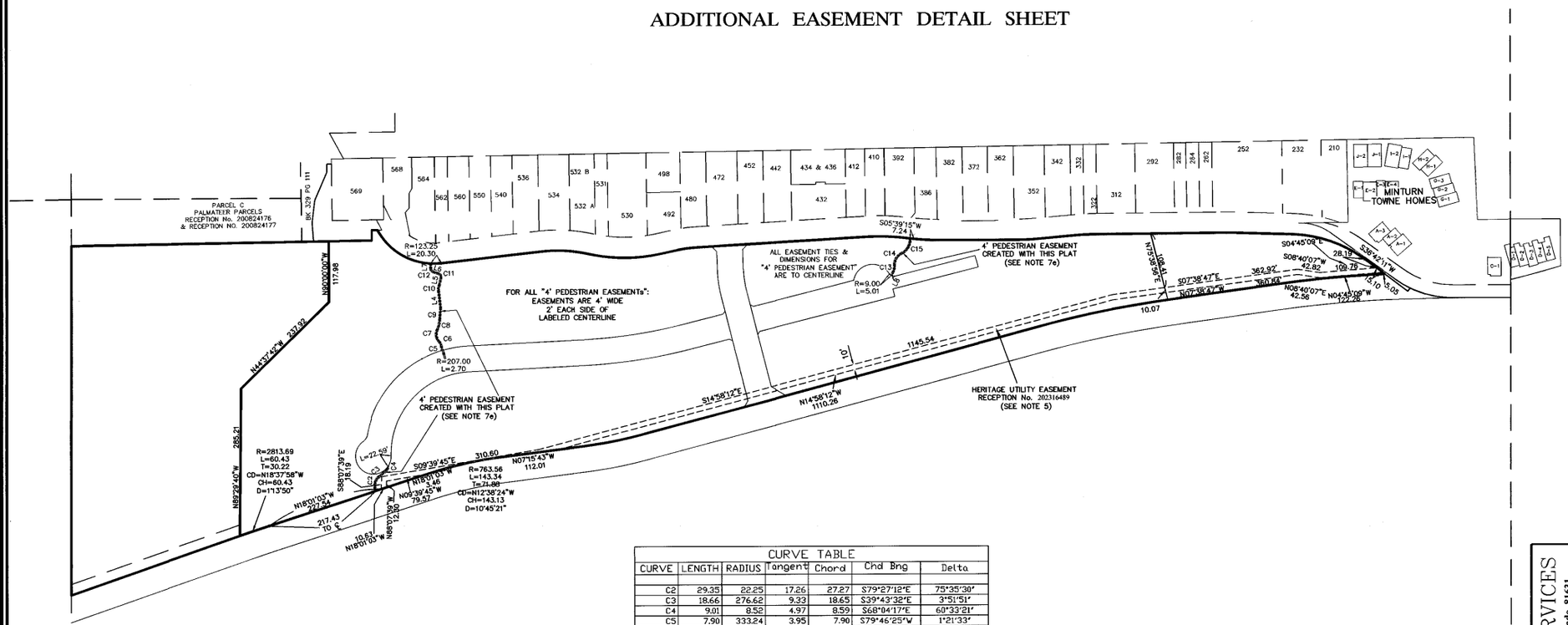
DRAWN BY:	JOB NUMBER:	DRAWING NAME:
MSS	22055	22055 FP2.dwg
SHEET 1 OF 5		DATE: 08-13-2023

Eagle County, CO 202402234
Regina O'Brien 03/04/2024
Pgs: 5 12:59:18 PM
REC: $53.00 DOC: $0.00

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

SHEET 5 OF 5

ADDITIONAL EASEMENT DETAIL SHEET



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

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

100 0 50 100 200 400

1 INCH = 100 FEET

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
34998
02-26-24

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

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

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

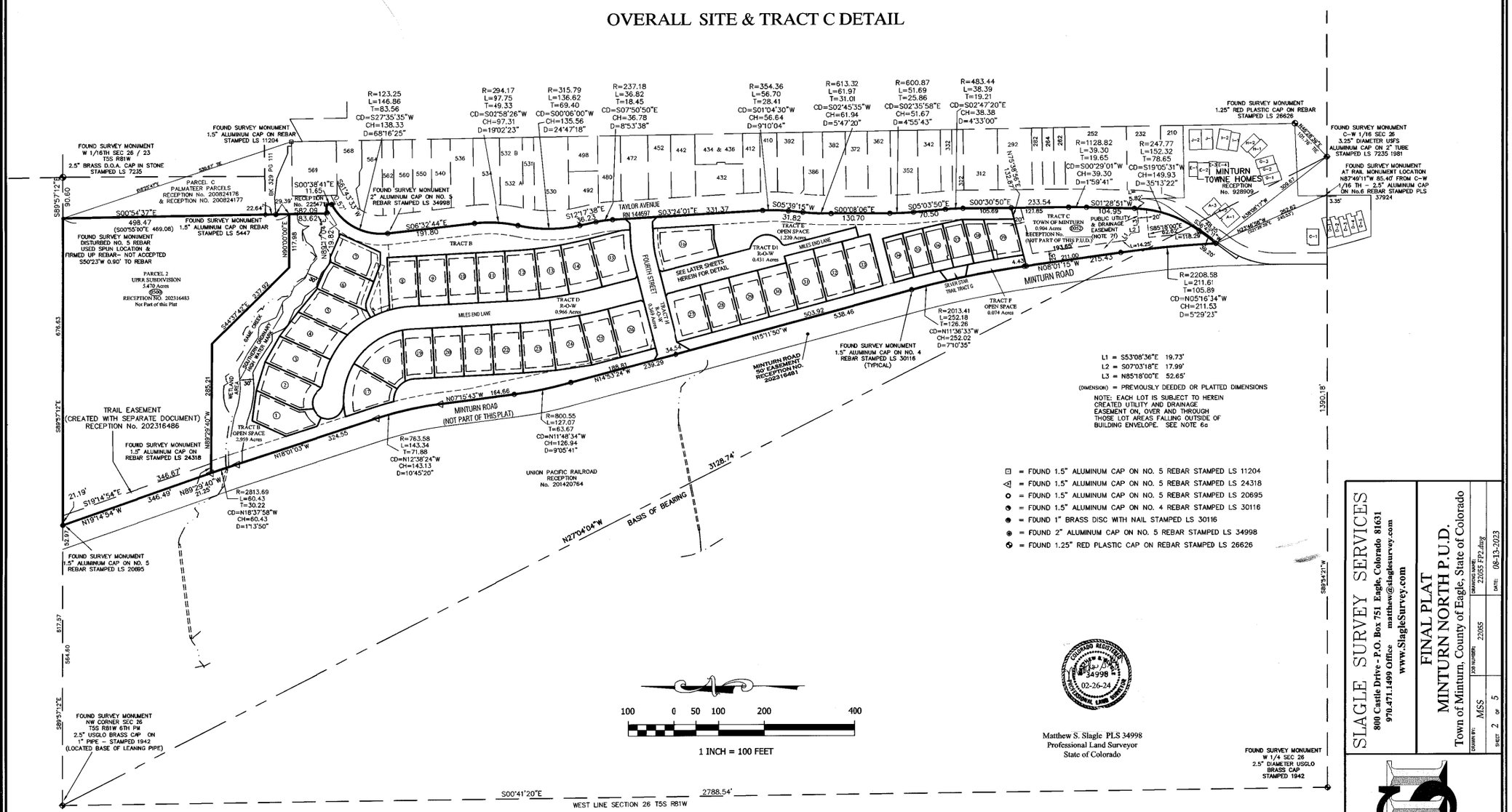
DRAWN BY: MSS | JOB NUMBER: 23055 | DRAWING NAME: 23055 FP2.dwg | DATE: 08-13-2023 | SHEET: 5 OF 5

202402234

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

SHEET 2 OF 5

OVERALL SITE & TRACT C DETAIL



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

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

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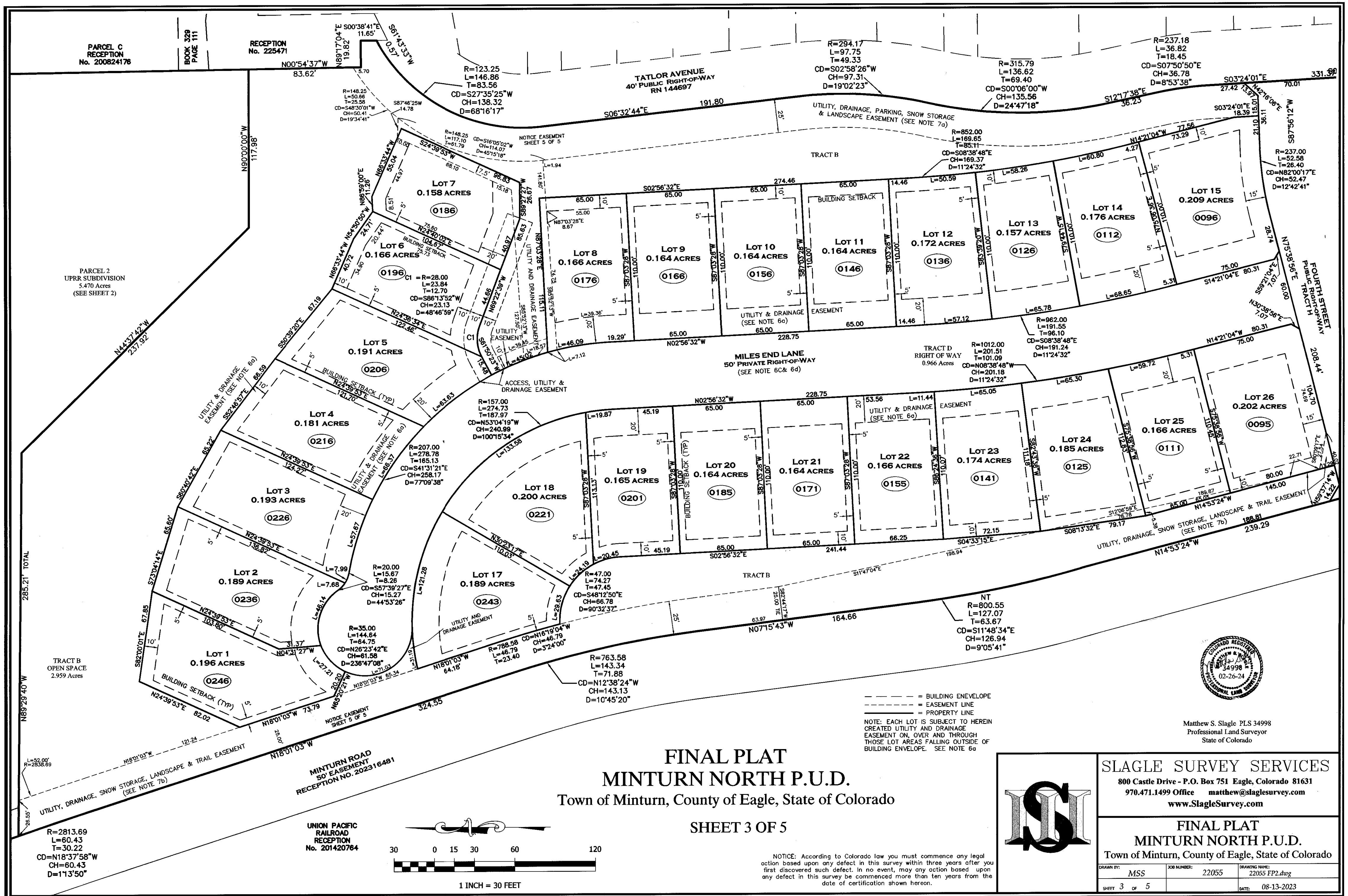
FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

DRAWN BY:	JOB NUMBER:	DRAWING NAME:	DATE:
MSS	221055	221055 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
PARCEL C RECEPTION No. 200824176
BOOK 329 PAGE 111
RECEPTION No. 225471
TATLOR AVENUE 40' PUBLIC RIGHT-OF-WAY RN 144697
UTILITY, DRAINAGE, PARKING, SNOW STORAGE & LANDSCAPE EASEMENT (SEE NOTE 7a)
TRACT B
PARCEL 2 UPRR SUBDIVISION 5.470 Acres (SEE SHEET 2)
LOT 1 0.196 ACRES (0246)
LOT 2 0.189 ACRES (0236)
LOT 3 0.193 ACRES (0226)
LOT 4 0.181 ACRES (0216)
LOT 5 0.191 ACRES (0206)
LOT 6 0.166 ACRES (0196)
LOT 7 0.158 ACRES (0186)
LOT 8 0.166 ACRES (0176)
LOT 9 0.164 ACRES (0166)
LOT 10 0.164 ACRES (0156)
LOT 11 0.164 ACRES (0146)
LOT 12 0.172 ACRES (0136)
LOT 13 0.157 ACRES (0126)
LOT 14 0.176 ACRES (0112)
LOT 15 0.209 ACRES (0096)
LOT 17 0.189 ACRES (0243)
LOT 18 0.200 ACRES (0221)
LOT 19 0.165 ACRES (0201)
LOT 20 0.164 ACRES (0185)
LOT 21 0.164 ACRES (0171)
LOT 22 0.166 ACRES (0155)
LOT 23 0.174 ACRES (0141)
LOT 24 0.185 ACRES (0125)
LOT 25 0.166 ACRES (0111)
LOT 26 0.202 ACRES (0095)
MILES END LANE 50' PRIVATE RIGHT-OF-WAY (SEE NOTE 6C& 6d)
TRACT D RIGHT OF WAY 0.966 Acres
FOURTH STREET PUBLIC RIGHT-OF-WAY TRACT H
ACCESS, UTILITY & DRAINAGE EASEMENT
UTILITY, DRAINAGE, SNOW STORAGE, LANDSCAPE & TRAIL EASEMENT (SEE NOTE 7b)
TRACT B OPEN SPACE 2.959 Acres
MINTURN ROAD 50' EASEMENT RECEPTION NO. 202316481
UNION PACIFIC RAILROAD RECEPTION No. 201420764
285.21' TOTAL
= BUILDING ENEVELOPE
= EASEMENT LINE
= PROPERTY LINE
NOTE: EACH LOT IS SUBJECT TO HEREIN CREATED UTILITY AND DRAINAGE EASEMENT ON, OVER AND THROUGH THOSE LOT AREAS FALLING OUTSIDE OF BUILDING ENVELOPE. SEE NOTE 6a
30 0 15 30 60 120
1 INCH = 30 FEET
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
34998 02-26-24
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970.471.1499 Office matthew@slaglesurvey.com
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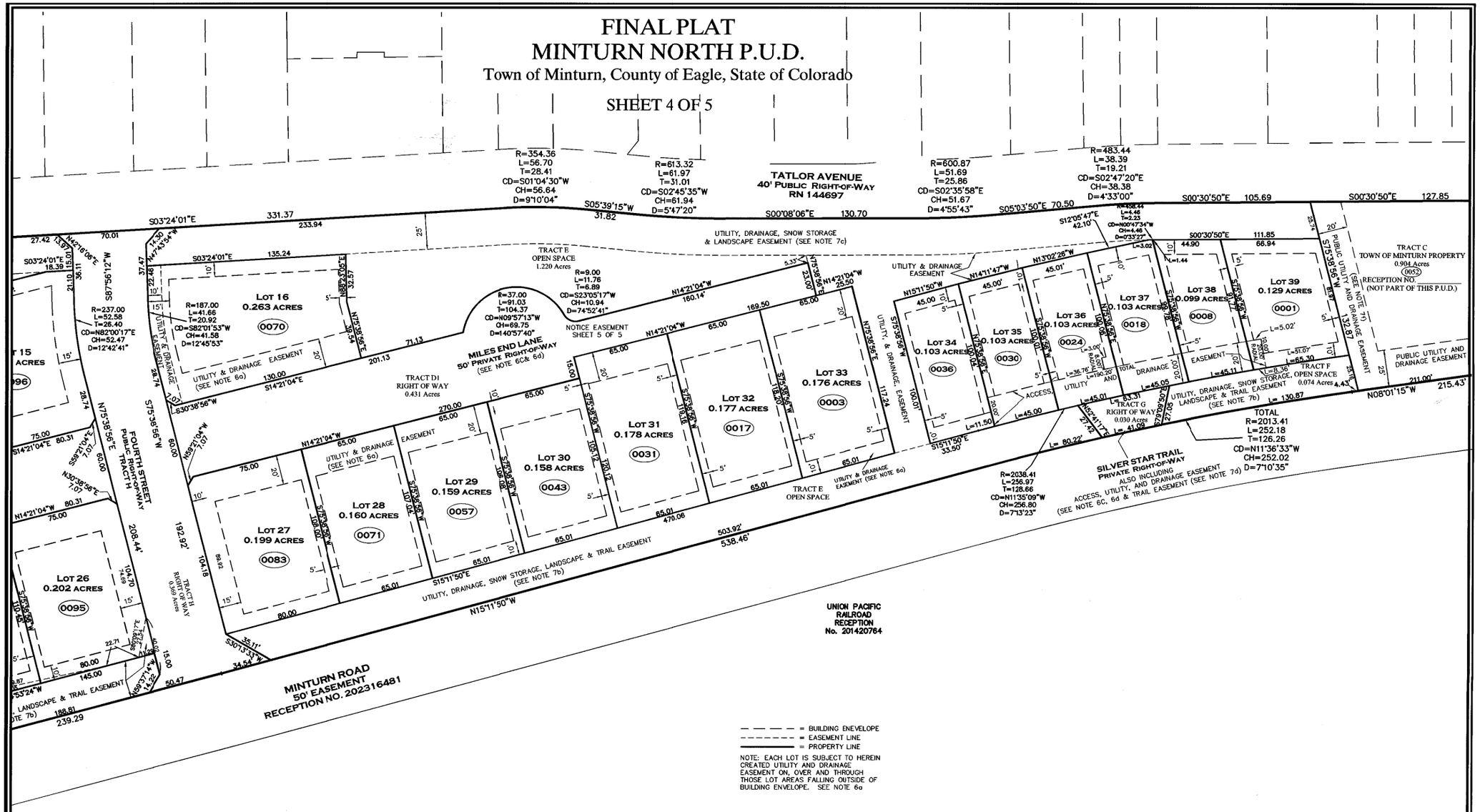
FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado
DRAWN BY: MSS
JOB NUMBER: 22055
DRAWING NAME: 22055 FP2.dwg
SHEET 3 OF 5
DATE: 08-13-2023

20240234

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

SHEET 4 OF 5



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

30 0 15 30 60 120

1 INCH = 30 FEET

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

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

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

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

202402234

MATCH TO SHEET C.7

MATCH TO SHEET C.6

MATCH TO SHEET C.4

KEYMAP

TAYLOR AVENUE

MILES END LANE

MINTURN ROAD

FOURTH STREET

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

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

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

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

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

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

TW 43.0 BW 42.0

TW 45.0 BW 43.5

TW 47.0 BW 45.6

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

TW 49.0 BW 47.5

TW 51.0 BW 50.2

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

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

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

24 LF 18" ADS-N12 @ 2.1%

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

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

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

24 LF 18" ADS-N12 @ 2.1%

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

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

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

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

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

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

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

24 LF 18" ADS-N12 @ 1.0%

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

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

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

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

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

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

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

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

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

REPLACE EX. 15" HDPE

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

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

EXISTING CHANNEL

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

GENERAL SHEET NOTES:

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

SEE POINT TABLE ON SHEET C18, TYP.

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

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

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

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

Engineer or Surveyor Seal

COLORADO LICENSED
BRUCE U'EMPEL
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**

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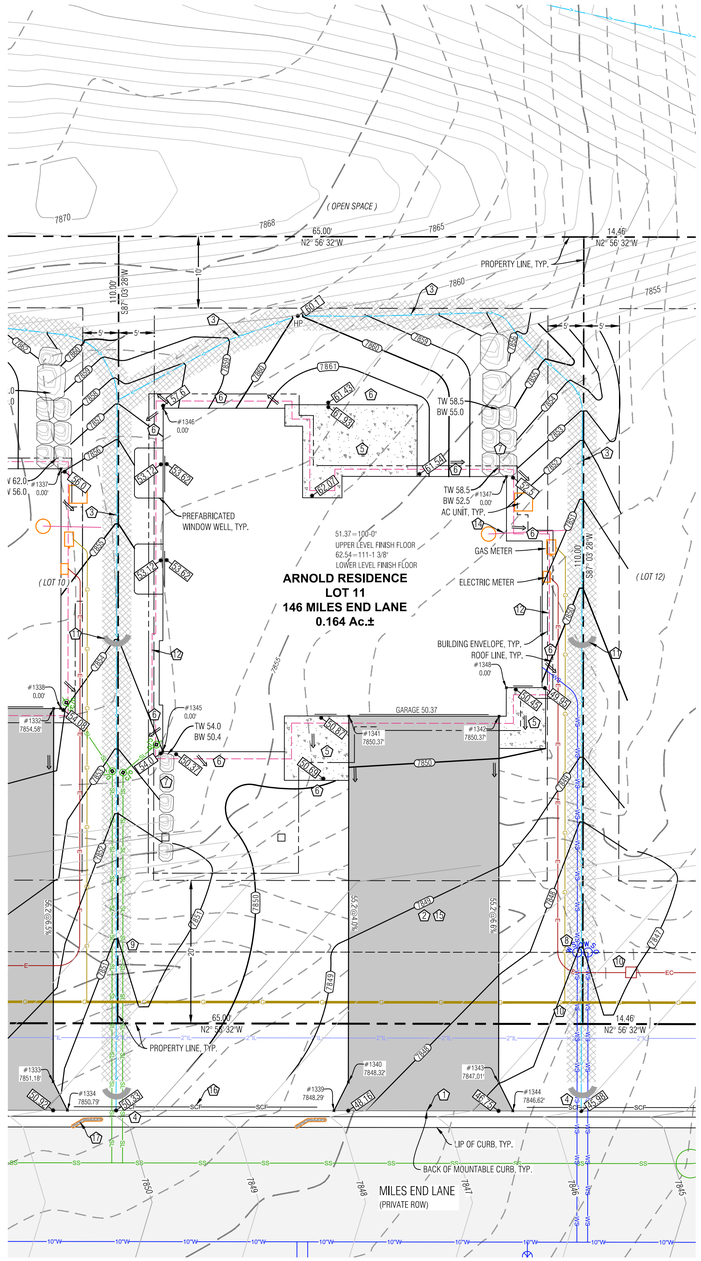


LEGEND

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 / 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
4"IL	IRRIGATION LINE AND DRAIN
8"SD	DOWNSPOUT & STORM DRAIN WITH SIZE
	BOULDER WALL

Point Table

Point #	Desc.	Elev.	North	East
1339	Driveway	7848.29'	4053.48	5477.53
1340	Driveway	7848.32'	4051.69	5481.62
1341	Driveway	7850.37'	4054.31	5532.73
1342	Driveway	7850.37'	4033.34	5533.80
1343	Driveway	7847.01'	4030.72	5482.70
1344	Driveway	7846.62'	4028.51	5478.81
1345	House Corner	0.00'	4080.02	5526.40
1346	House Corner	0.00'	4082.49	5574.33
1347	House Corner	0.00'	4034.06	5567.31
1348	House Corner	0.00'	4032.55	5537.85

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.

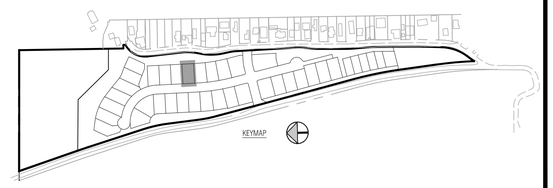
5) LOT AREA: 7,150 SF ±
DISTURBANCE AREA: 7,150 SF ±

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

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

FLAGNOTES:

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



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

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

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

Engineer or Surveyor Seal

NOT FOR CONSTRUCTION
Review

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

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

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

TOWN OF MINTURN, COLORADO

Lot 11, Minturn North P.U.D.

Site, Grading and Drainage Plan

DRB Submittal 10/29/25

No.	Date	Revision	By
1.			
2.			
3.			
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PROJECT NO.
23035
Designer:
PAH
Drafter:
BUI
Date:
10/29/25

Sheet
C1

File Name: ***mn lot 11 sp-01.dwg***

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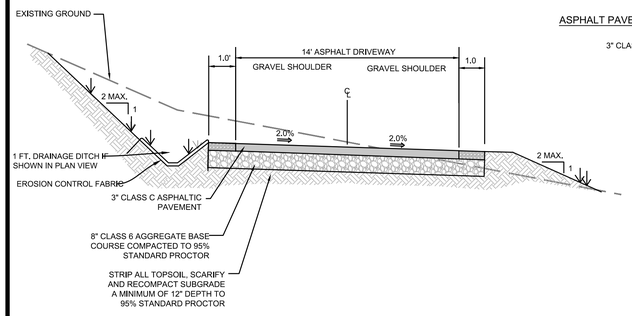
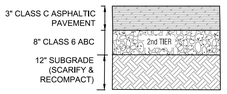


ASPHALT PAVEMENT SECTION



PAVEMENT SECTION

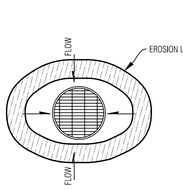
NOTE:
1. ALL AGGREGATE & SUBGRADE MATERIAL SHALL BE COMPACTED TO 95% STANDARD PROCTOR AT A MOISTURE CONTENT WITHIN 2% OF OPTIMUM.
2. IN NEW PAVING LOCATIONS STRIP ALL TOPSOIL, SCARIFY AND RECOMPACT SUBGRADE A MINIMUM OF 12" DEPTH TO 95% STANDARD PROCTOR.
3. EXTEND THE SECOND TIER (12" CLASS 2 ROAD BASE,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

PROPOSED DRIVEWAY TYP. SECTION

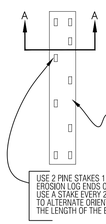
N.T.S. TO BE VERIFIED BY PROJECT GEOTECHNICAL ENGINEER

DRIVEWAY & AUTOCOURT SECTION

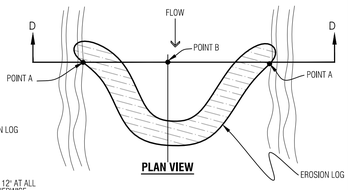
N.T.S. CONTRACTOR TO VERIFY WITH PROJECT GEOTECHNICAL CONSULTANT.



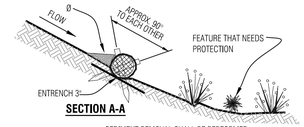
AREA DRAIN



PLAN VIEW

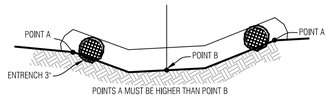


PLAN VIEW



SECTION A-A

Ø SEDIMENT REMOVAL SHALL BE PERFORMED CONTINUOUSLY FOR PROPER FUNCTION.

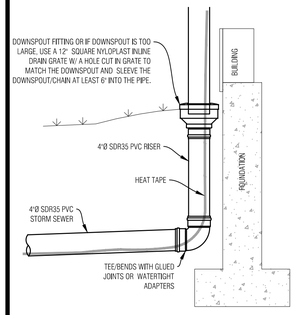


SECTION D-D

Temporary Erosion Control Log

N.T.S.

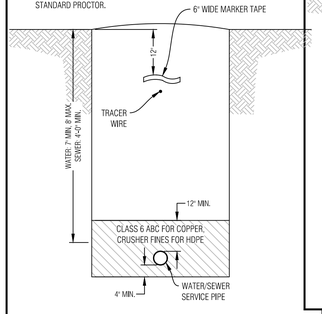
NOTES:
1. ROOF AND AREA DRAINS SHALL NOT BE CONNECTED TO THE FOUNDATION DRAIN SYSTEM.
2. ALL DOWNSPOUTS SHALL BE CONNECTED TO ADS N-12-WT CPP (WATERTIGHT), SCH.40 PVC OR SDR35 PVC. FLEXIBLE CORRUGATED PLASTIC IS NOT ACCEPTABLE.
3. ADDITIONAL FITTINGS AND BENDS MAY BE REQUIRED TO DEFLECT OVER OR AROUND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



TYP. DOWNSPOUT CONNECTION

N.T.S.

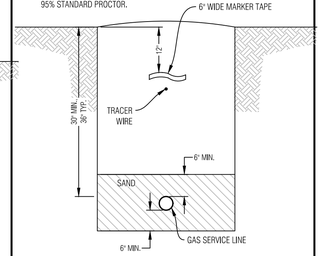
NOTES:
1. WATER SHALL BE INSTALLED WITH AT LEAST 10' OF SEPARATION BETWEEN WATER/SEWER AND 4' OF SEPARATION BETWEEN OTHER UTILITIES.
2. BACKFILL THE TRENCH WITH 4" MINUS ONSITE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR.



WATER/SEWER SERVICE TRENCH

N.T.S.

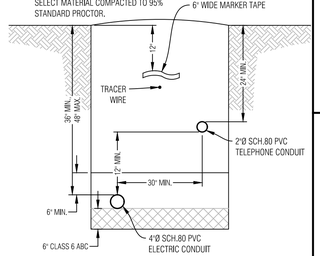
NOTES:
1. GAS SHALL BE INSTALLED WITH AT LEAST 4' OF SEPARATION BETWEEN OTHER UTILITIES.
2. BACKFILL THE TRENCH WITH 4" MINUS ONSITE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR.



GAS SERVICE TRENCH

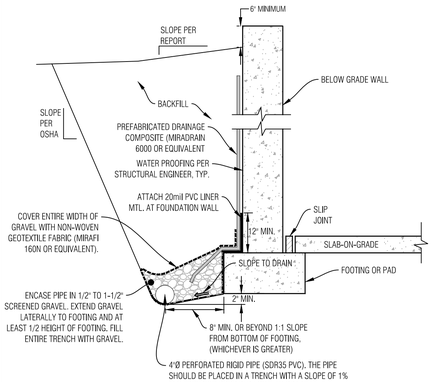
N.T.S.

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.



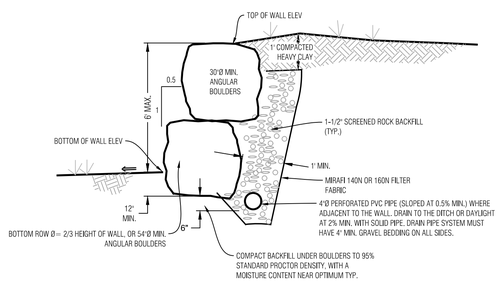
NOTES:
1. THE BOTTOM OF THE DRAIN SHOULD BE AT LEAST 2 INCHES BELOW BOTTOM OF FOOTING AT THE HIGHEST POINT AND SLOPE DOWNWARD TO A POSITIVE GRAVITY OUTLET OR TO A SUMP WHERE WATER CAN BE REMOVED BY PUMPING.
2. CONTRACTOR TO FOLLOW ANY ADDITIONAL RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER

TYPICAL FOUNDATION DRAIN

N.T.S.

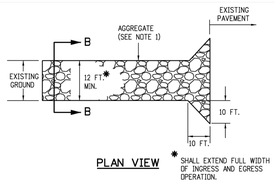
CONTRACTOR TO VERIFY WITH PROJECT GEOTECHNICAL CONSULTANT.

