Agenda

Planning Commission Work Session I 4:00 PM I Regular Meeting | 5:30 PM

Wednesday, February 11, 2026

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/82447473541

Zoom Call-In Information: 1 651 372 8299 or 1 301 715 8592 **Webinar ID:** 824 4747 3541

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

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

1. **Work Session - 4:00 P.M.**

   A. Maloit Park Site Visit:
   A site visit/work session will be held at 4:00 p.m., Wednesday, February 11, 2026, at the subject property. The approximate length of the site visit will be 30-45 minutes and the purpose of the session will be for the Planning Commission members to further familiarize themselves with the property and adjacent area; to ask questions about the property (i.e. about property boundaries, existing or proposed physical features of the property; the location of proposed improvements) but not to engage in dialog or discussions amongst themselves or with any members of the public who may be in attendance about the merits of the proposal.

2. **Call to Order**

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

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

5. **Approval of Minutes**

A. January 28, 2026

6. Declaration of Conflicts of Interest

7. Public Comment
Citizens are invited to comment on any item not on the regular Agenda subject to a public hearing. Please limit your comments to five (5) minutes per person unless arrangements have been made for a presentation with the Town Planner. Those who are speaking are requested to state their name and address for the record.

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

9. Design Review and Land Use Public Hearings

A. 0013 Belden Way - Changes to Approved Plans

B. 0015 Belden Way - Changes to Approved Plans

C. Maloit Park Exemption Tract A Eagle County School District Subdivision - Preliminary Plat

10. Discussion / Direction Items

11. Staff Reports

A. Manager's Report

12. Planning Commission Comments

13. Future Meetings

14. Adjourn

Official Minutes

Planning Commission Regular Meeting | 5:30 PM

Wednesday, January 28, 2026

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

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Zoom Call-In Information: 1 651 372 8299 or 1 301 715 8592 **Webinar ID:** 895 6049 9121

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

1. **Call to Order**
   Lynn Teach called the meeting to order at 5:30 p.m.

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

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

4. **Approval of Minutes**

   A. January 14, 2026
   Motion by Michael B., second by Darell W., to approve the minutes of January 14, 2026 as presented. Motion passed 5-0.
   Note: Jeff A. is excused absent.

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

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

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

8. Design Review and Land Use Public Hearings

A. 0216 Miles End Lane - New Single Family Residence
Madison H. introduced the agenda item. This is a five-bedroom, 5,245 square foot single family home measured to the midpoint of the roof at 27 feet 9 inches under the 28 foot height limit. Parking is adequate with four off-street spaces. All setbacks are respected and the proposal is under the allowable lot and impervious coverage limitations. They have more snow storage than is required by the code at 512 square feet. The Town Engineer identified that the plans are labeled as 126 Miles End Lane instead of 216 Miles End Lane. This is something that should be corrected going forward, but is not material to the Planning Commission's review. Staff recommends approval of the plans.

Darell W. clarified the impervious coverage number on the application vs. the gross square footage of the residence.

- Madison H. explained that one is the building footprint/envelope plus driveway, patio, etc. and one is the actual square footage of the house.

Amanda M. asked why applications are now being redacted.

- Madison H. explained that there has been a scammer targeting applicants for money and presumably getting their contact information from the Town website off of the application forms. This scammer is pretending to be staff members and invoicing applicants for thousands of dollars in "planning" fees. Town staff is now redacting DRB applications in hopes that this will curb the scammer.

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

Motion by Michael B., second by Amanda M., to approve 0216 Miles End Lane – New Single Family Residence as presented. Motion passed 5-0.
Note: Jeff A. is excused absent.

B. 0166 Miles End Lane - New Single Family Residence
Madison H. introduced the agenda item. This is a four-bedroom, 3,671 square foot single family home measured to the midpoint of the roof at 27 feet 10 and 7/8 inches under the 28 foot height limit. Parking is adequate with four off-street spaces. All setbacks are respected and the proposal is under the allowable lot and impervious coverage limitations. They have more snow storage than is required by the code at 452 square feet. Staff recommends approval of the plans.

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

Motion by Michael B., second by Eric R., to approve 0166 Miles End Lane – New Single Family Residence as presented. Motion passed 5-0.
Note: Jeff A. is excused absent.

C. 0136 Miles End Lane - New Single Family Residence
Madison H. introduced the agenda item. This is a four-bedroom, 3,566 square foot single family home measured to the midpoint of the roof at 27 feet 4 and 1/2 inches under the 28 foot height limit. Parking is more than adequate with six off-street spaces. All setbacks are respected and the proposal is under the allowable lot and impervious coverage limitations. They have more snow storage than is required by the code at 563 square feet. Staff recommends approval of the plans.

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

Motion by Darell W., second by Michael B., to approve 0136 Miles End Lane – New Single Family Residence as presented. Motion passed 5-0.
Note: Jeff A. is excused absent.

D. 0221 Miles End Lane - New Single Family Residence
Madison H. introduced the agenda item. This is a four-bedroom, 4,258 square foot single family home measured to the midpoint of the roof at 27 feet 8 and 5/8 inches under the 28 foot height limit. Parking is adequate with four off-street spaces. All setbacks are respected and the proposal is under the allowable lot and impervious coverage limitations. They have more snow storage than is required by the code at 487 square feet. The Town Engineer flagged that there is a relocation of a fire hydrant called for on these plans that differs from the approved Utility Plans. While the Utility Plans need to be updated to reflect this change, that is a separate matter and should not affect the Planning Commission's review of this application. Staff recommends approval of the plans.

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

Motion by Michael B., second by Darell W., to approve 0221 Miles End Lane – New Single Family Residence with a condition. Motion passed 5-0.

1. The Applicant shall update the Utility Plans in accordance with the fire hydrant relocation.

Note: Jeff A. is excused absent.

9. Discussion / Direction Items

A. Minturn Forward: Land Use Code Update - Article 3: Subdivision & Development Standards
Scot H. introduced the topic and the purpose of the draft article.

Note: Jeff Armistead arrived at 5:50 p.m.

Matt Farrar, Western Slope Consulting
Went through the sections that are still needing to be fleshed out for the article.

Darell W. asked if this is where we implement wildfire building standards.

- Scot H. explained the WUI code working group and the code language that is being drafted that we hope to plug into our code either now or with the adoption process for the new code.

Lynn T. asked what a flag lot is and wants to make sure that there will be a definition for it in the new code.

- Scot H. explained that it's a lot that primarily sits behind another lot, but has a small sliver of land connecting it to the ROW so it looks like a flag on a flagpole.

The Planning Commission went through the draft Article 3 and provided comments page by page.

Page 1
Amanda M. clarified that structure and building will receive definitions.

Pages 2-3
No comments.

Page 4
Amanda M.: Access standards B1 - discussion ensued on cash-in-lieu for non-motorized access.

- Michael B. not a fan of cash-in-lieu, neither is Lynn T. or Eric R.
- Darell W. concerned with making sure that the money is spent on sidewalks, not anything else.
- Jeff A. agrees. Wouldn't mind keeping the language for the future, but this shouldn't be used to kick the can down the road.
- Consensus was that no cash-in-lieu

Page 5
Eric R. asked why cul-de-sacs are viewed negatively.

- Mr. Farrar explained that it has to do with community connectivity.

Note: Town Manager Rob Gutierrez joined the meeting at 6:42 p.m.

- Rob G. explained that cul-de-sacs aren't great with utilities because they don't loop and cause snow plow operations to take twice as long.
- Amanda M. would like us to correct the numbering under E2.

Page 6
Mr. Farrar pointed out that for Gated Access Prohibited staff will be adding a sentence to the affect of "except at the request of emergency services".

Page 7-8
Michael B. thinks the intersection of street and alley should be 15 ft instead of 10 ft.

- Mr. Farrar said that this really needs to be reviewed by the Town Engineer. Also recommends that there be one standards, not differing by zone district.
- Planning Commission would like to get the Town Engineer's opinion and recommendation.

Pages 9-10
No comments.

Page 11
Amanda M. Telecommunication 2 - would like to clarify the undergrounding

requirements.

- Mr. Farrar pointed out the beginning of the section requires undergrounding.

Eric R. asked if we should have Wildlife Standards section.

- Mr. Farrar said that we can draft some language.

Page 12
Michael B. would like to ensure that parking standards have clear vision standards applied to them.

Page 13
Eric R. clarified fractions section.

- Darell W. would like to round up for any fractions, regardless of the fraction.
- Planning Commission agrees except Amanda M. who would like to round down.

Michael B. would like to investigate metered parking.

Page 14
Michael B. suggested lessening parking requirements for Bar or Tavern; Restaurants (1 space per 350 square feet).

Amanda M. would like to lessen the parking for Day Care Center and would like to increase the parking for Bed and Breakfast.

Page 15
Lynn T. asked why ADUs only require one space.

- Scot H. said that it's to encourage the development of ADUs which are often smaller.
- Amanda M. would like us to look into how our neighbors are addressing parking for multi-family dwellings that are next to a transit stop.
- Scot H. pointed out G. Reduction of Off-Street Parking Requirements on page 16.

Pages 16-17
No comments.

Page 18
Michael B. G. Minimum Off-Street Loading Spaces Required - would like to add a clause about clear vision and that you can't park there overnight.

- Commission agrees.

Page 19
No comments.

Page 20
Jeff A. suggests that there be more illustrations to go along with the angled parking tables.

Pages 21-22
No comments.

Page 23
Jeff A. likes the verbiage about snow storage

Pages 24-25
No comments.

10. Staff Reports

A. Manager's Report
Amanda M. asked what the third party technical feasibility study is.

- Rob G. explained that Battle North is conducting a feasibility study on their options regarding water treatment plants for their development.

11. Planning Commission Comments
No comments.

12. Future Meetings

A. February 11, 2026

B. February 25, 2026

13. Adjourn
Motion by Jeff A., second by Eric R., to adjourn the regular meeting of January 28, 2026 at 8:22 p.m. Motion passed 5-0.
Note: Eric R. is attending in his status as an alternate.

_____
Lynn Teach, Commission Chair

ATTEST:

_____
Scot Hunn, Planning Director

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

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

Memorandum

Date: February 6, 2026
To: Minturn Planning Commission
From: Madison Harris, Planner II
Re: 0013 Belden Way - Changes to Approved Plans

Introduction:
As the Planning Commission is aware, staff processes Minor DRB applications that cover things like landscaping updates, window movements, or material changes. Staff does not approve anything to do with building height or building/impervious coverage changes as those are more substantial and so always bring them back through the Planning Commission. In this case, neither building height nor building/impervious coverage is changing, but staff was not comfortable with approving the extent of the changes ourselves.

Analysis:
This is a single family home in the Belden Place PUD Zone District. It is three stories with a basement that originally had a third story deck right outside the master bedroom with the roof structure over it. What is being proposed is to enclose where the deck was, and make the master bedroom bigger. Staff has included screenshots from the original and the proposed plans below to illustrate the biggest changes. They are also proposing to change some windows which can be viewed in the attached plan set.

As building height and building/impervious coverage amounts are not being affected, staff believes that the proposal meets the standards laid out in the Minturn Municipal Code and the Belden Place PUD Guide just like the original application.

Recommendation:
Staff is recommending approval of the plans.

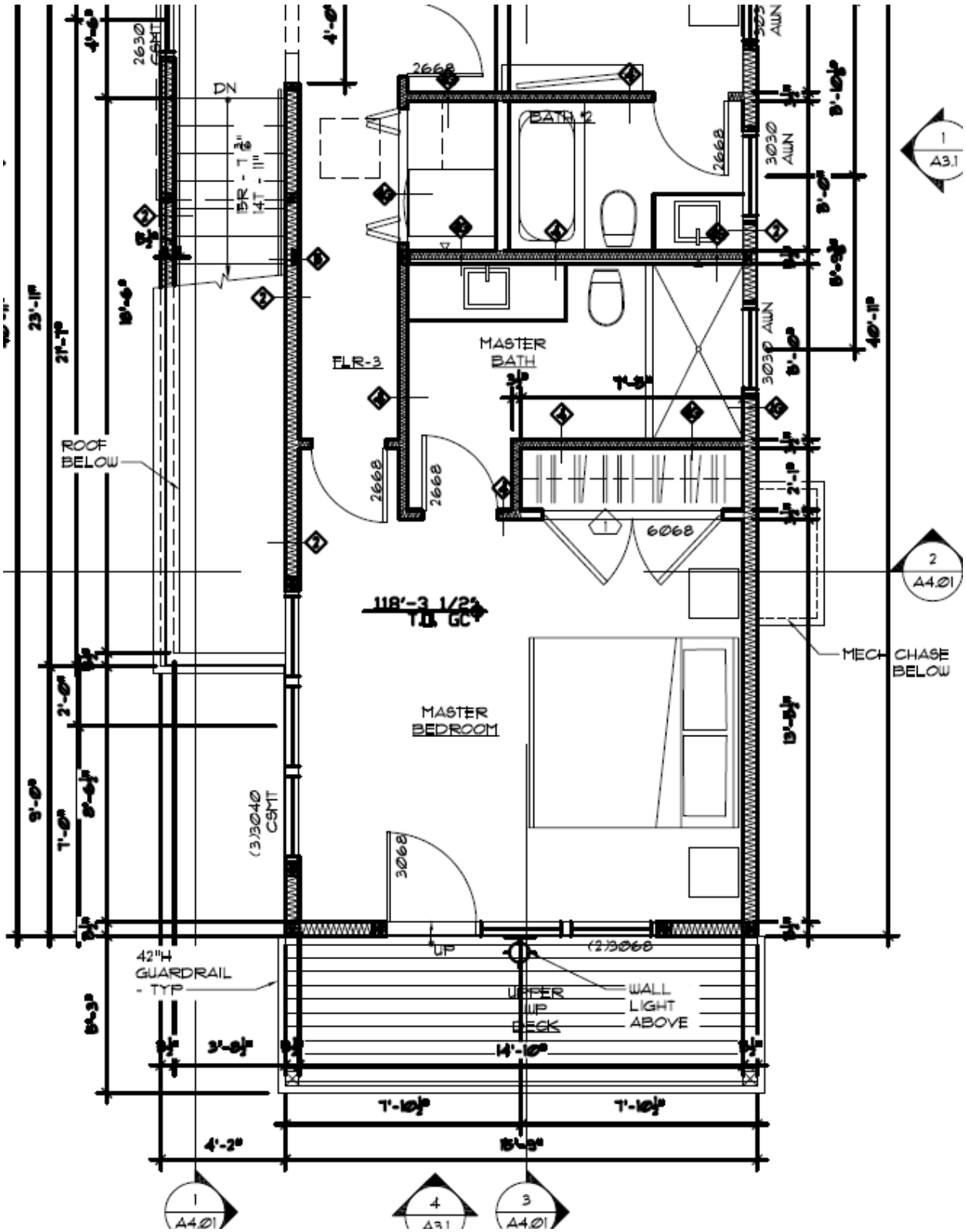


Figure 1: Original Floor Plan for Master Suite

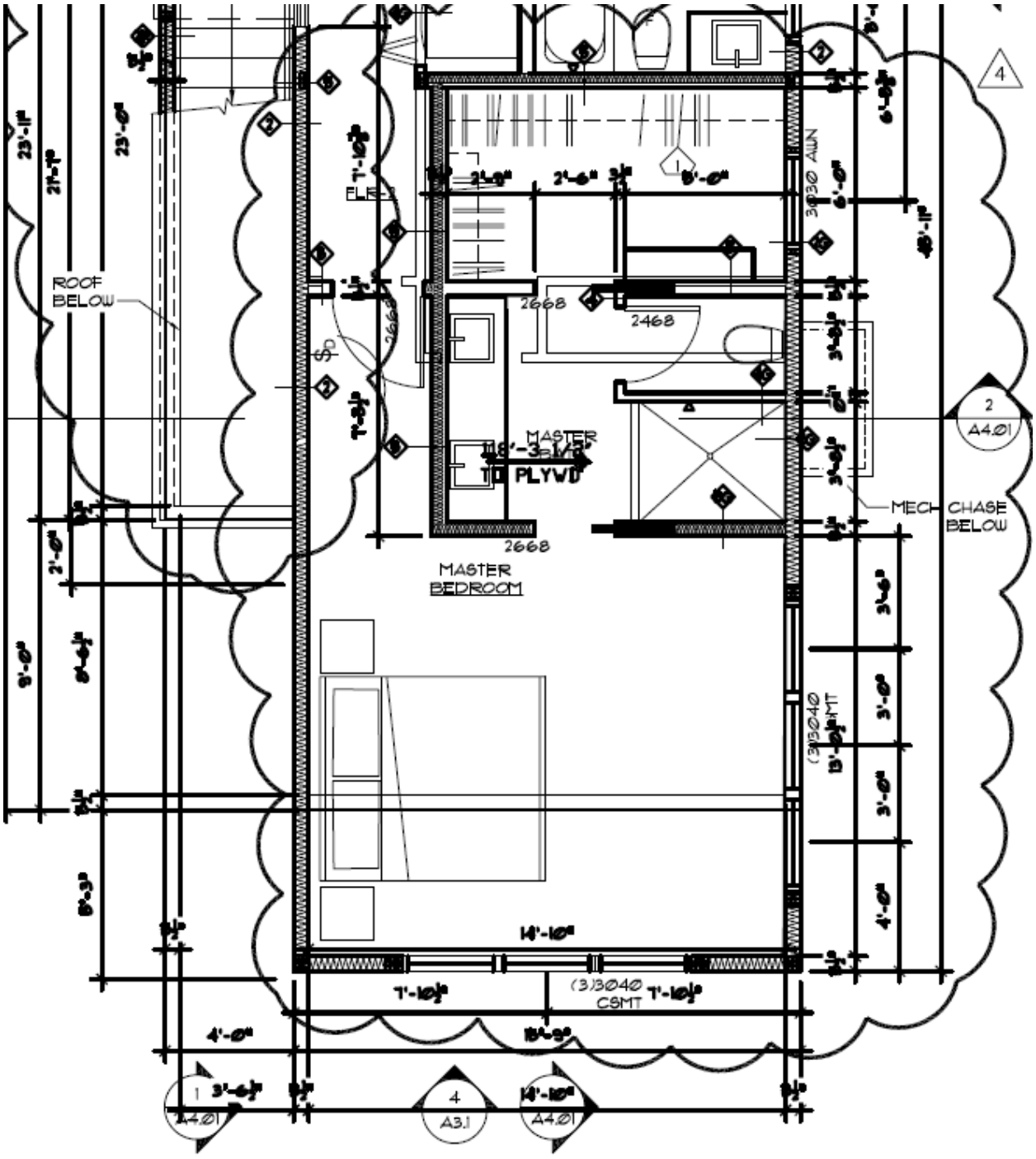


Figure 2: Proposed Floor Plan of Master Suite

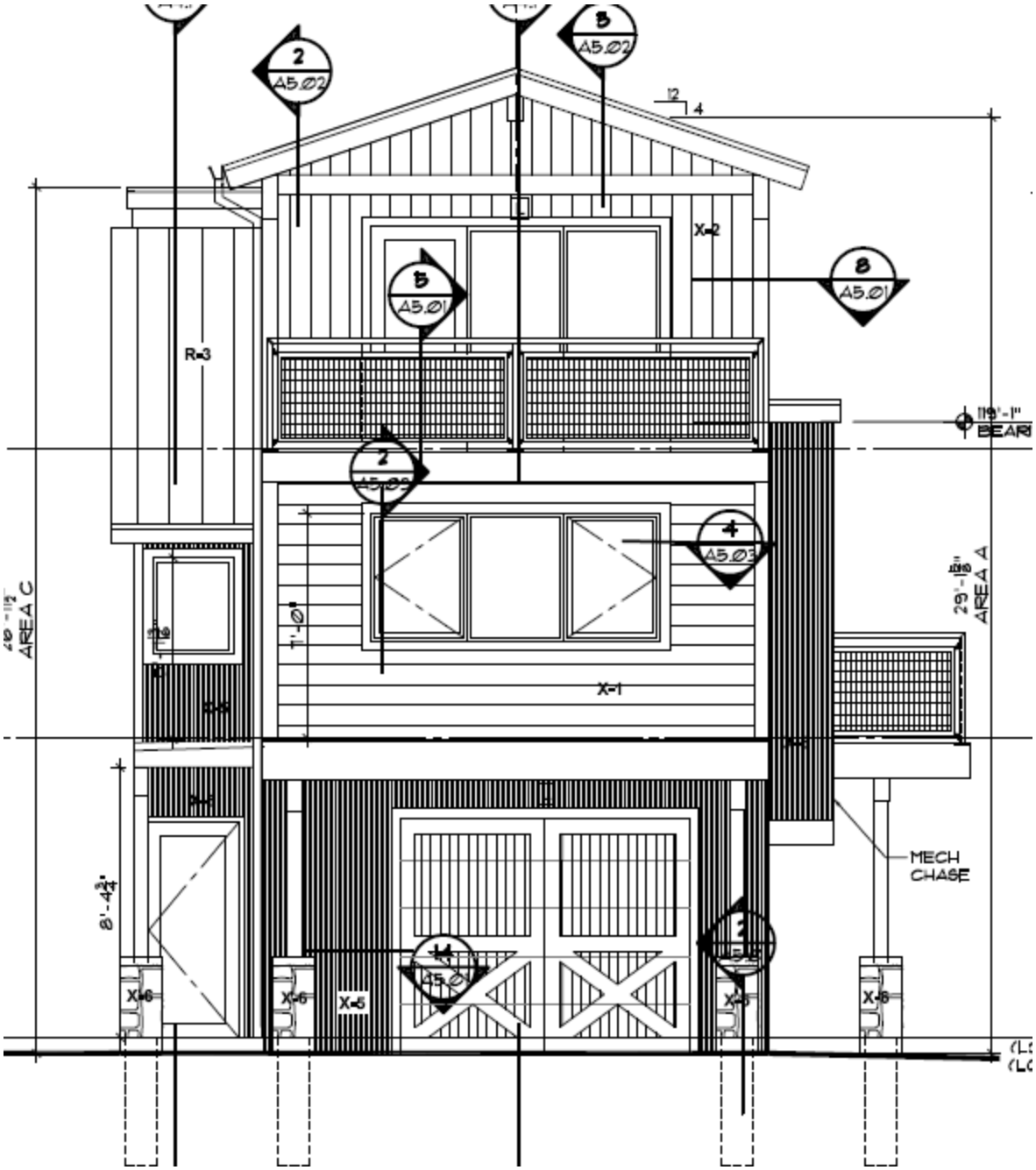


Figure 3: Original Front Elevation

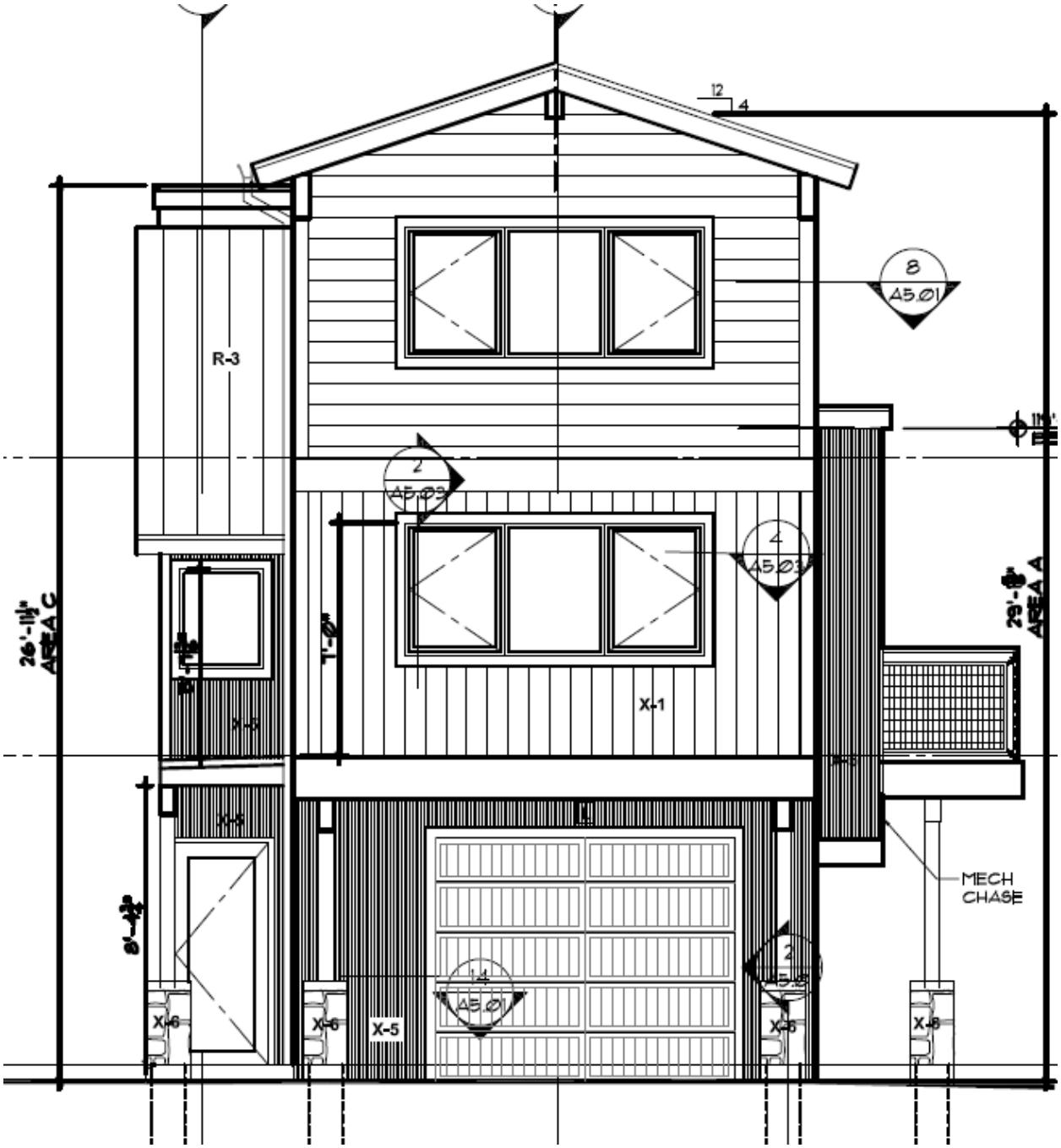


Figure 4: Proposed Front Elevation

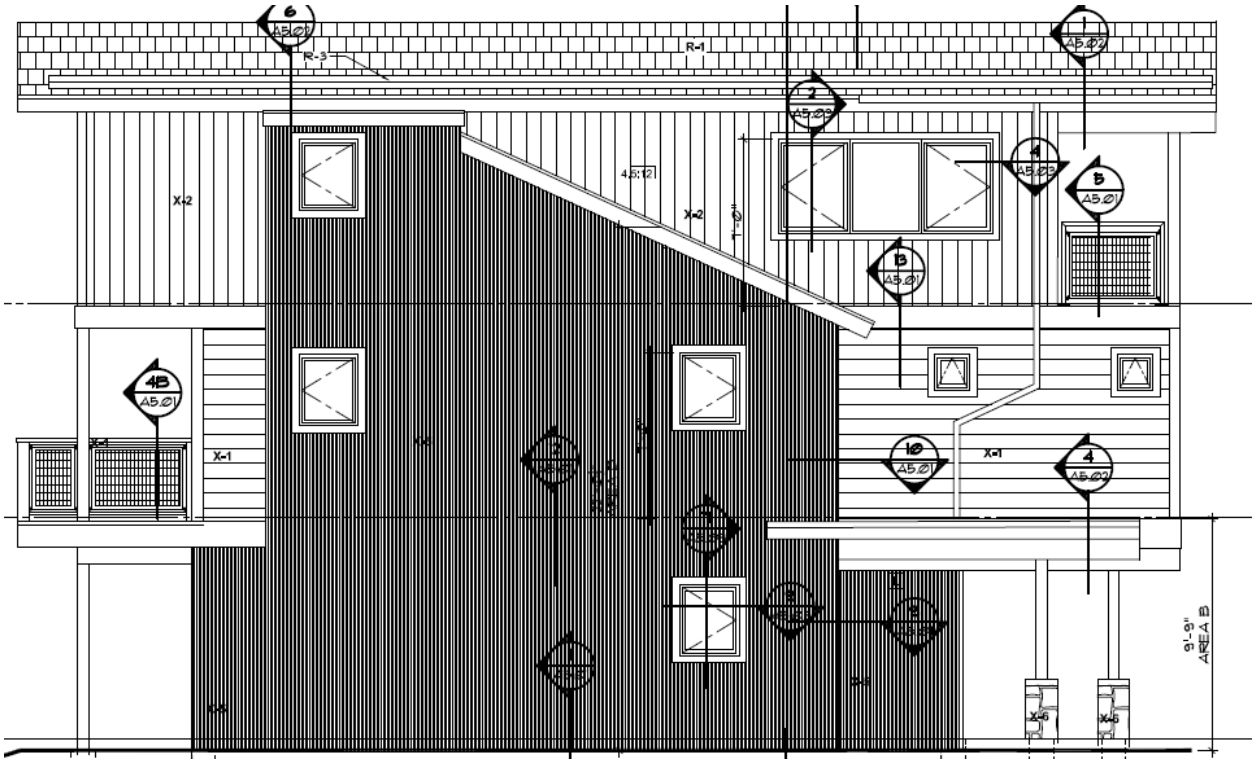


Figure 5: Original Left Side Elevation

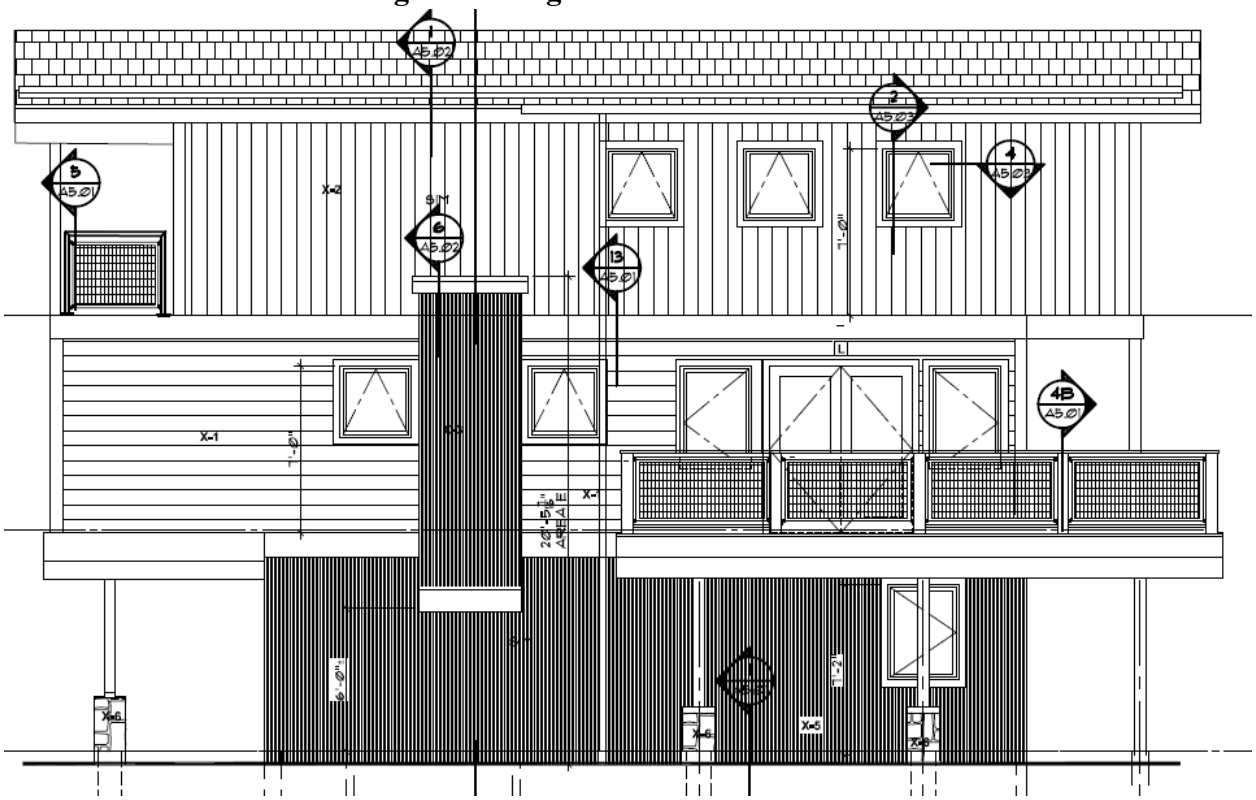


Figure 6: Original Right Side Elevation

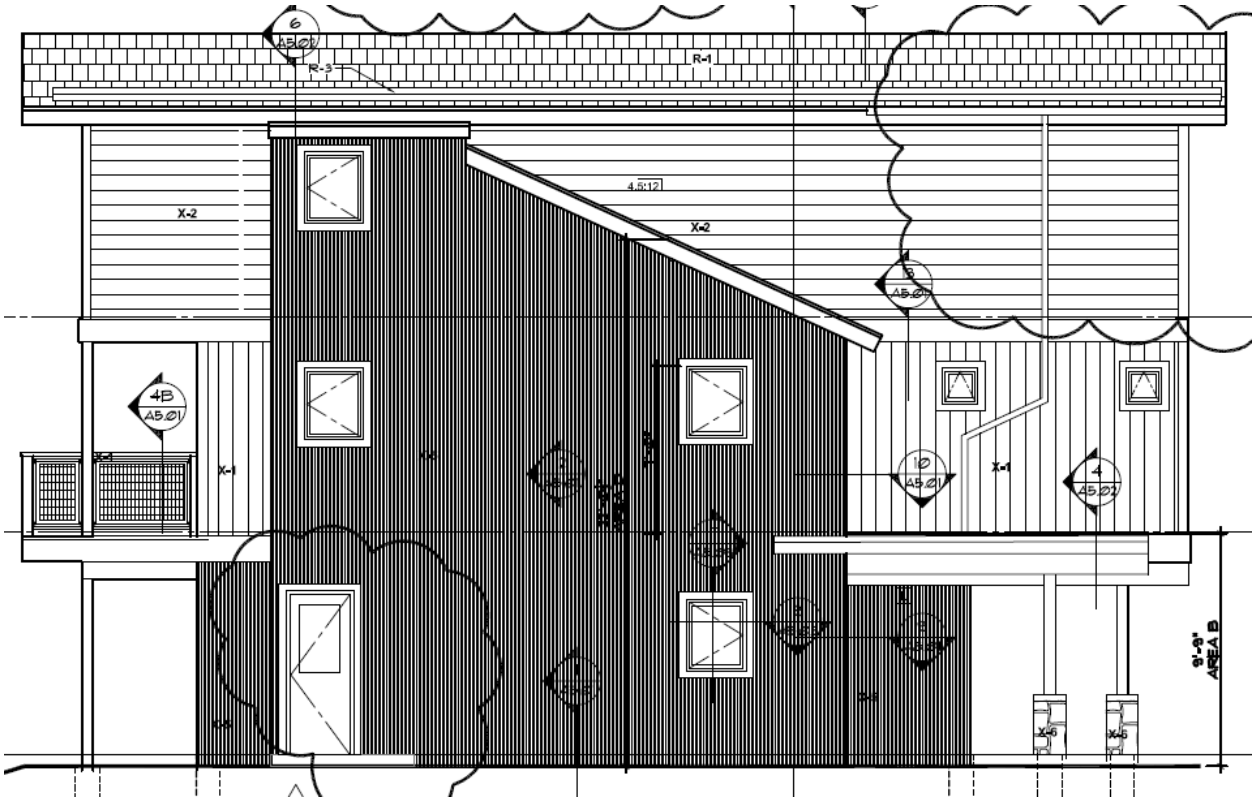


Figure 7: Proposed Left Side Elevation

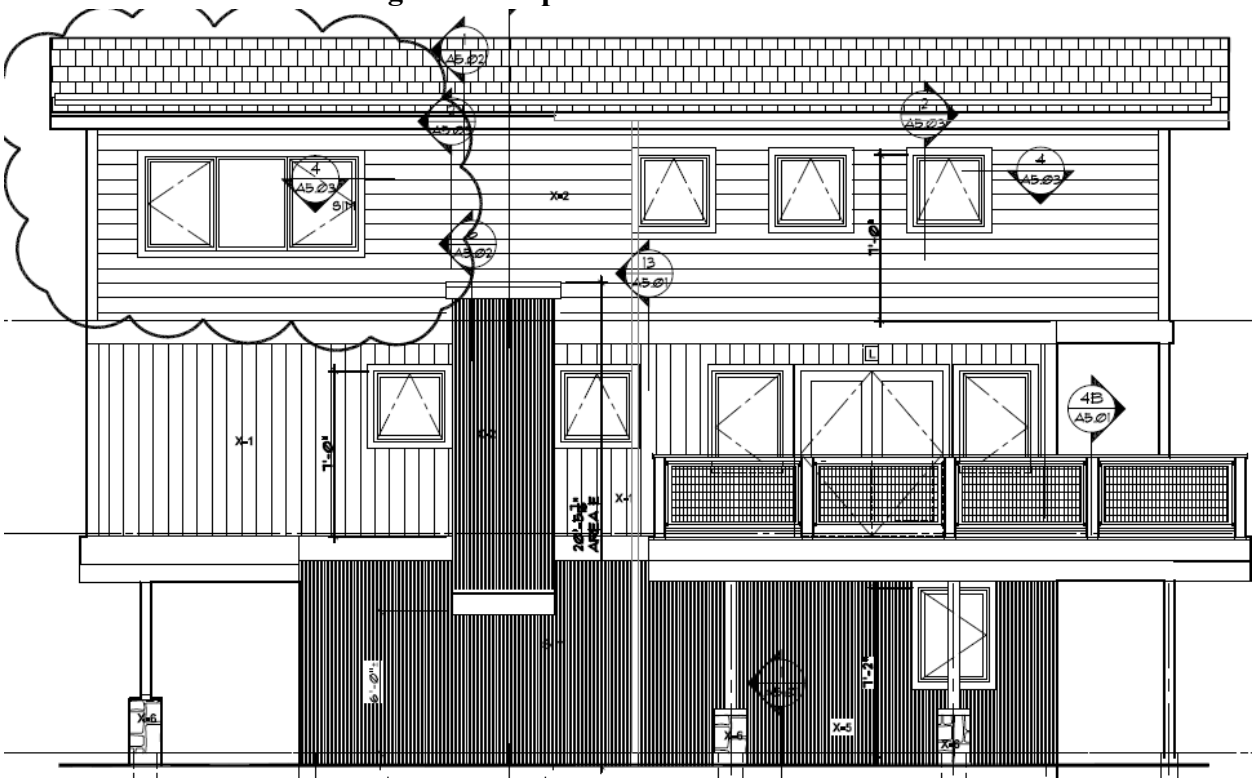


Figure 8: Proposed Right Side Elevation

Design Review Application

1/21/2026 8:18:06 AM

Project Information

Please ensure you are familiar with the Design Review Process Guide & Appendix B.II.A prior to filling out an application.

Project Information

Is this a Minor or Major DRB Project?: Major

Project Name: Belden Place Lot 16

Street Address

Address Line 1: 0013 Belden Way

Address Line 2:

City: Minturn

State: Colorado

Zip: 81645

Zoning: PUD

Application Request: We are applying for a major DRB project seeking approval for the modification of existing plans. The modification involves removing a deck on the upper level, recapturing the space of the removed deck for a larger primary suite.

Applicant Information

Name: Greg Macik

Mailing Address

Address Line 1: [redacted]

Address Line 2: [redacted]

City: Edwards

State: Colorado

Zip: 81632

Phone: [redacted]

Email: [redacted]

Is the Property Owner different than the Applicant?: Yes

Property Owner Information

Name: Alison Perry, Miners Base Camp LLC

Mailing Address

Address Line 1: [redacted]

Address Line 2:

City: Minturn

State: Colorado

Zip: 81645

Phone: [redacted]

Email: [redacted]

Additional Information

Submittal Requirements (as applicable)

Lot Size: 2212

# of Stories: 3

Type of Residence: Single Family

Snow Storage (sq ft): 110

# of Bedrooms: 4

Building Footprint (sq ft): 922

# of On-site Parking Spaces: 4

Total Impervious Surfaces (sq ft): 1026

Uploads

Submittal Checklist Requirements (as applicable)

Letter of Intent

What is the purpose of the project including;

- Relevant Background
- Current Status of the Site
- All Proposed Uses and Structures
- How the Proposal Differs from what already exists
- Information regarding Easements or Dedicated Tracts, etc.

Letter of Intent: 2026 0113 Belden Lot 16 - Major DRB Memo.pdf

Vicinity Map

Directional Map indicating how to get to the Property involved in the request.

- Zoning of Property

Vicinity Map:

Boundary Survey with a stamp and signature of a licensed surveyor

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

Boundary Survey with a stamp and signature of a licensed surveyor:

Site Plan showing Precise Nature of the Proposed Use – To Scale

- Scaled Drawings of Proposed Design of Structure - Plan View and Sections
- Building Heights – all 4 directions N/S/E/W
- Topography
- Building Location and impervious coverage
- Setbacks
- Ordinary High Water Mark determined by the Town Engineer and paid for by Applicant
- Parking Plan
- Traffic Circulation - Location and Width of Existing and Proposed Access Points & Location of Existing Driveways and Intersections
- Landscaped Area – Plan including existing and proposed vegetation
- Approximate Location of Existing Wooded Areas and Rock Outcrops
- Location and Type of Existing and Proposed Easements
- Utility Easements
- Drainage Features
- Snow Storage areas expressed in square feet as a percentage of the overall site area

Site Plan:

Preliminary Building Plans and Elevations

- Indicates Dimensions
- General Appearance
- Scale
- Interior Plan for the Buildings

Preliminary Building Plans and Elevations: 2026 0112 - 2215 Belden Lot 16 - Updated DRB.pdf

Elements needed on the Site Plan

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

Elements needed on the Site Plan:

Architecture Details – Materials Board

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

Architecture Details – Materials Board:

Grading and Drainage Plan

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

Grading and Drainage Plan:

Approval Page

Comments:

Applicant Signature

X I declare under penalty of perjury in the second degree that the statements made in the above application are true and complete to the best of my knowledge.

Signature: Greg Macik

Date: 01-21-2026

TAB Associates, Inc.
The Architectural Balance

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

Memo

Project: Belden Place – Lots 16 Project No: **2215**

Date: January 13th, 2026

RE: Major Design Review Submittal

FROM:
Greg Macik, Principal
Jack Little, Project Manager

TO: **Town of Minturn DRB**

VIA: **Email and Digital Copies**

Remarks:

We are submitting Major DRB modifications to Lot 16 (Single Family) in the Belden Place development. The extents of the change include modified window sizes and the removal of the upper-level balcony.

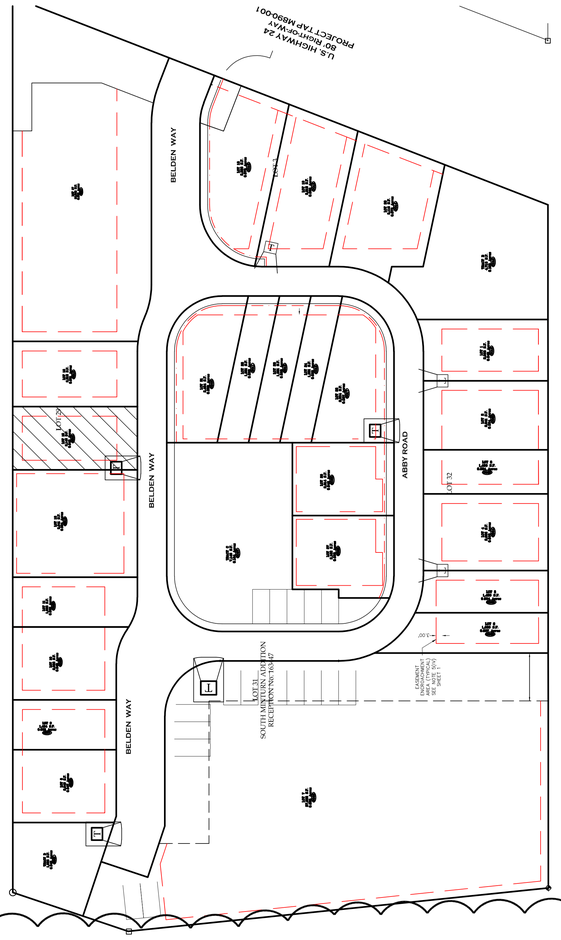
Changes have been clouded and noted on drawing set.

Belden Place

Lot 16 - 0013 Beldan Way

Single Family Residences

Minturn, Colorado 81645



DRB - Revised
04/02/2025

Vicinity Map

TAB Associates

The Architectural Balance

0056 Edwards Village Blvd.
Edwards, CO 81632
(970) 766-1470
fax: (970) 766-1471
email: tab@vail.net
www.tabassociates.com

Civil Engineer:
Timberline Engineering
(970) 963 9889

Structural Engineer:
KRM Consultants, Inc.
(970) 949-9391

Seal

Belden Place - Single Family
Lot 16 - 0013 Belden Way
Minturn, Colorado 81645

Revisions:
4 - REV-04/02/25

Issue Dates:
20220509 Struct Coord
DRB-11/28/2023
DRB-09/13/2024
CDs-10/03/2024

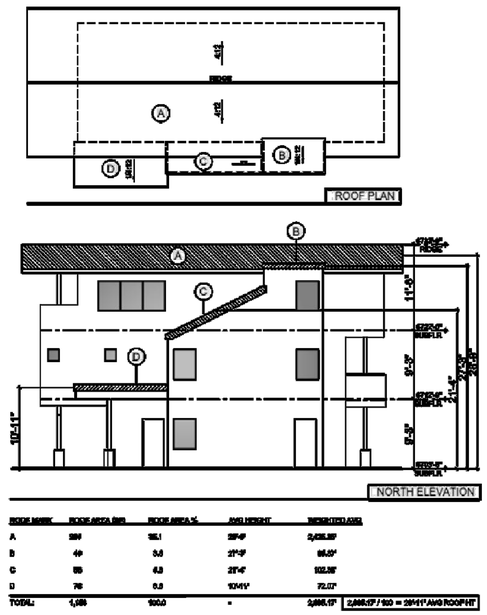
Sheet Title:
Cover

Project No:
2215

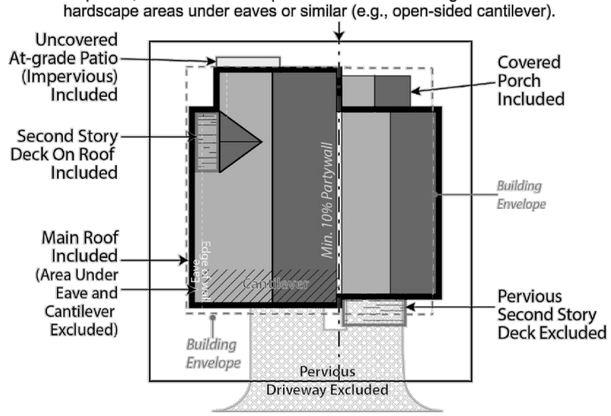
Sheet No:
A0.0

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

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



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



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

The following encroachments are permitted beyond the platted building envelope:

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

1. SINGLE-FAMILY DETACHED

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

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

2. DUPLEX/TRI-PLEX or MULTIFAMILY STRUCTURES

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

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

3. MATERIALS

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

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

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

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

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

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

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

TAB Associates
The Architectural Balance
0056 Edwards Village Blvd.
Edwards, CO 81632
(970) 766-1470
fax: (970) 766-1471
email: tab@vail.net
www.tabassociates.com
Civil Engineer:
Timberline Engineering
(970) 963 9669
Structural Engineer:
KRM Consultants, Inc,
(970) 949-9391

Seal

Belden Place - Single Family
Lot 16 - 0013 Belden Way
Minturn, Colorado 81645

Revisions:

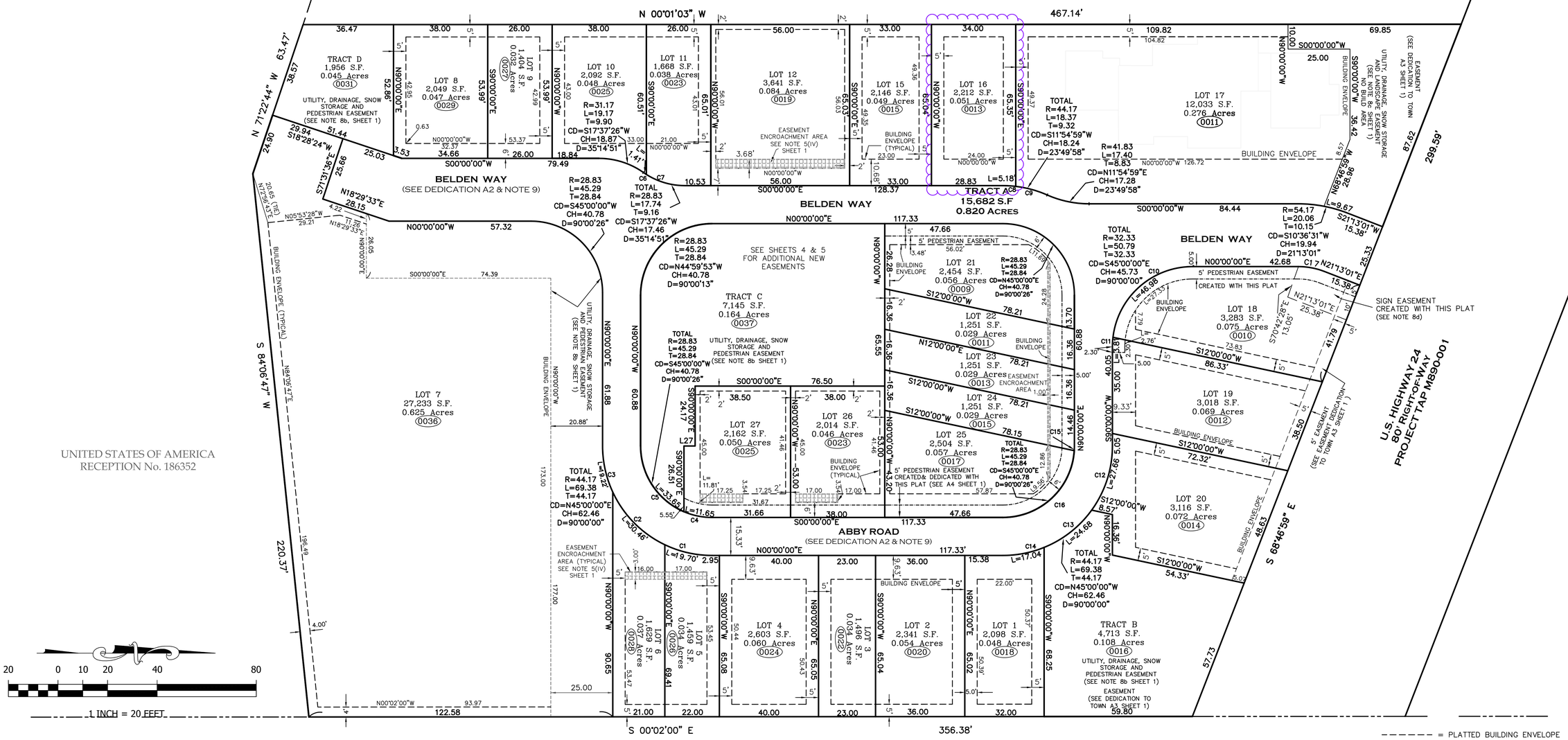
Issue Dates:
20220509 Struct Coord
DRB-11/28/2023
CDs - 03/11/2024

Sheet Title:
PUD Information

Project No:
2215

Sheet No:
A0.2

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



L27 = S00°00'00"W 4.50

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

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.

PRELIMINARY

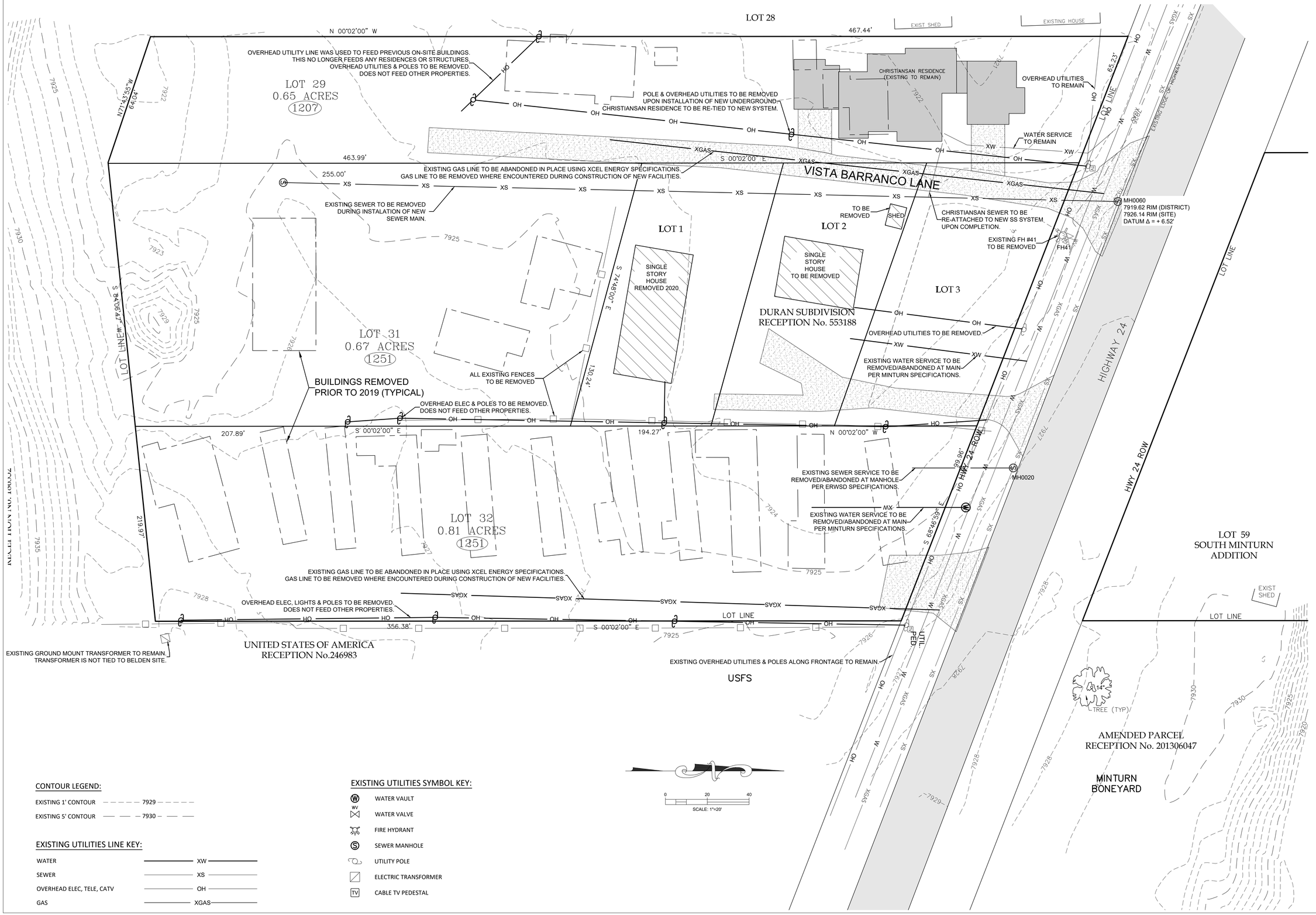
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR 34998 07-09-2024

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

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

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

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



TIMBERLINE ENGINEERING llc CIVIL STRUCTURAL
218 E. Valley Rd. p 970.963.9869
SITE 104-PMB 177 81623
Carbondale, Colorado
timberlineengineering@gmail.com

COLORADO REGISTERED DAVID JOHN ANDERSON 39276 PROFESSIONAL ENGINEER

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Belden Place - 12 Plex (Flats)
Lot 7

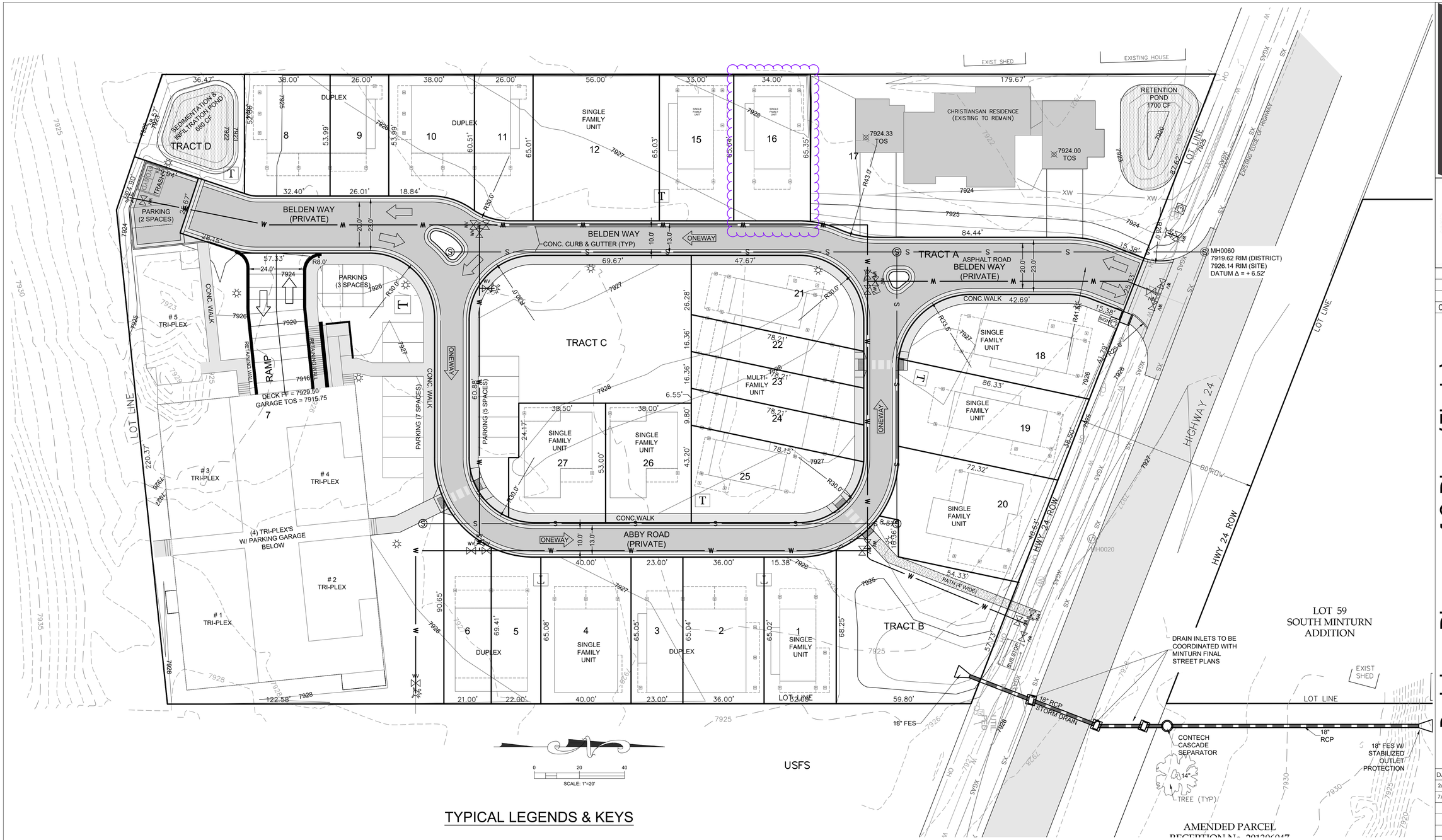
0036 Abby Road, Minturn, Colorado 81645

NOT FOR CONSTRUCTION

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

Title: EXISTING SITE & DEMOLITION PLAN

Sheet: C.110



TYPICAL LEGENDS & KEYS

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

CONTOUR LEGEND:

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

EXISTING UTILITIES LINE KEY:

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

EXISTING UTILITIES SYMBOL KEY:

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

PROPOSED UTILITY SYMBOL KEY:

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

INDICATES DIRECTION OF TRAFFIC FLOW

LINE KEY:

WATER	W
SEWER	S

PARKING NOTES:

PARKING SPACES 9' X 18' MIN.

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

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Carbondale, Colorado 81623
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Belden Place - 12 Plex (Flats)
Lot 7

0036 Abby Road, Minturn, Colorado 81645

NOT FOR CONSTRUCTION

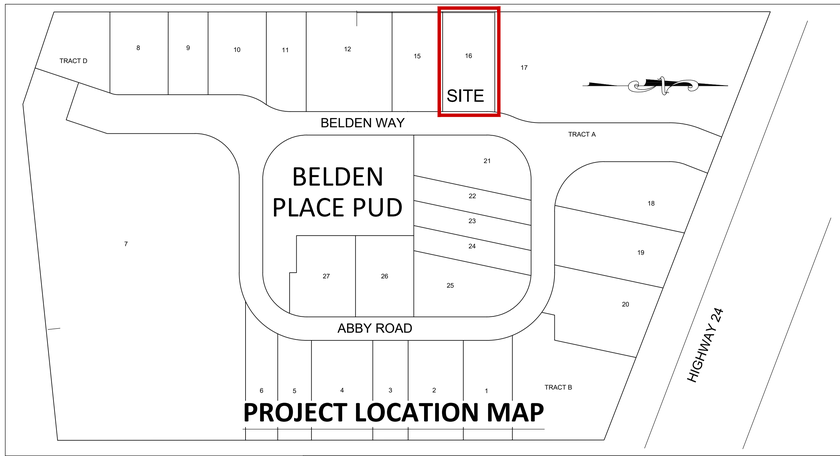
DATE	REVISION
2/15/22	Permit Set
7/29/24	Review comments 1

Title:

PROPOSED SITE PLAN

Sheet:

C.111



PROJECT LOCATION MAP

CONTACTS

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

UNIT 16

SHEET INDEX:

C.1 SITE PLAN
C.3 DETAILS & CROSS SECTION

TIMBERLINE ENGINEERING LLC CIVIL STRUCTURAL
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ABBREVIATION KEY

AD	= AREA DRAIN
CFS	= CUBIC FEET PER SECOND
CONC	= CONCRETE
EC	= EDGE OF CONCRETE
EOA	= EDGE OF ASPHALT
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TOW	= TOP OF WALL
TYP	= TYPICAL
WH	= WALL HEIGHT
TOW	= TOP BACK OF WALK
EL	= ELEVATION
TOP	= TOP OF PIPE
WV	= WATER VALVE
WW	= WINDOW WELL

CONTOUR LEGEND:

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

LINE KEY:

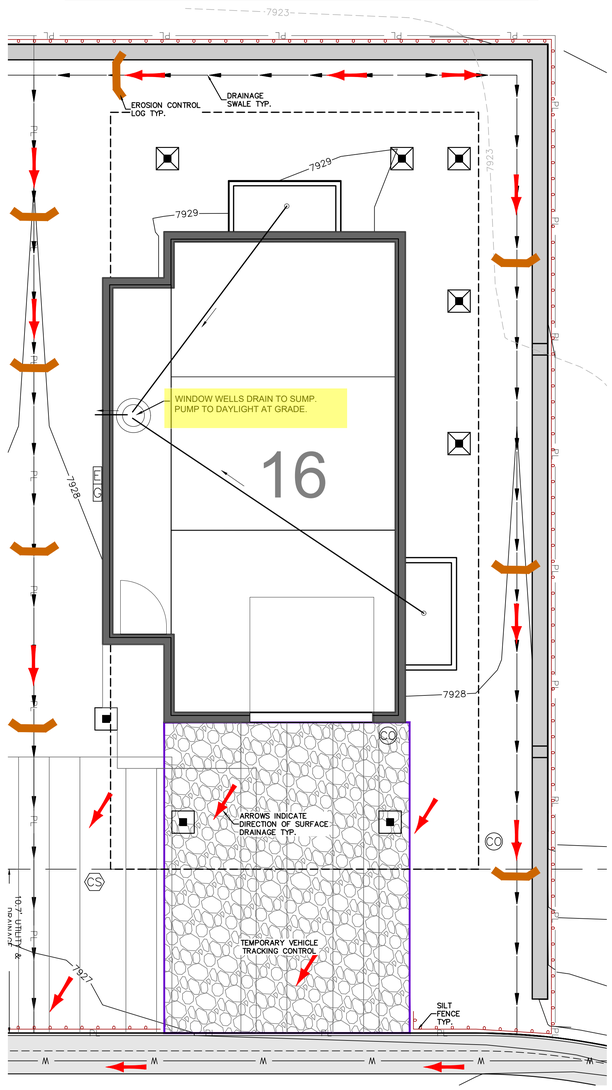
WATER	W
SEWER	S
ELECTRIC	UEL
GAS	GAS
TELEPHONE	TEL
CATV	CTV
PROPERTY LINE	PL

PROPOSED UTILITY SYMBOL KEY:

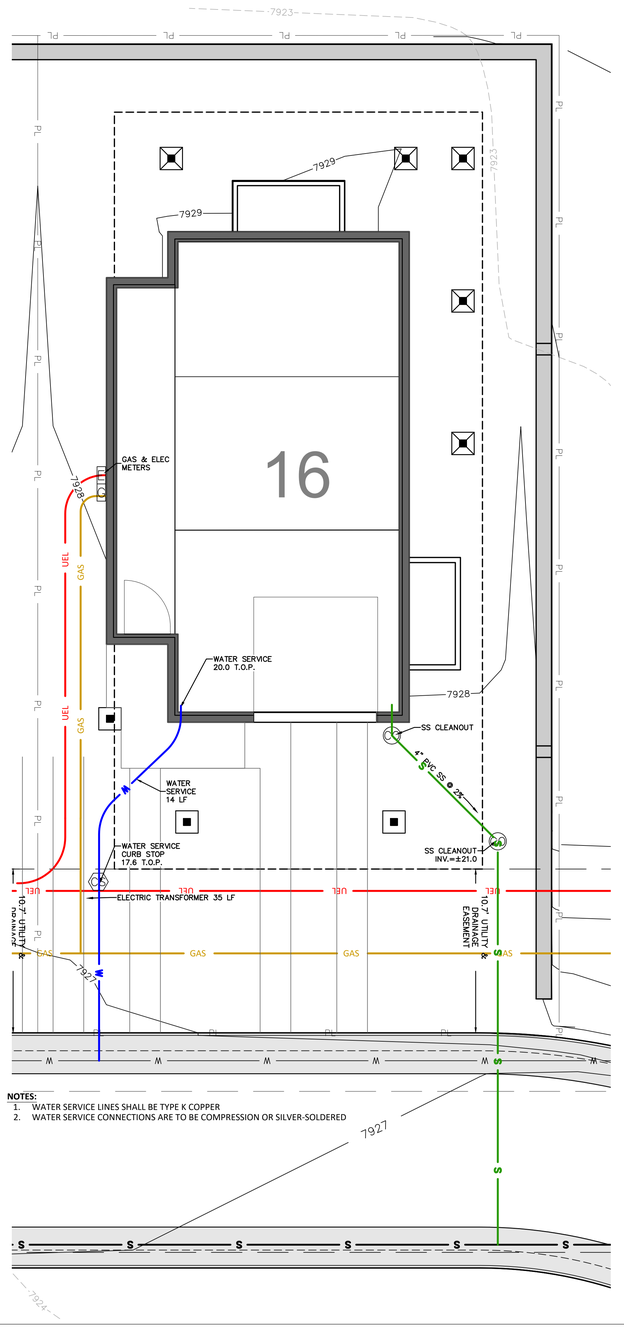
- WATER VAULT
- WATER VALVE
- FIRE HYDRANT
- SEWER MANHOLE
- UTILITY POLE
- ELECTRIC TRANSFORMER
- CABLE TV PEDESTAL
- ELECTRIC SPLICE VAULT
- WATER SERVICE CURB STOP
- SANITARY SEWER CLEANOUT
- STREET LIGHT

0 4 8 Feet

DRAINAGE & EROSION CONTROL PLAN

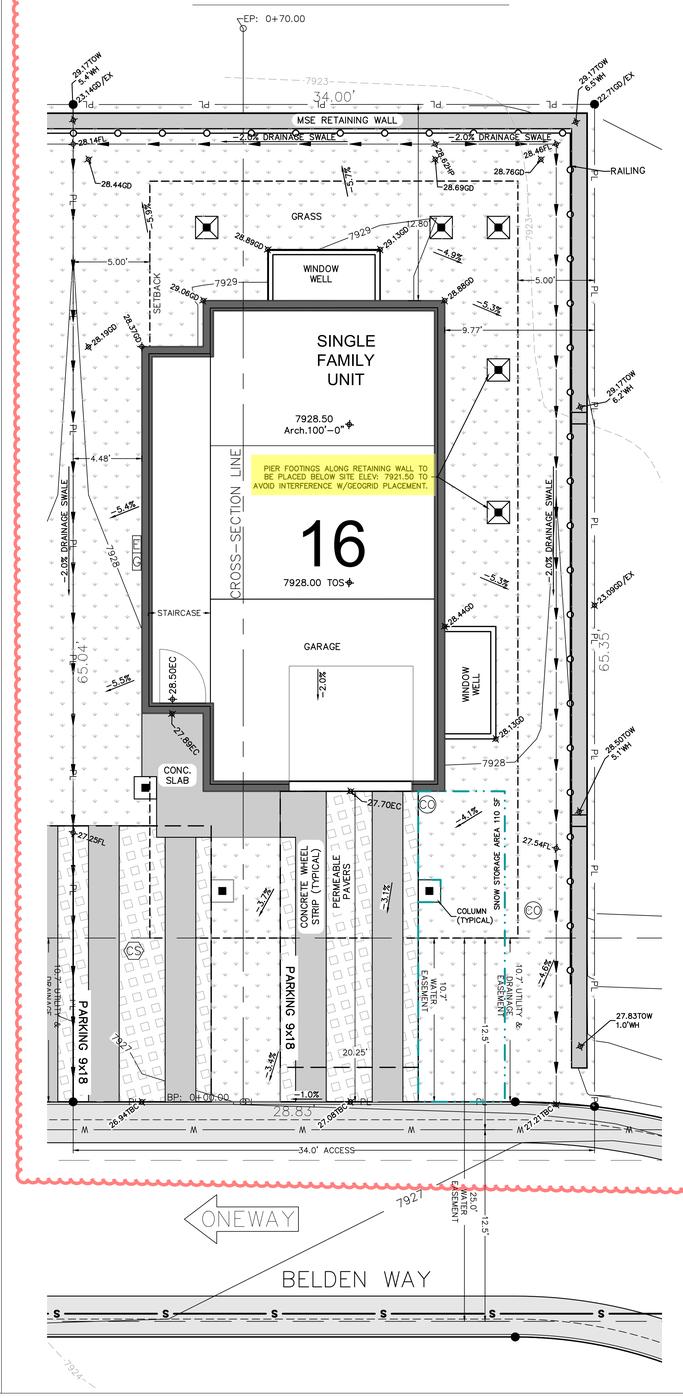


UTILITY PLAN



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

SITE PLAN WITH GRADING



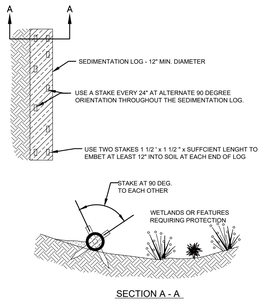
NOT FOR CONSTRUCTION

DATE	REVISION
1/2/24	DRB Coordination
9/27/24	DRB Comments
11/1/24	DRB Comments

Title: SITE PLAN

Sheet: C.1

Belden Place
UNIT 16 SINGLE FAMILY RESIDENCE
Minturn, Colorado



SECTION A - A

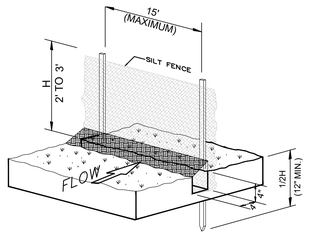
SEDIMENT CONTROL LOG INSTALLATION NOTES

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

SEDIMENT CONTROL LOG MAINTENANCE NOTES

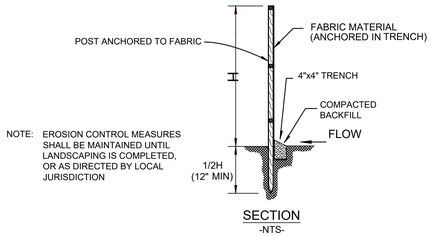
1. THE SWMP MANAGER SHALL INSPECT SEDIMENT CONTROL LOGS DAILY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT UPSTREAM SEDIMENT AS NECESSARY.
2. SEDIMENT ACCUMULATED UPSTREAM OF SEDIMENT CONTROL LOGS SHALL BE REMOVED WHEN THE UPSTREAM SEDIMENT DEPTH IS WITHIN ½ THE HEIGHT OF THE CREST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

EROSION CONTROL LOG DETAIL



SILT FENCE INSTALLATION

-NTS-

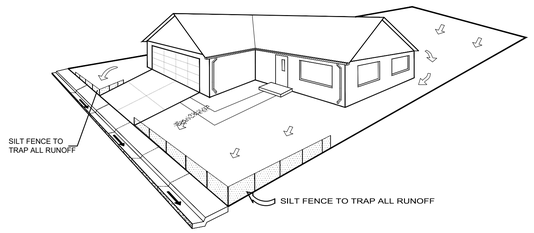


NOTE: EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL LANDSCAPING IS COMPLETED, OR AS DIRECTED BY LOCAL JURISDICTION

SECTION

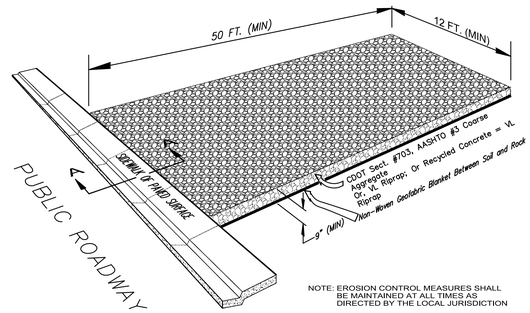
-NTS-

SILT FENCE INSTALLATION DETAIL

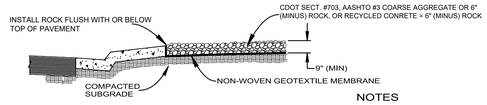


NOTE: EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES AS DIRECTED BY LOCAL JURISDICTION

SILT FENCE PLACEMENT DETAIL



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



SECTION A-A

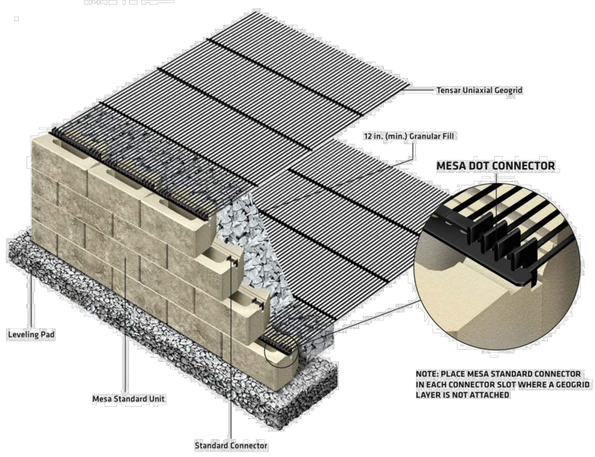
-NTS-

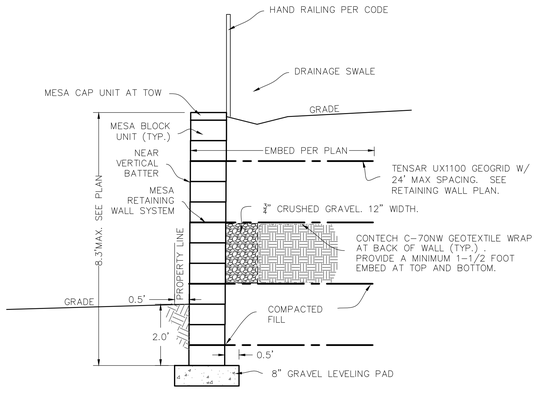
NOTES

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

TEMPORARY VEHICLE TRACKING CONTROL DETAIL

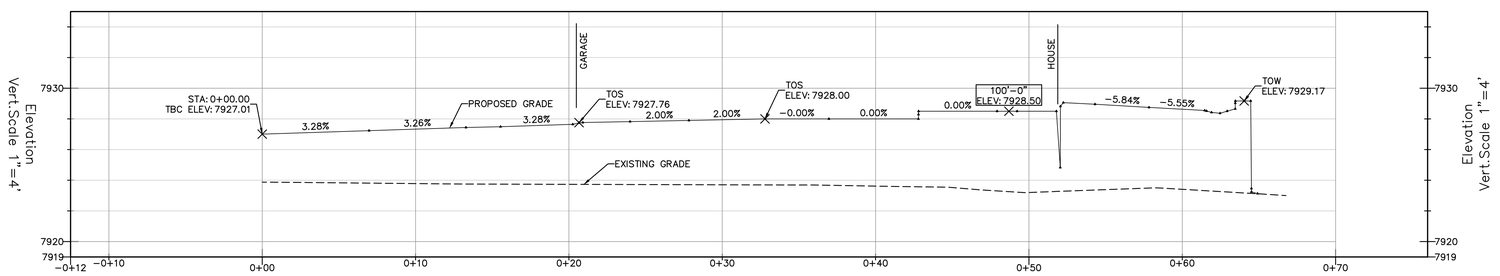
MESA® SYSTEM NEAR VERTICAL SETBACK WITH DOT CONNECTOR





RETAINING WALL DETAIL

LOT 16 SECTION



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timberlineengineering@gmail.com

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Belden Place
UNIT 16 SINGLE FAMILY RESIDENCE
Minturn, Colorado

NOT FOR CONSTRUCTION

DATE	REVISION
1/2/24	DRB Coordination
9/27/24	DRB Comments
11/1/24	DRB Comments

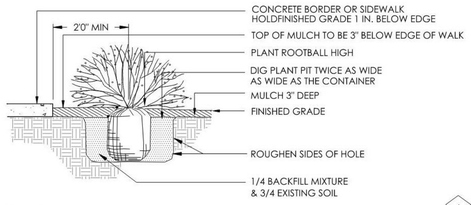
Title:

DETAILS & CROSS SECTION

Sheet:

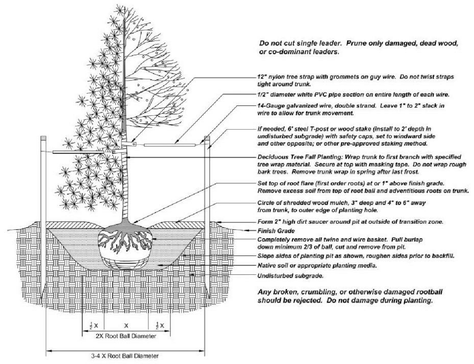
C.2

PRUNE ALL DAMAGED OR DEAD WOOD IMMEDIATELY PRIOR TO PLANTING



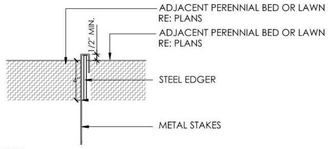
1 SHRUB PLANTING
SCALE: 3/4" = 1'-0"

1



3 TREE PLANTING
SCALE: N.T.S.

3



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

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

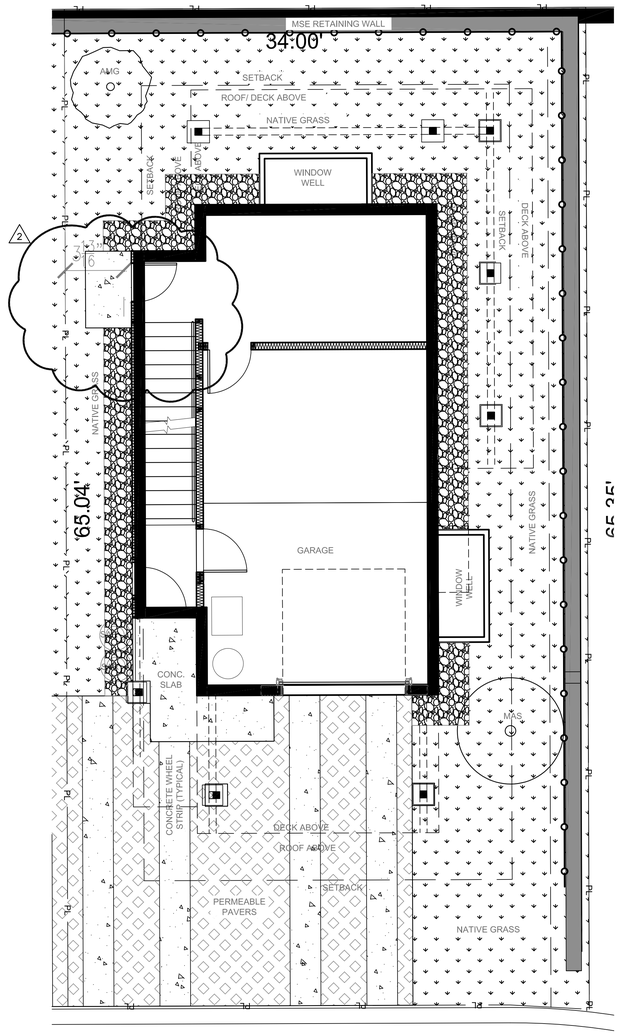
8

ORNAMENTAL TREES

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

DECIDUOUS SHRUBS

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



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

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

SIGHT TRIANGLE NOTES:

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

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

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

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

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

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

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

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

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

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

NATIVE GRASS
2" GRAVEL DRIP LINE MULCH
CONC. PARKING STRIP
PERMEABLE PAVERS

SITE CALCULATIONS - 16

SITE SQFT	2,212 SQFT
BUILDING COVERAGE	922 SQFT
IMPERVIOUS COVERAGE (Includes Building)	1,026 SQFT
SITE COVERAGE ALLOWED	60%
SITE COVERAGE	46.4%

TRUE N

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Seal

Belden Place - Single Family
Lot 16 - 0013 Belden Way
Minturn, Colorado 81645

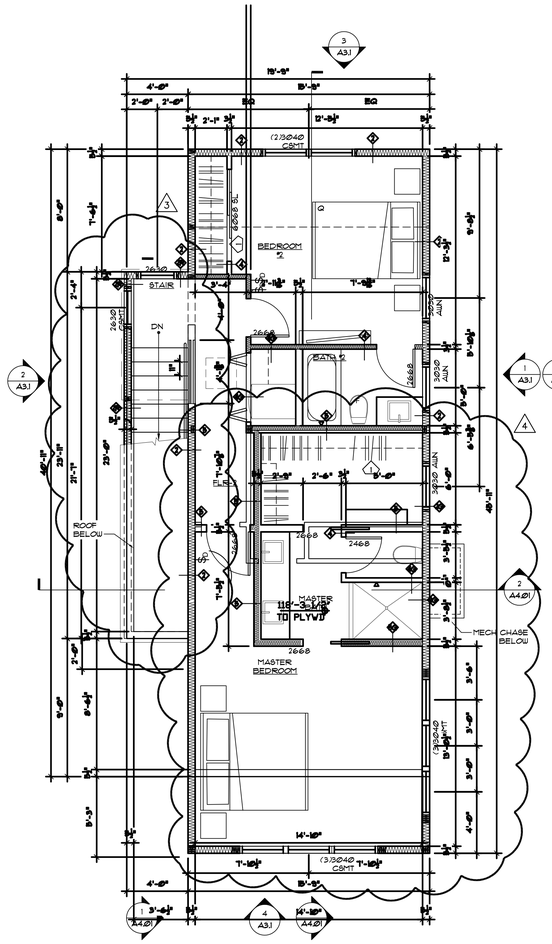
Revisions:
2 - REV-12/12/24

Issue Dates:
20220909 Struct Coord
DRB-09/13/2024
CDs-10/03/2024

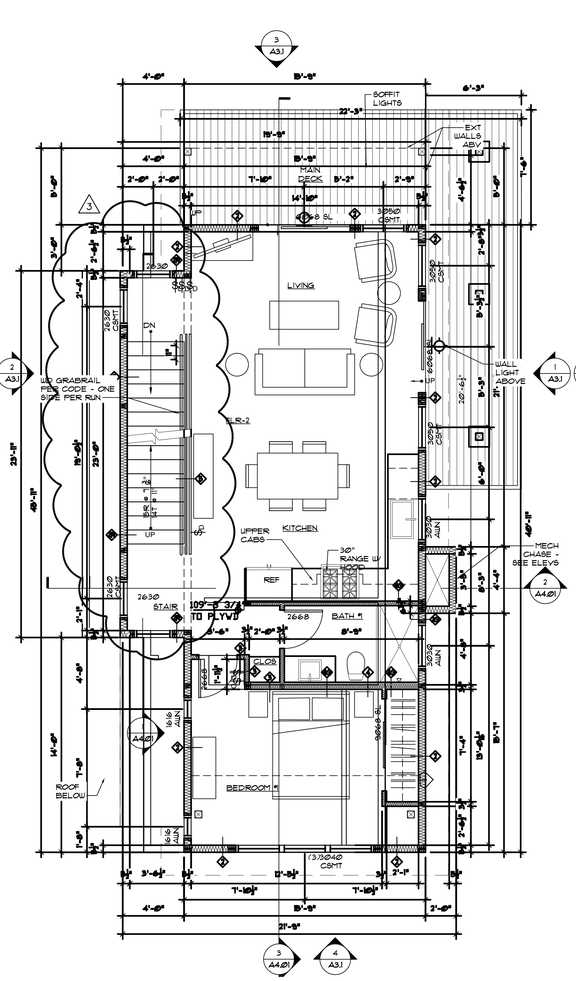
Sheet Title:
Landscape Plan

Project No:
2215

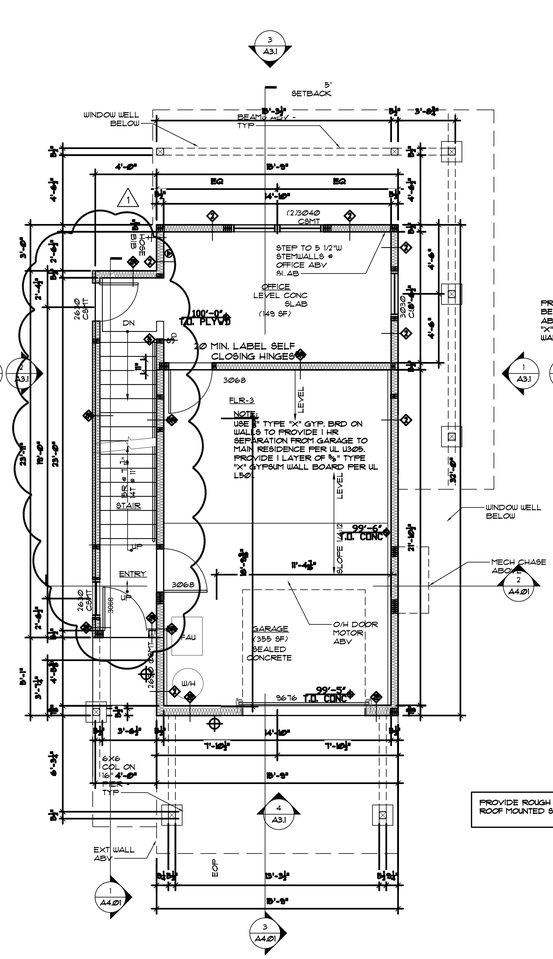
Sheet No:
A1.1



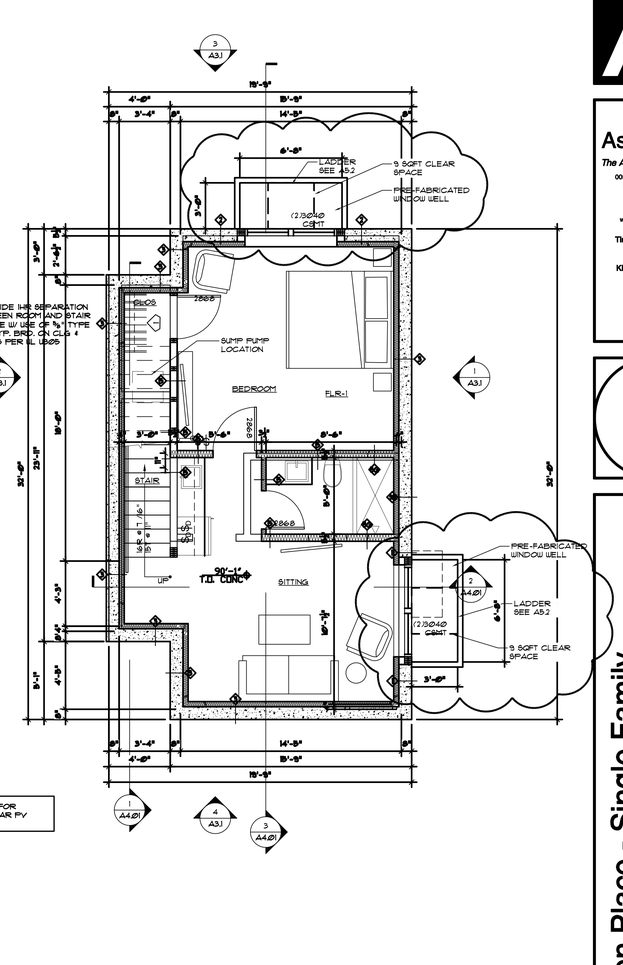
4 UPPER LEVEL FLOOR PLAN
A2.1 1/4"=1'-0"



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



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



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

1

CONTRACTOR TO PROVIDE THE FOLLOWING AS DEFFERED SUBMITTALS FOR BUILDING PERMIT

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

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

CONTRACTOR TO PROVIDE THE FOLLOWING FOR IECC REQUIREMENTS AND COMPLETION

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

1

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

CLOSET NOTES:

1. SINGLE HANGING: DESIGNATED BY SINGLE DASHED LINE IN CLOSETS TO BE: 16" SHELF @ 7'-0" AFF, 16" SHELF & ROD @ 5'-6" AFF.
2. DOUBLE HANGING: DESIGNATED BY DOUBLE DASHED LINE IN CLOSETS TO BE: 16" SHELF & ROD @ 7'-0" AFF, 12" SHELF & ROD @ 3'-6" AFF.
3. SHELVES @ WALK-IN CLOSETS: @ - 16" SHELVES @ 1'-2" OC, 1st SHELF @ 1'-2" AFF, SHELF WIDTH TO BE CLOSET WIDTH, LESS 4'-0" OR AS OTHERWISE INDICATED.
4. LINEN SHELVES: @ SHELVES, WIDTH AS NOTED, @ 1'-2" OC, 1st SHELF @ 1'-2" AFF, FULL CLOSET WIDTH.
5. STORAGE SHELVES: @ - 16" SHELVES @ 1'-2" OC, 1st SHELF @ 1'-2" AFF, FULL CLOSET WIDTH.