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

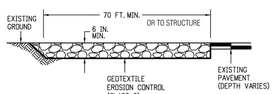


BOULDER WALL DETAIL, LANDSCAPED AREA

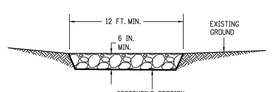
N.T.S.



PLAN VIEW



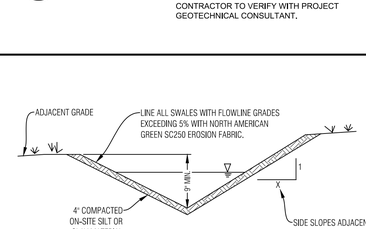
ELEVATION SECTION



SECTION B-B

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

VEHICLE TRACKING PAD



INSTALL EROSION CONTROL FABRIC PER MANUFACTURERS RECOMMENDATIONS

TYPICAL SWALE SECTION

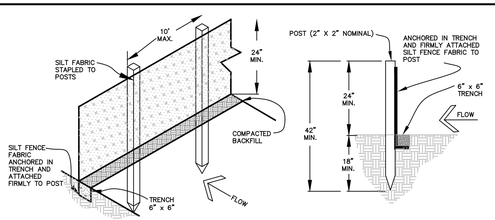
N.T.S. SHAPE DITCH ACCORDING TO SITE PLAN

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

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

GENERAL NOTES

N.T.S.



EROSION CONTROL NOTES:

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

SEDIMENT CONTROL FENCE DETAIL

N.T.S. OR SUBSTITUTE WITH 8" FILTREXX SILTSOXX

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 11, Minturn North P.U.D.

Details and Notes
DRB Submittal 10/29/25

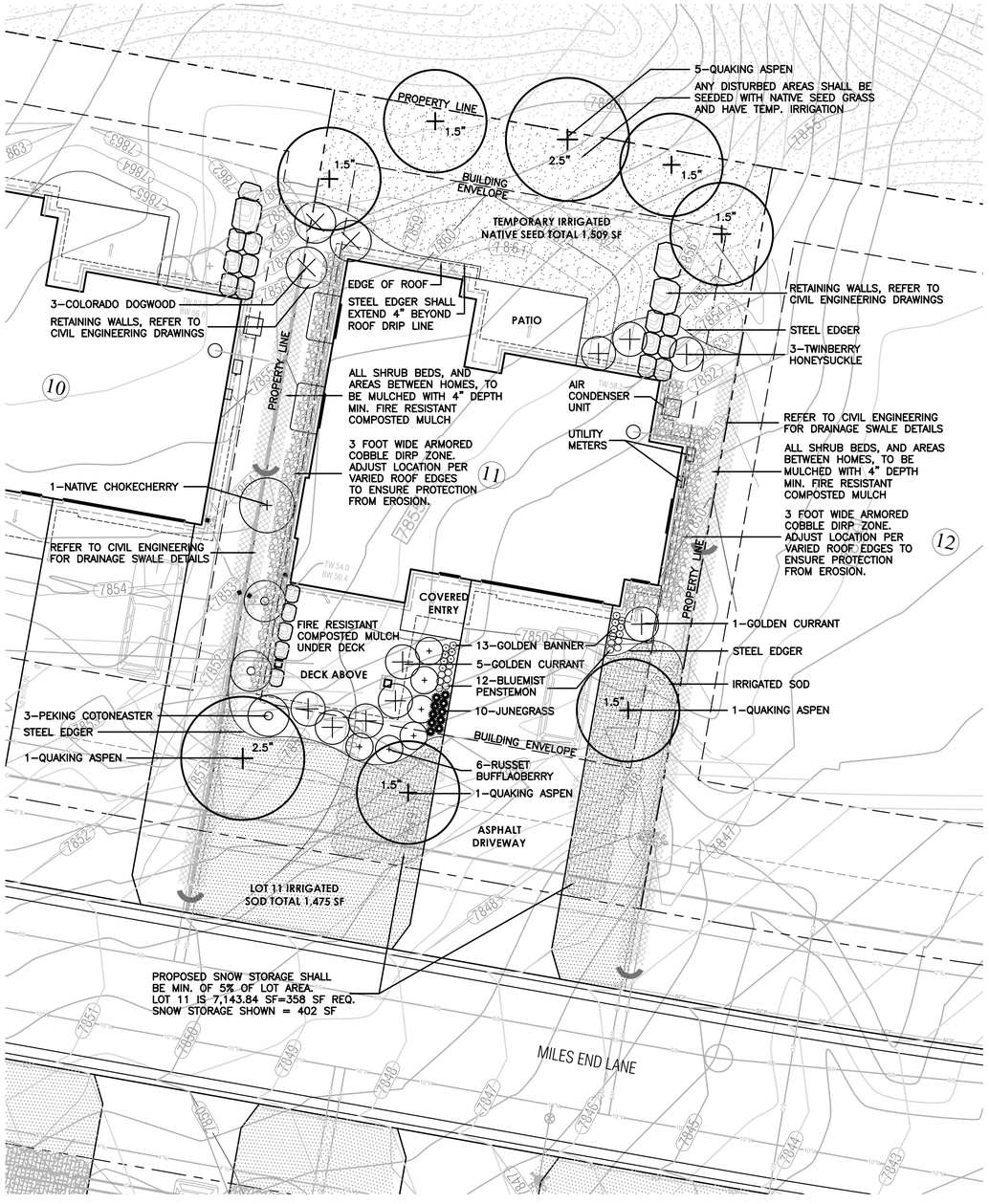
No.	Date	Revision	By
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			

PROJECT NO. ***23035***
Designer: ***PAH***
Drafter: ***BUI***
Date: ***10/29/25***

Sheet ***C2***

File Name: ***mn lot 11 sp-01.dwg***

N:\PROJECTS\2023\23035-Minturn North Individual Lots\dwg\Lot 11 Arnold\MN Lot 11 SP-01.dwg 10/29/2025 8:52 AM



LEGEND

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

Know what's below. Call before you dig.

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

MINTURN NORTH P.U.D.

LOT 11-LANDSCAPE PLAN

TOWN OF MINTURN, COLORADO

DESIGNED: TT
DRAWN: TT
CHECKED: RH
DATE: October 29, 2025
REVISIONS:

0 5 10 20
SCALE: 1"=10'–0"

DRB SUBMITTAL

SHEET TITLE:

PROPOSED LANDSCAPE PLAN

SCALE: 1"=10'-0"

SHEET NUMBER:

L1

General Notes and Specifications:

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

Revegetation Notes:

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

Fire Mitigation Recommendations:

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

LEGEND & IRRIGATION CALCULATIONS:

Permanent Irrigation		Square Footage of Irrigation
	Permanent Pop–Up Spray Irrigation For Bluegrass Sod	1,475 SF
	Permanent micro–spray or drip irrigation for perennial beds	25 PERENNIALS x 1 SF = 25 SF
	Permanent Drip Irrigation For B&B Trees	8 TREES x 4.5 SF = 36 SF
	Permanent Drip Irrigation For 5 gal. Shrubs & Grasses	32 SHRUBS x 3 SF = 96 SF
		TOTAL PERMANENT IRRIGATED AREA: 1,632 SF
	Temporary Spray Irrigation For Native Seed	1,509 SF

IRRIGATION NOTES:

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

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

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

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

NOTES:

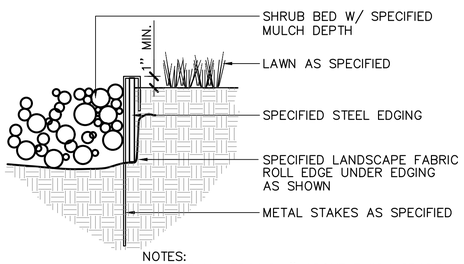
PERCENTAGES OF MIXES VARY YEAR–TO–YEAR DEPENDING ON HARVEST OF SEEDS. HYDROSEED OR HAND BROADCAST: 1 LB. PER 1,000 SQ. FT. OR 50 LBS. PER ACRE. RAKE IN ¼" DEEP AND IRRIGATE, IF POSSIBLE UNTIL ESTABLISHED. 'DRY NATIVE MOUNTAIN' SEED MIX IS AVAILABLE FROM PAWNEE BUTTES SEED INC., 605 25TH STREET, GREELEY,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

PROPOSED PLANT MATERIALS LIST

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

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

QUAN.	COMMON/ BOTANICAL NAME	FIRE MITIGATION ZONE	SIZE	COMMENTS
6	Quaking Aspen Populus tremuloides	1 & 2	1.5" cal.	Specimen quality B&B, guyed
2	Quaking Aspen Populus tremuloides	1 & 2	2.5" cal.	Specimen quality B&B, guyed
	ORNAMENTAL GRASSES (planted @ 12" O.C. spacing)			
10	Junegrass Grass, Koeleria macrantha	1 & 2	1 gal.	Container Full
	PERENNIAL FLOWERS (planted @ 12" O.C. spacing)			
12	Bluemist Penstemon Penstemon virens	1 & 2	Flats of 15	
13	Golden Banner Thermopsis divaricarpa	1 & 2	Flats of 15	
	DECIDUOUS SHRUBS			
3	Colorado Dogwood Cornus sericea coloradense	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.
6	Golden Currant Ribes aureum	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.
1	Native Chokecherry Prunus virginiana melanocarpa	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.
3	Peking Cotoneaster Cotoneaster lucidus	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.
6	Russet Buffaloberry Shepherdia canadensis	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.
3	Twinberry Honeysuckle Lonicera involucrata	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.



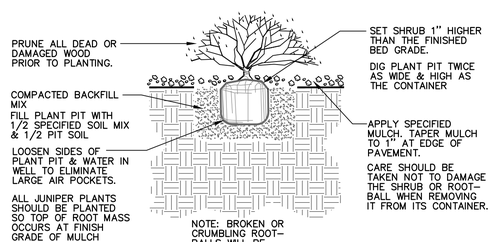
NOTES:
1) SET ALL EDGING 1" ABOVE FINISH GRADE AS SHOWN.

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

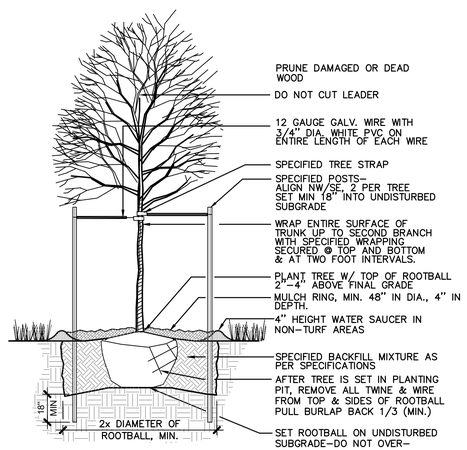
3) ALL JOINTS TO BE SECURELY STAKED.

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

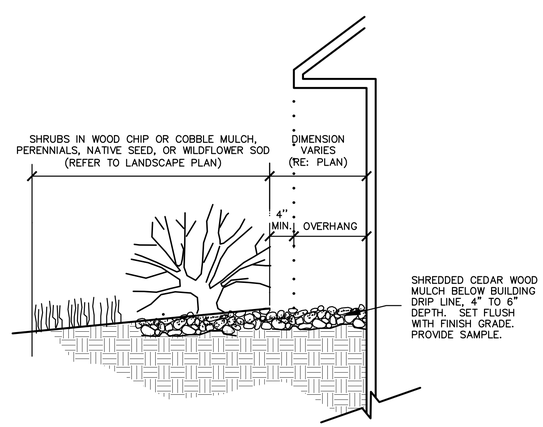
1 L2 STEEL EDGER — NOT TO SCALE



2 L2 SHRUB PLANTING — NOT TO SCALE



3 L2 DECIDUOUS TREE PLANTING — NOT TO SCALE



4 L2 MULCH ARMORED DRIP LINE — NOT TO SCALE

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

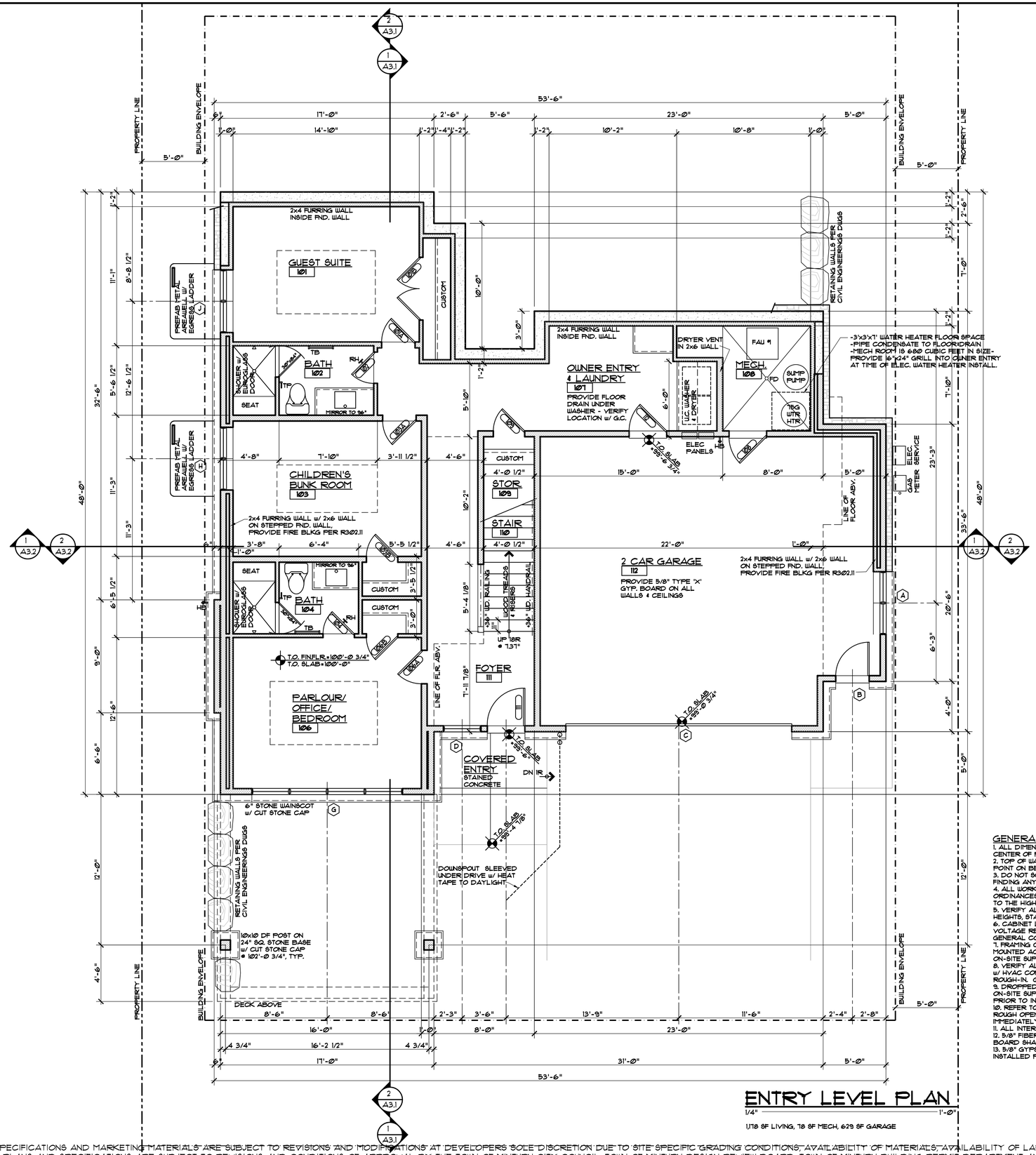
MINTURN NORTH P.U.D.
LOT 11-LANDSCAPE PLAN
TOWN OF MINTURN, COLORADO

DESIGNED: TT
DRAWN: TT
CHECKED: RH
DATE: October 29, 2025
REVISIONS:

DRB SUBMITTAL

SHEET TITLE:
LANDSCAPE NOTES & DETAILS

SCALE: NOT TO SCALE
SHEET NUMBER:
L2



ENTRY LEVEL PLAN

1/4" = 1'-0"

1,118 SF LIVING, 78 SF MECH, 629 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.
12. 5/8" FIBER-REINFORCED GYPSUM PANELS OR FIBER-CEMENT BACKER BOARD SHALL BE INSTALLED IN ALL WET LOCATIONS BEHIND TILE.
13. 5/8" GYPSUM BOARD ON CEILING FRAMING AT 24" O.C. MUST BE INSTALLED PERPENDICULAR TO FRAMING MEMBERS.

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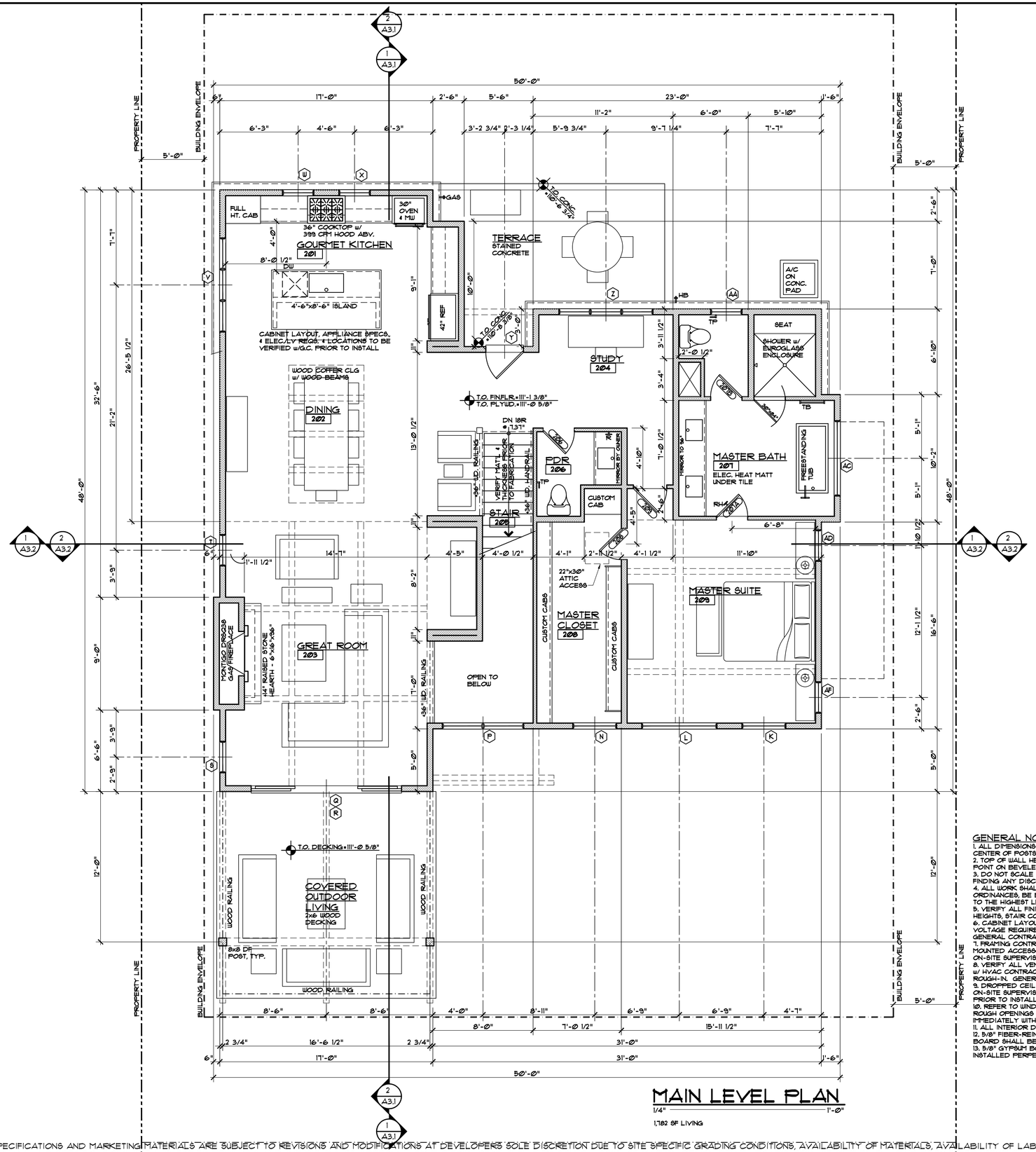
ARNOLD
0146 MILES END LANE
LOT 11, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L11

ISSUED #	DATE	BY	COMMENTS
1	10-21-25	DUE	PROGRESS SET
1	10-20-25	DUE	PROGRESS SET

A1.1



MAIN LEVEL PLAN

1/4" = 1'-0"

1,782 SF LIVING

GENERAL NOTES:

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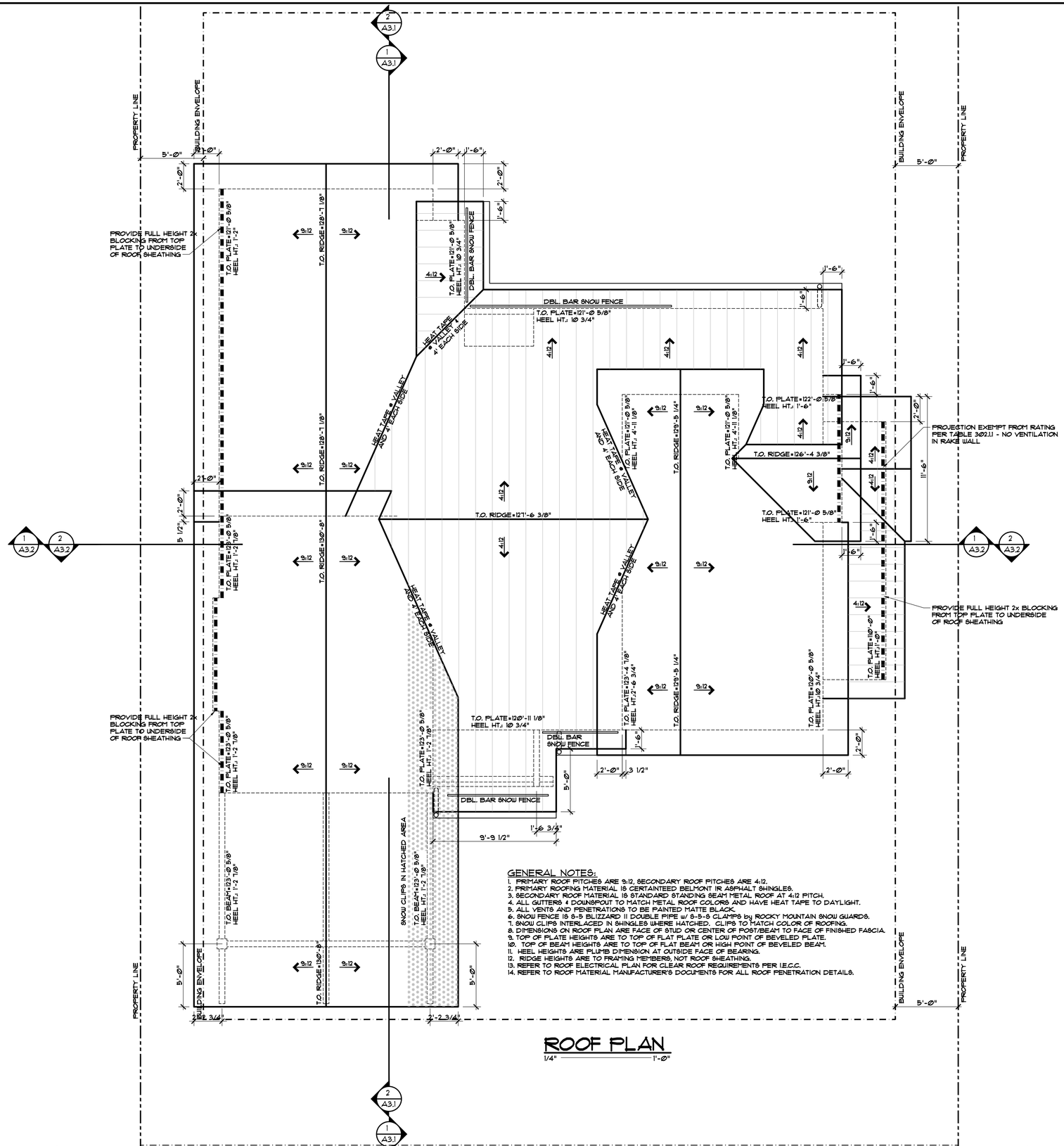
1	10-20-25	DUE	PROGRESS SET

A1.2



GENERAL NOTES:

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

ROOF PLAN

1/4" = 1'-0"

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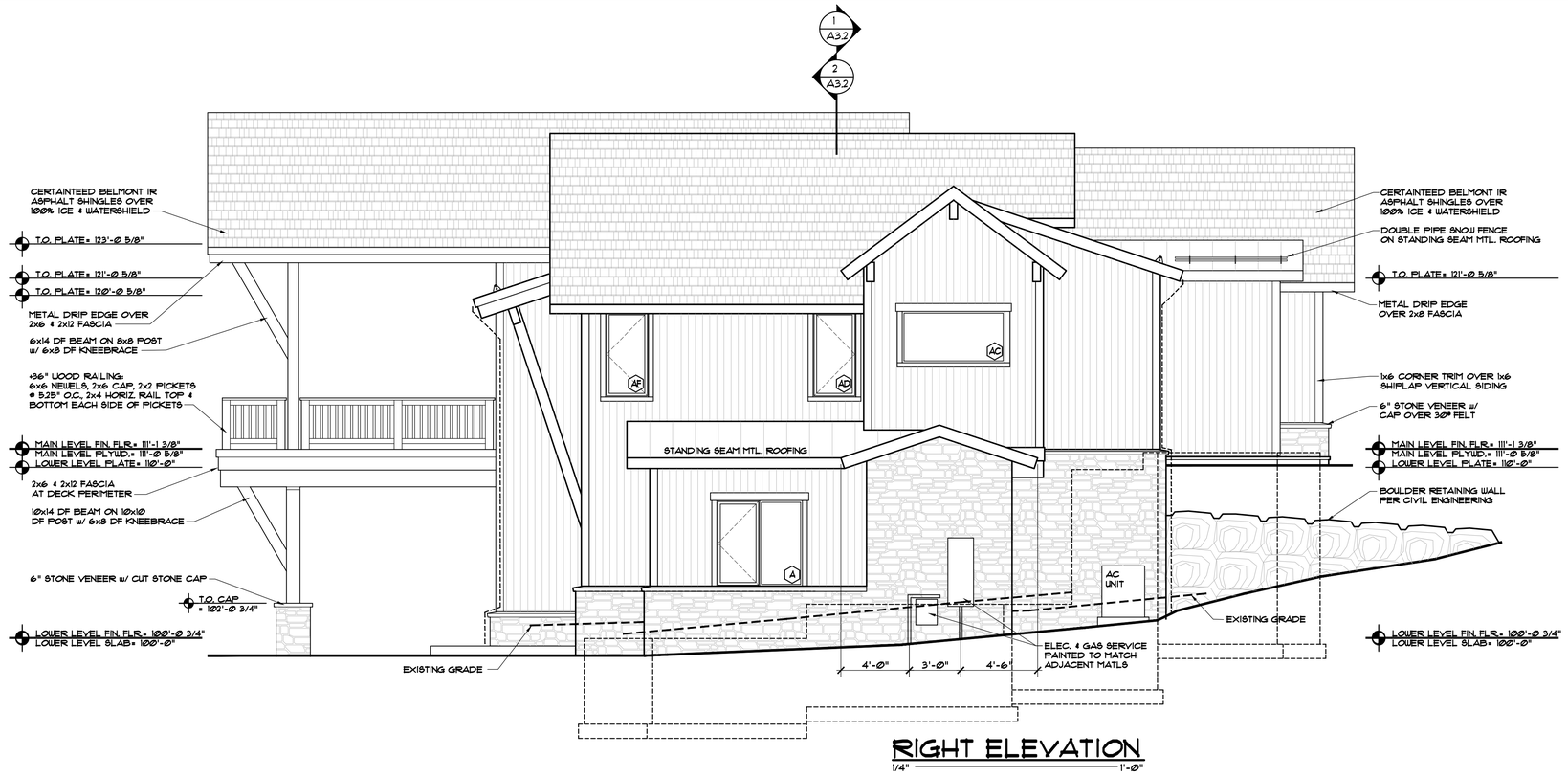
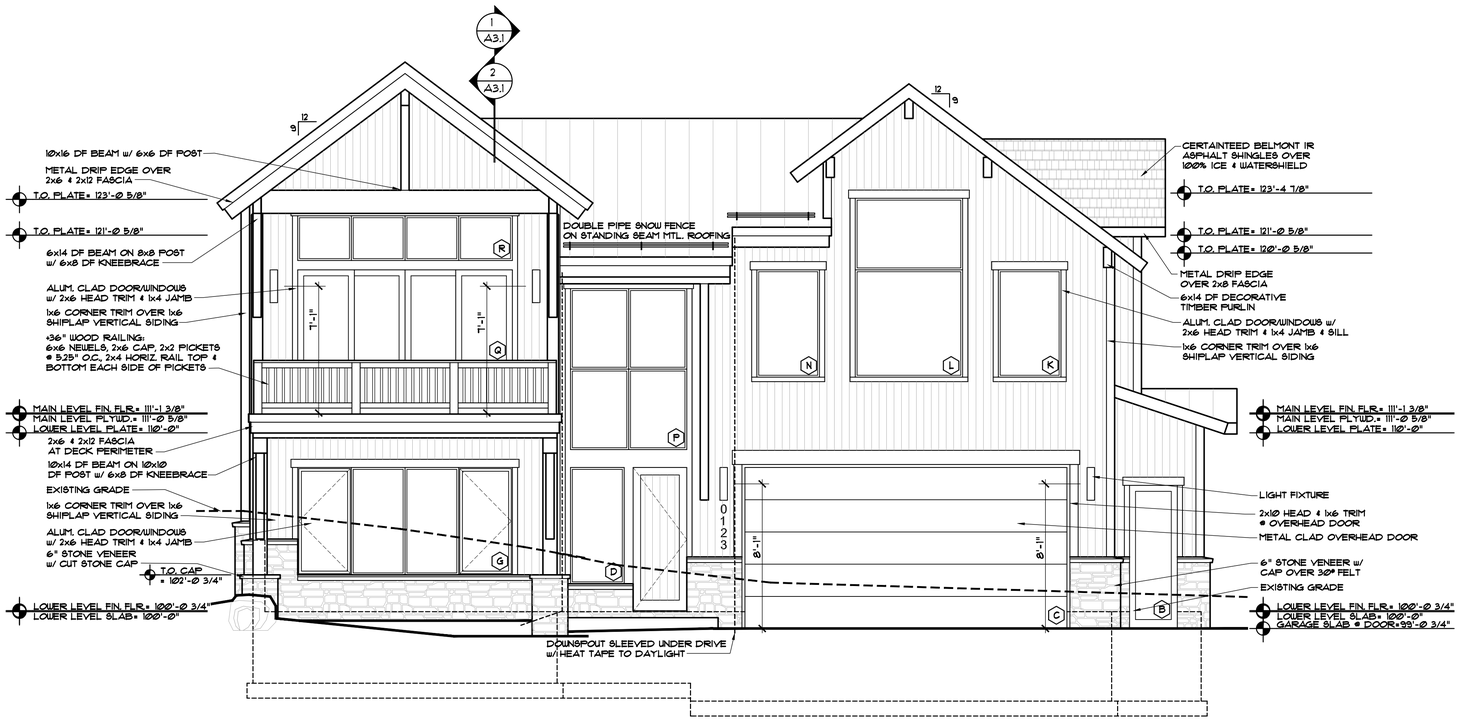
1	10-20-25	DUE	PROGRESS SET

A1.3



RIGHT ELEVATION

1/4" = 1'-0"



FRONT ELEVATION

1/4" = 1'-0"

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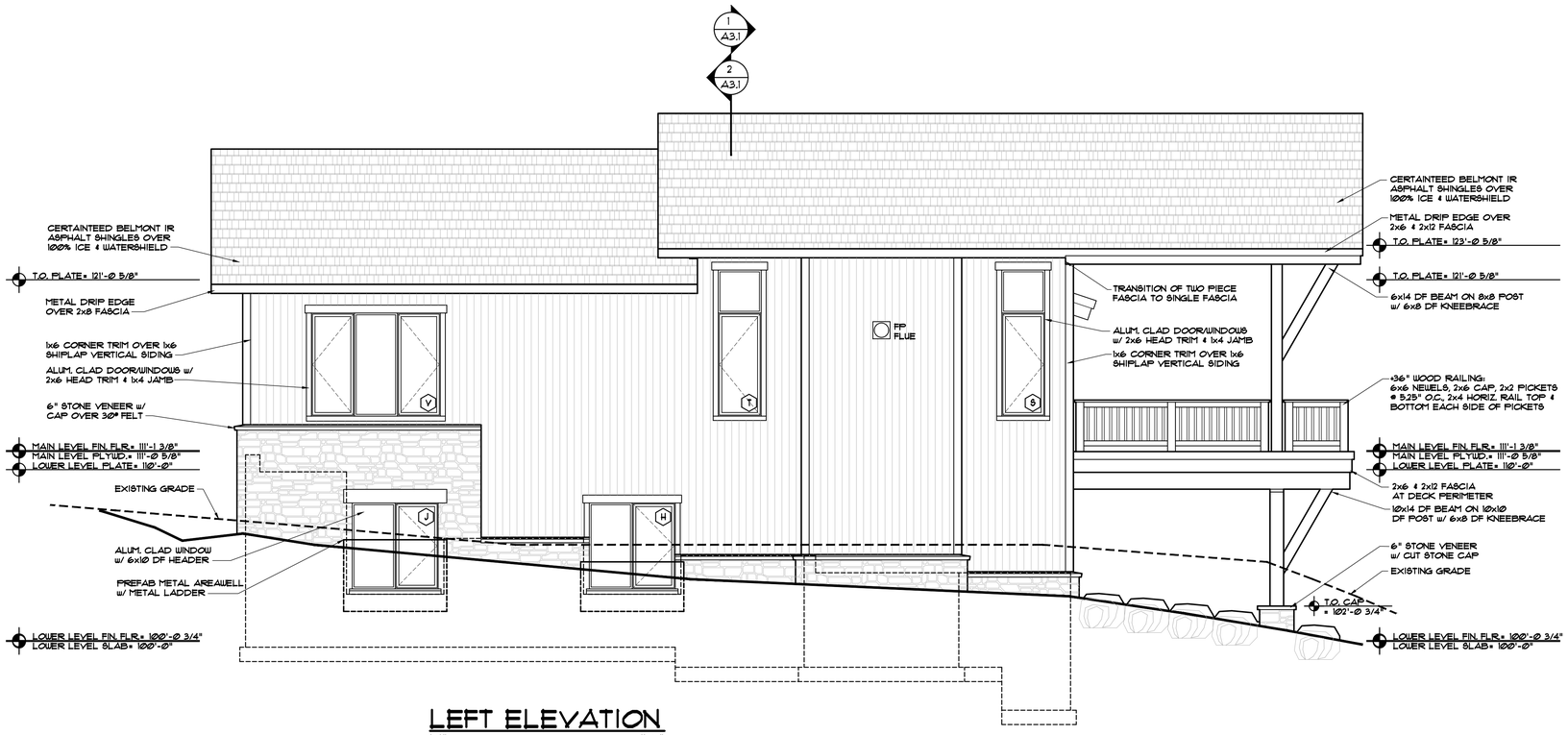
PROJECT NO: 2412-22 L11

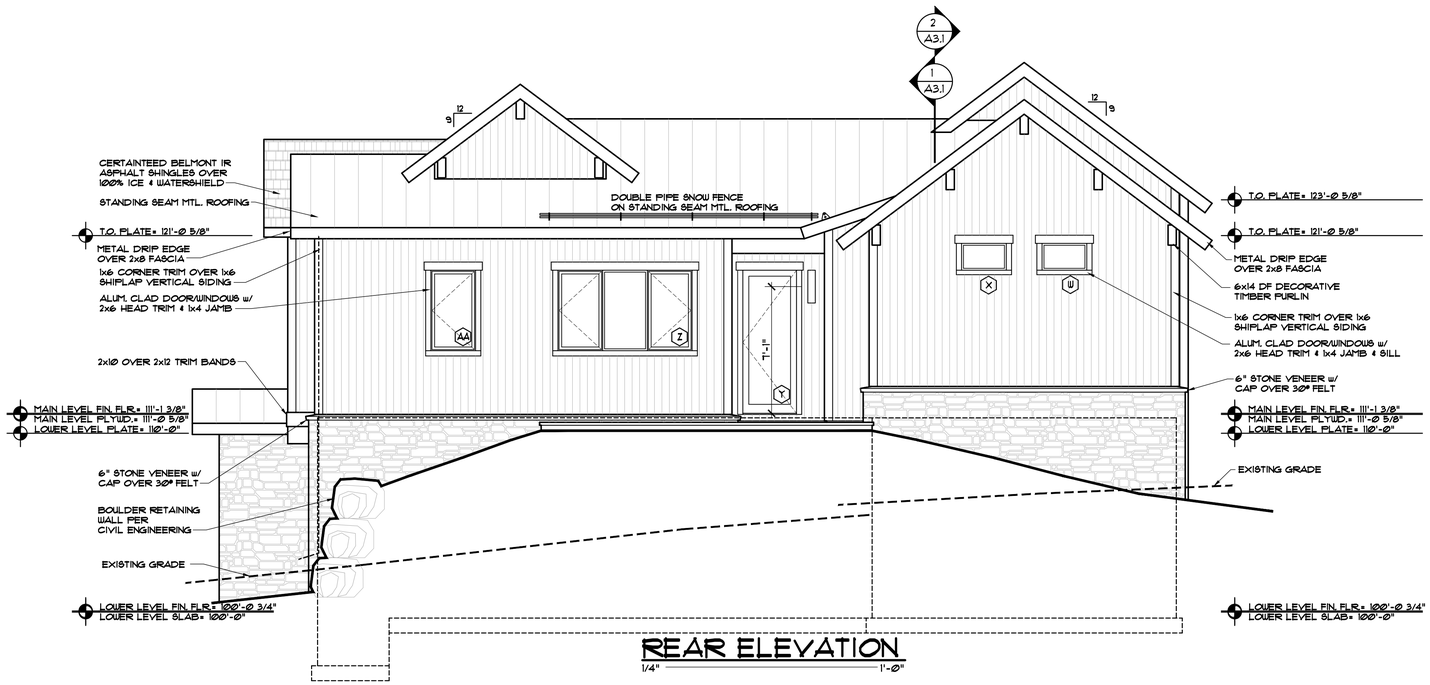
ISSUED #	DATE	BY	COMMENTS
1	10-21-25	DJE	PROGRESS SET
1	10-20-25	DJE	PROGRESS SET

A2.1



LEFT ELEVATION

1/4" = 1'-Ø"



REAR ELEVATION

1/4" = 1'-Ø"

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1	10-21-25	DWE	PROGRESS SET
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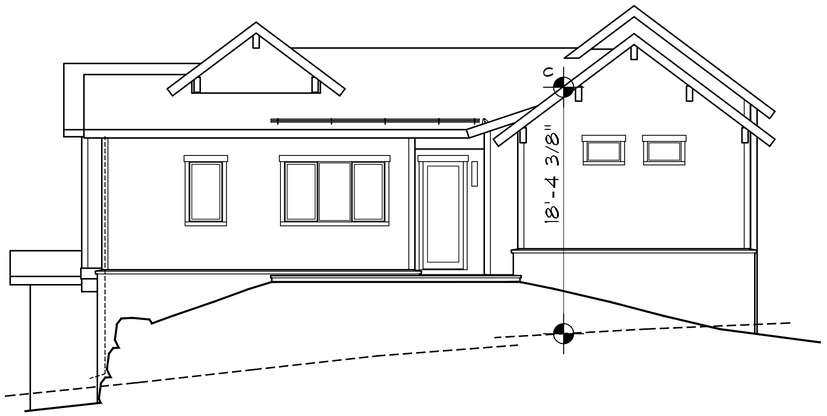
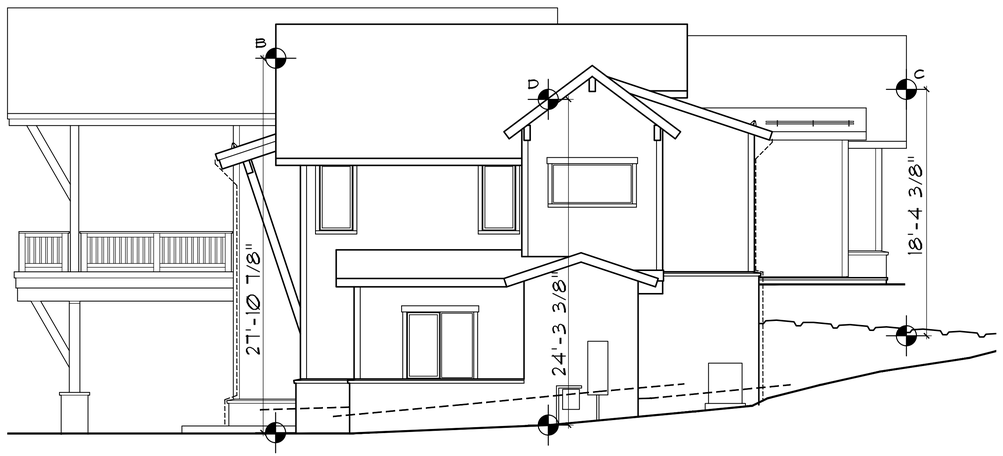
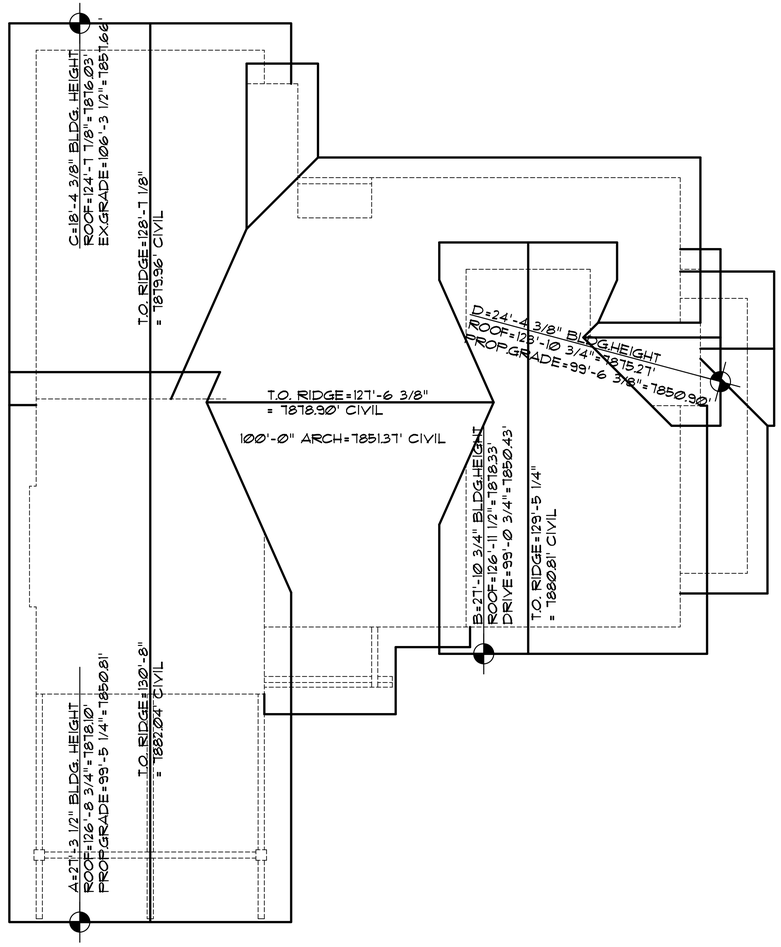
A2.2



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

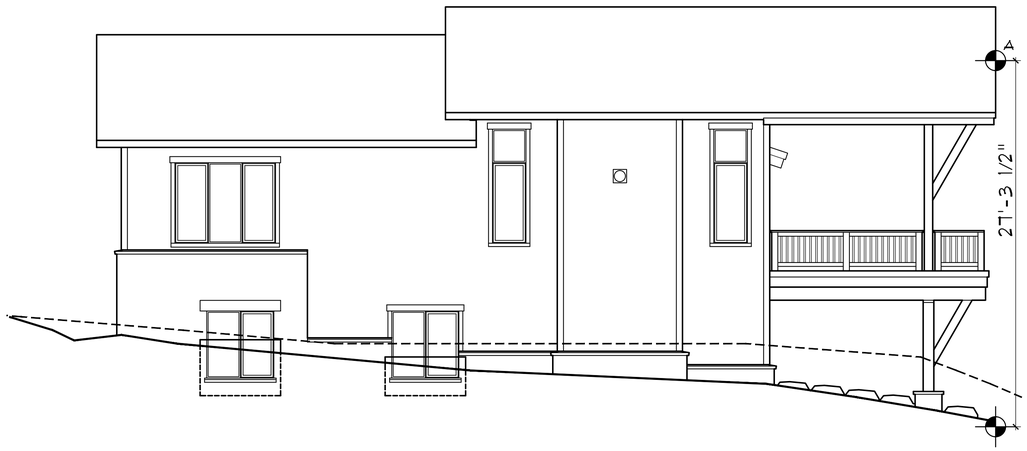


RIGHT ELEVATION
1/4" = 1'-0"



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

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



LEFT ELEVATION
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1	10-30-25	DUE	PROGRESS SET

ISSUED

BH1

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MINTURN NORTH - LOT 11

EGGERS ARCHITECTURE, INC

AXIS VU DESIGN

DRB DESIGN REVIEW - 3D VIEWS

OCTOBER 30, 2025

RESORT CONCEPTS

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MINTURN NORTH - LOT 11

EGGERS ARCHITECTURE, INC

AXIS VU DESIGN

DRB DESIGN REVIEW - 3D VIEWS

OCTOBER 30, 2025

RESORT CONCEPTS

Terraces & Walkways
Stained Concrete

Exterior Stone
Colorado Buff

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

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

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

Wood Columns per Plan
Color: Custom Stain

Roofing
Mfg: CertainTeed Belmont Asphalt Shingles
Color: Black Granite

Roofing
Standing Seam Metal
Color: Matte Black

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

Windows and Doors
Mfg: Sierra Pacific
Color: Black

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

Entry Door
Solid Wood
Color: Custom Stain

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

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

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

0070 Miles End Lane

Hearing Date:	December 2, 2025
File Name and Process:	Single-Family Residence Final Plan Review
Owner/Applicant:	Minturn Mile LLC
Representative:	Taylor Hermes & Rick Hermes, Minturn North Construction Company
Legal Description:	Subdivision: MINTURN NORTH PUD Lot: 16
Address:	0070 Miles End Lane
Zoning:	Game Creek Character Area – Minturn North PUD Zone District
Staff Member:	Madison Harris, Planner II
Recommendation:	**Approval**

Staff Report

I. Summary of Request:

The Applicant, Minturn Mile LLC, requests Final Plan review of a new, six-bedroom, 5,149 (gross) square foot single-family residence located at 0070 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, six-bedroom structure with a maximum building height - measured to the midpoint of the roof – of 27 feet and 4 and 1/2 inches, under the maximum allowable 28-foot limit within the Game Creek Minturn North PUD Zone District.

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

Parking is more than adequate, with six off-street spaces, three of which are provided within the garage and three in front of the garage. The plans show the entry level with two bedrooms, an office that could be a bedroom, a studio that could be a bedroom, and garage, and the main level has the master suite, remaining bedroom, and primary living area.

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

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

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

Staff is **recommending approval**.

II. Summary of Process and Code Requirements:

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

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

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

(d) Administrative procedure.

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

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

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

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

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

Staff suggests that the final plans for 0070 Miles End Lane meet or can be revised to meet the required findings 'a,' 'b,' and 'c' or subparagraph 3 – *Necessary findings*.

III. Zoning Analysis:

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

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

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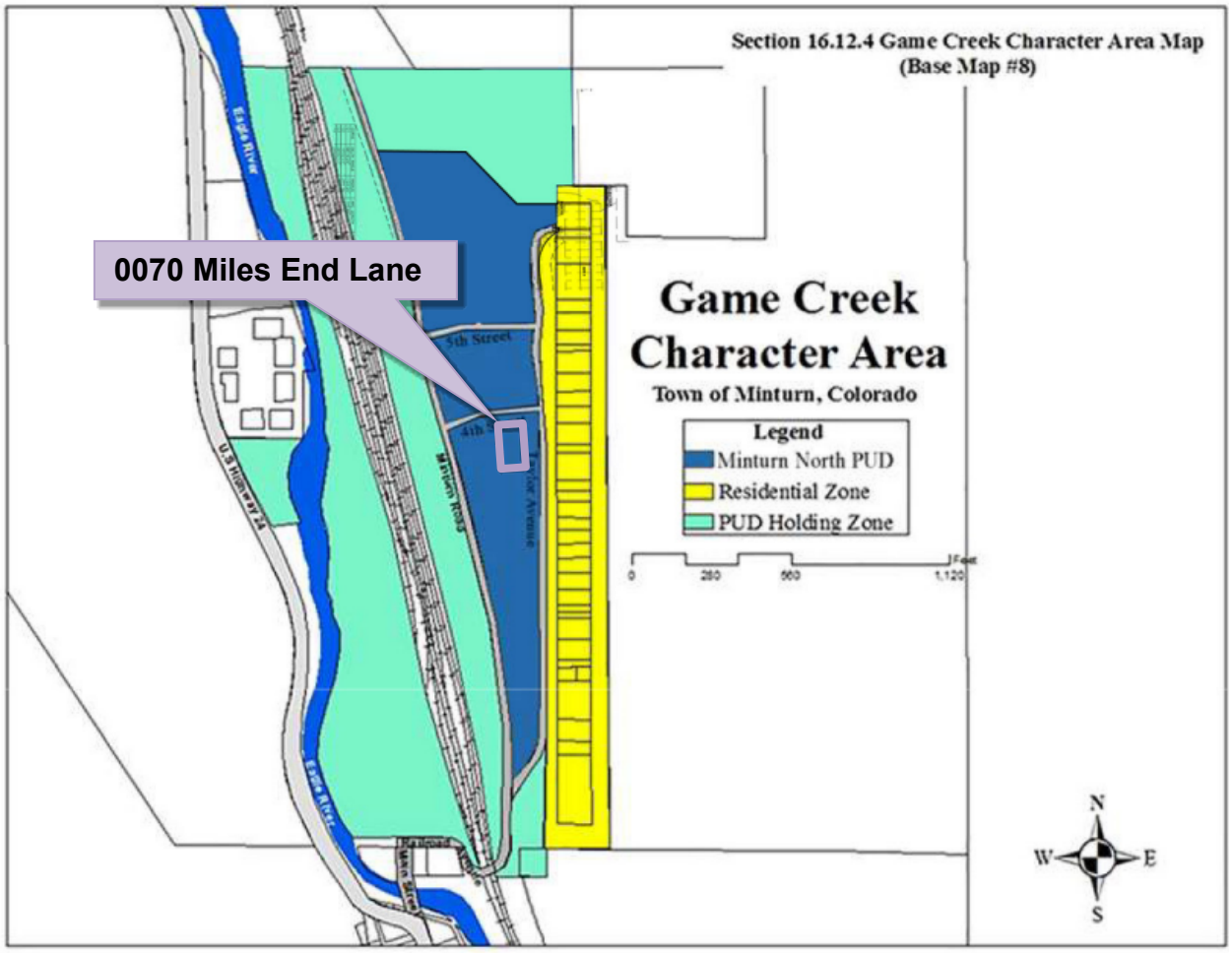
Figure 1: Game Creek Character Area Zoning Map



Dimensional Limitations and Development Standards

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

Regulation	Allowed/Required	Proposed/Existing
Minimum Lot Area:	11,456.28 sq. ft.	11,456.28 sq. ft. (.263 ac.)
Maximum Building Height:	28 feet	27 feet – 4 1/2 inches
Minimum Front Setback:	20 feet	20 feet
Minimum Side Setback:	5 feet/15 feet from 4th St. ROW	15 feet
Minimum Rear Setback:	10 feet	10 feet

Maximum Lot Coverage:	50% (5,728.14 sq. ft.)	3,626 sq. ft. (31.65%) Proposed
Maximum Impervious Coverage:	60% (6,873.77 sq. ft.)	4,824 sq. ft. (42.11%) Proposed
Minimum Snow Storage Area:	5% of Lot Area (11,456.28 sq. ft. x .05 = 572.81 sq. ft.)	606 sq. ft.
Parking:	4 spaces	6 spaces

IV. Applicable Standards and Design Guideline Criteria:

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

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

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

"c. Massing and Scale

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

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

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

V. Items of Note:

Staff has flagged no issues.

VI. Staff Recommendation:

Staff suggests that the Final Plans for 0070 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

November 18, 2025

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

Re: 70 Miles End Lane
Lot 16, Minturn North PUD
DRB submittal Review
Project No. 24-0001

Dear Madison:

We reviewed the plans entitled *"Schoonover Residence; 70 Miles End Lane, Lot 16, Minturn North, Minturn Colorado"* prepared October 29, 2025, by Eggers Architecture Inc. (Plans) included in the DRB application for Lot 16, Minturn North PUD. Our review was for compliance with the engineering requirements of Section 16-21-615: Design Review applications of the Minturn Municipal Code (MMC).

MMC Section 16-21-615 Section C:

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

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

Section (C) (3) Site Plan:
Sheet C1 of the Plans "*Lot 16 Minturn North PUD; Site Grading and Drainage Plan*" prepared October 29,2025 by Boundaries Unlimited presents the proposed site plan and fulfills Site Plan requirements.

Madison Harris
Re: 70 Miles End Lane
Lot 16, Minturn North PUD
DRB Submittal Review
Project No. 24-0001

Sheet BH1 of the Plans provides Building height information necessary for Planning Staff review.

Section (C) (4) Grading & Drainage Plan:
Sheet C1 of the Plans "*Lot 16 Minturn North PUD; Site Grading and Drainage Plan*" prepared October 29,2025 by Boundaries Unlimited presents the proposed site grading and drainage and fulfills Grading and Drainage Plan requirements.

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

Respectfully,
Inter-Mountain Engineering (Town Engineer)

Jeffery M. Spanel PE

CC: Scot Hunn, Taylor Hermes, Michael Martinez

DESIGN REVIEW APPLICATION

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

Project Name:

Minturn North – Schoonover/Thoma Residence

Project Location

Street Address: 70 Miles End Lane

Zoning:	Parcel Number(s):
Residential	2103-262-30-028

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: Minturn Mile LLC

Mailing Address: 2607 Arosa Dr. Apt. A Vail, CO 81657

Phone:	Email:
970-471-3312 (JJ)	JJ@UnlockLuxury.com / Christiane@VailButler.com

Required Information:

Lot Size:	Type of Residence (Single Family, ADU, Duplex)	# of Bedrooms	# On-site Parking Spaces
0.263 acres	SFH	6	5
# of Stories:	**Snow storage sq ft:**	**Building Footprint sq ft:**	**Total sq ft Impervious Surface:**
2	606 sf	3,626 sf	4,824 sf

Signature:

10/30/25

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

DESIGN REVIEW APPLICATION

SUBMITTAL CHECKLIST REQUIREMENTS

(TO BE INCLUDED WITH APPLICATION)

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

Elements needed on the Site Plan

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

Architecture Details – Materials Board

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

Boundary Survey with a stamp and signature of a licensed surveyor

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

Grading and Drainage Plan

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

RESORT CONCEPTS
REDEFINING THE RESORT EXPERIENCE

October 30, 2025
Town of Minturn Planning Commission
Attn: Madison Harris

RE: Schoonover/Thoma Residence
Lot 16 Minturn North – 0070 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 16 is located at 0070 Miles End Lane on a downhill sloping undisturbed vacant lot which drops in elevation approximately 10' 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

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

SCHOONOVER RESIDENCE

0070 MILES END LANE
LOT 16, MINTURN NORTH
MINTURN, COLORADO

DRB SUBMITTAL SET

OCTOBER 29, 2025

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

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

STRUCTURAL ENGINEER
SUNDQUIST DESIGN GROUP
PO BOX 249
TARPON SPRINGS, FLORIDA 34688
(303) 355-6034

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

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

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

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

PROJECT INFORMATION:

FLOOR AREA:	FINISHED	MECH	GARAGE	TOTAL
ENTRY LEVEL:	2,015 SF	77 SF	917 SF	3,009 SF
MAIN LEVEL:	2,140 SF			2,140 SF
TOTALS:	4,155 SF	77 SF	917 SF	5,149 SF

LOT AREA:	11,456.28 SF		
BUILDING COVERAGE:	3,626 SF	31.65 %	50% ALLOWABLE
IMPERVIOUS COVERAGE:	4,824 SF	42.11 %	60% ALLOWABLE

CODE INFORMATION:

JURISDICTION: TOWN OF MINTURN, COLORADO

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

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

DRAWING SCHEDULE

C	COVER
	FINAL PLAT MINTURN NORTH P.U.D.
C.4	MINTURN NORTH P.U.D. OVERALL GRADING PLAN
C.5	MINTURN NORTH P.U.D. 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 TOWN OF MINTURN CITY COUNCIL, TOWN OF MINTURN DESIGN REVIEW BOARD, TOWN OF MINTURN BUILDING PERMIT DEPARTMENT AND ALL OTHER APPLICABLE REGULATORY AGENCIES. ARTIST RENDERINGS HAVE BEEN PROVIDED FOR ILLUSTRATIVE AND MARKETING PURPOSES ONLY AND SHOULD NOT BE RELIED UPON AS A BASIS FOR PURCHASING. COLOR, MATERIALS AND DESIGN ELEMENTS ARE SUBJECT TO REFINEMENT AND REVISION WITHOUT NOTICE AT DEVELOPERS SOLE DISCRETION.

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

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

SCHOONOVER
0070 MILES END LANE
LOT 16, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L16

ISSUED #	DATE	BY	COMMENTS
5	10-29-25	DUE	DRB SUBMITTAL SET

C

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

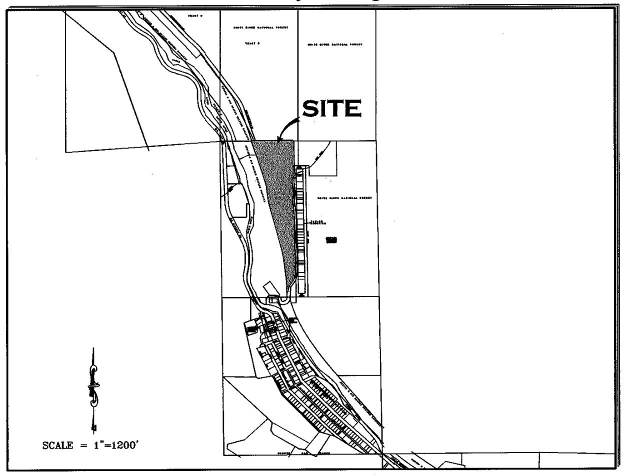
BY: [signature] ATTEST: [signature]

MAYOR
TOWN OF MINTURN, COLORADO

TOWN CLERK
TOWN OF MINTURN, COLORADO

SEAL

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



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

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

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. ABC50050645-9, 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 commitment referenced above: Items 1-8, 10, 21, 24, 27 and 30 were not researched by surveyor or found to not contain easement restrictions or other survey or platting related issues.
Item 9 - Pipe easement does not effect this platted parcel, falls in Northeast Quarter of the Northwest Quarter of Sec 26, T5S, R81W.
Item 11&12- Ordinance and Dedication regarding Taylor Avenue. Depicted hereon by eastern Boundary, recorded in Book 248 at Page 178 and Book 248 at Page 452.
Item 13 - 20 foot Sewer Easement, Does not effect this platted Parcel.
Item 14 - Conveyance to State Department of Highways, Does not Effect these platted lands.
Item 15 - Does not effect these Platted lands but references vacation of portions of Taylor Addition to the Town of Minturn.
Item 16 - effects subject parcel as it is an Annexation of property to Town of Minturn recorded in Book 333 at Page 349.
Item 17 & 18- Do not effect subject Parcel.
Item 19 - Conveyance described in Book 687 at Page 268 does not contain any easements not already defined hereon.
Item 20 - Does not effect these Platted lands. (a.k.a. subject parcel)
Item 22 - Public Service Company of Colorado Easement, Reception No. 897924, falls off subject Parcel.
Item 23 - Boundary Agreement recorded as Reception No. 200824177, called out as adjoiner hereon.
Item 25 & 26 - Parcel is subject to Mapping of Piping and Ditches in area of this subject parcel defined in document recorded as Reception No. 201703240, and 201703454 any rights or restrictions and exact location thereof not clear to surveyor from face of documents.
Item 29 - Parcel is subject to 1904 40 foot wide easement for right of way from Denver Rio Grand Railroad to Eagle County, the location of which is not determinable from face of document. This Agreement has is to have been Terminated prior to the Recording of this Plat.
5) These platted lands are subject to:
- The Minturn North P.U.D. Guide recorded as Reception no. 202402232
- The Declarations of Covenants, Conditions, Restrictions and Easements for Minturn North recorded as Reception No. 202402240 .
- The non-exclusive Heritage Utility Easement as shown herein on page five (5) - on, over, under, above, across and through those areas designated hereon as "Heritage Utility Easement" as defined in document recorded in the Eagle County Clerk and Recorder's Office as Reception No. 202316489 .