GENERAL CLOSET NOTES:

1. ALL SHELVES & VERTICAL DIVIDERS TO BE AC PLYWOOD WITH 1x2 EDGE SPECIES TO BE SPECIFIED BY DEVELOPER.
2. CLEATS TO BE 1x2 CLEAR PINE.
3. PROVIDE ROD SUPPORTS @ 36" OC MAX.
4. ALL TO BE STAINED TO MATCH CASE & BASE.

PROVIDE ROUGH IN FOR ROOF MOUNTED SOLAR PV

TRUE N

0 2 4 8 16 32

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

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Seal

Belden Place - Single Family
Lot 16 - 0013 Belden Way
Minturn, Colorado 81645

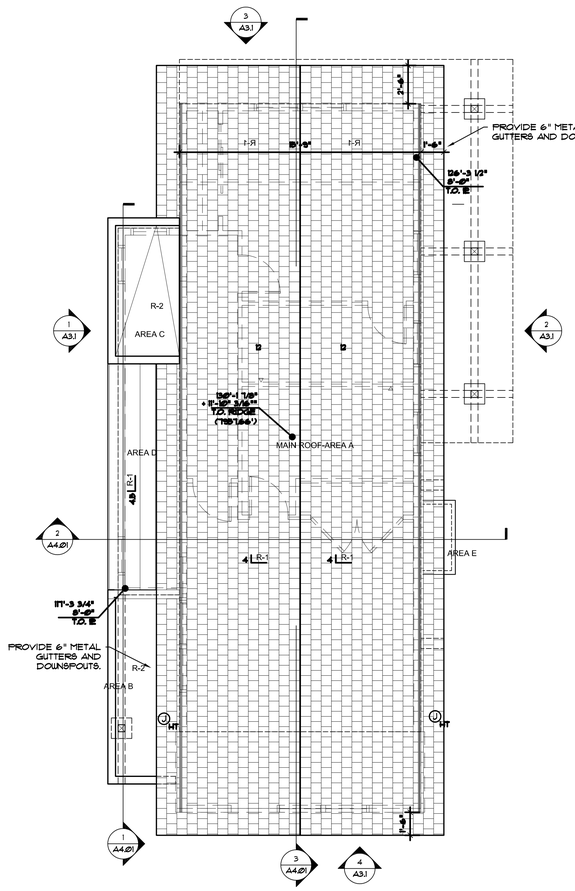
Revisions:
1 - REV-11/04/24
3 - REV-3/25/25
4-PBATH-03/31/25

Issue Dates:
2023/2024 Struct Coord
DRB-11/22/2023
CDs - 10/03/2024

Sheet Title:
Floor Plans

Project No:
2215

Sheet No:
A2.1



1 A2.1 ROOF PLAN

1/4"=1'-0"

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Issue Dates:
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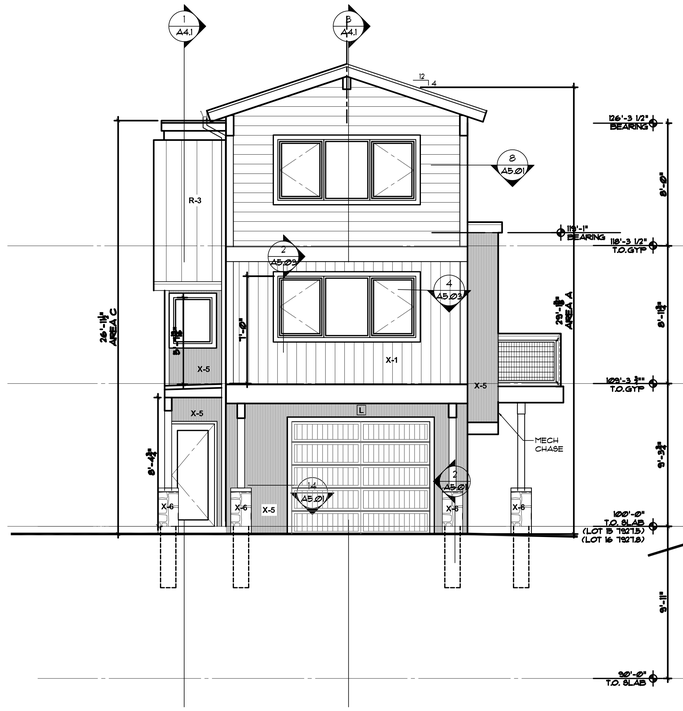
Sheet Title:
Roof Plan

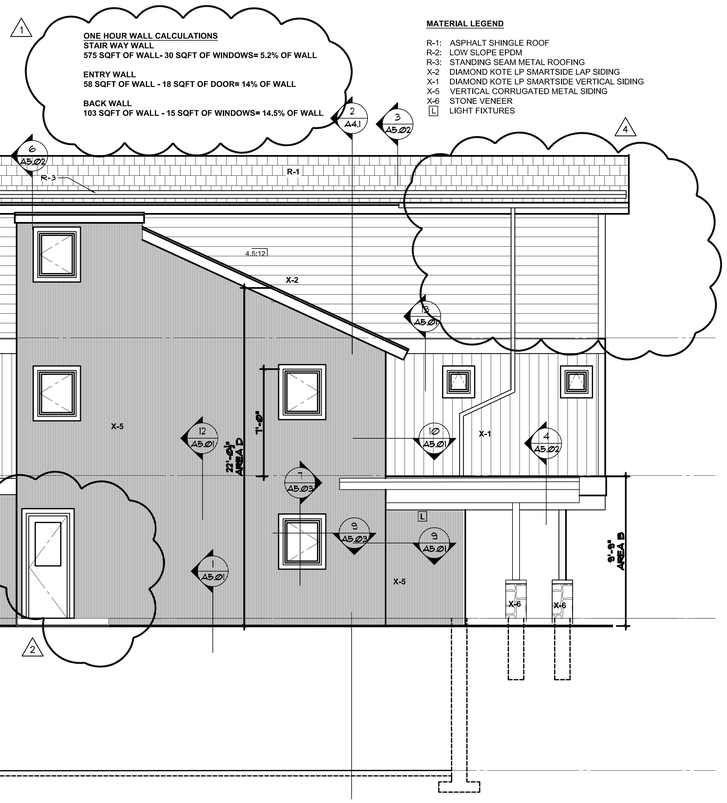
TRUE N

Project No:
2215

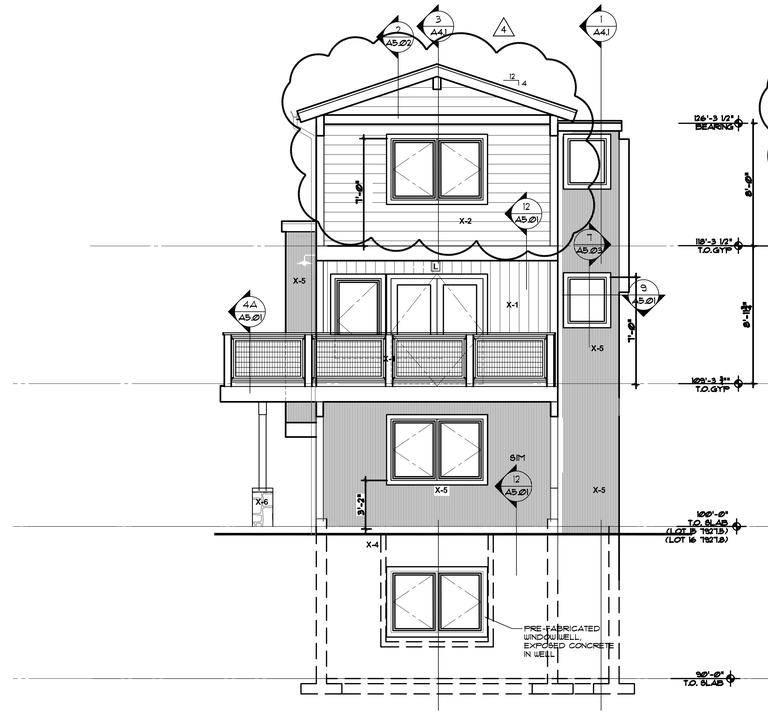
Sheet No:
A2.2



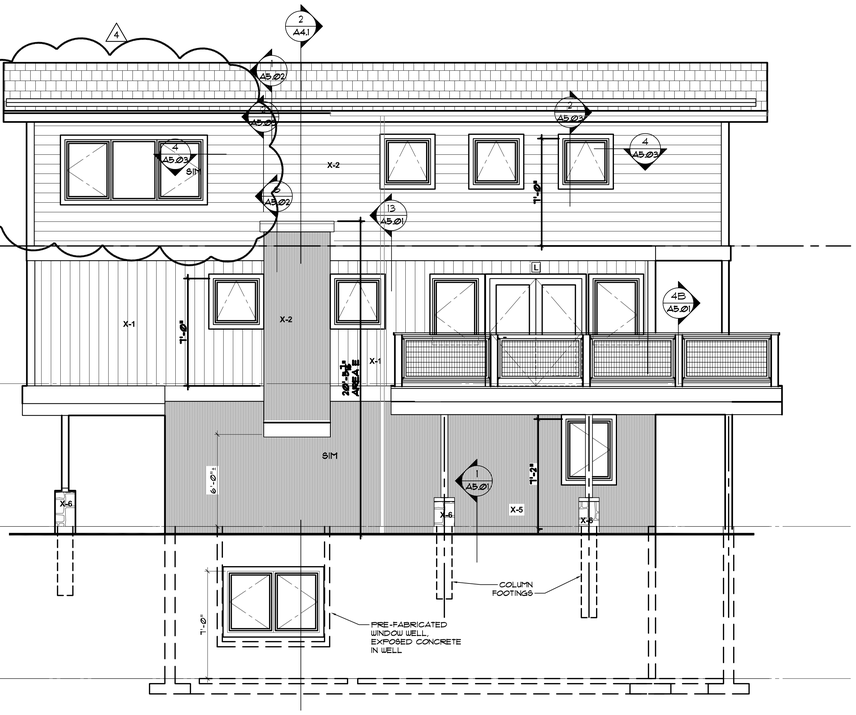
TYPICAL FRONT ELEVATION
4 / A3.1



TYPICAL LEFT SIDE ELEVATION
2 / A3.1



TYPICAL REAR ELEVATION
3 / A3.1



TYPICAL RIGHT SIDE ELEVATION
1 / A3.1

Roof Mark	Roof Area (SF)		Roof Area %		Avg Hgt (Ft)		Weighted Avg (Ft)	
A	925.00	/ by total	89.31	X	29.14	=	2602.54	
B	57.00	/ by total	5.50	X	9.75	=	53.66	
C	45.00	/ by total	4.34	X	26.96	=	117.14	
D	4.70	/ by total	0.45	X	22.04	=	10.00	
E	4.00	/ by total	0.39	X	20.45	=	7.90	
	1035.70		100.00		108.34		2791.24	27.91
								27'11"

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2 - REV-12/12/24
4-PBATH-Ø3/31/25

Issue Dates:
20220509 Struct Coord
DRB-11/09/2023
CDs - 10/09/2024

Sheet Title:
Exterior Elevations

Project No:
2215

Sheet No:
A3.1

X-1
1 A3.1 LAP SIDING

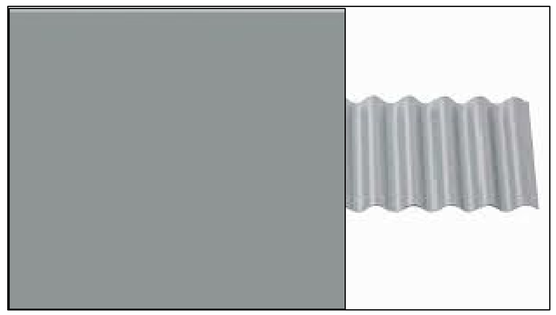
SIMILAR TO DIAMOND KOTE LP
8" LAP SIDING
COLOR: GLACIER FOG

X-2
2 A3.1 VERTICAL SIDING

SIMILAR TO DIAMOND KOTE LP
VERTICAL GROOVED SIDING
COLOR: UMBER

R-1
7 A3.1 ROOFING

SIMILAR GAF DESIGNER SHINGLES
WOODLAND "CASTLEWOOD GRAY"



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

SIMILAR TO WESTERN STATES METAL
ROOFING - GALVANIZED $\frac{7}{8}$"
CORRUGATED PANELS
OLD TOWN GREY

X-6 (NOT USED)
6 A3.1 STONE VENEER - THIN VENEER

SIMILAR TO GALLEGOS - #366
COURTLAND LOW RISE

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

SW 7069
Iron Ore
Interior / Exterior

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

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

8 A3.1 GARAGE DOOR

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

GENERATION LIGHTING

8637401-12: Medium One Light Outdoor Wall Lantern

Dimensions:

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

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

Features:
- Dark sky friendly. Designed to emit no light above the 90° horizontal plane. Photometry unavailable.
- Easily converts to LED with optional replacement lamps
- Meets Title 24 energy efficiency standards
- Title 24 compliant if used with Joint Appendix (JA8) approved light bulbs listed in the California Energy Commission Appliance database,

Collection: Barn Light

Featured in the decorative Barn Light collection

1 A19 Medium 75 watt light bulb

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

Easily converts to LED with optional replacement lamps

Meets Title 24 energy efficiency standards

UPC #:785652069352

Finish: Black (12)

Material List:
1 Body - Aluminum - Black

Safety Listing:
Safety Listed for Wet Locations

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

Backplate / Canopy Details:

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

Shipping Information:

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

9 A3.1 LIGHT FIXTURE

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

Seal

Belden Place - Single Family
Lot 16 - 0013 Belden Way
Minturm, Colorado 81645

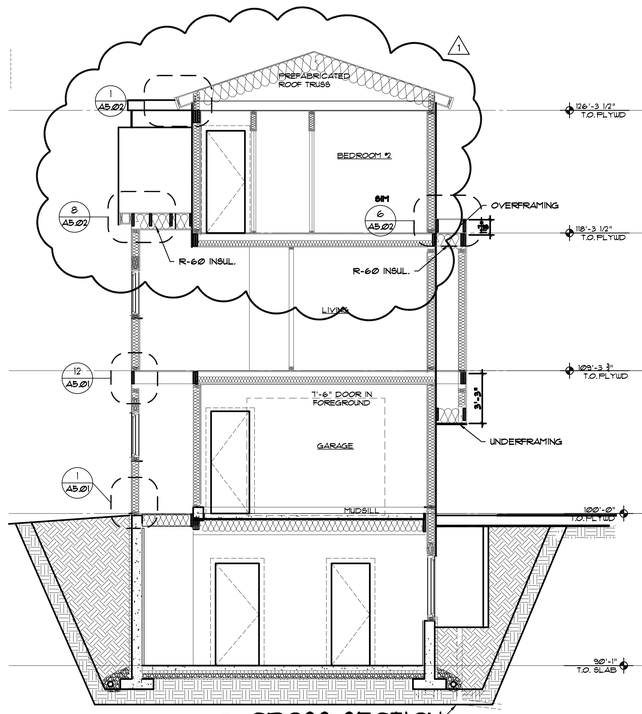
Revisions:

Issue Dates:
2023/09/08 Struct Coord
DRB-11/28/2023
CDs - 10/08/2024

Sheet Title:
Materials

Project No:
2215

Sheet No:
A3.2



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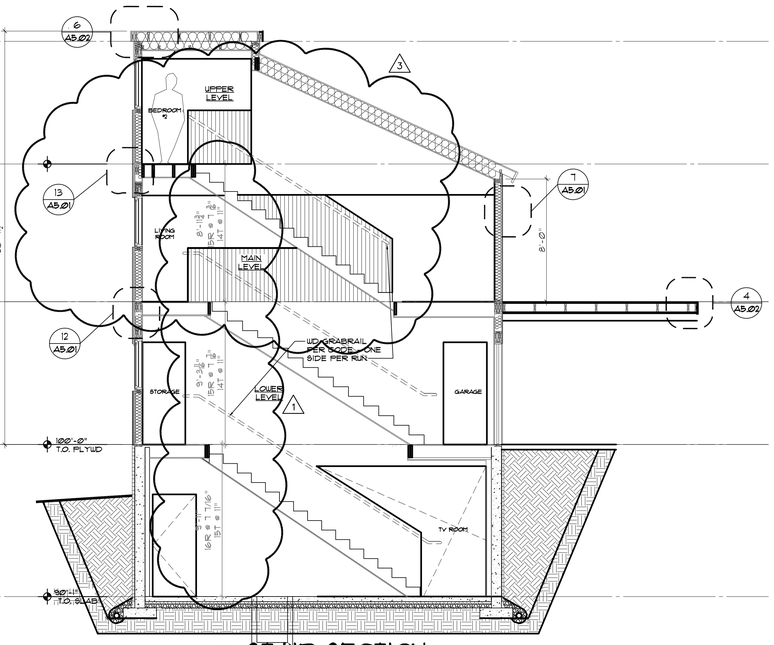

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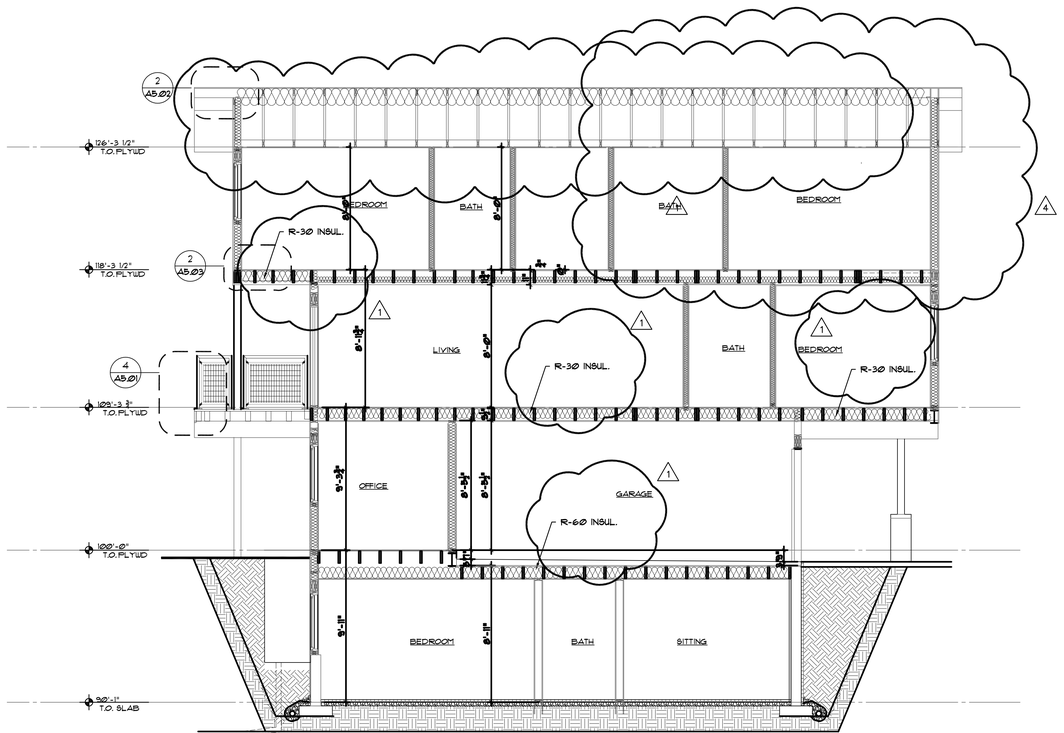

3 A4.1 CROSS SECTION
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1 - REV-11/04/24
3 - REV-3/25/25
4-PBATH-03/31/25

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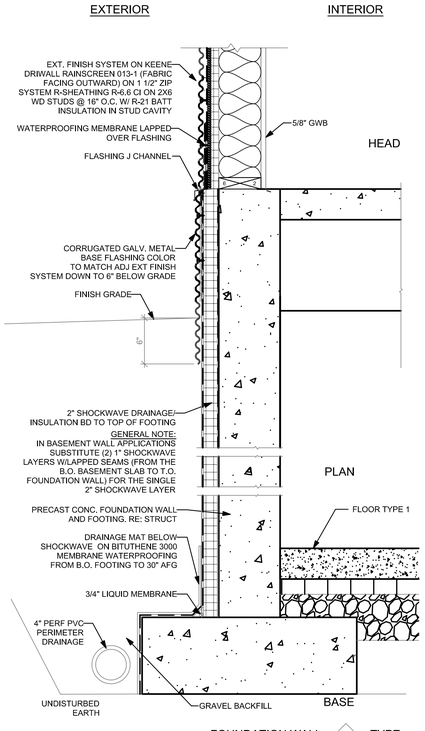
2022030 Struct Coord
CDs - 10/03/2024

Sheet Title:
Building Sections

Project No:
2215

Sheet No:
A4.1



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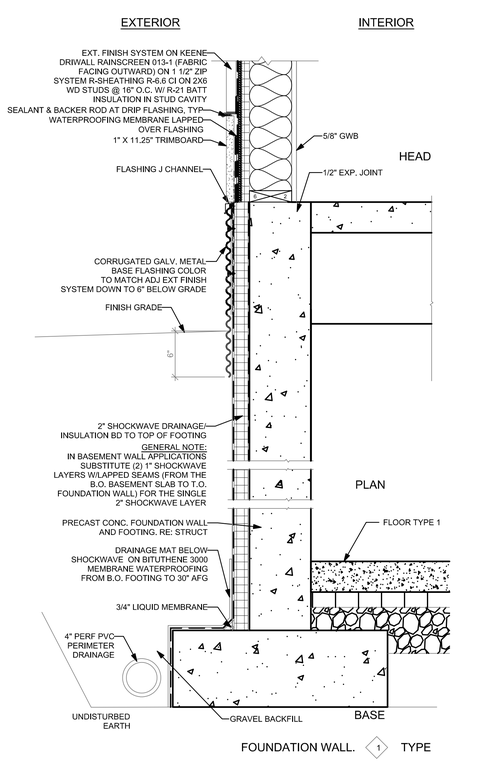

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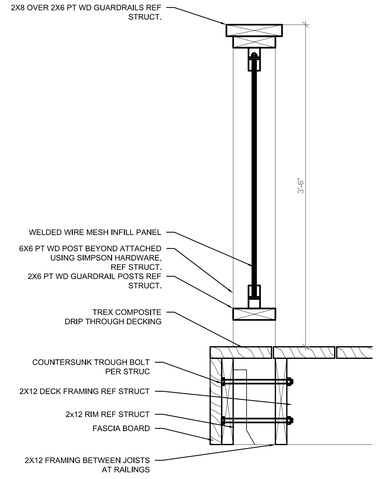

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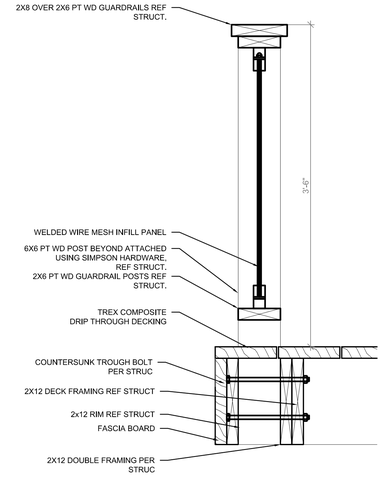

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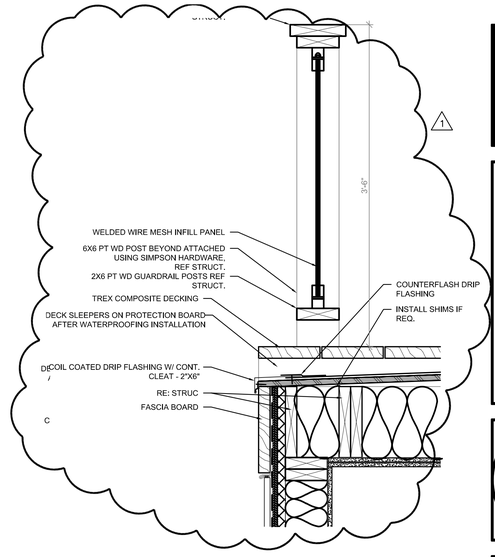

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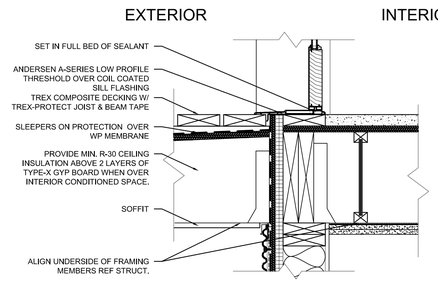

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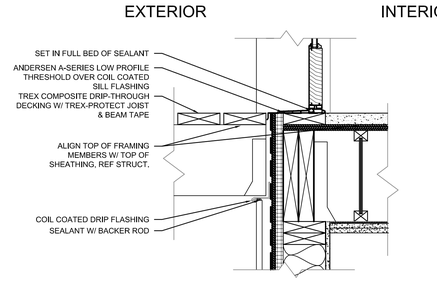

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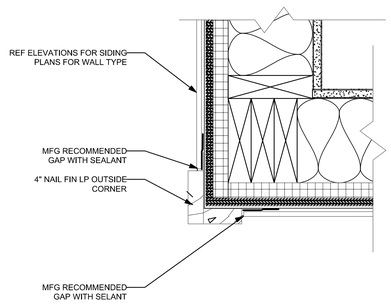

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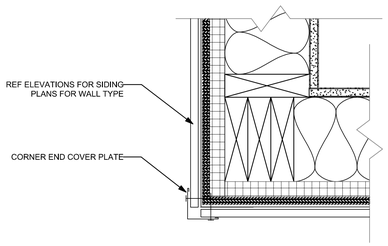

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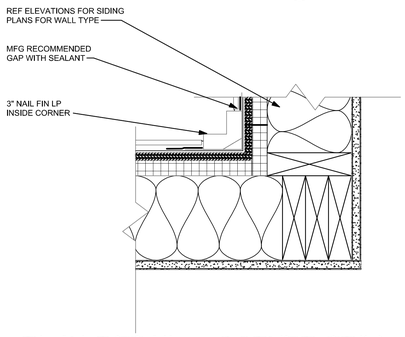

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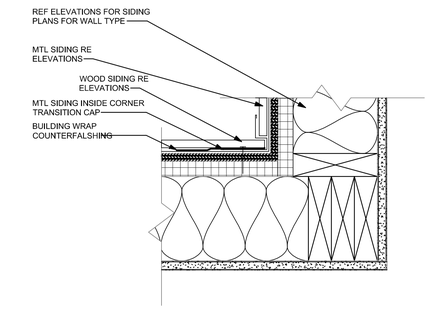

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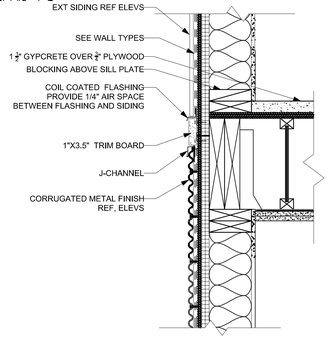

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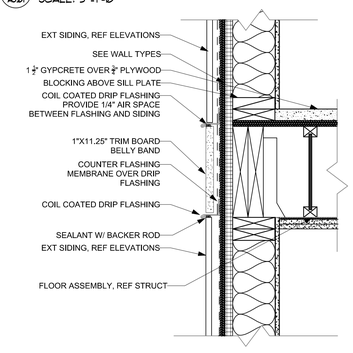

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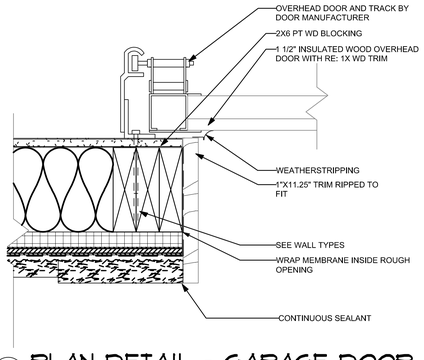

14 A5.01 PLAN DETAIL - GARAGE DOOR
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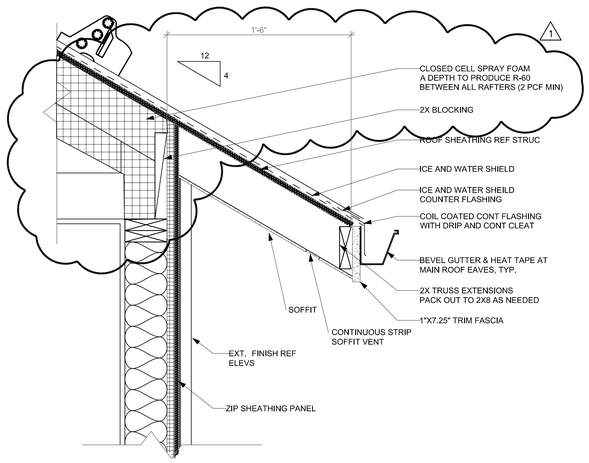

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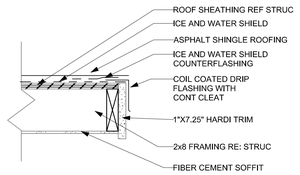

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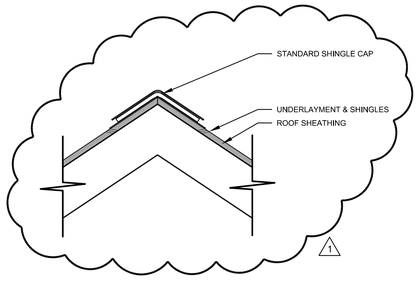

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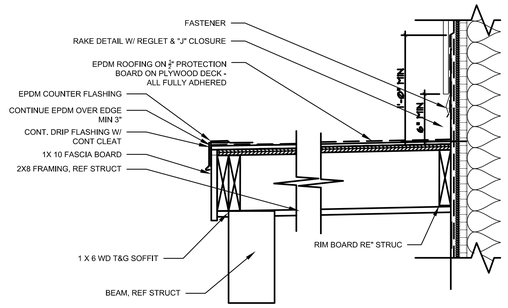

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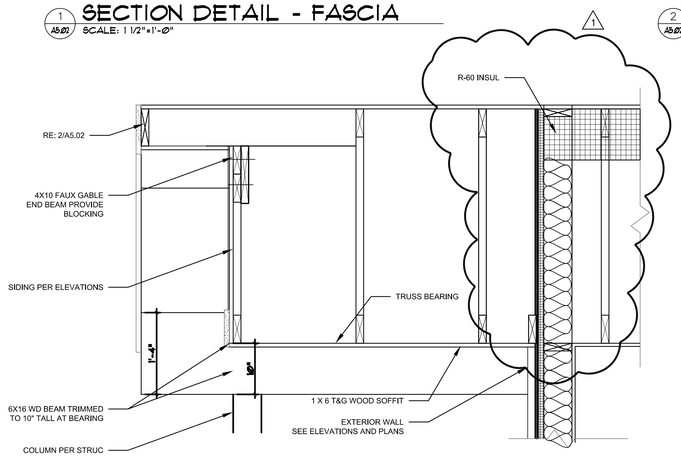

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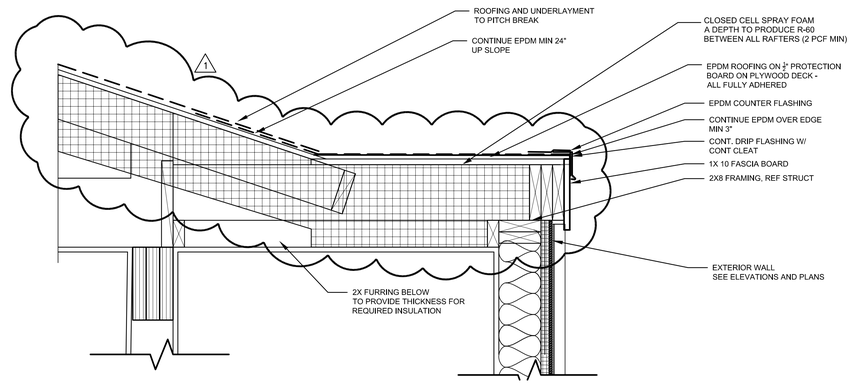

6 A5.01 **STAIR ROOF - LOW SLOPE**
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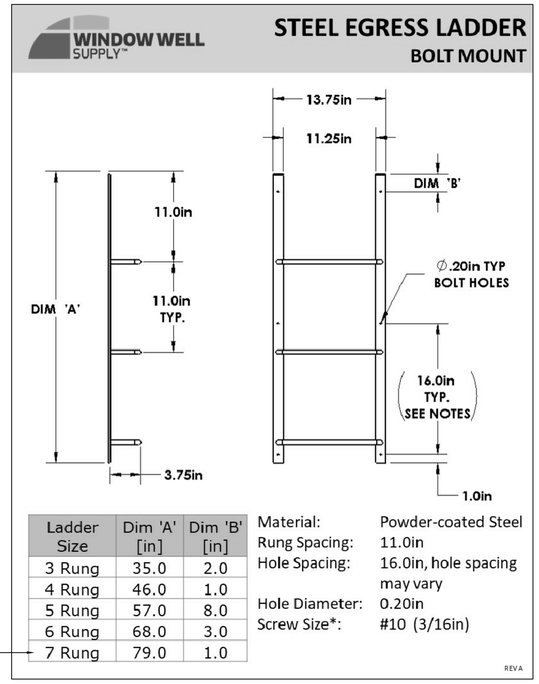

TYPICAL LADDER LENGTH

PERMANENTLY FIXED LADDER

7 A5.01 **EGRESS LADDER**
SCALE: N.T.S.

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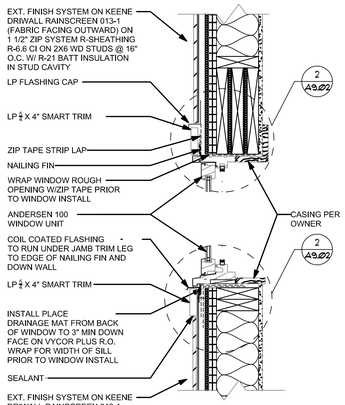

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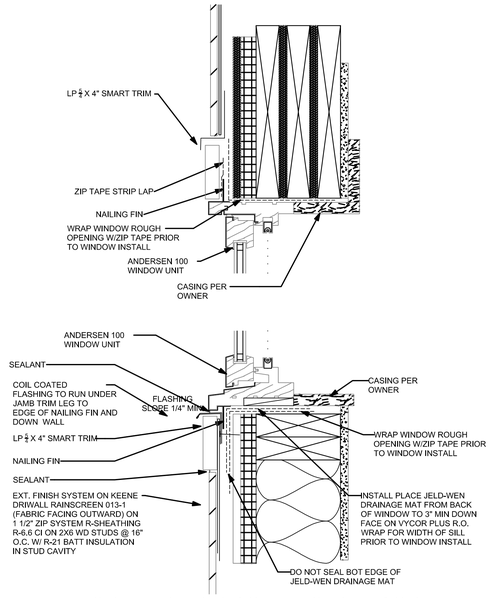

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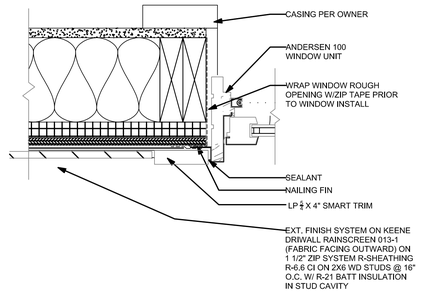

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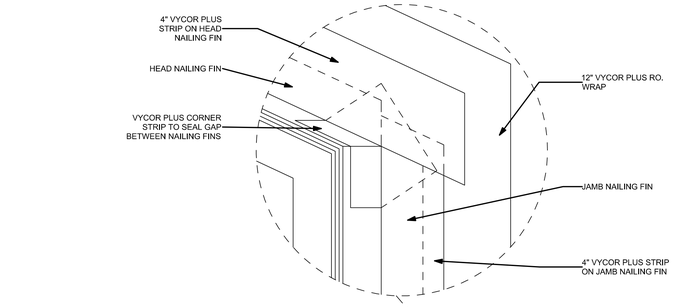

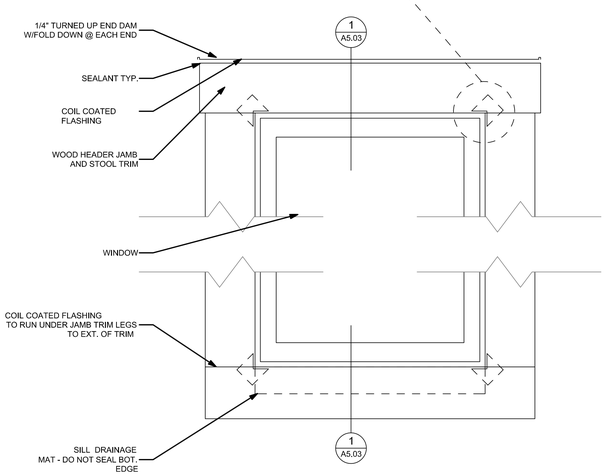

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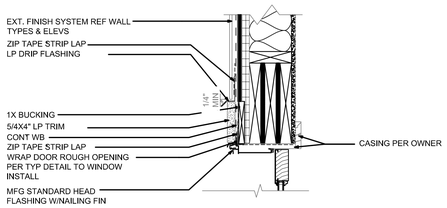
EXTERIOR INTERIOR



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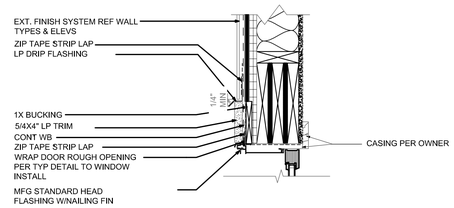

6 A5.03 DOOR DETAIL - SLIDER HEAD TYP.
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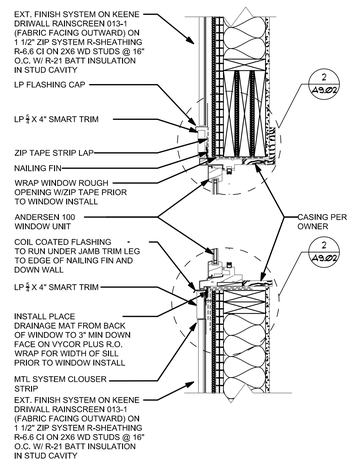

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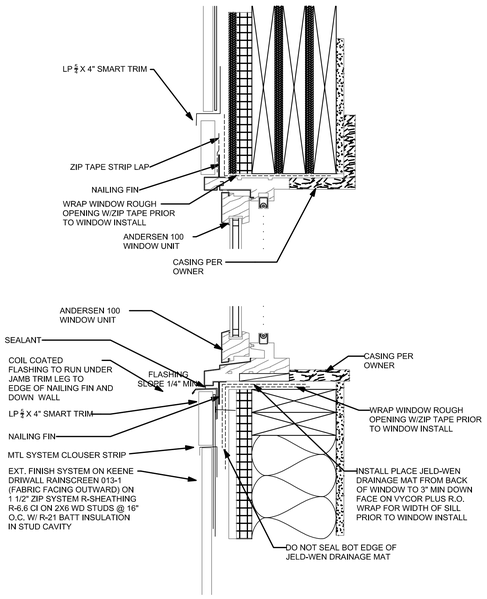

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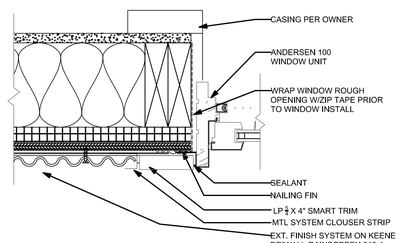

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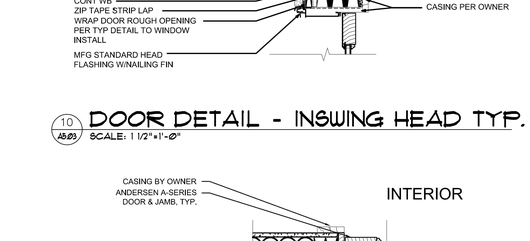

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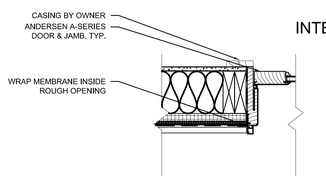

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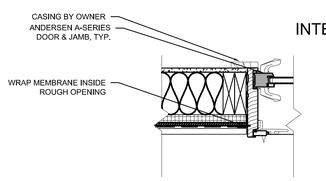

12 A5.03 DOOR DETAIL - SLIDER JAMB, TYP.
SCALE: 1 1/2"=1'-0"

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A5.3

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planner1@minturn.org
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Minturn Planning Commission
Chair – Lynn Teach
Jeff Armistead
Michael Boyd
Amanda Mire
Eric Rippeth
Darell Wegert

Memorandum

Date: February 6, 2026
To: Minturn Planning Commission
From: Madison Harris, Planner II
Re: 0015 Belden Way - Changes to Approved Plans

Introduction:
As the Planning Commission is aware, staff processes Minor DRB applications that cover things like landscaping updates, window movements, or material changes. Staff does not approve anything to do with building height or building/impervious coverage changes as those are more substantial and so always bring them back through the Planning Commission. In this case, neither building height nor building/impervious coverage is changing, but staff was not comfortable with approving the extent of the changes ourselves.

Analysis:
This is a single family home in the Belden Place PUD Zone District. It is three stories with a basement that originally had a third story deck right outside the master bedroom with the roof structure over it. What is being proposed is to enclose where the deck was, and make the master bedroom bigger. Staff has included screenshots from the original and the proposed plans below to illustrate the biggest changes. They are also proposing to change some windows which can be viewed in the attached plan set.

As building height and building/impervious coverage amounts are not being affected, staff believes that the proposal meets the standards laid out in the Minturn Municipal Code and the Belden Place PUD Guide just like the original application.

Recommendation:
Staff is recommending approval of the plans.

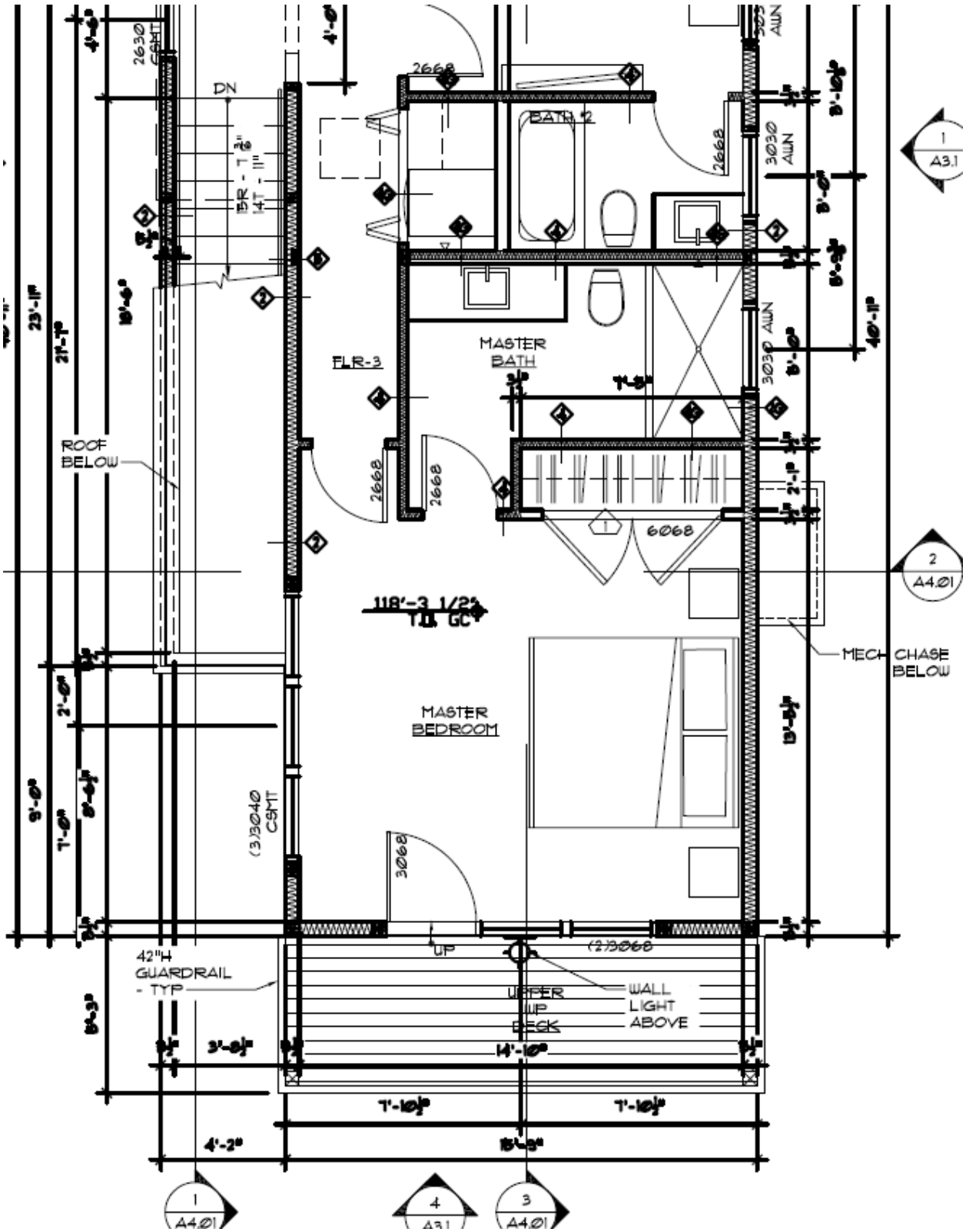


Figure 1: Original Floor Plan for Master Suite

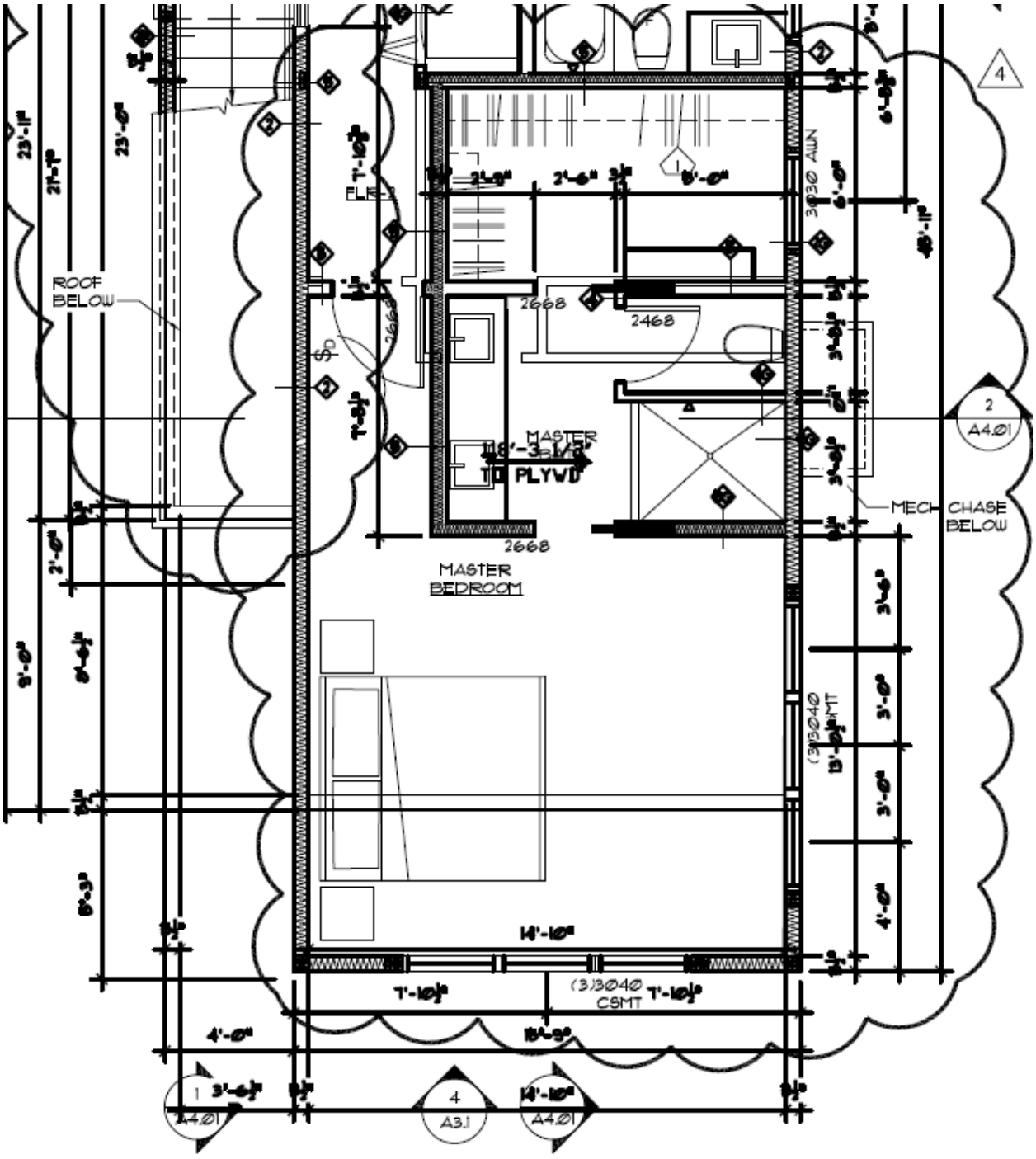


Figure 2: Proposed Floor Plan of Master Suite

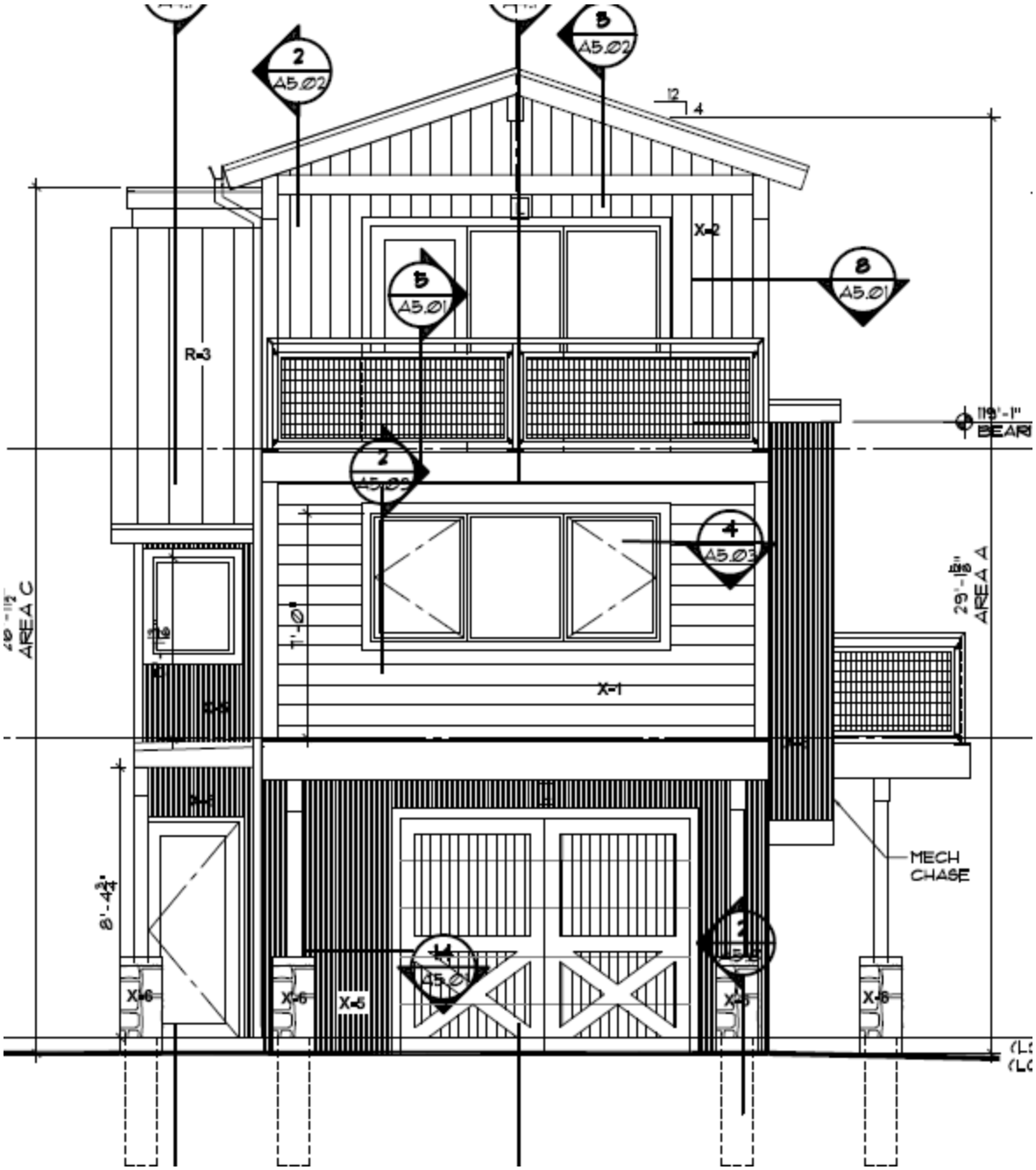


Figure 3: Original Front Elevation

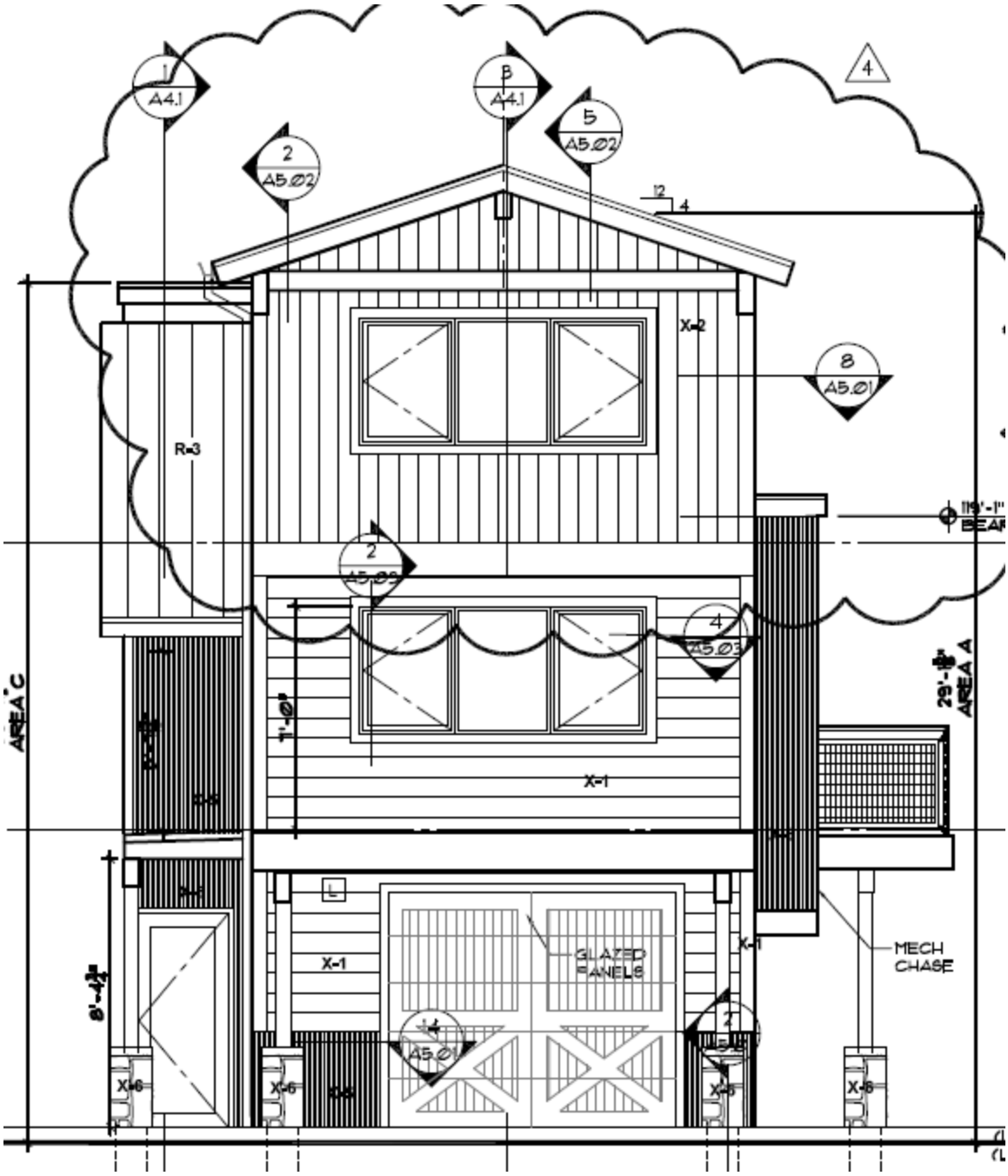


Figure 4: Proposed Front Elevation

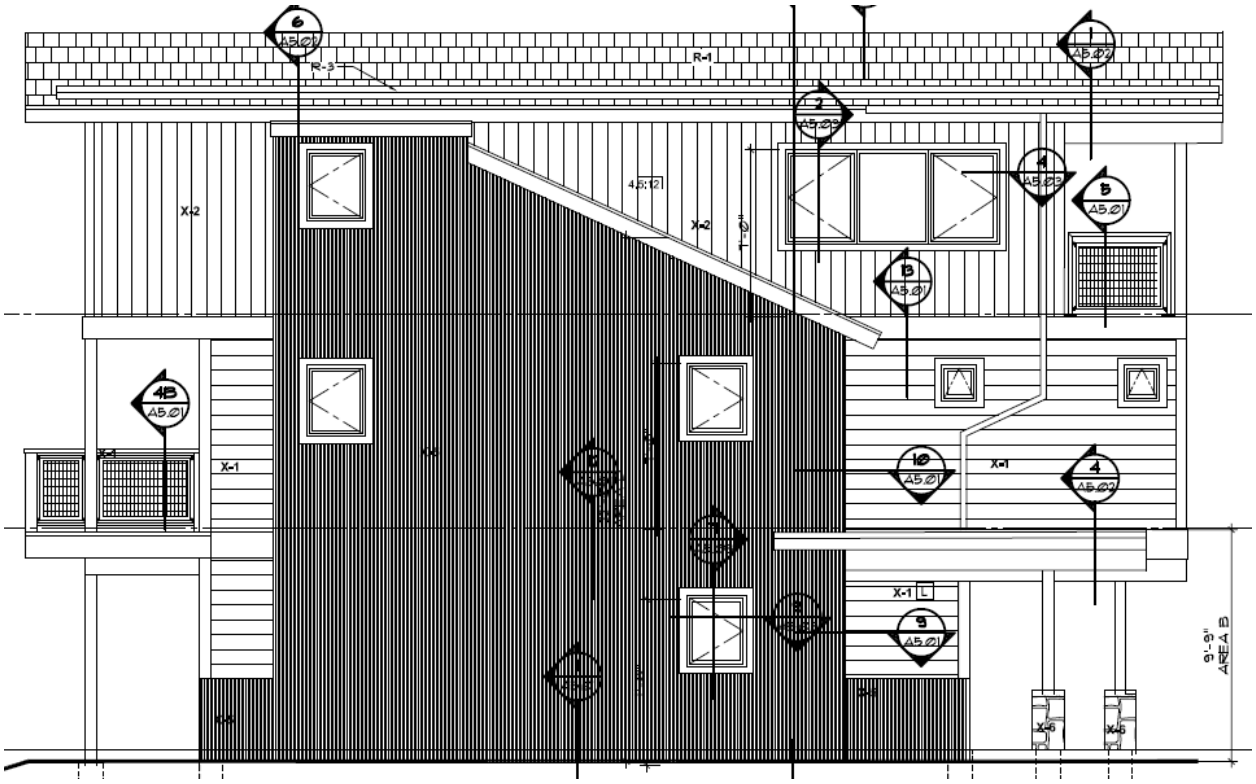


Figure 5: Original Left Side Elevation

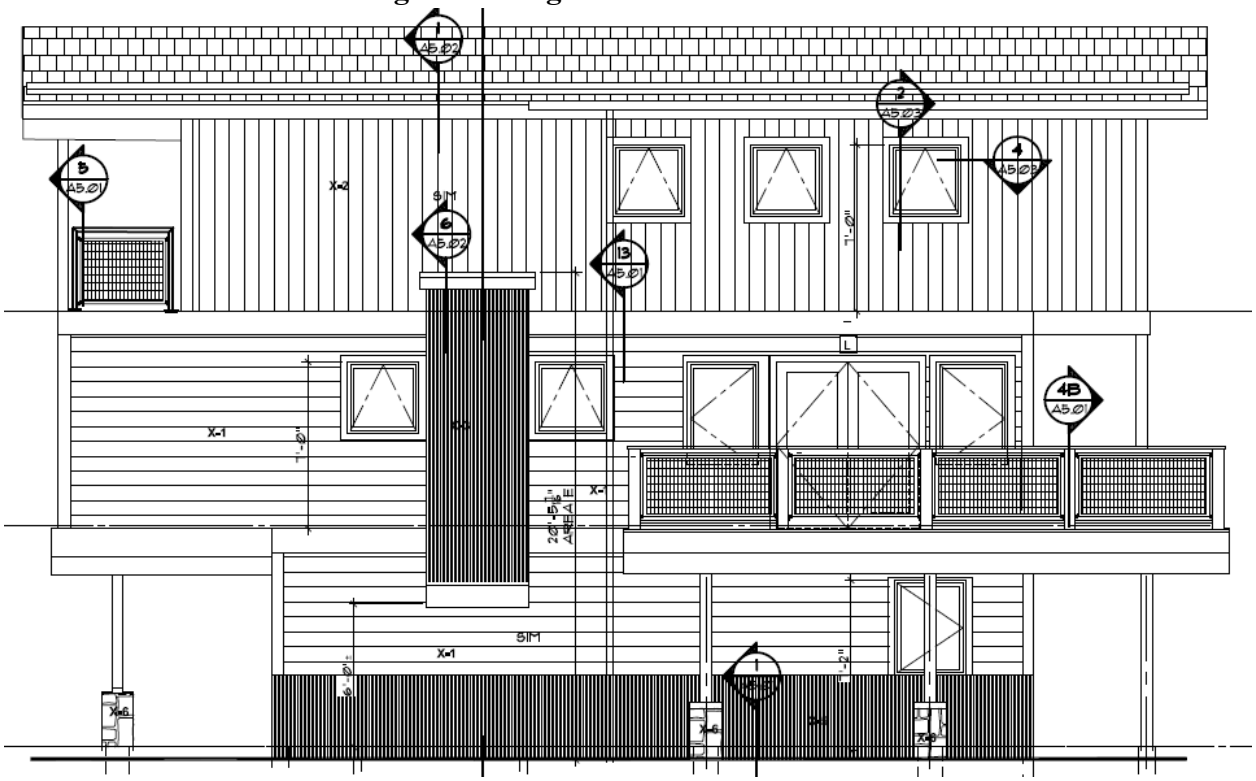


Figure 6: Original Right Side Elevation

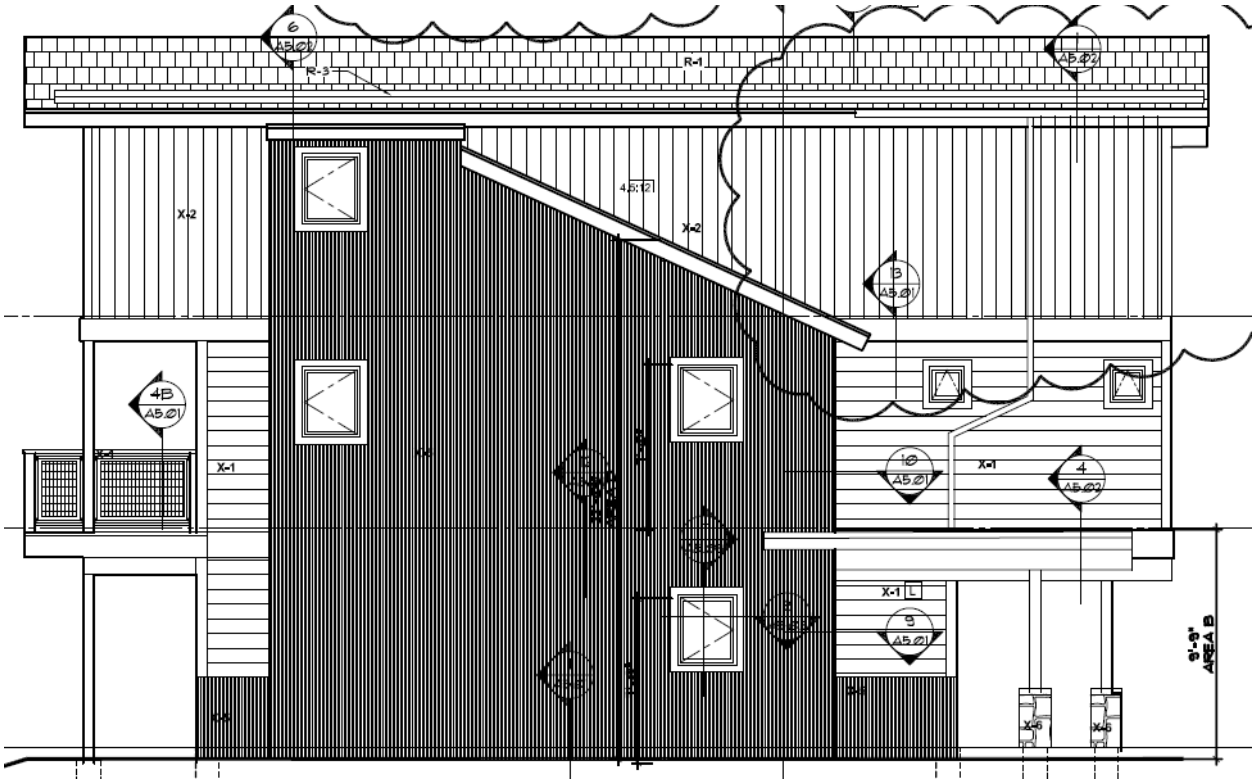


Figure 7: Proposed Left Side Elevation

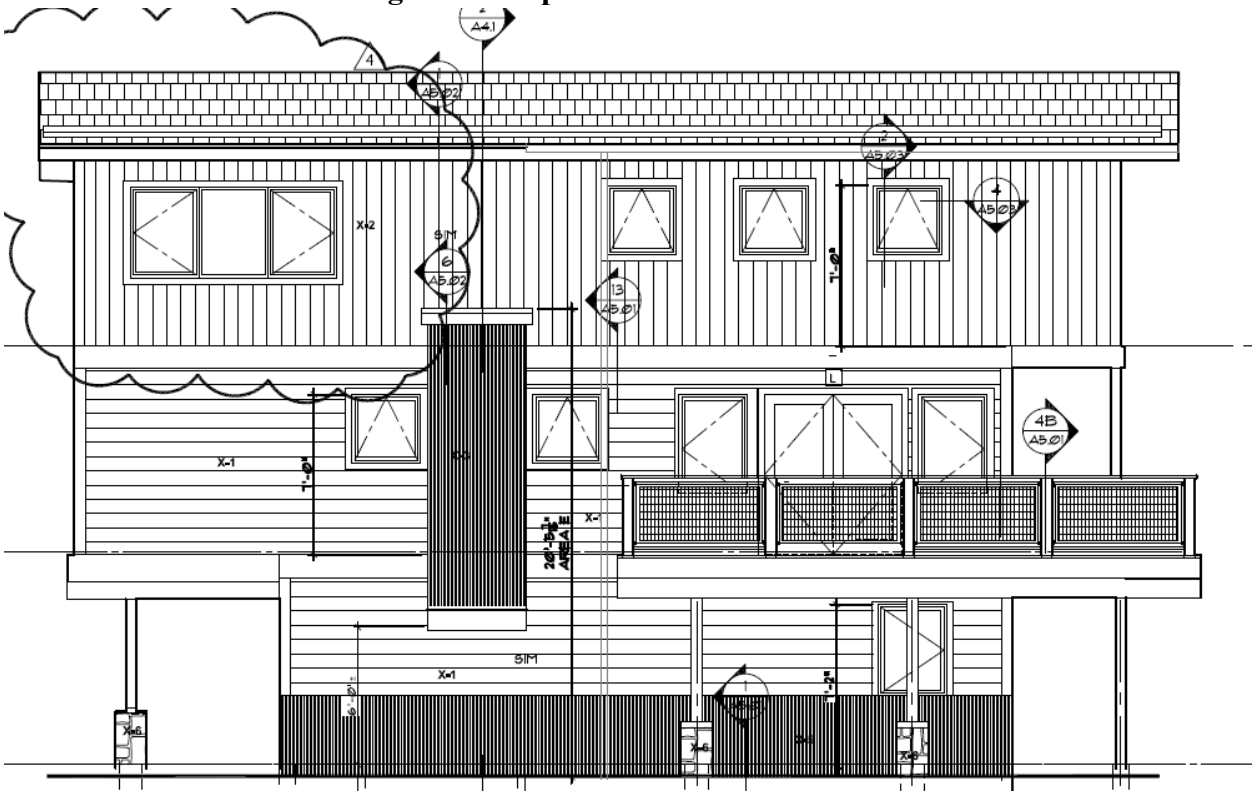


Figure 8: Proposed Right Side Elevation

Design Review Application

1/21/2026 8:03:29 AM

Project Information

Please ensure you are familiar with the Design Review Process Guide & Appendix B.II.A prior to filling out an application.

Project Information

Is this a Minor or Major DRB Project?: Major

Project Name: Belden Place Lot 15

Street Address

Address Line 1: 0015 Belden Way

Address Line 2:

City: Minturn

State: Colorado

Zip: 81645

Zoning: PUD

Application Request: We are applying for a major DRB project seeking approval for the modification of existing plans. The modification involves removing a deck on the upper level, recapturing the space of the removed deck for a larger primary suite.

Applicant Information

Name: Greg Macik

Mailing Address

Address Line 1: [redacted]

Address Line 2: [redacted]

City: Edwards

State: Colorado

Zip: 81632

Phone: [redacted]

Email: [redacted]

Is the Property Owner different than the Applicant?: Yes

Property Owner Information

Name: Alison Perry, Miners Base Camp LLC

Mailing Address

Address Line 1: [redacted]

Address Line 2:

City: Minturn

State: Colorado

Zip: 81645

Phone: [redacted]

Email: [redacted]

Additional Information

Submittal Requirements (as applicable)

Lot Size: 2146

# of Stories: 3

Type of Residence: Single Family

Snow Storage (sq ft): 120

# of Bedrooms: 4

Building Footprint (sq ft): 1067

# of On-site Parking Spaces: 4

Total Impervious Surfaces (sq ft): 1107

Uploads

Submittal Checklist Requirements (as applicable)

Letter of Intent

What is the purpose of the project including;

- Relevant Background
- Current Status of the Site
- All Proposed Uses and Structures
- How the Proposal Differs from what already exists
- Information regarding Easements or Dedicated Tracts, etc.

Letter of Intent: 2026 0113 Belden Lot 15 - Major DRB Memo.pdf

Vicinity Map

Directional Map indicating how to get to the Property involved in the request.

- Zoning of Property

Vicinity Map:

Boundary Survey with a stamp and signature of a licensed surveyor

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

Boundary Survey with a stamp and signature of a licensed surveyor:

Site Plan showing Precise Nature of the Proposed Use – To Scale

- Scaled Drawings of Proposed Design of Structure - Plan View and Sections
- Building Heights – all 4 directions N/S/E/W
- Topography
- Building Location and impervious coverage
- Setbacks
- Ordinary High Water Mark determined by the Town Engineer and paid for by Applicant
- Parking Plan
- Traffic Circulation - Location and Width of Existing and Proposed Access Points & Location of Existing Driveways and Intersections
- Landscaped Area – Plan including existing and proposed vegetation
- Approximate Location of Existing Wooded Areas and Rock Outcrops
- Location and Type of Existing and Proposed Easements
- Utility Easements
- Drainage Features
- Snow Storage areas expressed in square feet as a percentage of the overall site area

Site Plan:

Preliminary Building Plans and Elevations

- Indicates Dimensions
- General Appearance
- Scale
- Interior Plan for the Buildings

Preliminary Building Plans and Elevations: 2026 0112 - 2215 Belden Place Lot 15 - Updated DRB.pdf

Elements needed on the Site Plan

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

Elements needed on the Site Plan:

Architecture Details – Materials Board

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

Architecture Details – Materials Board:

Grading and Drainage Plan

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

Grading and Drainage Plan:

Approval Page

Comments:

Applicant Signature

X I declare under penalty of perjury in the second degree that the statements made in the above application are true and complete to the best of my knowledge.

Signature: Greg Macik

Date: 01-21-2026

TAB Associates, Inc.
The Architectural Balance

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

Memo

Project: Belden Place – Lots 15 Project No: **2215**

Date: January 13th, 2026

RE: Major Design Review Submittal

FROM:
Greg Macik, Principal
Jack Little, Project Manager

TO: **Town of Minturn DRB**

VIA: **Email and Digital Copies**

Remarks:

We are submitting Major DRB modifications to Lot 15 (Single Family) in the Belden Place development. The extents of the change include modified window sizes and the removal of the upper-level balcony.

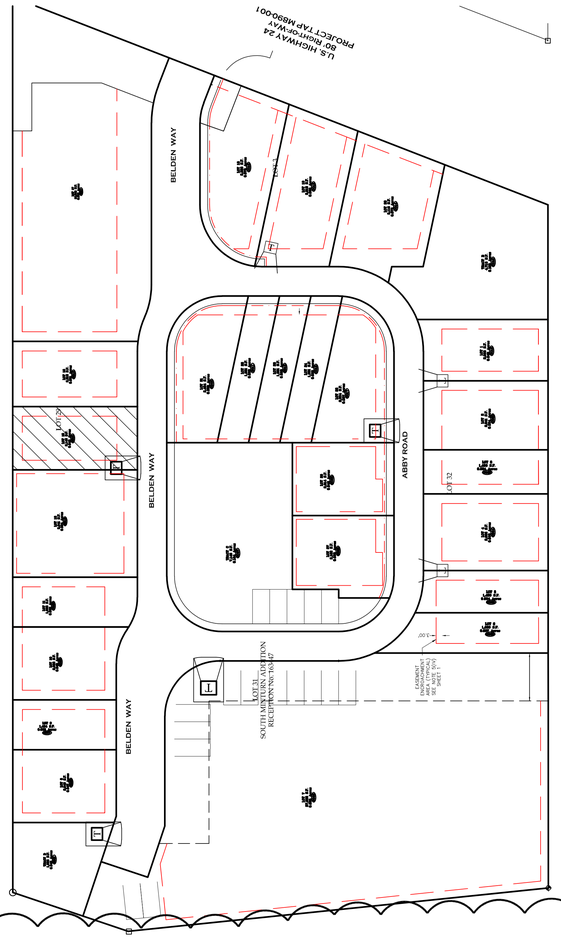
Changes have been clouded and noted on drawing set.

Belden Place

Lot 15 - 0015 Beldan Way

Single Family Residences

Minturn, Colorado 81645



DRB - Revised
04/02/2025

Vicinity Map

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Civil Engineer:
Timberline Engineering
(970) 963 9889
Structural Engineer:
KRM Consultants, Inc.
(970) 949-9391

Seal

Belden Place - Single Family
Lot 15 - 0015 Beldan Way
Minturn, Colorado 81645

Revisions:
4 - REV-04/02/25

Issue Dates:
20220509 Struct Coord
DRB-11/28/2023
DRB-09/13/2024
CDs-10/03/2024

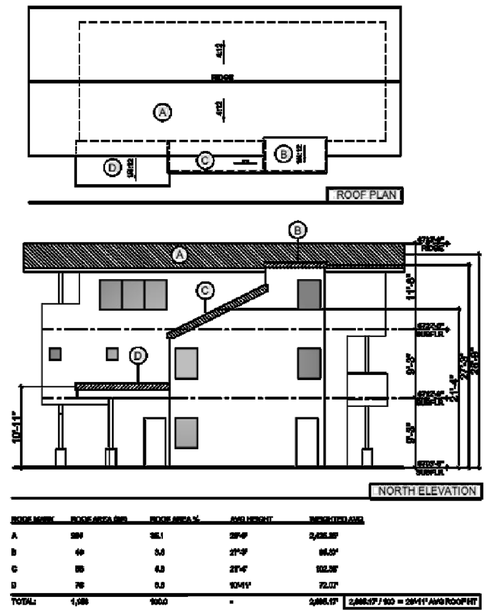
Sheet Title:
Cover

Project No:
2215

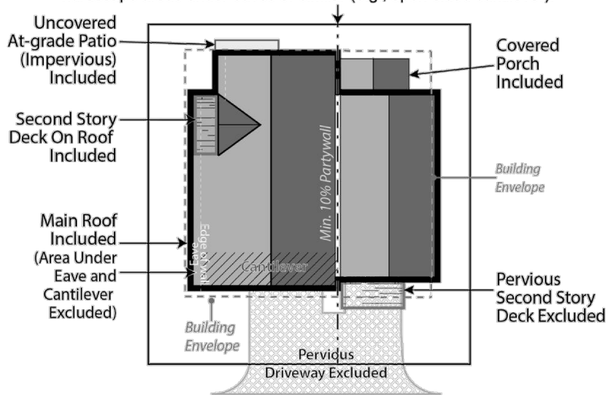
Sheet No:
A0.0

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

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



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



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

The following encroachments are permitted beyond the platted building envelope:

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

1. SINGLE-FAMILY DETACHED

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

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

2. DUPLEX/TRI-PLEX or MULTIFAMILY STRUCTURES

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

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

3. MATERIALS

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

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

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

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

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

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

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

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Civil Engineer:
Timberline Engineering
(970) 963 9869
Structural Engineer:
KRM Consultants, Inc.
(970) 949-9391

Seal

Belden Place - Single Family
Lot 15 - 0015 Belden Way
Minturn, Colorado 81645

Revisions:

Issue Dates:
20220509 Struct Coord
DRB-11/28/2023
DRB-09/13/2024

Sheet Title:
PUD Information

Project No:
2215

Sheet No:
A0.2

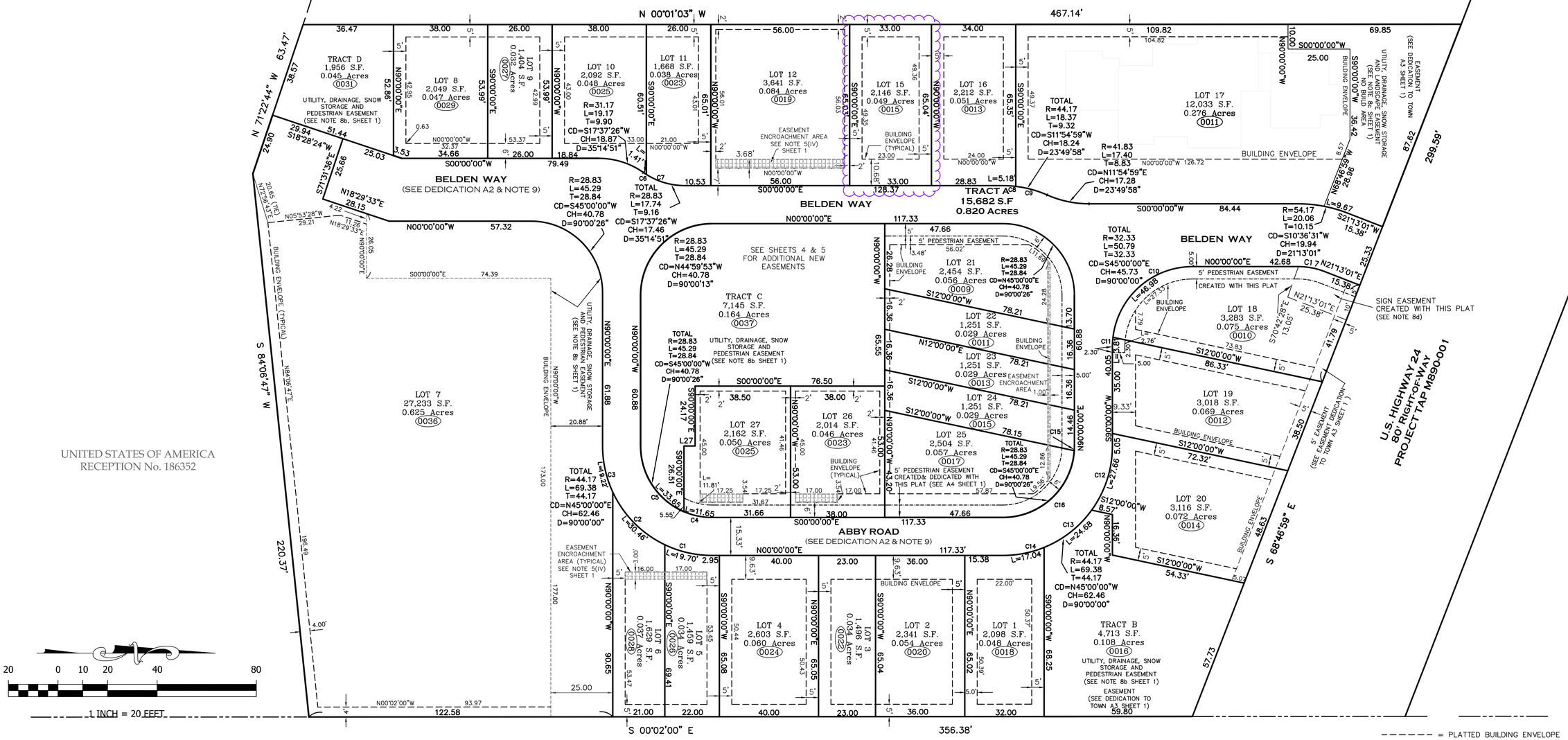
FINAL PLAT
BELDEN PLACE, P.U.D.
Town of Minturn, County of Eagle, State of Colorado

SUBDIVISION

LOT 28
SOUTH MINTURN ADDITION
RECEPTION No. 163447

UNITED STATES OF AMERICA
RECEPTION No. 186352

UNITED STATES OF AMERICA
RECEPTION No.246983



= PLATTED BUILDING ENVELOPE

= PEDESTRIAN EASEMENT

= EASEMENT ENCROACHMENT AREA SEE NOTE 5(IV)

L27 = S00°00'00"W 4.50

CURVE TABLE

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

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

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

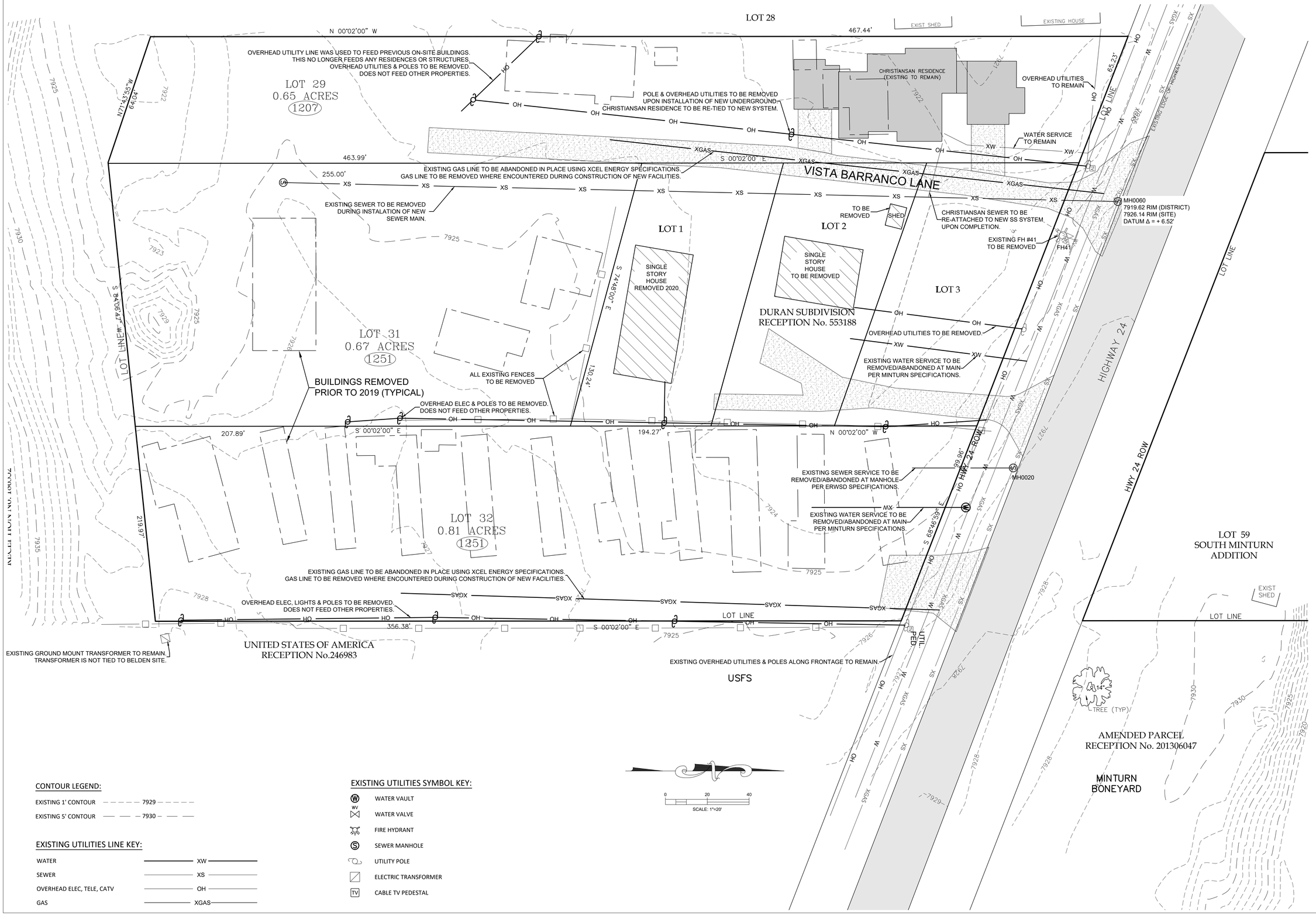
PRELIMINARY

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

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

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

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



CONTOUR LEGEND:

EXISTING 1' CONTOUR ——— 7929 ———

EXISTING 5' CONTOUR —— —— 7930 —— ——

EXISTING UTILITIES LINE KEY:

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

EXISTING UTILITIES SYMBOL KEY:

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

TIMBERLINE ENGINEERING llc CIVIL STRUCTURAL
218 E. Valley Rd. p 970.963.9869
SITE 104-PMB 177
Carbondale, Colorado 81623
timberlineengineering@gmail.com

COLORADO REGISTERED DAVID JOHN ANDERSON 39276 PROFESSIONAL ENGINEER

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Belden Place - 12 Plex (Flats)
Lot 7

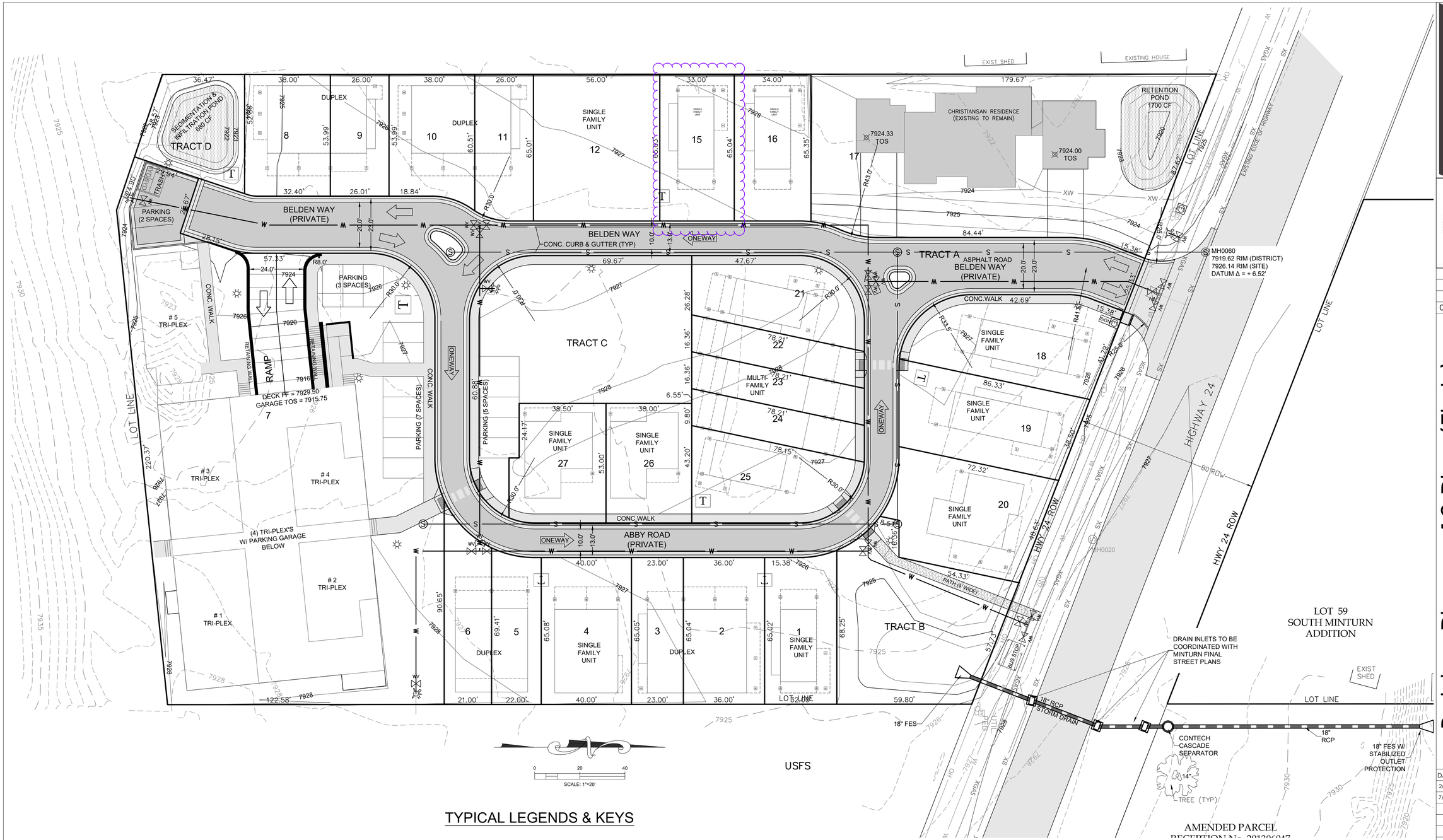
0036 Abby Road, Minturn, Colorado 81645

NOT FOR CONSTRUCTION

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

Title: EXISTING SITE & DEMOLITION PLAN

Sheet: C.110



TYPICAL LEGENDS & KEYS

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

CONTOUR LEGEND:

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

EXISTING UTILITIES LINE KEY:

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

EXISTING UTILITIES SYMBOL KEY:

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

PROPOSED UTILITY SYMBOL KEY:

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

INDICATES DIRECTION OF TRAFFIC FLOW

LINE KEY:

WATER	W
SEWER	S

PARKING NOTES:

PARKING SPACES 9' X 18' MIN.

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

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Belden Place - 12 Plex (Flats)
Lot 7

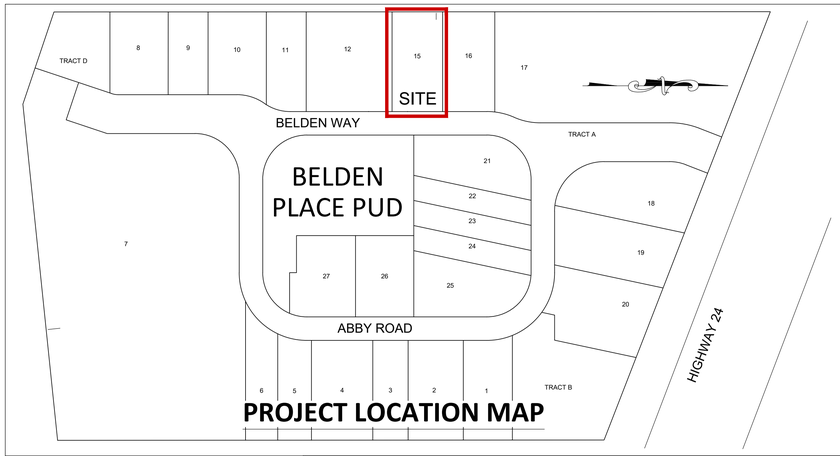
0036 Abby Road, Minturn, Colorado 81645

NOT FOR CONSTRUCTION

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

Title: PROPOSED SITE PLAN

Sheet: C.111



PROJECT LOCATION MAP

CONTACTS

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

UNIT 15

SHEET INDEX:

C.1 SITE PLAN
C.3 DETAILS & CROSS SECTION

TIMBERLINE ENGINEERING LLC CIVIL STRUCTURAL
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COLORADO REGISTERED DAVID JOHN ANDERSON 39276 PROFESSIONAL ENGINEER

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ABBREVIATION KEY

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

CONTOUR LEGEND:

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

LINE KEY:

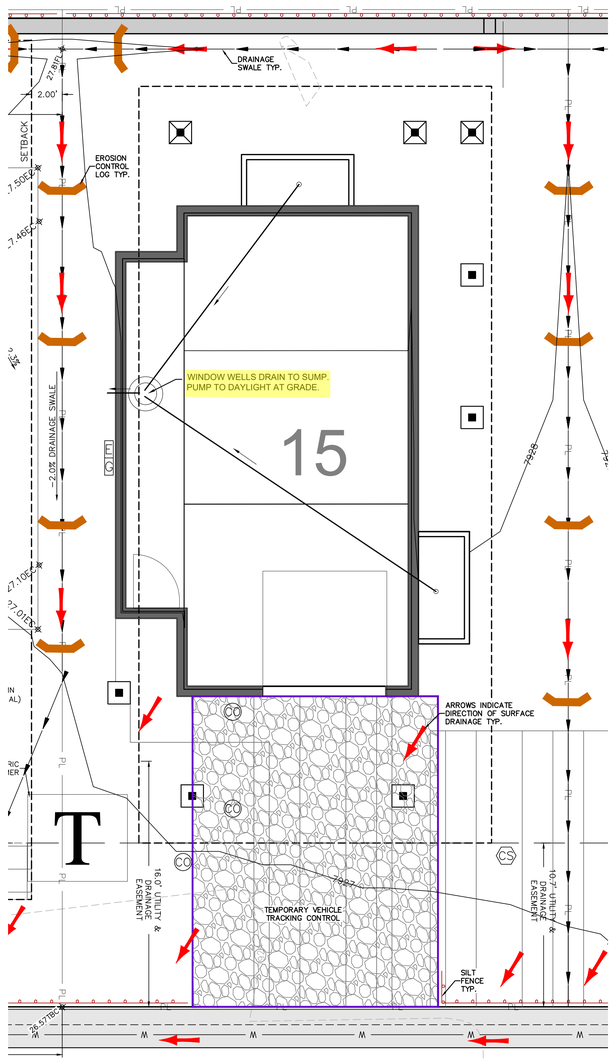
WATER	W
SEWER	S
ELECTRIC	UEL
GAS	GAS
TELEPHONE	TEL
CATV	CTV
PROPERTY LINE	PL

PROPOSED UTILITY SYMBOL KEY:

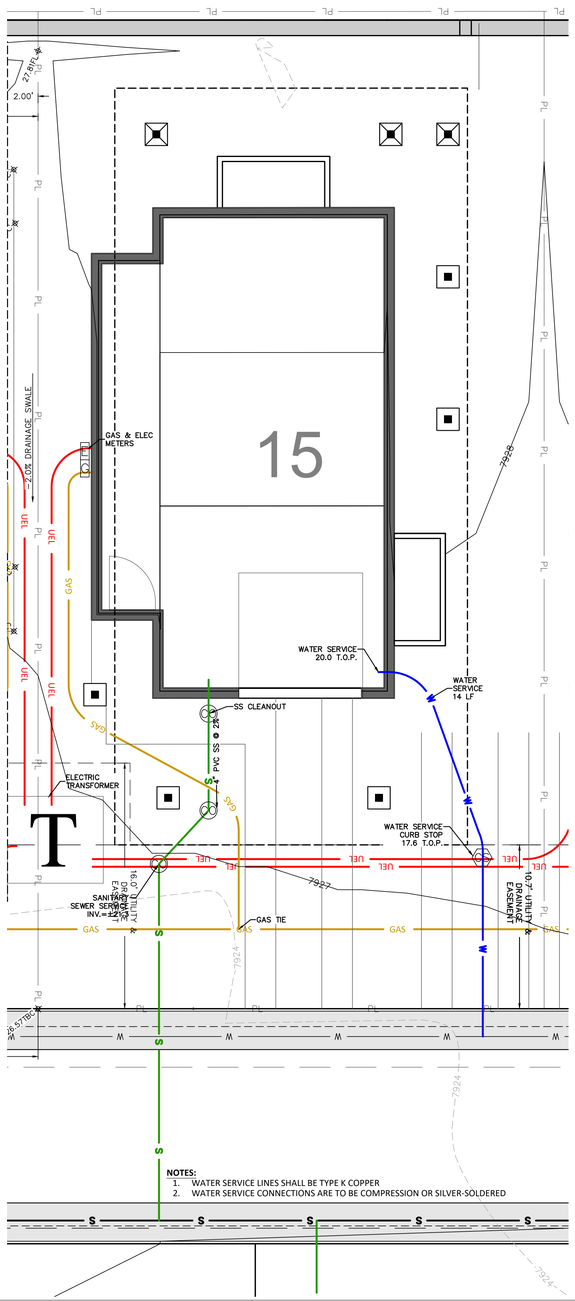
- WATER VAULT
- WATER VALVE
- FIRE HYDRANT
- SEWER MANHOLE
- UTILITY POLE
- ELECTRIC TRANSFORMER
- CABLE TV PEDESTAL
- ELECTRIC SPLICE VAULT
- WATER SERVICE CURB STOP
- SANITARY SEWER CLEANOUT
- STREET LIGHT

0 4 8 Feet

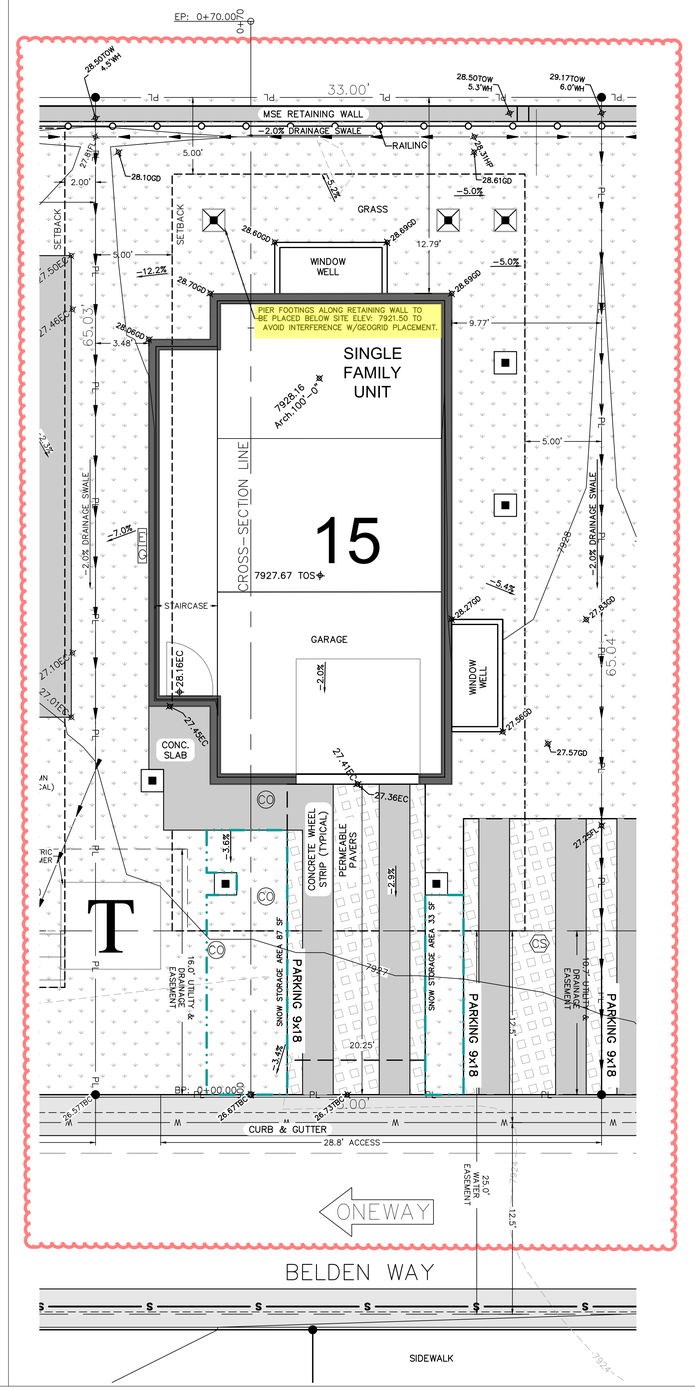
DRAINAGE & EROSION CONTROL PLAN



UTILITY PLAN



SITE PLAN W/ GRADING



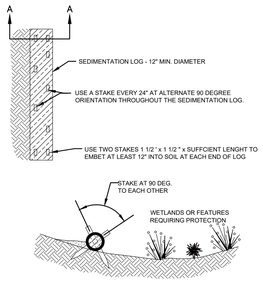
Belden Place
UNIT 15 SINGLE FAMILY RESIDENCE
Minturn, Colorado

NOT FOR CONSTRUCTION

DATE	REVISION
1/2/24	DRB Coordination
9/17/24	DRB Comments
11/3/24	DRB Comments

Title: SITE PLAN

Sheet: C.1



SECTION A - A

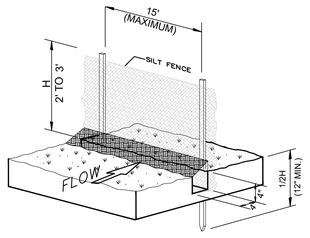
SEDIMENT CONTROL LOG INSTALLATION NOTES

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

SEDIMENT CONTROL LOG MAINTENANCE NOTES

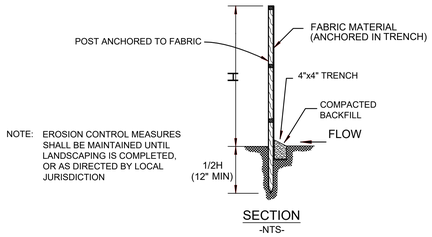
1. THE SWMP MANAGER SHALL INSPECT SEDIMENT CONTROL LOGS DAILY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT UPSTREAM SEDIMENT AS NECESSARY.
2. SEDIMENT ACCUMULATED UPSTREAM OF SEDIMENT CONTROL LOGS SHALL BE REMOVED WHEN THE UPSTREAM SEDIMENT DEPTH IS WITHIN ½ THE HEIGHT OF THE CREST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

EROSION CONTROL LOG DETAIL



SILT FENCE INSTALLATION

-NTS-

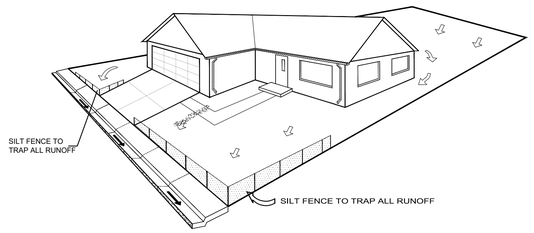


NOTE: EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL LANDSCAPING IS COMPLETED, OR AS DIRECTED BY LOCAL JURISDICTION

SECTION

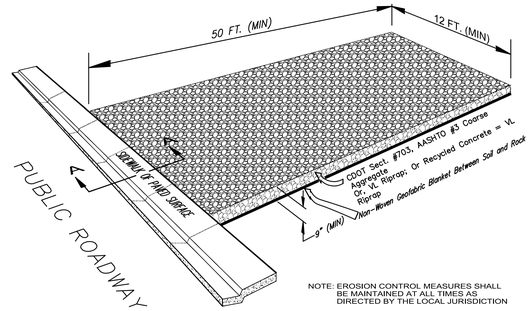
-NTS-

SILT FENCE INSTALLATION DETAIL

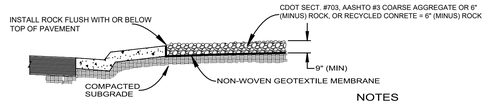


NOTE: EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES AS DIRECTED BY LOCAL JURISDICTION

SILT FENCE PLACEMENT DETAIL



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



SECTION A-A

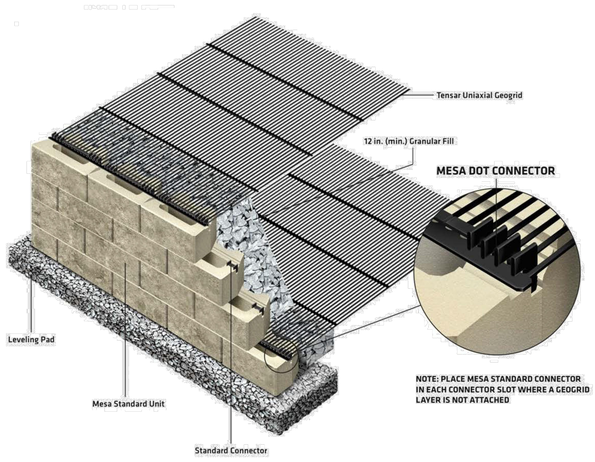
-NTS-

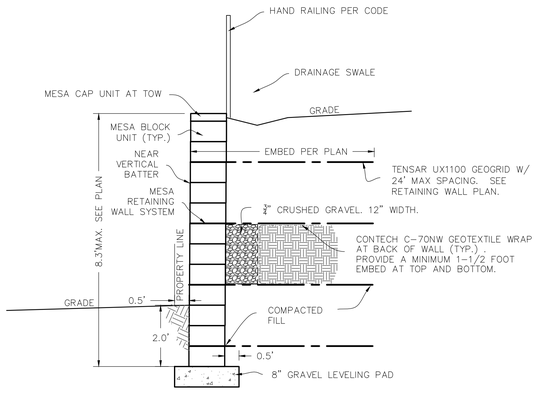
NOTES

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

TEMPORARY VEHICLE TRACKING CONTROL DETAIL

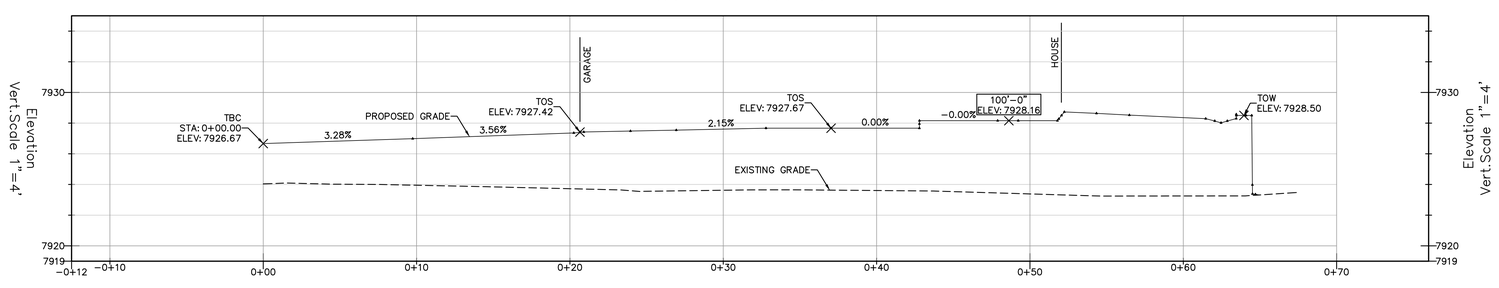
MESA® SYSTEM NEAR VERTICAL SETBACK WITH DOT CONNECTOR





RETAINING WALL DETAIL

LOT 15 SECTION



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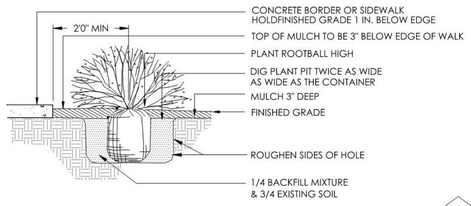
Title: DETAILS & CROSS SECTION

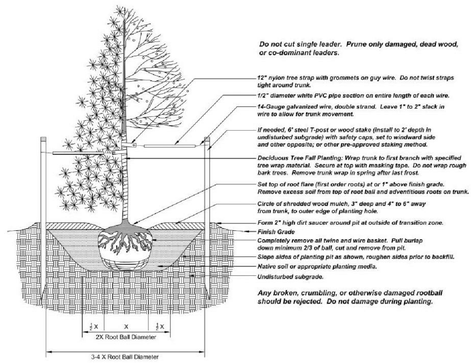
Sheet: C.2

PRUNE ALL DAMAGED OR DEAD WOOD IMMEDIATELY PRIOR TO PLANTING



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

1



3 TREE PLANTING
SCALE: N.T.S.

3

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

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

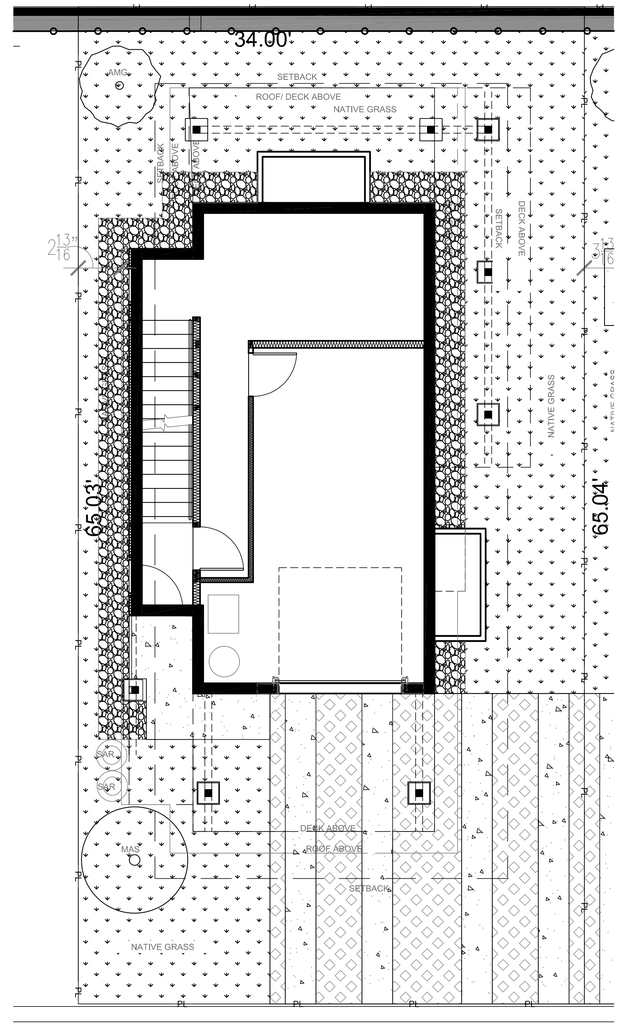
8

ORNAMENTAL TREES

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

DECIDUOUS SHRUBS

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



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

GENERAL NOTES:

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

SIGHT TRIANGLE NOTES:

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

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

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

TREE PROTECTION ZONE (TPZ) NOTES:

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

LANDSCAPE NOTES:

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

SOIL PREPARATION:

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

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

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

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

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

NATIVE GRASS

2" GRAVEL DRIP LINE MULCH

CONC. PARKING STRIP

PERMEABLE PAVERS

SITE CALCULATIONS - 15	
SITE SOFT	2,146 SQFT
BUILDING COVERAGE	1,067 SQFT
IMPERVIOUS COVERAGE (Includes Building)	1,107 SQFT
SITE COVERAGE ALLOWED	60%
SITE COVERAGE	48.7%

NORTH

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The Architectural Balance
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Edwards, CO 81632
(970) 766-1470
fax: (970) 766-1471
email: tab@vail.net
www.tabassociates.com
Civil Engineer:
Timberline Engineering
(970) 963 9889
Structural Engineer:
KRM Consultants, Inc.
(970) 949-9391

Seal

Belden Place - Single FAmil
Lot 15 - 0015 Beldan Way
Mintum, Colorado 81645

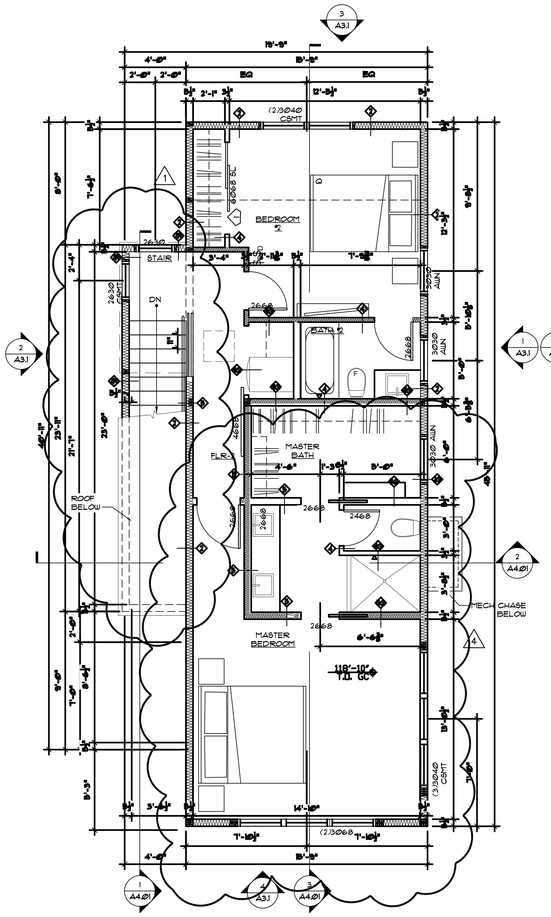
Revisions:

Issue Dates:
2022509 Struct Coord
DRB-11/28/2023
DRB-08/13/2024
CDs-10/08/2024

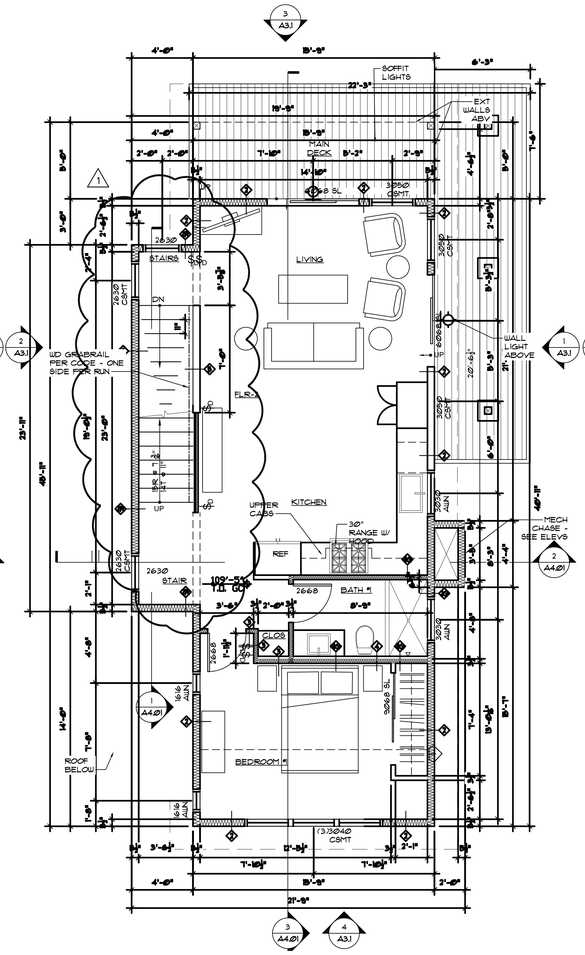
Sheet Title:
Landscape Plan

Project No:
2215

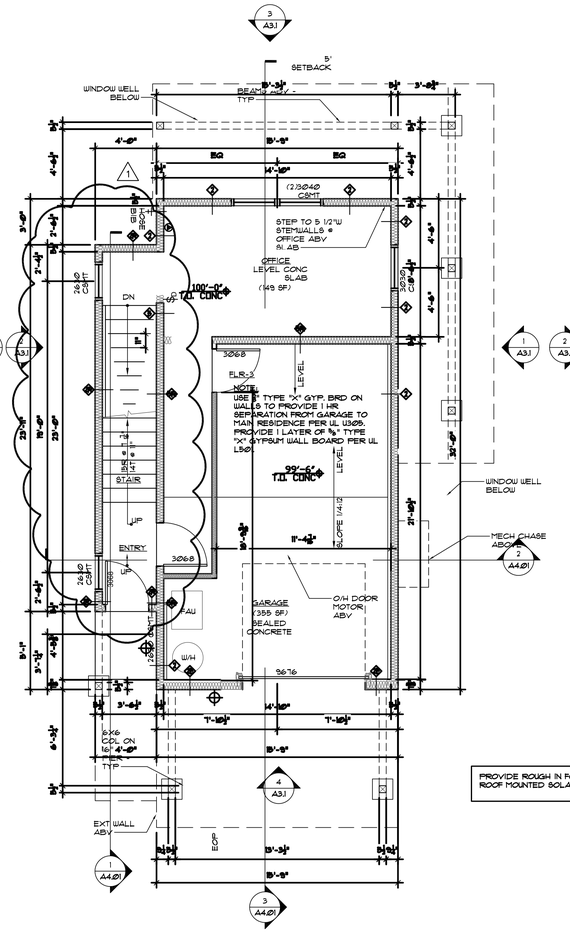
Sheet No:
A1.1



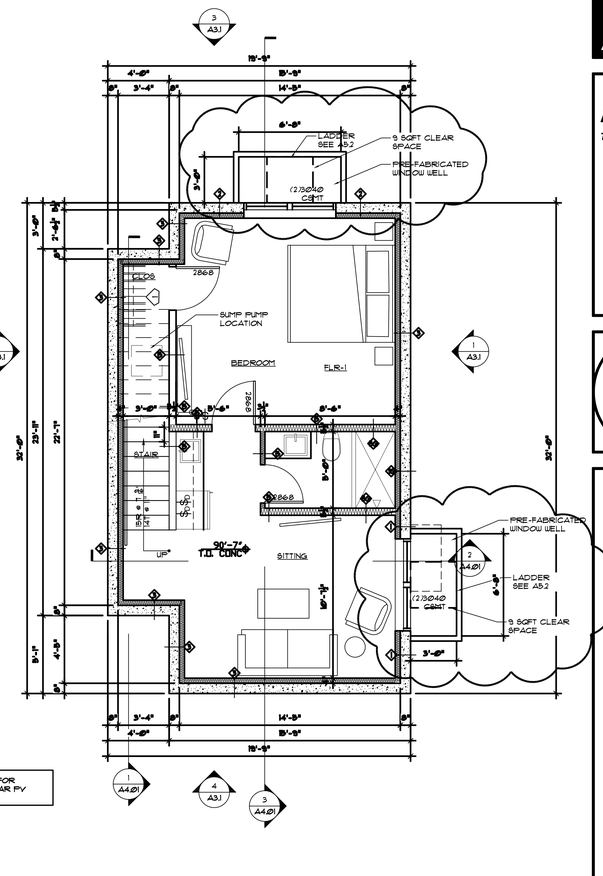
4 A2.1 UPPER LEVEL FLOOR PLAN
1/4"=1'-0"



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



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



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

1

CONTRACTOR TO PROVIDE THE FOLLOWING AS DEFFERED SUBMITTALS FOR BUILDING PERMIT

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

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

CONTRACTOR TO PROVIDE THE FOLLOWING FOR IECC REQUIREMENTS AND COMPLETION

Required blower door test at 3-ACH50. R402.4.1.3
a. Required duct tightness test. R403.3.3.5
iv. Required domestic hot water ping insulation. R403.5.2
vi. The required items that are to be listed on the compliance certificate. R401.3 as amended

1

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

CLOSET NOTES:

1. SINGLE HANGING: DESIGNATED BY SINGLE DASHED LINE IN CLOSETS TO BE: 16" SHELF @ 5'-0" AFF, 15" SHELF & ROD @ 5'-6" AFF.
2. DOUBLE HANGING: DESIGNATED BY DOUBLE DASHED LINE IN CLOSETS TO BE: 16" SHELF & ROD @ 1'-0" AFF, 12" SHELF & ROD @ 5'-6" AFF.
3. SHELVES @ WALK-IN CLOSETS: @ - 16" SHELVES @ 1'-2" OC, 1st SHELF @ 1'-2" AFF, SHELF WIDTH TO BE CLOSET WIDTH, LESS 4'-0" OR AS OTHERWISE INDICATED.
4. LINEN SHELVES: @ SHELVES, WIDTH AS NOTED, @ 1'-2" OC, 1st SHELF @ 1'-2" AFF, FULL CLOSET WIDTH.
5. STORAGE SHELVES: @ - 16" SHELVES @ 1'-2" OC, 1st SHELF @ 1'-2" AFF, FULL CLOSET WIDTH.

GENERAL CLOSET NOTES:

1. ALL SHELVES & VERTICAL DIVIDERS TO BE AC PLYWOOD WITH 1x2 EDGE, SPECIES TO BE SPECIFIED BY DEVELOPER.
2. CLEATS TO BE 1x2 CLEAR PINE.
3. PROVIDE ROD SUPPORTS @ 36" OC MAX.
4. ALL TO BE STAINED TO MATCH CASE & BASE.

PROVIDE ROUGH IN FOR ROOF MOUNTED SOLAR PV

TRUE N

0 2 4 8 16 32

SCALE: ¼"=1'-0"

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Seal

Belden Place - Single Family
Lot 15 - 0015 Belden Way
Mintum, Colorado 81645

Revisions:
1 - REV-11/04/24
3 - REV-3/31/25
4 - REV-04/02/2025

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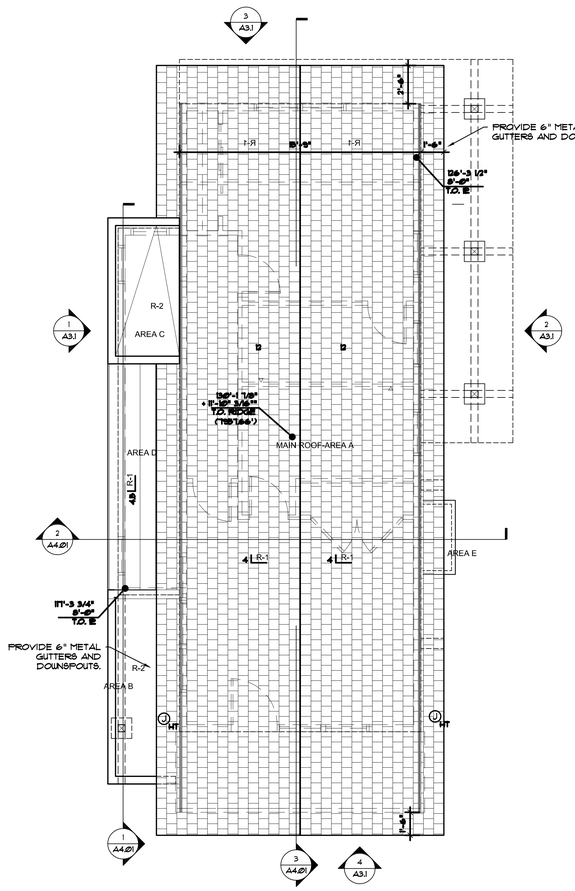
DRB-11/25/2025
CDs - 10/08/2024

Sheet Title:
Floor Plans

Project No:
2215

Sheet No:
A2.1



1 A2.1 ROOF PLAN

1/4"=1'-0"

TRUE N

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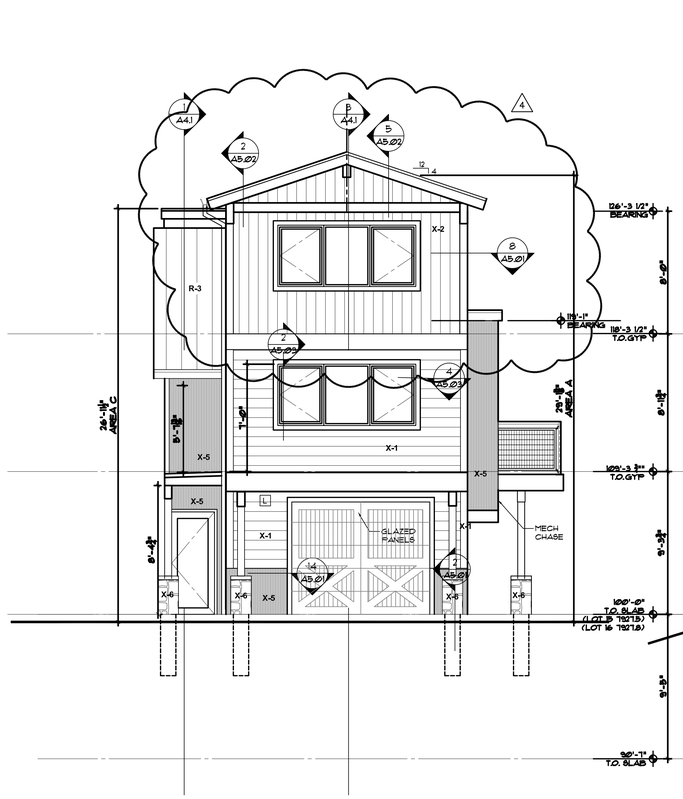
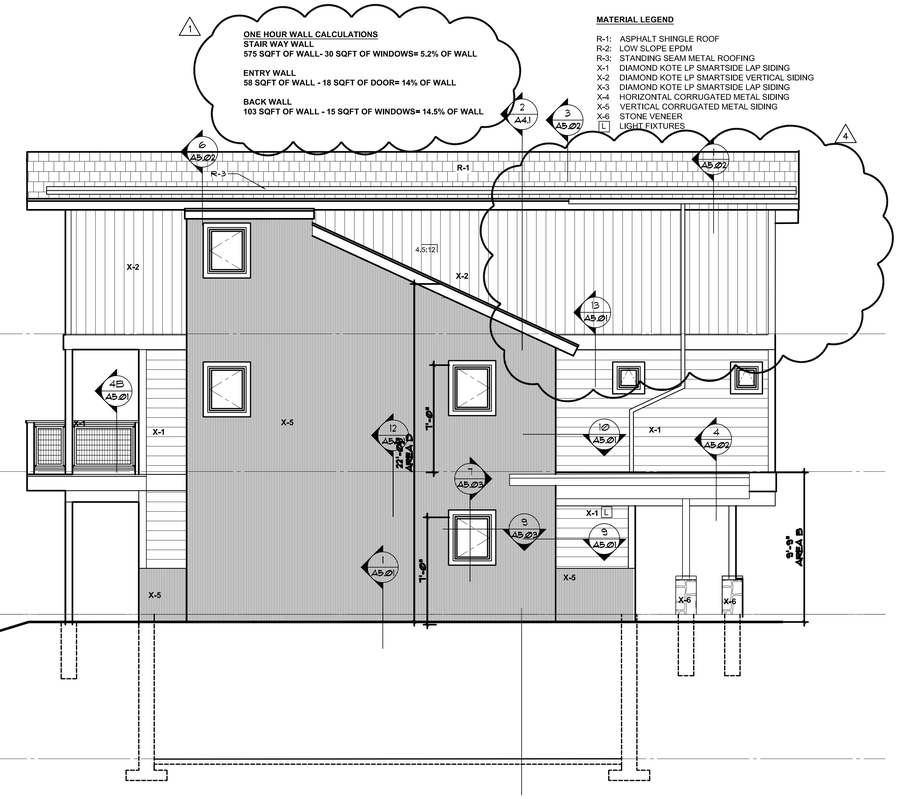
Sheet Title:
Roof Plan

Project No:
2215

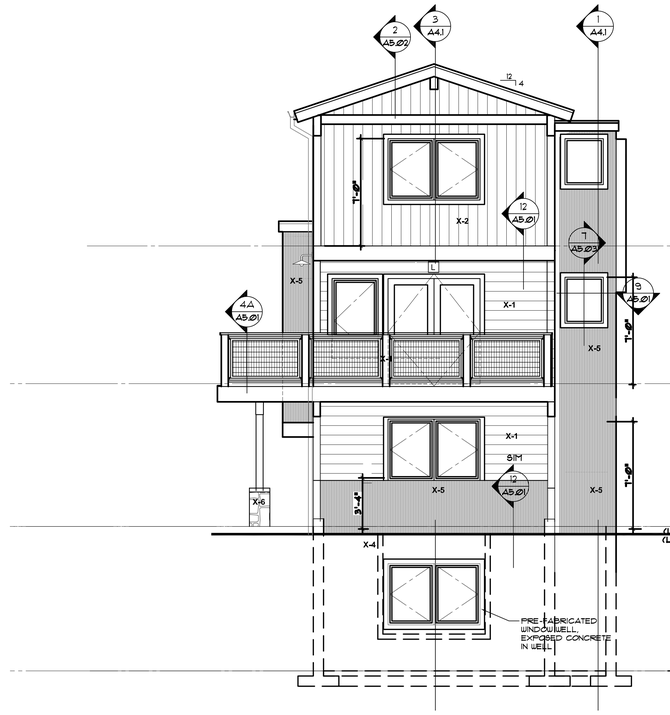
Sheet No:
A2.2



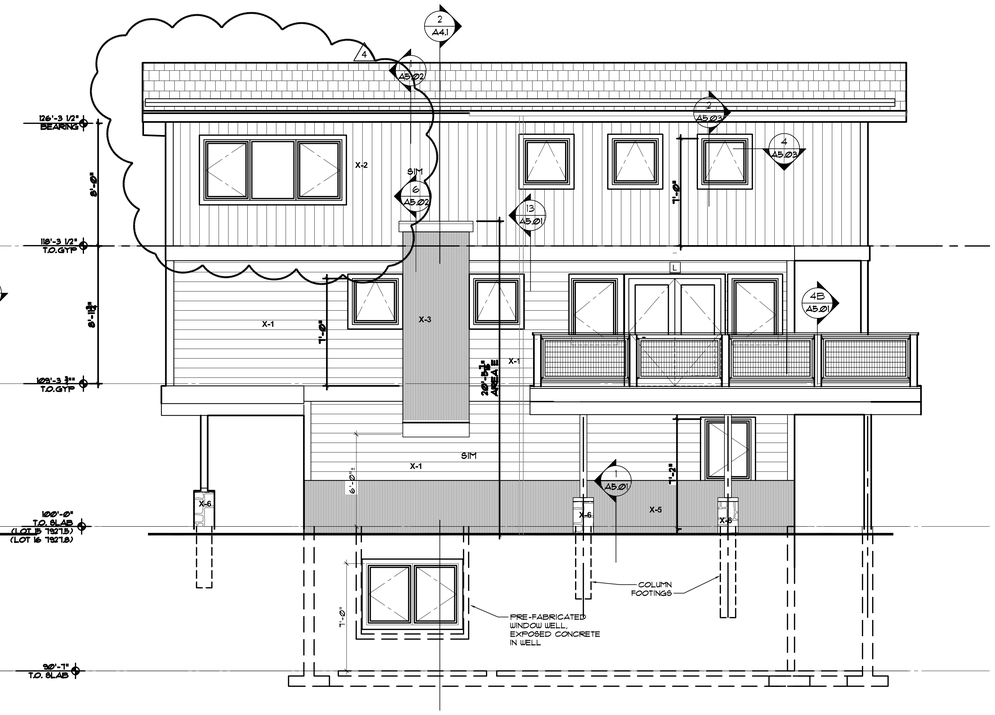
TYPICAL FRONT ELEVATION
4 / A3.1



TYPICAL LEFT SIDE ELEVATION
2 / A3.1



TYPICAL REAR ELEVATION
3 / A3.1



TYPICAL RIGHT SIDE ELEVATION
1 / A3.1

Roof Mark	Roof Area (SF)		Roof Area %		Avg Hgt (Ft)		Weighted Avg (Ft)	
A	925.00	/ by total	89.31	X	29.14	=	2602.54	
B	57.00	/ by total	5.50	X	9.75	=	53.66	
C	45.00	/ by total	4.34	X	26.96	=	117.14	
D	4.70	/ by total	0.45	X	22.04	=	10.00	
E	4.00	/ by total	0.39	X	20.45	=	7.90	
	1035.70		100.00		108.34		2791.24	27.91
								27' 11"

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CDs - 10/08/2024

Sheet Title:
Exterior Elevations

Project No:
2215

Sheet No:
A3.1

LAP SIDING EXAMPLE
MATERIAL EXAMPLE ONLY
NOT FOR COLOR

X-1
1 A3.1 LAP SIDING

SIMILAR TO DIAMOND KOTE LP
6" LAP SIDING
COLOR: ELKHORN

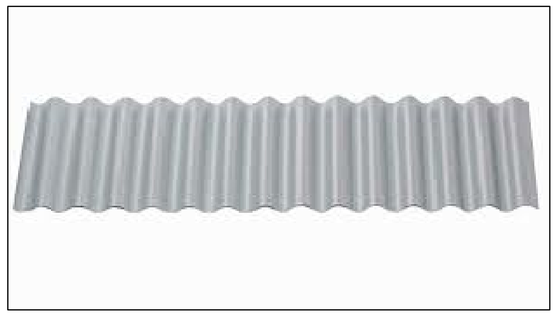
VERTICAL SIDING EXAMPLE
MATERIAL EXAMPLE ONLY
NOT FOR COLOR

X-2
2 A3.1 VERTICAL SIDING

SIMILAR TO DIAMOND KOTE LP
VERTICAL GROOVED SIDING
COLOR:BORDEAUX

R-1
7 A3.1 ROOFING

SIMILAR GAF DESIGNER SHINGLES
WOODLAND "CASTLEWOOD GRAY"



X-4
4-3 A3.1 HORIZONTAL CORRUGATED PANELS
X-5
VERTICAL CORRUGATED PANELS

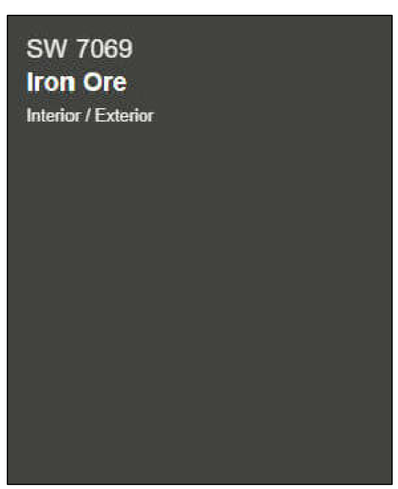
SIMILAR TO WESTERN STATES METAL
ROOFING - GALVANIZED 7/8"
CORRUGATED PANELS

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

SIMILAR TO GALLEGOS - #366
COURTLAND LOW RISE

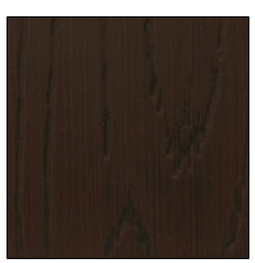
R-3
1B A3.1 ROOFING

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



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

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



8 A3.1 GARAGE DOOR

SIMILAR RAYNOR ST AUGUSTINE (PANEL
PATTERN)
TEXTURED PANELS
COLOR: WALNUT

GENERATION LIGHTING

8637401-12: Medium One Light Outdoor Wall Lantern

Dimensions:

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

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

Features:
- Dark sky friendly. Designed to emit no light above the 90° horizontal plane. Photometry unavailable.
- Easily converts to LED with optional replacement lamps
- Meets Title 24 energy efficiency standards
- Title 24 compliant if used with Joint Appendix (JA8) approved light bulbs listed in the California Energy Commission Appliance database.