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

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

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

34998 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

Know all men by these presents that Minturn Crossing LLC AND PHILIP HADLEY 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

[signature]

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

WITNESS MY HAND AND OFFICIAL SEAL [signature]
NOTARY PUBLIC

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

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: [signature] 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 [signature] NOTARY PUBLIC

(JESSICA L BECHARD
NOTARY PUBLIC - STATE OF COLORADO
Notary ID #20134048064
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

R066101 [signature], deputy
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: [signature] SARAH DOERMAN

CLERK AND RECORDER'S CERTIFICATE $53.00

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

[signature]
CLERK AND RECORDER

BY: [signature]
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

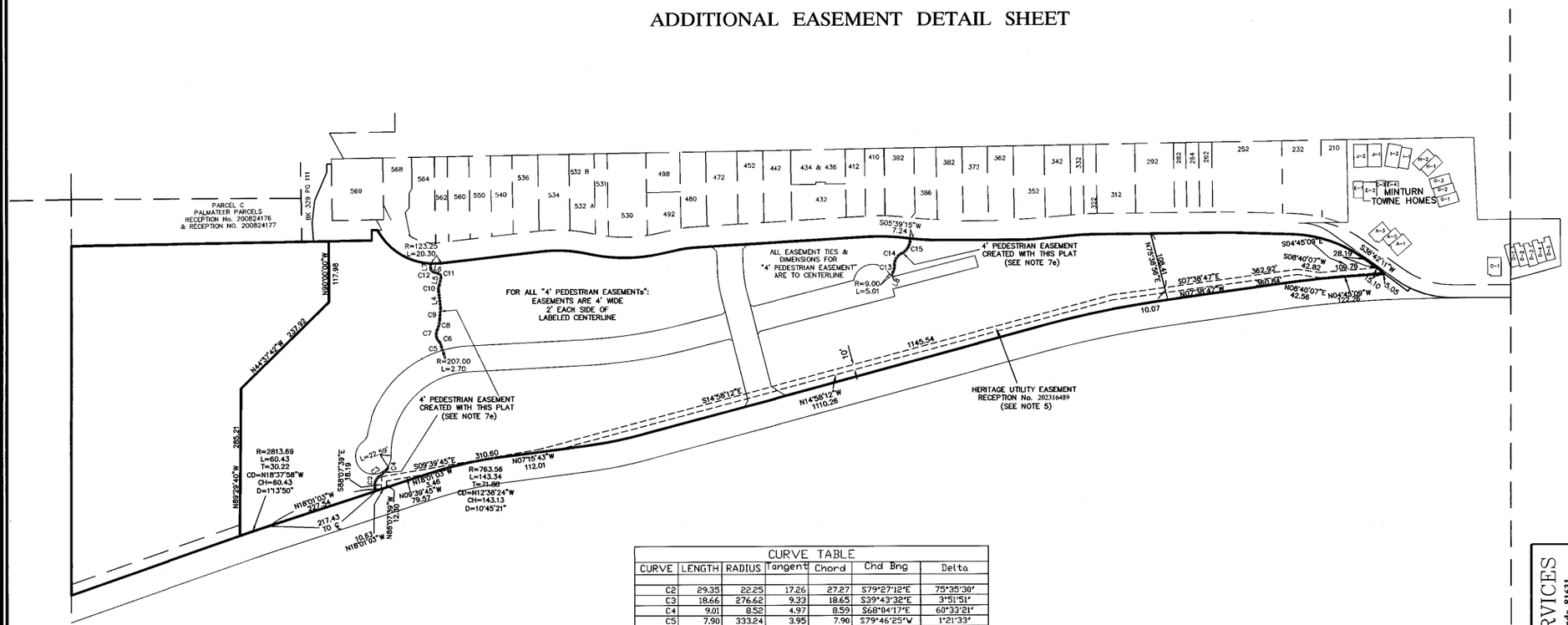
DRAWN BY:	JOB NUMBER:	DRAWING NAME:
MSS	22055	22055 FP2.dwg
SHEET 1 OF 5		DATE: 08-13-2023

Eagle County, CO 202402234
Regina O'Brien 03/04/2024
Pgs: 5 12:59:18 PM
REC: $53.00 DOC: $0.00

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

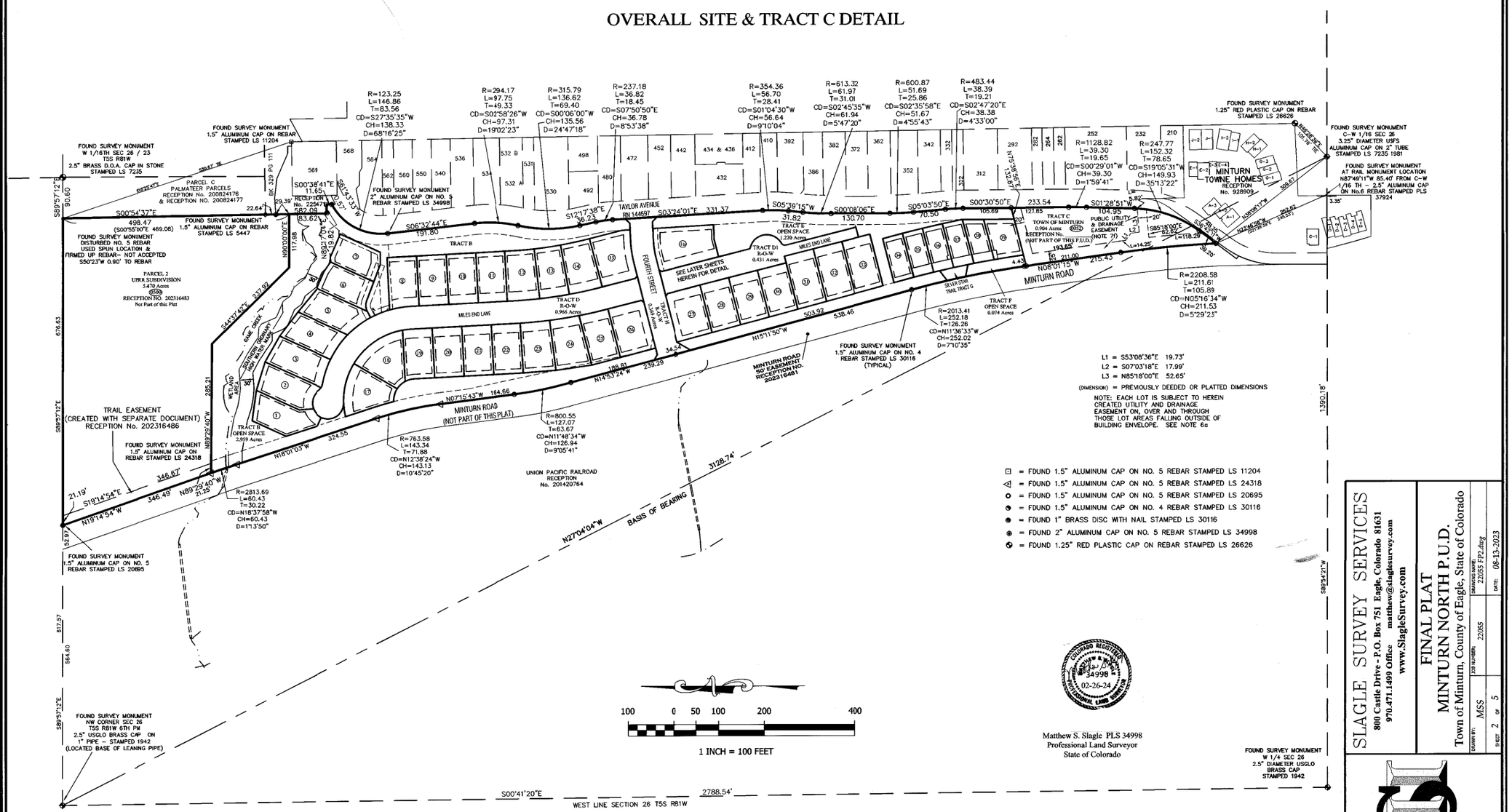
DRAWN BY: MSS | JOB NUMBER: 23055 | DRAWING NAME: 23055 FP2.dwg | DATE: 08-13-2023 | SHEET: 5 OF 5

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 LAND SURVEYOR 34998 02-26-24

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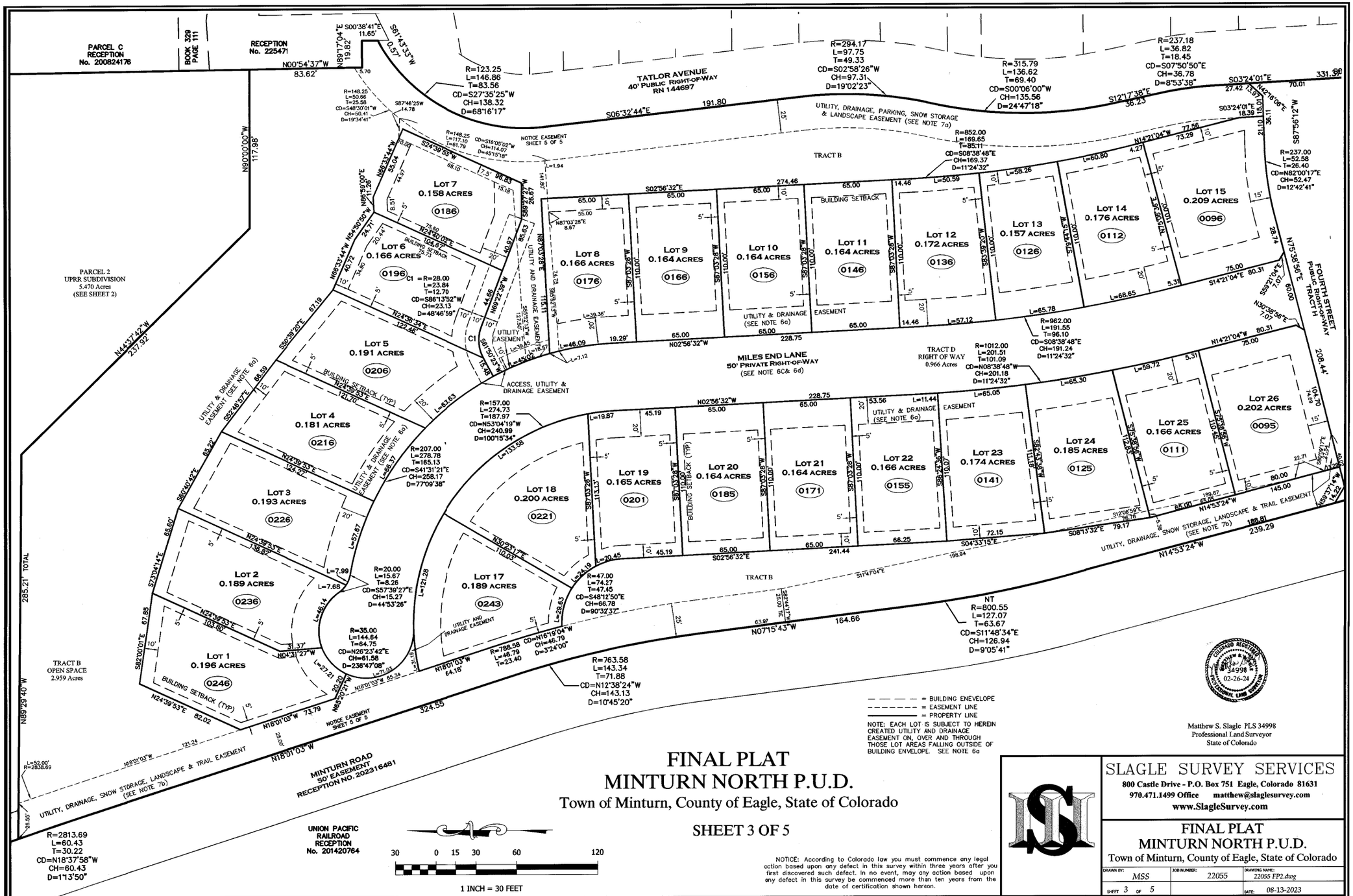
FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

DRAWN BY: MSS | JOB NUMBER: 221055 | DRAWING NAME: 221055 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

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

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

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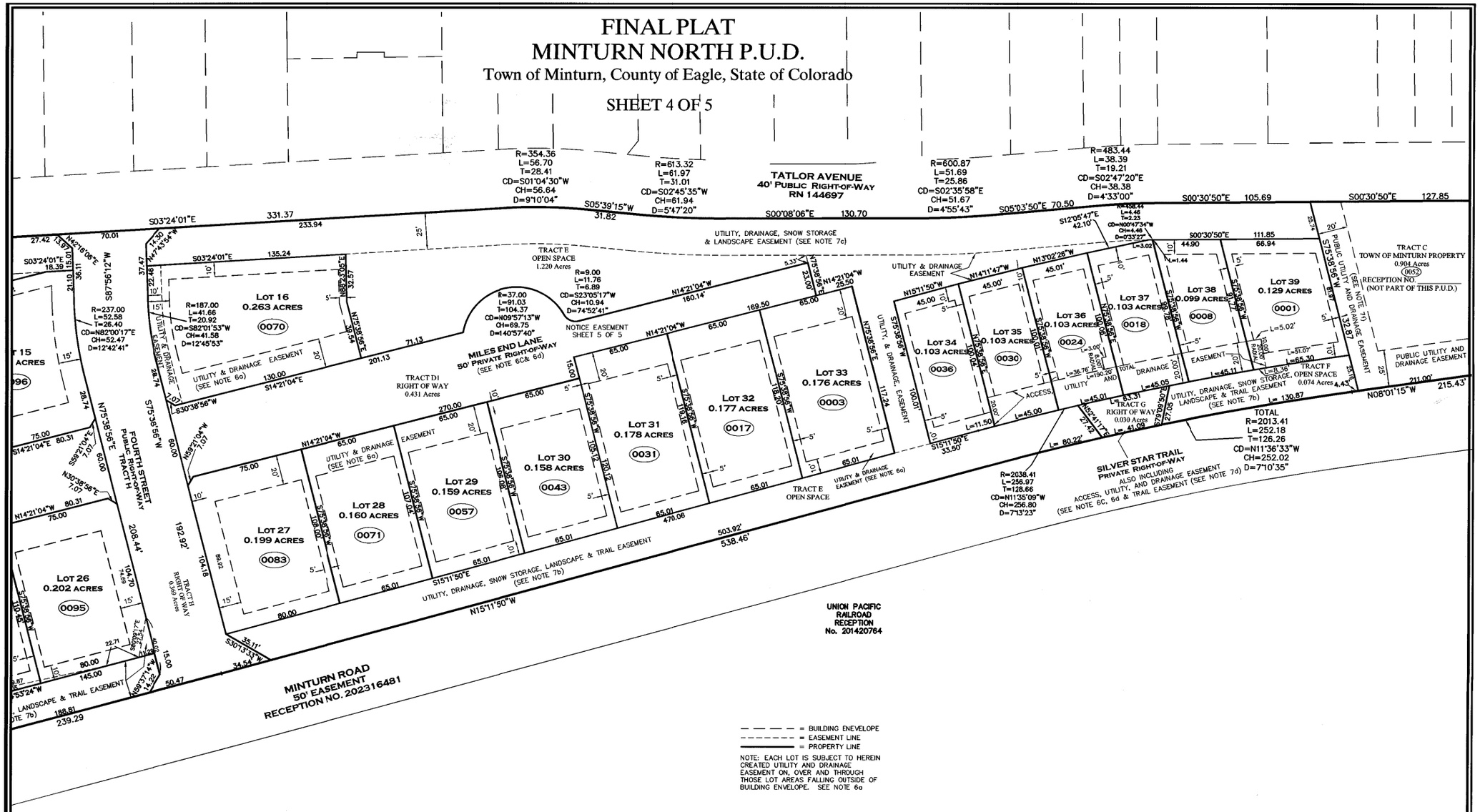
FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

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

202402234

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

SHEET 4 OF 5



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

30 0 15 30 60 120

1 INCH = 30 FEET

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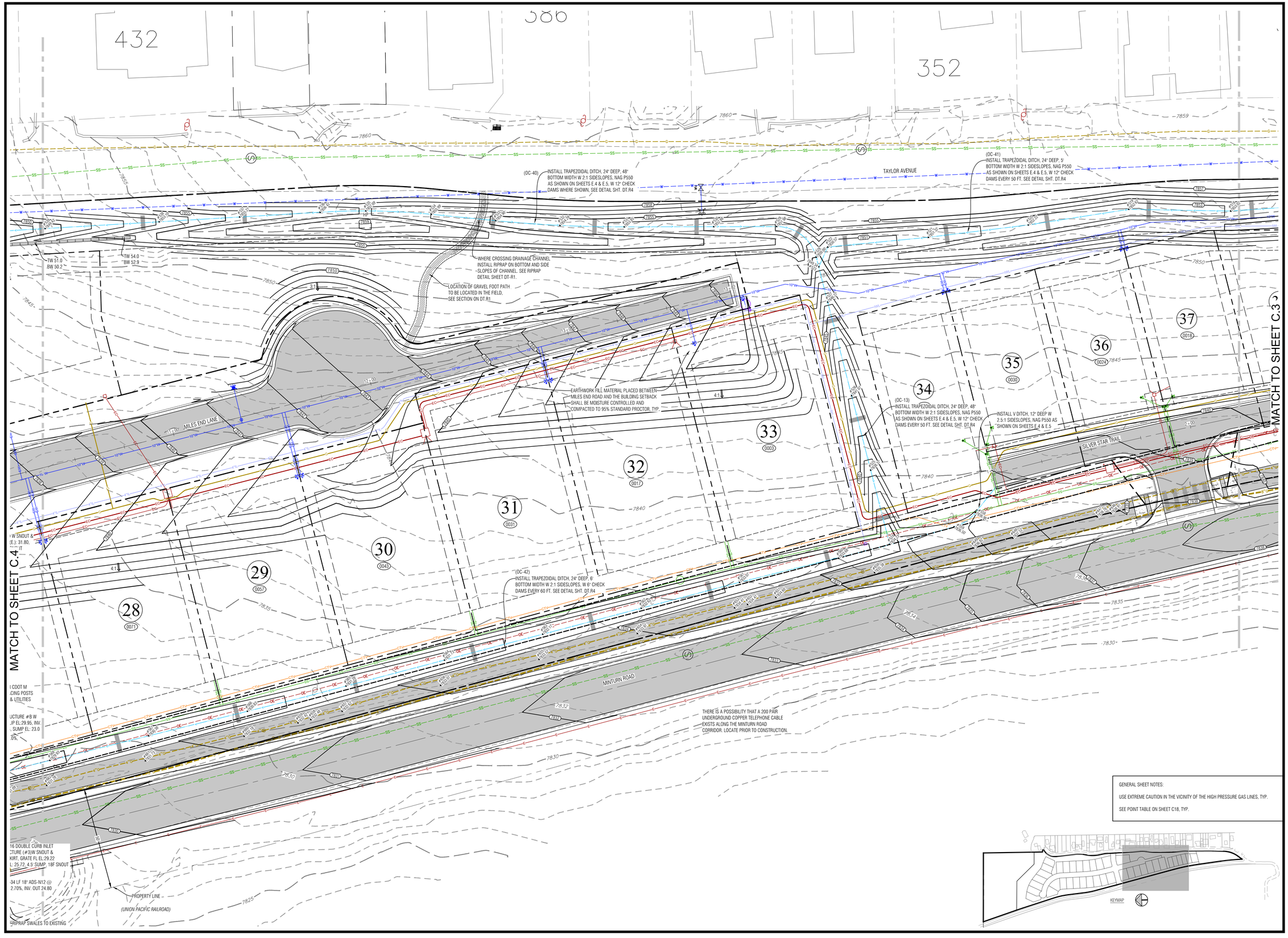
FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

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

202402234



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

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

If "Yes", SUE Certification by:

Firm: ***TBD***
Job #: ***TBD***
Date: ***TBD***

Engineer or Surveyor Seal

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

Client Information:

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

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

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

TOWN OF MINTURN, COLORADO

Minturn North P.U.D.

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

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

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

Sheet
C.4

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

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

MATCH TO SHEET C.7

MATCH TO SHEET C.6

MATCH TO SHEET C.4

KEYMAP

TAYLOR AVENUE

MILES END LANE

MINTURN ROAD

FOURTH STREET

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

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

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

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

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

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

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

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

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

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

24 LF 18" ADS-N12 @ 2.1%

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

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

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

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

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

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

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

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

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

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

24 LF 18" ADS-N12 @ 1.0%

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

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

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

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

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

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

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

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

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

REPLACE EX. 15" HDPE

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

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

EXISTING CHANNEL

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

GENERAL SHEET NOTES:

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

SEE POINT TABLE ON SHEET C18, TYP.

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

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

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

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

Engineer or Surveyor Seal

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

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

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

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***

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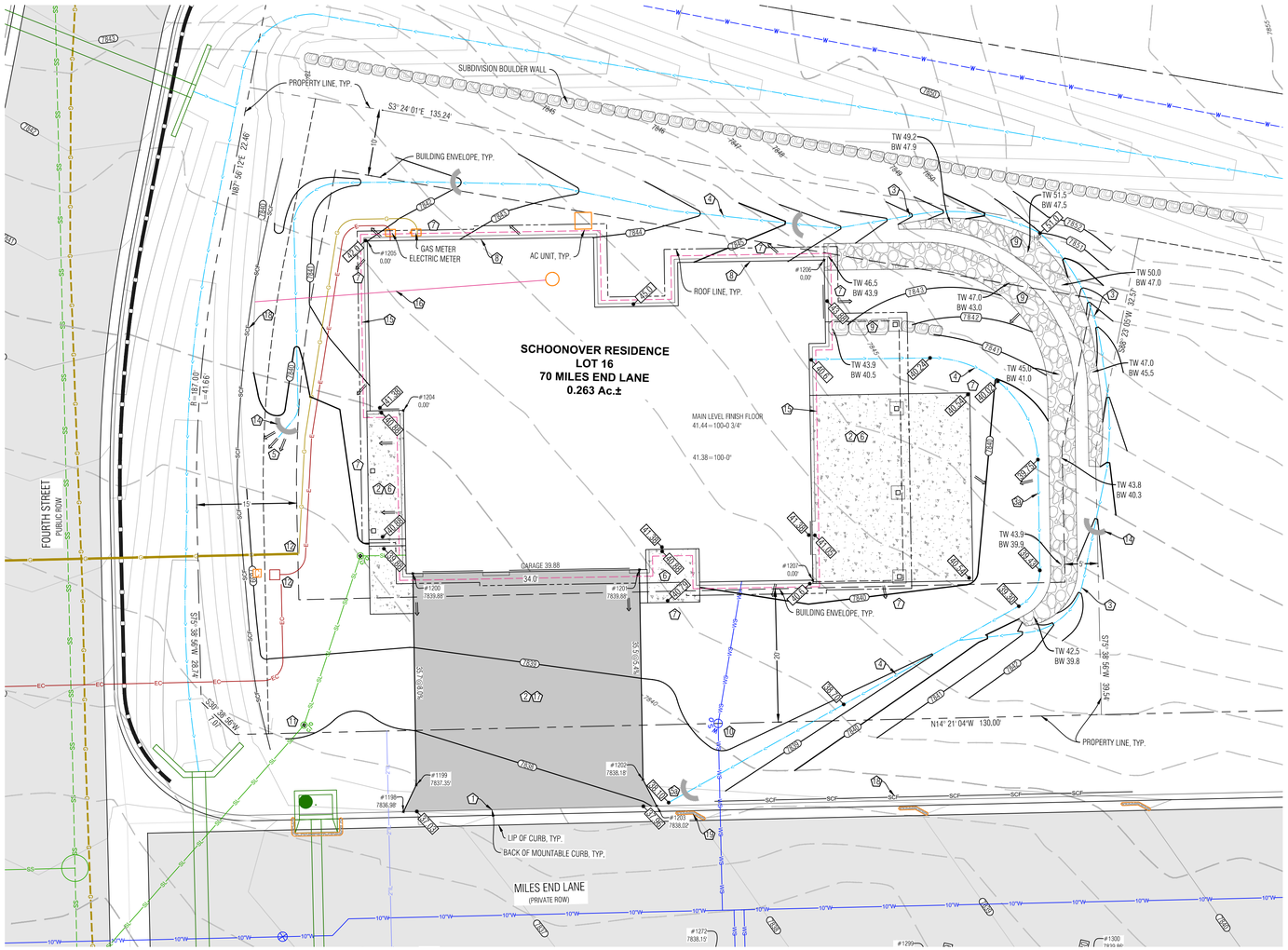


Point Table				
Point #	Desc.	Elev.	North	East
1198	Driveway	7836.98'	3652.76	5550.13
1199	Driveway	7837.35'	3651.78	5554.51
1200	Driveway	7839.88'	3659.45	5585.29
1201	Driveway	7839.88'	3626.46	5593.51
1202	Driveway	7838.18'	3618.84	5562.94
1203	Driveway	7838.02'	3615.94	5559.55
1204	House Corner	0.00'	3666.35	5608.82
1205	House Corner	0.00'	3677.37	5632.35
1206	House Corner	0.00'	3609.94	5645.04
1207	House Corner	0.00'	3600.75	5597.86

LEGEND

- TW — TOP OF WALL
- BW — BOTTOM OF WALL
- GB — GRADE BREAK
- EX — EXISTING
- LP — LOW POINT
- HP — HIGH POINT
- 06.74 — 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
- 6"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.

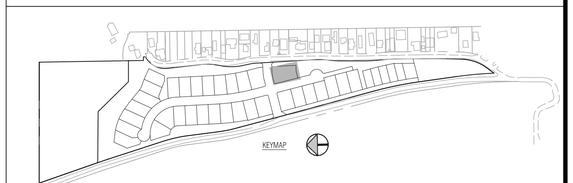
4) EXISTING CONTOUR INTERVAL IS 1 FT., PROPOSED CONTOUR INTERVAL IS 1 FT.

5) LOT AREA: 11,459 SF ±
DISTURBANCE AREA: 11,459 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. CREATE NEW DRAINAGE SWALE (APPROXIMATELY 6" DEEP AND 1 FT. FROM WALL) TO DIVERT UPHILL DRAINAGE AWAY FROM TOP OF WALL. LOCATE FLOWLINE HORIZONTALLY AND VERTICALLY AS SHOWN. INSTALL NORTH AMERICAN GREEN SC250 EROSION FABRIC WHERE SLOPE EXCEEDS 5%.
3a. CREATE DRAINAGE SWALE. LOCATE FLOWLINE AT LEAST 1 FT. HORIZONTALLY AND 6" VERTICALLY LOWER FROM BASE OF WALL.
4. PROVIDE DRAINAGE SWALE. LOCATE FLOWLINE HORIZONTALLY AND VERTICALLY AS SHOWN, WITH NORTH AMERICAN GREEN SC250 EROSION FABRIC OR RIPRAP WHERE SLOPE EXCEEDS 5%. SEE DETAIL.
5. WHERE PROPOSED SWALE DAYLIGHTS WITH NATURAL GROUND, FAN OUT DRAINAGE SWALE TO EVENLY DISSIPATE DRAINAGE, TYP.
5a. SPILL THE LOCAL CHANNEL OVER THE TOP OF THE CURB LINE, FAN OUT DRAINAGE SWALE TO EVENLY DISSIPATE DRAINAGE, TYP.
6. SLOPE PATIOS, DECKS AND WALKS AT 2% MIN. AWAY FROM THE STRUCTURE.
7. 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.
8. EXTEND FOUNDATION WALL IN ORDER TO BUILD UP EXTERIOR GRADE TO ACHIEVE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE.
9. INSTALL BOULDER WALL FOR LANDSCAPE AREAS PER THE DETAIL ON SHEET C2. WALL DRAIN LINES NOT SHOWN.
10. LOCATE EXISTING CURB STOP, CONFIRM LOCATION AND CONNECTION WITH THE WATER DEPARTMENT, CONNECT AND EXTEND NEW WATER SERVICE TO MECHANICAL ROOM. MAINTAIN COVER OVER NEW SERVICE PER DISTRICT REGULATIONS.
11. APPROXIMATE LOCATION OF SEWER SERVICE STUB, CONNECT AND EXTEND NEW SEWER SERVICE TO MECHANICAL ROOM, MAINTAIN COVER OVER NEW SERVICE & INSTALL PER DISTRICT REGULATIONS. INSTALL CLEANOUTS AT HOUSE EXTERIOR AND ALL BEND LOCATIONS.
12. LOCATE, CONNECT TO, AND EXTEND GAS, ELECTRIC, AND COMMUNICATION SERVICES TO METER CABINET AND GAS METER LOCATION. MAINTAIN COVER & CLEARANCES BETWEEN/OVER NEW SERVICES PER UTILITY REGULATIONS
13. EROSION LOGS PER DETAIL ON SHEET C2.
14. FOUNDATION DRAIN, TYP., INSTALL IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. DRAIN @ 0.5% MIN. TO DAYLIGHT, SEE DETAIL ON SHT. C2.
15. EXTEND THE FOUNDATION DRAIN FROM SUMP PUMP IN HOUSE TO DAYLIGHT WITH SOLID PIPE. COVER WITH A RODENT SCREEN AT END.
16. INSTALL VEHICLE TRACKING PAD, SEE DETAIL ON SHEET C2, AT LOCATION OF DRIVEWAY. TRACKING PAD TO BE REMOVED PRIOR TO FINAL DRIVEWAY SUBGRADE PREPARATION AND PAVING.
17. SILT FENCE PER DETAIL ON SHEET C2.
18. INSTALL SILT SOCKS WITHIN CURB LINE, EVERY 30 FT. ±.



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

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

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

Engineer or Surveyor Seal

NOT FOR 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 16, Minturn North P.U.D.

Site, Grading and Drainage Plan

DRB Submittal 10/29/25

No.	Date	Revision	By
1.			
2.			
3.			
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PROJECT NO.
23035
Designer:
PAH
Drafter:
BUI
Date:
6/10/24

Sheet
C1

File Name: ***lot 16 sp-02.dwg***

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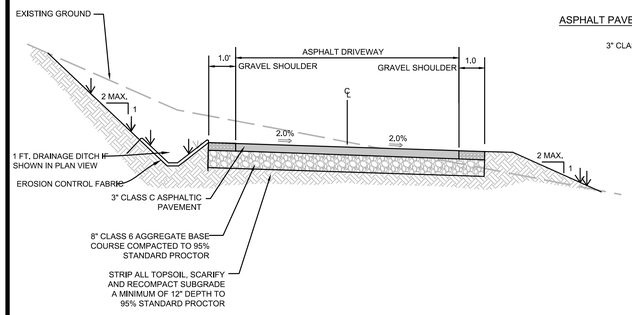
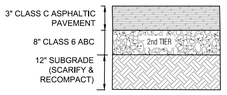


ASPHALT PAVEMENT SECTION



PAVEMENT SECTION

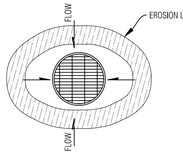
NOTE:
1. ALL AGGREGATE & SUBGRADE MATERIAL SHALL BE COMPACTED TO 95% STANDARD PROCTOR AT A MOISTURE CONTENT WITHIN 2% OF OPTIMUM.
2. IN NEW PAVING LOCATIONS STRIP ALL TOPSOIL, SCARIFY AND RECOMPACT SUBGRADE A MINIMUM OF 12" DEPTH TO 95% STANDARD PROCTOR.
3. EXTEND THE SECOND TIER (12" CLASS 2 ROAD BASE,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

PROPOSED DRIVEWAY TYP. SECTION

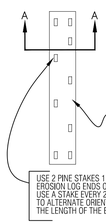
N.T.S. TO BE VERIFIED BY PROJECT GEOTECHNICAL ENGINEER

DRIVEWAY & AUTOCOURT SECTION

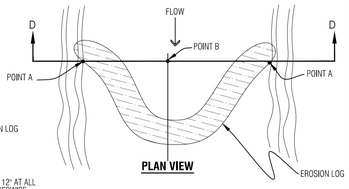
N.T.S. CONTRACTOR TO VERIFY WITH PROJECT GEOTECHNICAL CONSULTANT.