Collection: Barn Light

Featured in the decorative Barn Light collection

1 A19 Medium 75 watt light bulb

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

Easily converts to LED with optional replacement lamps

Meets Title 24 energy efficiency standards

UPC #:785652069352

Finish: Black (12)

Material List:
1 Body - Aluminum - Black

Safety Listing:
Safety Listed for Wet Locations

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

Backplate / Canopy Details:

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

Shipping Information:

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

9 A3.1 LIGHT FIXTURE

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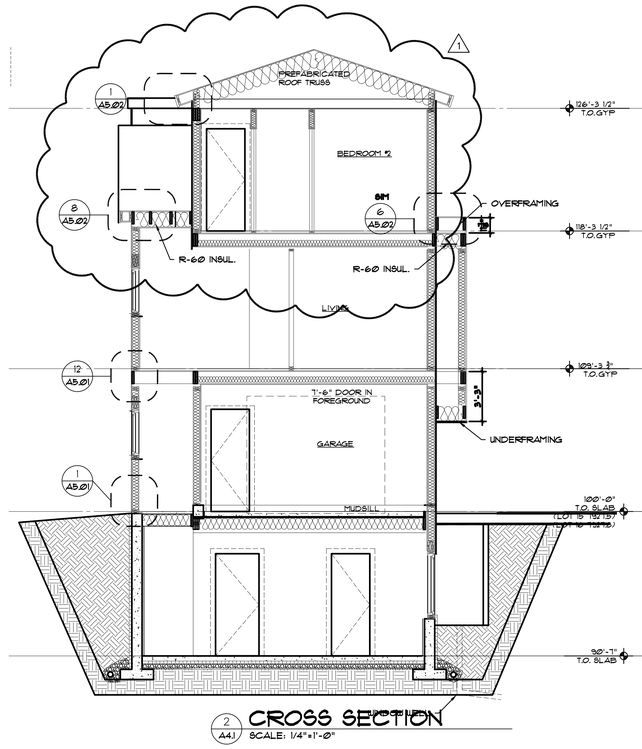
CDs - 10/28/2024

Sheet Title:
Materials

Project No:
2215

Sheet No:
A3.2



2 A4.1 CROSS SECTION
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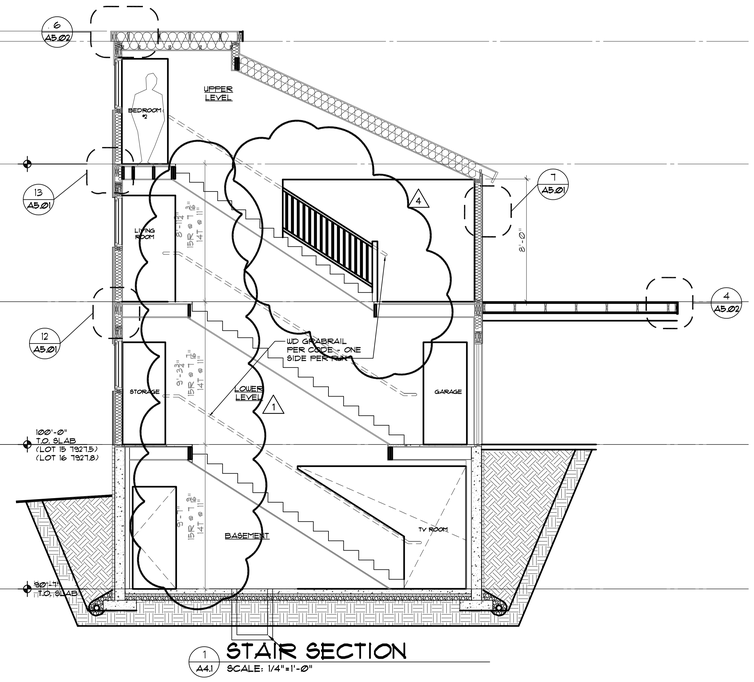

1 A4.1 STAIR SECTION
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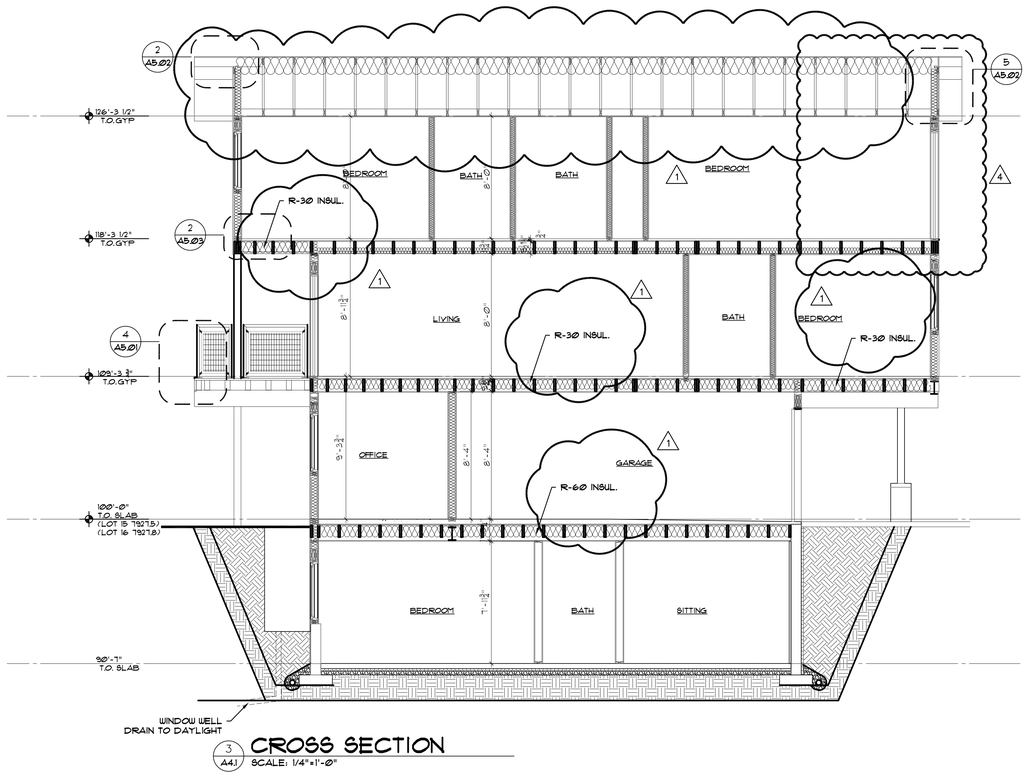

3 A4.1 CROSS SECTION
SCALE: 1/4"=1'-0"

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4 - REV-4/2/25

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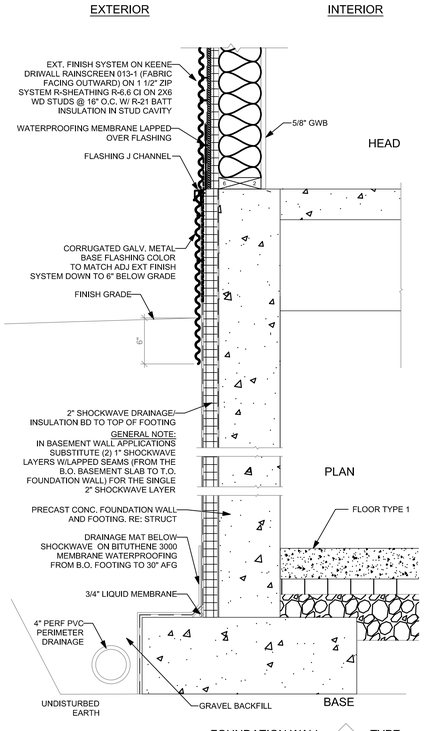
Building Sections

Project No:
2215

Sheet No:
A4.1



1 A5.01 **SECTION DETAIL - CORRUGATED SIDING**
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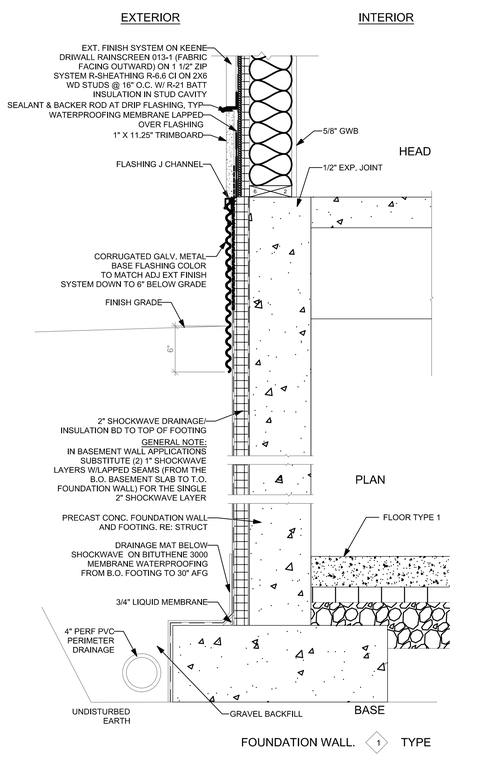

2 A5.01 **SECTION DETAIL - WOOD SIDING**
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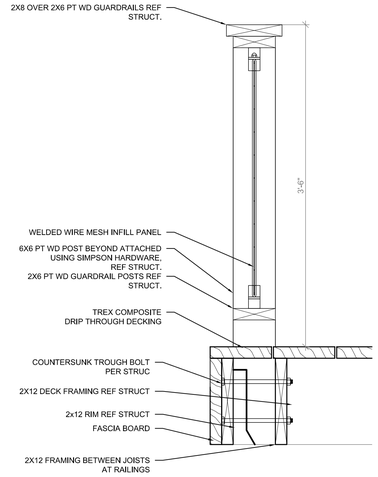

4A A5.01 **DRIP THRU DECK RAILING**
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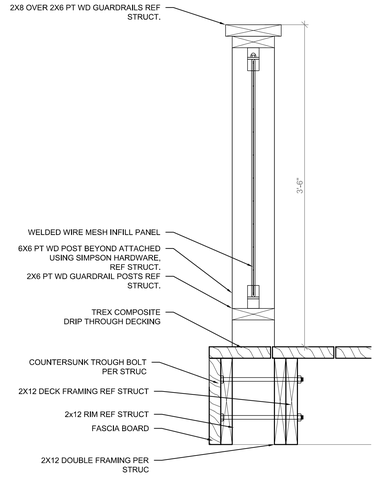

4B A5.01 **DRIP THRU DECK RAILING**
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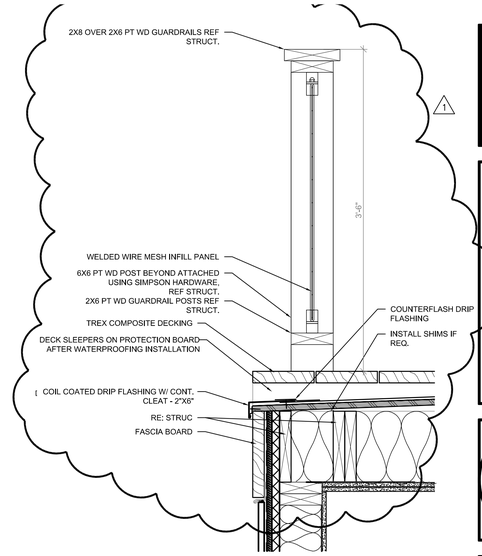

5 A5.01 **WP DECK RAILING**
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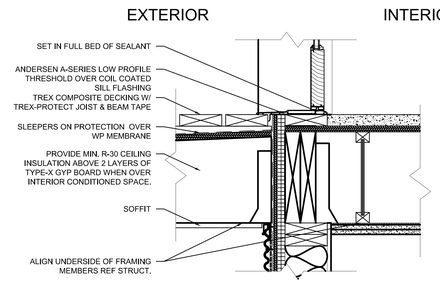

6 A5.01 **SECTION DETAIL - W.W.M. GUARDRAIL**
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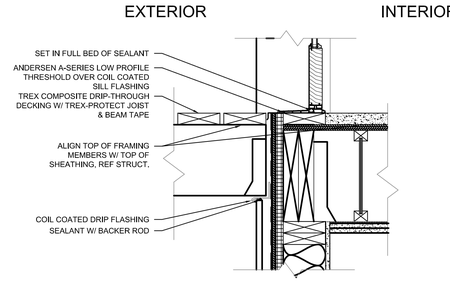
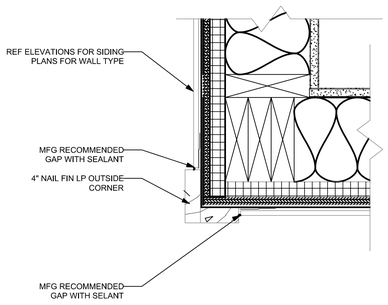


7 A5.01 **SECTION DETAIL - W.W.M. GUARDRAIL**
SCALE: 1 1/2"=1'-0"



8 A5.01 **PLAN DETAIL - CORNER TRIM**
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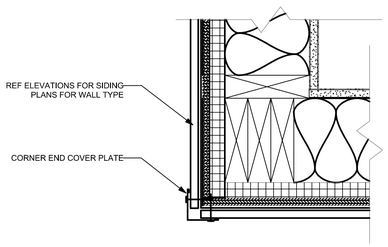

9 A5.01 **PLAN DETAIL - CORNER TRIM**
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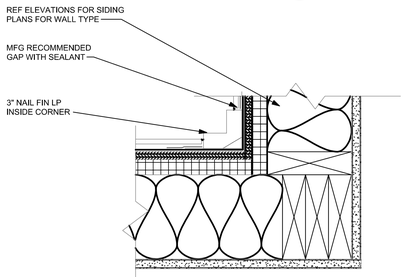

10 A5.01 **PLAN DETAIL - CORNER TRIM**
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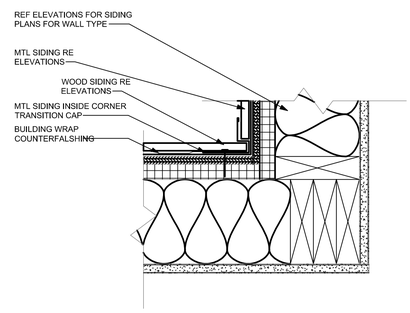

11 A5.01 **INTERIOR CORNER TRIM**
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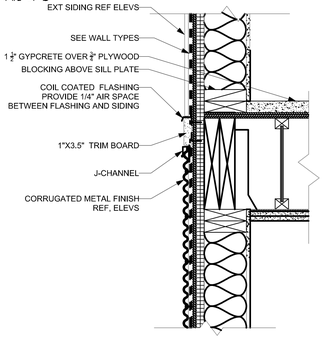

12 A5.01 **SECTION DETAIL - FLOOR TRANSITION**
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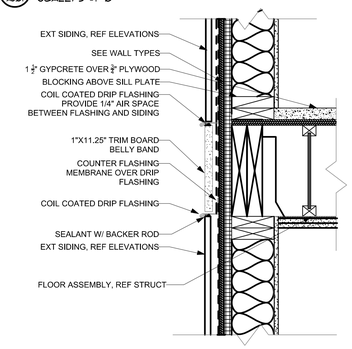

13 A5.01 **SECTION DETAIL - FLOOR TRANSITION**
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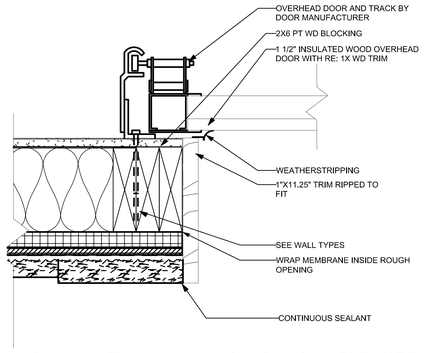

14 A5.01 **PLAN DETAIL - GARAGE DOOR**
SCALE: 3"=1'-0"

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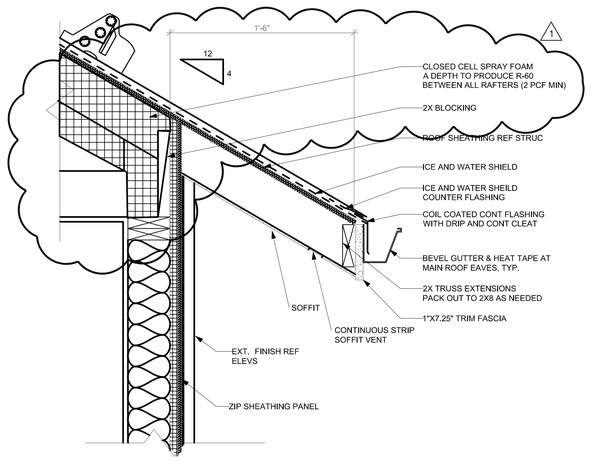
Sheet No:
A5.1



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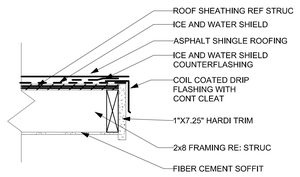

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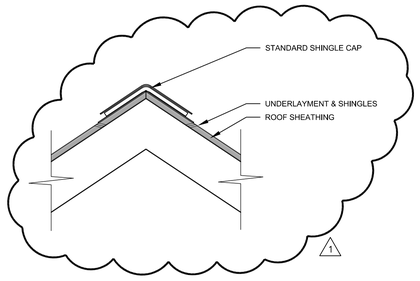

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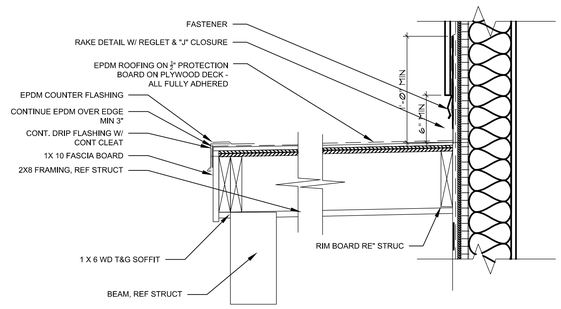

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5 A5.01 SECTION DETAIL - GABLE END
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6 A5.01 STAIR ROOF - LOW SLOPE
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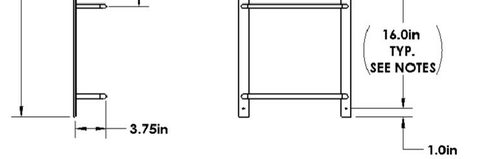
WINDOW WELL SUPPLY™

STEEL EGRESS LADDER
BOLT MOUNT



Ladder Size	Dim 'A' [in]	Dim 'B' [in]
3 Rung	35.0	2.0
4 Rung	46.0	1.0
5 Rung	57.0	8.0
6 Rung	68.0	3.0
7 Rung	79.0	1.0

TYPICAL LADDER LENGTH

Material:	Powder-coated Steel
Rung Spacing:	11.0in
Hole Spacing:	16.0in, hole spacing may vary
Hole Diameter:	0.20in
Screw Size*:	#10 (3/16in)

REV A

PERMANENTLY FIXED LADDER

7 A5.01 EGRESS LADDER
SCALE: N.T.S.

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fax: (970) 766-1471
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Timberline Engineering
(970) 963 9869
Structural Engineer:
KRM Consultants, Inc,
(970) 949-9391

Seal

Belden Place - Single Family
Lot 15 - 0015 Belden Way
Minturn, Colorado 81645

Revisions:
1 - REV-11/04/24

Issue Dates:
20220509 Struct Coord
DRB-11/28/2023
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2215

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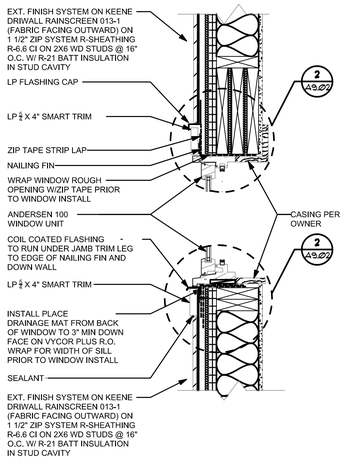

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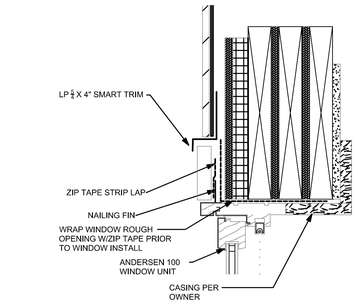

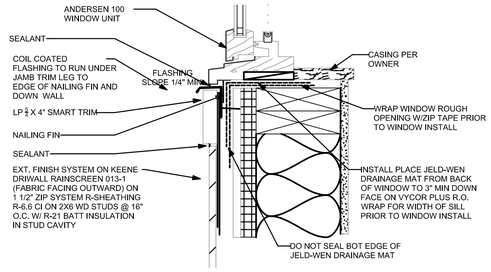

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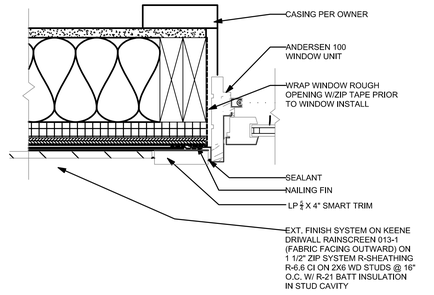

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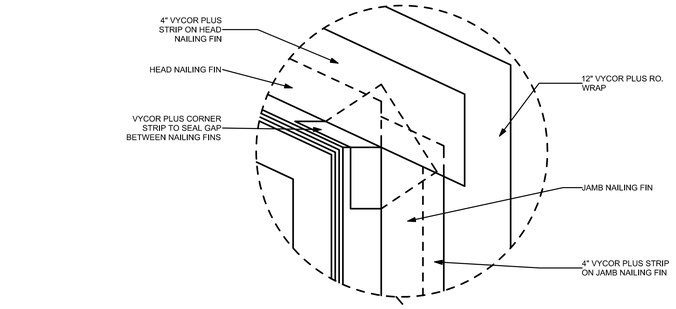

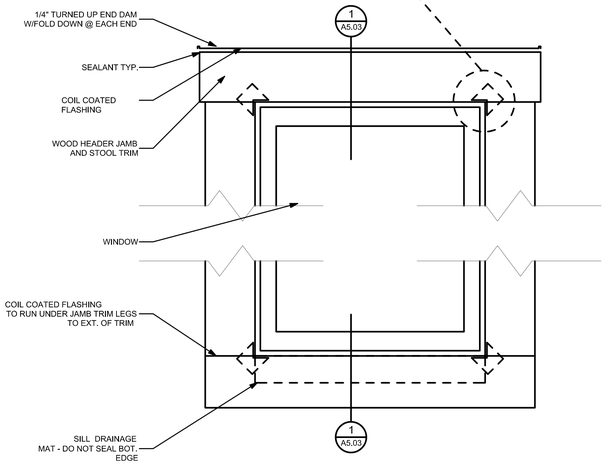

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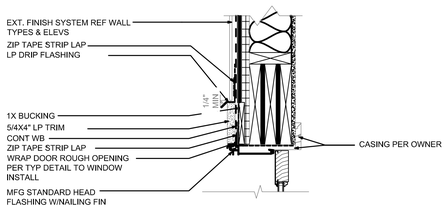
EXTERIOR INTERIOR



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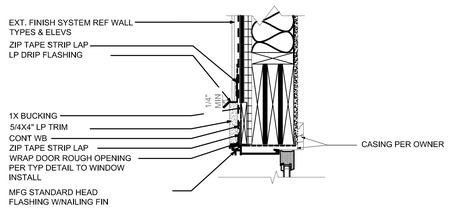
EXTERIOR INTERIOR



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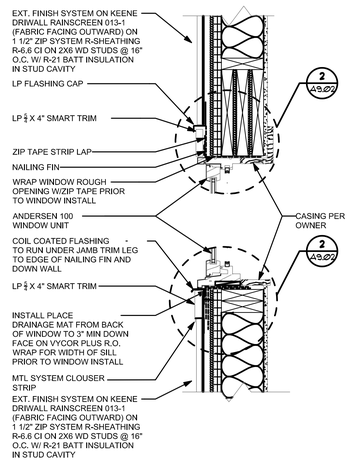

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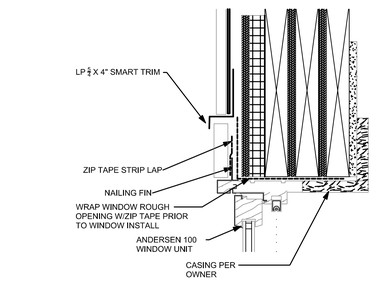

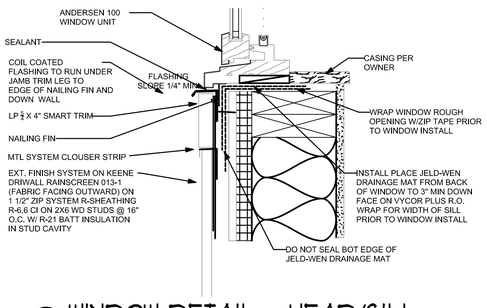

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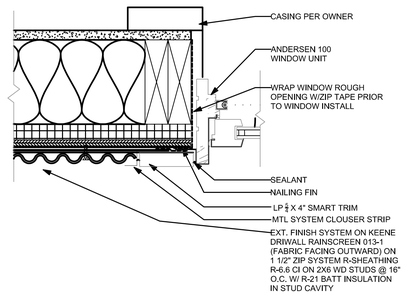

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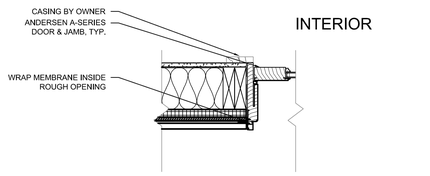

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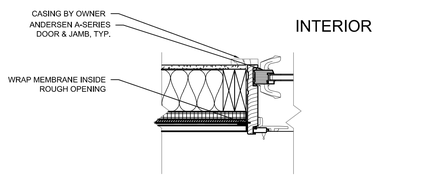

12 A5.03 DOOR DETAIL - SLIDER JAMB, TYP.
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KRM Consultants, Inc,
(970) 949-9391

Seal

Belden Place - Single Family
Lot 15 - 0015 Belden Way
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Sheet No:
A5.3

Town of Minturn
302 Pine St.
PO Box 309
Minturn, CO 81645
https://www.minturn.org

To:	Planning Commission
From:	Scot Hunn, Consulting Planning Director
Date:	February 6, 2026
Agenda Item:	Eagle County School District Maloit Park Workforce Housing Preliminary Plat for Subdivision – Continued Hearing Update

---

At their regular meeting of January 14, 2026, the Planning Commission held their first public hearing to consider the Eagle County School District Maloit Park Preliminary Plat for Subdivision application.

During the hearing, the Town staff presented an overview of the application, the Town's process and standards for review of a Preliminary Subdivision Plat and highlighted two specific areas of outstanding concern or discussion based on referral agency review and recommendation: Maloit Park Road relative to "District" and "Non-District Development," and wildlife concerns expressed by Colorado Parks and Wildlife (CPW).

Following staff's presentation, the Applicant presented the project and addressed referral agency comments and recommendations. Public comments were made at the first hearing, with 12 people addressing the Planning Commission about the proposal.

The Planning Commission, after asking questions of staff and the Applicant, voted to continue or "table" the hearing to their regular meeting date of February 11, 2026, to allow for the following:

1. Staff to schedule a site visit/work session at the subject property prior to the next hearing on February 11th.
2. The Applicant to provide additional information about Maloit Park Road and how the District intends to work with the Town and adjacent property owner(s) to ensure the road conditions and any improvements necessary to accommodate future use can and will be assessed at the appropriate time.
3. The Applicant to work/meet with CPW to update the Maloit Park Workforce Housing Preliminary Plat for Subdivision Wildlife Mitigation Plan prior to the next hearing.

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Staff can report the following updates:

1. The Town Attorney has met with the District's legal counsel to discuss topics such as the definitions of "District" vs. "Non-District" development relative to the 2011 Annexation Agreement; and to clarify the Town's position that non-district development may trigger upgrading of Maloit Park Road prior to the Town assuming any maintenance responsibilities of the road. While the Town views the existing Maloit Park Road as generally adequate to serve the intended School District development, the Town still views the need for additional information about the road's current condition and an assessment of potential future improvements as a crucial part of any Final Plat for Subdivision application process to ensure that the Town's standards for approval of a major subdivision are met prior to any final approvals.
2. The Applicant, particularly the School District's representative Tom Braun and the School District's wildlife biologist, Western Bionomics (Kelly Colfer), have met with Devin Duval, CPW District Wildlife Manager, and the Applicant has updated the proposed Wildlife Mitigation Plan in consultation with Mr. Duval. An updated copy of the WMP is attached to this memo and the Applicant's representative and the District's Wildlife Biologist will review changes made to the WMP at the February 11th hearing.
3. A site visit/work session will be held at 4:00 p.m., Wednesday, February 11, 2026, at the subject property. The approximate length of the site visit will be 30-45 minutes and the purpose of the session will be for the Planning Commission members to further familiarize themselves with the property and adjacent area; to ask questions about the property (i.e. about property boundaries, existing or proposed physical features of the property; the location of proposed improvements) but not to engage in dialog or discussions amongst themselves or with any members of the public who may be in attendance about the merits of the proposal.
4. Alternative conditions of approval were presented by the Town Attorney at the public hearing on January 14th. Those updated conditions are listed below under staff recommendation.

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Staff **recommend approval of the Eagle County School District Preliminary Plat for Subdivision** with the following recommended conditions:

1. The Applicant shall work with the Town Engineer prior to or concurrent with any Final Plat for Subdivision application to address outstanding review comments from Intermountain Engineering in a letter dated October 31, 2025. Specifically, staff notes the following items needing to be addressed and resolved prior to or concurrent with Final Plat:
    a. Horizontal geometry will be added to final 100% construction drawing package at Final Plat application.
    b. Complete design for pump station in coordination with the Town of Minturn.
    c. Complete design for public pathway and any associated easements for public walkway connection between residential neighborhood and Minturn Fitness Center.
2. Prior to a public hearing for approval of the Final Plat, the District shall indicate whether the lots being created by the subdivision will be used for District development or non-District development (or a mixture of the two) as those terms are defined in the Annexation Agreement and will demonstrate that the Maloit Park Road easement can be conveyed to the Town.
3. Prior to a public hearing for approval of the Final Plat, the District shall comply with the requirements outlined in Intermountain Engineering's letter dated December 18, 2025, and December 30, 2025, and include within a Subdivision Improvements Agreement requirements to remedy all defects in Maloit Park Road as part of the public improvements.

~~4. Prior to a public hearing for approval of the Final Plat, the District shall present the Town with an executed agreement between the District and Battle North, LLC., addressing the design, construction, and financing of jointly used infrastructure including improvements to Maloit Park Road.~~

4a. Prior to a public hearing for approval of the Final Plat, the District shall present the Town with either (a) an agreement with Battle North, LLC addressing Maloit Park Road or (b) evidence of good faith discussions with Battle Mountain addressing Maloit Park Road.

4b. Prior to a public hearing for approval of the Final Plat, the District shall demonstrate that the District property has legal and physical access, including future needed improvements to Maloit Park Road and the intersection with Highway 24, to the reasonable satisfaction of the Town.

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5. The Town will not take ownership of nor maintenance responsibility for Maloit Park Road until either (a) the District provides the Town with a survey demonstrating that all physical elements of the road are located within the easement, or (b) the District provides the Town with an agreement between the District and Battle North, LLC., creating the legal right for all physical elements of the road to remain and be maintained in its current place.
6. The Applicant shall work with the Town Attorney prior to or concurrent with any Final Plat for Subdivision application to address outstanding review comments from Karp Neu Hanlon in a letter dated November 3, 2025.

WILDLIFE MITIGATION PLAN

MALOIT PARK PRELIMINARY PLAT SUBDIVISION

WORKFORCE HOUSING PROJECT

February 6, 2026

Prepared For:

EAGLE COUNTY SCHOOL DISTRICT

948 Chambers Ave., Eagle, CO 81631
970-328-6321; info@eagleschools.net

Prepared By:

WESTERN BIONOMICS INC.
Natural Resource Management Services
31040 Willow Lane • Steamboat Springs, CO 80487
Ph: 970-846-8223 • kscolfer@westernbionomics.com

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1. INTRODUCTION

Maloit Park consists of 2 platted tracts located in Township 6 South, Range 81 West, Section 2 in the Town of Minturn, Eagle County, Colorado. The 2 Tracts are owned by the Eagle County School District (ECSD); Tract A consists of 46.86 acres zoned for Mixed Use; Tract C consists of 39.54 acres zoned as Recreation / Open Space. Existing uses within Tract A include Vail Ski and Snowboard Academy (VSSA), the Minturn Fitness Center, athletic fields, a Nordic trail system, and sixteen residences. Fifteen of these residences are on ECSD land but are owned by District staff. One residence is a small cabin owned by ECSD. Each of these uses include parking and other related uses.

1.1 BACKGROUND

Eagle County School District (ECSD) has had an interest in Maloit Park since 1962. At that time ECSD obtained a lease from New Jersey Zinc to construct a middle school/high school and athletic fields. Following the closing of mines in 1974 and the construction of Battle Mountain High School in EagleVail, the Maloit Park school was converted to a middle school. In 1978 a new middle school was constructed and in 1985 ECSD exercised its option to purchase the property. Minturn Middle School was closed in 2011 and later re-opened as the Vail Ski and Snowboard Academy. Sites for mobile homes were established during the 70's, 80's and 90's.

In 1996 ECSD completed a land use evaluation of three District-owned parcels, one of which was Maloit Park. One objective of this evaluation was to understand if or how these lands were suitable for development of housing. A result of this 1996 study was the development of eight additional sites for manufactured homes at Maloit Park.

ECSD completed a master plan for Maloit Park in 2001, the purpose of which was to define a vision for the future development and use of this land. This planning effort involved significant community involvement. The plan defined future uses to include schools, housing, institutional (the town's water plant), recreational and open space. The School Board adopted the Maloit Park Master Plan in 2001. While the Town did not formally adopt this plan, it was presented to the Town Council in 2001.

In 2011 the Town of Minturn annexed Maloit Park. Concurrent with this annexation, zoning was established for the land with the adoption of the Maloit Park Character Area. The Maloit Park Character Area includes three zone districts – a Mixed Use zone, an Open Space zone, and a Light Industrial/Public Facility zone (for the Town's water plant). These zones are depicted on the plan below. Allowable land uses and development standards were established for each of these three zone districts.

Following approval of the annexation and zoning, an exemption plat was approved for Maloit Park. This plat created three parcels that corresponded to the three zone districts defined by the Maloit Park Character Area. Following approval of this plat, ECSC conveyed the 18-acre public facility parcel to the Town. The annexation agreement included an element to allow for the right to develop up to 120 dwelling units on the property.

In 2019 ECSD solicited proposals from developers to construct housing at Maloit Park. A developer was never selected to develop the property and in 2020 ECSD completed the Eagle County Schools Housing Master Plan. This plan identified a number of initiatives for ECSD to pursue in order to create housing opportunities for District staff. One of these was to develop housing at Maloit Park. Housing has been an element of Maloit Park for decades, as has the idea of developing additional housing on the property.

1.2 PURPOSE AND NEED

As is the case with virtually every employer in the Eagle River Valley, ECSD is severely impacted by both the lack of housing supply and the cost of housing. Housing has for a number of years been a major challenge in recruiting new employees and in retaining existing employees. These challenges have for the past few years become far more acute than they had been in the past.

In 2020 the Board of Education adopted the ECSD Employee Housing Master Plan. This Plan established a goal to create 120 new housing opportunities for District staff by 2030. In response ECSD has launched or completed the following initiatives:

- A collaboration with Habitat for Humanity Vail Valley (HH) on the construction of 12 homes on land provided by ECSD at the IK Bar Ranch in Gypsum.
- Evaluated the feasibility of developing staff housing on land in Gypsum.
- Secured master leases for apartment units in Gypsum, Eagle, and Avon.
- Initiated efforts with HH on the development of a for-sale housing project on a portion of the District's 3rd Street Campus in Eagle.
- Initiated construction of a 37-unit rental housing project at Battle Mountain High School in Edwards.

The 2020 Housing Master Plan identified Maloit Park as a housing opportunity that should be pursued. The development of the Maloit Park Subdivision a response to this recommendation of the master plan.

2. PROPOSED DEVELOPMENT

The proposed neighborhood is located within Tract A, a 46.86-acre tract created in the 2011 annexation. The proposed neighborhood is located on approximately 19 acres, generally located in the northwest portion of Tract A. The site is predominantly flat and characterized by a number of shallow knolls or hillsides. The vast majority of the housing site has previously been disturbed and or developed. Due to prior uses of this land, the new "development footprint" of the housing project is very small.

The proposed development of Maloit Park includes a total of 138 new homes. This number is based on ECSD's right to 120 units as established by the 2011 Annexation Agreement, and the 18 units in existence at that time. The plan displayed in Figure 1 shows the proposed neighborhood in context with the rest of Maloit Park. While no final decisions have been made, it is expected that residential development will include a combination of for-sale and rental units.

Figure 1. Proposed Neighborhood in context with Tracts A and C.

The housing site is approximately 19.1 acres. With 138 units this equates to 7.2 units/acres. When considering the entire 46.8-acre Mixed Use parcel the residential density is 2.9 units/acre. Maloit Park also includes a 39.5-acre Open Space Parcel, factoring in this acreage the overall proposed density at Maloit Park is 1.7

units per acre. Clustering the neighborhood on just 19.1 acres leaves much of the Mixed Use area in its existing, undeveloped condition.

The housing site borders the Cross Creek corridor on the north and west. Athletic fields are located south of the site and VSSA is located to the east. The Battle Mountain LLC property borders the northeastern side of Tract A. Maloit Park Road provides access to the housing site. Water service is provided by an 8" line that extends from the Town's water plant. Sewer service is provided by Eagle River Water and Sanitation District. Figure 2 demonstrates the relationship between existing developed areas and the new development footprint.

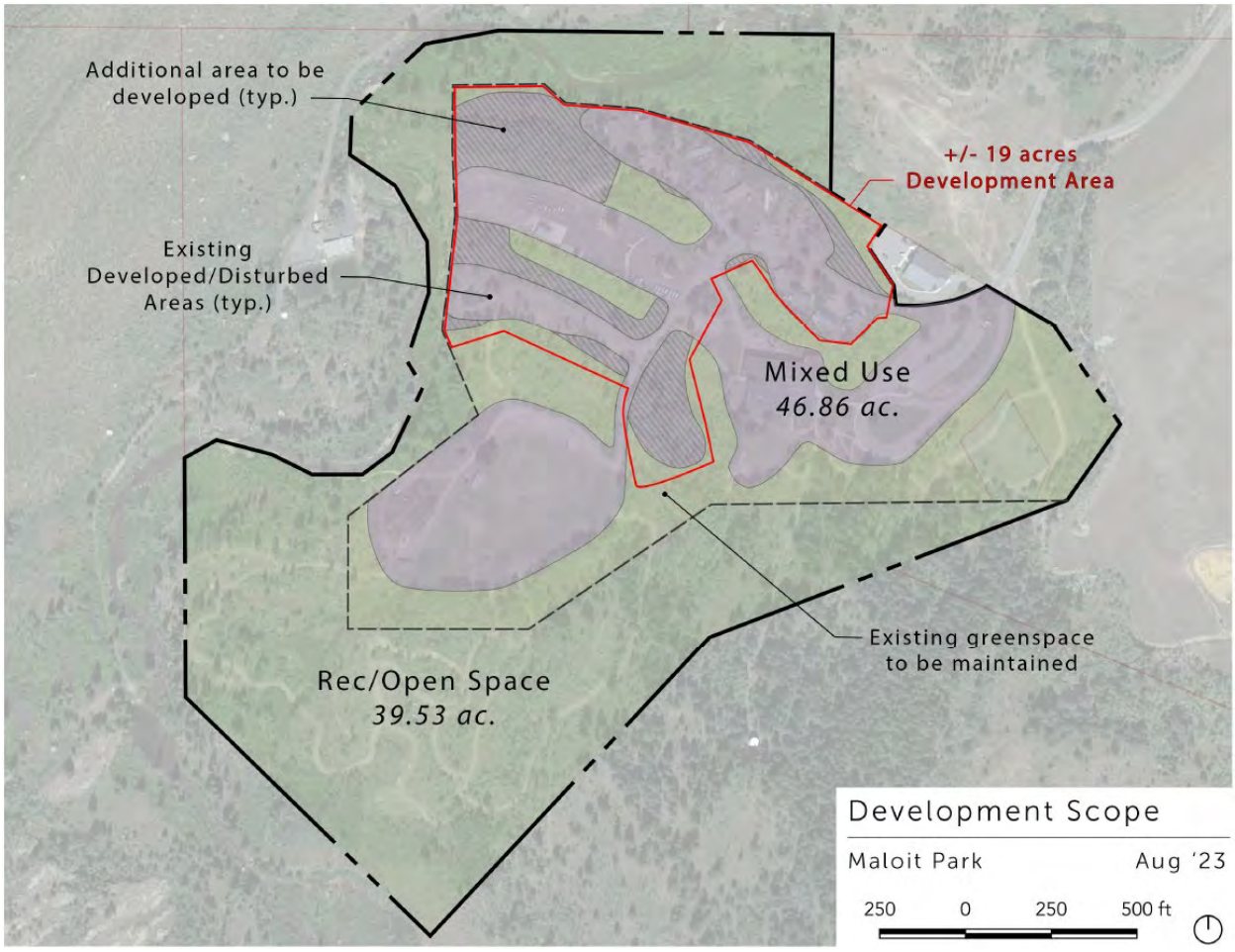

Figure 2. PROPOSED MALOIT PARK DEVELOPMENT IN CONTEXT WITH EXISTING DEVELOPED/DISTURBED AREAS.

Because the proposed development is located on a portion of Maloit Park that has already been developed and or disturbed, only +/-5.6 acres of additional "development footprint" within the Mixed Use zoning would result from the proposed housing project.

3. WILDLIFE HABITAT

Habitat for a variety of wildlife exists in undeveloped portions of Maloit Park, generally in the 39.53-acre Recreation/Open Space parcel, but also to a lesser extent within the undeveloped portions of the 46.86-acre Mixed Use parcel. Wildlife species expected to utilize habitat within the Mixed Use parcel are those that are typically associated with sites occupied by humans, including bear, fox, coyote, racoon, skunk, gophers, ground squirrels, chipmunks, voles, mice, shrews, bats, and a variety of songbirds and corvids.

The Rec/Open Space parcel provides sort of a buffer between the more urban environment of the Mixed Use parcel and the adjacent undeveloped National Forest System (NFS) lands managed by the White River National Forest. Species such as elk, mule deer, moose, and mountain lion, in addition to those mentioned above, are known to occupy the adjacent NFS lands and would be expected to occasionally be observed utilizing habitat on this parcel.

Maloit Park is bordered on approximately 75% of its boundary by undeveloped NFS land. Colorado Parks and Wildlife (CPW) Species Activity Maps (SAM) display wildlife habitat at a statewide level. CPW publishes a digital data disclaimers saying, "The areas portrayed here are graphic representations of phenomena that are difficult to reduce to two dimensions. Animal distributions are fluid; animal populations and their habitats are dynamic." As and example, and described below, the District Wildlife Manager (DWM) suggests, based on his local knowledge, that some wildlife habitats that are described in the SAM are present at Maloit Park but are not included in the SAM.

Elk - SAM maps display elk winter range[1], severe winter range[2], and a winter concentration area[3] in and around Maloit Park (Figure 3). An elk highway crossing[4] is mapped along Highway 40 for a brief distance between Maloit Park and downtown Minturn. The DWM (Devin Duval, personal communication) suggests that Maloit Park is in an elk and mule deer migration corridor.

Black Bear - SAM maps display black bear/human conflict[5] and summer concentration areas[6] adjacent to the proposed development (Figure 4). By definition, these areas are defined as:

Moose - SAM mapping also displays a moose concentration area[7] in the area surrounding and inclusive of Maloit Park Subdivision. In addition, the DWM (Devin Duval, personal communication) suggests that despite omission from SAM mapping, moose winter range and winter concentration area is present in Maloit Park.

---

[1] Elk Winter Range is that part of the overall range where 90 percent of the individuals are located during the average five winters out of ten from the first heavy snowfall to spring green-up, or during a site-specific period of winter as defined for each Data Analysis Unit.

[2] Elk Severe Winter Range is that part of the range where 90 percent of the individuals are located when the annual snowpack is at its maximum and/or temperatures are at a minimum in the two worst winters out of ten. The winter of 1983-84 is a good example of a severe winter in Eagle County.

[3] Elk Winter Concentration Area is that part of the winter range of elk where densities are at least 200% greater than the surrounding winter range density during the average five winters out of ten from the first heavy snowfall to spring green-up, or during a site-specific period of winter as defined for each Data Analysis Unit.

[4] Elk Highway Crossings are those areas where elk movements traditionally cross roads, presenting potential conflicts between elk and motorists.

[5] Black Bear Human Conflict Area is that portion of the overall range where two or more confirmed black bear complaints per season were received which resulted in CPW investigation, damage to persons or property, and/or the removal of the problem bear(s).

[6] Black Bear Summer Concentration Area is that portion of the overall range where activity is greater than the surrounding overall range during that period from June 15 to August 15.

[7] Moose Concentration Area refers to a specific part of moose range where population densities are 200% higher than surrounding areas during a particular season.

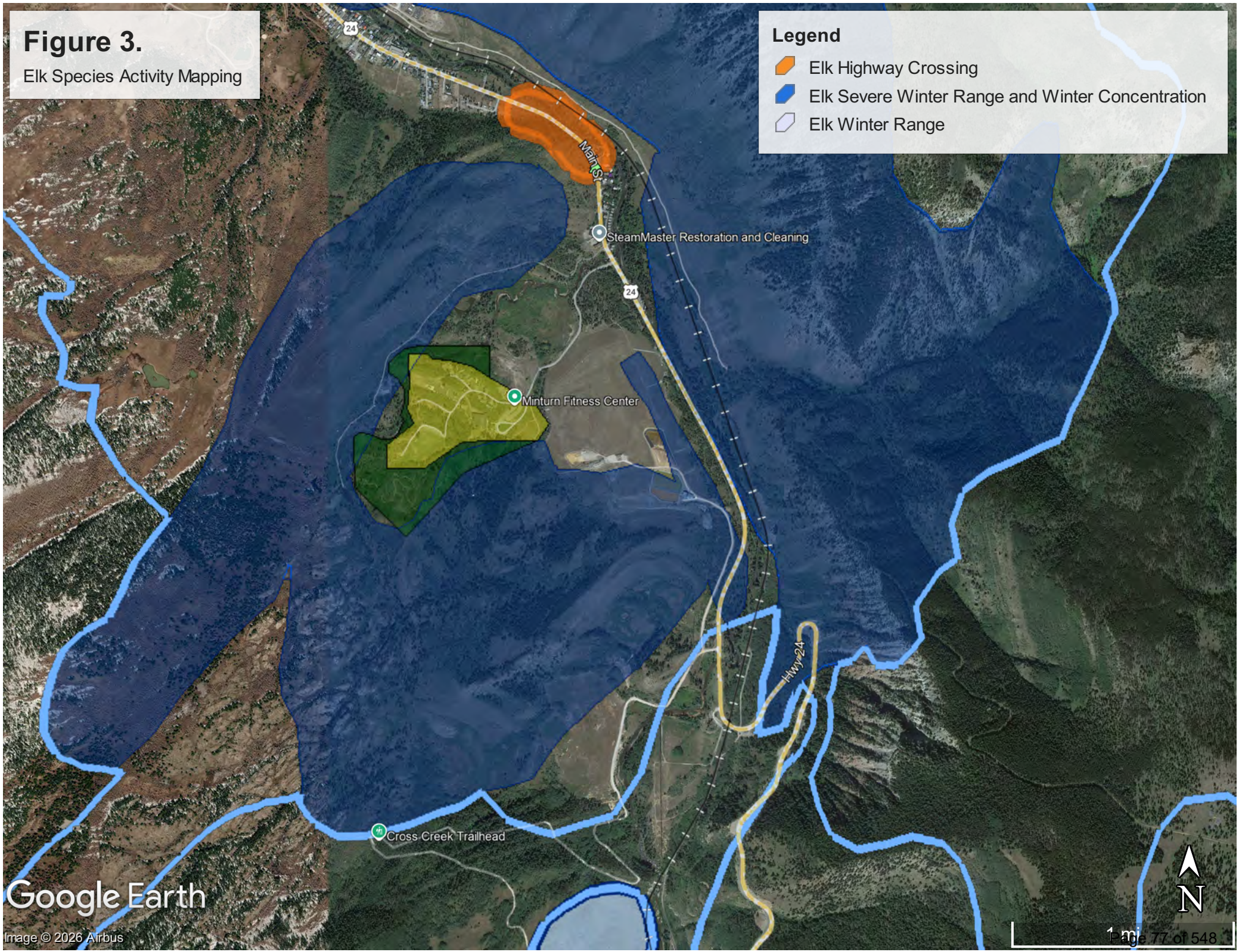
Figure 3.
Elk Species Activity Mapping
Legend
Elk Highway Crossing
Elk Severe Winter Range and Winter Concentration
Elk Winter Range
Main St
SteamMaster Restoration and Cleaning
24
Minturn Fitness Center
Hwy 24
Cross Creek Trailhead
Google Earth
Image © 2026 Airbus
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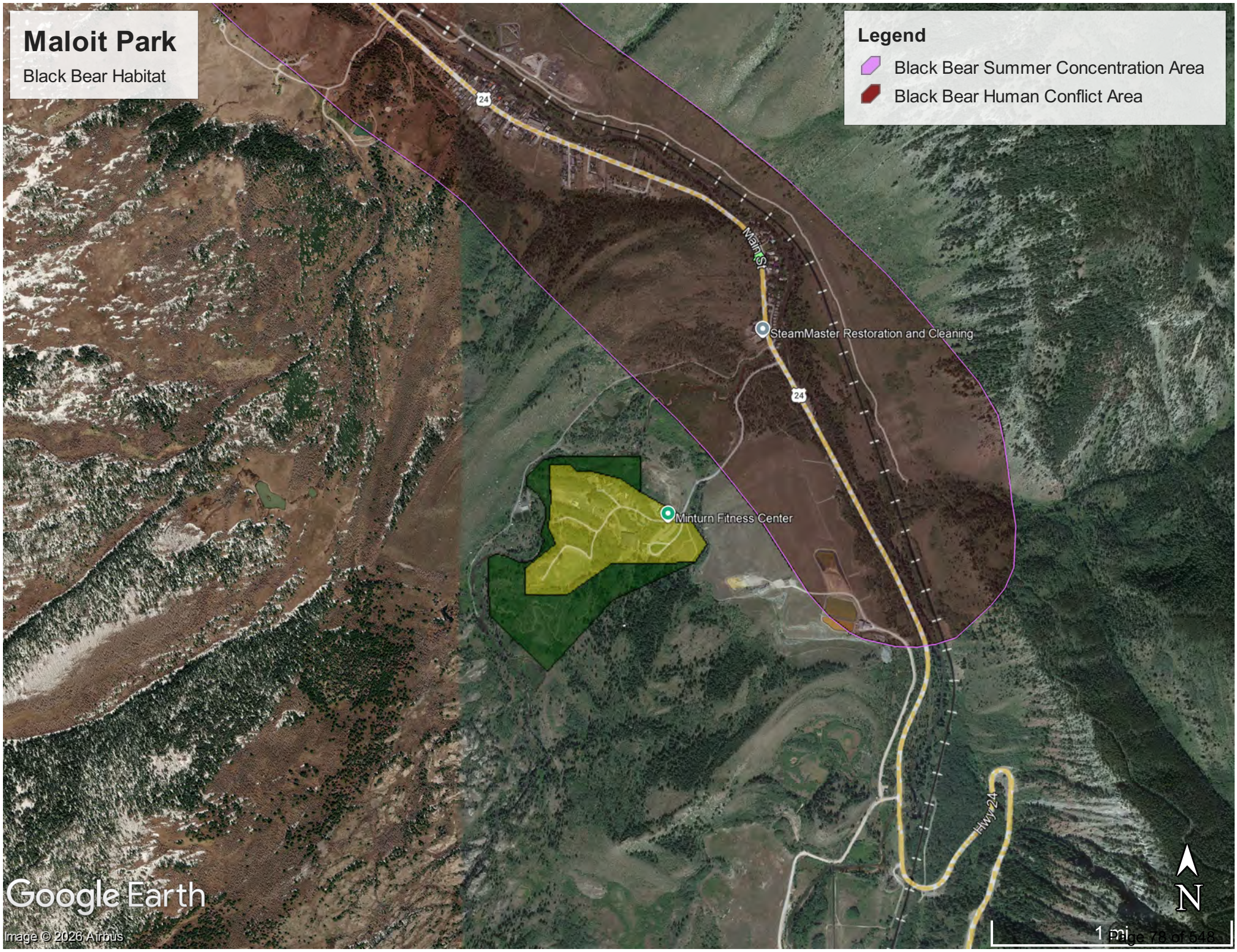
Maloit Park
Black Bear Habitat
Legend
Black Bear Summer Concentration Area
Black Bear Human Conflict Area
24
Main St
SteamMaster Restoration and Cleaning
24
Minturn Fitness Center
Hwy 24
Google Earth
Image © 2026 Airbus
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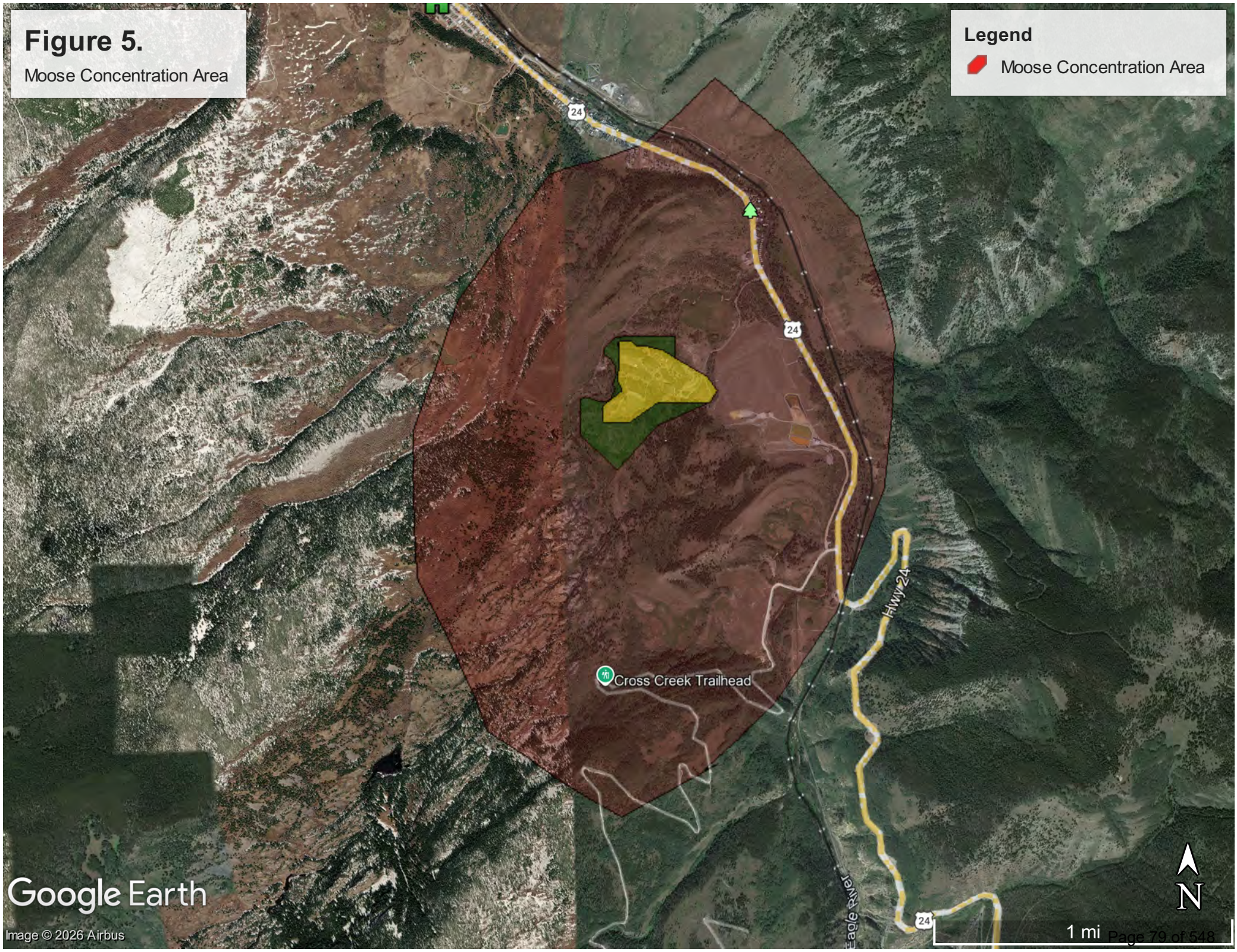
Figure 5.
Moose Concentration Area
Legend
Moose Concentration Area
24
24
Cross Creek Trailhead
Hwy 24
Eagle River
24
Google Earth
Image © 2026 Airbus
N
1 mi

4. DEVELOPMENT ISSUES

Adverse impacts to wildlife that are traditionally associated with residential developments in wildlife habitat include the following:

- Habitat loss through removal of vegetation.
- Habitat fragmentation.
- Barriers to movement.
- Habitat loss through avoidance of the zone of disturbance associated with human activity.
- Disturbance or mortality from the actions of pets.

Development of Maloit Park will not contribute cumulatively to the first 3 direct wildlife habitat impacts, i.e. removal of vegetation, fragmentation, or barriers to movement. The subdivision will be established in an area of existing residential disturbance and will not contribute significantly to these types of cumulative impacts. Rather, indirect impacts of the development are likely to occur due to the increased density of human occupation and resultant increase in human and pet activity in and around the subdivision.

Therefore, the most significant impacts of the proposed development on wildlife include the following:

1) Increased human presence in and adjacent to elk winter, severe winter, and winter concentration ranges.
2) Increased potential for black bear/human conflicts in an area adjacent to a summer concentration area and an area already known for bear/human conflicts.
3) Increased potential for moose/human conflicts within and adjacent to Maloit Park.
4) Game damage conflicts between homeowners and wild ungulates.

These issues have in large part driven the avoidance, minimization, and mitigation measures presented in this Mitigation Plan.

4.1 ELK

4.1.1 Elk Winter, Severe Winter, and Winter Concentration Range

Elk use of the landscape in and surrounding Maloit Park during the winter is a function of winter habitat conditions, especially snow depth. Elk most commonly winter on south and west facing slopes from the lower reaches above the Eagle River Valley and up into the south facing slopes of the Cross Creek drainage on NFS lands. These sites here in the Cross Creek area and elsewhere on similarly situated sites throughout the Rockies provide important secure winter cover and forage opportunities enabling elk to survive the harsh Rocky Mountain winters. Human recreation in such areas is detrimental to survival in the long term.

4.1.2 Human Recreation Conflicts

Winter recreation in elk winter and severe winter range represents potentially serious impacts to elk since the impact occurs when animals are in a weakened condition, food supplies are low, and the ability to conserve energy is critical to an animal's survival. Currently, extensive winter recreation activities (cross country skiing, snowshoeing, dog walking, trail running, etc.) is ongoing in the Recreation/Open Space parcel and in the Mixed Use Area. This use is current and ongoing and will continue in the Recreation/Open Space parcel with or without the proposed development.

The unregulated development of social trails has occurred historically, as social trails exist on NFS Land that already connect Maloit Park with existing trails within the Cross Creek corridor (Tom Braun, pers. comm.). Recreational activities beyond the limits of the Rec/Open Space parcel on the adjacent NFS land has decreased elk fecundity, natality, and/or winter survival. The use of these social trails on NFS lands by an increased human population in Maloit Park has the potential to further impact the local elk population during the winter.

4.2 Moose/Human Conflicts

Cow moose can become highly aggressive during calving season (late spring to mid-summer) when they are protecting their young. This behavior is a primary cause of moose-human conflicts, especially when people or dogs inadvertently approach hidden calves. According to Colorado Parks and Wildlife[8], most moose conflicts involve dogs, as moose perceive them as predators. Off-leash dogs can surprise cows and calves, prompting the cow to chase the dog, which often leads to the moose confronting nearby humans. Additionally, moose can get hung up in fencing, tangled in landscape guy lines, and destroy landscape plantings that are palatable.

4.3 Black Bear/Human Conflicts

Most conflicts between bears and people are linked to careless handling of food and/or garbage. Landscape plantings such as apple, crabapple, plum, and other fruit-bearing trees can also attract bears. Black bears are opportunistic, and they will eat almost anything, including human food, garbage, bird food, and pet food when available. Once a bear has found the easily accessible, consistent food source that human settlements can offer, it may overcome its natural wariness of people and visit regularly, increasing the chance of a human/bear encounter.

4.4 Game Damage Conflicts

Elk, deer, bears, and moose can cause damage by browsing on trees, shrubs, and other ornamental plantings. Because Colorado statutes require compensation to landowners for agricultural property damage by big game animals, CPW personnel spend considerable time and effort preventing, investigating, and evaluating a variety of damage problems each year.

Numerous preventative measures are available to minimize this conflict, including steps that can be taken before the damage occurs, such as providing a list to landowners of landscape plant alternatives. In addition, habitat enhancement efforts can entice elk and deer away from ornamental plantings.

5. WILDLIFE MITIGATION OBJECTIVES

The goal of this Wildlife Mitigation Plan (WMP) is to avoid, minimize, and/or mitigate the impact of the development on all wildlife species using the property. Specific objectives include:

1) Mitigate impacts to elk on adjacent NFS land during the crucial winter period.

2) Minimize moose and bear/human conflicts.

[8] cpw.state.co.us/news/06022025/colorado-parks-and-wildlife-warns-potentially-aggressive-cow-moose-following-three

Avoidance, minimization, and mitigation measures will be memorialized in the Maloit Park Master Declaration of Covenants, Conditions, and Restrictions, or some other suitable recorded document. These measures are presented in the following section.

6. WILDLIFE IMPACT AVOIDANCE, MINIMIZATION, & MITIGATION PLAN

Recognizing that one of the attributes of Maloit Park is the wildlife that inhabits the surrounding NFS lands, the development of the property has been designed to avoid impacts to wildlife habitat and to minimize disturbances to wildlife to the extent practicable. The terms and provisions of this Wildlife Mitigation Plan are presented in the following sections. This plan shall be codified in the Covenants, Conditions, and Restrictions adopted by the Subdivision. Enforcement of the measures described herein is presented in Section 7, Amendment and Enforcement.

6.1 Wildlife Impact Avoidance Measures

6.1.1 Clustered Development

The Conceptual Development Plan and Preliminary Subdivision are designed to avoid direct impacts to 40% of the Mixed Use parcel, and clusters the development directly adjacent to the currently developed area, adding just 5.6 acres to the existing development footprint. The remaining open space within the residential area will be owned and managed by the Homeowners Association (HOA) that will be established for the project. The School District will maintain control over the remainder of the Rec/Open Space parcel. Any fencing installed in open space areas, will be designed to adhere to guidelines within CPW's "Fencing with Wildlife in Mind" document.

6.1.2 Seasonal Closures

ECSD agrees to participate in discussions regarding any CPW or Forest Service efforts to implement seasonal closures of NFS Lands south of Maloit Park. ECSD will provide a letter to the Forest Service stating that if or when the Forest Service considers seasonal trail closures surrounding Maloit Park, ECSD will participate in any process the Forest Service or CPW may initiate and will provide assistance in their implementation of such closures.

6.1.3 Restrictions on New Formal Trail Development

To protect the security of elk winter, severe winter, and winter concentration range on adjacent NFS lands, the Eagle County School District, in its position as the owner of the Recreation/Open Space parcel, agrees to not construct nor allow others to construct any new trails on Eagle County School District land that connect directly to trails on USFS land. This includes existing social trails or future planned NFS System Trails.

6.2 WILDLIFE IMPACT MINIMIZATION MEASURES

6.2.1 Construction Timing

ECSD will commit to initiating major construction or maintenance activities only during the spring, summer, and fall. Major exterior construction projects will not be initiated from November 15 through April 15. This includes, but is not limited to, use of heavy equipment, earth moving operations, road construction or maintenance etc. If a project is initiated prior to this time period, it may continue throughout the winter or until completed. This is to avoid creating stress to animals occupying the adjacent winter range. If the disturbance is ongoing once winter range occupation begins, the animals will be expected to either habituate to the disturbance or avoid the vicinity entirely for the duration of the disturbance

6.2.2 Garbage, Trash, Compost, Containers

No garbage, compost, or debris of any kind shall be kept, stored, maintained, or allowed to accumulate or remain on any Lot or on HOA Property except temporarily within an enclosed bear-proof structure. Centralized, trash containers in bear-proof enclosures will be installed for all multi-family and townhome style developments at Maloit Park. Residents of these structures shall not place garbage out at the curb on collection day; rather, they will deposit their waste in the central bear-proof container.

Single-family and duplex homes can have curbside garbage pickup, because the area within the proposed development does not have sufficient room for such centralized trash containers. Any garbage container must be bear-proof and may be placed next to the street not earlier than 6:00 a.m. on the designated morning of garbage collection and must be returned to its enclosed structure that same day. Notwithstanding the foregoing, trash or garbage shall not be kept outdoors unless it is within a locked, roofed, bear-proof enclosure. Compost piles must also be contained within bear-proof enclosures

6.2.3 Pet Control Restrictions

Uncontrolled pets are a significant source of wildlife disturbance and mortality in human-occupied wildlife habitats. Dogs have the ability to harass and kill wildlife, including big game, and domestic cats are a significant source of mortality for songbirds. The potential negative impacts from this type of disturbance (particularly from dogs) increase in severity when in or adjacent to winter range and calving areas. It is during winter and calving season that elk are most vulnerable to harassment. Thus, dogs and cats at Maloit Park shall be controlled by their owners and shall not be allowed to roam free.

a) In order for a dog to be permitted on a Lot, the dog must either be kept indoors at all times or in a fenced yard, invisible fence, or dog run. Dogs may never be kept outdoors during the night unless such fenced enclosure is safe from predators. A permitted dog must be fenced or restrained at all times upon the Owner's or Occupant's Lot, and shall not be permitted outside such Lot, except when on a leash or undergoing obedience training under the direct control of the pet's owner or the owner's representative.

b) Pet food shall not be kept outdoors overnight. Bird feeders, including hummingbird feeders, shall not be kept outdoors overnight except during bear hibernation season.

c) With the exception of bird feeders as provided herein, the feeding, baiting, salting, or other means of attracting wildlife to Lots or development facilities is prohibited.

6.2.4 Wildlife Damage

The Declarant, for itself and its successors and assigns, including but not limited to all Owners and Occupants and the HOA, hereby waives and releases all claims against CPW with regard to wildlife damage.

6.2.5 Riparian Shrub Preservation

Removal of willows and riparian shrub communities to increase human access to waterways will be prohibited. Riparian shrubs shall be preserved during development of the subdivision, except if such shrubs exist in a homesite or road footprint. Riparian shrub destruction contributes to bank recession, erosion, turbidity, and sedimentation in the waterway, thus negatively impacting fishery and aquatic resources. The HOA shall ensure compliance with this measure; homeowners or tenants that remove vegetation in the riparian corridor shall be fined and shall reimburse the HOA for any restoration measures necessary to reclaim destroyed shrublands.

6.2.6 Weed Control

The Owner or Occupant of each Lot shall be responsible for maintaining healthy vegetation free of infestations of noxious weeds. The Association may inspect Lots periodically and will notify the Owner and/or Occupant of any Lot with a noxious weed infestation that corrective actions must be taken. If the Owner or Occupant does not correct the weed infestation within 10 days, the Association may contract for the corrective work to be performed by a third party. Any such third party shall have access to the Lot to perform such work, and the Owner and Occupant shall hold such third party harmless from any liability associated with such access and corrective work. All such work shall be at the expense of the Owner of the Lot on which such work is performed, and the Association shall have a lien on such Lot for such expenses. The application of herbicides on any lot or development side that abuts the Cross Creek Corridor will be prohibited. An exception to this requirement would be in the case of List A or List B noxious weeds, which are required by State statute to be eradicated, suppressed, or contained. In the event that noxious weed control is required, only herbicides suitable for application in riparian areas shall be used along the Cross Creek corridor.

6.2.7 Residential Landscaped Areas

The use of native vegetation that is less palatable to deer and elk is encouraged within all residential landscaped areas. Landscaping shall not include fruit-bearing trees or shrubs.

6.2.8 Outdoor Cooking Appliances

Outdoor cooking appliances should be cleaned and stored in a protected area.

6.2.9 Lighting

All exterior light fixtures shall be “dark sky” compliant to help reduce night-sky light pollution, which inhibits nocturnal wildlife behavior. Lighting on the back side of homes shall be limited to the minimum lighting necessary to comply with local building codes, no landscape lighting, architectural lighting, etc shall be permitted.

6.2.10 Resident Education

Residents will be provided at closing (in the event of a purchase) or lease execution (if renting), documentation of the risks inherent in living with wildlife. Specifically, conflicts are likely to occur between residents and elk, moose, mountain lions, and black bears. Residents shall be furnished copies of

CPW documents/web pages relating to living in proximity to and avoiding conflicts with these wild animals, including but not limited to the following CPW educational materials:

- Living with Wildlife
- Living with Moose
- Living with Bears
- Living with Mountain Lions

Furthermore, the information provided at closing shall contain educational materials regarding the susceptibility of elk to disturbance during the winter and the importance of not disturbing them during that critical time period.

6.2.11 Garage Doors

Garage doors should remain closed when residents are not outside and in the immediate vicinity to prevent bears from entering and obtaining stored food rewards, such as freezer food, pet food, and trash.

6.2.12 Developers other than ECSD

Any residential development at Maloit Park that is implemented by others, and is not workforce/deed restricted housing, shall be subject to a 0.2% Real Estate Transfer Assessment Fee. Funds from the fee shall be used for habitat improvement projects implemented by CPW in the Maloit Park vicinity.

7. AMENDMENT AND ENFORCEMENT

It is understood that this WMP will be recorded as part of the Maloit Park Master Declaration of Covenants, Conditions, and Restrictions (or other suitable recorded document). Furthermore, this WMP shall not be amended without the written consent of the local CPW District Wildlife Manager and Eagle County Board of County Commissioners. No amendment shall require the approval of any owner except the Declarant. No Owner shall be deemed to be a third-party beneficiary of this WMP, nor shall this WMP be enforceable by any Owner, except the Declarant. If any conflict occurs between the Association Documents and this WMP, the more restrictive provision shall take precedent.

This entire WMP shall be enforced by the HOA, ECSD, or the Town of Minturn. The HOA shall have the right and authority: i) to determine in its sole discretion that dogs, cats, and other household pets are in violation of this WMP; (ii) that individual landowners or tenants are in violation of this WMP, and iii) to take such action or actions as it deems reasonably necessary to remedy the violation, including without limitation the levying of fines and/or reimbursement assessments. A progressive fine structure shall be implemented for violations of the requirements set forth herein, including pet control restrictions. First offense shall be a verbal warning, second offense is $100 fine, all future offenses subject to $250 fine. Fines shall be payable to the HOA. Funds that accrue due to violations of the WMP shall be deposited in the same fund for wildlife mitigation projects. This fine structure applies to all elements of the WMP beyond just the pet restrictions.

8. ENDORSEMENT

By its execution of this document, CPW hereby agrees that the wildlife impacts associated with the development of the Maloit Park would be minimized were this plan to be implemented.

9. ASSIGNMENT

The Applicant/Declarant may, from time to time, assign its rights and obligations under this WMP by an express assignment set forth in a recordable instrument to be recorded in the Eagle County records to any person or entity acquiring an interest in the Maloit Park property. Such an assignment will be deemed to have automatically occurred with any assignment of the Declarant's status under the Master Declaration of Covenants, Conditions and Restrictions for Maloit Park. CPW and Eagle County will be copied on any such assignments. From and after the date of such assignment, the assignee(s) shall succeed to all obligations arising prior to and after the date of this WMP. Any assignee(s) under this WMP may thereafter assign their rights and obligations under this WMP to other such assignee(s), subject to the terms and provisions herein by an express assignment set forth in an instrument in recordable form and recorded in the Eagle County records.

10. SIGNATURE PAGE

For Maloit Park:

_____

Bryson Beaver, Chief Operating Officer, Eagle County School District

Accepted and agreed to this _____ day of _____, 2026.

For Colorado Parks and Wildlife:

_____

Matt Yamashita, Area Wildlife Manager

Accepted and agreed to this _____ day of _____, 2026.

Minturn Planning Department
Minturn Town Center
301 Boulder Street
Minturn, Colorado 81645

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

Town of Minturn Planning Commission
Public Hearing

Eagle County School District Workforce Housing Project
Maloit Park Preliminary Plat for Subdivision

Hearing Date:	January 14, 2026 (Tabled from December 10, 2025)
File Name/Process:	ECSD Maloit Park Preliminary Plat for Subdivision
Owner/Applicant:	Eagle County School District
Representative:	Tom Braun, Braun & Associates, Inc.
Legal Description:	Maloit Park Tract A
Existing Zoning:	Maloit Park Character Area – Mixed Use Zone District
Proposed Zoning:	No Change
Staff:	Scot Hunn, Planning Director Madison Harris, Planner II Michael Sawyer, Town Attorney Jeffery Spanel, Town Engineer
Staff Recommendation:	**Approval with Conditions**

I. Executive Summary:

The following report has been prepared for the benefit of the Minturn Planning Commission, the Applicant, and the general public as the Town of Minturn commences its public review of the **Eagle County School District Maloit Park Preliminary Plat for Subdivision**.

Summary of Request:

The Applicant requests Planning Commission review of the Eagle County School District's proposed subdivision of its property located at Maloit Park within the Town of Minturn.

The Preliminary Plat for Subdivision application proposes to:

- Subdivide a 19.1-acre tract of land located within the Maloit Park Character Area Mixed-Use Zone District.
- Create eight (8) distinct parcels ("planning parcels") along with five (5) open space tracts to allow for the phased development of public infrastructure to serve up to 137 dwelling units of varying types and sizes, along with the creation of park areas and trails.
- Allow for density to be transferred between planning parcels 2, 3, 6, 7, and 8 based on market conditions and need, so long as overall project density does not exceed 137 dwelling units.
- Create dedicated easements for access and utilities.

According to the application narrative provided by Braun & Associates, Inc., the following summarizes the project:

> *"The proposed subdivision is located on approximately 19.1 acres of Tract A, a 46.9-acre parcel that was created by the 2011 Maloit Park Exemption Plat. The subdivision accommodates lots and tracts that will allow for a total of 137 housing units. This level of development was established in the 2011 Annexation Agreement that gave ECSD the right to develop 120 housing units in addition to the 17 units existing at that time. A combination of duplex lots and parcels for townhomes and multi-family development are proposed. The project is within the Maloit Park Character Area and is zoned Mixed Use."*

Background:

The application narrative provided by Braun & Associates, Inc. summarizes the history of the School District's ownership, use, and planning efforts in the Maloit Park area, dating back to the early 1960's.

As early as 1996, the School District initiated site specific planning and evaluation of the Maloit Park site – specifically for school facilities and the development of workforce housing. In 2001, the School District undertook a master planning project for the Maloit Park parcels.

In 2011, the District annexed the Maloit Park properties into the Town; created several tracts of land using the Exemption Plat process; zoned those parcels (under the Maloit Park Character Area); and executed an annexation agreement which, among other things, assigned density and water taps (Single-Family Equivalents, or SFE's) to the parcels.

Then in 2019 the School District solicited proposals from developers to construct housing in Maloit Park. While that effort did not move forward or lead to actual development, it led the School District to conduct a district wide housing master plan in 2020. This planning effort, again, identified the Maloit Park Character Area parcel as one of several locations the School District intended to develop workforce housing within the larger Eagle River Valley.

Preliminary Plat Application and Review Timeline:

The ECSD Maloit Park Preliminary Plat for Subdivision proposal has been in the Town's review process since late 2023. The following is a general background and timeline of previous plan reviews before the Town related to the Minturn North Planned Unit Development proposal:

- November 2023 – The Applicant applied for a Preliminary Plat for Subdivision review.
- August 2024 – Following months of internal staff review and working with the Applicant to update the initial application, the application was deemed complete and ready for referral to public agencies (commencing the official "public" review process).
- September 2024 – The application was sent to public agencies for review.
- October 2024-October 2025 - The Applicant received two separate, subsequent rounds of comments from public agencies leading the Applicant to resubmit updated Preliminary Plat and accompanying plans and supporting documents for additional referral review by Town staff, consultants, and outside agencies.

- November 2025 – The application was deemed sufficient for review by the Planning Commission and the Applicant resubmitted final versions of Preliminary Plat and accompanying plans and supporting documents addressing a majority of previous review comments.

- December 2025 – The first public hearing was scheduled for Planning Commission Review (File was opened during the December 10, 2025, Planning Commission hearing, but continued to January 14, 2026).

Process Overview:

The Preliminary Plat for Subdivision review before the Town of Minturn Planning Commission and Town Council is the first of a two-stage public review and approval process necessary for a major subdivision. Major subdivisions are generally defined as subdivisions creating more than six (6) lots. Major subdivisions are typically associated with the need to develop public infrastructure such as roads, water & sanitary sewer lines, and other improvements necessary to serve development.

The following outlines the steps involved in the Town of Minturn PUD approval process:

1. ***NOW* - Preliminary Plat for Subdivision.**
2. Final Plat for Subdivision and Subdivision Improvements Agreement (SIA).

The Preliminary Plat for Subdivision application and review process is detailed in nature and is intended to demonstrate the feasibility of the project from a technical engineering/design and regulatory (zoning) standpoint. The numerous plans, reports, legal documents and other graphic materials required by the Town of Minturn Municipal Code (MMC) and attached with this staff report are intended to give staff, decision makers, partner referral agencies, and the general public detailed information and understanding of:

- How the proposal conforms with the Town's subdivision plat and engineering standards for public improvements.
- How the proposal aligns with the Town's Strategic and Community Plan goals, policies, and priorities.
- What areas of non-compliance, if any, there are with regard to Town requirements and what potential solutions or mitigation might look like.
- What issues may need to be addressed as conditions of Preliminary Plat approval prior to any Final Plat application being filed with the Town.

All public hearings will be advertised and the general public is encouraged to participate in the public review process by reviewing the Minturn North Preliminary Plan for PUD application and associated materials at the Town's website (https://www.minturn.org/planning-zoning/pages/active-planning-applications), by submitting any written comments to the Town by emailing (planner1@minturn.org), or by attending the public hearings and giving public comment.

Staff Observations and Findings:

Town staff finds that the Eagle County School District Maloit Park Preliminary Plat for Subdivision application is generally compliant with the purposes and intents of the Town of Minturn Subdivision Regulations (Chapter 17, Article 5 of the Minturn Municipal Code), the 2011 Annexation Agreement for the Maloit Park Character Area, as well as several guiding policies and strategies outlined in the 2019 Minturn Housing Action Plan and the 2023 Minturn Community Plan.

Importantly, staff believes that the School District's proposal aligns with the overall mission stated in the Town of Minturn 2025-2027 Strategic Plan:

> *"Manage Minturn's growth, including water infrastructure and affordable housing for locals while remaining environmentally & fiscally sustainable."*

Staff further suggest that this Preliminary Plat for Subdivision application has been thoroughly reviewed by numerous staff members, consultants, and public agencies over the course of two years, with the applicant working with the Town to make changes and to provide additional details and studies along the way to address concerns and to resolve most outstanding issues.

There remain outstanding issues or topics of interest that must be discussed during the public review of the Preliminary Plat. While some items are of a technical nature, other issues are more substantive and are expected to be resolved following Preliminary Plat review and during any Final Plat for Subdivision application.

Outstanding issues and discussion topics are outlined in Section VII (starting on pg. 27 of this report) and related conditions of approval found at the end of this document under Section IX (starting on pg. 30 of this report).

Recommendation

Based on overall findings of conformance with the applicable standards and approval criteria of the Minturn Municipal Code (MMC), as well as with the Town's adopted master plans and Action Plans such as the 2019 Minturn Housing Action Plan and the 2023 Minturn Community Plan, staff are recommending:

Approval of the Preliminary Plat for Subdivision, with conditions.

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Report Organization

The remainder of this report briefly summarizes and addresses:

Section II: Project Description
Section III: Summary of Process and Code Requirements
Section IV: Zoning Analysis
Section V: Community Plan Conformance
Section VI: Referral Agency Review
Section VII: Outstanding Issues & Discussion Topics
Section VIII: Staff Analysis and Findings for Preliminary Plat Criteria
Section IX: Staff Recommendations, Suggested Conditions, and Motions

This report contains "Staff Response" or "Staff Comment" sections throughout the document responding to review criteria and recommending specific aspects of the project that the Applicant will be required or, in certain instances, *encouraged* to address prior to, or concurrent with, any Final Plat application (the next stage of review).

Any specific recommendations and requirements stated throughout this report correlate to suggested "conditions of approval" found at the end of this document under Section IX (starting on pg. 31 of this report).

II. Project Description:

Property Location and Project Overview

According to the Preliminary Plat for Subdivision application, the project is envisioned as a strictly residential neighborhood with lots, streets, sidewalks, and various open spaces designed to accommodate up to 137 dwelling units geared toward workforce housing.

The School District property is accessed by Maloit Park Road and is bordered by US Forest Service lands, Cross Creek, and the Town of Minturn water treatment plant.

North	ECSD Tract C Open Space / Cross Creek Drainage
South	ECSD Tract C Open Space / Cross Creek Drainage
East	ECSD Tract A (SSCV Campus) / Minturn Fitness Center
West	ECSD Tract C Open Space / Cross Creek Drainage

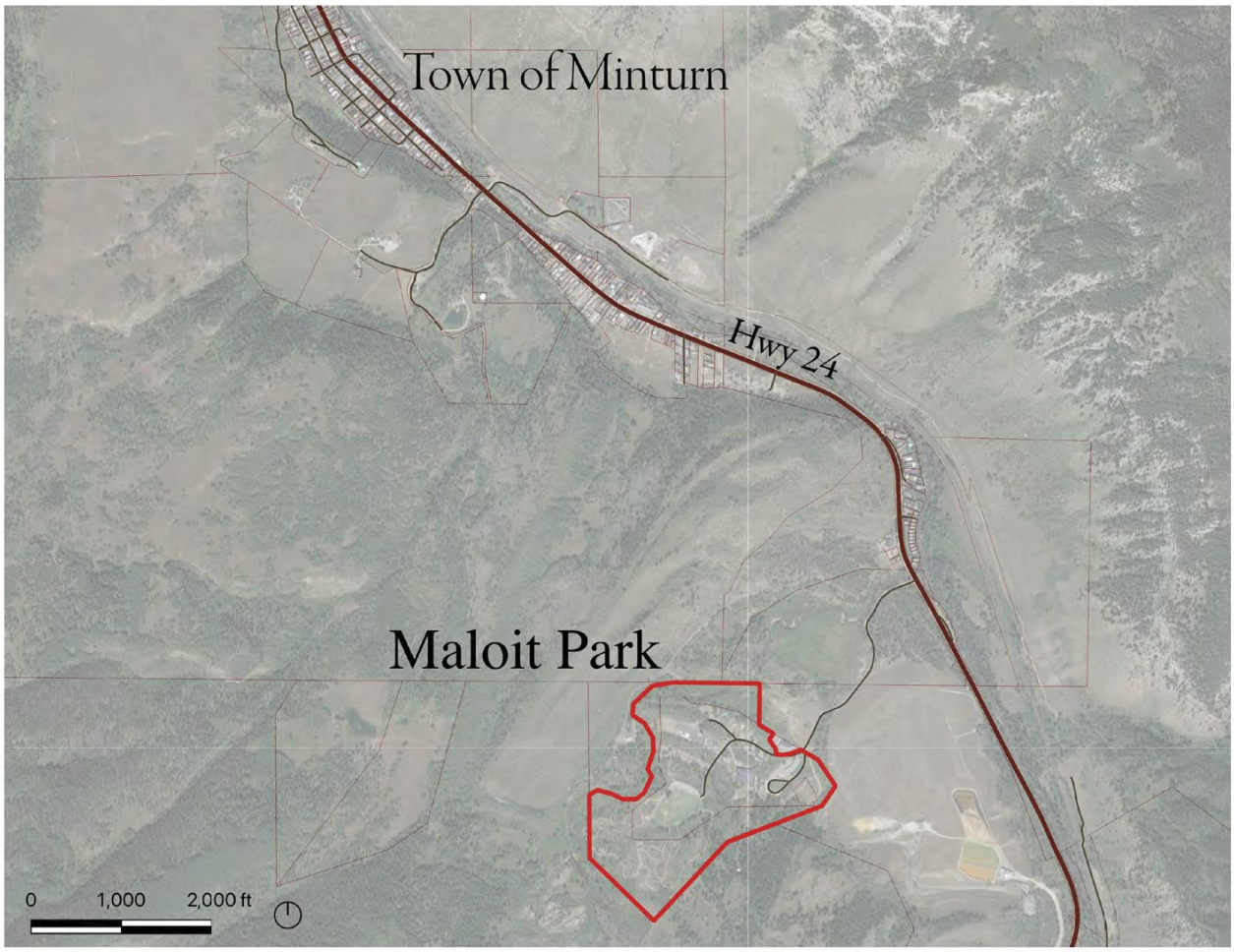


Figure 1: Maloit Park Vicinity Map by Applicant

The Preliminary Plat application includes conceptual site plans showing how the development of the 19.1 acres will occur in two phases and over several different planning areas (A-G).

Figure 2: Conceptual Site Plan by Applicant

In total, 137 units are proposed, consisting of duplex, townhome, and multi-family (condominium) buildings. The unit count is derived from the replacement of 17 existing units, plus 120 new units.

The Preliminary Plat establishes thirteen duplex (13) lots within Planning Parcel 4, while also creating additional tracts of land (Parcels 2, 3, 6, 7, and 8) for additional "cluster duplex" units, townhomes, and multi-family buildings. The Preliminary Plat also creates Open Space Tracts 1-5.

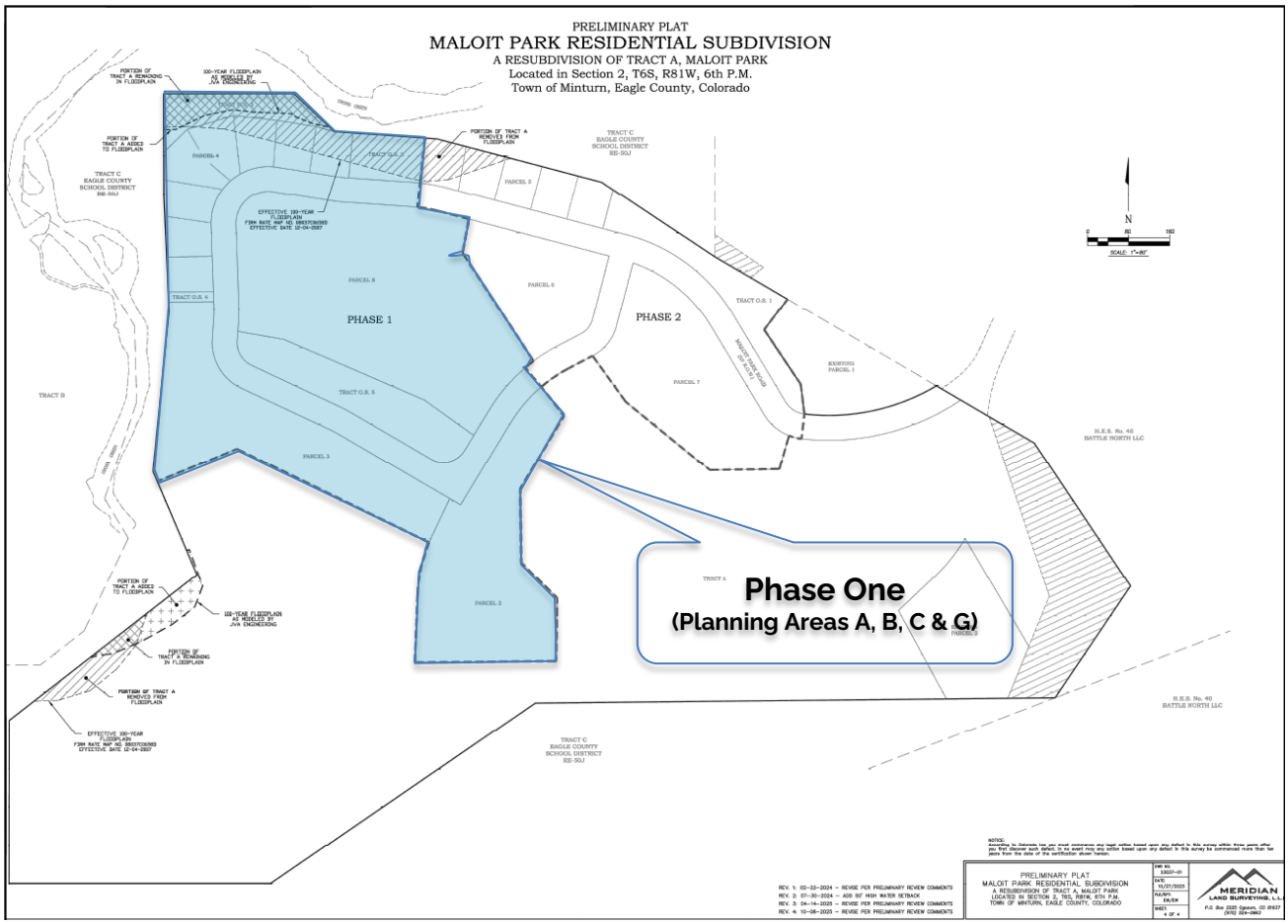


Figure 3: Maloit Park Residential Subdivision Phasing Plan Sheet

The **first phase** of development will result in the development of **97 duplex, townhome, and multi-family residential units** on Planning Parcels 2, 3, 4, and 8 (Planning Areas A, B, C & G). The smallest duplex lot in this first phase of development is just under 6,500 square feet; the minimum lot size in the Maloit Park Character Area Mixed-Use Zone District is 5,000 square feet.

Additionally, the subdivision plat and associated site plan for development shows significant areas of open space within and around the proposed residential neighborhood. These open space areas will also play a critical part of the project's stormwater and drainage plan, while providing naturalized and/or preserved buffers along Cross Creek, as well as snow storage capacity along local streets.

Use	Max # of Units
Duplex Units	38 Units
Townhouse Units	51 Units
Multi-Family Units	48 Units
Total:	**137 Units**

III. Summary of Process and Code Requirements:

Major Subdivision Approval Process:

As noted above, the Applicant is requesting review of a Preliminary Plat for Subdivision pursuant to Chapter 17, Article 5 – *Preliminary Plat for Subdivision*.

Preliminary Plat Review Purpose and Criteria:

The Preliminary Plat for Subdivision review is the first step in the review of the proposed major subdivision (i.e. any subdivision involving the creation of six or more lots).