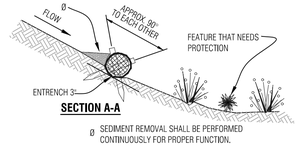
AREA DRAIN



PLAN VIEW

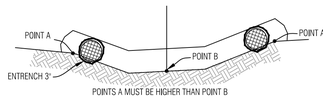


PLAN VIEW



SECTION A-A

Ø SEDIMENT REMOVAL SHALL BE PERFORMED CONTINUOUSLY FOR PROPER FUNCTION.

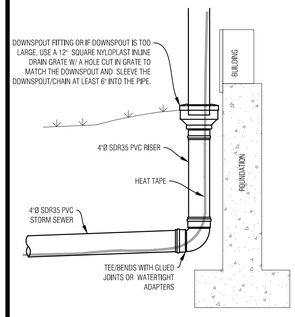


SECTION D-D

Temporary Erosion Control Log

N.T.S.

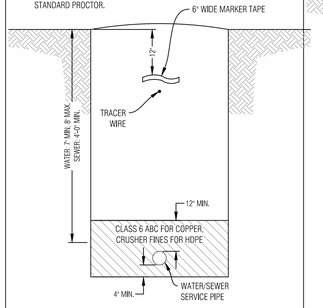
NOTES:
1. ROOF AND AREA DRAINS SHALL NOT BE CONNECTED TO THE FOUNDATION DRAIN SYSTEM.
2. ALL DOWNSPOUTS SHALL BE CONNECTED TO ADS N-12-WT CPP (WATERTIGHT), SCH.40 PVC OR SDR35 PVC. FLEXIBLE CORRUGATED PLASTIC IS NOT ACCEPTABLE.
3. ADDITIONAL FITTINGS AND BENDS MAY BE REQUIRED TO DEFLECT OVER OR AROUND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



TYP. DOWNSPOUT CONNECTION

N.T.S.

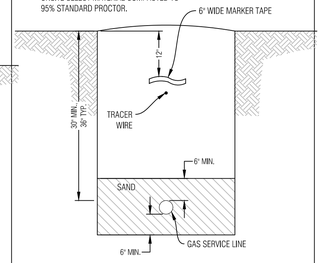
NOTES:
1. WATER SHALL BE INSTALLED WITH AT LEAST 10' OF SEPARATION BETWEEN WATER/SEWER AND 4' OF SEPARATION BETWEEN OTHER UTILITIES.
2. BACKFILL THE TRENCH WITH 4" MINUS ONSITE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR.



WATER/SEWER SERVICE TRENCH

N.T.S.

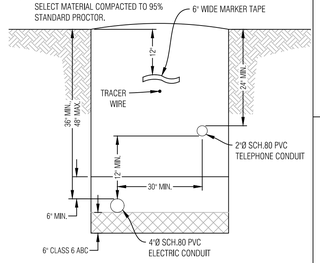
NOTES:
1. GAS SHALL BE INSTALLED WITH AT LEAST 4' OF SEPARATION BETWEEN OTHER UTILITIES.
2. BACKFILL THE TRENCH WITH 4" MINUS ONSITE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR.



GAS SERVICE TRENCH

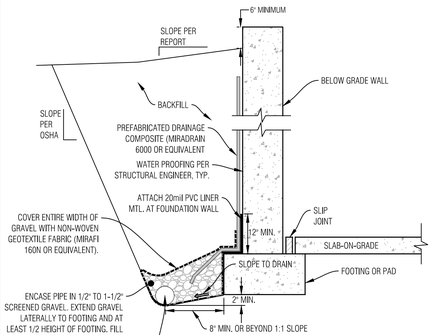
N.T.S.

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.

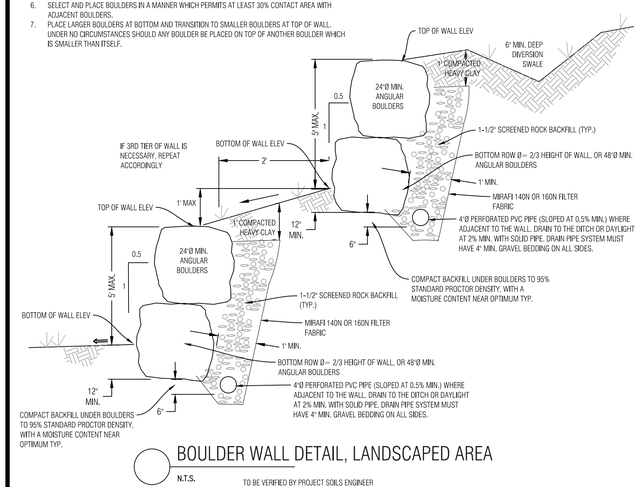
CONTRACTOR TO VERIFY WITH PROJECT GEOTECHNICAL CONSULTANT.

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.

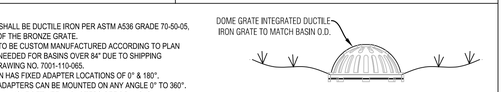
NOTES:
1. THIS DETAIL IS FOR RETAINING LANDSCAPED AREAS ONLY AND SHALL NOT BE USED TO RETAIN STRUCTURE OR VEHICLE LOADED AREAS.
2. FREE DRAINING WALL BACKFILL SHOULD BE CAPPED WITH AT LEAST 12 INCHES OF COMPACTED HEAVY CLAYS TO REDUCE SURFACE WATER INFILTRATION
3. ROUND RIVER BOULDERS ARE NOT ACCEPTABLE.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

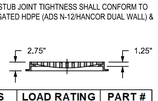


BOULDER WALL DETAIL, LANDSCAPED AREA

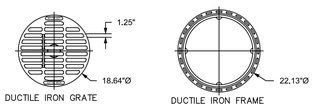
N.T.S. TO BE VERIFIED BY PROJECT SOILS ENGINEER

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

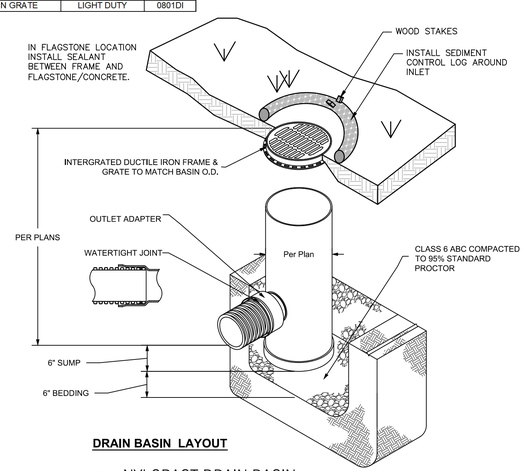




GRATE OPTIONS	LOAD RATING	PART #
STANDARD	LIGHT DUTY	0899CGSF
SOLID COVER	LIGHT DUTY	0899CGCF
BRONZE	N/A	0899CGBF
DOME	N/A	0899CGDF
DROP IN GRATE	LIGHT DUTY	0801DI



STANDARD GRATE ASSEMBLY



DRAIN BASIN LAYOUT

NYLOPAST DRAIN BASIN

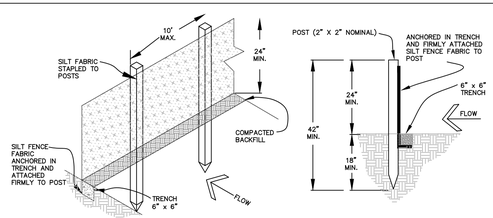
N.T.S. 8 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL 7001-110-272

INSTALL EROSION CONTROL FABRIC PER MANUFACTURERS RECOMMENDATIONS

TYPICAL SWALE SECTION

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

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



EROSION CONTROL NOTES:

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

SEDIMENT CONTROL FENCE DETAIL

N.T.S.

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

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

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

Engineer or Surveyor Seal

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'

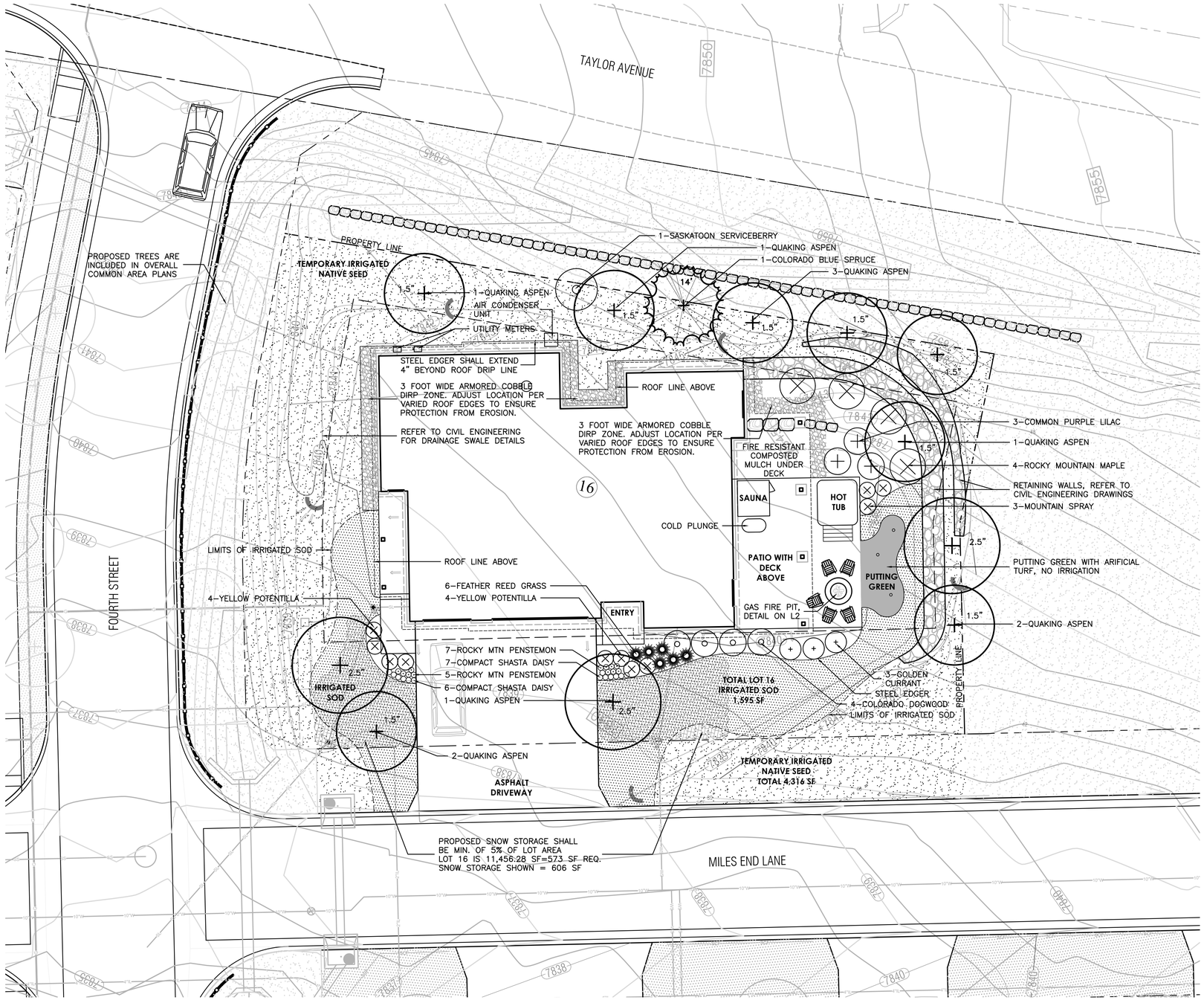
811 Know what's below. Call before you dig.

TOWN OF MINTURN, COLORADO
Lot 16, Minturn North P.U.D.
Details and Notes
DRB Submittal 10/29/25

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

PROJECT NO. **23035**
Designer: **PAH**
Drafter: **BUI**
Date: **6/10/24**
Sheet **C2**
File Name: **lot 16 sp-02.dwg**

N:\PROJECTS\2023\23035-Minturn North Individual Lots\dwg\Lot 16 Schoonover\Lot 16 SP-02.dwg 10/30/2025 4:40 PM



0 5 10 20

SCALE: 1"=10'-0"

LEGEND

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

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

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

MINTURN NORTH P.U.D.

LOT 16-LANDSCAPE PLAN

TOWN OF MINTURN, COLORADO

DESIGNED: TT
DRAWN: TT
CHECKED: RH
DATE: October 29, 2025
REVISIONS:

DRB SUBMITTAL

SHEET TITLE:

PROPOSED LANDSCAPE PLAN

SCALE: 1"=10'-0"

SHEET NUMBER:

L1

General Notes and Specifications:

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

Revegetation Notes:

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

Fire Mitigation Recommendations:

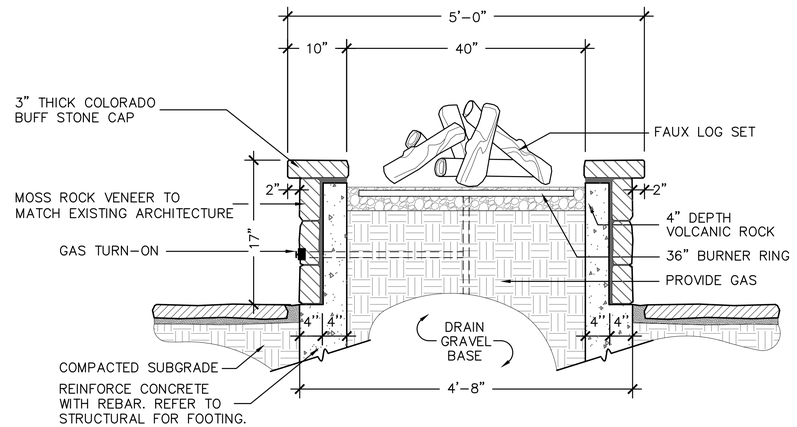
1. Zone 1 (15' from building and integral planting): no highly flammable plants, such as evergreen trees and shrubs should be planted within 15' of the structure or attachments.
2. Zone 2 (70' from building and Integral planting): a 10' crown separation must be maintained for all evergreen trees and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

LEGEND & IRRIGATION CALCULATIONS:

Permanent Irrigation		Square Footage of Irrigation
	Permanent Pop–Up Spray Irrigation For Bluegrass Sod	1,595 SF
	Permanent micro–spray or drip irrigation for perennial beds	25 PERENNIALS x 1 SF = 25 SF
	Permanent Drip Irrigation For B&B Trees	11 TREES x 4.5 SF = 50 SF
	Permanent Drip Irrigation For 5 gal. Shrubs & Grasses	32 SHRUBS x 3 SF = 96 SF
		TOTAL PERMANENT IRRIGATED AREA: 1,766 SF
	Temporary Spray Irrigation For Native Seed	4,316 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.



1 L2 **5 FT. DIAMETER OUTDOOR GAS FIRE PIT**

SCALE: 1"=2'–0"

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:

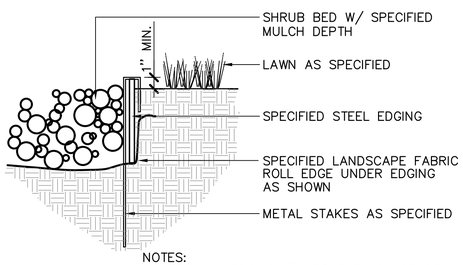
PERCENTAGES OF MIXES VARY YEAR–TO–YEAR DEPENDING ON HARVEST OF SEEDS. HYDROSEED OR HAND BROADCAST: 1 LB. PER 1,000 SQ. FT. OR 50 LBS. PER ACRE. RAKE IN ¼" DEEP AND IRRIGATE, IF POSSIBLE UNTIL ESTABLISHED. 'DRY NATIVE MOUNTAIN' SEED MIX IS AVAILABLE FROM PAWNEE BUTTES SEED INC., 605 25TH STREET, GREELEY, 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 & EVERGREEN TREES			
7	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
1	Colorado Blue Spruce Picea pungens	2	14' ht.	Specimen quality B&B, staked
	ORNAMENTAL GRASSES (planted @ 18" O.C. spacing)			
6	Feather Reed Grass Calamagrostis acutiflora 'Karl Foerster'	1 & 2	1 gal.	Container Full
	PERENNIAL FLOWERS (planted @ 12" O.C. spacing)			
13	Compact Shasta Daisy Leucanthemum x superbum 'Silver Princess'	1 & 2	Flats of 15	
12	Rocky Mountain Penstemon Penstemon strictus	1 & 2	Flats of 15 or 32	
	DECIDUOUS SHRUBS			
4	Colorado Dogwood Cornus sericea coloradense	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.
3	Common Purple Lilac Syringa vulgaris	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.
3	Golden Currant Ribes aureum	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.
3	Mountain Spray Holodiscus dumosus	1 & 2	5 gal.	Container, 5 canes minimum 18"–24" ht.
4	Rocky Mountain Maple Acer glabrum	1 & 2	B&B gal.	Container, 5 canes minimum 36"–48" ht.
1	Saskatoon Serviceberry Amelanchier alnifolia	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.
8	Yellow Potentilla Potentilla fruticosa 'Jackmannii'	1 & 2	5 gal.	Container, 5 canes minimum 12"–18" ht.



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

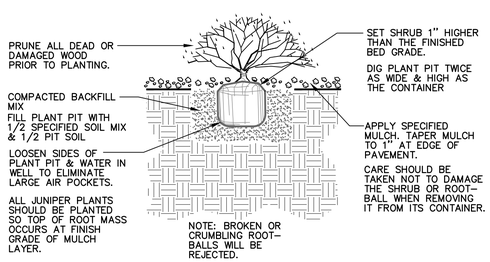
2) EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR, AND FLUSH W/ GRADES OF CONCRETE.

3) ALL JOINTS TO BE SECURELY STAKED.

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

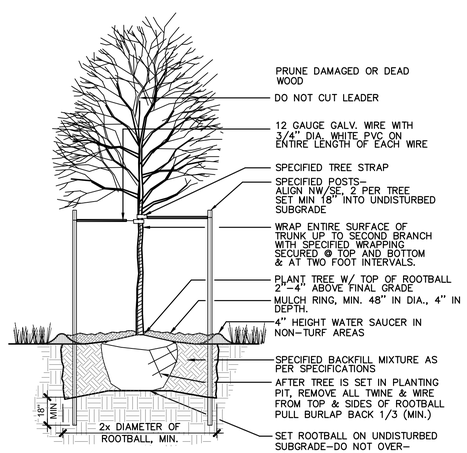
2 L2 **STEEL EDGER**

NOT TO SCALE



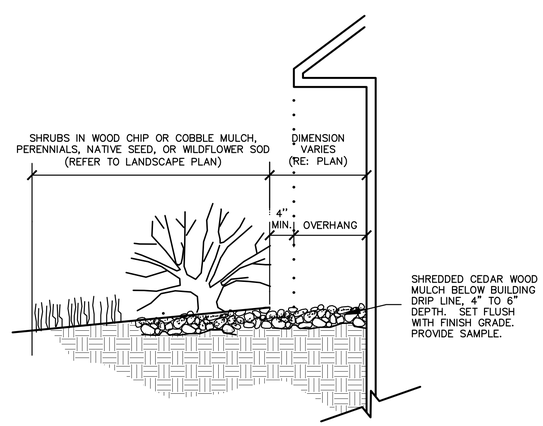
3 L2 **SHRUB PLANTING**

NOT TO SCALE



4 L2 **DECIDUOUS TREE PLANTING**

NOT TO SCALE



5 L2 **MULCH ARMORED DRIP LINE**

NOT TO SCALE

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

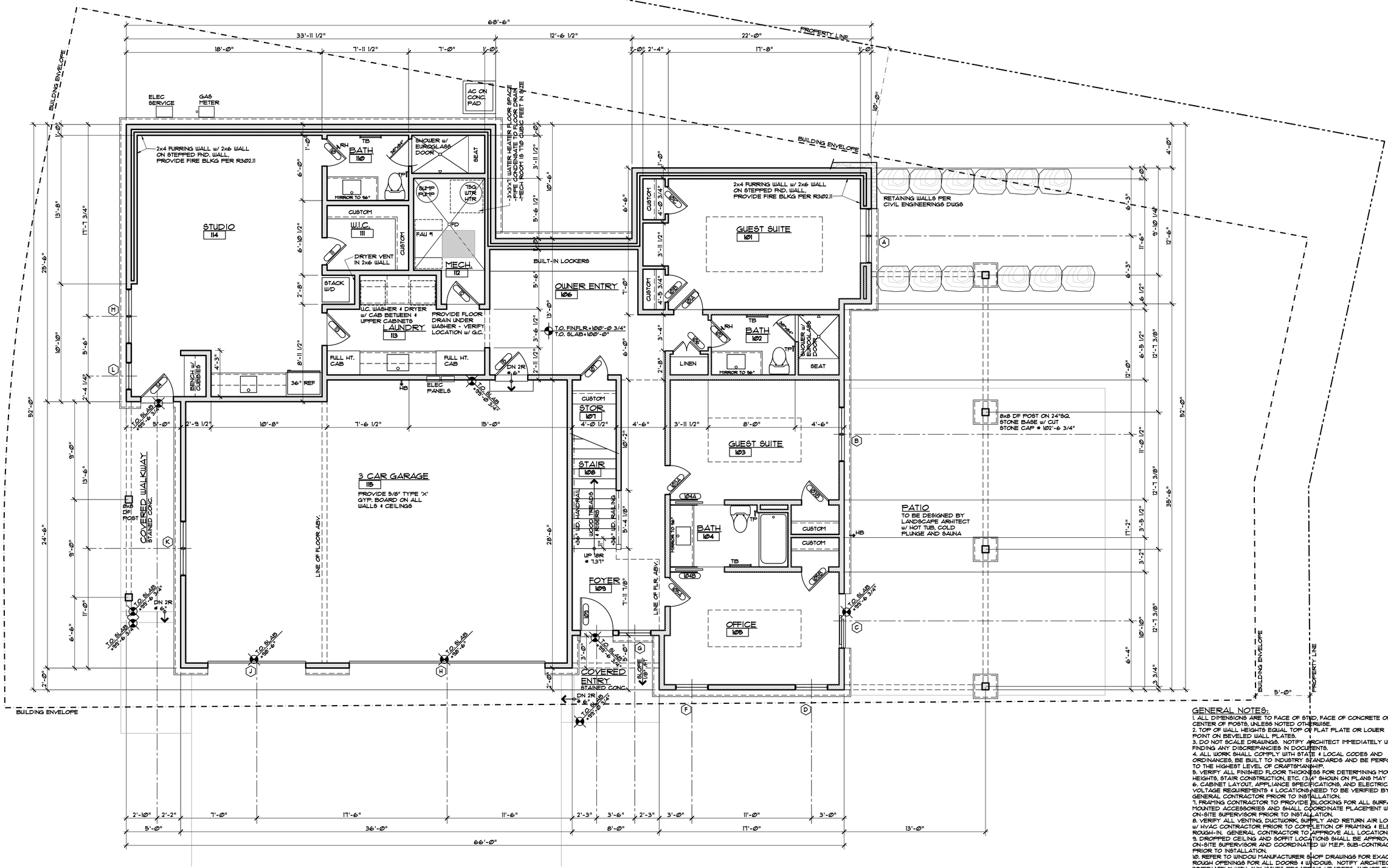
MINTURN NORTH P.U.D.
LOT 16-LANDSCAPE PLAN
TOWN OF MINTURN, COLORADO

DESIGNED: TT
DRAWN: TT
CHECKED: RH
DATE: October 29, 2025
REVISIONS:

DRB SUBMITTAL

SHEET TITLE:
LANDSCAPE NOTES & DETAILS

SCALE: NOT TO SCALE
SHEET NUMBER:
L2



ENTRY LEVEL PLAN

1/4" = 1'-Ø"

2,015 SF LIVING, 77 SF MECH, 917 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.
12. 5/8" FIBER-REINFORCED GYPSUM PANELS OR FIBER-CEMENT BACKER BOARD SHALL BE INSTALLED IN ALL WET LOCATIONS BEHIND TILE.
13. 5/8" GYPSUM BOARD ON CEILING FRAMING AT 24" O.C. MUST BE INSTALLED PERPENDICULAR TO FRAMING MEMBERS.

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

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

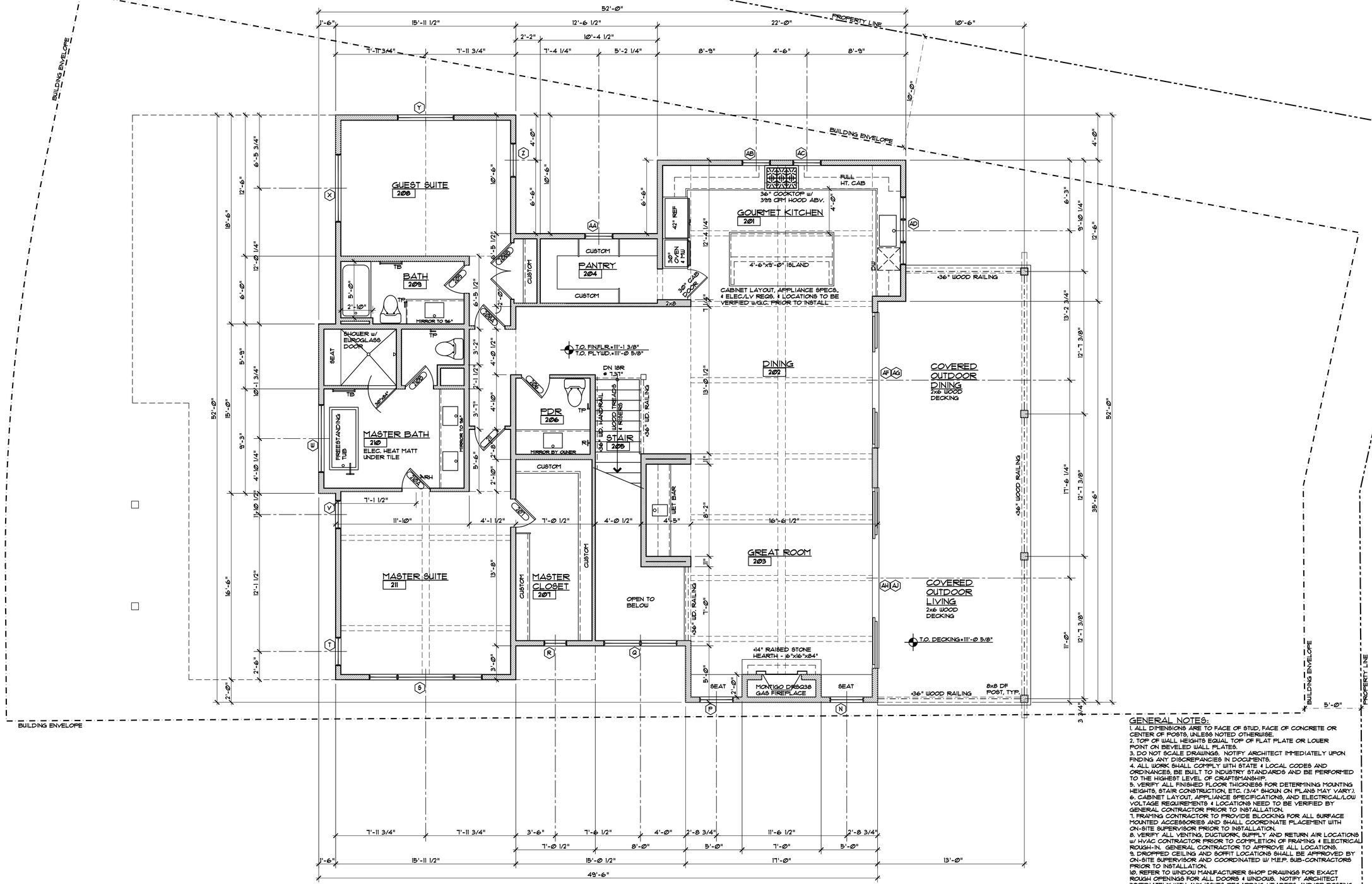
RESORT CONCEPTS
225 MAIN STREET, SUITE C-101
EDWARDS, COLORADO
(970) 926-1720

SCHOONOVER
0070 MILES END LANE
LOT 16, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L16

ISSUED #	DATE	BY	COMMENTS
5	10-29-25	DUE	DRB SUBMITTAL SET

A1.1



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MAIN LEVEL PLAN

1/4" = 1'-0"

2,140 SF LIVING

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don.eggers@eggersarchitecture.com

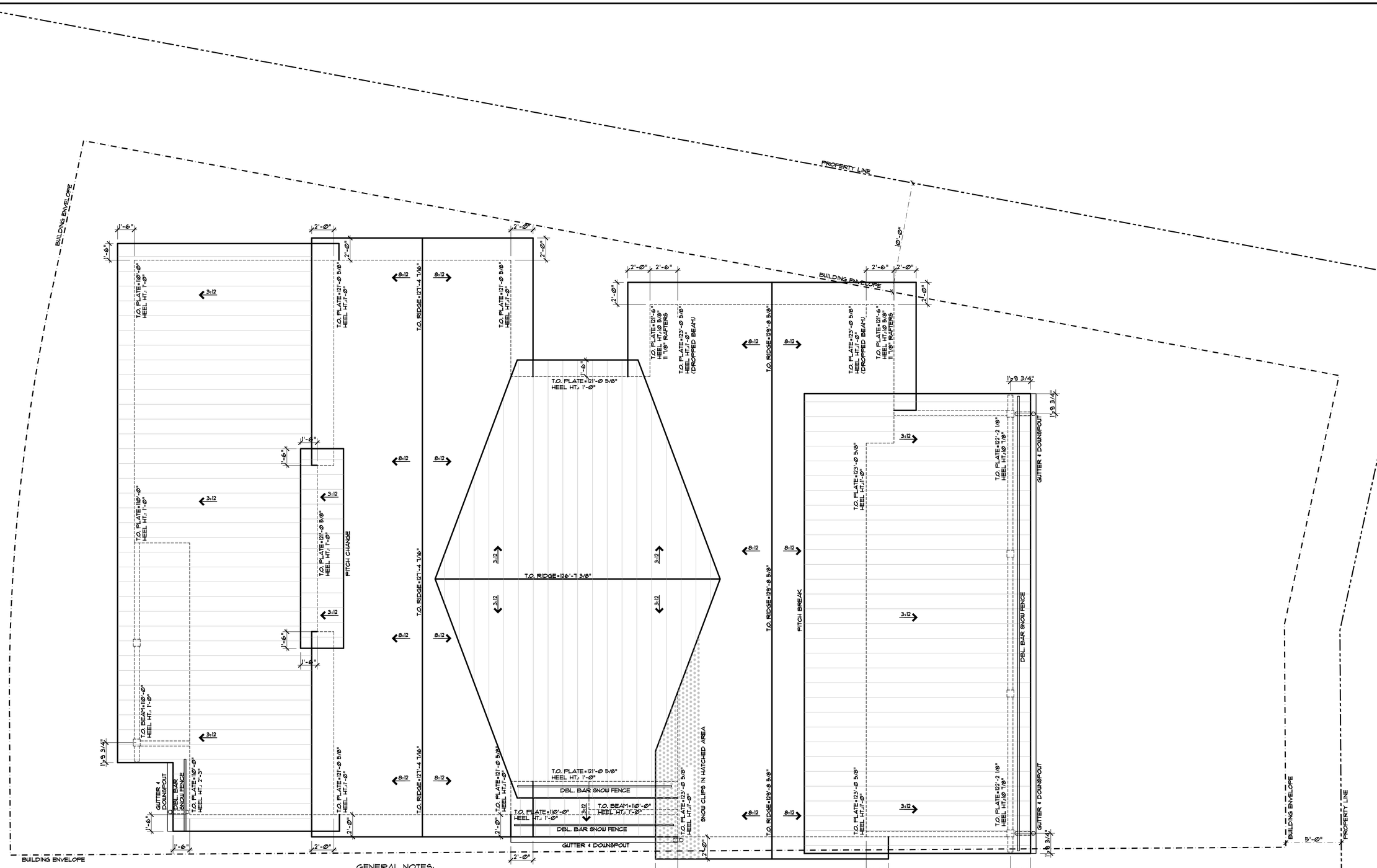
RESORT CONCEPTS
225 MAIN STREET, SUITE C-101
EDWARDS, COLORADO
(970) 926-1720

SCHOONOVER
0070 MILES END LANE
LOT 16, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L16

ISSUED #	DATE	BY	COMMENTS
5	10-23-25	DWE	DRB SUBMITTAL SET

A1.2



GENERAL NOTES:

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

ROOF PLAN

1/4" = 1'-Ø"

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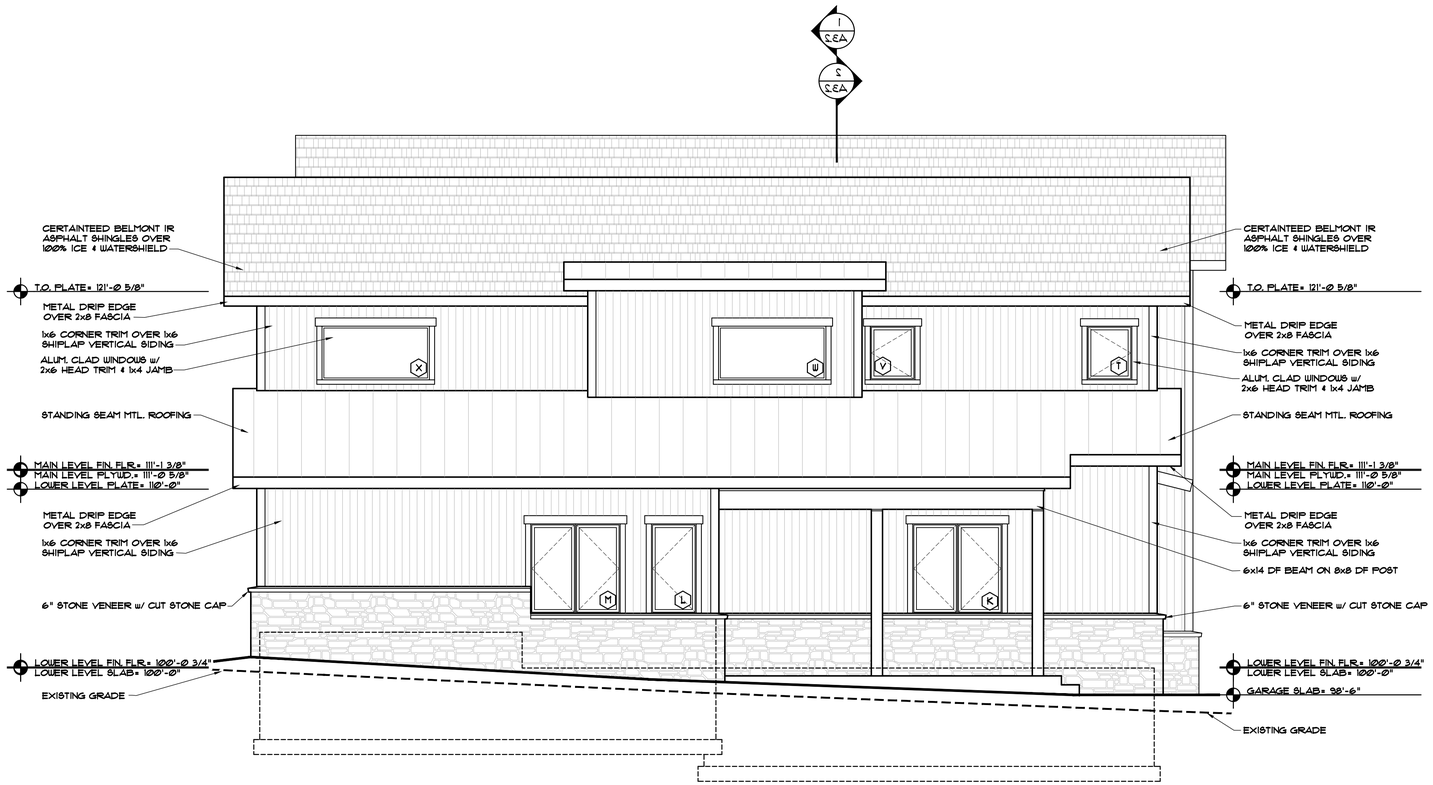
A1.3



LEFT ELEVATION

1/4" = 1'-0"

FRONT ELEVATION

1/4" = 1'-0"

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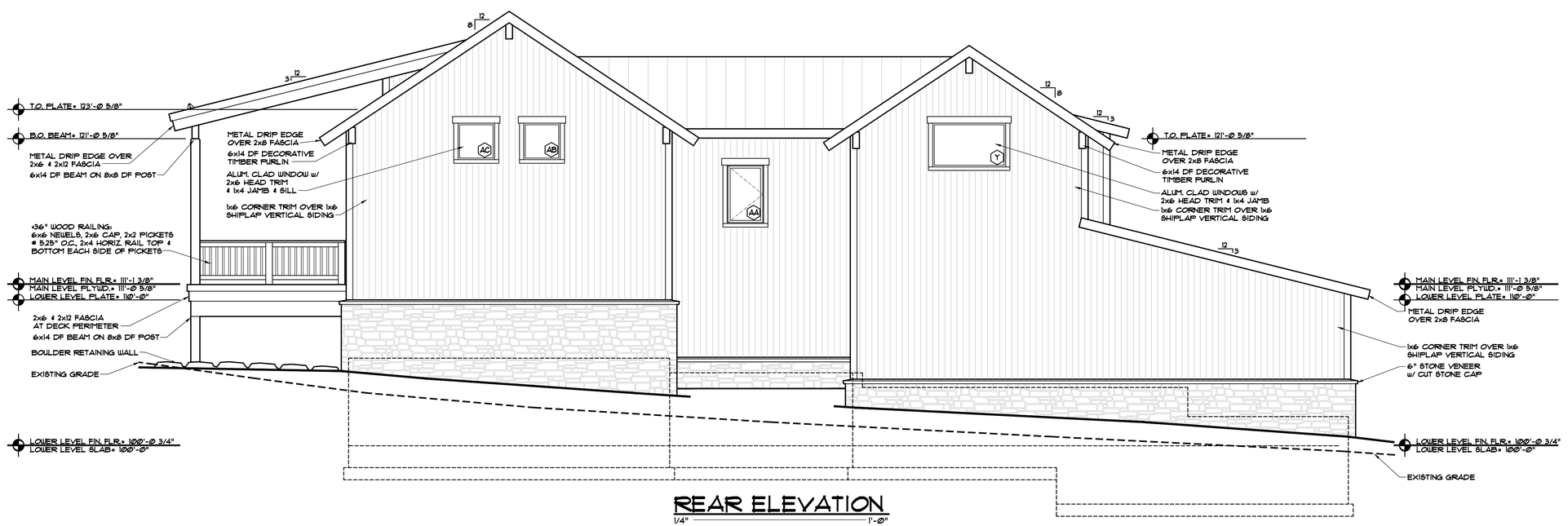
ISSUED #	DATE	BY	COMMENTS	DUE	DRB SUBMITTAL SET
5	10-29-25				

A2.1

RIGHT ELEVATION

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"

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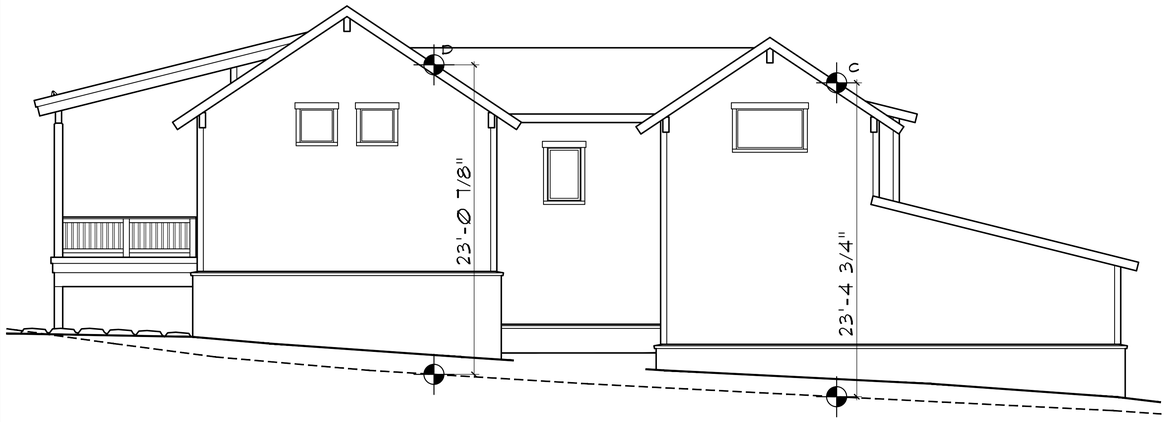
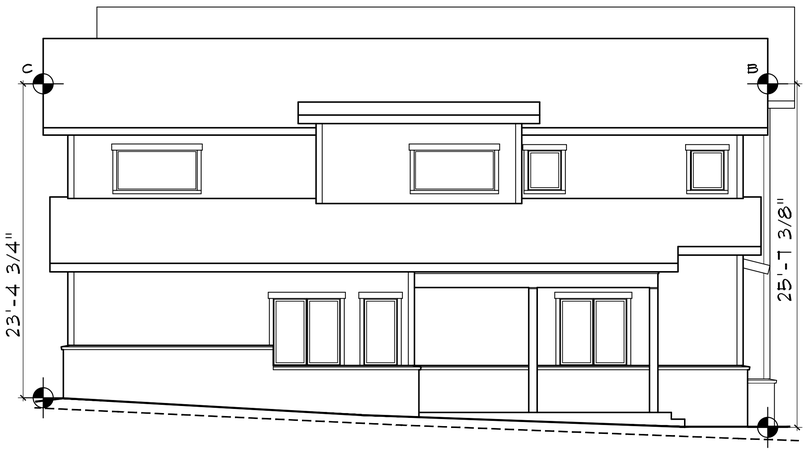
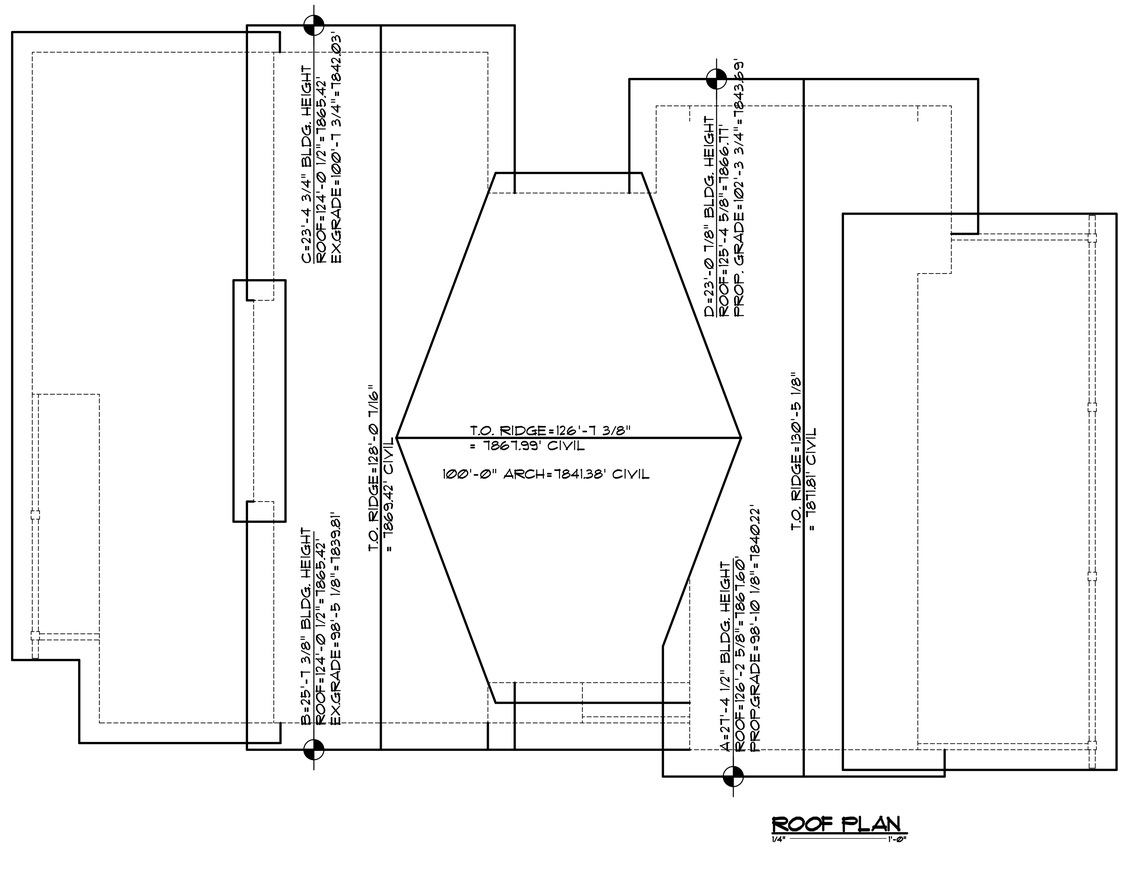
A2.2



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



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



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

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

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

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BH1

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

Minturn North - Lot 16

EGGERS ARCHITECTURE, INC

AXIS VU DESIGN

DRB Design Review - 3D Views

October 30, 2025

Resort Concepts

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MINTURN NORTH - LOT 16

EGGERS ARCHITECTURE, INC

AXIS VU DESIGN

DRB DESIGN REVIEW - 3D VIEWS

OCTOBER 30, 2025

RESORT CONCEPTS

Terraces & Walkways
Stained Concrete

Exterior Stone
Colorado Buff

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

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

Wood Columns per Plan
Color: Custom Stain

Roofing
Mfg: CertainTeed Belmont
Asphalt Shingles
Color: Black Granite

Roofing
Standing Seam Metal
Color: Matte Black

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

Windows and Doors
Mfg: Sierra Pacific
Color: Black

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

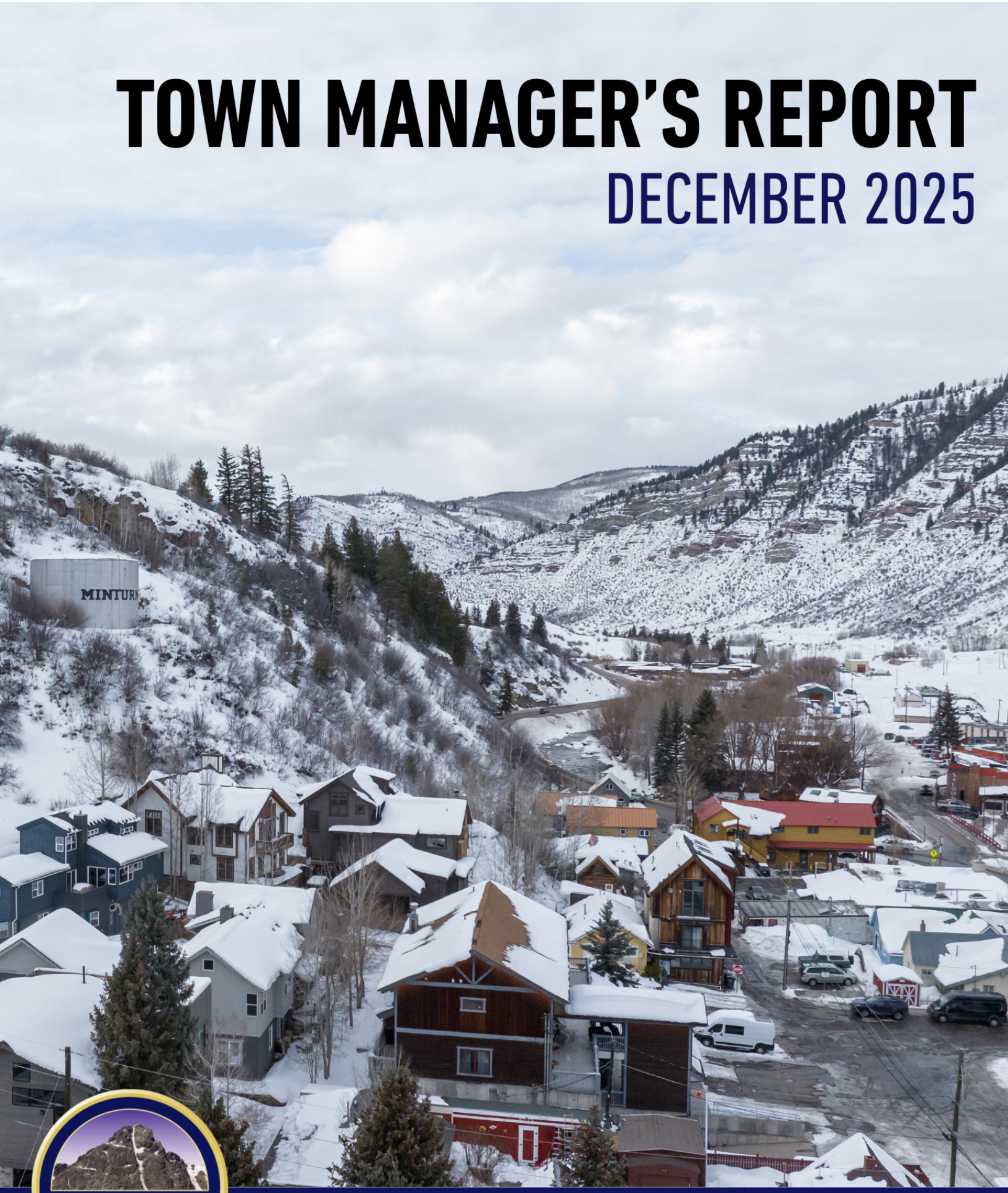
Entry Door
Solid Wood
Color: Custom Stain

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

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

TOWN MANAGER'S REPORT

DECEMBER 2025



Minturn
Established 1904

306 Pine St. Minturn, Colorado | Minturn.org

MANAGER'S REPORT
December 2025

Top Updates

1. New Water Treatment Plant – 90% Design Complete
Design has been submitted to CDPHE; Project Needs Assessment hearing scheduled for Dec 30; SRF loan application due Jan 5.

2. Highlands Parcels – Listing Process Underway
Staff met with Slifer Smith & Frampton on Dec 8 to begin preparing the property for market listing.

3. Minturn Shooting Range – Coordination with USFS
USFS permitting staff will provide next steps on Town management options following Council direction.

4. Town Hall Apartment Reconstruction – RFP Clarifications
Clarification responses due Dec 19; contract award anticipated at the first January Council meeting.

5. Council Follow-Up Initiatives
- Exploring CDOT crosswalk feasibility at Grouse Creek Trailhead
- Expanding bike parking
- Requiring FEMA ICS/NIMS training for all staff and planning 2026 EOC training
- Fire mitigation coordination initiated with ERFPD and USFS

6. Land Use Code Update – Module 3 in Progress
Module 3 (Subdivision & Development Standards) expected to conclude in January; Module 4 begins immediately after.

7. Impact Fee Study – Proposals Under Review
Three proposals under evaluation; contract recommendation coming to Council in January.

8. Rural Technical Assistance Program (RTAP)
Kickoff meeting completed; community assessment underway with final document due Jan 7.

Town Council Follow Up

November 19th, 2025, Meeting

Vail Valley Mountain Trails Association (VVMTA) Presentation

Question/Comment

VVMTA Director Ernest Seager asked what support the Town could provide for VVMTA's Grouse Creek Trailhead Parking Lot Expansion Project in 2026.

Staff Follow-Up:

Staff will schedule a meeting with VVMTA in January 2026 to determine how Public Works can assist with the project.

301 Boulder St. Minturn, CO 81645 - manager@minturn.org

Councilor Rodine

Question/Comment

Comment about working with CDOT to install a pedestrian crossing on U.S. 24 at the Grouse Creek Trailhead Parking Lot to improve safety and facilitate travel from the Minturn Business Park.

Staff Follow-Up:

Staff will work with Town Engineer Jeff Spanel and CDOT to determine feasibility and cost of installing a new crosswalk at the Grouse Creek Trailhead Parking Lot.

Mayor Bidez

Question/Comment

Comment about adding additional bike parking at the Grouse Creek Trailhead Parking Lot.

Staff Follow-Up:

Staff will include adding additional bike parking as part of our efforts to assist VVMTA in 2026.

Question/Comment

Comment about better preparing town staff for assisting in an emergency response.

Staff Follow-Up:

All Town staff have been directed to complete the online FEMA courses:

- **NIMS Introduction (IS-700)**
- **ICS Introduction (ICS-100)**

Staff will also schedule a **2026 training session** with Eagle County Emergency Management for participation in the **Eagle County EOC/Emergency Support Function Training**.

Councilor Priest

Question/Comment

Comment about the need to expand/improve the town's fire mitigation efforts in 2026, including on federal land.

Staff Follow-Up:

Staff have contacted USFS District Ranger Leanne Veldhuis about our interest in assisting with fire mitigation work. Staff have scheduled a meeting with Eagle River Fire Protection District's (ERFPD) Wildland Fire Management Team in January 2026 to discuss how the town can assist ERFPD with fire mitigation.

Capital Projects

New Water Treatment Plant (WTP)

Status:

- **90% design is complete.**
- The design has been submitted to and accepted by the Colorado Department of Public Health & Environment (CDPHE) for formal review and can be tracked here: https://cdphe.colorado.gov/designreviews

- Plans have been submitted for **local building and zoning review**.

Cost Estimate:

- Current estimate is **~$11 million based on the 60% design**.
- An **updated cost estimate** is expected **by January**, once the 90% design review is complete.

Next Steps:

- The town will hold a hearing on the WTP's Project Needs Assessment as required by CDPHE on **December 30th, 2025**.
- If the Town wishes to pursue a **State Revolving Fund (SRF) Loan** through the Colorado Water Resources and Power Development Authority (CWRPDA), the application must be submitted by **January 5th, 2026**.

Town Hall 2-Bedroom Apartment Reconstruction

Status:

Staff issued a formal request for clarification to the three firms that submitted bids in response to the Town's Request for Proposals (RFP). Responses are due by **December 19, 2025**.

Next Steps:

Staff will evaluate and score the final submissions and prepare a recommended contract for Council review at the **first meeting in January 2026**.

Taylor Street Repaving

Status:

Design is complete and the project is pending a public bid.

US 24 Pedestrian Improvement Project Phase II

Status:

The project has been shut down for the season and construction will resume in the spring.

Next Steps:

Staff are working with Xcel Energy and Phoenix Industries to negotiate the potential costs and impacts of a spring 2026 re-mobilization.

Main Street Streetlighting

Background:

Town Council approved the 2026 budget with funding allocated for streetlight replacement and expansion along Main Street.

Status:

Staff are working with several streetlight manufacturers and vendors to develop a shortlist of potential decorative streetlight models. Once fixture, pole, and base specifications are finalized for each option, staff will obtain pricing to complete a detailed model comparison.

Next Steps:
After the shortlist of models is finalized, staff will work with Town Engineer Jeff Spanel to outline the engineering and design process required to prepare bid-ready plans for 2026. Staff will also explore potential grant opportunities to supplement the project budget.

Bellm Bridge Replacement

Status:
Staff are currently working with SEH Inc. on the bridge design. Staff applied to CDOT's Off-System Bridge Grant program on November 7th, 2025.

Next Steps:
Identify additional funding opportunities for the estimated $6 million dollar construction cost.

Little Beach Park Improvements

Status:
Installation of the new retaining wall and asphalt access road is complete.

Next Steps:
Staff have drafted an Request for Qualifications (RFQ) for a new playground with the assistance of the Town Engineer Jeff Spanel. After we receive comments and feedback from the Council Committee, the RFQ will be posted.

Other Projects

Highlands Parcels

Background:
As part of a settlement agreement with the former developer of the Battle Mountain Ski Resort, the Town obtained ownership of approximately 55 acres of land located west of U.S. 24 at the south end of town. The property was transferred to the Town after the developer failed to meet financial commitments related to the construction of a new water treatment plant.

On **November 19, 2025**, the Town Council approved a contract with Slifer Smith & Frampton to list the land for sale. The listing followed a recommendation from a Council-appointed committee tasked with identifying a broker and determining market value for the property.

Status:
Staff held a meeting with brokers from Slifer Smith & Frampton on December 8th, 2025, to discuss next steps in the listing process and help share key information about the property with the firm.

Minturn USFS Shooting Range

Background:
At the November 19, 2025, Town Council meeting, staff were directed to explore options for Town management of the Minturn Shooting Range in order to address long-standing community concerns

regarding safety, noise, and environmental impacts. The shooting range is located on federal land south of the Minturn Bike Park.

Status:
Staff have contacted USFS District Ranger Leanne Veldhuis and received confirmation on December 11, 2025, that USFS permitting staff will follow up with details on the permitting process for potential Town management of the shooting range.

Policy & Planning Initiatives

Minturn Forward Land Use Code Update

Background:
Town staff with Matt Farrar, Western Slope Consulting have been developing and reviewing with the Planning Commission new portions of the Land Use Code as we make our way through the Chapters 16 and 17 update. Staff has completed Module 1 (Land use application requirements and procedures, Subdivision application requirements and procedures, Annexation and disconnection of land, and Environmental/development impact report) and Module 2 (Zone districts, Use regulations and standards, Dimensional requirements, and Community housing standards and guidelines).

Status:
Staff is currently working on Module 3 (Subdivision and Development/Design Standards) that will hopefully wrap up in January.

Next Steps:
Module 4 (General provisions, Area and activities of state interest, and Terms and definitions) will start in January and will conclude with the whole adoption of the new Land Use Code.

Comprehensive Impact Fee Study RFP

Background:
Staff issued a Request for Proposals (RFP) in November 2025 to solicit qualified firms to conduct a comprehensive impact fee study. The purpose of the study is to ensure that the impacts of new developments appropriately contribute to the Town's future infrastructure costs.

Status:
Staff are currently reviewing and scoring the three proposals received. A recommended contract will be presented to the Town Council for consideration at the **first meeting in January 2026**.

Minturn Rural Technical Assistance Program

Background:
The Town was selected to participate in the Rural Technical Assistance Program through the Colorado Office of Economic Development & International Trade (OEDIT). RTAP pairs Minturn with graduate students from the University of Colorado Boulder and Colorado State University to develop strategies for

how small communities can leverage outdoor recreation opportunities to strengthen their local economies.

Status:
Staff participated in the program kickoff meeting on **December 4, 2025**. Staff are currently seeking participation from additional community members to support the assessment and planning process.

Next Steps:
Staff and RTAP participants will complete the **Community Assessment** document by **January 7, 2026**.

Housing
No updates for this report.

Economic Development
No updates for this report.

Town Departments

Public Works Weekly Report (Nov 17-23, 2025)

Hazard Tree Removal & Vegetation Management
Public Works removed several hazardous trees along Highway 24, Cemetery Bridge, Two Elk Estates, and the Bone Yard area. This work eliminated safety hazards in high-visibility travel corridors and prepared the areas for winter operations.

Holiday Lighting Repairs
Staff replaced damaged Christmas lights and installed new rope lighting for the Bellum Bridge Star to ensure holiday décor remains functional and visible for the season.

Water Plant & Drainage Work
A drainage ditch at the Water Plant was cleared following blockage from beaver activity. Keeping this drainage path open is important for protecting plant operations.

Roadway Safety & Winter Prep
Crews removed boulders from the top of Taylor Street to ensure safe plowing access and performed minor road patching along Highway 24 near the Cemetery Bridge to address settling around the new gas line installation.

CDOT Rockfall Mitigation Partnership
Public Works collaborated with CDOT on rock mitigation on the north side of town. CDOT supplied traffic control and hauling, while the Town provided equipment and staff support.

Equipment & Facility Work
Staff completed small repairs and maintenance, including utility trailer lighting repairs and securing a loose ground cable at Eagle Park.

Littering Issue at Cemetery Bridge
Staff collected recurring weekend litter at Cemetery Bridge and are evaluating the potential installation of a game camera to deter future incidents.

Safety
No safety incidents were reported.

Public Works Weekly Report (Dec 1-7, 2025)

Snow Operations & Winter Maintenance
Public Works conducted full snow operations for three consecutive days, including plowing and shoveling across Town facilities, Main Street sidewalks, bridges, and bike paths. Crews applied cinders townwide and kept all priority routes clear during early-season storms.

Utility & Water System Work
Staff completed end-of-month manual meter reads and installed a new AMI unit at 292 Main Street. Valve box investigations on Maloit Park Road and South Main indicate a leak that will require excavation next week. Due to forecasted snowfall and the need to maintain uninterrupted snow operations, an outside contractor will be used for the excavation.

Equipment & Fleet Updates
Staff completed preventative maintenance on loaders, the cinder machine, and Town trucks. Replacement cutting edges and new hydraulic couplers were ordered to improve snow equipment efficiency and reduce downtime. Several small repairs (marker light, tail/brake assemblies, cinder shed door framing) were completed in-house.

General Maintenance
Trash and dog waste stations were serviced on schedule; new water meter supplies were inventoried; new snow shovels were purchased for seasonal readiness.

Safety
No safety incidents reported.

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Public Works Weekly Report (Dec 8-14, 2025)

Major Snow Operations

Public Works conducted sustained full-staff snow operations from Saturday through Wednesday, including plowing, sidewalk clearing, snowpack removal, cinder application, and hauling snow from multiple residential streets. Crews also removed snow piles to open storm drains and hauled over 50 loads of accumulated snow from Norman, Harrison, and Mann Avenues across two days.

Seasonal & Holiday Maintenance

New Christmas lights were purchased and installed on light poles in the 100 Block and at Town Hall's Boulder Street entrance. Staff also picked up and restocked cinders to support ongoing icy-road conditions.

Water System Update – Leak Investigation

Staff continued work on the water leak near 2084 South Main Street. Excavation with Reyes Excavation revealed that the water main is located closer to Highway 24 than previously believed, and includes an unanticipated T-connection. Because the work will occur within the CDOT right-of-way, the repair now requires a CDOT Utility Permit, and scheduling will depend on permit approval. Staff are initiating the permit process.

Equipment & Fleet Reliability

Crews installed new quick couplers on the IT 38-H loader, replaced a failed solenoid on the 2012 Chevy Boss snowplow, repaired the shifter linkage on the Town's F-350, and completed routine greasing and equipment maintenance to keep all snow-response equipment operational during a very active storm week.