The Minturn Municipal Code, Section 17-1-40 – *Purpose*, provides the following statement regarding the purpose and intent of the Town's subdivision regulations and subdivision review processes:

> *"These subdivision regulations are intended and designed to protect the health, safety and welfare of the citizens of the Town by providing for orderly, controlled development; by requiring disclosure to purchasers of unknown risks; and by establishing minimum standards for the design of land subdivision projects to ensure that all public and private facilities, including streets and other forms of access, drainage, water supply and sanitation improvements necessary to support human occupation on the land, are provided while also protecting the land form, streams and vegetation from the effects of excessive earthwork and deforestation resulting in extensive erosion and other forms of environmental deterioration. To assure attainment of the objectives, it is necessary that each subdivision be planned in an efficient and economical manner."*

Additionally, the following sections of the MMC set forth the general procedures for review and approval of a preliminary subdivision plat:

Section 17-5-20 - Staff review.

"The Planning Director shall distribute copies of the preliminary subdivision plat to Town staff and other agencies as he or she deems appropriate and as provided in Section 16-21-180 of this Code. They shall review the plat with site visits as needed to determine whether the proposal conforms with the Town's regulations, goals, policies and plans in their areas of responsibility. They shall submit their comments to the Project Planner at least ten (10) business days before the appropriate Planning Commission meeting. The Project Planner shall compile their comments and prepare for the Planning Commission a summary of the issues which it should consider in reviewing the proposal."

Section 17-5-30 - Site review.

"Before the Planning Commission hearing on a preliminary subdivision plat, the proposal shall be reviewed on site by at least three (3) members of the Planning Commission. They may make written recommendations to the full Planning Commission at its regular meeting regarding compliance of the proposal with the Town's regulations, goals, policies and plans."

Section 17-5-40 - Planning Commission review.

"(a) The Planning Department shall distribute copies of the preliminary subdivision plat, along with the summary of issues and comments, to the Planning Commission members. A copy of the summary of issues and comments shall also be furnished to the applicant.

(b) The Planning Commission shall review the proposal at a regular meeting at which it shall hold a public hearing on the proposal. Public notice shall be given, with at least ten (10) days' advance notice. The applicant or a representative shall be present at the meeting to represent the proposal."

"The Planning Commission shall take one (1) of the following actions:

(1) Recommend to the Town Council that the preliminary subdivision plat be approved, subject to such conditions as the Planning Commission finds necessary to ensure that the proposed subdivision complies with the Town's regulations, goals, policies and plans;

(2) Continue the hearing to the next regular Planning Commission meeting with the requirement that the applicant submit changes or additional information which it finds necessary to determine whether the proposal complies with the Town's regulations, goals, policies and plans; or

(3) Recommend denial of the preliminary subdivision plat, stating the specific reasons for denial."

Staff Response:
The Eagle County School District Maloit Park Preliminary Plat for Subdivision application has been reviewed by Town staff, the Town's consultant team (engineering, legal, environmental, water rights/resources, financial), and outside agencies such as the Eagle River Fire Protection District, Colorado Department of Transportation (CDOT), Colorado Parks and Wildlife (CPW), and the Eagle River Water and Sanitation District over the course of two years. This review involved internal reviews to ensure that the Town received necessary reports and plans prior to sending the application to external agencies for review; it also involved multiple rounds of comment and response between the Town, public review agencies, and the Applicant.

During the lengthy review process, the proposal was evaluated against the technical requirements of the Town's subdivision and engineering regulations and guidelines, as well as the goals and objectives of the 2023 Town of Minturn Community Plan.

This report is accompanied by comments from consultants and public referral agencies, along with written responses from the Applicant's representative – Braun Associates, Inc. – addressing comments and recommendations.

IV. Zoning Analysis:

Existing Zoning:
The Eagle County School District Maloit Park Preliminary Plat for Subdivision property is located within the "Maloit Park Character Area Mixed-Use Zone District."

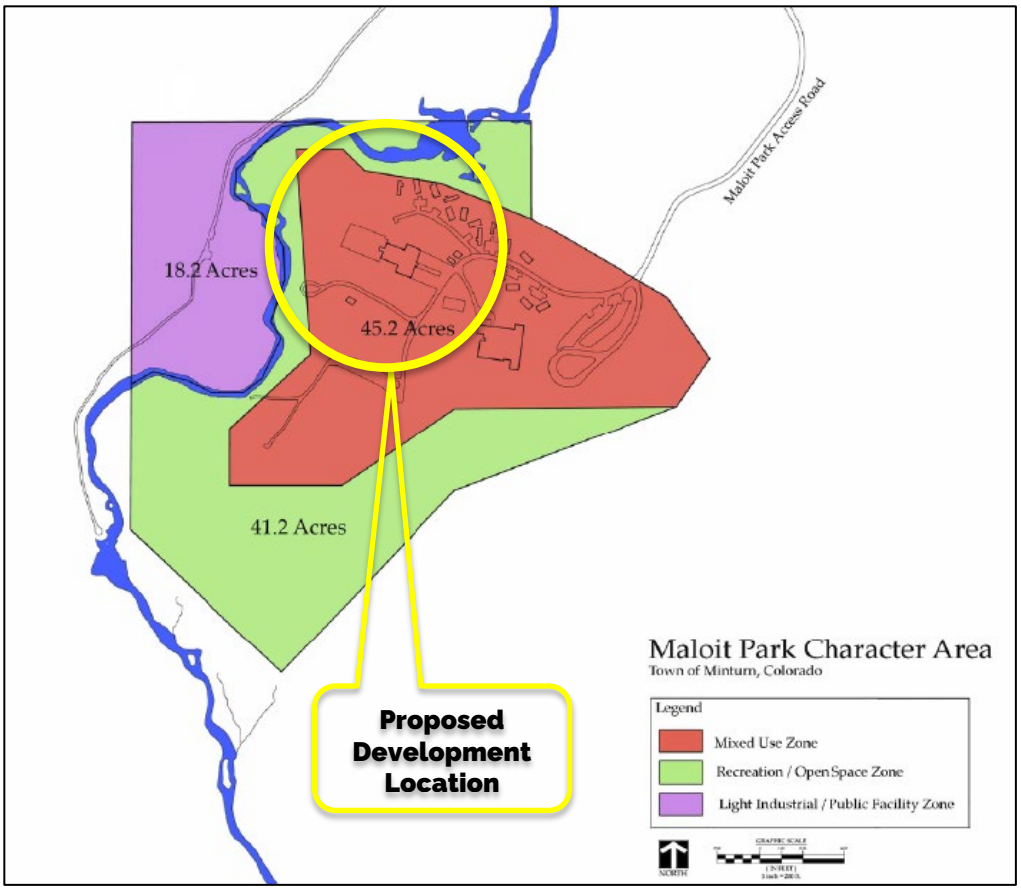


Figure 4: Maloit Park Character Area Zoning Map by Applicant

Within the Maloit Park Character Area Mixed-Use Zone District, there are numerous uses by right (no additional zoning approval needed) including single-family, duplex, and multi-family residential uses, along with other non-residential and civic/educational uses.

The following excerpts from the Minturn Municipal Code (MMC) provide background information regarding the Maloit Park Character Area:

> *"The Maloit Park Character Area is a relatively undeveloped one-hundred-five-acre parcel that over the years has provided for a variety of public and institutionally-oriented community uses. The property is currently owned by the Eagle County School District. Existing uses on the property include the Minturn Middle School and associated uses, school/staff housing, the Eagle County Community Fund/Rummage Sale and the Town water plant. Cross Creek bisects the property, portions of which border the United States Forest Service lands.*

"In 2001 the School District completed a master plan for Maloit Park. The Plan was prepared with a great deal of public involvement. The essence of this Plan was to balance the needs of the School District while also preserving the natural features that make this property special. ***It is the intention of these regulations that mixed use development on suitable portions of Maloit Park be allowed while preserving the natural characteristics of the Cross Creek corridor, wildlife resources and other areas****."*

Sec. 16-14.5-20. - Maloit Park Mixed-Use Zone.

(a) *Zone characteristics.* ***The Maloit Park Mixed-Use Zone includes forty-six and eight tenths (46.8) acres and encompasses the portion of Maloit Park that is already developed or has been previously disturbed****. The terrain over the vast majority of this Zone is very flat and readily accessible via the existing access road. With the exception of the Town's water plant, all existing uses at Maloit Park are located within the Residential/Mixed-Use Zone.*

(b) *Purpose and objectives. The purpose of the Mixed-Use Zone is to provide an area to accommodate a variety of land uses.* ***These may include residential development, educational facilities, recreation and other similar uses, and other community-oriented buildings, facilities and uses.*** *The Mixed-Use Zone allows for the continuation of all existing land uses.*

Staff Response:

The proposed subdivision is situated and designed in accordance with the Maloit Park Character Area Mixed-Use Zone District purpose, objectives, and regulations by clustering limited residential development within 19.1 acres of previously disturbed lands (roughly 41 % of the total land area zoned "mixed-use") lying closest to existing school facilities and which can be readily serviced by public and/or private infrastructure.

Design and Layout of Subdivision:

Staff believes the proposed uses, specifically the types, numbers, and sizes of residential lots and dwelling units presented in Phase I, as well as the design of streets, pathways and public open spaces and/or recreational areas within the subdivision are designed to conform with the Town's policies and standards as well as previous master plans developed for the School District property at Maloit Park and the terms included within the 2011 Annexation Agreement.

The Applicant has provided a conceptual development plan corresponding to the planning parcels and the individual lots shown on the Preliminary Plat. The civil engineering package is detailed and demonstrates the feasibility of the proposed development as it relates to the subdivision and the layout of planning parcels, lots, open space tracts, vehicle and pedestrian circulation patterns, and phasing.

Regarding the conceptual design intent for individual lots and unit types, the application narrative provides the following statement:

> *"No design work has been done on these homes, other than to size lots and development tracks to accommodate relatively small homes, likely in the 1,000 to 1,500 square foot range. All duplex lots are greater than 5,000 square feet minimum lot size. Townhome and multi-family tracts range from 1.0 to 3.8 acres. It is expected that duplexes and townhomes will include a one or two-car garage. Multi-family development will likely not include garages. To conform with the 28' building height limited prescribed by the Mixed-Use zone district of the Maloit Park Character Area, multi-family units will be limited to two levels."*

Key Elements:

- Clustering 137 Units on 19.1 acres out of a total of 46.8 acres of MU Zone District.
- 7.2 Units/Acre (on 19.1 acres)
- 2.9 Units/Acre (on 46.8 acres of MU Zone District)
- Open spaces preserved within the Mixed-Use Zone District total approximately 59 percent of the total, developable land area.

V. Community Plan Conformance:

Community Plan as a Review Criteria

While Section 17-5-80 – *Preliminary plat review*, Minturn Municipal Code (MMC) does not explicitly mention conformance with the Town of Minturn Community Plan as a standard for approval, it does require that the Town consider whether the proposed subdivision "conforms to these and other applicable regulations, policies, and guidelines."

"These…regulations" refer to the subdivision regulations and subdivision plat (technical) specifications that are reviewed by the Town Engineer and Town Attorney, while "other applicable regulations, policies, and guidelines" is interpreted by staff to mean the Town's zoning requirements; engineering standards for roads, water, sewer, stormwater, and other public improvements requiring civil engineering;

housing and/or design review "guidelines;" as well as the Town's larger order policies and goals which are found in the Town's Community Plan and Strategic Plan documents.

Associated with "other" applicable policies and guidelines, staff respectfully suggests that from a land use and density perspective, the 2011 Maloit Park Annexation Agreement set forth numerous policies and guidelines for the eventual development of this area of the Maloit Park Character Area for residential purposes.

2023 Minturn Community Plan – Vision

The 2023 Town of Minturn Community Plan is the guiding document setting forth a community-generated vision, values and goals for future growth, the character of the town, and fiscal decision-making to ensure the vibrancy of the Town is preserved and enhanced:

> *"Minturn is an authentic mountain community known for its small-town charm and world class recreational opportunities. Residents and visitors appreciate what makes Minturn "Minturn," including the Town's vibrant and historic downtown and its well-connected system of multi-use paths and parks. The Town prioritizes the environmental, economic, and social sustainability of the community through thoughtful new development and careful resource planning."*
>
> - *Town of Minturn Community Plan (p. 8)*

Applicable Community Plan Objectives and Strategies

The Community Plan is divided into eight chapters or theme areas:

1. Smart Land Use & Practical Zoning
2. A Thriving 100 Block
3. An Economically Vibrant Community
4. Attainable Housing & Historic Character
5. Water Infrastructure, Hazard Mitigation & Sustainability
6. Intuitive Mobility, Circulation & Connectivity
7. Quality of Life, Recreation & An Inviting Public Realm
8. A Collaborative & Resilient Future

Each chapter or theme area is organized into general background and central concepts, followed by specific recommended policy objectives and action items. Not all of the chapters, themes, or specific objectives are pertinent or applicable to this Preliminary Plat review.

Below, staff lists those Community Plan objectives and action items that ARE applicable and provides a "Staff Response" as to how the proposed Eagle County School District Preliminary Plat for Subdivision application relates to or responds to the Community Plan.

Chapter 1: Smart Land Use & Practical Zoning:

Objective 1.3: Increase resident accessibility to zoning and land use information.

Action 1.3.4. *Continue to work with local fire mitigation entities and property owners to address any areas with increased fire risk; direct density to appropriate areas away from hazards such wildfires and flooding.*

Action 1.3.5. *Establish a walkable, cohesive development pattern that enables residents and visitors to access parks and the riverfront from Minturn's Old Town and surrounding neighborhoods.*

Staff Response:
This Preliminary Plat for Subdivision application was referred (sent) to the Eagle River Fire Protection District for review and comment multiple times during the review of the application. The Town did receive confirmation of approval of the preliminary subdivision design and development concept from the District. The District will need final civil engineering designs as part of any Final Plat for Subdivision application to ensure proper location and design of fire hydrants, access, and turning radii.

As plans for buildings on individual lots are formulated and submitted to the Town for design review and approval (following Final Plat for Subdivision review and approval), the Town's landscape standards will apply and the Town can work with the School District on site-specific measures to incorporate "waterwise" as well as "firewise" landscape designs.

While the project is not located in Minturn's "Old Town" area, the project will be walkable withing the context of the Maloit Park Character Area and an existing Core Transit bus stop.

Chapter 2: A Thriving 100 Block

This chapter is not applicable to the review of the subdivision proposal.

Chapter 3: An Economically Vibrant Community: Commercial Development & Industry

Objective 3.1: Leverage the Town's natural and recreational amenities, history, and arts and cultural assets for economic development.

> ***Action 3.1.1*** *Promote Minturn as a recreation destination by continuing to develop recreational assets and promoting events. Continue to improve pedestrian and bicycle connectivity between recreational assets (trailheads, facilities) and the town's business districts.*

Staff Response:
To the extent that the School District has engaged in numerous master planning activities aimed at existing and future school/recreation facilities and residential development planning for the Maloit Park Character Area over nearly 3 decades; and to the extent that the proposed Preliminary Plat for Subdivision avoids existing open spaces and recreational amenities – critical to Ski & Snowboard Club Vail's training as well as important for use by the community – this action item is relevant to the review of the subdivision proposal.

Clustering of development within just 41 percent (19.1 acres) of the total 46.8 acres of "mixed-use" zoned lands demonstrates an intention to preserve lands that otherwise have the zoning to allow for additional development within the Mixed-Use Zone District.

In addition to the approximately 40 acres of "zoned" open space to the south of the proposed residential subdivision (the Maloit Park Character Area "Recreation/Open Space" Zone District), the plans show significant open space tracts within the 19.1 acres dedicated to this residential workforce housing development along with trails that will provide internal circulation.

Last, the plans show a pathway leading from the subdivision to the Minturn Fitness Center, and the Applicant has also communicated a willingness to ensure that any new District trails constructed within the subdivision do not connect to "rogue" or social trails that have been established over time.

Objective 3.2: Improve the visibility of Minturn to visitors through marketing and expanded transit service.

> ***Action 3.2.2*** *Prioritize future expansions and improvements for bicycle and pedestrian infrastructure and amenities to connect current and future retail centers of the community, including the 100 Block, Old Town, and Dowd Junction; encourage multimodal connectivity between destinations in Minturn.*

Staff Response:
The proposed subdivision Preliminary Plat includes trails and pedestrian infrastructure providing connectivity internal to the Maloit Park Character Area. While the plans have been updated since the original application submittal in November 2023 to add a 6 foot wide pedestrian pathway along the south side of Maloit Park Road – connecting the proposed neighborhood with the Minturn Fitness Center - the Town Attorney recommends that the Planning Commission and Town Council discuss the adequacy of the path and whether the path should be wider (10 feet rather than 6 feet) to match the recently constructed ECO Trail segments on the north side of Minturn.

The Minturn Municipal Code, Appendix "C" – *Minturn Engineering Standards and Specifications*, calls for a minimum sidewalk width of five (5) feet. There are no standards listed within Appendix "C" for pathways or trails.

> ***Objective 3.5: Evaluate options to increase the Town's financial resources and specifically to provide stable, attainable housing for Minturn's residents and workforce.***

Staff Response:
To the extent that the School District's proposal provides a diversity of additional, local, home ownership opportunities; and to the extent that the proposal complies with the Town's community housing guidelines through the phased build-out of the project, this objective is met.

Based on the draft housing plan submitted by the Applicant – a plan that commits the School District to meeting or, most likely, *exceeding* the Town's current guidelines for deed restricted "locals only" and deed restricted price capped units through a partnership with Eagle Valley Habitat for Humanity – staff suggests that while this plan must be finalized at the time of Final Plat for Subdivision, the draft plan appears to meet the Town's requirements and that the School District's project could make a significant contribution toward the Town's objective(s) to provide "stable, attainable housing for Minturn's residents and workforce."

Chapter 4: Attainable Housing & Historic Character: Housing Barriers, Trends & Policies

> ***Objective 4.1: Continue implementing the recommendations of the 2019 Housing Action Plan.***

> ***Objective 4.5: Continuously address water and other infrastructure barriers to housing construction.***

Objective 4.6: Prioritize housing for full-time residents; ensure that residents of all ages and income levels are able to find housing.

> ***Action 4.6.2*** *Use deed restrictions to require full-time residency in the community in homes created through housing regulations or preserved with public funding such as a buy-down program.*
>
> ***Action 4.6.3*** *Support a diversity of housing types in the Town Code and development guidelines; ensure that updates to PUD guidelines encourage and incentivize affordable housing.*

Staff Response:
To the extent that the School District's proposal provides a diversity of additional, local, home ownership opportunities at varying price points and varying degrees of deed restriction; and the extent that the proposal complies with the Town's community housing guidelines through the phased build-out of the project, these objectives are met.

Highlights of the Town of Minturn 2019 Housing Action Plan include the following guiding principles and goals.

Guiding Principles:

- *Diverse Demographics and Housing Types*
- *Holistic Approach*
- *Durability and Sustainability*
- *Partnerships and Best Practices*

Goals:

- *By 2030, securing 20% of our housing inventory as deed restricted for residents who live and work in the Vail Valley.*
- *At Minturn's current size of about 520 housing units, 20% would be 104 deed restricted dwelling units.*
- *With the potential to add 300-400 new dwelling units in the next 10 years due to new development, infill and redevelopment projects, 20% of the combined old town and new housing would be 164-184 deed restricted dwelling units.*
- *Creating and preserving homes for sale or rent to households with incomes from 80%-140% AMI.*
- *Increasing infill opportunities such as duplexes, townhouses, and accessory dwelling units in existing neighborhoods.*
- *Securing at least 25% of all new residential units for year-round residents with incomes up to 140% AMI.*
- *Continuing to monitor year-round residency, which was 80% at the 2010 Census. Create a year-round residency goal following the 2020 Census.*

Based on the draft housing plan submitted by the Applicant – a plan that commits the School District to meeting or, most likely, *exceeding* the Town's current guidelines for deed restricted "locals only" and deed restricted price capped units through a partnership with Eagle Valley Habitat for Humanity – the draft plan has the potential to provide a meaningful contribution to meeting the Town's housing action plan principles and goals.

While the District's housing plan must be finalized at the time of Final Plat for Subdivision, it appears that the School District's project will further the Town's objectives to provide "stable, attainable housing for Minturn's residents and workforce."

> ***Objective 4.7: Continue to collaborate with regional jurisdictions and entities in Eagle County to stay abreast of housing issues, and policies and tools being used. Align best practices and income qualification ranges for consistency.***

Staff Response:
This objective has more to do with the Town's collaboration and cooperation with regional housing initiatives; however, the draft housing plan provided by the Applicant is based, in part, on a partnership between the Eagle County School District and Habitat for Humanity Vail Valley to provide housing within the range of Area Median Income (AMI) prescribed by the Town of Minturn Inclusionary Housing Ordinance or to potentially exceed the requirements significantly.

Chapter 5: Water Infrastructure, Hazard Mitigation & Sustainability

> **Objective 5.1: Identify paths to secure and maintain sufficient water and wastewater infrastructure to support current development and growth in Minturn.**

Staff Response:
While this objective has more to do with the Town's efforts to finance and construct a new water treatment plant in the Maloit Park Character Area, the School District's decades-old plans to develop housing in Maloit Park have been factored into the Town's water capacity calculations (available "single-family equivalents") at least since the time of the 2011 annexation agreement.

To that end, residential growth and development in the Maloit Park Character Area has been anticipated and planned for and while the School District will be exempt from paying for some water taps as a result of the 2011 Annexation Agreement, future

residents will be rate payers who will – along with every other resident of Minturn – contribute to paying for the new water treatment plant.

Chapter 6: Intuitive Mobility, Circulation & Connectivity

> ***Action 6.2.1*** *Coordinate land use planning with the transportation system by locating new development near bus stops.*

Staff Response:
The proposed subdivision and residential development is located within walking distance of Core Transit Bus Stop No. 556. This area is previously developed and has been served by mass transit for some time. In this respect, and from a land planning perspective, the proposed subdivision and residential development can be considered infill style development which often is associated with placing density where it can be served by *existing* public infrastructure and amenities.

> ***Objective 6.3: Envision an interconnected network of sidewalks and trails for walking and biking that connects Minturn's neighborhoods, commercial areas, and recreational opportunities.***
>
> ***Objective 6.7: Monitor impacts to Highway 24.***
>
> ***Action 6.7.2*** *Require all new major development proposals to include traffic studies with particular focus on potential impacts to Hwy 24 resulting from all phases of proposed development.*
>
> ***Action 6.7.3*** *Require all new major development proposals to fund off-site traffic improvements, limit density, or both.*

Staff Response:
The application included a traffic study focusing, in part, on traffic generation and impacts on Highway 24 as well as the intersection of Maloit Park Road and Hwy. 24. The traffic study was reviewed by the Town Engineer as well as CDOT multiple times during the two-year review process.

CDOT has issued a conditional Access Permit (attached) based on their review of the subdivision.

One of those conditions requires the District to "extend the right turn deceleration lane…" at intersection of Maloit Park Road and Hwy. 24. Details of this improvement will be required as part of any final plat for subdivision civil engineering drawing package provided to the Town and specific off-site improvements (to extend the deceleration

lane) will be part of cost estimates and collateralization covered by a Subdivision Improvements Agreement (SIA).

Chapter 7: Quality of Life, Recreation & An Inviting Public Realm: Parks, Trails & Community Gathering Spaces

Objective 7.2: Facilitate and sponsor additional programming and community events for children.

Action 7.2.5 *Promote the inclusion of recreational amenities in redevelopment at Maloit Park, including multi-use fields, gathering areas, etc.*

Objective 7.3: Promote active lifestyles in Minturn; complete bike/ped connections and support the Minturn Fitness Center as a community hub.

Action 7.3.1 *Continue to support ongoing plans and implementation of the Minturn extension to the regional paved ECO Trail; advocate for and support further extension to Maloit Park.*

Action 7.3.3 *Improve bicycle and pedestrian infrastructure to access to the Fitness Center/ Maloit Park Road and work with ECO Transit to increase awareness of and improve service to this area. Consider expanding the Center as a broader community space to accommodate other activities and uses. For example, community members have expressed interest in pickle ball, basketball, a pool, and winter ice rink. Increase community awareness of the $10 drop in option and consider implementing other rewards programs or incentives that encourage its use and increase its accessibility to all residents.*

Staff Response:
The School District proposal includes improvements to access and circulation for bicycle and pedestrian infrastructure within the Maloit Park Character Area, specifically internal trail networks and a path connecting the proposed residential neighborhood with the Fitness Center. The Area is already served by Core Transit and additional residential density in this area may have the effect of increasing ridership and/or providing incentives for Core Transit to improve service in the area.

Maloit Park Road is a privately maintained access road located within a private access easement. This road is not part of the Town's publicly maintained infrastructure. However, any future improvements to Maloit Park Road identified as necessary as a result of the combined impacts of the School District and/or Battle North, LLC., development could include evaluation and planning for improved bicycle and pedestrian infrastructure.

Objective 7.5: Encourage safe and responsible access to trails and recreation opportunities on forest service land adjacent to Minturn.

> ***Action 7.5.5*** *Require new developments to assess the need and practicality for access to adjacent public lands, if applicable.*

Staff Response:
The School District proposal creates trails internal to the residential neighborhood while concentrating development on previously disturbed areas of School District property - on just 19.1 acres out of a possible 46.8 acres zoned for mixed-use development.

Additionally, the application makes clear the District's intention to ensure that any new District trails constructed within the subdivision do not connect to "rogue" or social trails that have been established in this area over several decades of public use; and to better direct usage to formal trailheads to help protect wildlife and Cross Creek riparian areas.

The proposal is accompanied by a wildlife mitigation plan that proposes several mitigation measures aimed at controlling impacts from trail usage, and working with the Town, USFS, and Colorado Parks and Wildlife (CPW) to better control access and seasonal closures.

Chapter 8: A Collaborative & Resilient Future: Implementation, Governance & Continued Visioning

Objective 8.1: Implement the objectives of this community plan in a thoughtful and collaborative manner.

Objective 8.2: Inform & engage residents in community development.

Staff Response:
To the extent that the School District's proposal addresses and furthers certain objectives of the 2023 Town of Minturn Community Plan; to the extent that the District has participated in previous, public master planning efforts related to Maloit Park Character Area over several decades; and to the extent that this Preliminary Plat for Subdivision application has been reviewed publicly by multiple public agencies while also being available for public review, staff believes these objectives have been met.

VI. Referral Agency Review:

The Town sent the Eagle County School District Maloit Park Preliminary Plat for Subdivisoin application package to the following external agencies and/or stakeholder groups:

1. Colorado Department of Transportation (CDOT)
2. Colorado Parks and Wildlife (CPW)
3. Eagle River Water and Sanitation District (ERWSD)
4. Xcel Energy (Public Service Co.)
5. Eagle County Government
6. Eagle River Fire Protection District (ERFPD)
7. Colorado Geologic Survey (CGS)
8. Eagle River Coalition
9. Holland & Hart (Water Rights Counsel)
10. Martin & Wood (Town's Water Consultant)
11. Eagle County Paramedic Services
12. John Volk, Water Plant Operator
13. Inter-Mountain Engineering (Town Engineer)
14. Karp Neu Hanlon (Town Attorney)
15. Jim Mann (Town Municipal Finance Consultant)
16. Kaplan Kirsch (Town Environmental Consultant)

Over the course of the two-year review, the Town received responses from the following agencies and consultants:

1. Holland & Hart combined with Martin & Wood
2. Xcel Energy
3. Colorado Department of Transportation (CDOT) (Note: While this referral comment letter is included in the application materials, all comments have been addressed by the Applicant, and they have been issued a conditional access permit)
4. Eagle River Water and Sanitation District (ERWSD)
5. Eagle River Fire Protection District (Note: While this referral comment letter is included in the application materials, staff notes that several of these comments will be relevant at DRB (building form and materials), not at the subdivision plat stage).
6. Colorado Parks and Wildlife (CPW)
7. Colorado Geologic Survey (CGS)
8. Inter-Mountain Engineering (Town Engineer)
9. Karp Neu Hanlon (Town Attorney)
10. Jim Mann (Town municipal finance consultant)
11. Kaplan Kirsch (Town environmental consultant) (Note: there is no formal referral response letter from Kaplan Kirsch; there is documentation provided in the

application packet starting on page 230 – procured by Ms. Polly Jessen, Kaplan Kirsch – from Sydney Chan, Environmental Protection Agency (EPA) Remedial Project Manager for Region 8, confirming that the proposed residential development site is NOT part of the Maloit Park superfund site).

Copies of all referral commentary as well as the Applicant's response to referral agency comments, where applicable, are attached to this report.

VII. Outstanding Issues and Discussion Topics:

The following section summarizes issues that have been deemed outstanding or are – as a normal course of review of a Preliminary Plat for Subdivision application – items that can and should be more appropriately addressed during the review of any Final Plat for Subdivision. In those instances, staff is recommending conditions of approval to ensure that such issues are, in fact, addressed prior to or concurrent with any final plat application.

These issues may also include discussion topics that staff believe deserve additional discussion and public discourse as a matter of how proposals such as the Maloit Park Residential Subdivision relate to the Town's overall growth management policies as well as previous policy decisions memorialized by the 2011 Maloit Park Annexation.

Maloit Park Road – Existing Conditions and Future Improvements Planning

During the course of the Town's review of the School District's Preliminary Plat for Subdivision, staff have held meetings and discussions with representatives of Battle North, LLC., ("Battle") as an adjacent property owner related to growth and development in the Maloit Park area, and potential impacts on Maloit Park Road. Staff are of the understanding that representatives of the School District and Battle have also met to discuss these matters during the course of this Preliminary Plat review.

As part of the referral and public review of this application, the Town has also received comments from Battle through its legal counsel (Otten Johnson Robinson Neff & Ragonetti) that raise legal and process-related questions and concerns about the legal status of Maloit Park Road, as well as the existing conditions of Maloit Park Road relative to the District's proposed development.

To this end, the Town Attorney and Town Engineer have provided written responses to the Battle comment letter and, based on those written responses, staff is recommending conditions of approval (**starting on page 30 of this report**).

It is worth noting that the Town staff finds that, as conditioned, the Preliminary Plat for Subdivision application conforms and complies with the Town's access standards based on evidence of an existing access easement providing the District access; the traffic impact report provided by the Applicant; CDOT's review and approval of the traffic impact report; and CDOT's issuance of an access permit for the School District project.

Colorado Parks and Wildlife Referral Comments
The Town is fortunate to have a productive and open relationship with the Colorado Parks and Wildlife Division (CPW) and our local wildlife managers, Matt Yamashita and Devin Duval.

In October 2024, the Town received an official letter responding to the Town's referral of the ECSD Maloit Park Preliminary Plat for Subdivision application (attached). This was the time when the Town referred the application to multiple public agencies for review and comment.

In the time since the Town received CPW's comments, staff have met or talked on the phone multiple times with Devin Duval about the District's proposal and CPW's comments. Additionally, staff facilitated a meeting on November 8, 2024, between Mr. Duval and District representatives to discuss CPW's comments, as well as areas where the District could revise its plans – the physical development plan as well as policies proposed within the Districts Wildlife Mitigation Plan.

The District has since provided the Town with a written response (attached to this report) to CPW's comments. In their response, the District agrees to certain CPW recommendations, while rejecting or questioning other requests or recommendations.

The Town staff recognizes CPW's concerns with regard to development related impacts to wildlife in the Maloit Park Character Area and staff are also encouraged that the District did respond by making certain changes to their plans to address certain recommendations.

However, staff is also cognizant – and reminds the Planning Commission – that this area has been master planned by the District, with Town involvement, at least twice in the past three decades; that this area has been annexed and zoned within the Town (with the intent to assign density and to allow for residential development); and that the District – through the 2011 Annexation Agreement – has been granted 120 single-family equivalents (SFEs) for water usage (for the purpose of residential housing development).

It is also important to recognize that as a result of previous master planning and zoning efforts in this area (and the resultant annexation and creation of zone districts within the

Maloit Park Character Area) the proposed subdivision is being located on just over 40 percent of the "mixed-use" zoned lands within the Character Area – a clear attempt to cluster development on previously disturbed/developed portions of School District property and to preserve large portions of the area as open space.

Last, staff is also of the opinion that certain CPW recommendations, while more global/general in nature, are valid and should be considered by the Town Council as a matter of policy; meaning, certain CPW recommendations/requests invoke involvement by the Town – and may apply to Town-owned lands - and possibly by the US Forest Service, and are not necessarily within the purview of the School District or germane to this Preliminary Plat for Subdivision application.

VIII. Staff Findings:

The following section outlines the evaluation criteria that the Planning Commission must consider in any action to recommend approval, approval with conditions, denial, or a continuance of the Eagle County School District Preliminary Plat for Subdivision Application.

Preliminary Plat:

Section 17-5-80 - *Preliminary plat review*, of the Minturn Municipal Code outlines the following standards or criteria for the Town Council's review of the Preliminary Plat:

> *"The Town shall consider the following in its review of the preliminary plat:*
>
> 1. *Information requested or required by the Town.*
> 1. *Whether the proposed subdivision conforms to these and other applicable regulations, policies and guidelines of the Town.*
> 2. *Review of reports on file, and others as available, pertaining to geologic, soils, wildfire, flood, pollution and other hazards, mineral resource areas and significant wildlife areas. The review shall consider the guidelines and recommendations, as prepared by the appropriate agency, to mitigate hazards and to protect resources."*

Staff Response:
Staff finds that the Eagle County School District Preliminary Plat for Subdivision application generally complies with the Town of Minturn Municipal Code (MMC) requirements, criteria, and standards for approval of a major subdivision preliminary plat.

In its review, the Town has considered reports included in the application, as well as guidelines and recommendations made by Town consultants and public agencies.

Staff's position and findings are also based on this Preliminary Plat for Subdivision being approved *with conditions* which are intended to address any outstanding issues highlighted in this report and/or recommendations by the Town Attorney and Town Engineer.

IX. Staff Recommendation and Suggested Conditions:

Staff **recommend approval of the Eagle County School District Preliminary Plat for Subdivision** with the following recommended conditions:

1. The Applicant shall work with the Town Engineer prior to or concurrent with any Final Plat for Subdivision application to address outstanding review comments from Intermountain Engineering in a letter dated October 31, 2025. Specifically, staff notes the following items needing to be addressed and resolved prior to or concurrent with Final Plat:
    a. Horizontal geometry will be added to final 100% construction drawing package at Final Plat application.
    b. Complete design for pump station in coordination with the Town of Minturn.
    c. Complete design for public pathway and any associated easements for public walkway connection between residential neighborhood and Minturn Fitness Center.
2. Prior to a public hearing for approval of the Final Plat, the District shall indicate whether the lots being created by the subdivision will be used for District development or non-District development (or a mixture of the two) as those terms are defined in the Annexation Agreement and will demonstrate that the Maloit Park Road easement can be conveyed to the Town.
3. Prior to a public hearing for approval of the Final Plat, the District shall comply with the requirements outlined in Intermountain Engineering's letter dated December 18, 2025, and December 30, 2025, and include within a Subdivision Improvements Agreement requirements to remedy all defects in Maloit Park Road as part of the public improvements.
4. Prior to a public hearing for approval of the Final Plat, the District shall present the Town with an executed agreement between the District and Battle North, LLC.,

addressing the design, construction, and financing of jointly used infrastructure including improvements to Maloit Park Road.

5. The Town will not take ownership of nor maintenance responsibility for Maloit Park Road until either (a) the District provides the Town with a survey demonstrating that all physical elements of the road are located within the easement, or (b) the District provides the Town with an agreement between the District and Battle North, LLC., creating the legal right for all physical elements of the road to remain and be maintained in its current place.
6. The Applicant shall work with the Town Attorney prior to or concurrent with any Final Plat for Subdivision application to address outstanding review comments from Karp Neu Hanlon in a letter dated November 3, 2025.

Suggested Motions - Alternatives:

The Planning Commission will have the following options available when taking action on the Preliminary Plat for Subdivision application:

1. Recommend Approval with conditions
2. Recommend Denial (stating specific reasons for recommendation)
3. Recommend Continuance (to a date certain)

The following suggested motion language is offered to assist the Planning Commission:

Approval with Conditions:

"I move that the Minturn Planning Commission forward a recommendation for approval, with conditions, of the Eagle County School District Maloit Park Preliminary Plat for Subdivision, and with staff recommended findings because the application conforms, as conditioned, to the applicable criteria and standards of the Minturn Municipal Code and the Minturn Community Plan."

Denial:

"I move that the Minturn Planning Commission forward a recommendation of denial of the Eagle County School District Maloit Park Preliminary Plat for Subdivision, because

the application does not conform to the applicable criteria and standards of the Minturn Municipal Code and the Minturn Community Plan."

> *Note that in the event of a recommendation for denial, the Planning Commission may request staff assistance in making appropriate findings to support such action.*

Continuance:
"I move that the Minturn Planning Commission continue the Eagle County School District Maloit Park Preliminary Plat for Subdivision review to **[insert date]** to allow staff and/or the Applicant additional time to address issues and concerns by the Planning Commission."

Attachments:

1. Staff, Town Consultant, and Referral Agency Review Comments and Applicant Response
2. October 2025 Final Application Submittal Package
3. Written Public Comment(s) Received as of 01/09/26
4. Ordinances 1-4 – Series 2011 – Maloit Park Annexation and Zoning Documents

Karp Neu Hanlon PC
ATTORNEYS AT LAW

Michael J. Sawyer, Esq.
Partner

Email: mjs@mountainlawfirm.com
Direct: 970.928.2118
Office: 970.945.2261 x 117

November 3, 2025

Sent via Email

Madison Harris
Town of Minturn
302 Pine Street
Minturn, CO 81645
planner1@minturn.org

Re: Legal Comments on Preliminary Plat Resubmittal – Eagle County School District

Dear Madison:

The purpose of this letter is to provide legal comments on the April 16, 2025 resubmittal of the preliminary plat provided by the Eagle County School District ("ECSD") for the Maloit Park development application. All submittal materials must comply with the Municipal Code (the "Code") of the Town of Minturn (the "Town"). This letter also addresses ECSD's responses to the legal referral letter dated October 22, 2024. This letter reviews the updated documents sent to me October 21, 2025 and denotes where prior referral comments have been resolved.

A. Preliminary Plat

The preliminary plat must be revised to correct the following issues. First, the subdivision contains common elements that require establishment of a homeowners association. The land dedication in the "Certificate of Dedication and Ownership" should replace "owners" with "homeowners association" to read: ". . . and does further dedicate to the *homeowners association* Tract A, Tracts O.S. 1 through O.S. 5 and Parcels 1 through 8 including Lots 4—A through 4—H and Lots 5—A through 5—E, for the mutual use and benefit of those portions of the real property which are shown . . ." Relatedly, this will require the inclusion of a certificate of dedication to the homeowners association upon final plat approval. A final review of common elements to be dedicated to the homeowners association will be done at final plat. The Certificate of Dedication and Ownership has been updated and is acceptable for preliminary plan purposes. At Final Plat the language about dedication of the "trail" easement to the Town should be clarified.

The dedication to Tract A is not clear and will need to be clarified on the Final Plat. The intention of this dedication should be made a condition of approval of Preliminary Plan. Lets discuss this point and I will get Scot language for a condition.

‘

removal, and reconstruction of such utility and drainage facilities, equipment, and systems; and does further dedicate to the owners of Tract A, Parcels 1 through 8 including Lots 4–A through 4–H and Lots 5–A through 5–E, for the mutual use and benefit of those portions of the real property which are shown, and hereby created, and does hereby dedicate to the (insert HOA to be established at time of final plat) Tracts

On the plat notes, note #15 needs to clarify to which utility easement it applies and should explain and better define which facilities are permitted within the easement.

Resolved.

The setback requirement mentioned in note #16 must comply with the Town's review criteria and requirements for setbacks from water bodies, specifically by addressing the requirements in Appendix B's General Design Standards, Part. A. – Review Criteria. Compliance also requires site plan approval and a separate water protection plan approval pursuant to Chapter 13, Article 6.

Resolved

B. Civil Plan Set

Certain details on the Civil Plan Set also must be addressed.

As a general matter, to the degree that a drainage structure serves more than one lot, it is a common element that requires creation of an easement dedicated to the homeowners association.

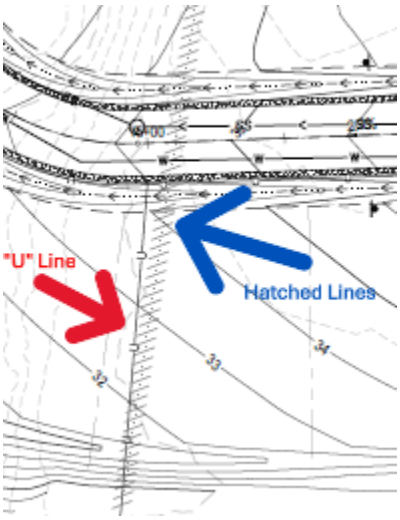
Resolved, subject to confirmation at Final Plan that all common elements are in parcels or easements going to the HOA.

On Sheet No. C1.1 – Cross Creek Loop Plan and Profile, the road names differ from what is shown on the plat. This should be corrected to align with the preliminary plat.

The plat now only lists Maloit Park Road and does not name the loop. Construction plans are still inconsistent with the plat. this can be fixed at Final Plat.

On Sheet No. C1.2 – Road A Plan and Profile, the line with the "U" labeling should read "UE" for underground electric according to the design legend on Sheet No. C0.1. Additionally, the meaning of the hatched lines should be identified on this sheet or removed. If the hatched lines indicate structures or facilities to be demolished, if possible, these should be shown only on the demolition plans and not in the remainder of the Plan Set sheets. Please remove any repetitive hatched lines from the construction plans.

Can modify construction plans at Final Plat if needed for clarity.



Sheet No. C1.4 – Booster Station Site Grading & Drainage Plan should more precisely label the location of the water pump station on the site and include any easements required for water service associated with this facility.

Confirming easement locations on the Final Plat (or separate instrument) for water facilities not located on Town land based on final construction plans should be made a condition of approval.

C. Legal Comment Letter Responses

i. Open Space Parcels

Regarding ECSD's March 25, 2025 responses to Michael Sawyer's comment letter dated October 22, 2024, the following issues should be addressed and considered. First, regarding management of the open space parcels, ECSD comments that it has no plans to change how Open Space Tract C is managed and that it shall continue to be make available Tract C for public use as long as it is under ECSD ownership. It would be best for Town staff to meet with ECSD to discuss the legal arrangements for the use of the open space and park areas, including a consideration for whether it should be dedicated to the homeowners association. If Tract C is conveyed out of ECSD ownership, preservation of the land as public open space should be required. Dedication to the homeowners association would resolve this concern. Additionally, Town staff believes providing access to Tract C via Tract O.S. 1 or Tract O.S. 4 is insufficient. The parties should address legal and physical access to Tract C in any discussions surrounding the open space parcels and consider which easements should be dedicated to the homeowners association to ensure such public access.

Access easements have been added to OS Tracts 1 and 4 to allow emergency providers use.

Staff will raise future use of Open Space Tract C in the staff report and Council can engage on the topic as they see fit.

Included in such discussions with Town staff should also be conversations around the long-term function and use of the school and ball field on Tract A. With respect to the width of the access to Tract A, Town staff should consider whether 20 feet, as ECSD proposes, is a sufficient width. Although the existing road width appears to function at 20 feet, the roadway easement should be upgraded to accommodate future expansion in the use of the access road.

Staff will raise future use of Open Space Tract C in the staff report and Council can engage on the topic as they see fit. The easement width has been increased to 40'.

ii. Environmental Burdens

Town staff is working with the Town's environmental attorney to review the impact of environmental restrictions on the property. The Town will provide more guidance as the process with the environmental attorney unfolds.

Resolved.

iii. Common Elements

Additionally, all common elements on the project site require dedication to the homeowners association to ensure legal access by those living in Maloit Park and/or by members of the public is preserved. ECSD notes that internal trails are intended primarily for use by Maloit Park residents. Regardless of whether use is by mainly Maloit Park residents or by the public more generally, the internal trails are common elements to the Maloit Park development and as such require easements to be created that benefit the homeowners association.

Resolved, subject to confirmation at Final Plan that all common elements are in parcels or easements going to the HOA.

Regarding the construction of a trail connecting to the fitness center, ECSD should be aware that this will be a condition of approval for final plat. The pedestrian and bicycle needs of the development are not met without a safe connection from the subdivision to the developing public trail system. As part of the condition, the trail should be designed with a hard surface 10 feet in width to allow for all-season use and easier snow removal. Construction of this trail is necessary to address offsite transportation impacts resulting from the development.

Applicant responded: Portions of the path system that run along roads will be widened to 6'. Staff will call this out in the staff report and the P&Z and Council can respond if this is a safe non-motorized alternative for the families that would live in the subdivision.

I note that phasing lines have been included on the construction drawings. An infrastructure phasing plan will be needed as part of the final plat application.

iv. Declaration of Covenants

Another matter addressed in the previous legal comment letter was the requirement for a declaration of covenants creating the common interest community or homeowners association. The sooner ECSD submits these to the Town for review, the smoother the application process may be. Otherwise, an extension of time may be necessary for final plat approval to ensure the Town has adequate time to review the declaration of covenants.

This will be provided at final plat for review.

v. Housing

Finally, Town staff will communicate with ECSD to ensure compliance with the Code's housing requirements, which will involve the development of a housing plan and creation of deed restrictions.

A draft has been provided to planning staff for review.

D. Conclusion

This concludes our review of the preliminary plat submission materials from ECSD for the Maloit Park development. Please reach out with any questions.

Sincerely,

KARP NEU HANLON, P.C.

Michael J. Sawyer, Esq.

Inter-Mountain ENGINEERING
Civil Engineers & Surveyors

October 31, 2025

Mr. Scot Hunn
Town of Minturn
PO Box 309
Minturn CO 81645
Via email: scot@hunnplanning.com

RE: Maloit Park
2025.10.21 Preliminary Plan 2025.10.21 Resubmittal Review
Project No. 23-0061

Dear Scot:

We reviewed the June Maloit Park Preliminary Plat resubmittal provided on October 21, 2025. Our review compared the engineering submittal with requirements of Section 16-15-140 and Section 17-5-70 of the Minturn Municipal Code (MMC). 2025.7.15- Current comments follow in Red. 2025.10.31 – Current comments follow in purple.

In general, the engineering documents have been completed to a level to confirm constructability and demonstrate Final Plans can be prepared in accordance with MMC requirements; however, our review identified items which should be addressed at Preliminary Plat. During our review we received comments from the ERFPD, the water plant design engineer and CDOT. These comments could impact Preliminary Plat design and should be addressed prior to Preliminary Plat approval.

MMC Section 16-15-140:

Subsection (a) General Requirements:

1. **General:**
   a. A Phasing plan should be added to the Civil Plans.
   ~~2025.7.15- Phase lines are shown on Civil Plans; however, they should be added to sheets C0.2; *"Survey-Site Map"* and C0.3 *"Survey – Preliminary Plat.*~~ 2025.10.31 resolved.
   b. ~~Add horizontal geometry and layout information to all Civil Drawings.~~ 2025.10.31 resolved - horizontal geometry will be added to the construction plans.
   ~~c. The Preliminary Plat included in the Civil Set is out of date – the current Preliminary Plat should be included.~~ 2025.10.31 resolved

(3). Traffic Study:
The attached CDOT referral comments require an update to the traffic report including additional field verification. The CDOT concerns need to be resolved, and any additional plans, reports and the CDOT access permit provided as part of the Preliminary Plat submittal.
~~2025.7.15 – A revised traffic report and Access Permit *Application* have been submitted to CDOT – ***the approved CDOT Access Permit has not been included in the submittal.***~~
2025.10.31 Resolved - permit provided.

~~a. The 2011 Annexation Agreement requires approval of a single point of access by the Eagle County Paramedic Services (ECPS).~~
2025.7.15– Resolved.

(4). Proposed trails, sidewalks and traffic circulation patterns including snow removal patterns and snow storage area, and the proposed status of street ownership:

a. The typical minimum centerline radius for a residential street is 100 feet. The design includes 75 foot radius curves.
- Turning movement studies indicate a 43 foot Ladder Truck can maneuver within the proposed road. A trash truck has a similar wheelbase and should be able to maneuver within the roadway – please confirm.
- ERFPD approval of the 75 foot radius needs to be provided.

i. An "Auto-turn" analysis for a fire truck is included in the submittal:
1. The fire truck used for the analysis should be approved by the ERFPD.
Trucks used for the auto-turn analysis were those suggested by ERFPD, however the fire department has not confirmed approval of the turning analysis.
2. ~~Please revise the plan to adjust line weights or use colors to differentiate edges of the roadway and truck movements.~~
2025.7.15– Resolved.

~~b. The proposed road section should be discussed with the Town. The current road section includes 12 foot asphalt travel lanes, 2 foot aggregate shoulders and roadside ditches. The Town has approved narrower travel lanes to promote traffic calming.~~
2025.7.15– Resolved; this road section was approved by council for the Taylor Avenue reconstruction.

c. The attached ERFPD referral raises questions about road geometry that could alter the road pattern shown on the Preliminary Plat. These questions roadway need to be resolved as a part of the Preliminary Plat.
ERFPD approval of the 75 foot radius is outstanding.

d. The project narrative discusses extensive trails.
i. A trail plan should be included in the civil engineering plans.
- ~~Trails are not clearly identified on the plans. The location is not specified, and no construction details are provided~~.
- ~~Easements are required for public access across private property and need to be shown on the plat.~~
2025.10.31 Resolved based on Applicant Response "*Questions about easements and public access have been resolved with the Town Attorney.*"

ii. `~~If roads and trails are to be privately owned, they need to be noted as "Private" with "Public Access and Utility Easements" noted on the Civil Plans and Preliminary Plat.~~
2025.7.15– Resolved.

(6). Domestic water & sanitary sewer plans:

d. **Water**: Civil Plans need to include:
i. Provide preliminary design for the Maloit Booster Pump Station.
ii. The location and plan for power and communication needs to be coordinated with the water plant design team.
iii. Preliminary design for the pump station was submitted separately – a copy of Town comments attached.
~~iv. Horizontal geometry needs to be added to the Civil plans.~~ 2025.10.31 Resolved

(9). Environmental Assessment:

a. ~~Paragraph 5 on page 3 of the April, 2024 Preliminary Environmental Assessment needs to address the seismic concerns referenced in the September 1, 2023 Geologic Hazards Review prepared by Kumar and Associates.~~
2025.7.15– Resolved.

b. ~~The Assessment should reference and discuss the January 29, 2021 Eagle Mine Superfund Site Operable Unit 2 Remedial Action Completion Report.~~
2025.7.15– Resolved.

(13). Emergency Services Plan:

a. Letters from the Eagle County Paramedic Services, the Eagle River Fire Protection District (ERFPD) and Eagle County Sheriff's Office need to be provided.
2025.7.15– Resolved with the following stipulation: The ERFPD has provided comments to the design, but not a specific "ability to serve letter." Applicant response: *"It can be inferred by the ERFPD referral comments that the District can serve the project."*

MMC Section 17-5-70:

~~**(b) Preliminary Plat:** The following should be shown on the Plat:~~

1. ~~Identify Basis of Bearings on plat.~~
2025.7.15– Resolved.
2. OHWM and required setbacks.
~~The Plat and Civil Plans show a line for the *"High Water Mark"* MMC requires the OHWM (Ordinary High Water Mark) be shown:~~

~~Section 17-2-10 of the MMC: *"Ordinary high water means the line on the bank established by the fluctuations of water and indicated by physical characteristics such as clear, natural line impressed on the bank, shelving, changes in the character of soil, destruction of terrestrial vegetation, the presence of litter and debris or other appropriate means that consider the characteristics of the surrounding area."*~~

~~The definition in the Minturn Municipal Code is consistent with the definition used by the Army Corps of Engineers published in the Code of Federal Regulations: "*Ordinary high water mark. The term ordinary high water mark means that line on the shore established by the fluctuations of water and indicated by physical characteristics such as a clear, natural line impressed on the bank, shelving, changes in the character of soil, destruction of terrestrial vegetation, the presence of litter and debris, or other appropriate means that consider the characteristics of the surrounding areas".*~~

~~We had a number of discussions with Benjamin Wilson, Project Manager, U.S. Army Corps of Engineers in Grand Junction. Regarding spring runoff leaving an impression on the bank above the OHWM The following are excerpts from emails from Ben: *"You correctly stated the Corps definition of OHWM and the OHWM is often easily identifiable by visual indicators. By definition, the OHWM is not related to the floodplain, flooding flows, or high flows. Therefore, I am not surprised that high spring flows are experienced above the OHWM, especially in mountain streams driven by snowmelt."*~~
2025.10.31 Resolved

3. ~~Floodplain~~
2025.7.15– Resolved.

4. Easements for existing and proposed Trails.
   i. ~~Trails are not clearly identified on the plans. The location is not specified, and no construction details are provided.~~
   ii. ~~Easements are required for public access across private property and need to be shown on the plat.~~
   2025.10.31 Resolved based on Applicant Response "Questions about easements and public access have been resolved with the Town Attorney." Plans need to include plans & details for the trail along Maloit Park Road.

5. ~~Access & utility easements.~~
   2025.7.15– Resolved.
6. ~~If roadways are private, they need to be labeled as "Private."~~
   2025.7.15– Resolved.
7. ~~Plat should indicate phasing.~~
   2025.7.15– Resolved.
8. ~~Show the easement referenced in note 8.~~
   2025.7.15– Resolved.

Review by Inter-Mountain Engineering is for general conformance with Minturn Municipal Code requirements and is not a peer review. The Town of Minturn and Inter-Mountain Engineering rely on the work of the design professionals and review by the Town of Minturn or 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.

Sincerely,
Inter-Mountain Engineering

Jeffery M. Spanel PE

CC: Rob Gutierrez; Michael Sawyer, Madison Harris

Enclosures : 2025.10.27 Maloit Park Booster Station Review Comments Response

Holland & Hart

M E M O R A N D U M

October 18, 2024

TO: Madison Harris, Planner I
Scot Hunn, Planning Director

FROM: Susan M. Ryan, Esq. (Holland & Hart LLP)

RE: Eagle County Schools Maloit Park
Preliminary Plat Subdivision: Review of the August 2024 Revised Application

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This memorandum sets forth the comments of Holland & Hart LLP regarding the Eagle County Schools Maloit Park (the "Property") Preliminary Plat Subdivision Application as revised in August 2024 (the "Application").

The Town of Minturn ("Town") and the Eagle County School District Re 50J ("District") are parties to an Annexation Agreement entered into on May 18, 2011 ("Annexation Agreement"). The Annexation Agreement amended portions of a prior Agreement between the parties dated May 5, 1964 ("1964 Agreement"). Articles 2 and 4 of the Annexation Agreement contain provisions regarding potable and nonpotable water service for the Project. For the past several months, the Town and the District have been discussing the terms of the Annexation Agreement and the need to amend the Annexation Agreement to address the potable and nonpotable water service provisions as a condition of approving this Application. We recommend that an amendment to the Annexation Agreement be completed prior to the approval of the Final Plat.

1. **Residential Unit Allocation.**

   Per the Minturn Municipal Code § 13-1-10, a residential unit means "any living unit with a kitchen," including "single-family houses, residential condominiums, townhomes, apartments, duplexes, triplexes, lock-off apartments, etc." The Annexation Agreement gives the District the right to develop the Property for non-District Development for up to 120 residential units. If the District chooses to include within the District Development any residential units, such additional units are counted toward the 120-unit allocation.

   Per the water and sewer billing records for the Town (created by the Eagle River Water & Sanitation District), the District has 16 existing residential units on the Property. Accordingly, the District may develop a total of 136 residential units (16 existing plus 120 new units) on the Property.

   Based on conversations with the District's water attorney, the Town understands that the District's position is that there are 17 existing residential units on the Property. The

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600 East Main Street, Suite 104
Aspen, CO 81601

Contact
P: 970.429.6889
www.hollandhart.com

District and the Town are discussing this issue and possible ways to resolve it as part of an amendment to the Annexation Agreement.

2. Raw Water Dedication.

The Annexation Agreement defines a single-family equivalent ("SFE") as "a residential unit of up to 3,000 square feet, with assumed potable water requirements for each SFE of an average of 2.3 people using 88 gallons of water per person per day; each 1,000 square feet or fraction thereof greater than 3,000 square feet is calculated at 0.3 SFE. In building use for commercial space is projected to be 6/10ths of an SFE per 1,000 square feet." *Annexation Agreement,* § 4.4(1)(b).

The Annexation Agreement waives "water dedication requirements under the Minturn Municipal Code, Article 13, Section 13-2-20 for up to and including 150 [SFEs] on the Property." *Annexation Agreement*, § 2.3. This waiver applies regardless of whether such SFEs are used for District Development or Non-District Development. The waiver is contingent on Arminda Ditch water right being used for raw water irrigation.

As stated in the Application, the Town agrees that the water rights dedication is waived for up to and including 150 SFEs of either District or Non-District Development on the Property and for 15.3 SFEs of District Development on the Property.

3. Arminda Ditch.

The Application states that the District owns an interest in the Arminda Ditch and that its interest was historically used to irrigate at least 11 acres of the Property, including 4.85 acres for the existing ballfield. According to the Application, the District plans to use its Arminda Ditch right to irrigate the ballfield and the Property in the future. To do so, the District will re-establish the original point of diversion for the Arminda Ditch and will either improve the Ditch or place it in a pipe to deliver water to the Property.

We recommend that the Arminda Ditch water right be dedicated to a homeowners association or the District as part of the Final Plat process.

Based on conversations with the District's water attorney, the Town understands that the District is working on obtaining a new Special Use Permit from the United States Forest Service to establish a new headgate and diversion structure and that the District is preparing an analysis of the Ditch's historical use. We recommend that resolution of issues related to the Arminda Ditch be a condition of issuing a Final Plat.

4. Water Tap Fees.

"Tap fee" means "a fee charged to a customer of water or sewer utility, which fee represents an investment and capital contribution to the Town's present physical water and sewer utility system." *Minturn Municipal Code,* §13-1-10. Under the Annexation Agreement, tap fees are waived for District Development that is not a material change

in water service and tap fees apply for District Development that is a material change in water service. Tap fees apply to all Non-District Development. *Annexation Agreement*, §§ 2.1 and 4.4(I)(e).

A material change in water service is defined "proposed use requiring more than 5.80 acre feet per year, which represents a twenty five percent (25%) increase in the historical water demands under the 1964 agreement established by averaging the water monthly demands for the three (3) years of record with the highest annual demand prior to the date of this agreement, the District will need to purchase additional taps from the Town, which taps shall count against the 150 [SFEs]."

The Annexation Agreement also provides that the District must purchase additional taps from the Town if the Property is modified to create a material change in water service.

While not expressly stated in the Application, the Town agrees that the Annexation Agreement waives tap fees for 15.3 SFEs of District Development. It is the Town's understanding that the District agrees with this position.

5. System Improvement Fees.

The Application does not mention system improvement fees, but the District is required to pay system improvement fees for all Non-District Development consistent with the Town's current code at section 13-2-20.

Under the Annexation Agreement, system improvement fees are treated as a component of tap fees and are waived for District Development that is not a material change in water service but apply for District Development that is a material change in water service, which would be anything above 15.3 SFEs. The Town's understanding is that the District agrees with this position.

MEMO

TO: Madison Harris, Planner

DATE: September 29, 2024

FROM: James Mann, Financial Analyst

RE: Comments on Proposed Maloit Park Development

The Town has requested review of the Maloit Park Preliminary Plat Subdivision documents. As a financial analyst for the town, I have limited my comments to the impacts the development will have on the Town's water utility.

The proposed development includes 120 new residential units on a parcel that is currently served by the Town's water system. The system is served by an 8" water main, with a 108,000-gallon water storage tank. It is anticipated that the 120 new residential units are not required to pay the Town tap fees, an opportunity loss of $1.95 MM. However, it is anticipated that the 120 new residential units will pay the System Improvement Fees that will generate approximately $2.6 MM.

In 2024 dollars, the revenue per single family equivalent (SFE) is $1,725/unit, which will generate approximately $207,000 of revenues annually, assuming that none of the units will be occupied by Senior Rate payers. The cost per SFE is approximately $1,601/unit, which provides ample return on the investment.

Much of the impacts of the 120 units on the system and ratepayers will be dependent upon the absorption of those units. The 120 units represent a 15% increase in the number of SFEs on the system, which will ultimately reduce the cost associated with operating the system as well as making debt service payments. As an example, assuming a WTP borrowing of $13,590,000, the debt payment with the required coverage will be approximately $1.13 MM/annually. Currently each SFE will be required to pay approximately $1,485/annually, however with the addition of 120 units, that annual cost would drop to approximately $1,283.

Madison Harris

From: Killian - CDOT, Brian <brian.killian@state.co.us>
Sent: Wednesday, September 25, 2024 1:32 PM
To: Madison Harris
Cc: Karen Berdoulay (karen.berdoulay@state.co.us); kandis.aggen@state.co.us; John Kronholm - CDOT; Karthik Vishwamitra - CDOT
Subject: Re: Maloit Park - ECSD Preliminary Plat Referral

Madison,

CDOT Traffic has the following comments:

- The Counts are 5 years old and CDOT requires them to be within the last 3 years.
- There are lots that can be developed and there should be a 20 year projection in the study.
- Sight distance needs to be verified in the field.
- Even though CDOT constructed the deceleration lane it doesn't mean that it doesn't need to be extended with this development.
- The report needs to be updated and resubmitted to CDOT.

CDOT may require a traffic study and a CDOT access permit application depending on the updated TIS recommendations and conclusions.

Please let me know if you have any questions.

Thanks,

Brian Killian
Region 3 Access Program Manager
Traffic & Safety

P 970-683-6284 | C 970-210-1101 | F 970-683-6290
222 S. 6th St, Room 100 Grand Junction, CO 81501
brian.killian@state.co.us | www.codot.gov | www.cotrip.org

EAGLE RIVER
WATER & SANITATION
DISTRICT

October 3, 2024

Ms. Madison Harris
Planner I
Town Of Minturn

Sent via email: planner1@minturn.org

Subject: Eagle River Water and Sanitation District Referral Comments for Maloit Park Preliminary Plat Proposal

Dear Ms. Harris:

I am writing to address the request for comments regarding the preliminary plat proposal for Maloit Park located in Minturn, Colorado.

Eagle River Water and Sanitation District (ERWSD) has been in contact with JVA Consulting Engineers and reviewed the proposed sanitary sewer plans for the Maloit Park project. Comments were returned to JVA on January 31, 2024 and no response has been returned.

The comments are focused on The Districts concern for achieving adequate slope in the proposed sewer mains, the sewer mains being appropriately sized for the demand, and achieving minimum cover over the proposed sewer mains. The District will need to see responses to the comments as well as a basis of design report showing anticipated flows and velocities for wastewater.

The District has not approved any plans and will continue to work with the project representatives prior to issuing any approval.

Should you have any questions or require further clarification, please contact me at (970) 471-5063.

Thank you for your attention to this matter.

Sincerely,

Ivy Todd

Ivy Todd
Plan Review Engineer

CC: Jason Cowles
Tim Friday
Micah Schuette

COLORADO GEOLOGICAL SURVEY

1801 Moly Road
Golden, Colorado 80401

Matthew L. Morgan
State Geologist and
Director

October 4, 2024

Madison Harris
Town of Minturn
Planner1@minturn.org

Location:
39.5654, -106.4152

Subject: **Maloit Park - ECSD Preliminary Plat**
Town of Minturn, Eagle County, CO; CGS Unique No. EA-25-0002

Dear Madison:

The Colorado Geological Survey has reviewed the Maloit Park - ECSD Preliminary Plat referral. I understand the applicant proposes 137 workforce DUs in duplex, townhome, and condo/multi-family buildings on 19.1 acres located south of Minturn. The available referral documents include a Geologic Hazards Review, Proposed Residential Development, Maloit Park, Cross Creek Road, Minturn, Colorado (Kumar & Associates, Inc. Project No. 19-7-646.01, September 1, 2023), a Preliminary Subsoil Study for Foundation Design, Maloit Park Residential Development, Cross Creek Road, Minturn, Colorado (Kumar & Associates, Inc. Project No. 19-7-646, February 26, 2020).

The site contains isolated areas of steep slopes, and Cross Creek flows along the western and northern development boundaries. However, no evidence of slope instability is visible in high-resolution LiDAR-derived hillshade imagery, and CGS accepts the applicant's delineation of 100-year flood hazard limits.

CGS agrees with Kumar that no geologic hazards or unusual geotechnical constraints are known or suspected to be present that would preclude the proposed residential use and density. Kumar's characterization of subsurface conditions and geotechnical recommendations are valid. Provided Kumar's recommendations are adhered to, CGS has no objection to approval of the Maloit Park – ECSD preliminary plat as proposed.

Thank you for the opportunity to review and comment on this project. If you have questions, please call me at (303) 384-2643, or email carlson@mines.edu.

Sincerely,

Jill Carlson, C.E.G.
Engineering Geologist

Madison Harris

From: Michael Woodworth <MWoodworth@eagleriverfire.org>
Sent: Friday, October 18, 2024 3:53 PM
To: Michelle Metteer; Madison Harris
Subject: Maloit Park
Attachments: Outlook-cid_image0; Outlook-Descriptio; Outlook-Descriptio

Hello Madison and Michelle,

After review I have a few observations:

1. With the homes having sprinklers, the 120 homes does not approach the maximum for a single egress.
2. Roofing material should be Class A WUI code
3. Decks should be 4 feet above grade if class B with noncombustible surface beneath. No fire wood storage.
4. All turn radius must meet ERFPD apparatus specs
5. Roads need to meet IFC standards
6. Need to have a hydrant plan.

Please let me know if you have any questions.

Mick Woodworth
Fire Marshal
Division Chief of Community Risk Reduction
Colorado State Inspector #186707686
970-736-5064
970-471-6346 Cell
mwoodworth@eagleriverfire.org

Eagle River Fire Protection District
Ready to Serve

Eagle River Fire Protection District is a professional fire service agency and proudly serves Camp Hale, Tennessee Pass, Redcliff, Minturn, EagleVail, Avon, Mountain Star, Wildridge, Beaver Creek (Contractual agreement), Bachelor Gulch, Arrowhead, Homestead, Edwards, Lake Creek, Singletree, Pilgrim Downs, Cordillera, Bellyache Ridge, Red Sky Ranch and portions of I-70, Hwy 6 & 24.

Public Service Company of Colorado's (PSCo) Design department has reviewed the plat for **Maloit Park**. As always, thank you for the opportunity to take part in the review process. To ensure that adequate utility easements are available within this development, PSCo requests that the following language or plat note be placed on the preliminary and final plats for the **subdivision**:

> *Ten-foot (10'') wide dry utility easements are hereby dedicated on private property adjacent to the front lot lines in the subdivision or platted area identified as **single-family lots**. Ten-foot (10') wide dry utility easements are hereby dedicated on private property adjacent to all public streets, and Five-foot (5') wide around the perimeter of each **commercial/industrial** and **multi-family** lot in the subdivision or platted area including tracts, parcels and/or open space areas. These easements are dedicated to Minturn for the benefit of the applicable utility providers for the installation, maintenance, and replacement of electric, gas, television, cable, and telecommunications facilities (Dry Utilities). Utility easements shall also be granted within any access easements and private streets in the subdivision. Permanent structures, snow stack easements, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.*

PSCo also requests that all utility easements be depicted graphically on the preliminary and final plats. While these easements should accommodate the majority of utilities to be installed in the subdivision, some additional easements may be required as planning and building progresses.

In addition, 31-23-214 (3), C.R.S., requires the subdivider, at the time of subdivision platting, to provide for major utility facilities such as electric substation sites, gas or electric transmission line easements and gas regulator/meter station sites as deemed necessary by PSCo. While this provision will not be required on every plat, when necessary, PSCo will work with the subdivider to identify appropriate locations. This statute also requires the subdivider to submit a letter of agreement to the municipal/county commission that adequate provision of electrical and/or gas service has been provided to the subdivisions.

Electrical equipment cannot be in Drainage easements.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

When customer is ready to submit their application for a design, they will need to submit a Builders Call Line with the following information.:

1) Approved site plans
2) Utility Plan
3) Landscape Plan
4) Elevations of buildings – with proposed meter locations
5) Electric loads – one-line and panel schedule
6) Please indicate # of EVS and EV ready with kW per charges
7) Please indicate if solar
8) Gas Loads – plumbing schedule

Additional easements *may* need to be acquired by separate document for new facilities – be sure to contact the Designer and request that they connect with a Right-of-Way and Permits Agent in this event.

After the customer has applied with XCEL for electric and gas distribution, XCEL will run a capacity check for both electric and gas distribution. There is a possibility the customer will be responsible for reinforcing gas and/or electric infrastructure.

For XCEl's Electric standards please reference the "Standard for Electric Installation and Use" manual – Also known as "the Blue book" - which can be found at XCELENERGY.COM

Xcel did not see a proposed running line for gas and electric utilities. Please keep the following in mind:

Meter Locations:

1) Meters need to be in a safe, easily accessible location on the front 1/3 of the building.
2) Meters can not be under a drip edge of the roofline. They need to be under a gable – 4' back from the eve. They cannot be in a location where snow / ice will drip on, or in front of them.

Transformers:

1) Transformers must meet XCEL Clearance standards.
2) 3PH Transformers will generally need 20’ clearance from buildings. – please Reference the Blue Book for exact clearances.
3) 1PH Transformers will generally need 10’ clearance from buildings. – please Reference the Blue Book for exact clearances.
4) Transformers will need 15’ by 15’ Easements.
5) Electrical equipment can not be in drainage Easements.

Switch Gear:

1) Easements will need to be provided on private property for Electric Switch Gear. Switch Gear will need approx. 20’ X 25’ easements for the equipment.
2) Switch gear will go in easement not in ROW.

Running line – Gas and Electric Distribution

1) The gas and electric distribution will run along the front of the properties, within easement, on private property.
2) 10’ min. easements are requested along the front of the properties, following the road.

Gas Main

1) Gas main must maintain 5’ Clearance from buildings.

Construction:

1) Xcel will not begin installing gas / electric distribution until:
   A. The site is at grade: running line +/- 6” and Equipment location 100% to grade.
   B. Deep utilities have been installed.
   C. Customers is responsible for marking easements, building corners, property lines, running lines, equipment location.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

COLORADO
Parks and Wildlife
Department of Natural Resources

Area 8 – NW Region
0088 Wildlife Way
Glenwood Springs, CO 81601
P 970.947.2969 | F 970.947.2936

Town of Minturn
Ms. Madison Harris, Planner
Mr. Scot Hunn, Planner
301 Boulder Street #309
Minturn, CO 81645

October 7, 2024

Dear Ms. Harris & Mr. Hunn,

Thank you for the opportunity to comment on the proposed Maloit Park Workforce Housing Project, Preliminary Plat Subdivision within the Town of Minturn. Colorado Parks & Wildlife (CPW) has a statutory responsibility and authority to manage all wildlife species in Colorado; this responsibility is embraced and fulfilled through CPW's mission to protect, preserve, enhance, and manage the wildlife of Colorado for the use, benefit, and enjoyment of the people of the State and its visitors.

Site Characteristics:

The proposed action includes the potential development of 120 units and the redevelopment of an additional 17 units, for a total of 137 housing units in the Maloit Park area of Minturn. Maloit Park is relatively isolated from the rest of the municipality and is situated along Cross Creek, just up from its' confluence with the Eagle River. The proposed development would exist in what the application refers to as "Tract A," an approximately 47 acre parcel. Tract A currently also includes mixed uses, and lies adjacent to recreation open space. The proposed action is described as taking place on 19.1 acres of the 47 acre Tract A, and would include a variety of high density housing options. The proposed development location is bounded to the north, south and west by USFS lands and to the east and northeast by private lands. The proposed site is characterized by existing infrastructure to include a small trailer park, storage facility, parking, and a light road system. Undeveloped areas within the proposed site consists of a variety of woody wetlands, willow complexes, mountain shrub communities, aspens, mixed conifer woodlands and the Cross Creek riparian zone.

Wildlife Habitat

Maloit Park and the proposed development site exists within and immediately adjacent to a variety of wildlife habitat.

The proposed action is within the following High Priority Habitats (HPH): Elk Severe Winter Range, Elk Winter Concentration Area, Elk Production Area and Elk and Mule Deer Migration Corridors.

Other critical habitats that are present in the Maloit Park area include but are not limited to: Moose Priority Habitat, Moose Concentration Areas, Moose Winter and Summer Range, Black

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Bear Human Conflict and Summer Concentration Areas, Mule Deer Summer Range, Mountain Lion Overall Range and Mountain Lion Human Conflict Areas. The HPHs and other habitats listed above represent those that CPW anticipates to be the most heavily impacted or consequential for the proposed development. Those habitats listed above are not inclusive of every species or habitat type that may experience direct or indirect impacts from the proposed action.

Wildlife Impacts, Concerns and Recommendations:

The Wildlife Mitigation Plan submitted by Western Bionomics Inc. as part of the Maloit Park Preliminary Plat Subdivision application was thoroughly reviewed and CPW offers the following analysis and recommendations:

***Cumulative Impacts*:** In order to appropriately anticipate, predict and assess impacts to wildlife species and generate recommendations for avoidance, minimization, and mitigation measures in the Maloit Park area, it is necessary to holistically view the area through a cumulative impact lens. The Maloit Park area is an inherently biodiverse and sensitive area for wildlife. The surrounding topography and hydrology create a unique set of biological conditions, which has historically supported a significant number of large and small mammal species, and migratory bird species during the most sensitive times of year. Subsequently, Maloit Park and the immediately adjacent area is potentially faced with a substantial landuse paradigm shift that will inevitably have dramatic impacts on local wildlife. Each individual project being proposed in Maloit Park, Bolts Lake, etc. will serve to accentuate and exacerbate the biological impacts of one another. That is to say, without accounting for the influence of adjacent disturbances, the impacts associated with this proposed action may be viewed as less than what they truly are.
Recommendation: Given the highly sensitive nature of Maloit Park and the significance of potential development in the area, CPW suggests the following prior to any development in Maloit Park: The Town of Minturn and the various Maloit Park stakeholders create a comprehensive plan to better guide development and resource protection in the Maloit Park area.

Rocky Mountain Elk: The Wildlife Mitigation Plan (WMP) correctly identifies indirect impacts as being the primary concern as it relates to elk in and around the proposed development site. As previous stated, there exists a variety of High Priority Habitats (HPH) for elk in or immediately adjacent to the project area. The HPHs in question are irreplaceable and critical for the survival of elk. The elk wintering habitats in Maloit Park primarily support cow and calf groups. These cow/calf groups often number 100+ individuals, and can represent approximately 20-30% of the total observed winter counts within the local Game Management Unit (GMU). Ultimately, the Maloit Park area supports a critical and sizeable reproductive component of the local elk herd.

Subsequently, increased human disturbance and development pressures can result in a broad continuum of impacts, from individual animal behavioral responses and physiological changes to population-level and community-level impacts, which in turn have broad implications for population viability (Polfus & Krausman, 2012). The ambient, current degree of development and current persistent human presence in

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Maloit Park is relatively benign, characterized by single story, lower density dwellings. Much of this existing infrastructure is further shielded from critical elk range by vegetation, and earthen berms. Assuming a modest average of 2.5 people/unit occupancy rate for both existing and proposed units, the proposed development stands to increase human occupancy of the area by approximately 605.8%. This increase in human activity and disturbance level may be significantly greater when considering cumulative impacts of adjacent development (e.g. Battle North, Bolts Lake, additional water infrastructure development etc.). Increases in human disturbance has been shown to result in significant declines in the reproductive success and recruitment of elk (Wisdom et al., 2018, Polfus & Krausman 2012, Phillips & Alldredge, 2000). Some peer reviewed research has also showcased avoidance behavior of elk from development and that elk preferred habitat >1,600m from any human development (Cleveland et al. 2012). While elk can be found in and around Maloit Park year-round, winter and spring see the highest concentrations. Winter and spring also represent the times of highest energy requirements for elk, encompassing the periods of gestation, lactation, and parturition. These life cycle stages for elk directly relate to their body condition going into winter and coming out of winter into the spring. Subsequently, body condition has direct consequences for the timing of parturition, birth weight of calves and neonatal survival (Parker et al. 2009). Human disturbances on elk winter ranges can compromise elk body condition due to unnecessary energetic expenditures (flight response), less time spent feeding, more time spent in a vigilant state, and increases in stress hormones like cortisol. These stressors can in turn lead to the aforementioned impacts of reduced recruitment, population loss, and even local extirpation.

The preliminary plat application and WMP incorrectly assumes that the dramatic increase in human presence, activity, disturbance and other direct and indirect impacts can and will be mitigated and thus result in no adverse impacts to the wildlife resource. Specifically, the subdivision plan calls for an addition of 120 housing units, multi-story construction, and includes provisions for increases in recreational infrastructure across the Cross Creek corridor. The plan also states “an extensive network of soft surface trails is proposed.” Given the potential for significant increases in year-round human presence, activity and disturbance, as well as planned trail alignments that will likely increase the zone of influence of the development, there are numerous elements of this application that are inherently impossible to mitigate. Polfus & Krausman (2012) state, “the synergies between residential and industrial developments are likely to accentuate cumulative effects in new and unforeseeable ways. Current management policies that attempt to mitigate impacts through timing or seasonal restrictions are unlikely to alleviate environmental degradation from increasing exurbanization. Thus, the cumulative impact of multiple low-density residential developments can produce significant ecological effects over time.” This description helps paint the picture to better understand the significance of various proposed developments, to include this application, in the Maloit Park area. Ultimately, the inherent indirect impacts of this proposed action will likely carry deleterious effects for the local elk population. It is also highly likely that population level consequences will not be immediately realized, but take years to manifest themselves across the broader herd.

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Significant increases in human density and disturbance may ultimately lead to displacement and abandonment of this critical winter range, increasing inter/intra species competition elsewhere, and diminishing local carrying capacity for elk. As previously mentioned herein and briefly noted in the WMP, decreased fecundity, natality and recruitment are likely byproducts of increased stressors inherent in the proposed action, potentially leading to elk herd population loss, and localized extirpation from the Maloit Park area.

Shiras Moose: Starting in 1978 the Colorado Division of Wildlife started a multi-year reintroduction program of moose from Utah and Wyoming into various parts of Colorado. The decades long program has produced a statewide moose population estimate of 3,470 as of 2023. With extremely limited, once in a life time opportunities for the hunting public to harvest a bull, moose represent a significant and highly sought after resource. Additionally, as of 2023 the M-11 Eagle/Frying Pan moose Data Analysis Unit has an estimated population of 60 moose, with likely less than 20 that reside in GMU 45, where the proposed action is located. Furthermore, the Maloit Park area supports approximately 10% of the DAU-wide population and 30-40% of the GMU 45 population.

The WMP fails to recognize the myriad types of moose habitat that exists within and immediately surrounding the project site, or how the proposed action may influence these habitats or the moose that exist within them. Current ambient, albeit growing amounts of human activity within Maloit Park likely already influence moose habitat selection behavior, diurnal activity, dispersal rates, and average daily movement. These assumptions are supported by the exponential increase in human-moose conflict over the last 3-5 years. Human-moose conflict in the Minturn and Maloit Park area has included multiple fence entanglements, fence impalement mortalities, vehicle collision mortalities, aggressive and defensive moose behavior towards hikers/dog walkers, and harassment of moose by dogs. Neumann et al. (2009) documented moose behavioral and habitat selection response to human disturbance. It was found that human activity resulted in significantly enlarged diurnal activity ranges and increased energetic expenditures (Neumann et al. 2009). Additionally, energetic expenditures were estimated to be significantly higher for calves (61% higher) that followed adult females after human disturbance. These impacts can result in decreased survival rates, lower recruitment, and diminished long-term viability. Much of this research pertained to heavily hunted moose populations in Scandinavia and may vary when considering the lightly hunted local moose population. Extrapolating findings from this research may suggest a slightly higher likelihood for habituation of moose to human presence. Habituation is cause for concern particularly with moose as it can lead to unpredictable behavioral responses to human induced stimuli, ultimately resulting in human health and safety concerns and wildlife welfare concerns. Regardless of either of these outcomes, it should be anticipated that increased human presence and disturbance in Maloit Park will adversely impact GMU 45 moose.

Black Bear: Minturn and the Eagle Valley at large continue to experience widespread human-black bear conflict. While much of this conflict occurs during the spring, summer and fall, occurrences of year-round bear conflict has anecdotally increased.

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As development throughout Eagle County continues to encroach on traditional bear habitat, alternative food sources are becoming more readily available to black bears year-round. It should be anticipated that the proposed action would result in increases to the volume of human-black bear conflicts regardless of local code or ordinances.

Mountain Lion: The Town of Minturn lies within the state's only designated Special Management Area (SMA) for mountain lions. The SMA was created in the wake of increases in human-lion conflict. Public reports of mountain lions in the SMA were rare 10-20 years ago. Now reports number in the hundreds annually and come from a variety of groups and members of the community. Field observations further suggest that as local ungulate herds continue to experience recruitment issues, prey scarcity and predator competition has influenced mountain lion behavior. Prey scarcity and competition among mountain lions can lead to a higher proclivity for lions to find alternative food sources and generate conflicts with humans. These issues directly correlate with the human footprint on the landscape and increasingly require mitigating management actions by local governments. It should be anticipated that the proposed action would result in increases to the volume of human-lion conflicts.

General Comments: CPW wants to acknowledge the time and effort the applicant dedicated to the Wildlife Mitigation Plan and overall Preliminary Plat application. The WMP subsequently offers a number of mitigation measures that are already codified in Colorado Revised Statute, Parks & Wildlife Commission Regulations, and Town of Minturn Charter & Municipal Code. As such, these are not mitigating features specific to this application but already apply to all residents and visitors of Colorado, or residents of Minturn, CO. Specifically, the measures in question are 6.2.1, 6.2.2(c), and 6.2.3 of the WMP.

Recommendations:

- Offsite Mitigation: It is recommended that ECSD and the Town of Minturn pursue land protection projects through conservation easements in consultation with CPW. These efforts should target the parcels identified as the "Old Tailings Pile" or "OTP" and the "Highlands," which are proximate critical elk habitats.
- Reduction in Development Footprint: CPW recommends reduction of both density and building footprint. Removing multi-story construction will aid in the reduction of radiating indirect impacts to surrounding HPH. Reduction of overall persistent density will aid in minimizing human dispersion into surrounding critical HPH. Even a modest reduction of units by 20% can keep the area closer to its current ambient levels.
- Trail Alignments: Removal of the perimeter trail, generally starting to the east of Tract D and circumnavigating the eastern, northern, northwestern and western boundaries of the property. Connectivity to the existing athletic field should be exclusively via existing road infrastructure. Removal of these trail alignments will aid in minimizing the radiating effects of indirect impacts and reduce the likelihood of human-wildlife conflict. Existing social trails within the project area should be reclaimed by the applicant. Additionally, any future social trail construction emanating from the project area onto public lands

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should be the responsibility of the applicant to reclaim in a timely and ecologically friendly manner. Access to adjacent USFS lands should be achieved exclusively through pre-existing trailheads at Cross Creek Trailhead and Martin Creek Trailhead. No additional trail connectivity of this area to federal lands should be permitted as a result of any buildout within the Maloit Park area.

- Maintain and Construct Vegetated Hills/Buffers: As mentioned in the application, some of the existing vegetated earthen berms will be maintained. CPW recommends additional vegetated hills/berms be incorporated into the western, northwestern, and northern boundaries of the property. These will serve as visual and sound buffers, further aiding minimization of indirect impacts.
- Domestic Pets: CPW seeks clarification on any enforcement plan of the WMP as it pertains to pets within the proposed development. CPW recommends establishing a progressive fine structure for any infractions as it relates to domestic pets.
- Construction Timing: In order to minimize impacts to wintering elk and moose, CPW recommends no construction activities occur from December 1st through April 15th annually.
- Seasonal Closures: CPW recommends that the applicant and the Town of Minturn in coordination with CPW pursue seasonal area closures with the USFS to encompass elk HPH within the Minturn and Maloit Park area.
- Enforcement: CPW seeks clarification on any enforcement plan of the WMP for the Maloit Park HOA, how the applicant intends to ensure any WMP measures are adhered to into perpetuity, and whether there is legal standing for the HOA or ECSD to enforce undesired access to public lands without there first being a Forest Service area closure. Additionally, CPW recommends establishing a progressive fine structure for enforcement of HOA covenants so there is no ambiguity when addressing violations.
- Outdoor Lighting: CPW recommends no outdoor lighting on the perimeter of the proposed development in order to minimize any impediment to nocturnal use of adjacent habitats. Furthermore, CPW agrees with 6.2.8 of the WMP that lighting within the interior of the proposed project should be capped from above, and additionally should be minimized throughout the project and utilize yellow soft light.
- Building Orientation: The proposed action generally achieves inward facing orientation of buildings. Additionally, CPW recommends reorienting the southwestern buildings to face towards the interior of the development. It is recommended that outdoor space, patios/decks, balconies, and yards etc. be isolated to the interior of the proposed development.
- Stream and Riparian Zone Setbacks: Given the special district nature of the property, CPW seeks clarification on the dimensions and method of measuring stream setbacks and whether exceptions exist for the proposed action. CPW ultimately recommends adherence to the county's stream setback requirements of 75 feet from the high water mark.
- Real Estate Transfer Tax (RETT): Various development projects throughout Eagle County have used transfer taxes of for sale units to generate funding for

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conservation work. CPW recommends the Town of Minturn and ECSD pursue a RETT framework, where funds would be held by the town to be used exclusively for wildlife habitat enhancement. Examples within Eagle County range from 0.2% to 1.0% RETT.

CPW appreciates the opportunity to provide comments and looks forward to working with the Town and the applicant on this project. For additional information or to request clarification on CPW's comments for this project, please contact District Wildlife Manager Devin Duval at (970) 930-5264.

Sincerely,

Matt Yamashita
Area Wildlife Manager

Cc. Devin Duval, District Wildlife Manager
Danielle Neumann, Land Use Specialist

Jeff Davis, Director, Colorado Parks and Wildlife
Parks and Wildlife Commission: Dallas May, Chair • Richard Reading, Vice-Chair • Karen Bailey, Secretary • Jessica Beaulieu
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Jeff Davis, Director, Colorado Parks and Wildlife
Parks and Wildlife Commission: Dallas May, Chair • Richard Reading, Vice-Chair • Karen Bailey, Secretary • Jessica Beaulieu
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February 28, 2025

Recommendations from CPW's October 7, 2024 referral letter are listed below. Eagle County School District's (ECSD) response to these recommendations is provided in red text.

Recommendation: Given the highly sensitive nature of Maloit Park and the significance of potential development in the area, CPW suggests the following prior to any development in Maloit Park: The Town of Minturn and the various Maloit Park stakeholders create a comprehensive plan to better guide development and resource protection in the Maloit Park area.

Response

ECSD agrees to participate in the creation of a comprehensive resource protection plan for lands south of Minturn, if and when one is initiated by CPW or the Town of Minturn. ECSD does not agree to initiate this effort nor to delay the development of Maloit Park until after such plan being completed.

Offsite Mitigation: It is recommended that ECSD and the Town of Minturn pursue land protection projects through conservation easements in consultation with CPW. These efforts should target the parcels identified as the "Old Tailings Pile" or "OTP" and the "Highlands," which are proximate critical elk habitats.

Response

The properties mentioned above are not owned by ECSD. ECSD does not agree to pursue land protection measures on property it does not own.

Reduction in Development Footprint: CPW recommends reduction of both density and building footprint. Removing multi-story construction will aid in the reduction of radiating indirect impacts to surrounding HPH. Reduction of overall persistent density will aid in minimizing human dispersion into surrounding critical HPH. Even a modest reduction of units by 20% can keep the area closer to its current ambient levels.

Response

ECS does not agree to reduce the density or footprint of the project. Housing units that will be created by this project will address the extraordinarily challenging housing crisis in Eagle County, every unit is vitally important. These aspects of the project should be noted:

- The site design of the project clusters housing on a portion of Maloit Park that has predominantly been developed in the past (schools, roads, housing). The new development footprint is very small.
- Reference is made to "multi-story" buildings. Allowable building height at Maloit Park is limited to 28', this will effectively limit buildings to two levels.
- Currently there are 17 residential units at Maloit Park. Under the current plan, a total

of 137 units would be developed. ECSD disagrees with CPW's suggested "modest" reduction of 20% (for a new total of 110 units). We do not believe that 20% reduction in density would make any difference at all with regards to the concern CPW has regarding "radiating indirect impacts." The development of additional housing at Maloit Park has been contemplated for decades and the School District's opportunity to create 120 additional housing units is specifically established by the 2011 Annexation Agreement with the Town of Minturn. The 2020 ECSD Employee Housing Master Plan established a goal of creating 120 new staff housing opportunities by 2030. The goal is not an "end all" solution, rather it is a start to addressing the District's housing needs. Since 2020 99 units have been completed, are under construction or planned by ECSD. Maloit Park will allow ECSD to achieve the initial goal of the 2020 master plan and over time to develop additional units needed to meet staff housing needs.

Trail Alignments: Removal of the perimeter trail, generally starting to the east of Tract D and circumnavigating the eastern, northern, northwestern and western boundaries of the property. Connectivity to the existing athletic field should be exclusively via existing road infrastructure. Removal of these trail alignments will aid in minimizing the radiating effects of indirect impacts and reduce the likelihood of human-wildlife conflict. Existing social trails within the project area should be reclaimed by the applicant. Additionally, any future social trail construction emanating from the project area onto public lands should be the responsibility of the applicant to reclaim in a timely and ecologically friendly manner. Access to adjacent USFS lands should be achieved exclusively through pre-existing trailheads at Cross Creek Trailhead and Martin Creek Trailhead. No additional trail connectivity of this area to federal lands should be permitted as a result of any buildout within the Maloit Park area.

Response

The perimeter trail proposed on the north and west sides of the project has been removed as per CPW's request. Other soft surface trails, including those that link the housing with the athletic fields remain. Other existing social trails within the project area (we assume the project area is the +/-19 acre housing site), if any, will likely be removed by construction of the project. ECSD has not been involved in the creation of social trails that lead to USFS lands, nor is ECSD proposing any trails that lead to USFS lands. ECSD does not intend to assume responsibility for reclaiming any social trails that have been or may be established by others beyond the limits of the ±19-acre project area.

Maintain and Construct Vegetated Hills/Buffers: As mentioned in the application, some of the existing vegetated earthen berms will be maintained. CPW recommends additional vegetated hills/berms be incorporated into the western, northwestern, and northern boundaries of the property. These will serve as visual and sound buffers, further aiding minimization of indirect impacts.

Response

The site layout for Maloit Park has been designed in large part to minimize impacts on the existing shallow hillsides that characterize the site. Some of these shallow hillsides will be removed. This is a function of how homes are clustered (as opposed to spreading them out onto the athletic fields) and to achieve the established project density.

Domestic Pets: CPW seeks clarification on any enforcement plan of the WMP as it pertains to pets within the proposed development. CPW recommends establishing a progressive fine structure for any infractions as it relates to domestic pets.

Response

The proposed wildlife mitigation plan addresses domestic pets. A progressive fine structure has been added to the mitigation plan.

Construction Timing: In order to minimize impacts to wintering elk and moose, CPW recommends no construction activities occur from December 1st through April 15th annually.

Response

In lieu of a blanket prohibition of construction between December 1 – April 15, limitations on initiating new exterior construction between December 1-April 15 has been added to the wildlife mitigation plan. These restrictions are modeled after the CPW-approved wildlife mitigation plan at the Roundup River Ranch Camp north of Dotsero.

Seasonal Closures: CPW recommends that the applicant and the Town of Minturn in coordination with CPW pursue seasonal area closures with the USFS to encompass elk HPH within the Minturn and Maloit Park area.

Response

ECSD agrees to participate in discussions of any efforts to implement seasonal closures of trails on USFS land south of Maloit Park. CPW and USFS are the appropriate agencies to initiate, implement and enforce these efforts.

Enforcement: CPW seeks clarification on any enforcement plan of the WMP for the Maloit Park HOA, how the applicant intends to ensure any WMP measures are adhered to into perpetuity, and whether there is legal standing for the HOA or ECSD to enforce undesired access to public lands without there first being a Forest Service area closure. Additionally, CPW recommends establishing a progressive fine structure for enforcement of HOA covenants so there is no ambiguity when addressing violations.

Response

Based in part on CPW comments, ECSD has re-evaluated its previously stated position to impose seasonal trail use restrictions to USFS land on residents of Maloit Park. Currently and for the past many decades the public has had open use of Maloit Park, which has included the public using Maloit Park to access USFS lands. It is impractical, inequitable, and ultimately ineffective to restrict future residents of Maloit Park from accessing USFS lands, when the USFS has not closed these trails and when there are no restrictions on the general public from accessing them. Accordingly, section 6.1.2 of the draft wildlife mitigation plan has been deleted. As stated above, ECSD will take a seat at the table if and when discussions of seasonal trail closures on USFS lands are initiated by the USFS (this has been added to the Mitigation Plan).

Outdoor Lighting: CPW recommends no outdoor lighting on the perimeter of the proposed development in order to minimize any impediment to nocturnal use of adjacent habitats. Furthermore, CPW agrees with 6.2.8 of the WMP that lighting within the interior of the proposed project should be capped from above, and additionally should be minimized

throughout the project and utilize yellow soft light.
Response
The wildlife mitigation plan has been modified to strengthen lighting restrictions. Lighting on the exterior of homes is limited to the minimum level necessary to comply with building code requirements.

Building Orientation: The proposed action generally achieves inward facing orientation of buildings. Additionally, CPW recommends reorienting the southwestern buildings to face towards the interior of the development. It is recommended that outdoor space, patios/decks, balconies, and yards etc. be isolated to the interior of the proposed development.
Response
ECSD does not agree to redesign the project in the manner outlined above. Outdoor spaces, backyards, side yards, and patios are important elements of all homes and have not been removed for the project.

Stream and Riparian Zone Setbacks: Given the special district nature of the property, CPW seeks clarification on the dimensions and method of measuring stream setbacks and whether exceptions exist for the proposed action. CPW ultimately recommends adherence to the county's stream setback requirements of 75 feet from the high-water mark.
Response
It is unclear what "special district nature of the property" means. The project is governed by Town of Minturn land use regulations, Eagle County standards are not relevant. The Town's zoning prescribes a 30' setback from waterbodies. ECSD agreed during the annexation process in 2011 to provide a 50' setback. The setback is measured from the ordinary high-water mark as outlined in the Town of Minturn town code.

Real Estate Transfer Tax (RETT): Various development projects throughout Eagle County have used transfer taxes of for sale units to generate funding for conservation work. CPW recommends the Town of Minturn and ECSD pursue a RETT framework, where funds would be held by the town to be used exclusively for wildlife habitat enhancement. Examples within Eagle County range from 0.2% to 1.0% RETT.
Response
ECSD is aware that a small number of projects in Eagle County have implemented transfer tax systems to fund wildlife enhancement projects. These project (Eagle Ranch, Beaver Creek, Bachelor Gulch) had direct and significant impacts on wildlife habitat and were by and large free-market real estate developments. None of these examples are comparable to the plans for Maloit Park. ECSD does not agree to implement a perpetual transfer tax system. Doing so is contrary to the District's goal to provide attainable housing for our local workforce.

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LAND DEVELOPMENT APPLICATION

TOWN OF MINTURN PLANNING AND ZONING DEPARTMENT

P.O. Box 309 302 Pine Street
Minturn, Colorado 81645-0309
Phone: 970-827-5645 Ext. 2 Email: planner1@minturn.org

APPLICANT: Eagle County School District	**ADDRESS:** 948 Chambers Eagle CO 81631	**SIGNATURE:** Sandra Farrell
	PHONE 970 328-2747 FAX:	**NAME:** Sandra Farrell
	EMAIL: Sandra.Farrell@EagleSchools.net	**TITLE:** COO
OWNER(S) OF RECORD: Same	**ADDRESS:** same	**SIGNATURE:** Sandra Farrell
	PHONE: FAX:	**NAME:** Sandra Farrell
	EMAIL:	**TITLE:** COO
DEVELOPER:	**ADDRESS:**	**CONTACT PERSON:**
	PHONE: FAX:	
	EMAIL:	
ENGINEERING FIRM: JVA INC.	**ADDRESS:** 817 Colorado ~~Road~~ Avenue Glenwood Springs CO 81601	**CONTACT PERSON:** JR SPUNG
	PHONE: 970 404-3065 FAX:	
	EMAIL: JSPUNG@JVAJVA.com	

Presubmittal Date		**Presubmittal Planner:**	
Parcel ID Number		*(Example: 210326325001) from your full card printout*	
Address or Intersection			
Brief Legal Description			
Subdivision Name & Filing #	137		
Project Description	Prelimiary Plan for ~~138~~ unit housing project		

	Existing	Proposed:
Zoning:	Mixed Use/Maloit Park C.A.	same
Land Use:	Mixed use	Mixed use
Total Acres:	44.8 acres / 19.1 AC housing	19.1 AC housing site
F.A.R./Density:	17 ~~138~~ units	137 ~~138~~ units
Project Name:	Maloit Park	Maloit Park Workforce Housing
Related Case #'s:		

CASE TYPE

	PUD CDP: Concept Dev. Plan	X	PP: Prelim. Subdivision Plat		DRB – P: Des. Rev. Bd. Prelim		A-FP: Fence Permit
	PUD PDP: Prelim. Dev. Plan		FP: Final Subdivision Plat		DRB – F: Des. Rev. Bd. Final		A-MOD: Modification/Add
	PUD FDP: Final Dev. Plan		MS: Minor Subdivision		ADM: Admin. Des. Review		A-MIN: Minor Ext. Mod.
	PUD ASP: Admin. Site Plan		ASR: Admin. Subdivision Replat		A-SIGN: Admin. Sign Review		ANNEX: Annexation
	PUD FDP A: Amendment		V: Vacation of Easement		A-DIG: Admin. Dig Permit		TU: Temporary Use
	LU-V: Land Use – Variance		R.O.W. Vacation		A-DEMO: Admin. Demo Per.		CU: Conditional Use
	NU –V: Non Use – Variance		REZ -Rezoning –Straight Zoned		A-LTD: Admin. Limited Use		APPLS: Appeals

This section for OFFICE USE ONLY

Case No:		**Case Mgr.**		**Case Eng.**			
Fees Paid	Y	N	$		**Dates Referred Out**		
Dates to be Returned					**Planning Comm Date:**		

This development application shall be accompanied with the applicable fee and shall not be considered valid until the total application fee is received. If the application type requires a deposit, minimum deposit balances must be maintained or replenished upon notice by the Town. Submittal of this application does not mean you will receive automatic approval, nor does it establish a vested property right in accordance with C.R.S. 24-68-105(1). Further processing and review of this application may require additional information, and/or meetings, as outlined in the Town of Minturn Zoning and Development Code

EAGLE COUNTY SCHOOLS

Maloit Park

Preliminary Plat Subdivision

A Workforce Housing Project

BRAUN ASSOCIATES, INC.

October 2023
Revised April 2025

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5. Geologic Hazard Review, prepared by Kumar and Associates, Inc.
6. Maloit Park Development Traffic Letter, prepared by Fox Tuttle Transportation Group
7. Wildlife Assessment and Mitigation Plan, prepared by Western Bionomics, Inc.
8. Preliminary Environmental Assessment
9. Existing Conditions Site Map, prepared by Meridian Land Surveying
10. Maloit Park Preliminary Plat, prepared by Meridian Land Surveying

Project Team

Land Planning
Braun Associates Inc.

Civil Engineering
JVA Consulting Engineers

Traffic Analysis
Fox Tuttle Transportation

Wetlands and Wildlife
Western Bionomics, Inc.

Surveying
Meridian Land Surveying

Soils/Geotec and Geohazards
Kumar and Associates, Inc.

The purpose of this report is to provide information on a proposed Preliminary Plat Subdivision for a portion of the Eagle County School District's (ECSD or the District) Maloit Park property. The proposed subdivision is the second amendment to the Maloit Park Exemption Plat that was approved in 2011. Specifically, this amendment modifies Tract A to create lots, development sites, open space parcels and right-of-way that will allow for residential development of the tract.

This application is submitted on behalf of ECSD. Information provided herein and under separate cover has been prepared in accordance with Chapter 17.5 Preliminary Subdivision Plat of the Town of Minturn Municipal Code.

Information presented on this project is presented in the following sections:

- Introduction
- Background on Maloit Park
- Project Summary
- Development Considerations
- Review criteria for Preliminary Plat Subdivision

Key Elements of Project

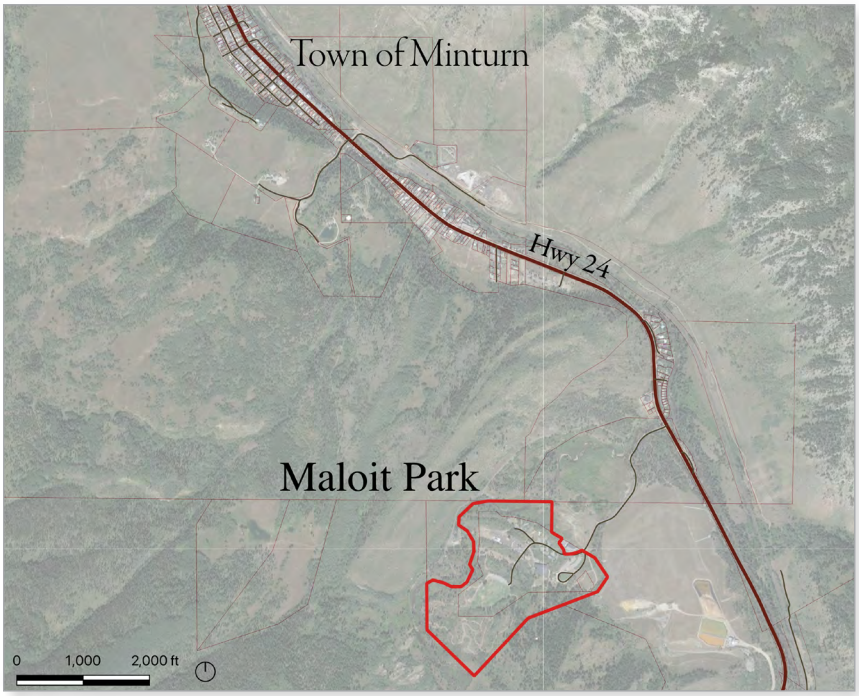
The proposed subdivision is located on approximately 19.1 acres of Tract A, a 46.9-acre parcel that was created by the 2011 Maloit Park Exemption Plat. The subdivision accommodates lots and tracts that will allow for a total of 137 housing units. This level of development was established in the 2011 Annexation Agreement that gave ECSD the right to develop 120 housing units in addition to the 17 units existing at that time. A combination of duplex lots and parcels for townhomes and multi-family development are proposed. The project is within the Maloit Park Character Area and is zone Mixed Use.

Key elements of this proposal include the following:

- The project has been designed in conformance with the terms and conditions of the 2011 Annexation Agreement.

- The subdivision utilizes only 40% of the 46.9 Mixed Use area and development is clustered in the northwest corner of the site, most of which has been previously disturbed or developed.
- Existing athletic fields are maintained, they are not affected by the proposed subdivision.
- A 100% workforce housing community is envisioned.
- The design and development of housing will be done in accordance with the Maloit Park Character Mixed Use zoning.

- The conceptual site design of the project preserves most of the existing treed hillsides throughout the project area and maintains the Nordic trail system (with only minor trail modifications).



- An extensive soft-surface trail system is envisioned to provide pedestrian connectivity throughout the community.
- The proposed development of Maloit Park implements many goals of both the 2023 Town of Minturn Community Plan and more specifically the Town of Minturn Housing Action Plan.

Organization of this report

Information presented in this report is organized in the following chapters:

I. Introduction

The chapter provides a brief summary of the project and outlines information that is presented in this report.

II. Background on Maloit Park

History of site, housing studies, 2011 Annexation, existing uses, zoning

III. Project Summary

This chapter explains the goals and overall approach to the project, influences that affected the site design, the type and level of development that is proposed.

IV. Development Considerations

Other development-related considerations such as site access, traffic, utilities, water rights, drainage, design guidelines, project phasing, and environmental considerations are addressed in this chapter.

V. Criteria for Review of Preliminary Plat Subdivision

Response to how the proposal complies with review criteria for a preliminary plat subdivision are provided in this chapter.

VI. Appendix

Information included in the appendix of this report includes:

1. Drainage Report, prepared by JVA Consulting Engineers
2. Utility Report, prepared by JVA Consulting Engineers
3. Wetlands Delineation Map, prepared by Western Bionomics, Inc
4. Preliminary Subsoils Study, prepared by Kumar and Associates, Inc.
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8. Preliminary Environmental Assessment
9. Existing Conditions Site Map, prepared by Meridian Land Surveying
10. Maloit Park Preliminary Plat, prepared by Meridian Land Surveying

ECSD has had an interest in Maloit Park since 1962. At that time ECSD obtained a lease from New Jersey Zinc to construct a middle school/high school and athletic fields. Following the closing of mines in 1974 and the construction of Battle Mountain High School in EagleVail, the Maloit Park school was converted to a middle school. In 1978 a new middle school was constructed and in 1985 ECSD exercised its option to purchase the property. Minturn Middle School was closed in 2011 and later re-opened as the Vail Ski and Snowboard Academy. Sites for mobile homes were established during the 70's, 80's and 90's.

Prior Housing Efforts

In 1996 ECSD completed a land use evaluation of three District-owned parcels, one of which was Maloit Park. One objective of this evaluation was to understand if or how these lands were suitable for development of housing. A result of this 1996 study was the development of eight additional sites for manufactured homes at Maloit Park.

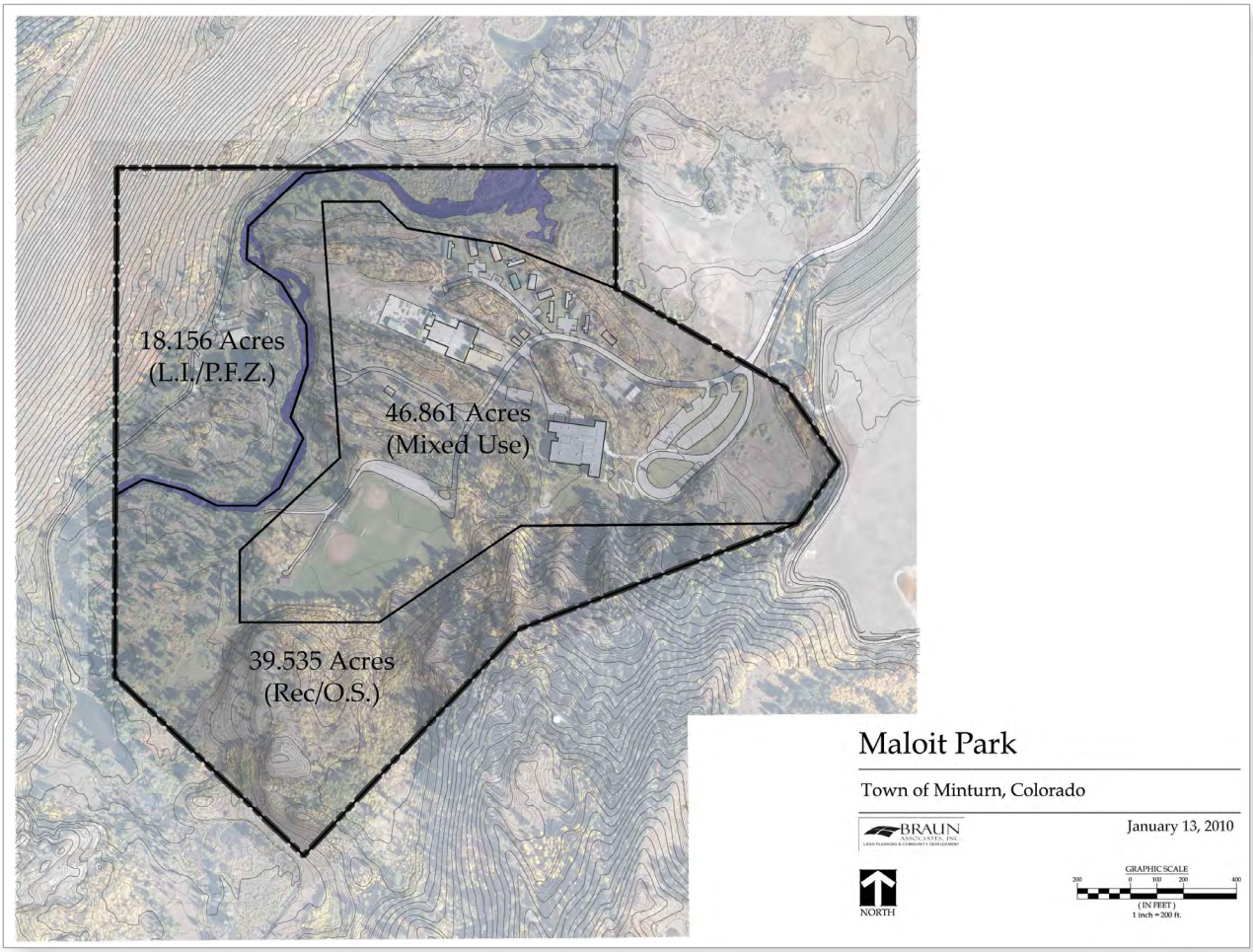
ECSD completed a master plan for Maloit Park in 2001, the purpose of which was to define a vision for the future development and use of this land. This planning effort involved significant community involvement. The plan defined future uses to include schools, housing, institutional (the town's water plant), recreational and open space. The School Board adopted the Maloit Park Master Plan in 2001. While the Town did not formally adopt this plan, it was presented to the Town Council in 2001.

In 2019 ECSD solicited proposals from developers to construct housing at Maloit Park. A developer was never selected to develop the property and in 2020 ECSD completed the Eagle County Schools Housing Master Plan. This plan identified a number of initiatives for ECSD to pursue in order to create housing opportunities for District staff. One of these was to develop housing at Maloit Park.

Housing has been an element of Maloit Park for decades, as has the idea of developing additional housing on the property.

2011 Annexation of Maloit Park

In the 1990's and early 2000's the Town and ECSD had discussions regarding annexing Maloit Park into the town. In 2010 both parties agreed to work in earnest to make this happen. In 2011 Maloit Park was annexed into the Town of Minturn. Concurrent with this annexation, zoning was established for the land with the adoption of the Maloit Park Character Area. The Maloit Park Character Area includes three zone districts – a Mixed Use zone, an Open Space zone, and a Light Industrial/Public Facility zone (for the Town's water plant). These zones are depicted on the plan below. Allowable land uses and development standards were established for each of these three zone districts.



Following approval of the annexation and zoning, an exemption plat was approved for Maloit Park. This plat created three parcels that corresponded to the three zone districts defined by the Maloit Park Character Area. Following approval of this plat, ECSC conveyed the 18-acre public facility parcel to the Town.

The annexation of Maloit Park included an Annexation Agreement between the Town and ECSD. This agreement covers a wide range of topics, many of them related to the future development of Maloit Park. Major elements of the agreement included:

- ECSD to convey 18 acres of land for the Town water treatment plant,

- ECSD has the right to develop up to 120 additional dwelling units on the property, subject to Town review and approval of applicable development applications,
- Town to waive water rights dedication for up to 150 SFE's for District and non-District Development,

- Clarification of water service as outlined in the Town/ECSD 1964 Water Agreement,
- ECSD agrees to work with the Town to provide utility easements that may be necessary in the future,
- Defining how ECSD's interest in the Arminda Ditch will be handled,
- Water tap fees for District Development in accordance with the 1964 Agreement shall be waived,
- The Town will consider acceptance and maintenance of Maloit Park roads if deemed economically viable based on a fiscal analysis on Non-District Development and provided roads are compliant with Town road standards,
- ECSD to maintain a minimum of 3-acres of field area within the existing +/-5-acre athletic fields,
- The Town acknowledged the existing single access road into Maloit Park is sufficient for existing and anticipated development, subject to input/review from fire and ambulance districts, and
- Provisions for public recreation access along the Cross Creek corridor.

Goals, Need and Vision for the Project

As is the case with virtually every employer in the Eagle River Valley, ECSD is severely impacted by both the lack of housing supply and the cost of housing. Housing has for a number of years been a major challenge in recruiting new employees and in retaining existing employees. These challenges have for the past few years become far more acute than they had been in the past.

In 2020 the Board of Education adopted the ECSD Employee Housing Master Plan. This Plan established a goal to create 120 new housing opportunities for District staff by 2030. In response ECSD has launched or completed the following initiatives:

- ***A collaboration with Habitat for Humanity Vail Valley (HH) on the construction of 12 homes on land provided by ECSD at the IK Bar Ranch in Gypsum.***
- ***Evaluated the feasibility of developing staff housing on land in Gypsum.***
- ***Secured master leases for apartment units in Gypsum, Eagle, and Avon.***
- ***Initiated efforts with HH on the development of a for-sale housing project on a portion of the District's 3rd Street Campus in Eagle.***
- ***Initiated construction of a 37-unit rental housing project at Battle Mountain High School in Edwards.***

The 2020 Housing Master Plan identified Maloit Park as a housing opportunity that should be pursued. This application is in large part in response to this recommendation of the master plan. With inplementation of this projecct ECSDD will have created over 200 housing opportunities since the adoption of the housing master plan.

Guiding Principles and Design Parameters for Maloit Park

In 2019 ECSC solicited proposals from organizations to develop housing at Maloit Park. At that time the School Board defined guiding principles for how Maloit Park should be developed. The principles defined both goals for the project and high-level parameters for project design. These principles are valid today and included the following:

Principle #1

Facilitate the development of a project that provides housing opportunities that are affordable and attainable to ECS staff and in doing so foster employee stability/longevity.

Principle #2
Provide a variety of housing types that may include both for-sale and rental products that are designed and priced to meet the divergent/ varied needs of ECS staff.

Principle #3
Create a local's-oriented, livable and walkable neighborhood of homes that will foster a sense of community and pride.

Principle #4
Design the community in a way that is sensitive to the natural environment and the unique site features of Maloit Park and implements environmentally sustainable design features and programs.

Principle #5
Acknowledge the existing educational, recreational and public uses at Maloit Park and design the community in a manner that integrates housing with these uses in a sensitive and responsive manner.

Principle #6
Enhance the taxpayer's financial investment in Maloit Park with creative partnerships or other strategies designed to achieve housing that is affordable ECS staff while minimizing financial risks to the District.

These guiding principles have been used to define more specific objectives and design parameters to be used in determining where to locate the housing at Maloit Park, and in specific features to be incorporated into the design of the community. These objectives and parameters included:

- Provide a variety of housing types necessary to meet the diverse needs of District staff. This may include rental and for-sale, duplex homes, townhomes, and multi-family homes.
- To help achieve affordability, focus housing development on smaller-sized homes.
- Maintain land east of Vail Ski and Snowboard Academy that could allow for additional educational facilities in the future.

- Maintain the existing athletic fields for school, community and Nordic trail use.
- Project design that minimizes impacts on the Nordic trail system.
- Cluster housing development to minimize additional "development footprint".

- To minimize development costs, locate new housing proximate to existing roads and infrastructure.
- To the extent feasible, maintain the treed knolls or shallow hillsides that characterize Maloit Park.
- Establish pockets of open space throughout the neighborhood that may include community amenities such as gardens, pocket parks, and gathering places.

- Provide sufficient setbacks for structures from Cross Creek and implement erosion control measures and drainage improvements to ensure water quality of the creek is not impacted.
- Provide an extensive trail system to create pedestrian connectivity throughout the neighborhood and surrounding open space areas.

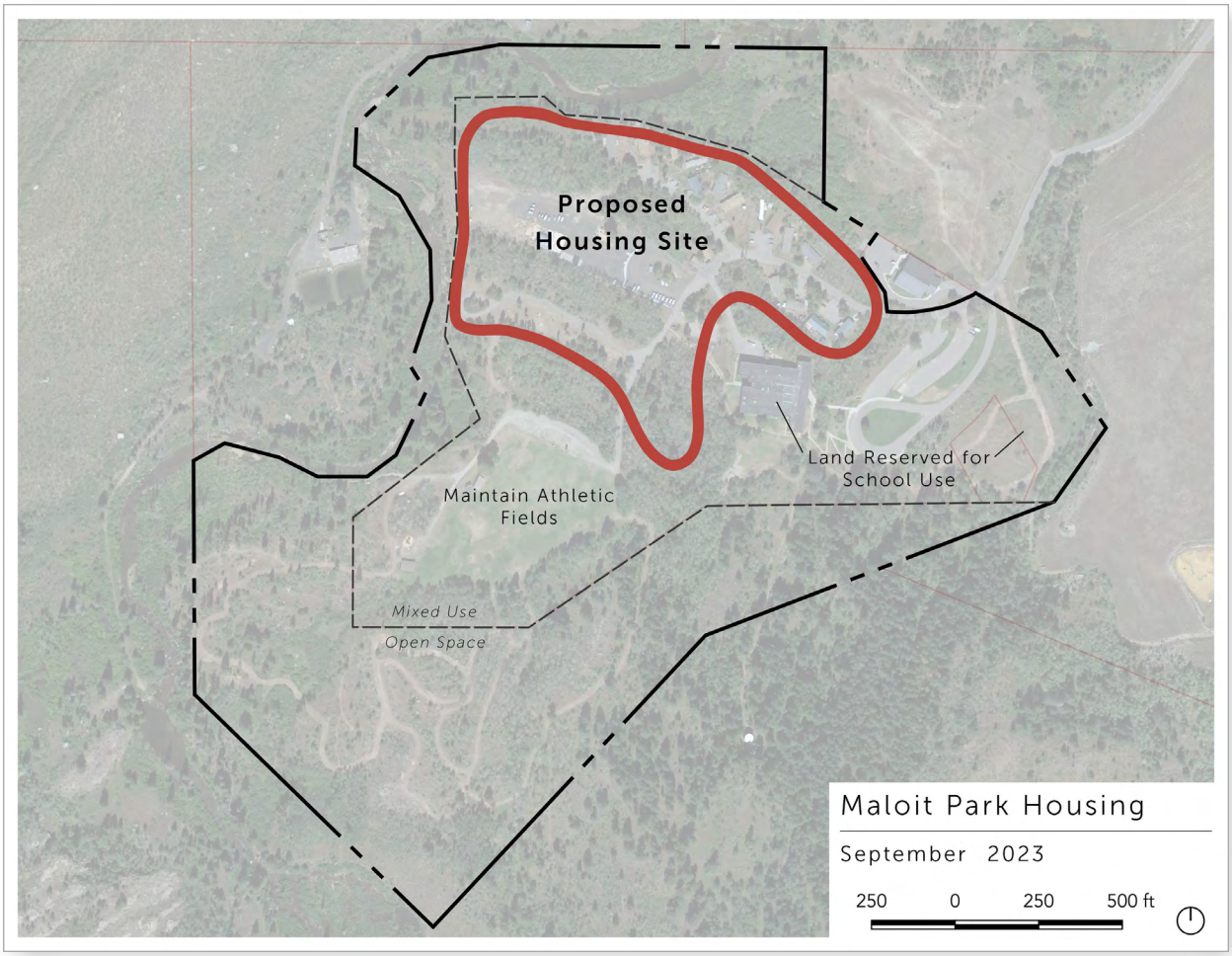
Approach to Design

The approach to the design of Maloit Park involved two related but distinct steps. The first was defining where within the Mixed-Use area to locate housing, the second involved the specific design of the neighborhood. Guiding Principles, existing site conditions, development goals and the parameters listed above all influenced this process.

Location for Housing Development

The northwest corner of the Mixed-Use zone district was identified as the most appropriate location for housing development. Rationale for this determination included:

- Land east of Vail Ski and Snowboard Academy is preserved for future school use.
- The athletic field is not affected, allowing this area to be available for use by the school, community and Nordic skiing.
- The majority of this area has already been developed and or disturbed, meaning the new “development footprint” from the housing development is very small.
- This portion of Maloit Park is proximate to existing utility services and roads.
- This portion of Maloit Park affords excellent long range views and adjacency to the Cross Creek Corridor.



Neighborhood Design

This application is for the subdivision of land that will define development parcels, roads, open space parcels and easements. The specific design of the neighborhood will be done in future phases of work, but will conform with how the land is divided, the Maloit Park Mixed-Use zone district development standards, and Town of Minturn Design Guidelines. The Concept Plan provided on the following page provides a vision for how the neighborhood at Maloit Park can be developed. This concept has been designed based on the proposed Preliminary Plat and with consideration given to zoning and other development standards. Key features of this plan include:

- A mixture of 137 multi-family, townhome, and duplex homes.
- Preservation of most of the treed hillsides throughout the neighborhood.
- Features such as an extensive trail system, open space areas, parks, gardens, and gathering places designed to create a quality neighborhood and to foster a strong sense of community.
- Minimal impact on the existing nordic trail system.

While the site plan concept on the following page is not a final design solution and is subject to change as project design progresses, it does reflect Eagle County School District's vision for a workforce housing community at Maloit Park.

Potential Unit Mix
Area Type Units
A Duplex 12
B TH 21
C Duplex 16
D Duplex 10
E TH 20
F TH 10
G Condo 48
Total 137
BioRetention Rain Garden
Community Garden
Tot Lot/ Greenspace
Trail (typ.)
Open Air Overlook
Minturn Fitness Center
VSSA
Trail (typ.)
Forest Zoning Boundary
Development Concept
Maloit Park
April 2025
EAGLE COUNTY SCHOOLS
BRAUN ASSOCIATES, INC.
50 0 50 100 ft

Proposed Development

Proposed development of Maloit Park includes a total of 137 new homes. This number is based on ECSD's right to 120 units as established by the 2011 Annexation Agreement, and the 17 units in existence at that time. The Preliminary Plat (provided on page 23) defines the lots and tracts that will accommodate these homes. The unit breakdown includes:

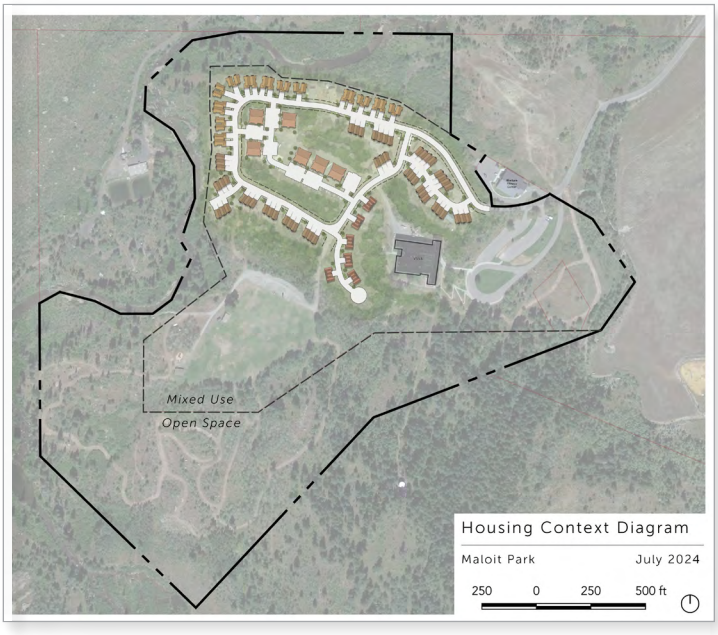
Parcel 2 –	*12 cluster duplex units*	Parcel 6 –	*10 townhome units*
Parcel 3 –	*21 townhome units*	Parcel 7 –	*20 townhome units*
Parcel 4 –	*18 duplex units*	Parcel 8 –	*48 multi-family units*
Parcel 5 –	*8 duplex units*		

The number of units throughout the project are allocated on the proposed Preliminary Plat in accordance with the table above. The allocation of density allows for a unit count variation of up to 20% on Parcels 2, 3, 6, 7 and 8, provided the total unit count of Maloit Park does not exceed 137 units.

No design work has been done on these homes, other than to size lots and development tracks to accommodate relatively small homes, likely in the 1,000 to 1,500 square foot range. All duplex lots are greater than the 5,000 square feet minimum lot size. Townhome and multi-family tracts range from 1.0 to 3.8 acres. It is expected that duplexes and townhomes will include a one or two-car garage. Multi-family development will likely not include garages. To conform with the 28' building height limit prescribed by the Mixed-Use zone district of the Maloit Park Character Area, multi-family units will be limited to two levels.

While no final decisions have been made, it is expected that residential development will include a combination of for-sale and rental units. A 100% workforce housing community is planned. With respect to any for-sale housing that may be developed, the specifics of of deed restrictions have not been defined, but will at a minimum require owner occupancy. How the project will comply with the Town's housing regulations is discussed later in this report.

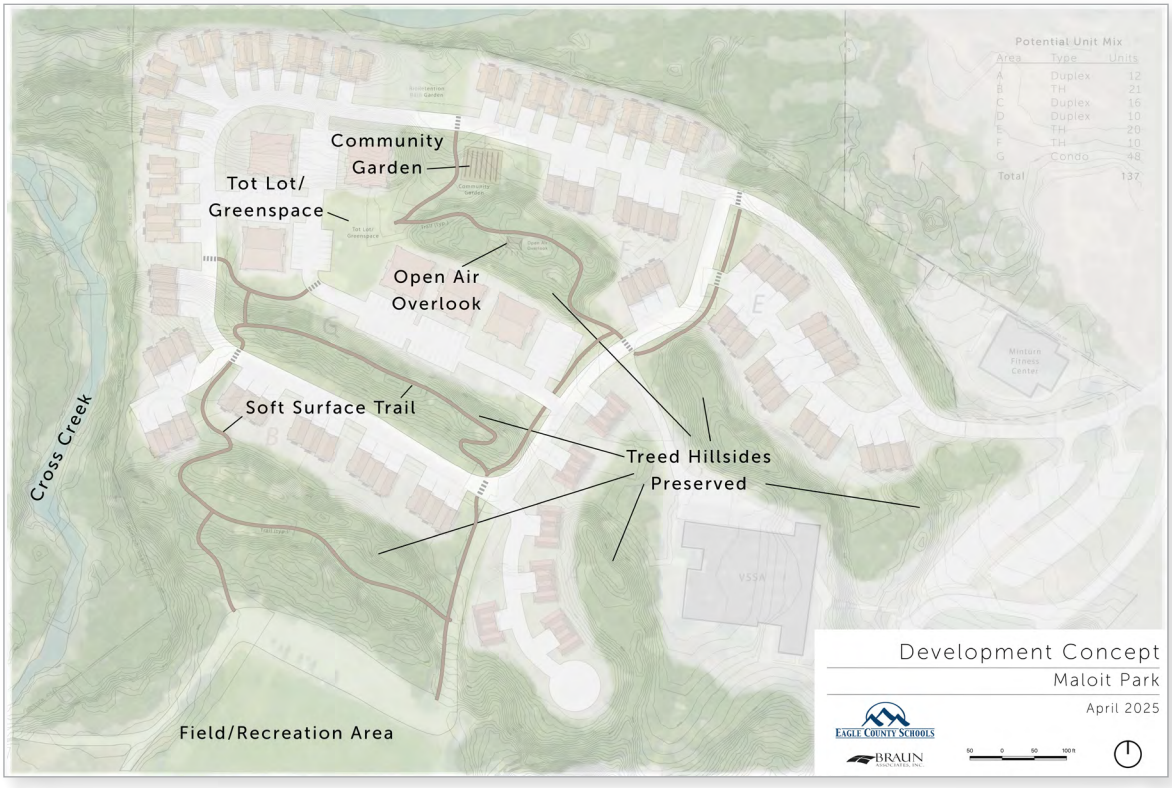
The housing site is approximately 19.1 acres. With 137 units this equates to 7.2 units/acres. When considering the entire 46.8-acre Mixed-Use parcel the residential density is 2.9 units/acre. Maloit Park also includes a 39.5-acre Open Space Parcel, factoring in this acreage the overall proposed density at Maloit Park is 1.59 units per acre. Clustering the neighborhood on just 19.1 acres leaves much of the Mixed Use area in its existing, undeveloped condition. The plan below shows the proposed neighborhood in context with the rest of Maloit Park.



Open Space, Pedestrian Circulation, Amenities and Nordic Trails

Creating a quality, livable community that is designed in response to the natural site characteristics of Maloit Park is one of ECSD's fundamental goals for this project. In response:

- Site design of the project has been done to maintain the majority of treed hillsides that characterize the site.
- Open space areas create definition and separation between development areas and create view corridors.
- The Multi-family site has been sized to accommodate proposed density and provide room for a pocket park and community garden.
- An extensive network of soft surface trails is proposed. A loop around the north and west perimeter of the project, three north/south trail corridors, and three east/west corridors will provide connectivity throughout the neighborhood and to surrounding open space areas.
- Development sites have been designed to minimize continuous/unbroken rows of double-loaded homes/driveways along the main access road. Efforts were taken to provide open space areas along the main access road that loops through the site.
- The majority of proposed homes front or are adjacent to open space parcels or treed hillsides.
- With only minor modifications the existing Nordic trail system can be maintained and an opportunity exists to expand the system around the west and north sides of the project.



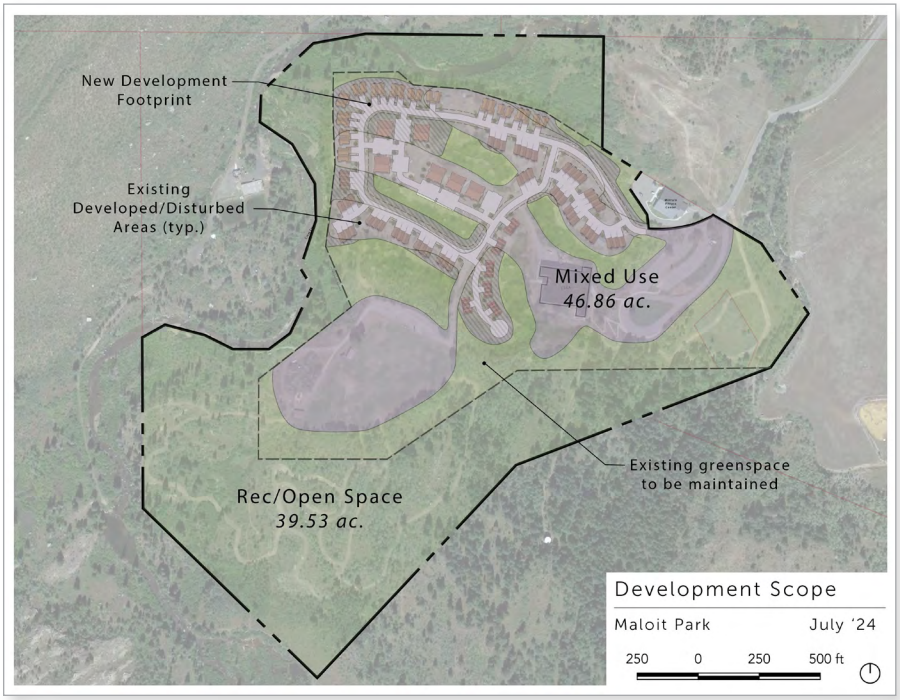
Sections below provide baseline information on the project, studies and reports that were completed for the project and other development related considerations related to the proposed development.

Existing Site Conditions

The proposed neighborhood is located within Tract A, a 46.9 acre tract created in 2011. Tract A includes the entire Mixed-Use zone district of the Maloit Park Character Area. Existing uses within Tract A include VSSA, the Minturn Fitness Center, athletic fields, a Nordic trail system, and sixteen residences. 14 of these residences are on ECSD land but are owned by District staff. ECSD owns one of the existing homes and a small cabin, these are rented to District staff. Each of these uses include parking and other related uses.

The housing site borders the Cross Creek corridor on the north and west. Athletic fields are located south of the site and VSSA is located to the east. The Battle Mountain LLC property borders the northeastern side of Tract A. Maloit Park Road provides access to the housing site. Water service is provided by an 8" line that extends from the Town's water plant. Sewer service is provided by Eagle River Water and Sanitation District.

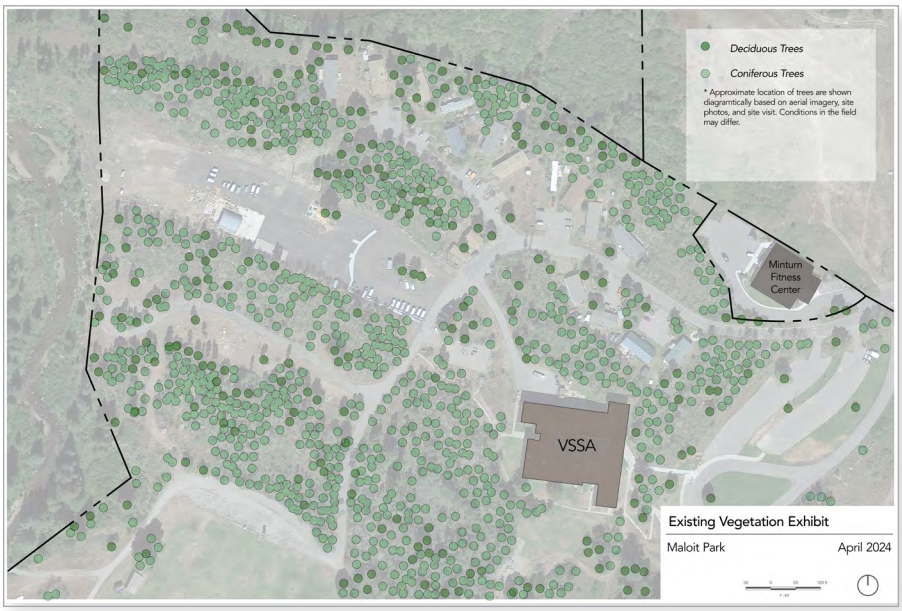
The proposed neighborhood is located on approximately 19 acres, located in the northwest portion of Tract A. The site is predominantly flat and characterized by a number of shallow knolls or hillsides. These areas are treed and generally in a natural condition. The vast majority of the housing site has previously been disturbed and or developed. Due to prior development on this portion of the site, the additional "development footprint" of this housing project is very small. The diagram below demonstrates the relationship between existing developed areas and the new development footprint.



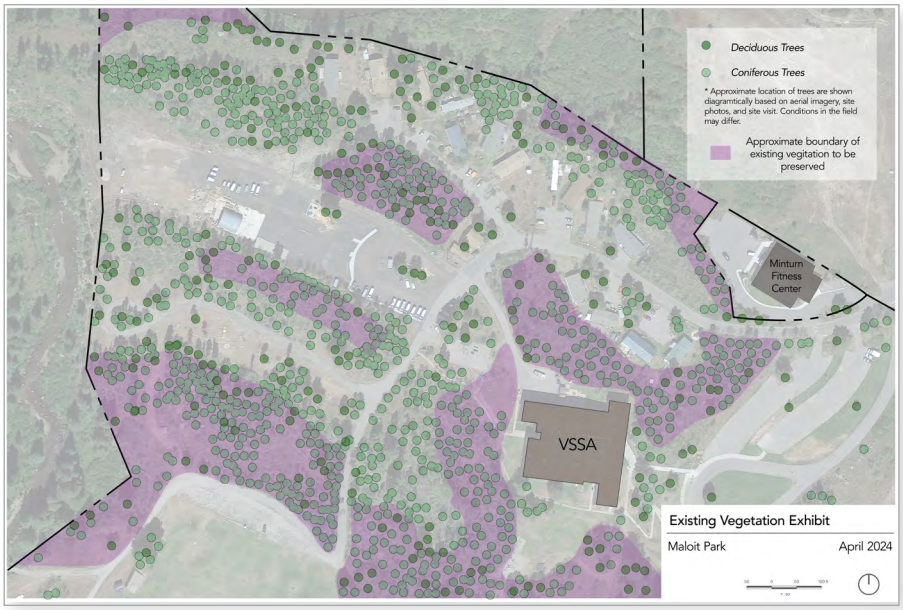
A Site Map has been prepared that depicts existing conditions at Maloit Park. This map is found in the appendix and among other things includes the property boundary, easements, topography, existing buildings and roads, utilities, wetlands, and Cross Creek (with dimensions of the creek from the subject site).

Existing Vegetation

Portions of the proposed housing site that have previously been undisturbed are covered with spruce, aspen, and various shrubs and ground covers. The diagram below depicts the general tree massing of these areas. The diagram was prepared based on site analysis and review of aerial photography, it is not a formal survey of all existing trees.



As described above, much of the proposed housing site has previously been disturbed and/or developed. Site design has been done to minimize impact on most of the existing treed hillsides. The diagram below shows existing trees, proposed site grading and the approximate location of treed areas that will be maintained and where trees will be removed. While trees will be removed in order to accommodate this development, efforts have been made to design the project in order to minimize the loss of trees (and in many cases corresponding hillsides). It is also noteworthy that clustering the 137 homes in this portion of the site allows for the project to not impact the existing athletic field and only have minor impacts on the Nordic trail system.



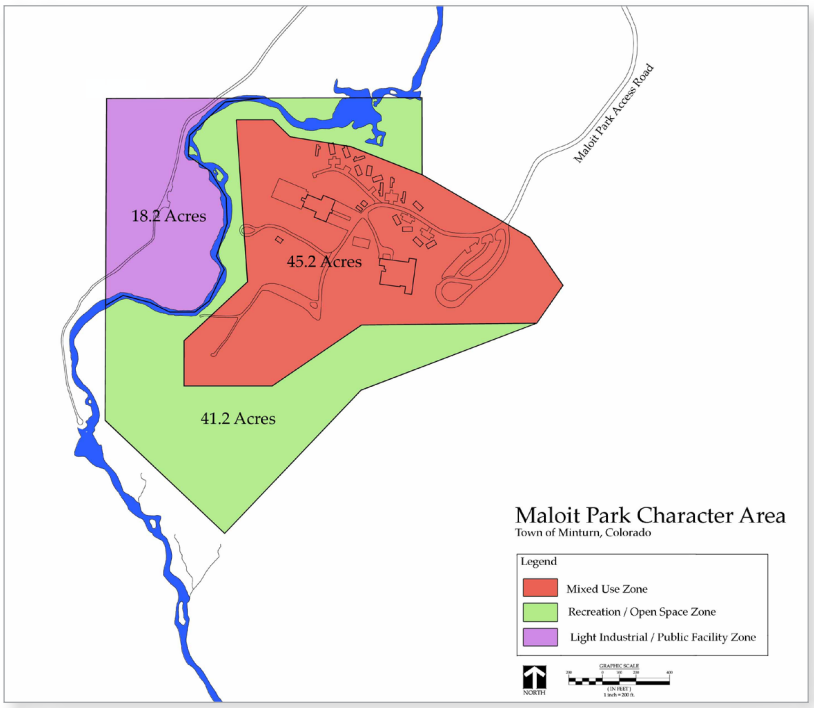
Zoning

As a part of the Maloit Park annexation in 2011 the Maloit Park Character area was established. The description of this character area is:

> *(a) The Maloit Park Character Area is a relatively undeveloped one-hundred-five-acre parcel that over the years has provided for a variety of public and institutionally-oriented community uses. The property is currently owned by the Eagle County School District. Existing uses on the property include the Minturn Middle School and associated uses, school/staff housing, the Eagle County Community Fund/ Rummage Sale and the Town water plant. Cross Creek bisects the property, portions of which border the United States Forest Service lands.*
>
> *(b) In 2001 the School District completed a master plan for Maloit Park. The Plan was prepared with a great deal of public involvement. The essence of this Plan was to balance the needs of the School District while also preserving the natural features that make this property special. It is the intention of these regulations that mixed use development on suitable portions of Maloit Park be allowed while preserving the natural characteristics of the Cross Creek corridor, wildlife resources and other areas.*

In response to the stated purpose of this Character Area, three zone districts were established. The 18-acre Public Facilities zone that has been conveyed to the Town of Minturn. The 35-acre Recreation and Open Space zone protects the Cross Creek corridor and the hillsides at the south end of Maloit Park. The 46-acre Mixed Use zone provides land to meet the existing and future needs of the School District. The zoning map for the Maloit Park Character Area is found below.

Allowable uses within the Mixed Use zone are fairly limited and include residential (single family, duplex and multi-family), along with other uses such as community and civic uses, fitness and health centers, conference facilities, educational uses and parks/trails.



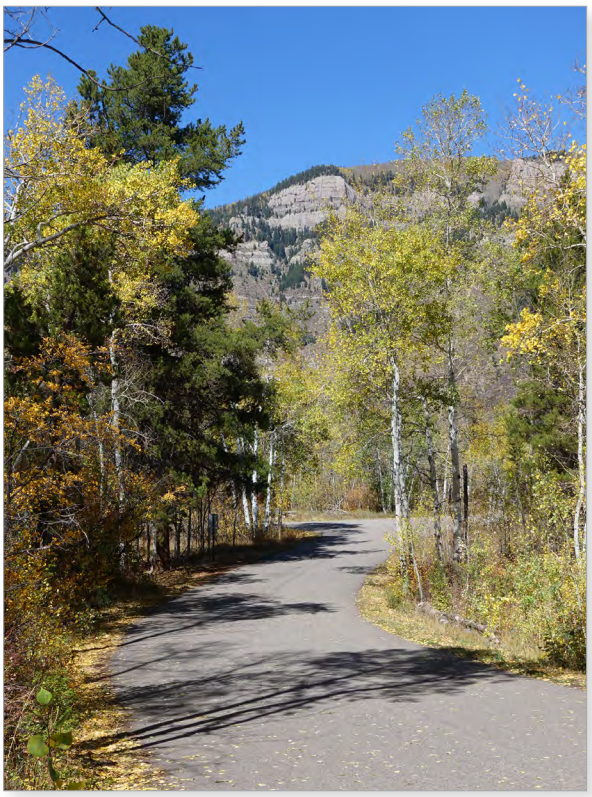
Dimensional standards for the three zone districts of Maloit Park include:

	Minimum Lot Area (sq. ft.)	Minimum Lot Dimension (feet)	Maximum Lot Coverage (%)	Front Setback (ft)	Rear Setback (ft)	Side Setback (ft)	Creek Setback (ft)
Mixed Use	5,000	40	50	20	10	5	50
Industrial/ Public Use	N/A	N/A	N/A	50	10	10	50
Recreation/ Open Space	N/A	N/A	N/A	N/A	N/A	N/A	50

Site Access and Traffic

Site Access

Access to Maloit Park is provided by Maloit Park Road that extends from from Hwy 24. This road is located within an existing 50' access easement and has historically been maintained by ECSD. This road has historically been maintained by ECSD. With the exception of minor variations to Road Cross Slope, Maloit Park Road conforms with the Town's road standards, re: width of travel lanes, curve radius, grade. The road existing road provides access that is capable of serving existing and proposed development at Maloit Park.



ECSD is aware of the potential residential development on the Battle Mountain property adjacent to Maloit Park, and this neighboring project plans to utilize Maloit Park Road for site access. ECSD has been in coordination with Battle Mountain. It is anticipated that the two entities will collaborate on site access and Maloit Park Road, to potentially include cost sharing of road improvements and proposing the dedication of Maloit Park Road to the Town. This collaboration will likely occur at such time the development of the Battle Mountain site is proposed.

The 2011 Annexation Agreement the Town acknowledged that the existing single point of access and road alignment of the existing road from Highway 24 to Maloit Park is sufficient for both current and anticipated development of the property. The agreement also stated that the ambulance or fire district may require a second point of access. The proposed project has been reviewed by the Eagle River Fire Protection District and Eagle County Paramedic Services. Both organizations have approved the single point of access.

The Fire District's approval is conditional on all new residential construction have sprinkler systems. ECSD will comply with this request.

Internal Circulation

The internal road system involves one main loop road through the site that will provide access to lots and development sites. The existing access road to the athletic fields and to VSSA service access will be maintained. The proposed road is 24' wide with gravel shoulders. In lieu of sidewalks, an extensive soft-surface trail system is proposed. A 50' wide right-of-way for this road is depicted on the Preliminary Plat. Roads and related improvements will be private and be maintained by ECSD or in the event any for-sale housing is provided, by a homeowners association.

Traffic Impact Analysis

A transportation analysis for the proposed development has been completed by the Fox Tuttle Transportation Group. This analysis considered traffic associated with existing development at Maloit Park and traffic expected to be generated by the new residential development. This analysis concluded the existing intersection at Maloit Park Road and Hwy 24 is capable of accommodating traffic expected to be generated by existing and proposed development at Maloit Park.

The transportation analysis is found in the appendix of this report.

Civil Engineering Considerations

Civil engineering plans for the project have been submitted under separate cover. These plans provide information on road design, water and sewer services, site grading and drainage. Engineering reports describing these elements of the project is found in the appendix of this report. Below is a brief summary of key elements of the civil design.

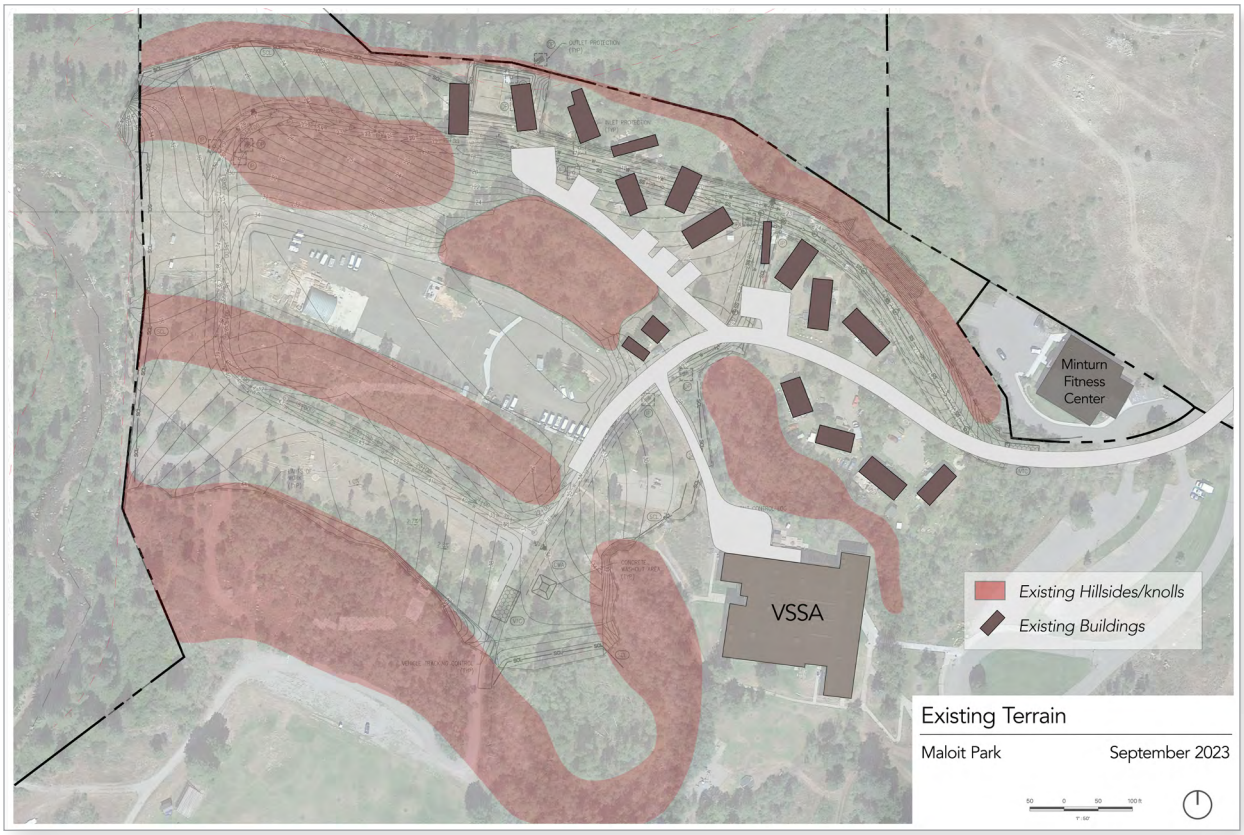
Water Service

Domestic water for the Project will be provided by the Town of Minturn. The Town's obligation to provide water service originates from the 2011 Annexation Agreement. Among other things, the Agreement waives water rights dedication and provides the District with "the right to develop the retained property for Non-District Development (or District Development) for up to 120 residential units subject to the terms and conditions of this Agreement". Since approval of the 2011 Agreement, the Town has on numerous occasions confirmed with the District that water capacity for 120 additional taps are being reserved for District use at Maloit Park. Based on these comments the District has assumed that the Town is willing to serve the Project, and has a water supply that is sufficient in terms of quality, quantity and dependability to ensure an adequate supply of water for the proposed development.

The 2011 Agreement waives any water rights dedication for up to and including150 SFE's on the Property. Development proposed by this subdivision includes 120 new residential units. Each of these units will be less than 3,000SF in size, and within the Town's definition of a SFE. As such the Project is within the water rights waived by the 2011 Agreement.

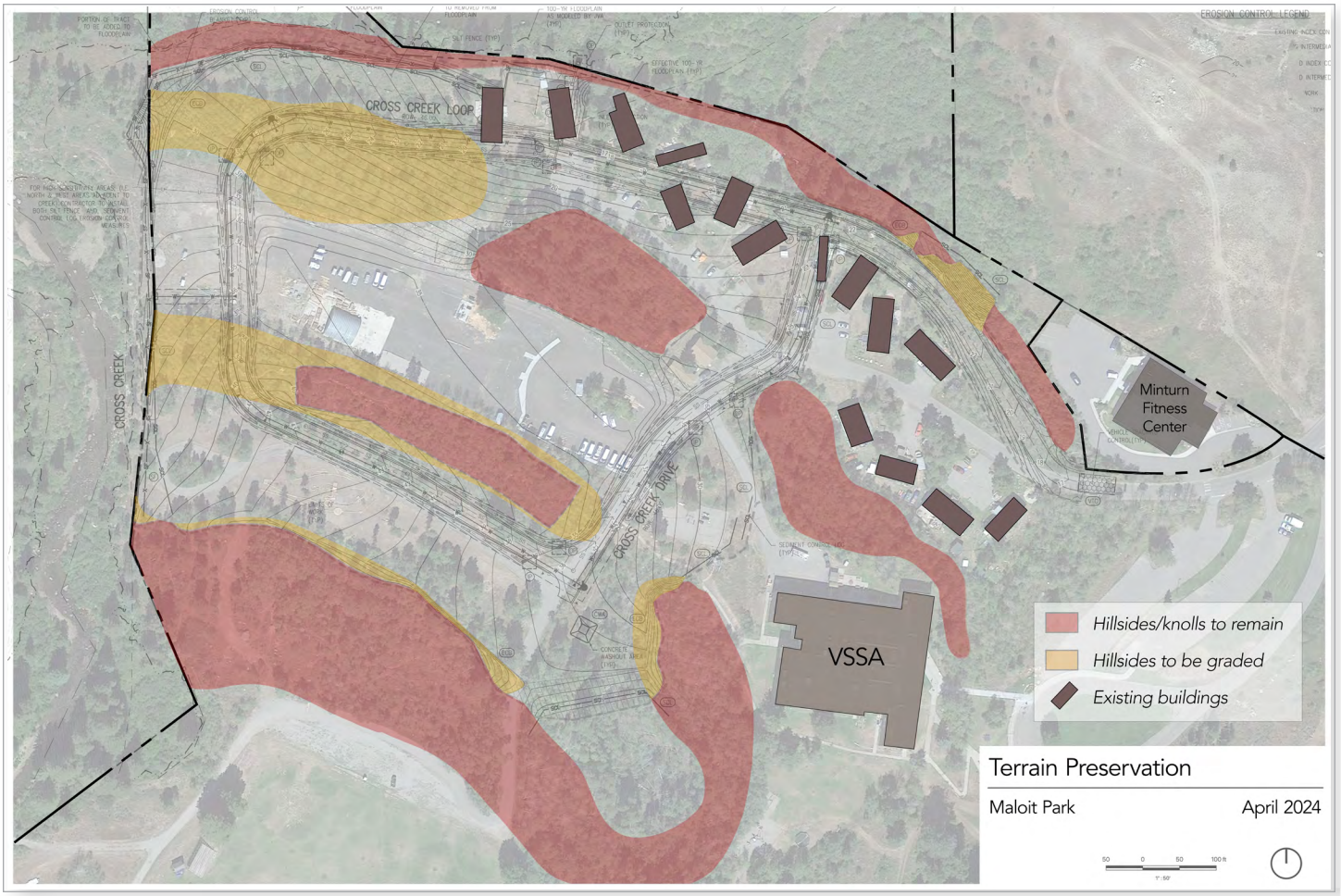
Currently water service to Maloit Park is provided by an 8" line from the Minturn Water Treatment Plant located on the west side of Cross Creek. This line extends to an existing 108,000 gallon water tank located uphill from VSSA, and water from the tank gravity flows to the school, fitness center and existing homes. The new water system includes the installation of a new pumping system (one primary pump and one backup pump) that will draw water from the outlet side of the Town's new water tank and deliver it to the existing 108,000 gallon tank at Maloit Park. The system has been designed to meet peak water demand conditions. Water for fire suppression will continue to be provided by the existing water tank.

Preliminary design of the water system has been provided with this application. Detailed design will be done during the Final Plat process. The Utility Report for Maloit Park, prepared by JVA Engineers provides more detailed information on proposed plans for water service. This report is found in the appendix.



Sewer Service

Sewer service at Maloit Park is provided by the Upper Eagle Water and Sanitation District. An 8" sewer line currently serves Maloit Park. This line has capacity to serve existing and proposed development. A new system of sewer lines will be installed to serve new residential development. The Utility Report for Maloit Park, prepared by JVA Engineers provides additional information on sewer service. This report is found in the appendix. An ability to serve letter has been provided by the Upper Eagle River Water and Sanitation District.



Grading

While the Maloit Park housing site is generally quite flat, there are a number of shallow hillsides that define the property. These terrain features are a defining feature of Maloit Park and are depicted on the diagram below. Shallow hillsides are indicated in red/brown.
In order to maintain the character of Maloit Park and to achieve the School District's goal of integrating the development with the site, the project has been designed such that most of these shallow hillsides will be maintained. The diagram on the following page shows how most site grading will be limited to the northwest corner of the site. The grading plan has been designed to balance cut and fill. In essence material from the northwest corner of the site will be graded to create buildable area with this material being moved to the central portion of the site.

With implementation of the proposed grading plan, all lots and building sites will be flat or have a gently sloping condition suitable for housing development. Slopes of duplex and townhome sites vary, but generally range from 0% to +/-3%. The apartment site on the interior of the project ranges from +/-1% to +/-7%. Refer to the proposed grading plan for additional information on final grading conditions of the site.

Drainage

The stormwater report and drainage maps have been produced in accordance with the Master Drainage Study for the Town of Minturn, Colorado and the latest Mile High Flood Control District recommendations. This report is found in the appendix.

The developed site will route stormwater in a manner similar to existing conditions, conveying runoff from north to south towards Cross Creek. The primary mechanism for conveying drainage will be through roadside swales that eventually outfall into a proposed bioretention facility. Per previous discussions between JVA and the Town of Minturn, it is understood that detention is not required for this site. Stormwater quality treatment will be provided for the site using bioretention via a rain garden system. The Drainage Report for Maloit Park, prepared by JVA Consulting Engineers, Inc. provides more detailed information on site drainage and is found in the appendix of this report.

Shallow Utilities

Electric, natural gas and telecommunications are all in place at Maloit Park. These utility providers will design expansions of their systems, however this work is typically not initiated until projects receive preliminary plan approvals.

Preliminary Plat Subdivision

The Preliminary Plat for Maloit Park has been provided under separate cover. This subdivision is an amendment to Tract A (the Mixed-Use tract) that was created by an exemption plat in 2011. The Preliminary Plat also allocates or assigns density to development tracts. The Preliminary Plat subdivision defines:

- Road rights of ways.
- Duplex lots.
- Development tracts for townhomes and multi-family development.
- Open space tracts.
- Easements.

In 2012 the exemption plat was amended to create Parcel 1, a .9 acre parcel for the Minturn Fitness Center and Parcel 2, a 1.1 acre parcel envisioned for Ski and Snowboard Club Vail (SSCV) housing and dormitories. The fitness center site has been conveyed to the Town of Minturn and SSCV. SSCV plans for housing and dormitories have been abandoned. The proposed subdivision will also vacate Parcel 2. The Preliminary Plat is found in the appendix of this report.

Landscaping

Site landscaping will be implemented over time as the development of Maloit Park progresses. Landscaping will be done in two phases:

Site Development

Site grading and the installation of utilities, roads, and drainage improvements will result in site disturbance. As a part of this work site restoration/re-vegetation will be completed concurrent with site development. This restoration will involve site preparation and seeding to re-establish ground cover and other vegetation. Specific information on the areas of Maloit Park that will be disturbed and the methodology for site restoration are provided in the civil design drawings prepared by JVA Consulting Engineers, these plans have been provided under separate cover.

Development Sites

The Preliminary Plat for Maloit Park includes duplex lots, and townhome and multi-family development sites. Landscape design will be done for each of these developments when the projects are designed. Landscape designs will be provided to the Town as required by the development review and/or building permit process.

Irrigation for landscaping

The 2011 Annexation Agreement between the Town and ECSD stipulates that potable water not be used for irrigation. As such, ECSD will utilize its water rights in the Arminda Ditch to irrigate landscaping. Landscaped areas are anticipated to include small lawn areas along with planter beds, shrubs and trees associated with each home. Common areas around townhome and

multi-family housing will also be landscaped, as will a small pocket park planned for the project. It is estimated that the areas listed above will total approximately 2.5 acres of landscaped area. This figure does not include the revegetation of areas disturbed during site development that will be temporarily irrigated. The final determination of irrigated area will be made during the site design of future residential development, but in no case will this area exceed the water available to the District in the Arminda Ditch (see below).

The diagram below provides a general idea of where landscaped areas will be located. Detailed design of the raw water system will be provided with the Final Plat application. It is assumed that the pump station and storage (likely one or more cisterns) for the irrigation system will be located proximate to the existing athletic fields. From this location water will be pumped to irrigate the athletic fields. A distribution system will be established throughout the housing development and water will be delivered to it via the pumping station.