Safety & Staff Expectations

The weekly safety meeting emphasized uniform visibility, community expectations, operational safety, and ethics. No safety incidents occurred.

TOWN OF MINTURN, COLORADO
RESOLUTION NO. 52 – SERIES 2025

A RESOLUTION OF THE TOWN OF MINTURN TOWN COUNCIL ADOPTING THE MINTURN DOWNTOWN DEVELOPMENT AUTHORITY PLAN OF DEVELOPMENT

WHEREAS, the Minturn Downtown Development Authority ("DDA") was duly formed pursuant to the provisions of the Colorado Revised Statutes and operates in accordance with its statutory purpose to plan and implement improvements and activities within the DDA district; and

WHEREAS, pursuant to Section 31-25- 802 of the C.R.S the DDA is required to adopt a Plan of Development; and

WHEREAS, The Town of Minturn recently contracted with Ayres Associates to host a workshop and work together with Town staff, stakeholders, the DDA board of directors, and Town board members, to create a Plan of Development that aligns with DDA strategic goals and objectives; and

WHEREAS, the Plan of Development is the final step in establishing the DDA special district to be eligible for tax increment financing;

NOW, THEREFORE, BE IT RESOLVED by the Town Council of Minturn that Minturn hereby formally adopts the Minturn Downtown Development Authority Plan of Development.

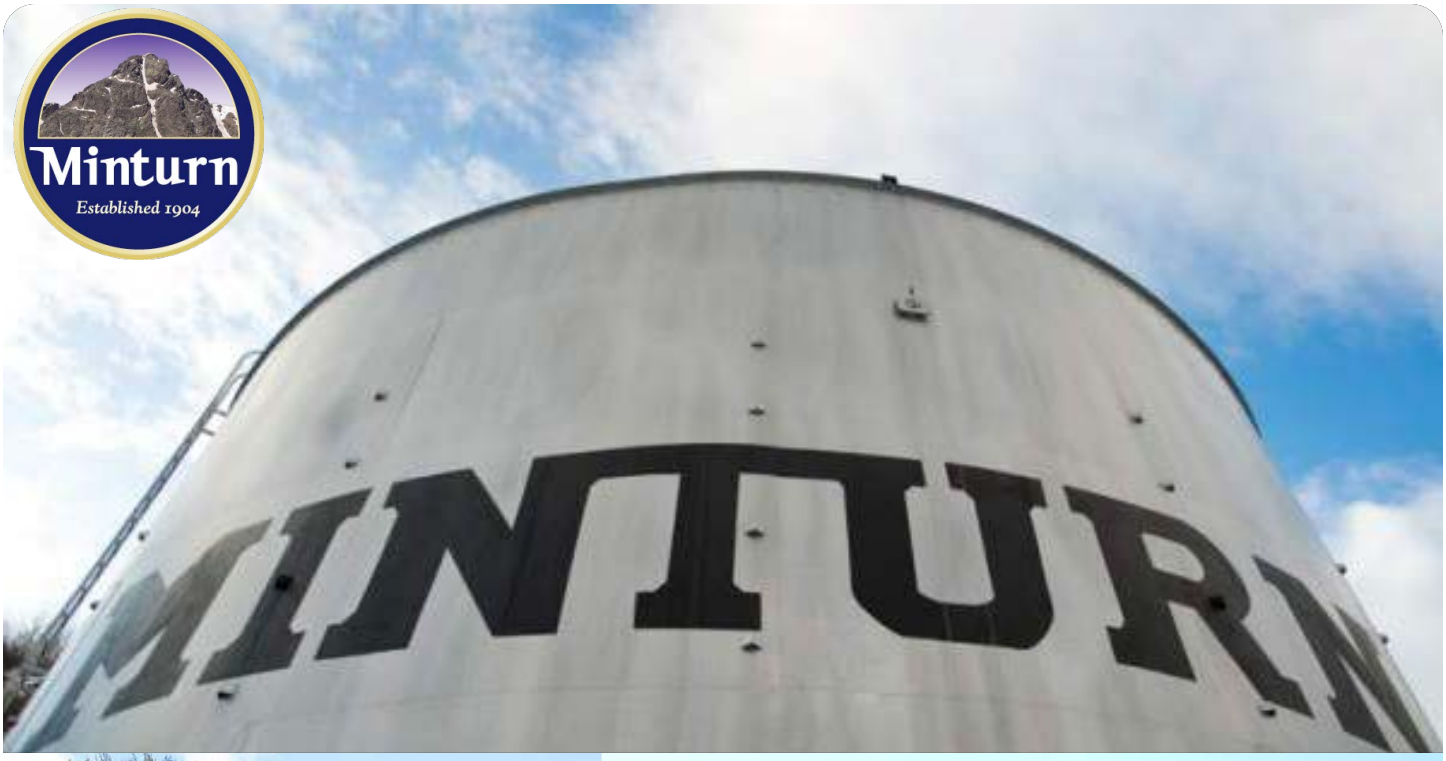
INTRODUCED, READ, APPROVED, ADOPTED AND RESOLVED THIS 17th DAY OF DECEMBER, 2025.

TOWN OF MINTURN

By:_____
Earle Bidez, Mayor

ATTEST:

_____
Jay Brunvand, Town Clerk



PLAN OF DEVELOPMENT

MINTURN DOWNTOWN DEVELOPMENT AUTHORITY

Acknowledgments

HOMETOWN COMMITTEE (DDA BOARD)

Spence Neubauer, Chair, term expires 06/30/2026

Thomas Warren, Vice Chair, term expires 06/30/2026

Morgen McLaughlin, Secretary, term expires 06/30/2029

Joe Delude, Treasurer, term expires 06/30/2029

Tom Priest, Minturn Town Council representative

TOWN Council

Earle Bidez, Mayor

Eric Gotthelf, Mayor Pro Tem

Gusty Kanakis, Council Member

Kate Schifani, Council Member

Lynn Feiger, Council Member

Brian Rodine, Council Member

Tom Priest, Council Member

Town STAFF

Rob Gutierrez, Town Manager

Cindy Krieg, Economic Development / Deputy Clerk
(Interim DDA Executive Director)

Scot Hunn, Planning Director,

Madison Harris, Planner II

Jay Brunvand, Town Clerk & Treasurer

A special thank you to the Minturn residents and business owners who provided input during the creation of the Plan of Development!

Prepared by Ayres Associates

Table of Contents

SUMMARY AND BACKGROUND 1

PLAN SUMMARY 1
HOW TO READ THE PLAN 2
DOWNTOWN VISION 2
CORE STRATEGIES SUMMARY 3

WHY DOWNTOWN MINTURN 4

HOW WE GOT HERE 4
PAST EFFORTS 4

CORE STRATEGIES 8

KEEP MINTURN AUTHENTIC! 8
INVEST LOCAL, THRIVE LOCAL! 9
WHERE MINTURN COMMUNITY COMES ALIVE! 9
CONNECTED MINTURN! 10
A DOWNTOWN FOR GENERATIONS! 10

HOW TO IMPLEMENT THIS PLAN 11

PRODUCT AND PROGRAM DEVELOPMENT 12
CUSTOMER BASES 13
OPERATIONAL EFFICIENCY 13
PROGRAM DEVELOPMENT 14

OPERATIONAL FRAMEWORK 15

THE EXTENT AND BOUNDARIES OF THE DDA DISTRICT 15
DDA BOARD 16
DDA STAFF 16
DDA BUDGET AND FINANCE 17
UPDATING OR AMENDING THE PLAN 18

2025-2027 TOWN OF MINTURN STRATEGIC PLAN

2023 MINTURN COMMUNITY PLAN: IMAGINE MINTURN

2022 100 BLOCK DESIGN STANDARDS

ENABLING ORDINANCE 18

ENABLING ORDINANCE 25

Summary and Background

On November 5, 2024, the Town of Minturn officially established a Downtown Development Authority (DDA) through a vote of eligible electors. This election marked the culmination of efforts that began in 2023, when the Town Council allocated funding to engage the community and explore the feasibility of creating a DDA. Over the following months, the Town hosted outreach meetings and educational sessions to help local stakeholders understand the purpose and potential benefits of a DDA. After its formation, the Town hired Ayres Associates to work with Town staff and the community to develop this Plan of Development, which will guide the DDA's priorities within the designated district.

PLAN SUMMARY

Tucked into a narrow valley along the Eagle River and framed by dramatic cliffs, Minturn's Old Town features historic facades, colorful buildings, and a walkable main street filled with local shops, restaurants, and gathering places.

Downtown Minturn blends rich history with strong community pride and a genuine mountain-town character, offering residents and visitors a distinctly different experience from nearby resort villages. Festivals, markets, and local events infuse the town center with energy, while its location provides immediate access to world-class skiing and abundant year-round outdoor recreation. The Minturn Plan of Development seeks to build on these strengths, guiding the growth and evolution of the downtown district, as defined by the Plan, in a way that honors its unique identity.

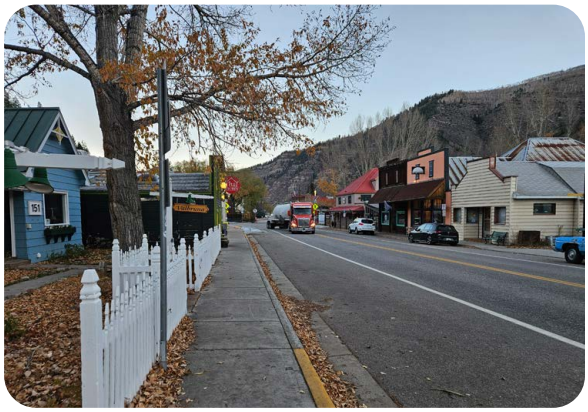
This **Plan of Development (Plan)** is a foundational requirement for establishing a DDA. It outlines a vision for creating and sustaining a vibrant downtown, which the Town Council, local stakeholders and Town staff have identified as a key economic development priority. As the community grows and evolves, this Plan will help ensure that current needs, and future opportunities, are addressed and appropriately funded.

This Plan focuses the needs of the downtown over the next 30 years, identifying the types of projects and programs necessary to achieve those goals. It does not prescribe specific locations, dimensions, or designs, as these elements are expected to evolve through ongoing planning efforts and through the work of the DDA board. The Plan is organized around a series of **Core Strategies**, big ideas that reflect community values and guide the focus of the DDA.

HOW TO READ THE PLAN

The plan is organized in a hierarchy that ensures clarity and strategic alignment throughout. At the highest level is the **Downtown Vision,** which articulates the long-term aspirations for the district. This vision is supported by a set of Core Strategies, broad thematic areas that reflect key priorities for downtown development. Each **Core Strategy** is further broken down into **Goals**, which define specific outcomes to be achieved, and **Actions**, which outline the concrete steps necessary for implementation.

This layered structure is intentionally designed so that each level builds upon and informs the next. The Vision sets the direction, the Core Strategies establish focus areas, the Goals provide targets, and the Actions guide decision-making and project execution. Together, they offer a cohesive framework that supports the Minturn DDA in its efforts to manage growth, foster investment, and enhance the vitality of the district.



DOWNTOWN VISION

Downtown Minturn is a **vibrant and authentic** downtown that celebrates the town's history, small-town charm, and mountain setting.

Downtown will thrive as the **community's heart**, where local businesses succeed, residents and visitors gather, and connections to trails, parks, and recreation create a seamless experience.

Guided by principles of environmental, economic, and social sustainability, the DDA will steward thoughtful investment, foster collaboration, and strengthen Minturn's unique identity for generations to come.

CORE STRATEGIES SUMMARY

This Plan of Development offers five key strategies that support the vision for the Minturn DDA and guide the future work of the board. These are the big ideas that emerged through community engagement, discussions with town staff and the DDA Board of Directors, and past planning efforts. Within each strategy objective, there are program recommendations that are further detailed in the Core Strategies section of this plan.

KEEP MINTURN AUTHENTIC!

Preserve and enhance downtown's character. Protect Minturn's local history and small-town charm through façade improvements, appropriate design elements, and place-making projects that highlight local authenticity.

WHERE MINTURN COMES ALIVE!

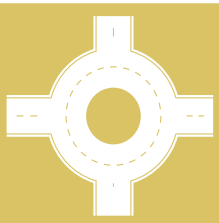
Activate the downtown as a community hub. Expand events, programming, markets, and cultural activities that bring residents and visitors together and reinforce the downtown as the social and cultural heart of Minturn.

A DOWNTOWN FOR GENERATIONS!

Champion sustainability and resilience. Advance environmentally responsible practices, long-term economic vitality, and inclusive community spaces to ensure the downtown thrives for future generations.

INVEST LOCAL, THRIVE LOCAL!

Strengthen the local economy by supporting and promoting existing businesses, attracting new businesses, and establishing a sustainable funding base to reinvest in downtown growth and vitality.



CONNECTED MINTURN!

Enhance walkability and expand bike and transit connections to link the downtown with nearby parks, recreation areas, neighborhoods, the greater Vail Valley, and areas south along the scenic byway. Strengthen both physical and visual access to the Eagle River, making it a more inviting and celebrated feature of downtown life.

WHY DOWNTOWN MINTURN

HOW WE GOT HERE

In 2023, the Town of Minturn partnered with Downtown Colorado, Inc. (DCI) to launch a strategic planning effort focused on supporting downtown businesses and evaluating the potential establishment of a DDA. This initiative followed Minturn's participation as a Challenge Community in DCI's 2022 In the Game conference.

As part of the strategic planning effort, a group of local stakeholders, known as the "**Downtown Doers**" came together to organize and mobilize the business community. Their work included hosting outreach meetings and educational sessions to help residents and business owners better understand the purpose and benefits of a DDA.

On August 7, 2024, the Town Council passed Ordinance #18 calling for an election on November 5, 2024, to officially form the Minturn DDA and to authorize debt as required by state statute. The ordinance, included as an appendix to this plan, has a legal description outlining the official DDA boundaries along with a map.

On November 5, 2024, the qualified electors voted to approve the formation of the Minturn DDA to support and revitalize the economic vitality and overall character of Minturn's downtown area. Consistent with state statute, the electors included residents, landowners, or lessees of real property found within the proposed DDA boundaries who also voted in favor of debt authorization.

On December 4 and 18, 2024, Town Council heard the first and second readings, respectively, of Ordinance #25 to establish the DDA. On March 5, 2025, Town Council passed Resolution #8 appointing the DDA Board.

PAST EFFORTS

Previous planning efforts are referenced in this Plan to help guide decision-making and inform key strategies.

The Minturn Community Plan recommendations for "A Thriving 100 Block":

1. Objective 2.1 Implement a framework for redevelopment and growth in the 100 Block that contributes to Minturn's character and economic development.
2. Objective 2.2 Identify and preserve key historic resources and landmarks in the 100 Block area.
3. Objective 2.3 Communicate a vision for the 100 Block area that is informed by community input and resonates with residents and visitors alike.
4. Objective 2.4 Address parking and circulation issues and promote pedestrian and bike access to and within the 100 Block.
5. Objective 2.5 Support the vitality and affordability of the 100 Block by incentivizing second-story residential development, ADUs and infill.
6. Objective 2.6 Invest in continuous placemaking improvements to support the 100 Block as a vibrant, central community gathering place; improve connectivity to the riverfront area and nearby amenities.

Minturn Community Plan – Imagine Minturn (2023)

The Minturn Community Plan (2023) recognizes the downtown as a community asset, and placemaking efforts, such as benches, art, paths, landscaping, and events, can further enhance its vibrancy and appeal. By partnering with local businesses and supporting cultural activities, the Town can strengthen the downtown as a hub for community life. The Plan recommends establishing a DDA to provide leadership, coordination, and funding for these initiatives.

The 100 Block of the downtown is one of the eight main themes in the Minturn Community Plan. The Plan notes that the Minturn community understands the rich potential of the 100 Block to serve as a community hub that reflects Minturn's history, spirit, and distinct identity. Opinions may differ on specific design standards, but residents agree it should remain unique from other districts and nearby resort towns. Core values for the 100 Block include economic vitality, vibrancy, connectivity, and charm.

"The character of the 100 Block (and Minturn as a whole) has been called "quaint" and "funky." Several design features promote this "funky" character, including vibrant colors of downtown buildings, distinctive building facades, and variable roof heights and designs." (p.36)

Goals for the 100 Block Vision & Framework include: (p. 37)

1. Create a vibrant and walkable "hub" for the community with a variety of shopping, dining, events, arts, and gathering opportunities.
2. Celebrate the Eagle River and Minturn Water Tank as community amenities with views of and access to them.
3. Complement the 100 Block's distinctive historic character and development patterns.
4. Improve connectivity and efficiently direct visitors to parking, prioritizing the municipal lot to the north.

Town of Minturn Strategic Plan (2025-2027)

The recent Minturn Strategic Plan includes several priorities that can support and strengthen the DDA district:

- Infrastructure: Phase II Main Street sidewalk
- Economic Development:
  - DDA in 100-block
  - Town revenue diversification
  - Community activities and events plan

Town of Minturn Strategic Plan (2025-2027)

VISION	MISSION	VALUES
To ensure Minturn's future as a neighborly mountain community.	Manage Minturn's growth, including water infrastructure and affordable housing for locals while remaining environmentally & fiscally sustainable	Integrity, Transparency, Collaboration, Resourcefulness

Town of Minturn Community Survey (2024)

Magellan Strategies conducted a community survey of residents and businesses from August 3rd to 30th, 2024. The primary objective of the community survey was to measure and understand Minturn residents' thoughts and opinions of town services, programs, priorities, and quality of life aspects. The survey is shared with the entire Minturn community. 188 respondents participated in 2024.

Two of the top issues that residents wanted the Town of Minturn to address include:

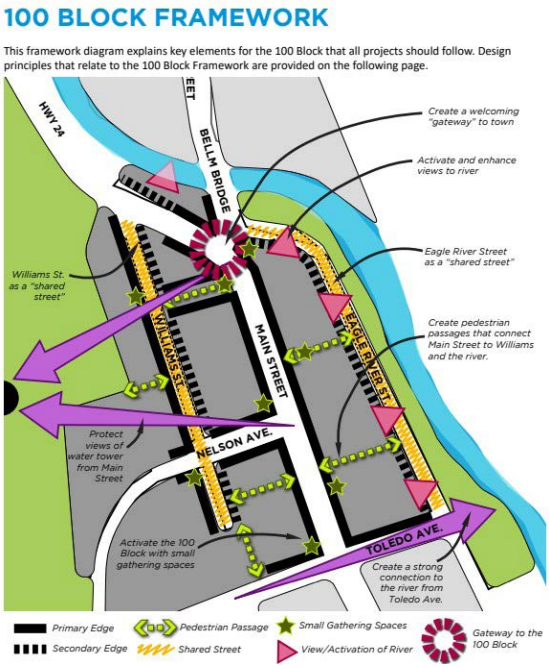
1. Economic Viability and Business Development: Encouraging business growth, revitalizing downtown areas, and ensuring a sustainable local economy.
2. Infrastructure and Safety: Improving road maintenance, sidewalks, snow removal, traffic management, and pedestrian safety.

Minturn 100 Block Design Guidelines (2022)

After an extensive community process, Town Council approved new design guidelines for Minturn's 100 Block in 2022 with the aim of implementing the desired vision to create a 100 Block that is allowed to evolve while requiring that new projects contribute to a sustainable and vibrant future.

The new framework for the guidelines recognizes that:

The 100 Block is the gateway to Minturn and the heart of town. It is the historic center and commercial core, although over time commercial uses have extended past the 100 Block along Main Street. The 100 Block should remain the commercial core into the future, where there is ample opportunity for small, local businesses to thrive as well as more opportunity for people to live and visit. It is important to the community that the historic assets be saved, and the history and authenticity of Minturn be celebrated. Main Street will remain the primary thoroughfare, although public and private improvements will help activate and improve the experience. Williams Street and Eagle River Street will become quaint public spaces where pedestrians and cars share the space and active uses breathe new life to these areas. Space between buildings will be used for pedestrian passages, small gathering spaces and outdoor dining areas. Views of the water tower, Eagle River, and hillsides will be preserved and celebrated. (p. 5)



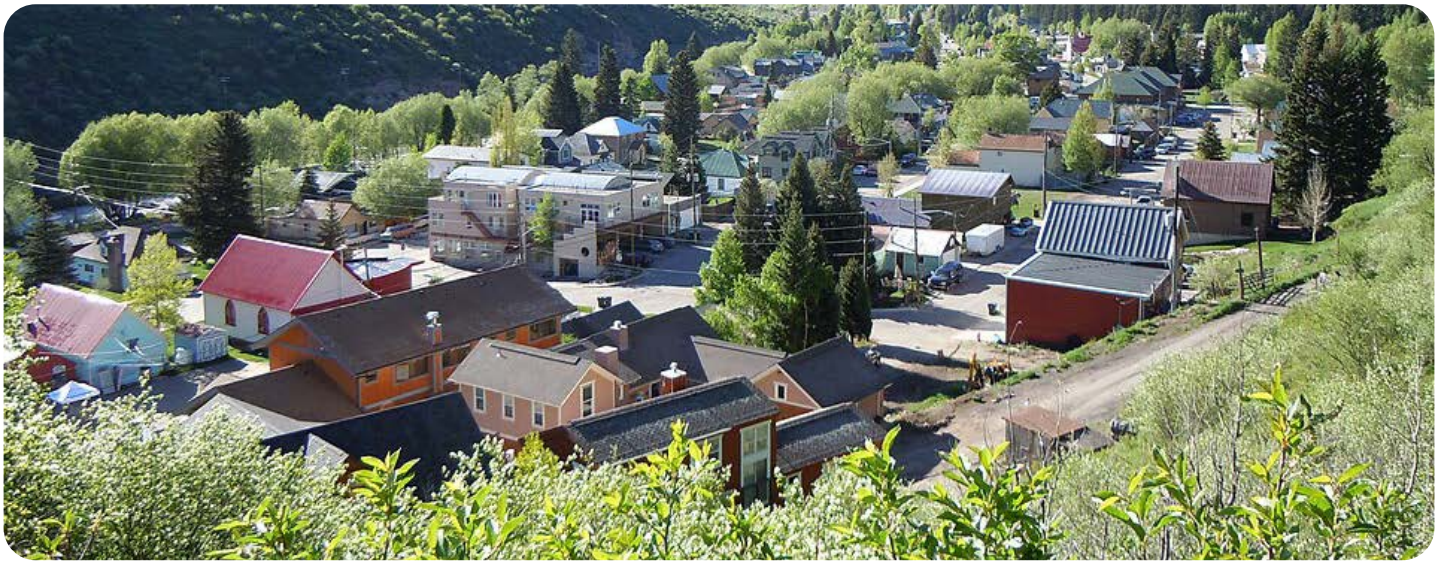
The framework indicates that each project should meet the following elements to help implement the vision for the 100 Block:

1. Contribute to an authentic place.
2. Design at human scale.
3. Activate edges.
4. Celebrate and enhance views.
5. Create a welcoming place.

Minturn Historic Preservation Updates (2024)

On June 5, 2024, Town Council discussed balancing historic preservation, economic feasibility, and downtown property use. Town staff were directed to draft an ordinance addressing ideas to meet these goals. On September 18, 2024, Town Council passed an ordinance (Ordinance 20-Series 2024) with seven amendments, including three that specifically address areas within the DDA boundary:

1. **Short-term rentals:** Allow for historically designated structures in the downtown corridor to have the immediate ability to function as short-term rentals on all floors.
2. **Preservation incentives in DDA:** Encourage historic preservation reinvestment as part of the Downtown Development Authority Operations Plan
3. **Live/work flexibility:** Allow residential in the Downtown Character Area on the back 50% ground floor of historically designated commercial buildings to create live/work opportunities



Core Strategies

From past plans and efforts across Downtown Minturn and through community engagement, five core themes appeared as strategies intended to shape and guide the Minturn DDA's priorities for a vibrant downtown.

KEEP MINTURN AUTHENTIC!

Preserve and enhance the character of the downtown. Protect Minturn's local history and small-town charm through facade improvements, appropriate design elements, and place-making projects that highlight local authenticity.

Goals that support this Strategy:

1. **Create building investment and facade improvement programs that support local character, local arts, locally owned businesses and promote occupancy.**
2. **Support historic preservation where appropriate and ensure that new construction is designed to blend seamlessly with original structures to maintain charm and identity of the downtown.**
3. **Consider developing a clear and compelling downtown brand and marketing strategy that highlights Minturn's unique identity that includes cohesive signage, wayfinding, and promotional materials to position the downtown as a vibrant local and regional destination.**
4. **Encourage public arts, a sense of arrival, street level activation, placemaking, and physical enhancements that make the downtown inviting & unique.**

INVEST LOCAL, THRIVE LOCAL!

Strengthen the local economy by supporting and promoting existing businesses, attracting new and complementary enterprises, and establishing a sustainable funding base to reinvest in the growth and vitality of the downtown.

Goals that support this Strategy:

1. **Promote reinvestment in the downtown by partnering with private developers, property owners, and local investors, focus on filling vacant lots and buildings, revitalizing underused properties. Support building improvements that enhance the district's vitality.**
2. **Promote mixed-use developments and non-commercial uses (housing, civic uses, open space) to strengthen the local customer base for retail businesses, restaurants, and services.**
3. **Foster a sense of pride and investment among downtown property owners, encouraging building maintenance, reinvestment, and enhancements that reflect the community's character and values.**
4. **Partner with local businesses to host "shop local" events, restaurant weeks, and sidewalk sales that showcase Minturn's unique offerings.**

WHERE MINTURN COMMUNITY COMES ALIVE!

Activate the downtown as a community hub. Expand events, markets, and cultural activities that bring residents and visitors together and reinforce the downtown as the social and cultural heart of Minturn.

Goals that support this Strategy:

1. **Create an inviting downtown hub where streets come alive with outdoor dining, rooftop decks, and welcoming spaces that invite people to gather and stay awhile.**
2. **Celebrate community pride through events and programming that draw residents downtown, strengthen local connections, and support Minturn's small businesses.**
3. **Develop vibrant public spaces that encourage social interaction, recreation, and year-round outdoor activity that reflect the needs of youth, seniors, families, businesses, etc.**
4. **Collaborate with local and regional partners including the Colorado Tourism Office, and the Vail Valley Partnership to promote and highlight downtown Minturn's unique identity within regional marketing campaigns to draw new visitors, extend stays, and encourage repeat visits that support downtown businesses.**

CONNECTED MINTURN!

Enhance walkability and expand bike and transit connections to link the downtown with nearby parks, recreation areas, neighborhoods, the greater Vail Valley, and areas south along the scenic byway. Strengthen both physical and visual access to the Eagle River, making it a more inviting and celebrated feature of downtown life.

Goals that support this Strategy:

1. **Develop river access points, trails, and public spaces that link the downtown to Eagle River Street / Eagle River Park, creating opportunities for people to gather, explore, and connect with nature in the heart of Minturn.**
2. **Develop a comprehensive Downtown Infrastructure Master Plan and long-term vision that identifies priority improvements for streets, sidewalks, lighting, utilities, parking, and public spaces. The plan should guide phased investments, coordinate with private development, and ensure that infrastructure upgrades support future growth, enhance the character of downtown, and improve the overall experience for residents, businesses, and visitors.**
3. **Invest in critical infrastructure to improve accessibility and mobility (safe crosswalks, traffic-calming, bike amenities) to support walking and cycling, aligning with the town's close-knit character.**
4. **Make the best use of existing parking to ensure accessibility and convenience without compromising the character of the downtown.**

A DOWNTOWN FOR GENERATIONS!

Champion sustainability and resilience. Advance environmentally responsible practices, long-term economic vitality, and inclusive community spaces to ensure the downtown thrives for future generations

Goals that support this Strategy:

1. **Support land use codes that allow flexibility for creative design solutions, adaptable spaces, and mixed-use development.**
2. **Support installation of e-bike share stations and public EV chargers to promote low-emission transportation.**
3. **Consider investments in LED retrofits, efficient HVAC systems, and solar arrays on building rehabilitation and new construction supported by the DDA.**
4. **Support entrepreneurship through business development programs, shared spaces, and opportunities for co-working and incubators.**

HOW TO IMPLEMENT THIS PLAN

This section is intended to guide the actions of the DDA board and staff throughout the duration of the Plan. The Plan of Development provides a strategic framework to support the revitalization, enhancement, and sustainable growth of Minturn's downtown district. Through this framework, the DDA aims to encourage new investment in buildings and infrastructure, promote development that aligns with the character and context of downtown Minturn, and support community programming, events, and marketing initiatives. By aligning resources and priorities, the Plan ensures that the DDA remains focused and effective in advancing the district's long-term vitality.

At its inception, a DDA often resembles a **"start-up"** business, facing similar challenges such as limited funding, the need to generate revenue, and the task of building operational capacity. While DDAs differ from traditional start-ups in structure and purpose, the model offers valuable insights that can inform the Minturn DDA's approach to implementing this Plan of Development.

Key principles from the start-up worlds such as product development, customer focus, and operational efficiency, are equally relevant to the success of a DDA. By applying these principles, the Minturn DDA can effectively navigate early challenges and position itself for long-term, sustainable growth.

As the DDA evaluates potential actions and strategic investments, it should consider each opportunity through the following lens:

1 **WHAT IS THE PRODUCT OR PROGRAM?**

Define the initiative clearly, whether it's a physical improvement, a service, or a community event.

2 **WHO IS THE CUSTOMER?**

Identify the primary audience or beneficiary: residents, businesses, visitors, or investors.

3 **DOES IT SUPPORT THE BROAD GOALS OF THE PLAN?**

Ensure alignment with the overarching vision, core strategies, and goals outlined in the Plan of Development.

Using the start-up analogy as a guiding framework, the following recommended actions are provided for consideration by the DDA.

PRODUCT AND PROGRAM DEVELOPMENT

Within the context of the DDA, product development refers to how the organization allocates its time, energy, and resources, answering the question: Where do we invest? With a wide range of potential opportunities, it's easy to feel overwhelmed. However, strategic decision-making requires a clear understanding of both the customer base and the need for organizational efficiency.

Given the range of investment opportunities, it can feel overwhelming, but it is essential to consider both the customer base and organizational efficiency. Potential investment areas include:

Small-Scale Building Improvement Programs

- **Facade, landscaping, and patio improvements**
- **Historic renovations**
- **Life safety enhancements**
- **Utility improvements**
- **Building conversions and expansions**
- **Environmental remediation**
- **Energy efficiency and sustainability measures**
- **ADA accessibility improvements**
- **Leveraging state and federal grants**

Mid to Large-Scale Development Projects

- **Redevelopment initiatives (mixed-use development, employment centers, affordable housing etc.)**
- **Multimodal transportation infrastructure**
- **Parking solutions**
- **Connectivity projects**
- **Strategic acquisition and redevelopment of underutilized properties**
- **Streetscapes and public facility enhancements**
- **Placemaking, design, and wayfinding initiatives**
- **Parks, plazas, gathering spaces, and public art**
- **High-impact projects that generate tax increment revenue**

Marketing and Branding

- **Building a cohesive Downtown Minturn brand and identity**
- **Tourism marketing campaigns**
- **"Shop local" promotions**

Community Events and Gatherings

- **Music, art, and other local events (e.g., Shop Local Saturdays, themed town nights)**
- **Markets and other community-driven activities**

Other Investments

- **Additional opportunities not currently outlined but consistent with the plan's strategies and goals**

This list is intended to serve as a flexible menu of opportunities that reflects the DDA's strategic focus. It is not exhaustive, and the DDA board retains discretion to pursue other projects and programs based on evolving local needs. As new initiatives are adopted, the board should establish clear application procedures, guidelines, and budgets for any grant or incentive programs.