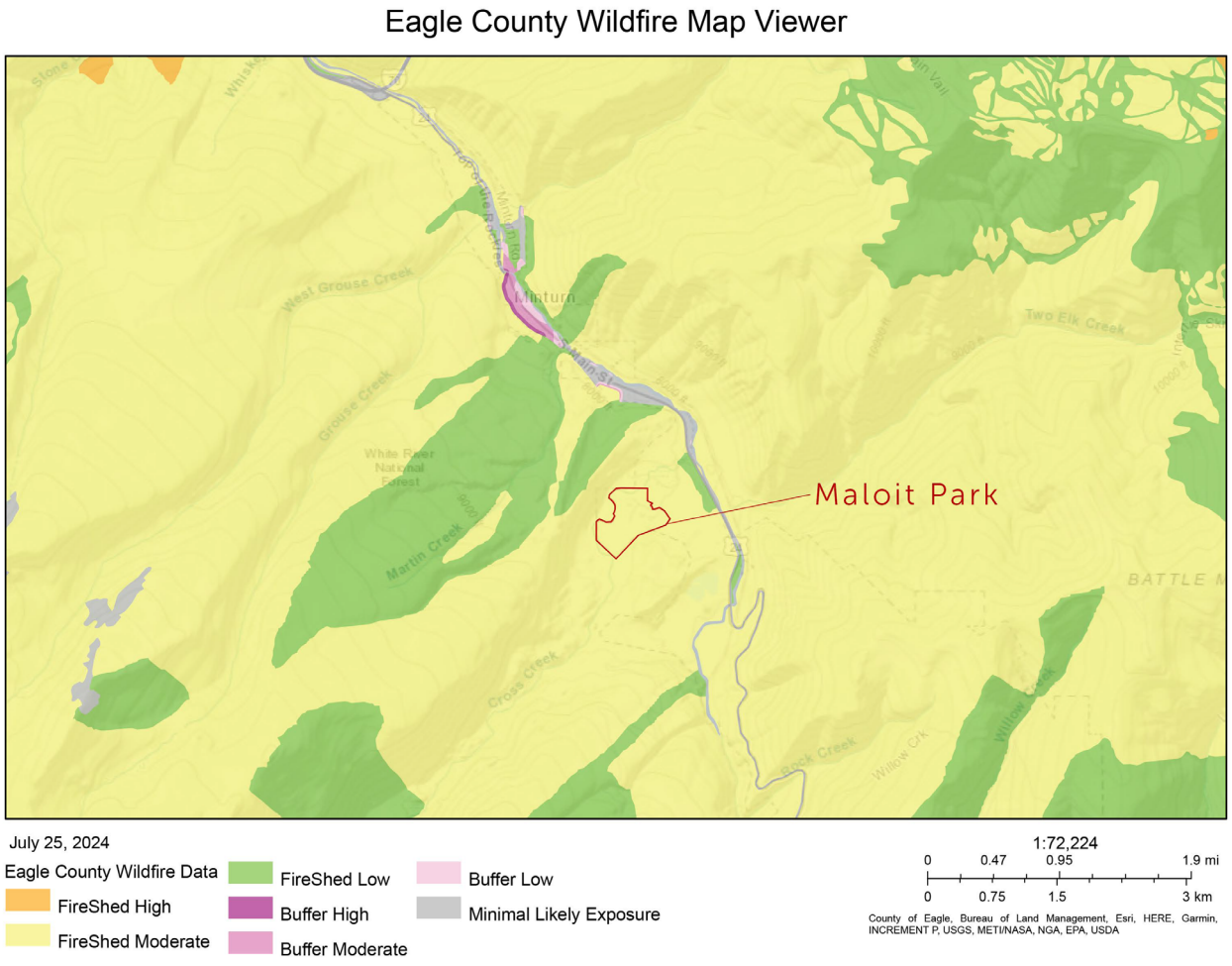
Arminda Ditch

ECSD owns an interest in the Arminda Ditch, which diverts from Cross Creek. Based on review of historical aerial photo by a water engineer, the Arminda historically irrigated at least 11 acres of the Maloit Park property, including 4.85 acres for the existing ballfield. ECSD used the Arminda for many years to irrigate the ballfields and landscaped areas around existing homes and the Vail Ski and Snowboard Academy.

ECSD plans to use the balance of its Arminda Ditch right not used to irrigate the ballfield for the irrigation of the housing project. To accomplish raw water irrigation, ECS will re-establish the original point of diversion along Cross Creek (this point of diversion was moved downstream approximately 25 years ago). It is anticipated that this may require issuance of a new Special Use Permit from the United States Forest Service. A new headgate and diversion structure will be established. The existing ditch will either be improved, or the ditch will be piped in order to deliver water from Cross Creek to a new pumping facility. The new pump will be installed on ECSD land that will provide irrigation water to the ballfield and the housing site. It is expected that this pumping facility will be located proximate to the athletic fields.

Wildfire

Eagle County Wildfire mapping locates all of Maloit Park in the “Fireshed Moderate” hazard zone. Moderate zones are characterized by sites with somewhat dense vegetative fuels and slopes of 8%-20% in locations that have a water source and are accessible by emergency vehicles.



The following design features and use of materials from Eagle County's Construction Guidelines for Wildfire Urban Interface will be employed at Maloit Park:

- Roofing assembly must have a minimum Class B fire rating or better.
- Any roof venting in the soffit shall be in the outer 1/3 of the soffit and have non-combustible vent covers.
- Decking material shall be Class B or better.
- Any soffit, eave or roof extension extending over 48" from the structure shall be of fire resistive construction.
- Decks must use fire resistive materials for beams, posts, joists and decking, materials must be rated Class B or better.

Guidelines for defensible space (Zones 1, 2 and 3) as prescribed by the Colorado State University Forest Service will be implemented as part of the site and landscape design process at Maloit Park.

Employee Housing Regulations

ECSD envisions the residential development at Maloit Park to be 100% workforce housing with any for-sale homes to include deed restrictions to ensure homes are occupied by locals who work in Eagle County. The specifics of deed restrictions to be implemented have not been defined, but will include requirements for homes to be owner-occupied or otherwise occupied by individuals who work in Eagle County, and caps on appreciation when homes are re-sold.

It is possible that one or more development parcels may be sold and then developed as free-market housing. This has been discussed as a potential way to generate revenue that could then be used to subsidize, or otherwise reduce the cost of workforce housing. At a minimum, each phase of development at Maloit Park will comply with applicable elements of the Town's Community Housing Standards and Guidelines.

Environmental Considerations

A Preliminary Environmental Assessment has been prepared and is found in the appendix of this report. The following provides additional information on environmental studies done for this application.

Hydrology and Flood Hazard

The effective FEMA FIRM No.08037C0658D, dated December 4th, 2007, shows that a portion of the Maloit is within the Special Flood Hazard Area (SFHA) Zone A, and therefore may be subject to inundation by the 1% Annual Chance Flood (100-Year Floodplain). JVA imported the effective 100-year floodplain from FEMA GIS and was able to tie it to the survey based on guidance from Meridian Land Surveying. The effective 100-year floodplain for Cross Creek is Zone A and is based on approximate methods. The effective floodplain doesn't appear to match the current site topography and aerial imagery back to 1985 showed minimal changes to the site. A hydraulic study was prepared to support a Letter of Map Amendment (LOMA) to remove portions of the property from the floodplain that would otherwise impact future

development. The hydraulic study showed that the 100-year flood was contained within the channel banks and the included exhibit shows the revised floodplain based on this study. As FEMA understands the Zone A is based on approximate methods, a LOMA can be submitted to FEMA with no review fees to remove a structure, property or portion of property from the floodplain. A LOMA won't officially change the floodplain map, but will still be recorded with FEMA showing a portion of the property removed from the floodplain and can be used to reduce/remove flood insurance requirements or in support of a floodplain development permit.

The LOMA application described above was submitted to FEMA in February of this year. FEMA issued an approval of the LOMA in May of this year. Refer to the Stormwater Report prepared by JVA Consulting Engineers, Inc for additional information.

Wetlands

Western Bionomics Inc. prepared a wetland and aquatic resource delineation of the proposed housing development in 2019. This work was done in accordance with the Army Corp of Engineers standards and protocols as defined by federal guidance documents – 1987 Army Corps of Engineers Wetland Delineation Manual, 2010 Regional Supplement to the Corps of Engineers Wetland Delineation Manual for Western Mountains, Valleys, and Coast Region, 2007 U.S. Supreme Court Decision for Rapanos and Carabell, 2005 Regulatory Guidance Letter No. 05-05 - Ordinary High Water Mark Identification, and the 2016 National Wetland Plant List. The area studied included the entire +/-19-acre housing site up to the east and south banks of Cross Creek adjacent to the project.

No wetlands or aquatic resources were identified within the proposed development area. An Aquatics Resource Delineation map and an overlay of the proposed development on this map are provided in the appendix.

Wildlife

A Wildlife Assessment and Mitigation Plan for Maloit Park has been prepared by Western Bionomics Inc. This effort evaluated base line conditions at Maloit Park, identified potential impacts on wildlife that could result from the proposed development and includes a mitigation plan intended to minimize impacts from the housing development. This assessment concluded that the development can be done in a manner that does not adversely impact wildlife resources. A copy of this assessment and mitigation plan is found in the appendix.

Soils/Geotec/Geo Hazards

A Geologic Hazards Review and a Preliminary Subsoil Study has been prepared by Kumar and Associates, Inc. These reports found that there are no abnormal soil or geologic hazard conditions that would preclude development of proposed project. A copies of these reports are found in the appendix.

Homeowners Associations and Covenants, Conditions and Restrictions (CCR's)

At this time it is not known whether ECSD will retain ownership of all housing to be developed at Maloit Park or whether homes will be sold to ECSD staff or development sites will be sold to housing partners. If ECSD retains ownership of all housing, there would be no need for a

homeowners association or for CCR's. The sale of any homes or housing sites would trigger the need for both one or more HOA and CCR's. These determinations will be made in the future.

Design Guidelines

The design of housing to be developed at Maloit Park will be subject to the Town of Minturn Design Guidelines.

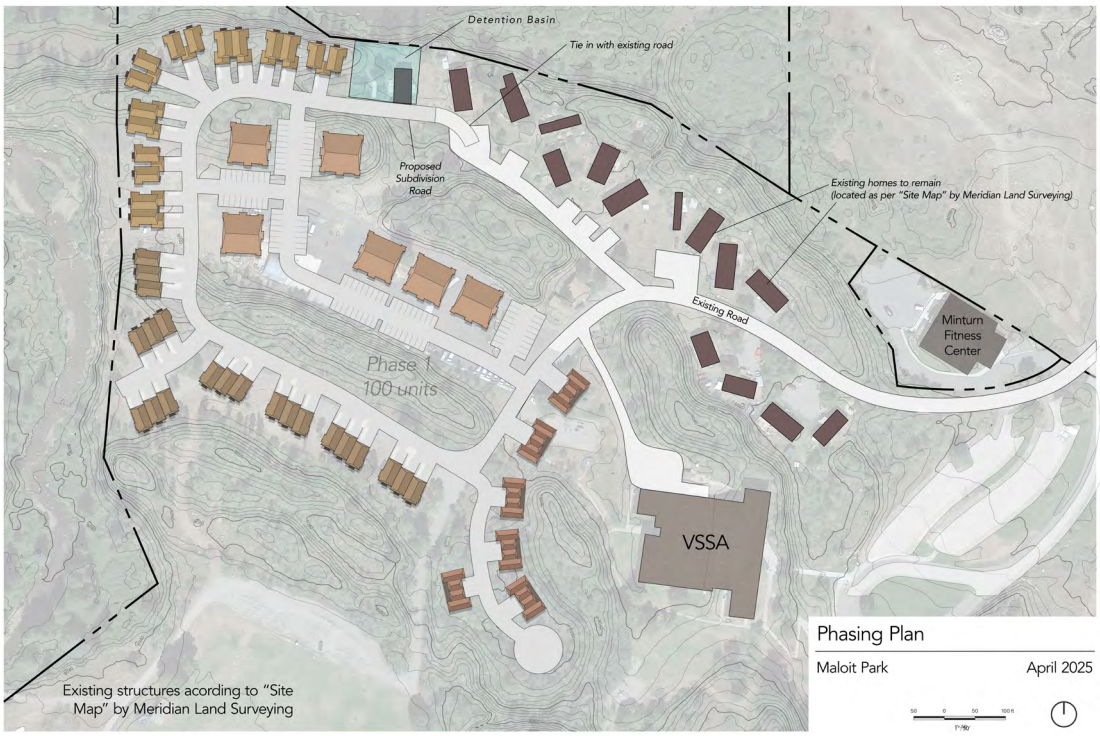
2011 Annexation Agreement

It is anticipated that a new Development Agreement between the Town and ECSD will be adopted during the final plat process for Maloit Park. This agreement will be established prior to any new housing development at Maloit Park.

Project Phasing

Site development will be done in two phases. The intention of the phasing plan is to allow existing homeowners at Maloit Park to remain in place for as long as possible. Phase I will include the southern portion of the project and include approximately 100 housing units. The diagram below shows how this phasing plan can be accomplished. Phase I will rely on the existing Maloit Park Road to a point just south of the 3-way intersection, where the new road will begin. Most of the new road, drainage and utility improvements will be constructed up to the westernmost existing homes, at which point the road will transition to the driveway that serves the existing homes. Relatively minor water and sewer line work will also be done.

For Phase II to be initiated the existing homes will be removed and all final road, drainage and utility work will be completed as defined by the civil plan set provided with the Preliminary Plan submittal. While this phasing plan will add to the cost of the project, these costs are well worth the benefit of allowing District staff to remain in their homes for a longer period of time.



Sec. 17-5-80. - Preliminary plat review of the Town Code outlines the following to be considered in the review of a Preliminary Plat application:

(1) Information requested or required by the Town.

Response

Information required for a Preliminary Plat application has been provided.

(2) Whether the proposed subdivision conforms to these and other applicable regulations, policies and guidelines of the Town.

Response

The proposed subdivision of Maloit Park has been designed in conformance with the Mixed Use zone district of the Maloit Park Character Area, the terms of the 2011 Annexation Agreement, and other relevant Town of Minturn development and design standards.

One of three priorities of the 2019 Minturn Housing Action Plan is "Increasing housing choices for year around residents and preserving a balance between second homeowners and locals in the future". The Plan identified a need for housing that is affordable and attainable to locals, and included a number of goals to ensure Minturn retained its historical status as a full-time resident population center.

The 2023 Minturn Community Plan address both housing challenges and goals for housing within the Town. Central concepts with housing include prioritizing resident occupied housing and encouraging a divers mix of housing types. The Community Plan specifically addresses the idea of additional housing at ECSD's Maloit Park site.

Maloit Park is envisioned as a 100% workforce housing community and as such is directly aligned with the priorities and goals of both the Housing Action Plan and the 2023 Minturn Community Plan.

(3) Review of reports on file, and others as available, pertaining to geologic, soils, wildfire, flood, pollution and other hazards, mineral resource areas and significant wildlife areas. The review shall consider the guidelines and recommendations, as prepared by the appropriate agency, to mitigate hazards and to protect resources.

Response

Based on information provided, it has been demonstrated that the considerations listed above have been studied and addressed, and the proposed site is suitable for the proposed residential development.

Appendix

1. Drainage Report, prepared by JVA Consulting Engineers
2. Utility Report, prepared by JVA Consulting Engineers
3. Wetlands Delineation Map, prepared by Western Bionomics, Inc
4. Preliminary Subsoils Study, prepared by Kumar and Associates, Inc.
5. Geologic Hazard Review, prepared by Kumar and Associates, Inc.
6. Maloit Park Development Traffic Letter, prepared by Fox Tuttle Transportation Group
7. Wildlife Assessment and Mitigation Plan, prepared by Western Bionomics, Inc.
8. Preliminary Environmental Assessment
9. Existing Conditions Site Map, prepared by Meridian Land Surveying
10. Maloit Park Preliminary Plat, prepared by Meridian Land Surveying

MALOIT PARK
Preliminary Community Housing Plan
October 15, 2025

Introduction

The purpose of this preliminary housing plan is to outline how the Eagle County School District's (ECSD, or the District) proposed residential development at Maloit Park will comply with Article 26 Community Housing Standards and Guidelines.

Project overview

Upon approval of the Preliminary Plan that has been submitted for Maloit Park, ECSD will have the opportunity to develop a total of 137 housing units (a net gain of 120 units when considering the existing homes located at Maloit Park). As proposed, the subdivision will create 13 duplex lots (26 units), four parcels for townhomes (63 units), and one multi-family parcel for condominiums or apartments (48 units). It is anticipated that after completion of all site improvements (roads, utilities, drainage, etc.) this housing will be developed in phases.

The impetus for this project is to provide workforce housing necessary to meet ECSD's dire need to provide housing for teachers and staff. This need is documented in the District's Employee Housing Master Plan of 2020.

Mitigation requirements

The town's standards and guidelines for community housing are outlined in section 16-26-100 of the town code and require, among other things, that 20% of all units be deed restricted for resident occupied community housing and 10% of all units be deed-restricted to limit the initial sales price to no greater than that which is affordable to households earning no more than 120% of AMI. These requirements mean 27 units are to be deed restricted for resident occupancy and 14 units are to be deed restricted to limit the initial sales price.

While not clearly stated in the ordinance, it is assumed that a unit restricted to both resident occupancy and initial sale price will be credited toward satisfying both the 20% occupancy requirement and the 10% initial sale price requirement. For example, if 27 units are restricted to both the resident occupancy and the initial sale price restrictions, the Maloit Park's community housing obligation will have been met.

ECSD commits to meeting the 20% and 10% standards outlined above with each phase of development, up until the overall project requirement of 27 resident occupancy units and 14 initial sale price units has been met. At a minimum, each phase of housing development will comply with the 10% and 20% standards. It should be noted that one or more phases may include restricted units in excess of the 10% and 20% requirements.

Approach to providing mitigation

ECSD has collaborated with Habitat for Humanity Vail Valley (HH) on two projects and is currently working on a third collaboration. The completed projects include Grace Avenue in Gypsum and Adam's Way in Eagle. The project in the planning stages is located at the District's IK Bar Campus in Gypsum. In total, these three projects will create 38 housing units. In March of 2025 ECSD and HH entered into a Letter of Intent to collaborate on the development of 64 housing units at Maloit Park.

The collaboration between ECSD and HH has been incredibly successful for both organizations. The model is quite simple – ECSD provides the land to HH, and HH constructs the homes. 75% of the homes are marketed directly to ECSD staff and 25% of the homes are marketed to residents of Eagle County. HH handles the family selection process, facilitates the sale/closing of the units, and enforces deed restrictions on these units.

Based on experience with these prior projects, homes to be developed by HH at Maloit Park will comply with the 20% and 10% restrictions described above.

Types of Community Housing units to be provided

The ECSD/HH Letter of Intent identifies three parcels, each of which could accommodate townhomes or a "cluster duplex" type of development. No design work has been done on these projects and as such details on the housing units to be provided are not available at this time. Based on ECSD/HH's other collaborations, it is likely that units at Maloit Park will have 2 or 3 bedrooms, be roughly 1,200 square feet in size, and may include a one-car garage. Efforts are also ongoing to ensure these units are initially prices such that they are affordable to families with household incomes that do not exceed 100% AMI.

Administration of standards and guidelines

The Town of Minturn has an IGA in place with the Eagle County Housing and Development Authority that among other things defers administration of the Town's community housing process to the County and adopts the County's Housing Guidelines and Standards. Some of County guidelines are considered burdensome, some will add unnecessary costs to the

project, and some are redundant given the services Habitat typically provides in the developing affordable housing.

Based on ECSD and HH's successful experience with projects in the Town of Gypsum and Town of Eagle, ECSD proposes that the Minturn's Community Housing Residency Requirements and Guidelines and Administrative Procedures be handled directly by the Eagle County School District, Habitat for Humanity Vail Valley, and the Town of Minturn.

Section 1.03 Applicability of the Town of Minturn Community Housing Guidelines states that a governmental entity can be exempt from the guidelines through a valid inter-governmental agreement. ECSD does not request exemption from providing community housing, but does request changes to how guidelines will be applied and how the guidelines are administered. In lieu of an IGA, it is suggested that guidelines and the administration of such guidelines be included as an element of the Subdivision Improvement Agreement (SIA) that will be done at Final Plat. Guidelines established in the SIA will be used in lieu of the Town's Community Housing Residency Requirements and Guidelines and Administrative Procedures. In addition to outlining how the guidelines will be administered between ECSD, HH and the Town, the SIA will also address other considerations to ensure that the town interests and goals regarding community housing are met. It is expected that the SIA will address the following topics to be included in the District's final housing plan and how the town will administer the housing standards and guidelines:

- Specifics on the amount of housing mitigation to be provided by ECSD and the manner in which it will be provided.
- Procedures for how information on housing types, sizes, number of bedrooms, and home pricing will be provided to the town.
- Methodology for how HH will manage the family selection process.
- Details on the deed restriction to be used by HH to ensure affordability of community housing to be provided.

April 26, 2024

Town of Minturn
301 Boulder St. #309
Minturn, CO 81645

RE: Utility Report for Eagle County School District Maloit Park Affordable Housing
JVA, Inc. Project No. 3691c

Dear Town of Minturn,

As requested by the Town of Minturn, JVA has prepared an analysis of the proposed utility design and conditions for the proposed development at Eagle County School District Maloit Park Affordable Housing. The following Utility Report is primarily intended to provide the water and wastewater demands based on the proposed site improvements. This report has been produced in accordance with the Town of Minturn Charter and Municipal Code and the Eagle River Water and Sanitation District Standards.

It is our understanding that the information provided herein meets all requirements of the Town of Minturn and the Eagle River Water and Sanitation District for the utility submission required for the Site Review submittal.

Please contact us if you have any questions regarding this submission.

Sincerely,

JVA, Inc.

_
J
Senior Project Manager

Utility Report

FOR

Eagle County School District Maloit Park Affordable Housing

AT

MALOIT PARK
MINTURN, CO 81645

FOR

Eagle County School District

948 CHAMBERS AVE., EAGLE, CO 81631

JVA, Inc.

Consulting Engineers

817 Colorado Avenue

Suite 301

Glenwood Springs, CO 81601

(970) 404-3100

JVA, Inc. Project No. 3691c
April 26, 2024

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Appendix A – Site Maps

Appendix B – Calculations, Tables & References

EAGLE COUNTY SCHOOL DISTRICT MALOIT PARK AFFORDABLE HOUSING - UTILITY REPORT

I. INTRODUCTION

A. GENERAL LOCATION

The Eagle County School District is proposing a new affordable housing project intended to serve educators and district workforce to be constructed off Maloit Park Road near the Vail Ski and Snowboard Academy and the Minturn Fitness Center on the southeast side of the Town of Minturn (Town). The project will include new diverse types of residential housing, new drives, and water, sanitary, stormwater, and dry utilities. The site has existing residential structures and gravel parking areas. The project area is bounded by Cross Creek to the West and North, the Vail Ski and Snowboard Academy to the East, and the Maloit Park Nordic Trails to the South. A vicinity map is provided in Appendix A.

B. PROJECT DESCRIPTION

The subject property is 46.9 acres, of which 19.1 acres are proposed for development. The proposed development consists of the demolition and/or relocation of 15 existing mobile homes, a storage facility, and a basketball court and the addition of 138 housing units. The units will consist of a combination of duplex, townhome, and multi-family units. Walking trails, a community garden and other shared spaces are also proposed. Proposed utility improvements include a water loop through the site with three added fire protection hydrants. The proposed sanitary sewer system will initially tie into an existing sanitary sewer service line that runs through the property and will then tie into the existing sanitary line within Maloit Park Road in the final condition. Stormwater utilities are proposed for the project and are detailed in a separate stormwater report; stormwater utilities are not discussed within this report.

II. WATER DEMANDS AND SURROUNDING WATER SYSTEM

A. EXISTING WATER SYSTEM

Based on the topographic survey conducted by Meridian Land Surveying LLC. and dated 06/12/23, there is an existing 8" PVC water line that passes beneath Cross Creek to the 108,000 gallon Maloit Park water tank south of the existing school. This water tank currently serves the domestic and fire protection demands of the school, fitness center, and mobile homes. The Town of Minturn recently built a new 600,000 gallon water tank on the west side of Cross Creek just south of the existing water treatment plant. This tank is too low in elevation to gravity feed the Maloit Park site.

B. Proposed Water System

A new 8" DIP water main is proposed within the loop road for the development. This proposed 8" water main will connect to the existing 8" pipe crossing Cross Creek and the existing 8" pipe that feeds the existing Maloit Park water tank. The existing water lines that run through the site and service the school and existing mobile homes are to be demolished, however, the existing line from the site up to the existing water tank will remain in place Refer to sheet C2.0, Overall Utility Plan, in Appendix A for the proposed utility layout. From meetings with the Town of Minturn and the Town's engineers and water operators, a new pump system will be required to get water to the Maloit Park water tank. A new water pump station is required to serve the proposed residential development since the Town of Minturn's existing distribution system does not have a potable water storage tank that is high enough in elevation to adequately supply the required pressure and flows. In addition to serving the new housing, the booster station will also serve the Vail Ski and Snowboard Academy (Academy) and the Minturn Fitness Center (fitness center). The proposed booster station will be located near the existing water treatment plant and tie into the outlet side of the recently completed potable water storage tank. All treatment, disinfection, and chlorine contact time will be met prior to the booster station tie-in point.

Preliminary water demand calculations were done using the tank sizing requirements specified in the Town of Minturn Municipal Code. The average daily demand was calculated to be approximately 52 gallons per minute (gpm) and the peak hour demand to be approximately 200 gpm. The average daily demand is approximately 34 gpm to the residential development, 15 gpm to the Academy, and 3 gpm to the fitness center. The peak hour flow is approximately 130 gpm to the residential development, 60 gpm to the Academy, and 10 gpm to the fitness center.

The booster station will include two pumps with variable frequency drives (VFD), operating in duty/standby mode. They will be controlled by the water level in the existing potable water storage tank located above the development. When the water level in the storage tank drops six inches, the booster station will turn on the duty pump at half speed or roughly 100 gpm. As the water level keeps dropping, the VFD will increase the speed of the pump. When the water drops to 12 inches, the pump will be at full speed or roughly 200 gpm. In the event of a fire, the duty pump will keep running at full speed (approximately 200 gpm) as the water level in the storage tank drops. This will add approximately 24,000 gallons of additional water for firefighting needs for a typical two-hour fire event.

Per JVA's calculations, based on the Town of Minturn Charter and Municipal Code Section 13-2-70, the total domestic storage needed for the proposed development is 60,306 gallons. The existing school and fitness center require an additional 28,842 gallons, and 4,720 gallons, respectively. This equates to a total domestic demand of 93,868 gallons. The current Maloit water tank that will service the site has a capacity of approximately 108,000 gallons, about 14,132 gallons more than demand. Calculations are included in Appendix B.

All new residential developments will be fully sprinklered and are anticipated to be Type III-B construction as defined by the International Building Code. Per conversations with the Eagle River Fire Protection District, the proposed water layout for the new development will meet the fire districts needs. Three hydrants are being proposed to provide coverage for all the proposed buildings. International Fire Code (IFC) tables and calculations are included in Appendix B.

At this time, it is assumed that the fire service lines connecting the fire main to the hydrants will be 6" DIP and three new hydrants will be located on the site to provide adequate coverage.

All work is proposed to be in conformance with applicable Town of Minturn standards.

III. Sanitary Sewer Demands and Conveyance System

A. Existing Sanitary Sewer System

Based on the topographic survey conducted by Meridian Land Surveying LLC. and dated 06/12/23, there is an existing 8-inch ERWSD sanitary sewer main on the property, serving the existing buildings in the northern portion of the site that runs to the southeast towards the school. This line then transitions to a 12" PVC line before heading northeast, underneath Maloit Park Road, to Highway 24.

B. Proposed Sanitary Sewer System

For the proposed residential buildings, the total maximum month average daily sanitary sewer service loads forecast by the Colorado Wastewater Design Criteria Manual Section 3.2.2 is 23,490 gpd as shown in Appendix B. By applying a 4.0 peak flow factor per Figure 3.1, the forecasted peak sanitary flow is estimated to be 65.25 gpm. Per Section 3.2.3, this demand is not to exceed 80% of the flow through any sanitary pipe. Hydraulic models for the two design pipe diameters showing flow levels for worst-case-scenario peak demands as well as at 80% pipe capacity are provided in Appendix B. The peak demands are shown to not exceed 80% of the pipe capacity for either of the proposed pipe sizes.

To ensure the additional sewer load of 65.25 gpm can be conveyed through the existing 12" PVC main, JVA calculated the forecasted peaks of the existing school and fitness center. By again applying a 4.0 peak flow factor, this existing flow was found to be 4.17 gpm, and the total flow through the main is anticipated to have a peak of 69.42 gpm. A Hydraflow model of the existing main shows this cumulative peak flow does not exceed 80% of the pipe's capacity. Calculations and models are included in Appendix B.

All housing units will be serviced by one of two PVC sanitary lines that begin at the southwest corner of the site and tie into the existing main. Units along the west and north legs of the Loop Road will be serviced by an 8" PVC line that transitions to 10" PVC halfway along the north stretch. This line will then tie into the existing 12" PVC line via a manhole along Maloit Park Road. Units along the south and east legs of Cross Creek Loop will be serviced by an 8" PVC line that will connect to the 10" line via a manhole at the intersection of Cross Creek Loop and Maloit Park Road. The final service sizes and fixture unit counts will be confirmed by a plumbing engineer as the design progresses.

IV. Storm Sewer System

The majority of runoff from the site will be conveyed to an onsite water quality rain garden. For the proposed stormwater improvements, please refer to the Preliminary Stormwater Report prepared by JVA, Inc.

V. Groundwater System

According to the Preliminary Subsoil Study prepared by Kumar & Associates, Inc. and dated February 26, 2020, groundwater was present on the site at depths ranging from 14 to 17 feet below existing grade towards the central and south-central portions of the site. Groundwater levels can be expected to fluctuate with varying seasonal and weather conditions, irrigation demands on or adjacent to the site, and fluctuations in nearby water features, including Cross Creek.

Although certain portions of the proposed sanitary sewer line are at a bury depth greater than 14 feet below existing grade, they are not in the same areas where groundwater was encountered, therefore, permanent groundwater dewatering systems for the deep utilities are not anticipated at this time.

VI. Dry Utility System

Electric, gas, telephone, and CATV lines all currently exist near the site and can be extended to accommodate for future development. Dry utility design and the construction of new building services will be coordinated between the contractor, Owner, and the respective utility providers. Transformer and generator equipment will be sized in the future by the electric provider and the development MEP engineer.

VII. Conclusions

The proposed housing development as well as the existing school and fitness center at Maloit Park will be served by sanitary sewer, fire, and domestic water services. The proposed sanitary main serving the proposed development will discharge into an existing, on-site sanitary sewer main. Preliminary sizing indicates that the new main will be primarily an 8” diameter PVC line with stretches that increase to 10” in diameter.

The water service line is proposed to be 8” diameter DIP that will accommodate for a calculated domestic demand of 93,868 gallons which can be serviced by the existing 108,000 gallon water tank southeast of the site.

Per IFC, the proposed buildings will be fully sprinklered. External fire suppression demand of 562.50 gpm will be provided by a combination of three hydrants within reach of each of the buildings. This demand will require an additional high-flow fire pump that will tie into the 8” main west of Cross Creek. Hydrant laterals will be 6” PVC at three different locations to provide adequate coverage.

Based on previous discussions with the Town of Minturn and the Eagle River Water and Sanitation District and the calculations provided in this report, JVA believes that the utility system and this report comply with applicable municipal and district requirements.

REFERENCES

1. "Town of Minturn Charter and Municipal Code" July 2023.
2. "Eagle River Water and Sanitation District Rules and Regulations for Water and Wastewater Service," 2017 Edition.
3. "Colorado Wastewater Design Criteria Manual," June 2022.
4. "International Fire Code," 2021 Edition.

APPENDIX A – SITE MAPS

APPENDIX B – CALCULATIONS, TABLES AND REFERENCES

Stormwater Report

FOR

ECSD Maloit Park Affordable Housing

AT

MINTURN, CO

FOR

Eagle County School District

May 8, 2024

JVA, Incorporated
1319 Spruce Street
Boulder, CO 80302
303.444.1951
info@jvajva.com

www.jvajva.com

May 8, 2024

Jeff M. Spanel, P.E.
Town of Minturn
301 Boulder Street
#309
Minturn, CO 81645

RE: Stormwater Report for ECSD Maloit Park Affordable Housing
JVA, Inc. Project No. 3691c

Dear Town of Minturn,

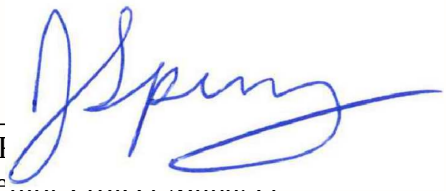
The following Stormwater Report and attached drainage maps have been prepared for the ECSD Maloit Park Affordable Housing. The stormwater report and drainage maps have been produced in accordance with the Master Drainage Study for the Town of Minturn, Colorado and the latest Mile High Flood Control District recommendations.

It is our understanding that the information provided herein meets all requirements of the Town of Minturn and standard engineering practice in Colorado.

Please contact us if you have any questions regarding this submission.

Sincerely,

JVA, Inc.



J.I
Se

Engineer's Statement:

"I hereby certify that this report and plan for the final stormwater design of the ECSD Maloit Park Affordable Housing was prepared by me (or under my direct supervision) in accordance with the provisions of the Town of Minturn Master Drainage Study and the owners thereof."

J.
Registered Professional Engineer
State of Colorado No. 41789

Stormwater Report

FOR

ECSD Maloit Park Affordable Housing

AT

MINTURN, CO

FOR

Eagle County School District

948 CHAMBERS AVENUE, EAGLE, COLORADO 81631

JVA, Inc.

Consulting Engineers

817 Colorado Avenue, Suite 301

Glenwood Springs, CO

(303) 444-1951

JVA, Inc. Project No's. 3691c

May 8, 2024

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Appendix B – Hydrology & Hydraulics Calculations

Appendix C – Drainage Area Maps

Figure 1 – Historic Drainage Map

Figure 2 – Developed Drainage Map

STORMWATER REPORT

ECSD MALOIT PARK AFFORDABLE HOUSING

I. General Location and Description

A. Site Location

The Eagle County School District is proposing an affordable housing project intended to serve educators and district workforce to be constructed off Maloit Park Road near the Vail Ski and Snowboard Academy and the Minturn Fitness Center on the southeast side of the Town of Minturn (Town). The project proposes a looped road, water, sanitary, stormwater, and dry utilities for future housing. The project will include a stormwater quality treatment facility to treat impervious cover added in the proposed condition that will include the future housing. The site has existing residential structures and gravel parking areas. The project area is bounded by Cross Creek to the West and North, the Vail Ski and Snowboard Academy to the East, and the Maloit Park athletic fields to the South. A vicinity map is provided in Appendix A.

B. Description of Property

The project site is approximately 19.12-acres and primarily consists of residential structures, asphalt drives, asphalt/gravel parking areas, and landscaped area. The lot generally drains from south to north towards Cross Creek via overland flow.

There are no known deeded irrigation canals or ditches, endangered habitat, or significant geologic features on site. There are no known regional drainage plans that would be affected by this development.

Western Bionomics, LLC, prepared an exhibit delineating wetlands based on topographic information and ordinary high water mark data. Wetlands generally exist surrounding the project area, however, are primarily located in close proximity to Cross Creek, along the creek banks, and are outside of the project work area. The wetland exhibit is provided in Appendix A.

Per the National Resource Conservation Service (NRCS) the site soils are generally classified as Cryaquolls-Cryohemists 0 to 5 percent slopes which make up the entirety of the site. The Cryaquolls-Cryohemists is classified under hydrologic soil group (HSG) C/D, thus, the site soils are assumed to be HSG C/D for hydrologic calculations. Soils with an HSG of C/D have slow to very slow infiltration rates and have high runoff potential. The NRCS classification maps for HSG are included in Appendix A.

The proposed future development will consist of a diverse housing stock including multifamily, townhomes, and duplexes. Additionally, the development will have walkways, landscape areas, drives, and parking areas. While JVA is only designing the Cross Creek Loop Drive and water and sanitary utilities, this stormwater report and storm drainage system have been analyzed and designed to accommodate the future housing to be developed.

The developed site will route stormwater in a manner similar to the existing condition, conveying runoff from north to south towards Cross Creek. The primary mechanism for conveying drainage will be through roadside swales that eventually outfall into a proposed bioretention facility.

A summary of the total impervious and disturbed applicable area comparing the historic and developed site condition is as follows in Table 1.

Table 1: Impervious Surface Summary

Impervious Surface		
	(sf)	**(ac)**
Existing	167,410	3.84
Proposed	318,996	7.32
Difference	*151,586*	*3.47*

II. Floodplain

The effective FEMA FIRM No.08037C0658D, dated December 4th, 2007, shows that a portion of the site is within the Special Flood Hazard Area (SFHA) Zone A, and therefore may be subject to inundation by the 1% Annual Chance Flood (100-Year Floodplain). JVA imported the effective 100-year floodplain from FEMA GIS and was able to tie it to the survey based on guidance from Meridian Land Surveying. The effective 100-year floodplain for Cross Creek is Zone A and is based on approximate methods. The effective floodplain doesn't appear to match the current site topography and aerial imagery back to 1985 showed minimal changes to the site. A hydraulic study was prepared to support a Letter of Map Amendment (LOMA) to remove portions of the property from the floodplain that would impact future development. The hydraulic study showed that the 100-year floodplain was contained within the channel banks and the included exhibit shows the revised floodplain based on this study. FEMA approved the LOMA on April 15, 2024 and a copy of the final determination letter is included in the appendix. A LOMA won't officially change the floodplain map, but will still be recorded with FEMA showing a portion of the property removed from the floodplain and can be used to reduce/remove flood insurance requirements or in support of a floodplain development permit. There are no proposed encroachments into the 100-year floodplain revised by this LOMA.

III. Drainage Design Criteria

A. Hydrologic Design Criteria

The Rational Method (Q=CIA) was used to determine peak runoff discharges for the historic and developed site drainage areas at given design points. The composite runoff coefficients (C) were calculated using site imperviousness and hydrologic soil type (HSG C/D) to define an area-weighted coefficient per basin. The rainfall intensity (I) in inches per hour was defined using the time of concentration (t_c) and the latest intensity values for the Town of Minturn provided by the National Oceanic and Atmospheric Administration (NOAA) Atlas 14 Precipitation Frequency Data Server. Time of concentration values were a minimum five (5) minutes per MHFD standard. Each basin was evaluated based on area (A) in acres. Final peak discharge (Q) is defined in cubic feet per second (cfs). Post-development time of concentration calculations for each sub-basin,

corresponding rainfall intensities, and composite runoff coefficients for each sub-basin are provided in Appendix B.

B. Hydraulic Design Criteria

Storm sewers are sized to convey the minor storm event (5-year) without surcharge. The storm sewer hydraulics calculations provided in Appendix B indicate that pipe capacities are sufficient to easily convey the minor storm event and no surcharge is anticipated at any point in the storm network.

C. Runoff Attenuation and Stormwater Quality Design Criteria

No stormwater detention facilities are proposed at this time in part due to the site's proximity to Cross Creek and a portion of the site being within the SFHA. Providing stormwater detention within or in close proximity to the floodplain generally runs the risk of coinciding peak flows within the creek with peak flows on-site, further exacerbating flood conditions in the creek during storm events. Per previous discussions between JVA and the Town of Minturn, it is understood that detention is not required for this site.

Water Quality

Stormwater quality treatment will be provided for the site using bioretention via a rain garden system. The rain garden (RG) has been sized to capture the site's Water Quality Control Volume (WQCV) to improve stormwater quality and help reduce the physical, chemical, and biological impacts on receiving waters. Water Quality flows entering the RG are attenuated and detained to encourage infiltration, sedimentation, filtration, adsorption, evapotranspiration, and biological uptake of contaminants, thus aiding in the removal of excess sediment, solids, nutrients, metals and grit, and other typical pollutants from stormwater. The RG will include a growing medium consisting of distributed soil types, nutrients, and organic material to encourage the establishment of roots to allow vegetation to take hold. No known illicit discharges were identified, and additional source controls are not required at this time.

Runoff from the majority of the project site (approximately 93% of the site: 17.7-acres) is conveyed to and treated by the rain garden. The treated portion of the site is estimated to be approximately 41.2% impervious. The remaining 7% of the site's flows are untreated prior to leaving the site, however, are minimal and include mostly flows through landscape. The untreated flows that overland flow offsite make up approximately 7% of the site – approximately 1.42-acres with 2% imperviousness – cannot be practicably captured and treated due to site grading constraints. These flows are a small percentage of the site and flow offsite either directly into Cross Creek or down the existing road leading to Maloit Park.

D. Stormwater Regulations

The proposed stormwater designs are in conformance with the Town of Minturn Master Drainage Study, the latest Mile High Flood District requirements, and standard engineering practice within the State of Colorado. JVA does not anticipate the need for a variance request at this time in relation to stormwater management.

IV. Drainage Basins, Sub-Basins, and Runoff

A. Major Drainage Basins

Site hydrology is defined by four major drainage basins in the proposed condition. The major drainage basins are described as follows:

Major Drainage Basin H

Major Drainage Basin H consists of historic drainage areas within the affected drainage area in the existing condition.

Major Drainage Basin A

Major Drainage Basin A consists of areas primarily in the eastern half of the site. Basin A generally drains from south to north and east to west where it eventually outfalls into the proposed rain garden.

Major Drainage Basin B

Major Drainage Basin B consists of areas primarily in the western half of the site. Basin B drains from south to north and west to east towards the proposed rain garden.

Major Drainage Basin C

Major Drainage Basin C consists primarily of the proposed bioretention facility (rain garden).

Major Drainage Basin OS

Major Drainage Basin OS consists of areas within the project area that flow offsite and cannot be feasibly captured and routed to the rain garden.

B. Minor Drainage Basins

To better evaluate the impacts of the proposed development on existing site hydrology, the site was further dissected into minor basins. Figures 1 & 2 in Appendix C – Historic Drainage Area Map and Developed Drainage Area Map – show the basins in the existing and proposed conditions. The Minor Drainage Basins are summarized in the following subsections:

- H1 – Contains the future Maloit Park development area and is primarily comprised of landscape area and include some surface asphalt drives and parking, and mobile homes (DP-1).
- A1 – Located at the southeastern corner of the development. Will contain future housing, drives, parking areas, and landscape areas. Runoff will be routed to the north to enter Basin A2 (DP-1).

- A2 – Located in the southeastern portion of the development. Contains a portion of the loop drive and will contain housing, drive, parking, landscape areas in the future. Runoff will be routed to the north and west to enter the Cross Creek Loop roadside swale. Runoff will then outfall into a culvert (DP-2).
- A3 – Located in the far eastern portion of the development. Will contain future housing, drives, parking, and landscape areas. Runoff shall be routed to the northwest to enter Basin A4 (DP-3) in the future condition, but currently goes offsite.
- A4 – Located southeast of the loop drive intersection and contains a portion of the loop drive. Will contain future housing, drives, parking, and landscape areas. Runoff shall be routed to the north and/or west to enter the Cross Creek Loop roadside swale and eventually outfall into a culvert (DP-4).
- A5 – Located in the southern portion of the development. Contains a portion of the loop drive and will contain housing, drive, parking, and landscape areas in the future. Runoff will be routed to the north where it will be intercepted by the Cross Creek Loop roadside swale and routed to a culvert (DP-5).
- A6 – Located in the eastern central portion of the development and contains a portion of the loop drive. Will contain housing, drives, parking, and landscape areas in the future. Runoff will generally be routed to the east and intercepted by the Cross Creek Loop roadside swale. The swale will convey runoff to the northwest and outfall into a Type D inlet within the roadside swale (DP-6).
- A7 – Located in the northern portion of the development and contains a portion of the loop drive. Will contain housing, drives, and landscape areas in the future. Runoff will generally be routed south to the Cross Creek Loop roadside swale. The swale will outfall at a Type C inlet within the swale (DP-9).
- B1 – Located at the southwestern portion of the development and contains a portion of the loop drive. Will contain future housing, drives, parking areas, and landscape areas. Runoff will generally be conveyed to the north and west into the Cross Creek Loop roadside swale and eventually outfall into a culvert flared end section (DP-7).
- B2 – Located in the western central portion of the development and contains a portion of the loop drive. Will contain future housing, drives, parking, community garden, and landscape areas. Runoff will generally be conveyed to the north into the Cross Creek Loop swale and eventually outfall into a Type D inlet within the roadside swale (DP-8).
- B3 – Located in the northwest portion of the development and contains a portion of the loop drive. Will contain future housing, drives, and landscape areas. Runoff will generally be conveyed to the south into the Cross Creek Loop roadside swale and eventually outfall into a Type C inlet within the roadside swale (DP-10).
- C1 – Located in the north central portion of the development within a drainage easement to be dedicated in the future and contains the proposed rain garden. Runoff is accepted from Major Basin A and B and treated. Stormwater is routed to the outlet control structure and outfalls via a 24” RCP pipe into Cross Creek (DP-11).
- OS1 – Located in the northeastern corner of the development and contains some portion of the loop drive and is primarily comprised of landscaped area. Runoff generally flows off site down the existing road leading to the site or into Cross Creek (DP-12).
- OS2 – Located in the northwester corner of the development and comprised solely of landscape area. Runoff generally flows offsite into Cross Creek (DP-13).

C. Site Runoff

The calculations prepared indicate that there is an increase in runoff in both the Minor and Major storm events. The peak runoff during the Minor storm increases by approximately 4.07-cfs while runoff for the Major storm increases by approximately 2.94-cfs. The overall site imperviousness will increase by approximately 18.2%. This level of runoff is negligible. Table 2 below summarizes the Minor and Major storm peak discharge.

Table 2: Summary of Peak Discharge Differences (cfs)

	Minor Storm (Q5)	Q5 Increase	Major Storm (Q100)	Q100 Increase
Existing	6.27		38.19	
Proposed	10.34	4.07	41.13	2.94

V. Proposed Stormwater Infrastructure

A. Stormwater Conveyance System

Minimal storm sewer is proposed on site for conveying flows. Flows are to be conveyed using a combination of roadside swales, storm pipe, and overland flow. Calculations have been prepared to show that storm sewer proposed for the site can convey the 5-year storm. The site has been graded to convey runoff from south to north via overland flow and drainage swales towards the rain garden which outfalls into Cross Creek.

Roadside Swales

The roadside swales have been sized to have a typical trapezoidal channel section with a depth of 1.5-feet, bottom width of 1.5-feet, and side slopes at 3H:1V. While roadside ditch longitudinal slopes range with variations in the drive, a typical slope of 2% indicates that the roadside swale will have sufficient capacity to convey a Q100 of approximately 21.5-cfs in the worst case scenario. At bankfull and with 6-inches of freeboard, the swale can convey approximately 55.2-cfs and 21.8-cfs respectively.

Storm Drains & Inlets

Storm drains have been sized to convey the Minor (5-Year) storm without surcharge. Stormwater routing calculations are provided in Appendix B and indicate that storm drains have sufficient capacity as shown on the Developed Drainage Area Map.

The only inlets provided as part of the current design are located within the roadside ditch and function to intercept and route stormwater to the bioretention facility. Inlets have been sized to intercept the Minor storm with an allowable ponding depth of approximately 18-inches. Calculations are provided in Appendix B.

B. Stormwater Quality

Structural Treatments

Runoff will be conveyed to the rain garden (RG) via roadside swale, storm drain, or overland flow for stormwater quality treatment prior to releasing stormwater offsite. The proposed RG is designed to treat the site's Water Quality Control Volume and release within 12 hours per Chapter 12 of the MHFD Urban Storm Drainage Criteria Manual (USDCM). The proposed rain garden will consist of a flat 6350 SF absorption area with 18" ponding depth that will treat approximately 9,525 cubic feet of stormwater. The rain garden will feature 18" of growing media underlaid by an 8" section of gravel drainage layer which will contain an underdrain to intercept infiltrated flows. The underdrain will be a 6" perforated PVC pipe and will convey filtered stormwater to an outlet control structure that will function as the RG outlet. The underdrain system will include a 2-5/16" diameter orifice upon entering the outlet that will allow for some flow attenuation while releasing within the 12 hour criteria. Once within the outlet structure, runoff will continue through a 24" RCP pipe and outfall into Cross Creek. A summary of the rain garden is provided in Table 3 below.

Table 3: Summary of Rain Garden Components

	Depth or Size
Water Quality Ponding Depth	18"
Growing Media	18"
Drainage Layer	8"
Underdrain	6"
Water Quality Orifice	2-5/16"
Outfall Pipe	24"

A Bioretention/Rain Garden fact sheet from the MHFD USDCM is provided in Appendix B. The MHFD typically recommends 12" of ponding depth except when providing water quality for large sites, for which, ponding depth may be increased with proper vegetation selection. The landscape designer should select plantings that will thrive in a variable hydroperiod experienced during and in-between storm events and the microclimate at Maloit Park. Plants must be able to tolerate prolonged periods of 18" of inundation and multiple days of prolonged growing media saturation.

Non-Structural Treatments

Open space landscape areas have been maximized to the fullest extent practicable to encourage infiltration and filtration of stormwater runoff as it overland flows. The disturbed area on site has been minimized to the fullest extent practicable to maintain existing site vegetation and reduce erosion and downstream sedimentation.

Erosion & Sediment Control BMPs

Erosion and Sediment Control (ESC) Best Management Practices (BMPs) should be employed by the contractor during and after construction to reduce soil erosion and downstream sedimentation. Typical BMPs included for ESC should include vehicle tracking controls, concrete washout stations, inlet/outlet protections, sediment control logs, curb socks, and silt fence. Erosion control blankets will be provided as required to stabilize slopes. The contractor should finalize stabilization by seeding and/or sodding areas where vegetation is not yet established.

Source Controls

The proposed infrastructure directs all non-stormwater discharge to a proposed sanitary sewer service. No outdoor activities or uses are anticipated that would create an illicit discharge condition that would require additional source controls in addition to the stormwater treatment controls presented in the preceding sections.

VI. Additional Permitting Requirements

A floodplain development application will be prepared and submitted to the Town of Minturn Floodplain Administrator (Building Inspector) alongside this submittal and this report will be provided in addition with applicable floodplain application materials.

At this time no additional stormwater-related permitting requirements are anticipated. No known geologic hazards exist on site, and no known endangered species inhabit the site. It is JVA's understanding that the work presented within this stormwater report complies with all applicable Town of Minturn Engineering Department and Mile High Flood District design standards.

VII. Conclusion

The stormwater design proposed for the future development at Maloit Park have been designed and analyzed in accordance with the Town of Minturn Master Drainage Study, the Mile High Flood District recommendations set forth in the Urban Storm Drainage Criteria Manuals, and engineering best practices within the State of Colorado. This Final Stormwater Report does not request any variances at this time.

The proposed stormwater management infrastructure and techniques are in substantial compliance with all applicable regulations and will not change general existing drainage patterns. No observable impacts to existing flood conditions are anticipated. The design incorporates a system of swales, storm sewers, and strategic grading to safely convey stormwater in the same pattern as existing conditions. The improvements presented in this report are intended to improve existing conditions, and minimize flood risk to the proposed insurable structures. It is believed that the proposed improvements will not adversely impact properties upstream or downstream, and do not adversely impact drainageways downstream.

VIII. References

"Master Drainage Study", Town of Minturn, Colorado, April 1998.

"Urban Storm Drainage Criteria Manual", Mile High Flood District, Latest Edition.

"Aquatic Resource Delineation, Maloit Park", Western Bionomics, LLC, January 2023.

"NOAA Atlas 14, Volume 8, Version 2", National Oceanic and Atmospheric Association, Department of Commerce, July 2023.

FIRM Flood Insurance Rate Map, Eagle County Colorado and Incorporated Areas, Panel 658 of 1125, Map No. 08037C0658D Effective December 4th, 2007, Federal Emergency Management Agency.

"Custom Soil Resource Report for Holy Cross Area, Colorado, Parts of Eagle, Garfield, Mesa, Pitkin, and Summit Counties", National Resource Conservation Service, United States Department of Agriculture, August 18, 2023.

APPENDIX A

Federal Emergency Management Agency
Washington, D.C. 20472

ADDITIONAL INFORMATION REGARDING LETTERS OF MAP AMENDMENT

When making determinations on requests for Letters of Map Amendment (LOMAs), the Department of omeland Security's Federal Emergency Management Agency (FEMA) bases its determination on the flood hazard information available at the time of the determination. Requesters should be aware that flood conditions may change or new information may be generated that would supersede FEMA's determination. In such cases, the community will be informed by letter.

Requesters also should be aware that removal of a property (parcel of land or structure) from the Special Flood Hazard Area (SFHA) means FEMA has determined the property is not subject to inundation by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This does not mean the property is not subject to other flood hazards. The property could be inundated by a flood with a magnitude greater than the base flood or by localized flooding not shown on the effective National Flood Insurance Program (NFIP) map.

The effect of a LOMA is it removes the Federal requirement for the lender to require flood insurance coverage for the property described. The LOMA *is not* a waiver of the condition that the property owner maintain flood insurance coverage for the property. *Only* the lender can waive the flood insurance purchase requirement because the lender imposed the requirement. *The property owner must request and receive a written waiver from the lender before canceling the policy*. The lender may determine, on its own as a business decision, that it wishes to continue the flood insurance requirement to protect its financial risk on the loan.

The LOMA provides FEMA's comment on the mandatory flood insurance requirements of the NFIP as they apply to a particular property. A LOMA is not a building permit, nor should it be construed as such. Any development, new construction, or substantial improvement of a property impacted by a LOMA must comply with all applicable State and local criteria and other Federal criteria.

Even though structures are not located in an SFHA, as mentioned above, they could be flooded by a flooding event with a greater magnitude than the base flood. In fact, more than 25 percent of all claims paid by the NFIP are for policies for structures located outside the SFHA in Zones B, C, X (shaded), or X (unshaded). More than one-fourth of all policies purchased under the NFIP protect structures located in these zones. The risk to structures located outside SFHAs is just not as great as the risk to structures located in SFHAs. Finally, approximately 90 percent of all federally declared disasters are caused by flooding, and homeowners insurance does not provide financial protection from this flooding. Therefore, FEMA encourages the widest possible coverage under the NFIP.

LOMAs are based on minimum criteria established by the NFIP. State, county, and community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction in the SFHA. If a State, county, or community has adopted more restrictive and comprehensive floodplain management criteria, these criteria take precedence over the minimum Federal criteria.

In accordance with regulations adopted by the community when it made application to join the NFIP, letters issued to amend an NFIP map must be attached to the community's official record copy of the map. That map is available for public inspection at the community's official map repository. Therefore, FEMA sends copies of all such letters to the affected community's official map repository.

When a restudy is undertaken, or when a sufficient number of revisions or amendments occur on particular map panels, FEMA initiates the printing and distribution process for the affected panels. FEMA notifies community officials in writing when affected map panels are being physically revised and distributed. In such cases, FEMA attempts to reflect the results of the LOMA on the new map panel. If the results of particular LOMAs cannot be reflected on the new map panel because of scale limitations, FEMA notifies the community in writing and revalidates the LOMAs in that letter. LOMAs revalidated in this way usually will become effective 1 day after the effective date of the revised map.

Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT
DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	TOWN OF MINTURN, EAGLE COUNTY, COLORADO	A portion of Tract A and Parcel 2, First Amendment to Maloit Park, as shown on the Plat recorded as Document No. 201223627, in the Office of the County Clerk and Recorder, Eagle County, Colorado The portion of property is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 080053	
AFFECTED MAP PANEL	NUMBER: 08037C0658D	
	DATE: 12/4/2007	
FLOODING SOURCE: CROSS CREEK		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY:39.564213, -106.414294 SOURCE OF LAT & LONG: LOMA LOGIC DATUM: NAD 83

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
--	--	First Amendment to Maloit Park	1019 Maloit Park Road	Portion of Property	X (unshaded)	--	--	8003.4 feet

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

LEGAL PROPERTY DESCRIPTION
PORTIONS REMAIN IN THE SFHA
ANNEXATION
ZONE A
STATE LOCAL CONSIDERATIONS

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Amendment for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the described portion(s) of the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document amends the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

Patrick “Rick” F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

Federal Emergency Management Agency
Washington, D.C. 20472

LETTER OF MAP AMENDMENT
DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

BEGINNING AT THE SOUTHWEST PROPERTY CORNER OF TRACT A, MALOIT PARK, SAID CORNER BEING MARKED WITH A REBAR AND ALUMINUM CAP STAMPED LS26598; THENCE N00°04'21"E 328.14 FEET; THENCE N52°16'53"E 206.57 FEET; THENCE N80°50'22"E 46.56 FEET; THENCE N67°12'44"E 56.38 FEET; THENCE N61°23'49"E 74.36 FEET; THENCE N52°16'53"E 57.97 FEET; THENCE N21°04'52"E 44.60 FEET; THENCE N19°49'25"W 79.21 FEET; THENCE S66°57'31"W 5.92 FEET; THENCE N23°02'29"W 172.18 FEET; THENCE N05°42'32"E 323.89 FEET; THENCE N02°35'01"W 229.00 FEET; THENCE N00°09'49"W 135.10 FEET; THENCE N88°32'27"E 24.33 FEET; THENCE N64°12'17"E 63.62 FEET; THENCE N78°39'55"E 57.69 FEET; THENCE S83°35'51"E 42.08 FEET; THENCE S87°42'49"E 76.39 FEET; THENCE S51°41'46"E 9.67 FEET; THENCE S68°29'19"E 38.63 FEET; THENCE S78°35'03"E 28.09 FEET; THENCE N84°09'11"E 3.85 FEET; THENCE S47°02'30"E 15.53 FEET; THENCE S86°03'12"E 206.31 FEET; THENCE S75°17'23"E 341.17 FEET; THENCE S56°35'13"E 273.46 FEET; THENCE S59°47'03"E 168.29 FEET; THENCE S37°04'32"W 77.72 FEET; THENCE S33°57'09"E 131.39 FEET; THENCE S07°04'26"E 59.61 FEET; THENCE 275.72 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 425.00 FEET AND A CHORD OF N78°03'24"E 270.91 FEET; THENCE S59°47'03"E 227.38 FEET; THENCE S33°53'01"E 346.67 FEET; THENCE S34°08'51"W 269.86 FEET; THENCE S89°25'03"W 1043.28 FEET; THENCE S55°40'29"W 643.50 FEET; THENCE S90°00'00"W 525.37 FEET TO THE POINT OF BEGINNING

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 1 Property.)

Portions of this property, but not the subject of the Determination/Comment document, may remain in the Special Flood Hazard Area. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.

ANNEXATION (This Additional Consideration applies to the preceding 1 Property.)

Although the subject of this determination is shown on the National Flood Insurance Program map as being located in a community other than the community indicated on the Determination/Comment Document, it has been annexed by the community referenced therein.

ZONE A (This Additional Consideration applies to the preceding 1 Property.)

The National Flood Insurance Program map affecting this property depicts a Special Flood Hazard Area that was determined using the best flood hazard data available to FEMA, but without performing a detailed engineering analysis. The flood elevation used to make this determination is based on approximate methods and has not been formalized through the standard process for establishing base flood elevations published in the Flood Insurance Study. This flood elevation is subject to change.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

Patrick “Rick” F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

Federal Emergency Management Agency
Washington, D.C. 20472

LETTER OF MAP AMENDMENT
DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

STATE AND LOCAL CONSIDERATIONS (This Additional Consideration applies to all properties in the LOMA DETERMINATION DOCUMENT (REMOVAL))

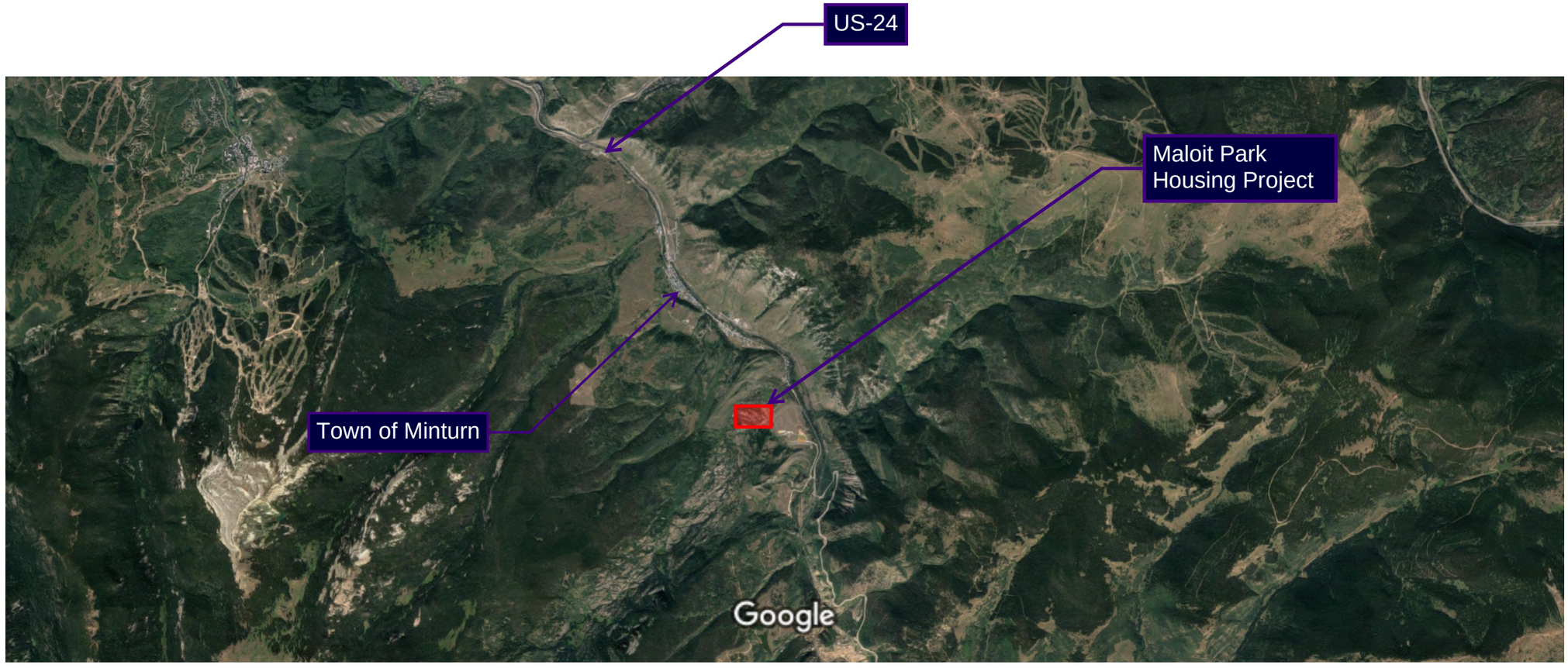
Please note that this document does not override or supersede any State or local procedural or substantive provisions which may apply to floodplain management requirements associated with amendments to State or local floodplain zoning ordinances, maps, or State or local procedures adopted under the National Flood Insurance Program.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

Patrick “Rick” F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

VICINITY MAP

APPENDIX A



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United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Holy Cross Area, Colorado, Parts of Eagle, Garfield, Mesa, Pitkin, and Summit Counties

ECSD Maloit Park Affordable Housing

106° 25' 4" W
106° 24' 39" W
39° 34' 0" N
39° 33' 47" N
378230
378290
378350
378410
378470
378530
378590
378650
378710
378770
4380600
4380540
4380480
4380420
4380360
4380300
4380240
Cross Creek
100A
Cross Creek Rd
Soil Map may not be valid at this scale.
Map Scale: 1:2,750 if printed on A landscape (11" x 8.5") sheet.
N
0 40 80 160 240 Meters
0 100 200 400 600 Feet
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Holy Cross Area, Colorado, Parts of Eagle, Garfield, Mesa, Pitkin, and Summit Counties
Survey Area Data: Version 5, Sep 7, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 5, 2021—Sep 7, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
100A	Cryaquolls-Cryohemists association, 0 to 5 percent slopes	18.9	100.0%
Totals for Area of Interest		**18.9**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Holy Cross Area, Colorado, Parts of Eagle, Garfield, Mesa, Pitkin, and Summit Counties

100A—Cryaquolls-Cryohemists association, 0 to 5 percent slopes

Map Unit Setting

National map unit symbol: 1jh8b
Elevation: 10,000 to 11,810 feet
Mean annual precipitation: 25 to 40 inches
Mean annual air temperature: 32 to 36 degrees F
Frost-free period: 30 to 50 days
Farmland classification: Not prime farmland

Map Unit Composition

Cryaquolls and similar soils: 45 percent
Cryohemists and similar soils: 40 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Cryaquolls

Setting

Landform: Oxbows, flood plains
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Alluvium derived from igneous and sedimentary rock

Typical profile

Oi - 0 to 2 inches: slightly decomposed plant material
A - 2 to 13 inches: silt loam
2Cg1 - 13 to 22 inches: gravelly sandy clay loam
2Cg2 - 22 to 60 inches: clay loam

Properties and qualities

Slope: 0 to 5 percent
Depth to restrictive feature: 40 to 72 inches to lithic bedrock
Drainage class: Very poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.21 to 0.71 in/hr)
Depth to water table: About 0 to 6 inches
Frequency of flooding: FrequentNone
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 1.0 mmhos/cm)
Available water supply, 0 to 60 inches: High (about 10.9 inches)

Interpretive groups

Land capability classification (irrigated): 6w
Land capability classification (nonirrigated): 6w
Hydrologic Soil Group: C/D
Other vegetative classification: Diamondlead willow/water sedge (SAPL2/CAAQ) (S1496)
Hydric soil rating: Yes

Description of Cryohemists

Setting

Landform: Fens
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Mossy organic material over alluvium derived from igneous and sedimentary rock

Typical profile

Oi - 0 to 12 inches: slightly decomposed plant material
AC1 - 12 to 16 inches: peaty silt
AC2 - 16 to 44 inches: mucky silt
Cg1 - 44 to 51 inches: silt loam
2Cg2 - 51 to 59 inches: very gravelly coarse sandy loam

Properties and qualities

Slope: 0 to 5 percent
Depth to restrictive feature: 40 to 72 inches to lithic bedrock
Drainage class: Very poorly drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.21 to 0.71 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Maximum salinity: Nonsaline (0.0 to 1.0 mmhos/cm)
Available water supply, 0 to 60 inches: Very high (about 14.7 inches)

Interpretive groups

Land capability classification (irrigated): 8
Land capability classification (nonirrigated): 8
Hydrologic Soil Group: C/D
Other vegetative classification: Water sedge/Northwest Territory sedge (CAAQ/CAUT) (G1201)
Hydric soil rating: Yes

Soil Information for All Uses

Soil Properties and Qualities

The Soil Properties and Qualities section includes various soil properties and qualities displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each property or quality.

Soil Qualities and Features

Soil qualities are behavior and performance attributes that are not directly measured, but are inferred from observations of dynamic conditions and from soil properties. Example soil qualities include natural drainage, and frost action. Soil features are attributes that are not directly part of the soil. Example soil features include slope and depth to restrictive layer. These features can greatly impact the use and management of the soil.

Hydrologic Soil Group (ECSD Maloit Park Affordable Housing)

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

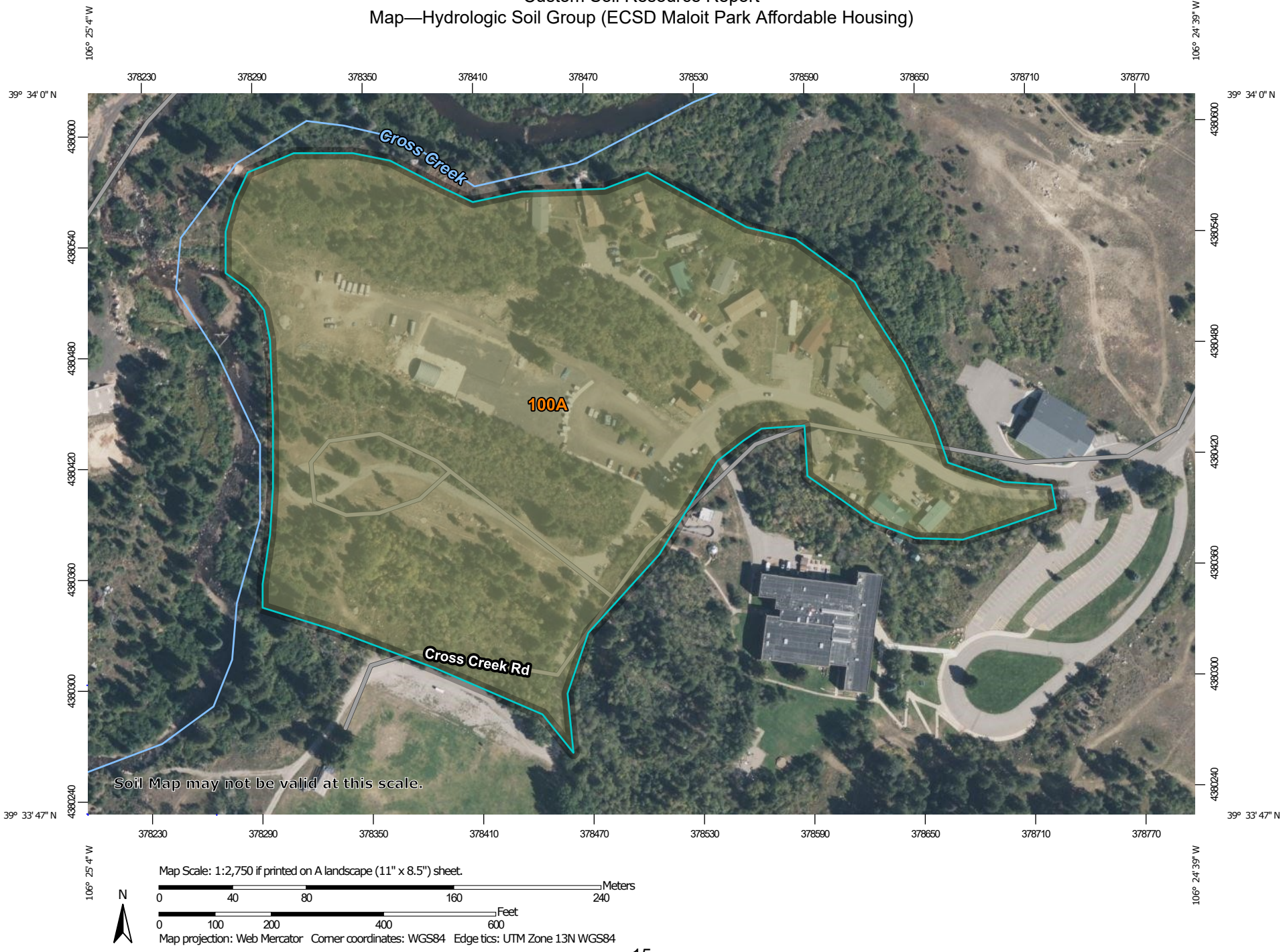
Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Map—Hydrologic Soil Group (ECSD Maloit Park Affordable Housing)



MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Holy Cross Area, Colorado, Parts of Eagle, Garfield, Mesa, Pitkin, and Summit Counties
Survey Area Data: Version 5, Sep 7, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 5, 2021—Sep 7, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background

Table—Hydrologic Soil Group (ECSD Maloit Park Affordable Housing)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
100A	Cryaquolls-Cryohemists association, 0 to 5 percent slopes	C/D	18.9	100.0%
Totals for Area of Interest			**18.9**	**100.0%**

Rating Options—Hydrologic Soil Group (ECSD Maloit Park Affordable Housing)

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

NOAA Atlas 14, Volume 8, Version 2
Location name: Minturn, Colorado, USA*
Latitude: 39.5656°, Longitude: -106.4149°
Elevation: 8036 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Deborah Martin, Sandra Pavlovic, Ishani Roy, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Michael Yekta, Geoffery Bonnin

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches/hour)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	**1.42** (1.09-1.84)	**2.20** (1.69-2.86)	**3.41** (2.62-4.43)	**4.33** (3.31-5.68)	**5.51** (4.01-7.39)	**6.34** (4.52-8.70)	**7.09** (4.91-10.1)	**7.78** (5.18-11.4)	**8.58** (5.51-13.1)	**9.10** (5.76-14.3)
10-min	**1.04** (0.798-1.34)	**1.61** (1.24-2.09)	**2.49** (1.91-3.25)	**3.17** (2.42-4.16)	**4.03** (2.93-5.41)	**4.64** (3.32-6.37)	**5.19** (3.59-7.36)	**5.69** (3.79-8.37)	**6.28** (4.03-9.58)	**6.66** (4.22-10.5)
15-min	**0.844** (0.652-1.09)	**1.31** (1.01-1.70)	**2.03** (1.56-2.64)	**2.58** (1.97-3.38)	**3.28** (2.38-4.40)	**3.77** (2.70-5.18)	**4.22** (2.92-5.98)	**4.63** (3.08-6.80)	**5.11** (3.28-7.79)	**5.42** (3.43-8.54)
30-min	**0.652** (0.504-0.846)	**0.854** (0.660-1.11)	**1.20** (0.922-1.56)	**1.50** (1.14-1.96)	**1.92** (1.43-2.66)	**2.27** (1.65-3.19)	**2.63** (1.85-3.81)	**3.01** (2.03-4.51)	**3.53** (2.29-5.47)	**3.93** (2.49-6.20)
60-min	**0.441** (0.340-0.571)	**0.526** (0.406-0.683)	**0.684** (0.526-0.891)	**0.832** (0.636-1.09)	**1.06** (0.796-1.48)	**1.26** (0.917-1.78)	**1.47** (1.04-2.14)	**1.70** (1.16-2.57)	**2.04** (1.33-3.18)	**2.31** (1.46-3.65)
2-hr	**0.278** (0.216-0.357)	**0.313** (0.243-0.402)	**0.384** (0.298-0.496)	**0.457** (0.353-0.594)	**0.578** (0.442-0.810)	**0.688** (0.510-0.973)	**0.811** (0.581-1.18)	**0.951** (0.654-1.43)	**1.16** (0.766-1.80)	**1.33** (0.850-2.07)
3-hr	**0.212** (0.166-0.271)	**0.232** (0.181-0.297)	**0.274** (0.214-0.352)	**0.320** (0.248-0.413)	**0.397** (0.306-0.554)	**0.469** (0.350-0.661)	**0.551** (0.397-0.799)	**0.645** (0.447-0.966)	**0.785** (0.523-1.21)	**0.903** (0.581-1.40)
6-hr	**0.130** (0.103-0.165)	**0.143** (0.113-0.182)	**0.169** (0.133-0.215)	**0.195** (0.152-0.250)	**0.237** (0.183-0.325)	**0.275** (0.207-0.381)	**0.318** (0.231-0.454)	**0.365** (0.255-0.539)	**0.436** (0.293-0.664)	**0.494** (0.321-0.758)
12-hr	**0.078** (0.062-0.098)	**0.090** (0.071-0.113)	**0.111** (0.088-0.140)	**0.130** (0.102-0.165)	**0.158** (0.122-0.212)	**0.182** (0.137-0.248)	**0.208** (0.151-0.291)	**0.236** (0.165-0.342)	**0.275** (0.186-0.412)	**0.306** (0.201-0.465)
24-hr	**0.049** (0.039-0.061)	**0.056** (0.045-0.071)	**0.070** (0.056-0.088)	**0.082** (0.065-0.104)	**0.100** (0.078-0.133)	**0.115** (0.087-0.155)	**0.131** (0.096-0.181)	**0.148** (0.104-0.212)	**0.171** (0.117-0.254)	**0.190** (0.126-0.286)
2-day	**0.031** (0.025-0.038)	**0.035** (0.028-0.043)	**0.042** (0.034-0.052)	**0.048** (0.039-0.061)	**0.058** (0.046-0.077)	**0.067** (0.051-0.089)	**0.076** (0.056-0.105)	**0.086** (0.061-0.122)	**0.100** (0.069-0.147)	**0.112** (0.075-0.166)
3-day	**0.023** (0.019-0.029)	**0.026** (0.021-0.033)	**0.032** (0.026-0.040)	**0.037** (0.030-0.046)	**0.045** (0.035-0.058)	**0.051** (0.039-0.068)	**0.058** (0.043-0.079)	**0.065** (0.047-0.092)	**0.075** (0.052-0.110)	**0.084** (0.056-0.124)
4-day	**0.019** (0.016-0.024)	**0.022** (0.018-0.027)	**0.027** (0.022-0.033)	**0.031** (0.025-0.038)	**0.037** (0.029-0.048)	**0.042** (0.033-0.056)	**0.048** (0.036-0.065)	**0.053** (0.038-0.075)	**0.062** (0.043-0.089)	**0.068** (0.046-0.100)
7-day	**0.014** (0.011-0.017)	**0.015** (0.013-0.019)	**0.018** (0.015-0.023)	**0.021** (0.017-0.026)	**0.025** (0.020-0.032)	**0.028** (0.022-0.037)	**0.032** (0.024-0.043)	**0.036** (0.026-0.050)	**0.041** (0.029-0.059)	**0.045** (0.031-0.066)
10-day	**0.011** (0.009-0.014)	**0.012** (0.010-0.015)	**0.015** (0.012-0.018)	**0.017** (0.014-0.021)	**0.020** (0.016-0.025)	**0.022** (0.017-0.029)	**0.025** (0.019-0.033)	**0.028** (0.020-0.039)	**0.032** (0.022-0.046)	**0.035** (0.024-0.051)
20-day	**0.008** (0.006-0.009)	**0.009** (0.007-0.010)	**0.010** (0.008-0.012)	**0.011** (0.009-0.014)	**0.013** (0.011-0.017)	**0.015** (0.012-0.019)	**0.017** (0.013-0.022)	**0.018** (0.014-0.025)	**0.021** (0.015-0.030)	**0.023** (0.016-0.033)
30-day	**0.006** (0.005-0.008)	**0.007** (0.006-0.008)	**0.008** (0.007-0.010)	**0.009** (0.008-0.011)	**0.011** (0.009-0.014)	**0.012** (0.010-0.016)	**0.014** (0.010-0.018)	**0.015** (0.011-0.020)	**0.017** (0.012-0.024)	**0.018** (0.013-0.026)
45-day	**0.005** (0.004-0.006)	**0.006** (0.005-0.007)	**0.007** (0.006-0.008)	**0.008** (0.006-0.009)	**0.009** (0.007-0.011)	**0.010** (0.008-0.013)	**0.011** (0.009-0.015)	**0.012** (0.009-0.017)	**0.014** (0.010-0.019)	**0.015** (0.010-0.021)
60-day	**0.005** (0.004-0.005)	**0.005** (0.004-0.006)	**0.006** (0.005-0.007)	**0.007** (0.006-0.008)	**0.008** (0.006-0.010)	**0.009** (0.007-0.011)	**0.010** (0.007-0.013)	**0.011** (0.008-0.014)	**0.012** (0.008-0.016)	**0.013** (0.009-0.018)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