CUSTOMER BASES

DDAs serve a variety of key customer groups, each playing a vital role in the success of the downtown district. These groups include:

DDA Constituent Members – This group includes building and property owners, business owners, and residents within the DDA boundaries. They rely on the DDA to support new investments, provide guidance, and help shape the overall direction of the downtown.

- **DOWNTOWN CUSTOMERS – These are local residents who shop, dine, and spend time in downtown Minturn. Their patronage supports the local economy and small businesses, making them essential to the vitality of the downtown.**
- **DOWNTOWN VISITORS – This group includes tourists visiting for skiing, fly fishing, outdoor recreation, or simply passing through town. It also includes those visiting families or attending events. Recognizing the diversity within this group helps the DDA maximize their economic impact and tailor experiences that encourage repeat visits.**
- **POLITICAL LEADERSHIP, FUNDERS, AND COMMUNITY PARTNERS – While distinct from the other groups, this audience is essential to the DDA's long-term success. Building strong relationships with elected officials, funding agencies, and local partners helps secure resources and align broader community goals with the DDA's vision.**

OPERATIONAL EFFICIENCY

To be effective, the Minturn DDA must maximize the impact of their investments while minimizing wasted time and resources. When evaluating potential initiatives, the DDA board should consider:

- **Alignment with the Plan of Development**
- **Potential to generate future tax increment revenue**
- **Staff capacity to manage and implement the initiative**

To support efficient operations, the DDA board should adopt clear policies and procedures that guide decision-making and empower staff to act confidently. These policies should be flexible and treated as living documents that evolve with the district's needs. Early-stage policies to consider include:

- **INVESTMENT POLICY – Establish criteria for evaluating large, multi-year investments. This should include a defined review process and clear information requirements for applicants.**
- **EVENT SUPPORT AND COORDINATION POLICY – Community events energize downtown and foster engagement, but they require significant time and resources. The DDA should weigh the benefits to local businesses against the costs and consider alternative roles such as sponsorship or logistical support.**
- **PROPERTY ACQUISITION POLICY – Acquiring underutilized or blighted properties can be a strategic tool for advancing development goals. A clear policy will enable the DDA to act quickly when opportunities arise.**

PROGRAM DEVELOPMENT

To address the evolving needs of the downtown district, the DDA may establish targeted programs tailored to local priorities. The examples provided are not exhaustive, and the DDA Board retains the flexibility to create new programs as community needs change over time. For any program the Board adopts, particularly grant or incentive-based initiatives, it will be essential to develop clear application procedures, program guidelines, and a defined budget.

As conditions shift and new opportunities arise, the DDA Board may also consider initiatives beyond those outlined in this Plan of Development, ensuring the organization remains responsive and forward-thinking in its approach.

- **FACADE IMPROVEMENT – Facade improvement projects are quite common to DDAs in Colorado. They provide matching grants and incentives for property owners to improve building storefronts and entrances. The Town currently has a beautification program, and efforts should be made to coordinate with those activities. The DDA board should also consider expanded eligibility for facades facing the Eagle River.**
- **SPECIFIC BUILDING IMPROVEMENTS – To promote more intensive and productive use of downtown properties, the DDA may offer grants and incentives for targeted building improvements. These investments help property owners meet regulatory requirements, attract new tenants, and support adaptive reuse. Examples include:**
    - **Fire Suppression Systems: Installing or upgrading fire suppression systems to allow for increased occupancy. This is especially important for buildings being converted to residential or mixed-use, or for uses such as restaurants that require higher capacity.**
    - **Commercial Kitchen Infrastructure: Improvements such as oven hoods and grease interceptors to support restaurant operations and meet health and safety codes.**
    - **ADA Accessibility Enhancements: Upgrades that improve compliance with the Americans with Disabilities Act (ADA), including accessible entrances, ramps, restrooms, and signage. These improvements not only ensure legal compliance but also promote inclusivity and expand access for all residents and visitors.**
- **COMMUNITY FACILITIES INFRASTRUCTURE – This may include support for the installation of electricity at the street level to support community events, trash facilities, benches, and temporary items like heaters and bathrooms for public events. It may also include improvements and enhancements to public infrastructure and amenities such as sidewalks, bus stops, etc. Access easements and improved drainage are also critical needs in downtown Minturn.**

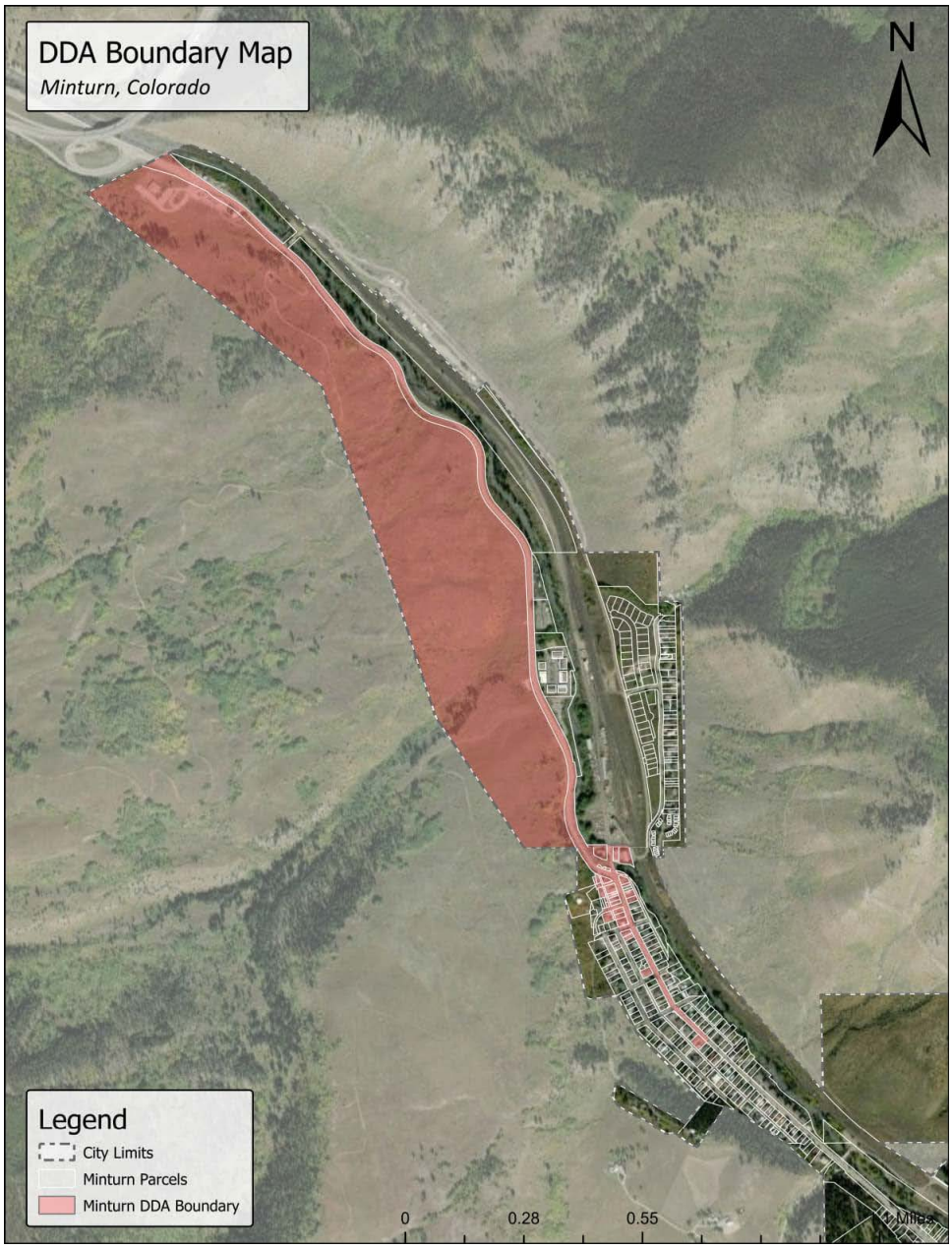
OPERATIONAL FRAMEWORK

This section of the Plan outlines the foundational capacity of the DDA to achieve its Strategic Objectives and Vision. It defines the roles and responsibilities of the organization and details the tactical steps necessary to ensure long-term success and effective implementation.

THE EXTENT AND BOUNDARIES OF THE DDA DISTRICT

The boundaries depicted in the map below establish the area in which the DDA will exercise its statutory powers (the "District"). The DDA "Plan of Development Area", as defined in Section 31-25-802, C.R.S., shall have the same boundaries as the District. The District boundaries may change over time in accordance with Section 31-25-822, C.R.S.

Being Minturn's traditional main town corridor, the DDA district focuses on areas along and next to US Highway 24 and near the Eagle River. To the greatest extent possible, the DDA boundaries look to capture the commercial and mixed-use areas of Minturn and to the greatest extent exclude single-family residential properties.



DDA BOARD

Eligibility to serve on the DDA is statutorily defined in Section 31-25-806, C.R.S. DDAs are considered a quasi-governmental entity, in that they serve a broad public purpose, receive public funding, and are subject under the DDA Act to oversight by the governing body of the municipality in which they are located. This means that Board members are subject to Colorado open records and public meeting requirements, and other applicable laws pertaining to governmental entities and government officials.

Based on the criteria established in Colorado State Statute, the Minturn DDA seeks to maintain a board of between five (5) and eleven (11) qualified members with at least one (1) being a member of the Town Council to be appointed by and to serve at the pleasure of the Town Council. The remaining board members would be drawn from eligible community members from within the DDA boundary and duly appointed to terms as required under the law. All members aside from the Town Council member shall be property owners, employees or agents of a business, business lessees, or residents within the designated boundaries of the DDA. A business shall include a for-profit business, and business representatives may be an owner, officer or director of a corporation.

It is the purpose of the Board to guide the actions of the DDA. Duties are summarized below and include:

- **Establishing official board rules and codes of conduct.**
- **Establish annual budgets and annual reports as needed.**
- **Establish direction for the DDA and represent the interests of the residents, businesses, and property owners in the District.**
- **Establish DDA projects and policies that support positive investment in the District**
- **Review and approve funding requests, grant requests, and incentive requests based on established projects and policies.**
- **Consider petitions to expand the boundaries of the District.**
- **Hire and manage staff including legal representation to advise on the proper performance of its duties.**
- **Enter contracts necessary for the performance of the DDA.**

DDA STAFF

DDAs are allowed to hire and manage staff. At its start and within the formative years of the DDA, the Town of Minturn, at its discretion and through separate agreement, may provide staff support or funding for the DDA to hire staff. In recent years, newer DDAs have worked with the local jurisdiction to provide financial and staff support during the start-up phase until DDA revenue is sufficient to support its staffing and operational needs.

It is the purpose of DDA staff to:

- **Work to enact the Vision of the DDA as defined in this Plan of Development.**
- **Enact the programs and policies as approved by the DDA Board including managing application processes, payments and communications as needed.**
- **Maintain a visible presence in the downtown district and be available to engage with local businesses, property owners, and residents to better understand the needs of the district.**
- **Make recommendations to the DDA Board on programs and policies that achieve the goals of the Plan of Development.**
- **Complete annual budget and track finances in conjunction with the DDA Board.**
- **Represent the interests of the DDA to potential investors, other interested parties, the community, and the Town Council.**
- **Complete and submit reports as needed and as directed by the DDA Board.**
- **Maintain all DDA documents and records as prescribed by State Statute.**
- **Work in collaboration with town staff and other partners as necessary and appropriate.**
- **Legal counsel may be provided by the Town through agreement, and the DDA Board has the option to seek outside legal counsel.**
- **Other duties as directed by the DDA Board.**

DDA BUDGET AND FINANCE

To achieve the objectives in the Plan of Development, it will be necessary to identify sources of funding and opportunities to finance projects. The DDA Board is required to adopt a budget each fiscal year and cause an annual audit to be made pertaining to its fiscal affairs. The budget will reflect administrative expenses, personnel costs, DDA program priorities, debt obligations, infrastructure investments, as well as expenses related to downtown marketing and downtown events. In accordance with Section 31-25-809, C.R.S., the DDA may include within its budget a line-item indicating the amount of debt proceeds that will be used for DDA operations and administration, which shall be limited to an amount reasonably necessary to fund the DDA's operations and administration.

DDA funds may be utilized towards programs and projects that align with the Plan of Development and are seen to provide a public benefit. Public benefit may be broadly defined to include both public infrastructure and similar uses that are visibly public, as well as a wide range of expenditures of TIF that legitimately advance a goal(s) of this plan, including, but not limited to, supporting businesses and development that add to the vibrancy of downtown, providing increased tax revenue, and/or employment opportunities.

The DDA is authorized to finance activities and undertakings under this Plan by any method authorized by Sections 31-25,801, et seq., C.R.S. (the "DDA Act") or any other applicable law.

The DDA is permitted to receive and use funding from the following sources:

- **Proceeds of bonds, loans or advances to, or indebtedness incurred by, the Town of Minturn, or by the DDA on behalf of the Town of Minturn pursuant to Section 31-25-807(3)(a)(II), C.R.S., secured by the pledge of the following tax revenues for the maximum period of time authorized by the DDA Act:**
    - **Property Tax Increment: All of that portion of property taxes in excess of such taxes which are produced by the levy at the rate fixed each year by or for any public body upon the valuation**

for assessment of taxable property within the boundaries of the District last certified prior to the effective date of approval by the Town Council of the Town of Minturn of this Plan of Development or, as to an area later added to the boundaries of the District, the effective date of the modification of this Plan

- **Such other sources of revenue for repayment of bonds, loans, advances, or other indebtedness of the Town of Minturn as may be authorized by law. Membership fees.**

- **Private contributions and donations including sponsorships.**
- **Proceeds of loans to the DDA or the Town of Minturn.**
- **Grants and other funds made available by public agencies and other entities.**
- **Fees and other charges imposed in connection with DDA projects and properties.**
- **All types of bond issues, including industrial development revenue and special assessment bonds.**
- **All such other sources and methods as may be authorized by law, including, but not limited to, the DDA Act.**

Pursuant to Section 31-25-807(3)(a), C.R.S., property taxes levied after the effective date of this Plan of Development upon taxable property within the boundaries of the Plan of Development Area each year by or for the benefit of any public body shall be divided for a period of not to exceed thirty years or such longer period as provided in Section 31-25-807(3)(a)(IV), C.R.S., in accordance with Section 31-25-807(3)(a), C.R.S., and that portion of said property taxes allocated to and, when collected, paid into the special fund of the Town of Minturn shall be used for the payment of the principal of, the interest on, and any premiums due in connection with the bonds of, loans or advances to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, the Town for financing or refinancing, in whole or in part, development projects within the boundaries of the Plan of Development Area.

UPDATING OR AMENDING THE PLAN

As the conditions in downtown Minturn change, it will be important to revisit this Plan of Development.

Additional Property/Boundary Adjustments

Parcels next to the approved DDA boundaries can be added to the DDA by petition of the property owner. State statute 31-25-822 requires the owner to provide the evidence of title to the property and an accurate legal description. Once the application is received, the DDA board needs to approve the application at a regular or special meeting. Once approved, the parcel is added to the DDA.

Amendments to the Plan of Development

As conditions change, the DDA may seek to amend or update this plan. According to state statute, (31-25-807(4)(c)) any amendment or "substantial modification" requires a public hearing, followed by consideration by the Minturn Town Council.

2025-2027 TOWN OF MINTURN STRATEGIC PLAN

2025_-_2027_minturn_strategic_plan.pdf

2023 MINTURN COMMUNITY PLAN: IMAGINE MINTURN

imagine_minturn_community_plan 2023.pdf

2022 100 BLOCK DESIGN STANDARDS

https://www.minturn.org/media/2256 (pages 20-28)

ENABLING ORDINANCE 18

Ordinance 18 ITEM-Attachment-001-49f08354379242f095664d59cae1242a.pdf.pdf

ENABLING ORDINANCE 25

Ordinance 25 Dec 2024.pdf

To: Town Council
From: Madison Harris, Planner II
Date: December 12, 2025
Agenda Item: Maloit Park Subdivision Application - Request for Continuance

The Eagle County School District, represented by Tom Braun, requested a continuance for the review of the Maloit Park Exemption Tract A Eagle County School District Preliminary Plat Subdivision to the Planning Commission's regular meeting of January 14, 2026. The continuance was granted. So subsequently the public hearing at the Town Council needs to be continued to be in line with the public hearing at the Planning Commission. Please grant a continuance to January 21, 2026.

In accordance with Section 16-21-220 - *Conduct of public hearing,* the following is germane to the Town Council's consideration of the Applicant's formal request for continuance:

(4) Continuance of public hearing. The body conducting the public hearing may, on its own motion or at the request of any person, continue the public hearing to a fixed date, time and place.

a. An applicant shall have the right to request and be granted one (1) continuance.

b. All subsequent continuances shall be granted at the discretion of the body conducting the public hearing only upon good cause shown; however, no public hearing shall be continued for more than one hundred eighty (180) days from the date of commencement of the public hearing without the written consent of the applicant.

The Applicant and staff will be in attendance at the regular meeting of December 17th to request continuance and answer any questions the Town Council may have.

Town of Minturn, CO
Water Treatment Plant Improvements Financing Considerations

Town Council Meeting – December 17, 2025

Water Treatment Plant Improvements

- Background & Context
  - Project design @ 90%
  - Submitted to CDPHE for approval. 3-6 month, perhaps longer, timeline.
    - March 2026 approval, at the earliest. Target delivery of funding shortly thereafter.
  - Construction start goal: Spring 2026, as soon as the ground thaws.
    - In what's already a somewhat abbreviated construction season at elevations of 8,000-9,500ft, a timely commencement assists in project delivery.
    - Specifically, earthwork and excavation components of construction can be variable at best. The more this works represents as a percentage of total project cost, the more a longer construction season becomes important, to start early and have time to address unforeseen circumstances.
- Reason for exploring alternatives
  - Timing
    - January 5th and June 5th CWRPDA application deadlines for projects over $3 million ("mm"), otherwise known as leveraged loans.
    - If approved, 2-5 months to closing. January 2026 application cycle results in an estimated May – July 2026 closing.

Assumptions for Analysis

- Inputs *(subject to change)
  - $12,000,000* project fund estimate, a conservative 9% increase from 60% design figures.
  - Interest rates* are estimates reflecting recent market conditions and are subject to change.
  - Repayment term*, or period over which annual payments are amortized, is targeted for 25-30 years. The final maturity depends on the available option.
  - The first year of principal amortization* depends on the available option.
  - A debt service reserve (“DSR”) requirement* depends on the available option. Generally calculated at the lowest of the following three calculations, per IRS regulations.
    - May be funded by bond proceeds or cash on hand.
  - Security is represented by a pledge of net revenues (e.g., gross utility revenues minus operational expenditures) of the enterprise fund.
  - The assumed debt service coverage (“DSC”) covenant mirrors that of the currently outstanding enterprise obligations – 1.10x or 110%.
  - Construction period of at least 2 years.

Preliminary Comparison Analysis

	CWRPDA	Bank Loan	Notes
Project Amount	$12,960,000	$12,000,000	Likely some premium (>6% <12%) w/CWRPDA option.
Anticipated Closing/Delivery of Funds	5/1/2026	3/1/2026	Best case scenario; CWRPDA may close as late as July.
Interest Rate	3.875%	4.300%	CWRPDA's subsidized interest rates are typically lower than alternative options.
Repayment Term	30 years	25 years	CWRPDA provides longer option (lower annual payments).
Final Maturity	30 years	Up to 20 years	The bank loan requires at least one additional financing for a long-term takeout.
First Year of Principal	2026	2027	Bank loan provides flexibility; need more info for CWRPDA.
Total Interest Paid thur first 10-years.	$4,508,078	$5,068,733	Delaying a principal payment can increase interest costs.
DSR requirement	$773,119	$725,000	Bank loan option provides flexibility; CWRPDA requires funding @ max. annual debt service.
Costs of Issuance ("COI")/Upfront Costs	$47,627	$82,500	CWRPDA provides a subsidy for COI. Bank option requires COI paid at least twice.
Par Amount (loan amount)	$13,785,000	$12,810,000	Subject to DSR requirement and COI.
Prepayment/refinancing flexibility	10 years	≤ 3 years	Bank option provides the most flexibility.

Considerations

- Tarriff risk w/bank option versus increased, but perhaps more well-known premiums with BABA/Davis Bacon/domestic sourcing requirements under the PDA.
- Construction risk still persists with the PDA option as it's hard to quantify the cost of excavation/earthwork without a deliberate contingency to address the volatilities applicable to this aspect of the project.
- Bank option provides flexibility, perhaps improved reliability of project completion while managing rate payer impact.
  - Exposed to long term interest rate risk.

Cash Flows

Direct Lending Arrangement

	1 12/1/2026	2 12/1/2027	3 12/1/2028	4 12/1/2029	5 12/1/2030	6 12/1/2031	7 12/1/2032	8 12/1/2033	9 12/1/2034
Net Revenues @ 1.10x DSC	$403,942	$798,413	$801,136	$797,885	$799,898	$801,438	$802,505	$797,599	$797,957
Annual Debt Service	$367,220	$725,830	$728,305	$725,350	$727,180	$728,580	$729,550	$725,090	$725,415
Cash Flow after Debt Service	$36,722	$72,583	$72,831	$72,535	$72,718	$72,858	$72,955	$72,509	$72,542
One Time Cash Infusion			$3,000,000						
Stabilization Draws				($100,000)	($100,000)	($100,000)	($100,000)	($100,000)	($100,000)
Net Cumulative Excess Cash Flow	$36,722	$109,948	$3,184,702	$3,212,970	$3,241,914	$3,271,506	$3,301,712	$3,332,001	$3,362,853
Montly Impact (based on debt service)	$40.80	$73.85	$70.25	$66.28	$63.79	$62.59	$62.68	$62.29	$62.32
Monthly Impact w/Stabilization	$40.80	$73.85	$70.25	$57.14	$55.02	$54.00	$54.09	$53.70	$53.73

Direct Lending Arrangement

	10 12/1/2035	11 12/1/2036	12 12/1/2037	13 12/1/2038	14 12/1/2039	15 12/1/2040	16 12/1/2041	17 12/1/2042	18 12/1/2043
Net Revenues @ 1.10x DSC	$913,422	$917,483	$916,955	$915,717	$913,770	$916,614	$918,511	$913,963	$914,205
Annual Debt Service	$830,383	$834,075	$833,595	$832,470	$830,700	$833,285	$835,010	$830,875	$831,095
Cash Flow after Debt Service	$83,038	$83,408	$83,360	$83,247	$83,070	$83,329	$83,501	$83,088	$83,110
One Time Cash Infusion									
Stabilization Draws	($100,000)	($100,000)	($100,000)	($100,000)	($100,000)	($100,000)	($100,000)	($100,000)	($100,000)
Net Cumulative Excess Cash Flow	$3,404,741	$3,447,732	$3,491,426	$3,535,773	$3,580,719	$3,626,710	$3,673,679	$3,721,056	$3,769,284
Montly Impact (based on debt service)	$71.34	$71.66	$71.61	$71.52	$71.37	$71.59	$71.74	$71.38	$71.40
Monthly Impact w/Stabilization	$62.75	$63.06	$63.02	$62.93	$62.77	$63.00	$63.15	$62.79	$62.81

Direct Lending Arrangement

	19 12/1/2044	20 12/1/2045	21 12/1/2046	22 12/1/2047	23 12/1/2048	24 12/1/2049	25 12/1/2050	26 12/1/2051
Net Revenues @ 1.10x DSC	$919,001	$917,114	$914,282	$916,003	$916,542	$915,899	$914,073	$916,564
Annual Debt Service	$835,455	$833,740	$831,165	$832,730	$833,220	$832,635	$830,975	$833,240
Cash Flow after Debt Service	$83,546	$83,374	$83,117	$83,273	$83,322	$83,264	$83,098	$83,324
One Time Cash Infusion								
Stabilization Draws	($100,000)	($100,000)	($100,000)	($100,000)	($100,000)	($100,000)	($100,000)	($100,000)
Net Cumulative Excess Cash Flow	$3,818,792	$3,868,995	$3,919,818	$3,971,688	$4,024,515	$4,078,207	$4,132,673	$4,188,319
Montly Impact (based on debt service)	$71.77	$71.63	$71.41	$71.54	$71.58	$71.53	$71.39	$71.58
Monthly Impact w/Stabilization	$63.18	$63.04	$62.81	$62.95	$62.99	$62.94	$62.80	$62.99

Direct Lending Arrangement

	27 12/1/2052	28 12/1/2053	29 12/1/2054	30 12/1/2055
Net Revenues @ 1.10x DSC	$917,637	$917,290	$915,525	$917,840
Annual Debt Service	$834,215	$833,900	$832,295	$834,400
Cash Flow after Debt Service	$83,422	$83,390	$83,230	$83,440
One Time Cash Infusion				
Stabilization Draws	($100,000)	($100,000)	($100,000)	($100,000)
Net Cumulative Excess Cash Flow	$4,245,036	$4,302,714	$4,361,241	$4,421,003
Montly Impact (based on debt service)	$71.67	$71.64	$71.50	$71.68
Monthly Impact w/Stabilization	$63.08	$63.05	$62.91	$63.09

CWRPDA Leveraged Loan

	1 12/1/2026	2 12/1/2027	3 12/1/2028	4 12/1/2029	5 12/1/2030	6 12/1/2031	7 12/1/2032	8 12/1/2033	9 12/1/2034
Net Revenues @ 1.10x DSC	$849,293	$846,560	$846,691	$846,395	$845,673	$850,025	$848,238	$846,024	$848,884
Annual Debt Service	$772,084	$769,600	$769,719	$769,450	$768,794	$772,750	$771,125	$769,113	$771,713
Cash Flow after Debt Service	$77,208	$76,960	$76,972	$76,945	$76,879	$77,275	$77,113	$76,911	$77,171
One Time Cash Infusion			$3,000,000						
Stabilization Draws				($100,000)	($100,000)	($100,000)	($100,000)	($100,000)	($100,000)
Net Cumulative Excess Cash Flow	$77,208	$155,520	$3,235,213	$3,268,774	$3,302,857	$3,337,932	$3,373,459	$3,409,405	$3,446,241
Montly Impact (based on debt service)	$85.79	$78.31	$74.24	$70.31	$67.44	$66.39	$66.25	$66.07	$66.30
Monthly Impact w/Stabilization	$85.79	$78.31	$74.24	$61.17	$58.67	$57.80	$57.66	$57.48	$57.71

CWRPDA Leveraged Loan

	10 12/1/2035	11 12/1/2036	12 12/1/2037	13 12/1/2038	14 12/1/2039	15 12/1/2040	16 12/1/2041	17 12/1/2042	18 12/1/2043
Net Revenues @ 1.10x DSC	$845,604	$847,399	$848,554	$849,069	$848,946	$848,183	$846,780	$850,238	$847,344
Annual Debt Service	$768,731	$770,363	$771,413	$771,881	$771,769	$771,075	$769,800	$772,944	$770,313
Cash Flow after Debt Service	$76,873	$77,036	$77,141	$77,188	$77,177	$77,108	$76,980	$77,294	$77,031
One Time Cash Infusion									
Stabilization Draws	($100,000)	($100,000)	($100,000)	($100,000)	($100,000)	($100,000)	($100,000)	($100,000)	($100,000)
Net Cumulative Excess Cash Flow	$3,483,423	$3,521,420	$3,560,186	$3,599,677	$3,639,848	$3,680,653	$3,722,045	$3,764,475	$3,807,384
Montly Impact (based on debt service)	$66.04	$66.18	$66.27	$66.31	$66.30	$66.24	$66.13	$66.40	$66.18
Monthly Impact w/Stabilization	$57.45	$57.59	$57.68	$57.72	$57.71	$57.65	$57.54	$57.81	$57.59

CWRPDA Leveraged Loan

	19 12/1/2044	20 12/1/2045	21 12/1/2046	22 12/1/2047	23 12/1/2048	24 12/1/2049	25 12/1/2050	26 12/1/2051
Net Revenues @ 1.10x DSC	$849,310	$844,924	$845,398	$845,020	$849,289	$846,993	$849,344	$845,130
Annual Debt Service	$772,100	$768,113	$768,544	$768,200	$772,081	$769,994	$772,131	$768,300
Cash Flow after Debt Service	$77,210	$76,811	$76,854	$76,820	$77,208	$76,999	$77,213	$76,830
One Time Cash Infusion								
Stabilization Draws	($100,000)	($100,000)	($100,000)	($100,000)	($100,000)	($100,000)	($100,000)	($100,000)
Net Cumulative Excess Cash Flow	$3,851,224	$3,895,431	$3,940,456	$3,986,234	$4,033,201	$4,080,781	$4,129,408	$4,178,503
Montly Impact (based on debt service)	$66.33	$65.99	$66.03	$66.00	$66.33	$66.15	$66.33	$66.01
Monthly Impact w/Stabilization	$57.74	$57.40	$57.44	$57.41	$57.74	$57.56	$57.74	$57.41

CWRPDA Leveraged Loan

	27 12/1/2052	28 12/1/2053	29 12/1/2054	30 12/1/2055
Net Revenues @ 1.10x DSC	$845,563	$850,431	$848,519	$845,543
Annual Debt Service	$768,694	$773,119	$771,381	$768,675
Cash Flow after Debt Service	$76,869	$77,312	$77,138	$76,868
One Time Cash Infusion				
Stabilization Draws	($100,000)	($100,000)	($100,000)	($100,000)
Net Cumulative Excess Cash Flow	$4,228,496	$4,279,806	$4,331,841	$4,384,516
Montly Impact (based on debt service)	$66.04	$66.42	$66.27	$66.04
Monthly Impact w/Stabilization	$57.45	$57.83	$57.68	$57.45

Town of Minturn
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Minturn, CO 81645
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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.

January 7, 2026:

- Resolution XX – Series 2025, A Resolution to approve the public posting places
- Resolution XX – Series 2025, A Resolution Authorizing an Impact Fee Contract Approval
- Resolution XX – Series 2025, A Resolution Approving the 2-Bedroom Apartment Conversion (Employee Housing) Contract Approval
- Resolution XX – Series 2025, A Resolution Implementing a Drug and Alcohol Testing Policy for Non-CDL Employees

January 21, 2026:

- Presentation – Flavored Tobacco Products Ban Ballot Item
- Resolution to Approve a Contract Renewal with Vail Honeywagon for Waste Hauling Services
- Eagle County School District (Maloit Park) Preliminary Subdivision Plat
-

Dates to be Determined / Long Term Scheduling:

- Adoption of the updated Regional Housing Authority Action Plan
- Taylor Street Repaving (Resolution Approving a Contract for the Repaving of Taylor Street
- Traffic Calming
- Golf Cart Discussion (Discussion / Direction)
- Ordinance __ (First Reading) - An Ordinance Adopting the 2024 Model Traffic Code (with Amendments and Updated Court Fines / Fees Schedule) – Legal/Krieg & Brunvand