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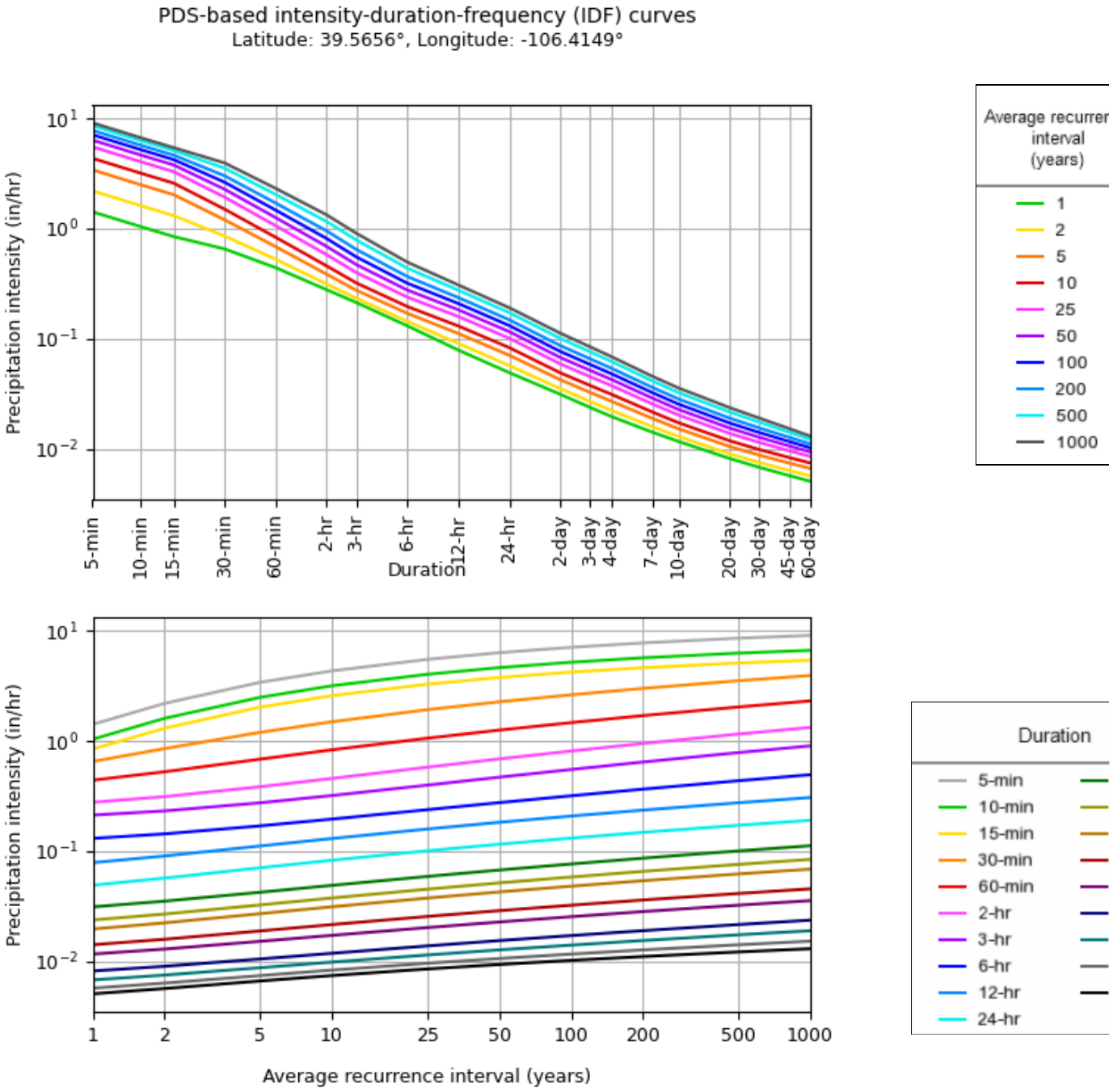
PF graphical



NOAA Atlas 14, Volume 8, Version 2

Created (GMT): Fri Aug 18 18:28:17 2023

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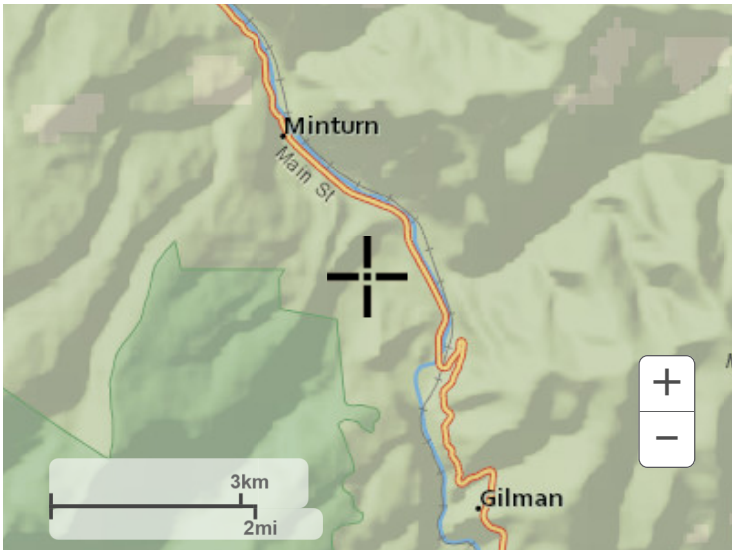
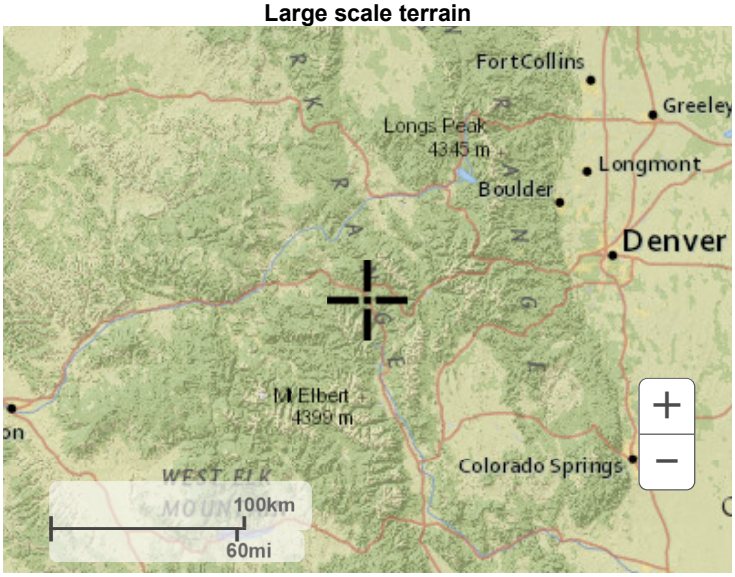
Maps & aerials

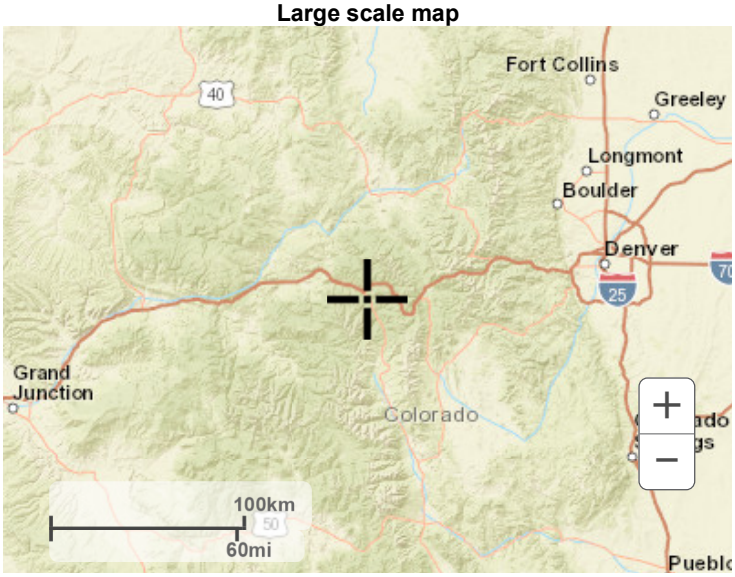
Small scale terrain



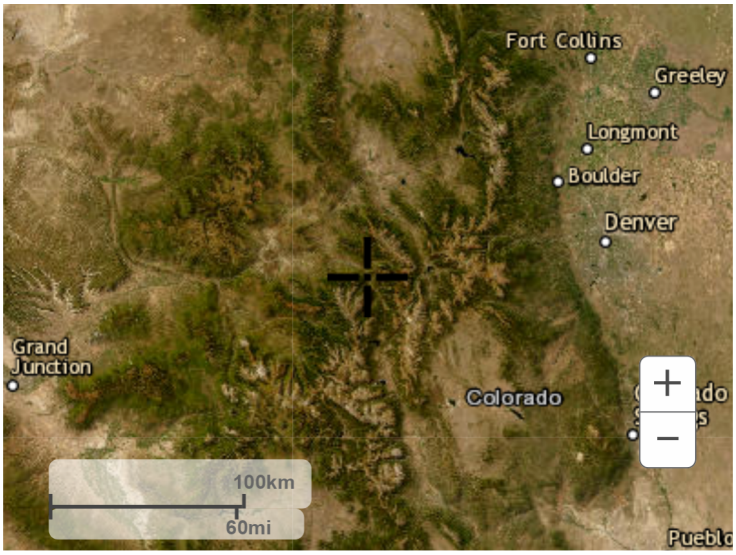
Large scale terrain



Large scale map



Large scale aerial



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US Department of Commerce
National Oceanic and Atmospheric Administration
National Weather Service
National Water Center
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

Disclaimer

National Flood Hazard Layer FIRMette

FEMA

106°25'8"W 39°34'5"N

106°24'31"W 39°33'38"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

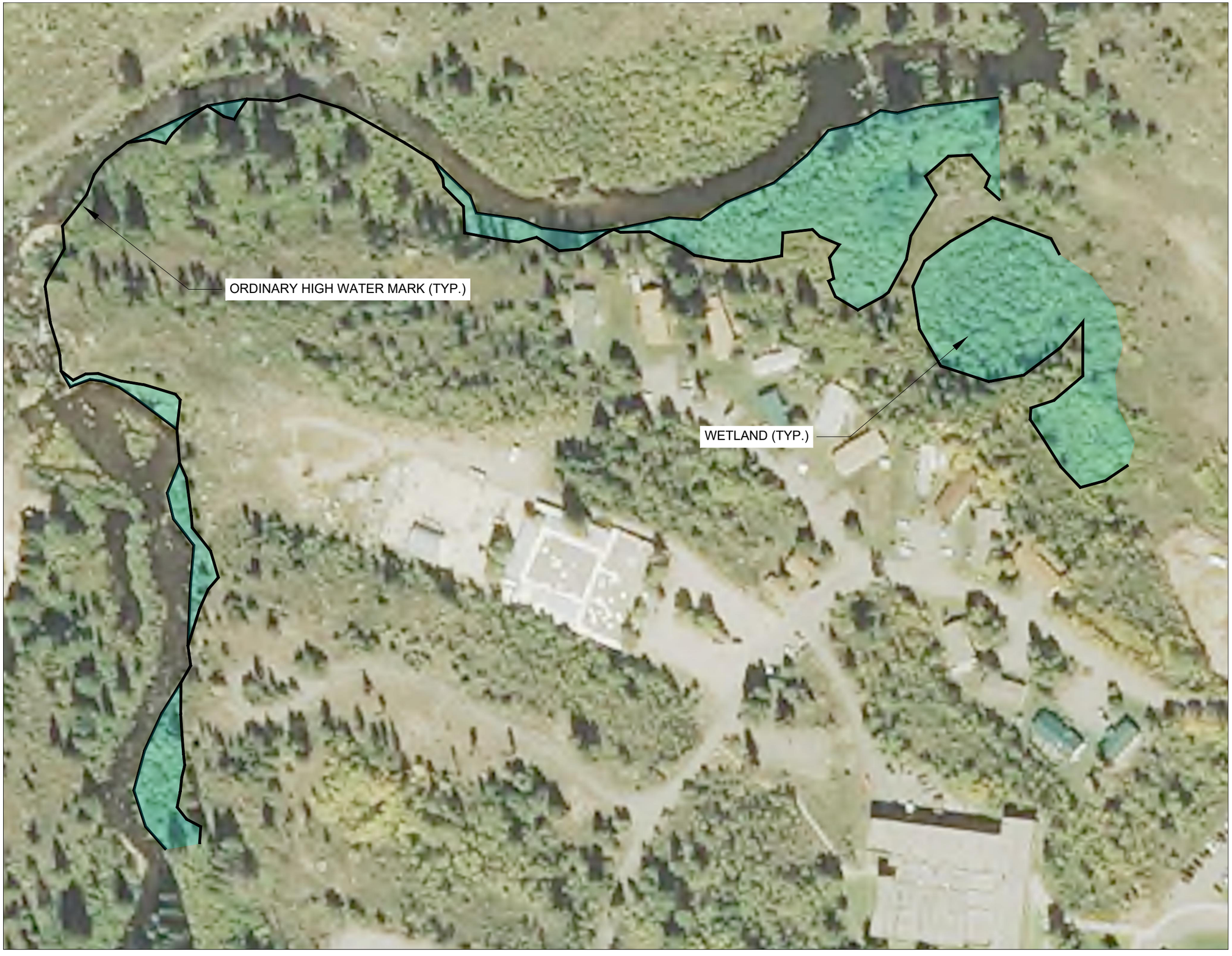
N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/21/2022 at 6:59 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



WETLAND

N

Horizontal Scale

120' 0 60'

1" = 120'

MALOIT PARK

AQUATIC RESOURCE DELINEATION

Western Bionomics, LLC
Natural Resource Management Services
31040 WILLOW LANE STEAMBOAT SPRINGS, CO 80487 970-846-8223

Date: XXXXXXXX | Drawn: KC | Delineated: KC

SHEET NO. 1 OF 1

REVISIONS

No.	Item	Date

APPENDIX B

JVA Incorporated
817 Colorado Ave, S 301
Glenwood Springs, CO 81601
Ph: (970) 404 3100

Job Name: Maloit Park Workforce Housing
Job Number: 3691c
Date: 9/5/23
By: AEB

Maloit Park Workforce Housing

Historic Runoff Coefficient & Time of Concentration Calculations

Location: MHFD
Minor Design Storm: 5
Major Design Storm: 100
Soil Type: C/D

Basin Design Data

	I (%) =	100%	90%	90%	40%	25%	25%	2%	2%		I (%)	Runoff Coeff's				Initial Overland Time (t_i)			Travel Time (t_t) x 60)		t_t=Length/(Velocity				t_c Comp	tc Urbanized Check ON		t_c Final
Basin Name	Design Point	$A_{paved\ streets}$ (sf)	$A_{drives/conc}$ (sf)	A_{roof} (sf)	A_{gravel} (sf)	A_{plygnd} (sf)	$A_{art.\ turf}$ (sf)	$A_{Iscape\ (B\ soil)}$ (sf)	$A_{Iscape\ (C/D\ soil)}$ (sf)	A_{Total} (sf)	A_{Total} (ac)	Imp (%)	C2	C5	C10	C100	Upper most Length (ft)	Slope (%)	t_i (min)	Length (ft)	Slope (%)	Type of Land Surface	K	Velocity (fps)	t_t (min)	Time of Conc $t_i + t_t = t_c$	Total Length (ft)	t_c=(L/180)+ 10 (min.)	Min t_c
H1	1	133,714	0	22,363	0	0	0	0	676,601	832,678	19.12	20.1%	0.14	0.20	0.28	0.57	300	2.0%	22.7	300	2.0%	Paved areas & shallow paved swales	20	2.8	1.8	24.5	600	13.3	13.3
TOTAL SITE		133,714	0	22,363	0	0	0	0	676,601	832,678	19.12	20.1%	0.14	0.20	0.28	0.57													

I = (28.5 P1) / ((10 + TC) 0.786)

			Runoff Coeff's				Rainfall Intensities (in/hr)				Area		Flow Rates (cfs)			
Basin Name	Design Point	Time of Conc (tc)	C2	C5	C10	C100	2	5	10	100	A_{Total} (sf)	A_{Total} (ac)	Q2	Q5	Q10	Q100
H1	1	13.3	0.14	0.20	0.28	0.57	1.26	1.64	2.00	3.53	832,678	19.12	3.31	6.27	10.71	38.19
										TOTAL SITE	832,678	19.12	3.31	6.27	10.71	38.19

JVA Incorporated
817 Colorado Ave, S 301
Glenwood Springs, CO 81601
Ph: (970) 404 3100

Job Name: Maloit Park Workforce Housing
Job Number: 3691c
Date: 10/11/23
By: AEB

Maloit Park Workforce Housing

Composite Runoff Coefficient Calculations

Location: MHFD
Minor Design Storm: 5
Major Design Storm: 100
Soil Type: C/D

CA 100yr = 0.78i + 0.11
CB 100yr = 0.47i + 0.426
CC/D 100yr = 0.41i + 0.484)

Basin Design Data

	I (%) =	100%	90%	90%	40%	25%	25%	2%	2%			I (%)	Runoff Coeff's			
Basin Name	Design Point	A_{paved} streets (sf)	$A_{drives/conc}$ (sf)	A_{roof} (sf)	A_{gravel} (sf)	A_{plygnd} (sf)	$A_{art. turf}$ (sf)	$A_{lscape (B soil)}$ (sf)	A_{lscape} (C/D soil) (sf)	A_{Total} (sf)	A_{Total} (ac)	Imp (%)	C2	C5	C10	C100
A1	1	11,204	0	8,380	0	0	0	0	37,416	57,000	1.31	34.2%	0.25	0.32	0.39	0.62
A2	2	11,200	0	6,705	0	0	0	0	27,495	45,400	1.04	39.2%	0.29	0.36	0.42	0.64
A3	3	8,215	0	30,230	0	0	0	0	118,105	156,550	3.59	24.1%	0.17	0.23	0.31	0.58
A4	4	11,460	0	4,190	0	0	0	0	25,239	40,889	0.94	38.5%	0.28	0.35	0.42	0.64
A5	5	12,600	0	9,240	0	0	0	0	26,760	48,600	1.12	44.1%	0.33	0.40	0.46	0.66
A6	6	46,460	0	23,360	0	0	0	0	116,580	186,400	4.28	37.5%	0.28	0.34	0.41	0.64
A7	9	12,460	0	11,300	0	0	0	0	20,030	43,790	1.01	52.6%	0.40	0.47	0.52	0.70
B1	7	25,285	0	20,100	0	0	0	0	43,615	89,000	2.04	49.7%	0.38	0.44	0.50	0.69
B2	8	31,930	0	12,600	0	0	0	0	89,970	134,500	3.09	33.5%	0.24	0.31	0.38	0.62
B3	10	13,325	0	16,425	0	0	0	0	28,750	58,500	1.34	49.0%	0.37	0.44	0.49	0.69
C1	11	0	0	0	0	0	0	10,888	0	10,888	0.25	2.0%	0.01	0.05	0.15	0.49
OS1	12	0	0	0	0	0	0	0	44,000	44,000	1.01	2.0%	0.01	0.05	0.15	0.49
OS2	13	0	0	0	0	0	0	0	18,000	18,000	0.41	2.0%	0.01	0.05	0.15	0.49
OS3	14	0	0	0	0	0	0	0	6,398	6,398	0.15	2.0%	0.01	0.05	0.15	0.49
OS4	15	0	0	0	0	0	0	0	68,390	68,390	1.57	2.0%	0.01	0.05	0.15	0.49
OS5	16	16,000	0	15,800	0	0	0	0	24,005	55,805	1.28	55.0%	0.42	0.49	0.54	0.71
TOTAL BASIN A	**A**	**113,599**	**0**	**93,405**	**0**	**0**	**0**	**0**	**371,625**	**578,629**	**13.28**	**35.4%**	**0.26**	**0.33**	**0.39**	**0.63**
TOTAL BASIN B	**B**	**70,540**	**0**	**49,125**	**0**	**0**	**0**	**0**	**162,335**	**282,000**	**6.47**	**41.8%**	**0.31**	**0.38**	**0.44**	**0.66**
TOTAL RAIN GARDEN	**C**	**184,139**	**0**	**142,530**	**0**	**0**	**0**	**10,888**	**533,960**	**871,517**	**20.01**	**37.1%**	**0.27**	**0.34**	**0.41**	**0.64**
TOTAL SITE		191,924	0	128,100	0	0	0	10,888	501,860	832,772	19.12	38.1%	0.28	0.35	0.41	0.64

JVA Incorporated
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Job Name: Maloit Park Workforce Housing
Job Number: 3691c
Date: 10/11/23
By: AEB

Maloit Park Workforce Housing

Time of Concentration Calculations

Location: MHFD
Minor Design Storm: 5
Major Design Storm: 100
Soil Type: C/D

Sub-Basin Data				Initial Overland Time (t_i)			Travel Time (t_t) t_t=Length/(Velocity x 60)						t_c Comp	tc Urbanized Check ON		t_c Final
Basin Name	Design Point	A_{Total} (ac)	C5	Upper most Length (ft)	Slope (%)	t_i (min)	Length (ft)	Slope (%)	Type of Land Surface	C_v	Velocity (fps)	t_t (min)	Time of Conc $t_i + t_t = t_c$	Total Length (ft)	t_c=(L/180) +10 (min)	Min t_c
A1	1	1.31	0.32	115	2.0%	12.2	180	2.0%	Paved areas & shallow paved swales	20	2.8	1.1	13.3	295	11.6	11.6
A2	2	1.04	0.36	185	5.0%	10.8	185	3.0%	Paved areas & shallow paved swales	20	3.5	0.9	11.7	370	12.1	11.7
A3	3	3.59	0.23	250	2.0%	20.0	0	0.0%	Paved areas & shallow paved swales	20	0.0	0.0	20.0	250	11.4	11.4
A4	4	0.94	0.35	60	3.5%	7.0	205	3.0%	Paved areas & shallow paved swales	20	3.5	1.0	8.0	265	11.5	8.0
A5	5	1.12	0.40	250	1.0%	20.4	90	2.0%	Paved areas & shallow paved swales	20	2.8	0.5	20.9	340	11.9	11.9
A6	6	4.28	0.34	300	1.5%	21.0	625	3.5%	Paved areas & shallow paved swales	20	3.7	2.8	23.8	925	15.1	15.1
A7	9	1.01	0.47	350	1.2%	20.5	375	1.0%	Paved areas & shallow paved swales	20	2.0	3.1	23.6	725	14.0	14.0
B1	7	2.04	0.44	150	2.0%	11.7	385	3.0%	Paved areas & shallow paved swales	20	3.5	1.9	13.6	535	13.0	13.0
B2	8	3.09	0.31	300	5.5%	14.2	150	1.5%	Paved areas & shallow paved swales	20	2.4	1.0	15.2	450	12.5	12.5
B3	10	1.34	0.44	180	3.5%	10.7	345	2.5%	Paved areas & shallow paved swales	20	3.2	1.8	12.6	525	12.9	12.6
C1	11	0.25	0.05	65	0.4%	21.0	45	8.0%	Paved areas & shallow paved swales	20	5.7	0.1	21.2	110	10.6	10.6
OS1	12	1.01	0.05	50	20.0%	5.0	0	0.0%	Nearly bare ground	10	0.0	0.0	5.0	50	10.3	5.0
OS2	13	0.41	0.05	150	10.0%	10.9	0	0.0%	Nearly bare ground	10	0.0	0.0	10.9	150	10.8	10.8
OS3	14	0.15	0.05	5	25.0%	1.5	0	0.0%	Nearly bare ground	10	0.0	0.0	1.5	5	10.0	5.0
OS4	15	1.57	0.05	50	12.0%	5.9	0	0.0%	Heavy Meadow	3	0.0	0.0	5.9	50	10.3	5.9
OS5	16	1.28	0.49	150	2.0%	10.9	0	0.0%	Paved areas & shallow paved swales	20	0.0	0.0	10.9	150	10.8	10.8

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Job Number: 3691c
Date: 9/7/23
By: AEB

Maloit Park Workforce Housing

Composite Runoff Coefficient Calculations

Location: MHFD
Minor Design Storm: 5
Major Design Storm: 100
Soil Type: C/D

CA 100yr = 0.78i + 0.11
CB 100yr = 0.47i + 0.426
CC/D 100yr = 0.41i + 0.484)

Basin Design Data

	I (%) =	100%	90%	90%	40%	25%	25%	2%	2%			I (%)	Runoff Coeff's			
Basin Name	Design Point	A_{paved} streets (sf)	$A_{drives/conc}$ (sf)	A_{roof} (sf)	A_{gravel} (sf)	A_{plygnd} (sf)	$A_{art. turf}$ (sf)	$A_{lscape (B soil)}$ (sf)	A_{lscape} (C/D soil) (sf)	A_{Total} (sf)	A_{Total} (ac)	Imp (%)	C2	C5	C10	C100
A1	1	11,204	0	8,380	0	0	0	0	37,416	57,000	1.31	34.2%	0.25	0.32	0.39	0.62
A2	2	11,200	0	6,705	0	0	0	0	27,495	45,400	1.04	39.2%	0.29	0.36	0.42	0.64
A3	3	16,940	0	16,300	0	0	0	0	32,560	65,800	1.51	49.0%	0.37	0.44	0.49	0.69
A4	4	11,460	0	4,190	0	0	0	0	15,150	30,800	0.71	50.4%	0.39	0.45	0.51	0.69
A5	5	12,600	0	9,240	0	0	0	0	26,760	48,600	1.12	44.1%	0.33	0.40	0.46	0.66
A6	6	46,460	0	23,360	0	0	0	0	116,580	186,400	4.28	37.5%	0.28	0.34	0.41	0.64
A7	9	12,670	0	11,300	0	0	0	0	20,030	44,000	1.01	52.8%	0.41	0.47	0.52	0.70
B1	7	25,285	0	20,100	0	0	0	0	43,615	89,000	2.04	49.7%	0.38	0.44	0.50	0.69
B2	8	31,930	0	12,600	0	0	0	0	89,970	134,500	3.09	33.5%	0.24	0.31	0.38	0.62
B3	10	13,325	0	16,425	0	0	0	0	28,750	58,500	1.34	49.0%	0.37	0.44	0.49	0.69
C1	11	0	0	0	0	0	0	10,888	0	10,888	0.25	2.0%	0.01	0.05	0.15	0.49
OS1	12	0	0	0	0	0	0	0	44,000	44,000	1.01	2.0%	0.01	0.05	0.15	0.49
OS2	13	0	0	0	0	0	0	0	18,000	18,000	0.41	2.0%	0.01	0.05	0.15	0.49
TOTAL BASIN A	**A**	**122,534**	**0**	**79,475**	**0**	**0**	**0**	**0**	**275,991**	**478,000**	**10.97**	**41.8%**	**0.31**	**0.38**	**0.44**	**0.66**
TOTAL BASIN B	**B**	**70,540**	**0**	**49,125**	**0**	**0**	**0**	**0**	**162,335**	**282,000**	**6.47**	**41.8%**	**0.31**	**0.38**	**0.44**	**0.66**
TOTAL RAIN GARDEN	**C**	**193,074**	**0**	**128,600**	**0**	**0**	**0**	**10,888**	**438,326**	**770,888**	**17.70**	**41.2%**	**0.31**	**0.37**	**0.44**	**0.65**
TOTAL SITE		193,074	0	128,600	0	0	0	10,888	500,326	832,888	19.12	38.3%	0.28	0.35	0.42	0.64

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Maloit Park Workforce Housing

Time of Concentration Calculations

Location: MHFD
Minor Design Storm: 5
Major Design Storm: 100
Soil Type: C/D

Sub-Basin Data				Initial Overland Time (t_i)			Travel Time (t_t) t_t=Length/(Velocity x 60)						t_c Comp	tc Urbanized Check ON		t_c Final
Basin Name	Design Point	A_{Total} (ac)	C5	Upper most Length (ft)	Slope (%)	t_i (min)	Length (ft)	Slope (%)	Type of Land Surface	C_v	Velocity (fps)	t_t (min)	Time of Conc $t_i + t_t = t_c$	Total Length (ft)	t_c=(L/180) +10 (min)	Min t_c
A1	1	1.31	0.32	115	2.0%	12.2	180	2.0%	Paved areas & shallow paved swales	20	2.8	1.1	13.3	295	11.6	11.6
A2	2	1.04	0.36	185	5.0%	10.8	185	3.0%	Paved areas & shallow paved swales	20	3.5	0.9	11.7	370	12.1	11.7
A3	3	1.51	0.44	250	2.0%	15.3	0	0.0%	Paved areas & shallow paved swales	20	0.0	0.0	15.3	250	11.4	11.4
A4	4	0.71	0.45	60	3.5%	6.1	205	3.0%	Paved areas & shallow paved swales	20	3.5	1.0	7.1	265	11.5	7.1
A5	5	1.12	0.40	250	1.0%	20.4	90	2.0%	Paved areas & shallow paved swales	20	2.8	0.5	20.9	340	11.9	11.9
A6	6	4.28	0.34	300	1.5%	21.0	625	3.5%	Paved areas & shallow paved swales	20	3.7	2.8	23.8	925	15.1	15.1
A7	9	1.01	0.47	350	1.2%	20.4	375	1.0%	Paved areas & shallow paved swales	20	2.0	3.1	23.5	725	14.0	14.0
B1	7	2.04	0.44	150	2.0%	11.7	385	3.0%	Paved areas & shallow paved swales	20	3.5	1.9	13.6	535	13.0	13.0
B2	8	3.09	0.31	300	5.5%	14.2	150	1.5%	Paved areas & shallow paved swales	20	2.4	1.0	15.2	450	12.5	12.5
B3	10	1.34	0.44	180	3.5%	10.7	345	2.5%	Paved areas & shallow paved swales	20	3.2	1.8	12.6	525	12.9	12.6
C1	11	0.25	0.05	65	0.4%	21.0	45	8.0%	Paved areas & shallow paved swales	20	5.7	0.1	21.2	110	10.6	10.6
OS1	12	1.01	0.05	50	20.0%	5.0	0	0.0%	Nearly bare ground	10	0.0	0.0	5.0	50	10.3	5.0
OS2	13	0.41	0.05	150	10.0%	10.9	0	0.0%	Nearly bare ground	10	0.0	0.0	10.9	150	10.8	10.8

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Maloit Park Workforce Housing

Developed Storm Runoff Calculations

Design Storm : **5 Year**

Point Hour Rainfall (P_1) : **0.68**

I = (28.5 P1) / ((10 + TC)^0.786)

	Direct Runoff							Total Runoff				Inlets				Pipe					Pipe/Swale Travel Time			
Basin Name	Design Point	Area (ac)	Runoff Coeff	tc (min)	C*A (ac)	I (in/hr)	Q (cfs)	Total tc (min)	ΣC*A (ac)	I (in/hr)	Q (cfs)	Inlet Type	Q intercepted	Q carryover	Q bypass	Pipe Size (in) or equivalent	Pipe Material	Slope (%)	Pipe Flow (cfs)	Max Pipe Capacity (cfs)	Length (ft)	Velocity (fps)	tt (min)	Total Time (min)
A1	1	1.31	0.32	11.60	0.41	1.74	0.72	11.60	0.41	1.74	0.72													
A2	2	1.04	0.36	11.70	0.37	1.73	0.64	11.70	0.37	1.74	0.64	A2 CULVERT FES	1.4			12 in	RCP	3.0%	1.4	6.6	52	6.2	0.14	11.84
A3	3	3.59	0.23	11.40	0.84	1.75	1.46	11.40	0.84	1.75	1.47													
A4	4	0.94	0.35	8.00	0.33	2.01	0.66	8.00	0.33	2.01	0.66	A4 CULVERT FES	3.5			12 in	RCP	2.0%	3.5	5.4	31	6.8	0.08	8.08
OS4	15	1.57	0.05	5.90	0.08	2.21	0.18	5.90	0.08	2.22	0.18													
A5	5	1.12	0.40	11.90	0.44	1.72	0.76	11.90	0.44	1.72	0.76	A5 CULVERT FES	0.9			12 in	RCP	2.0%	0.8	5.4		4.6	0.00	11.90
A6	6	4.28	0.34	15.10	1.46	1.54	2.25	15.10	1.46	1.55	2.27	ROADSIDE SWALE	6.1											
	DP6: TOTAL BASIN A TO LOOP CROSSING CULVERT (A1-A6)							15.10	3.94	1.55	6.10													
A7	9	1.01	0.47	14.00	0.47	1.60	0.75	14.00	0.47	1.60	0.75													
	TOTAL MAJOR BASIN A							15.10	4.41	1.55	6.82													
B1	7	2.04	0.44	13.00	0.90	1.65	1.49	13.00	0.90	1.66	1.50	B1 CULVERT FES	1.5			12 in	RCP	2.0%	1.5	5.4		5.5	0.00	13.00
B2	8	3.09	0.31	12.50	0.96	1.68	1.61	12.50	0.96	1.69	1.61													
	DP8: TOTAL BASIN B TO LOOP CROSSING CULVERT (B1-B2)							13.00	1.86	1.66	3.09													
	TOTAL LOOP CROSSING CULVERT (DP6+DP8)							15.10	5.80	1.55	8.98	TYPE D INLET	9.0			24 in	RCP	2.0%	9.0	34.4		8.6	0.00	15.10
B3	10	1.34	0.44	12.60	0.59	1.68	0.99	12.60	0.59	1.68	0.99													
	TOTAL MAJOR BASIN B							13.00	2.45	1.66	4.06													
	TOTAL TO BIORETENTION							15.10	6.85	1.55	10.61	TYPE D INLET	10.6			24 in	RCP	2.5%	10.6	38.4		9.7	0.00	15.10
C1	11	0.25	0.05	10.60	0.01	1.80	0.02	10.60	0.01	1.81	0.02													
	TOTAL SITE TREATED							*15.10*	*6.87*	*1.55*	*10.63*	***OUTLET STRUCTURE***	*10.6*			*24 in*	*RCP*	*10.0%*	*10.6*	*76.8*		*16.1*	*0.00*	*15.10*
OS1	12	1.01	0.05	5.00	0.05	2.32	0.12	5.00	0.05	2.32	0.12													
OS2	13	0.41	0.05	10.80	0.02	1.79	0.04	10.80	0.02	1.79	0.04													
OS4	15	1.57	0.05	5.90	0.08	2.21	0.18	5.90	0.08	2.22	0.18													
OS5	16	1.28	0.49	10.80	0.62	1.79	1.11	10.80	0.62	1.79	1.12													
	TOTAL OFFSITE							10.80	0.78	1.79	1.39													

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Maloit Park Workforce Housing

Developed Storm Runoff Calculations

Design Storm : **5 Year**

Point Hour Rainfall (P_1) : **0.68**

I = (28.5 P1) / ((10 + TC)^0.786)

	Direct Runoff							Total Runoff				Inlets				Pipe					Pipe/Swale Travel Time			
Basin Name	Design Point	Area (ac)	Runoff Coeff	tc (min)	C*A (ac)	I (in/hr)	Q (cfs)	Total tc (min)	ΣC*A (ac)	I (in/hr)	Q (cfs)	Inlet Type	Q intercepted	Q carryover	Q bypass	Pipe Size (in) or equivalent	Pipe Material	Slope (%)	Pipe Flow (cfs)	Max Pipe Capacity (cfs)	Length (ft)	Velocity (fps)	tt (min)	Total Time (min)
A1	1	1.31	0.32	11.60	0.41	1.74	0.72	11.60	0.41	1.74	0.72													
A2	2	1.04	0.36	11.70	0.37	1.73	0.64	11.70	0.37	1.74	0.64	A2 CULVERT FES	1.4			12 in	RCP	3.0%	1.4	6.6	52	6.2	0.14	11.84
A3	3	1.51	0.44	11.40	0.66	1.75	1.16	11.40	0.66	1.75	1.16													
A4	4	0.71	0.45	7.10	0.32	2.09	0.66	7.10	0.32	2.09	0.66	A4 CULVERT FES	3.2			12 in	RCP	2.0%	3.2	5.4	31	6.7	0.08	7.18
A5	5	1.12	0.40	11.90	0.44	1.72	0.76	11.90	0.44	1.72	0.76													
A6	6	4.28	0.34	15.10	1.46	1.54	2.25	15.10	1.46	1.55	2.27	ROADSIDE SWALE	5.7											
	DP6: TOTAL BASIN A TO LOOP CROSSING CULVERT (A1-A6)							15.10	3.67	1.55	5.68													
A7	9	1.01	0.47	14.00	0.47	1.60	0.75	14.00	0.47	1.60	0.75													
	TOTAL MAJOR BASIN A							15.10	4.14	1.55	6.40													
B1	7	2.04	0.44	13.00	0.90	1.65	1.49	13.00	0.90	1.66	1.50	B1 CULVERT FES	1.5			12 in	RCP	2.0%	1.5	5.4		5.5	0.00	13.00
B2	8	3.09	0.31	12.50	0.96	1.68	1.61	12.50	0.96	1.69	1.61													
	DP8: TOTAL BASIN B TO LOOP CROSSING CULVERT (B1-B2)							13.00	1.86	1.66	3.09													
	TOTAL LOOP CROSSING CULVERT (DP6+DP8)							15.10	5.53	1.55	8.56	TYPE C INLET	8.6			24 in	RCP	2.0%	8.6	34.4		8.5	0.00	15.10
B3	10	1.34	0.44	12.60	0.59	1.68	0.99	12.60	0.59	1.68	0.99													
	TOTAL MAJOR BASIN B							13.00	2.45	1.66	4.06													
	TOTAL TO BIORETENTION							15.10	6.58	1.55	10.19	TYPE C INLET	10.2			24 in	RCP	2.5%	10.2	38.4		9.6	0.00	15.10
C1	11	0.25	0.05	10.60	0.01	1.80	0.02	10.60	0.01	1.81	0.02													
	TOTAL SITE TREATED							*15.10*	*6.60*	*1.55*	*10.21*	***OUTLET STRUCTURE***	*10.2*			*24 in*	*RCP*	*10.0%*	*10.2*	*76.8*		*15.9*	*0.00*	*15.10*
OS1	12	1.01	0.05	5.00	0.05	2.32	0.12	5.00	0.05	2.32	0.12													
OS2	13	0.41	0.05	10.80	0.02	1.79	0.04	10.80	0.02	1.79	0.04													
	TOTAL OFFSITE							10.80	0.07	1.79	0.13													

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Ph: (970) 404 3100

Job Name: Maloit Park Workforce Housing
Job Number: 3691c
Date: 10/11/23
By: AEB

Maloit Park Workforce Housing

Developed Storm Runoff Calculations

Design Storm : **100 Year**

Point Hour Rainfall (P_1) : **1.47**

I = (28.5 P1) / ((10 + TC)^0.786)

	Direct Runoff							Total Runoff				Inlets				Pipe					Pipe/Swale Travel Time			
Basin Name	Design Point	Area (ac)	Runoff Coeff	tc (min)	C*A (ac)	I (in/hr)	Q (cfs)	Total tc (min)	ΣC*A (ac)	I (in/hr)	Q (cfs)	Inlet Type	Q intercepted	Q carryover	Q bypass	Pipe Size (in) or equivalent	Pipe Material	Slope (%)	Pipe Flow (cfs)	Max Pipe Capacity (cfs)	Length (ft)	Velocity (fps)	tt (min)	Total Time (min)
A1	1	1.31	0.62	11.60	0.82	3.74	3.05	11.60	0.82	3.74	3.06													
A2	2	1.04	0.64	11.70	0.67	3.72	2.50	11.70	0.67	3.73	2.51	A2 CULVERT FES	5.6			12 in	RCP	3.0%	5.6	6.6	52	8.8	0.10	11.80
A3	3	3.59	0.58	11.40	2.10	3.77	7.90	11.40	2.10	3.77	7.90													
A4	4	0.94	0.64	8.00	0.60	4.32	2.60	8.00	0.60	4.32	2.60	A4 CULVERT FES	16.1			12 in	RCP	2.0%	16.1	5.4	31	6.4	0.08	8.08
OS4	15	1.57	0.49	5.90	0.77	4.76	3.68	5.90	0.77	4.76	3.68													
A5	5	1.12	0.66	11.90	0.74	3.70	2.75	11.90	0.74	3.70	2.75	A5 CULVERT FES	6.4			12 in	RCP	2.0%	2.7	5.4		6.4	0.00	11.90
A6	6	4.28	0.64	15.10	2.73	3.32	9.06	15.10	2.73	3.33	9.08	ROADSIDE SWALE	28.0											
	DP6: TOTAL BASIN A TO LOOP CROSSING CULVERT (A1-A6)							15.10	8.43	3.33	28.04													
A7	9	1.01	0.70	14.00	0.70	3.44	2.42	14.00	0.70	3.45	2.42													
	TOTAL MAJOR BASIN A							15.10	9.13	3.33	30.38													
B1	7	2.04	0.69	13.00	1.41	3.56	5.00	13.00	1.41	3.56	5.01	B1 CULVERT FES	5.0			12 in	RCP	2.0%	5.0	5.4		6.4	0.00	13.00
B2	8	3.09	0.62	12.50	1.92	3.62	6.95	12.50	1.92	3.63	6.96													
	DP8: TOTAL BASIN B TO LOOP CROSSING CULVERT (B1-B2)							13.00	3.32	3.56	11.84													
	TOTAL LOOP CROSSING CULVERT (DP6+DP8)							15.10	11.75	3.33	39.10	TYPE D INLET	39.1			24 in	RCP	2.0%	39.1	34.4		10.2	0.00	15.10
B3	10	1.34	0.69	12.60	0.92	3.61	3.32	12.60	0.92	3.61	3.32													
	TOTAL MAJOR BASIN B							13.00	4.24	3.56	15.12													
	TOTAL TO BIORETENTION							15.10	13.38	3.33	44.50	TYPE D INLET	44.5			24 in	RCP	2.5%	44.5	38.4		11.4	0.00	15.10
C1	11	0.25	0.49	10.60	0.12	3.88	0.48	10.60	0.12	3.89	0.48													
	TOTAL SITE TREATED							*15.10*	*13.50*	*3.33*	*44.91*	***OUTLET STRUCTURE***	*44.9*			*24 in*	*RCP*	*10.0%*	*44.9*	*76.8*		*23.7*	*0.00*	*15.10*
OS1	12	1.01	0.49	5.00	0.50	4.98	2.48	5.00	0.50	4.99	2.48													
OS2	13	0.41	0.49	10.80	0.20	3.85	0.78	10.80	0.20	3.86	0.78													
OS4	15	1.57	0.49	5.90	0.77	4.76	3.68	5.90	0.77	4.76	3.68													
OS5	16	1.28	0.71	10.80	0.91	3.85	3.50	10.80	0.91	3.86	3.51													
	TOTAL OFFSITE							10.80	2.38	3.86	9.19													

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Job Name: Maloit Park Workforce Housing
Job Number: 3691c
Date: 9/7/23
By: AEB

Maloit Park Workforce Housing

Developed Storm Runoff Calculations

Design Storm : **100 Year**

Point Hour Rainfall (P_1) : **1.47**

$I = (28.5\ P1) / ((10 + TC)^{0.786})$

	Direct Runoff							Total Runoff				Inlets				Pipe					Pipe/Swale Travel Time			
Basin Name	Design Point	Area (ac)	Runoff Coeff	tc (min)	C*A (ac)	I (in/hr)	Q (cfs)	Total tc (min)	ΣC*A (ac)	I (in/hr)	Q (cfs)	Inlet Type	Q intercepted	Q carryover	Q bypass	Pipe Size (in) or equivalent	Pipe Material	Slope (%)	Pipe Flow (cfs)	Max Pipe Capacity (cfs)	Length (ft)	Velocity (fps)	tt (min)	Total Time (min)
A1	1	1.31	0.62	11.60	0.82	3.74	3.05	11.60	0.82	3.74	3.06													
A2	2	1.04	0.64	11.70	0.67	3.72	2.50	11.70	0.67	3.73	2.51	A2 CULVERT FES	5.6			12 in	RCP	3.0%	5.6	6.6	52	8.8	0.10	11.80
A3	3	1.51	0.69	11.40	1.03	3.77	3.90	11.40	1.03	3.77	3.90													
A4	4	0.71	0.69	7.10	0.49	4.49	2.19	7.10	0.49	4.50	2.20	A4 CULVERT FES	11.7			12 in	RCP	2.0%	11.7	5.4	31	6.4	0.08	7.18
A5	5	1.12	0.66	11.90	0.74	3.70	2.75	11.90	0.74	3.70	2.75													
A6	6	4.28	0.64	15.10	2.73	3.32	9.06	15.10	2.73	3.33	9.08	ROADSIDE SWALE	21.6											
	DP6: TOTAL BASIN A TO LOOP CROSSING CULVERT (A1-A6)							15.10	6.48	3.33	21.56													
A7	9	1.01	0.70	14.00	0.70	3.44	2.42	14.00	0.70	3.45	2.42													
	TOTAL MAJOR BASIN A							15.10	7.19	3.33	23.90													
B1	7	2.04	0.69	13.00	1.41	3.56	5.00	13.00	1.41	3.56	5.01	B1 CULVERT FES	5.0			12 in	RCP	2.0%	5.0	5.4		6.4	0.00	13.00
B2	8	3.09	0.62	12.50	1.92	3.62	6.95	12.50	1.92	3.63	6.96													
	DP8: TOTAL BASIN B TO LOOP CROSSING CULVERT (B1-B2)							13.00	3.32	3.56	11.84													
	TOTAL LOOP CROSSING CULVERT (DP6+DP8)							15.10	9.81	3.33	32.62	TYPE C INLET	32.6			24 in	RCP	2.0%	32.6	34.4		10.2	0.00	15.10
B3	10	1.34	0.69	12.60	0.92	3.61	3.32	12.60	0.92	3.61	3.32													
	TOTAL MAJOR BASIN B							13.00	4.24	3.56	15.12													
	TOTAL TO BIORETENTION							15.10	11.43	3.33	38.02	TYPE C INLET	38.0			24 in	RCP	2.5%	38.0	38.4		11.4	0.00	15.10
C1	11	0.25	0.49	10.60	0.12	3.88	0.48	10.60	0.12	3.89	0.48													
	TOTAL SITE TREATED							*15.10*	*11.55*	*3.33*	*38.43*	***OUTLET STRUCTURE***	*38.4*			*24 in*	*RCP*	*10.0%*	*38.4*	*76.8*		*22.8*	*0.00*	*15.10*
OS1	12	1.01	0.49	5.00	0.50	4.98	2.48	5.00	0.50	4.99	2.48													
OS2	13	0.41	0.49	10.80	0.20	3.85	0.78	10.80	0.20	3.86	0.78													
	TOTAL OFFSITE							10.80	0.70	3.86	2.70													

Design Procedure Form: Rain Garden (RG)

UD-BMP (Version 3.07, March 2018) **Sheet 1 of 2**

Designer: AEB
Company: JVA, Inc.
Date: September 7, 2023
Project: Maloit Park Affordable Housing
Location: Minturn, CO

1. Basin Storage Volume			
A) Effective Imperviousness of Tributary Area, I_a (100% if all paved and roofed areas upstream of rain garden)	I_a =	41.2	%
B) Tributary Area's Imperviousness Ratio (i = I_a/100)	i =	0.412	
C) Water Quality Capture Volume (WQCV) for a 12-hour Drain Time (WQCV= 0.8 * (0.91* i^3 - 1.19 * i^2 + 0.78 * i)	WQCV =	0.15	watershed inches
D) Contributing Watershed Area (including rain garden area)	Area =	770,678	sq ft
E) Water Quality Capture Volume (WQCV) Design Volume Vol = (WQCV / 12) * Area	V_{WQCV} =	9,403	cu ft
F) For Watersheds Outside of the Denver Region, Depth of Average Runoff Producing Storm	d_6 =		in
G) For Watersheds Outside of the Denver Region, Water Quality Capture Volume (WQCV) Design Volume	$V_{WQCV\ OTHER}$ =		cu ft
H) User Input of Water Quality Capture Volume (WQCV) Design Volume (Only if a different WQCV Design Volume is desired)	$V_{WQCV\ USER}$ =		cu ft
2. Basin Geometry			
A) WQCV Depth (12-inch maximum)	D_{WQCV} =	18	in **12-INCH MAXIMUM**
B) Rain Garden Side Slopes (Z = 4 min., horiz. dist per unit vertical) (Use "0" if rain garden has vertical walls)	Z =	0.00	ft / ft
C) Mimimum Flat Surface Area	A_{Min} =	6350	sq ft
D) Actual Flat Surface Area	A_{Actual} =	6350	sq ft
E) Area at Design Depth (Top Surface Area)	A_{Top} =	6350	sq ft
F) Rain Garden Total Volume (V_T= ((A_{Top} + A_{Actual}) / 2) * Depth)	V_T=	9,525	cu ft
3. Growing Media	Choose One: (•) 18" Rain Garden Growing Media ( ) Other (Explain):		
4. Underdrain System			
A) Are underdrains provided?	Choose One: (•) YES ( ) NO		
B) Underdrain system orifice diameter for 12 hour drain time			
i) Distance From Lowest Elevation of the Storage Volume to the Center of the Orifice	y =	1.8	ft
ii) Volume to Drain in 12 Hours	Vol_{12} =	9,403	cu ft
iii) Orifice Diameter, 3/8" Minimum	D_O =	2 5/16	in

Design Procedure Form: Rain Garden (RG)

Designer: AEB
Company: JVA, Inc.
Date: September 7, 2023
Project: Maloit Park Affordable Housing
Location: Minturn, CO

5. Impermeable Geomembrane Liner and Geotextile Separator Fabric A) Is an impermeable liner provided due to proximity of structures or groundwater contamination?	Choose One (●) YES ( ) NO PROVIDE A 30 MIL (MIN) PVC LINER WITH CDOT CLASS B GEOTEXTILE ABOVE IT. USE THE SAME GEOTEXTILE BELOW THE LINER IF THE SUBGRADE IS ANGULAR
6. Inlet / Outlet Control A) Inlet Control	Choose One ( ) Sheet Flow- No Energy Dissipation Required (●) Concentrated Flow- Energy Dissipation Provided
7. Vegetation	Choose One ( ) Seed (Plan for frequent weed control) (●) Plantings ( ) Sand Grown or Other High Infiltration Sod
8. Irrigation A) Will the rain garden be irrigated?	Choose One ( ) YES ( ) NO

Notes:

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Ph: (970) 404 3100

Job Name: Maloit Park Workforce Housing
Job Number: 3691c
Date: 10/6/23
By: AEB

FLOW CALCULATIONS - GRATE INLET SUMP CONDITION

(Reference: Urban Drainage and Flood Control District Drainage Criteria Manual, 2001, V.1, Section 3.3.6)
(Note: Spreadsheet assumes orifice condition for fully developed flow.)

INLET TYPE: Type D Inlet **BASIN:** DP6 + DP8

Orifice Equation: Q = Cd*Ao*(2gH)^0.5

Adjust Ao (open area) due to clogging as follows:

Effective Area Opening Ae = (1-C) Ao, where:
C = K * Co / N
N = Number of Inlets
Co = Single Inlet Clogging Factor:

Co(grate) =	0.5	(50% clogging)

K = Clogging Coefficent value for multiple inlets

N	Grate
1	1
2	1.5
3	1.75
4	1.88
5	1.94
6	1.97
7	1.98
8	1.99

Number of inlets: **N = 1**

Inlet Dimensions and Effective Open Area:

Grate Opening:

Ao(g) = 13.8 ft^2
Total Ao(g) = 13.80 ft^2
K = 1.00
C = K*Co/N = 0.50
Ae(g) = (1-C)Ao = 6.90 ft^2

Allowable depth: **H =** 18.0 in = **1.5 ft**

Constants:

g = 32.20 ft/s^2
Cd = 0.67

Flow Calculations:

Grate Flow: Q = Cd * Ae(g) * (2g*H)^0.5

Qg= 45.44 CFS

Total Intercepted Flow with 1 inlet(s) and
an allowable depth of 18 inches is 45.4 cfs

Required Flow (Q 5) =	**8.56**	**cfs**	**Bypass =**	**0.0**	**cfs**
Required Flow (Q 100) =	**32.62**	**cfs**	**Bypass =**	**0.0**	**cfs**

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Ph: (970) 404 3100

Job Name: Maloit Park Workforce Housing
Job Number: 3691c
Date: 10/6/23
By: AEB

FLOW CALCULATIONS - GRATE INLET SUMP CONDITION

(Reference: Urban Drainage and Flood Control District Drainage Criteria Manual, 2001, V.1, Section 3.3.6)
(Note: Spreadsheet assumes orifice condition for fully developed flow.)

INLET TYPE: Type C Inlet - Standard **BASIN:** DP9 + DP10

Orifice Equation: Q = Cd*Ao*(2gH)^0.5

Adjust Ao (open area) due to clogging as follows:

Effective Area Opening Ae = (1-C) Ao, where:
C = K * Co / N
N = Number of Inlets
Co = Single Inlet Clogging Factor:

Co(grate) =	0.5	(50% clogging)

K = Clogging Coefficent value for multiple inlets

N	Grate
1	1
2	1.5
3	1.75
4	1.88
5	1.94
6	1.97
7	1.98
8	1.99

Number of inlets: **N =** 1

Inlet Dimensions and Effective Open Area:

Grate Opening:

Ao(g) = 5.75 ft^2
Total Ao(g) = 5.75 ft^2
K = 1.00
C = K*Co/N = 0.50
Ae(g) = (1-C)Ao = 2.88 ft^2

Allowable depth: **H =** 18.0 in = **1.5 ft**

Constants:

g = 32.20 ft/s^2
Cd = 0.67

Flow Calculations:

Grate Flow: Q = Cd * Ae(g) * (2g*H)^0.5

Qg= 18.93 CFS

Total Intercepted Flow with 1 inlet(s) and
an allowable depth of 18 inches is 18.9 cfs

Required Flow (Q 5) =	**1.74**	**cfs**	**Bypass =**	**0.0**	**cfs**
Required Flow (Q 100) =	**5.74**	**cfs**	**Bypass =**	**0.0**	**cfs**

Channel Report

TYPICAL ROADSIDE SWALE W/ 6-INCH FREEBOARD

Trapezoidal

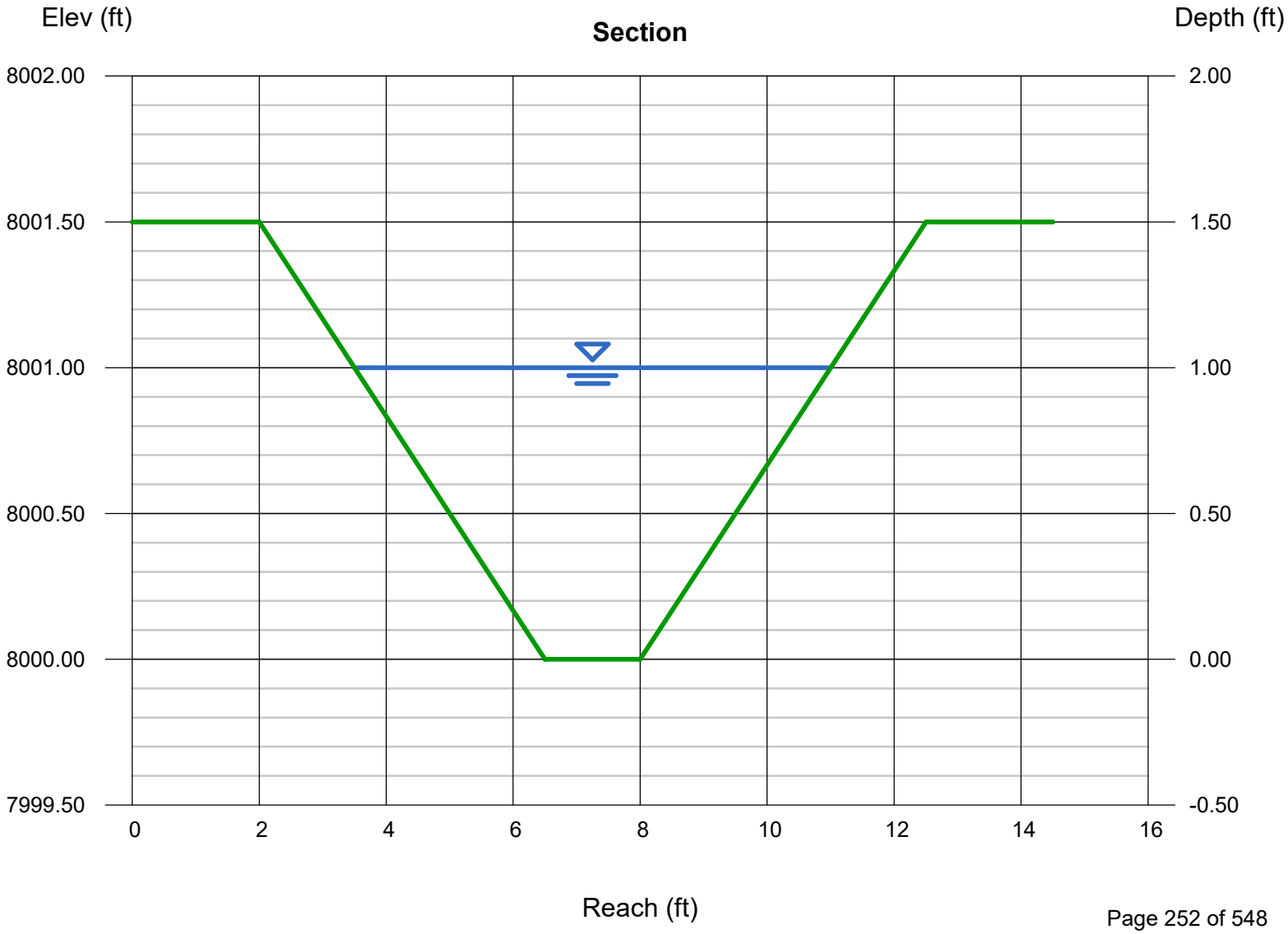
Bottom Width (ft)	= 1.50
Side Slopes (z:1)	= 3.00, 3.00
Total Depth (ft)	= 1.50
Invert Elev (ft)	= 8000.00
Slope (%)	= 2.00
N-Value	= 0.030

Calculations

Compute by:	Known Depth
Known Depth (ft)	= 1.00

Highlighted

Depth (ft)	= 1.00
Q (cfs)	= 21.80
Area (sqft)	= 4.50
Velocity (ft/s)	= 4.84
Wetted Perim (ft)	= 7.82
Crit Depth, Yc (ft)	= 1.05
Top Width (ft)	= 7.50
EGL (ft)	= 1.36



Channel Report

TYPICAL ROADSIDE SWALE @ BANKFULL

Trapezoidal

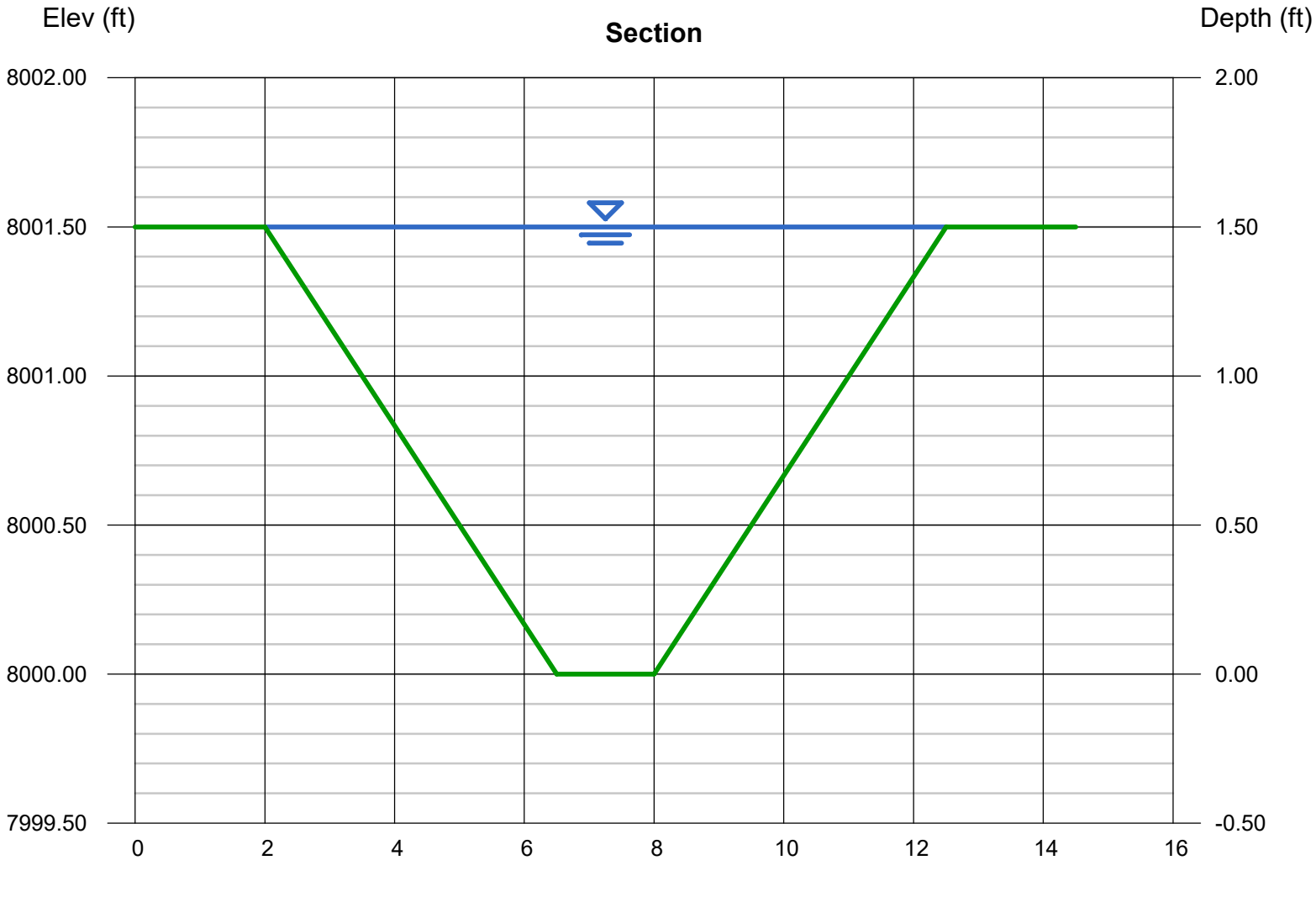
Bottom Width (ft)	= 1.50
Side Slopes (z:1)	= 3.00, 3.00
Total Depth (ft)	= 1.50
Invert Elev (ft)	= 8000.00
Slope (%)	= 2.00
N-Value	= 0.030

Calculations

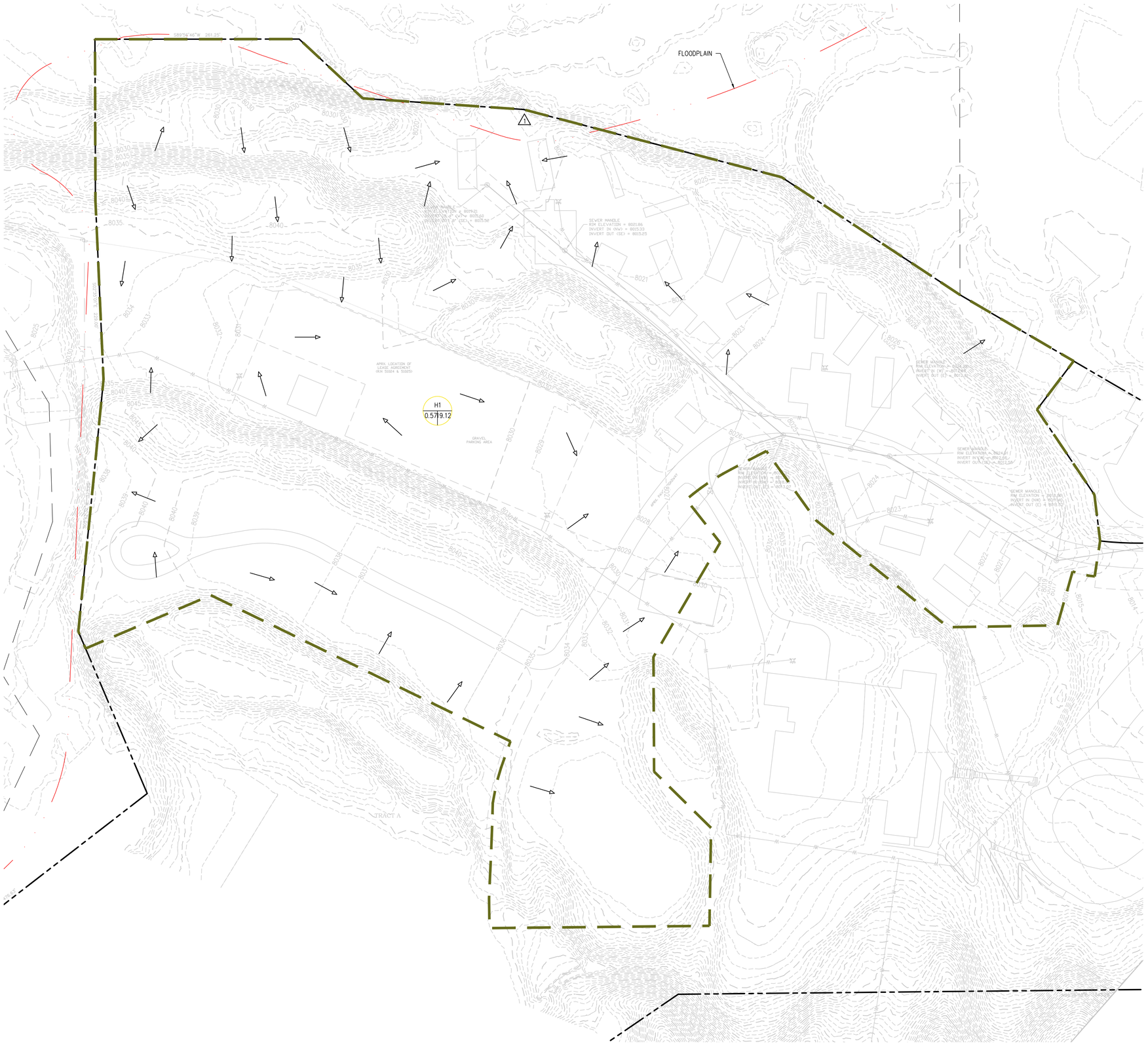
Compute by:	Known Depth
Known Depth (ft)	= 1.50

Highlighted

Depth (ft)	= 1.50
Q (cfs)	= 55.19
Area (sqft)	= 9.00
Velocity (ft/s)	= 6.13
Wetted Perim (ft)	= 10.99
Crit Depth, Yc (ft)	= 1.50
Top Width (ft)	= 10.50
EGL (ft)	= 2.08



APPENDIX C



DRAINAGE MAP LEGEND

- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- PROPOSED INDEX CONTOUR
- PROPOSED INTERMEDIATE CONTOUR
- +03.3 EXISTING SPOT ELEVATION
- +03.54 PROPOSED SPOT ELEVATION
- HISTORIC DRAINAGE BASIN BOUNDARY (MAJOR BASIN)
- HISTORIC DRAINAGE BASIN BOUNDARY (SUB BASIN)
- DEVELOPED DRAINAGE BASIN BOUNDARY (MAJOR BASIN)
- DEVELOPED DRAINAGE BASIN BOUNDARY (SUB BASIN)
- DIRECTION OF FLOW (HISTORIC)
- DIRECTION OF FLOW (DEVELOPED)
- OVERFLOW PATH
- BASIN DESIGN POINT
- DRAINAGE BASIN IDENTIFICATION BUBBLE

A (.50 | 1.0)

A = DEVELOPED BASIN DESIGNATION
.50 = 100-YR RUNOFF COEFFICIENT
1.0 = AREA ACRES

HISTORIC RUNOFF SUMMARY TABLE

BASIN	DESIGN POINT	AREA (ACRES)	5-YR RUNOFF (CFS)	100-YR RUNOFF (Cfs)
H1	1.00	19.12	6.3	38.2

60 0 60 120
SCALE IN FEET

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Glenwood Springs • Denver

NO.	DATE	DESD	DWN	REVISION DESCRIPTION

DESIGNED BY:	MGG/AEB
DRAWN BY:	MGG/MJS
CHECKED BY:	JRS
JOB #:	3691c
DATE:	SEPT 8, 2023

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1000 MALOIT PARK ROAD
MINTURN, CO 81645

HISTORIC DRAINAGE AREA MAP

SHEET NO.
FIG-1

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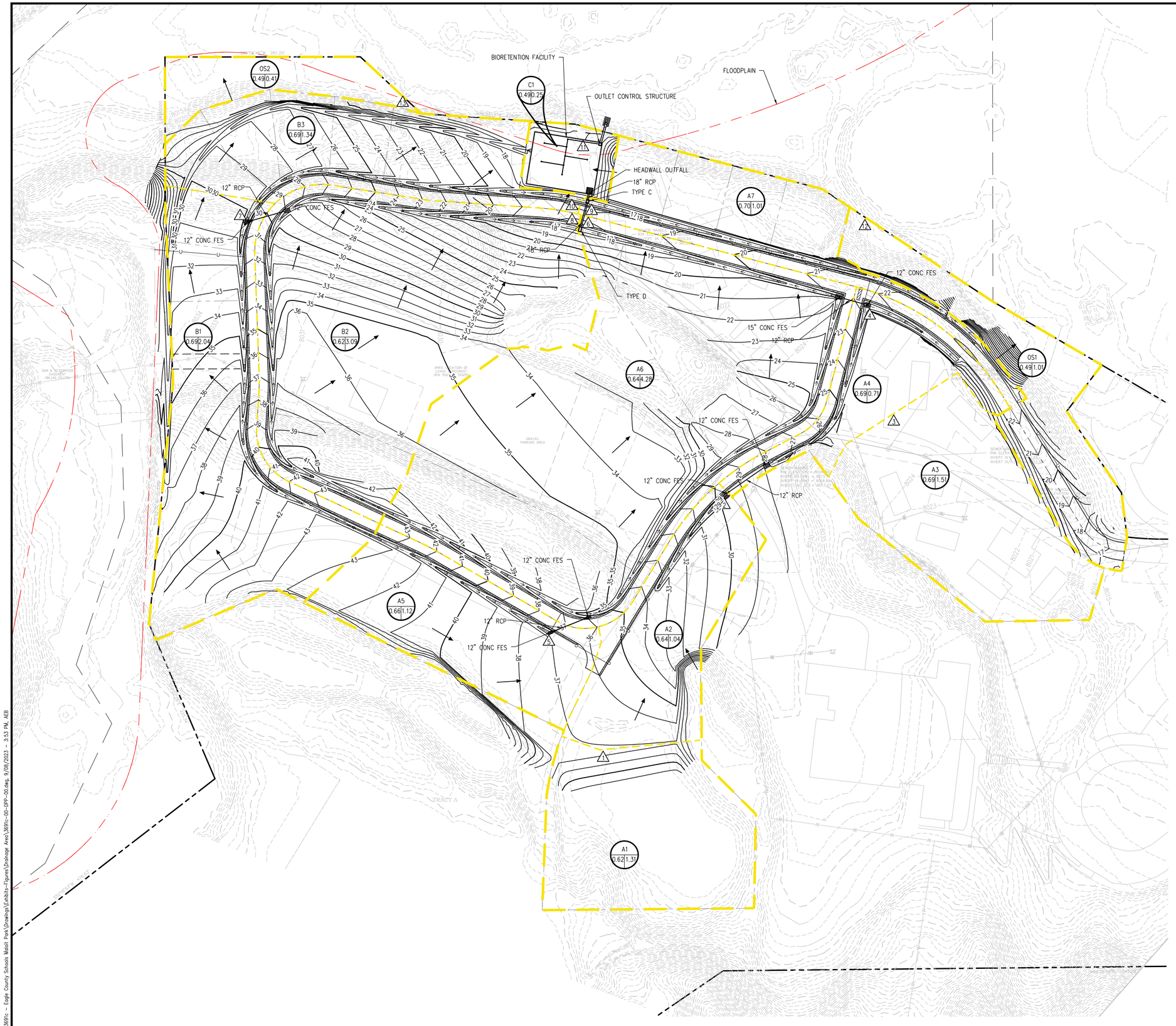

DRAINAGE MAP LEGEND

- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- PROPOSED INDEX CONTOUR
- PROPOSED INTERMEDIATE CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- HISTORIC DRAINAGE BASIN BOUNDARY (MAJOR BASIN)
- HISTORIC DRAINAGE BASIN BOUNDARY (SUB BASIN)
- DEVELOPED DRAINAGE BASIN BOUNDARY (MAJOR BASIN)
- DEVELOPED DRAINAGE BASIN BOUNDARY (SUB BASIN)
- DIRECTION OF FLOW (HISTORIC)
- DIRECTION OF FLOW (DEVELOPED)
- OVERFLOW PATH
- BASIN DESIGN POINT
- DRAINAGE BASIN IDENTIFICATION BUBBLE

A = DEVELOPED BASIN DESIGNATION
.50 = 100-YR RUNOFF COEFFICIENT
1.0 = AREA ACRES

DEVELOPED RUNOFF SUMMARY TABLE

BASIN	DESIGN POINT	AREA (ACRES)	5-YR RUNOFF (CFS)	100-YR RUNOFF (Cfs)
A1	1	1.31	0.72	3.05
A2	2	1.04	0.64	2.50
A3	3	1.51	1.16	3.90
A4	4	0.71	0.66	2.19
A5	5	1.12	0.76	2.75
A6	6	4.28	2.25	9.06
A7	9	1.01	0.76	2.42
B1	7	2.04	1.49	5.00
B2	8	3.09	1.61	6.95
B3	10	1.34	0.99	3.32
C1	11	0.25	0.02	0.48
OS1	12	1.01	0.12	2.48
OS2	13	0.41	0.04	0.78
TOTAL BASIN A	A	10.97	6.41	2.90
TOTAL BASIN B	B	6.47	4.06	15.12
TOTAL RAIN GARDEN	C	17.69	10.2	38.02
OFFSITE	-	1.42	0.13	2.70

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REVISION DESCRIPTION | DWN | DESD | DATE | NO.

DESIGNED BY: MGG/AEB
DRAWN BY: MGG/MJS
CHECKED BY: JRS
JOB #: 3691c
DATE: SEPT 8, 2023

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MINTURN, CO 81645

DEVELOPED DRAINAGE AREA MAP

SHEET NO.
FIG-2

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WILDLIFE MITIGATION PLAN

MALOIT PARK PRELIMINARY PLAT SUBDIVISION

WORKFORCE HOUSING PROJECT

March 26, 2025

Prepared For:

EAGLE COUNTY SCHOOL DISTRICT

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1. INTRODUCTION

Maloit Park consists of 2 platted tracts located in Township 6 South, Range 81 West, Section 2 in the Town of Minturn, Eagle County, Colorado. The 2 Tracts are owned by the Eagle County School District (ECSD); Tract A consists of 46.86 acres zoned for Mixed Use; Tract C consists of 39.54 acres zoned as Recreation / Open Space. Existing uses within Tract A include Vail Ski and Snowboard Academy (VSSA), the Minturn Fitness Center, athletic fields, a Nordic trail system, and sixteen residences. Fifteen of these residences are on ECSD land but are owned by District staff. One residence is a small cabin owned by ECSD. Each of these uses include parking and other related uses.

1.1 BACKGROUND

Eagle County School District (ECSD) has had an interest in Maloit Park since 1962. At that time ECSD obtained a lease from New Jersey Zinc to construct a middle school/high school and athletic fields. Following the closing of mines in 1974 and the construction of Battle Mountain High School in EagleVail, the Maloit Park school was converted to a middle school. In 1978 a new middle school was constructed and in 1985 ECSD exercised its option to purchase the property. Minturn Middle School was closed in 2011 and later re-opened as the Vail Ski and Snowboard Academy. Sites for mobile homes were established during the 70's, 80's and 90's.

In 1996 ECSD completed a land use evaluation of three District-owned parcels, one of which was Maloit Park. One objective of this evaluation was to understand if or how these lands were suitable for development of housing. A result of this 1996 study was the development of eight additional sites for manufactured homes at Maloit Park.

ECSD completed a master plan for Maloit Park in 2001, the purpose of which was to define a vision for the future development and use of this land. This planning effort involved significant community involvement. The plan defined future uses to include schools, housing, institutional (the town's water plant), recreational and open space. The School Board adopted the Maloit Park Master Plan in 2001. While the Town did not formally adopt this plan, it was presented to the Town Council in 2001.

In 2011 the Town of Minturn annexed Maloit Park. Concurrent with this annexation, zoning was established for the land with the adoption of the Maloit Park Character Area. The Maloit Park Character Area includes three zone districts – a Mixed Use zone, an Open Space zone, and a Light Industrial/Public Facility zone (for the Town's water plant). These zones are depicted on the plan below. Allowable land uses and development standards were established for each of these three zone districts.

Following approval of the annexation and zoning, an exemption plat was approved for Maloit Park. This plat created three parcels that corresponded to the three zone districts defined by the Maloit Park Character Area. Following approval of this plat, ECSC conveyed the 18-acre public facility parcel to the Town. The annexation agreement included an element to allow for the right to develop up to 120 dwelling units on the property.

In 2019 ECSD solicited proposals from developers to construct housing at Maloit Park. A developer was never selected to develop the property and in 2020 ECSD completed the Eagle County Schools Housing Master Plan. This plan identified a number of initiatives for ECSD to pursue in order to create housing opportunities for District staff. One of these was to develop housing at Maloit Park. Housing has been an element of Maloit Park for decades, as has the idea of developing additional housing on the property.

1.2 PURPOSE AND NEED

As is the case with virtually every employer in the Eagle River Valley, ECSD is severely impacted by both the lack of housing supply and the cost of housing. Housing has for a number of years been a major challenge in recruiting new employees and in retaining existing employees. These challenges have for the past few years become far more acute than they had been in the past.

In 2020 the Board of Education adopted the ECSD Employee Housing Master Plan. This Plan established a goal to create 120 new housing opportunities for District staff by 2030. In response ECSD has launched or completed the following initiatives:

- A collaboration with Habitat for Humanity Vail Valley (HH) on the construction of 12 homes on land provided by ECSD at the IK Bar Ranch in Gypsum.
- Evaluated the feasibility of developing staff housing on land in Gypsum.
- Secured master leases for apartment units in Gypsum, Eagle, and Avon.
- Initiated efforts with HH on the development of a for-sale housing project on a portion of the District's 3rd Street Campus in Eagle.
- Initiated construction of a 37-unit rental housing project at Battle Mountain High School in Edwards.

The 2020 Housing Master Plan identified Maloit Park as a housing opportunity that should be pursued. The development of the Maloit Park Subdivision a response to this recommendation of the master plan.

2. PROPOSED DEVELOPMENT

The proposed neighborhood is located within Tract A, a 46.86-acre tract created in the 2011 annexation. The proposed neighborhood is located on approximately 19 acres, generally located in the northwest portion of Tract A. The site is predominantly flat and characterized by a number of shallow knolls or hillsides. The vast majority of the housing site has previously been disturbed and or developed. Due to prior uses of this land, the new "development footprint" of the housing project is very small.

The proposed development of Maloit Park includes a total of 138 new homes. This number is based on ECSD's right to 120 units as established by the 2011 Annexation Agreement, and the 18 units in existence at that time. The plan displayed in Figure 1 shows the proposed neighborhood in context with the rest of Maloit Park. While no final decisions have been made, it is expected that residential development will include a combination of for-sale and rental units.

Figure 1. Proposed Neighborhood in context with Tracts A and C.

The housing site is approximately 19.1 acres. With 138 units this equates to 7.2 units/acres. When considering the entire 46.8-acre Mixed Use parcel the residential density is 2.9 units/acre. Maloit Park also includes a 39.5-acre Open Space Parcel, factoring in this acreage the overall proposed density at Maloit Park is 1.7

units per acre. Clustering the neighborhood on just 19.1 acres leaves much of the Mixed Use area in its existing, undeveloped condition.

The housing site borders the Cross Creek corridor on the north and west. Athletic fields are located south of the site and VSSA is located to the east. The Battle Mountain LLC property borders the northeastern side of Tract A. Maloit Park Road provides access to the housing site. Water service is provided by an 8" line that extends from the Town's water plant. Sewer service is provided by Eagle River Water and Sanitation District. Figure 2 demonstrates the relationship between existing developed areas and the new development footprint.

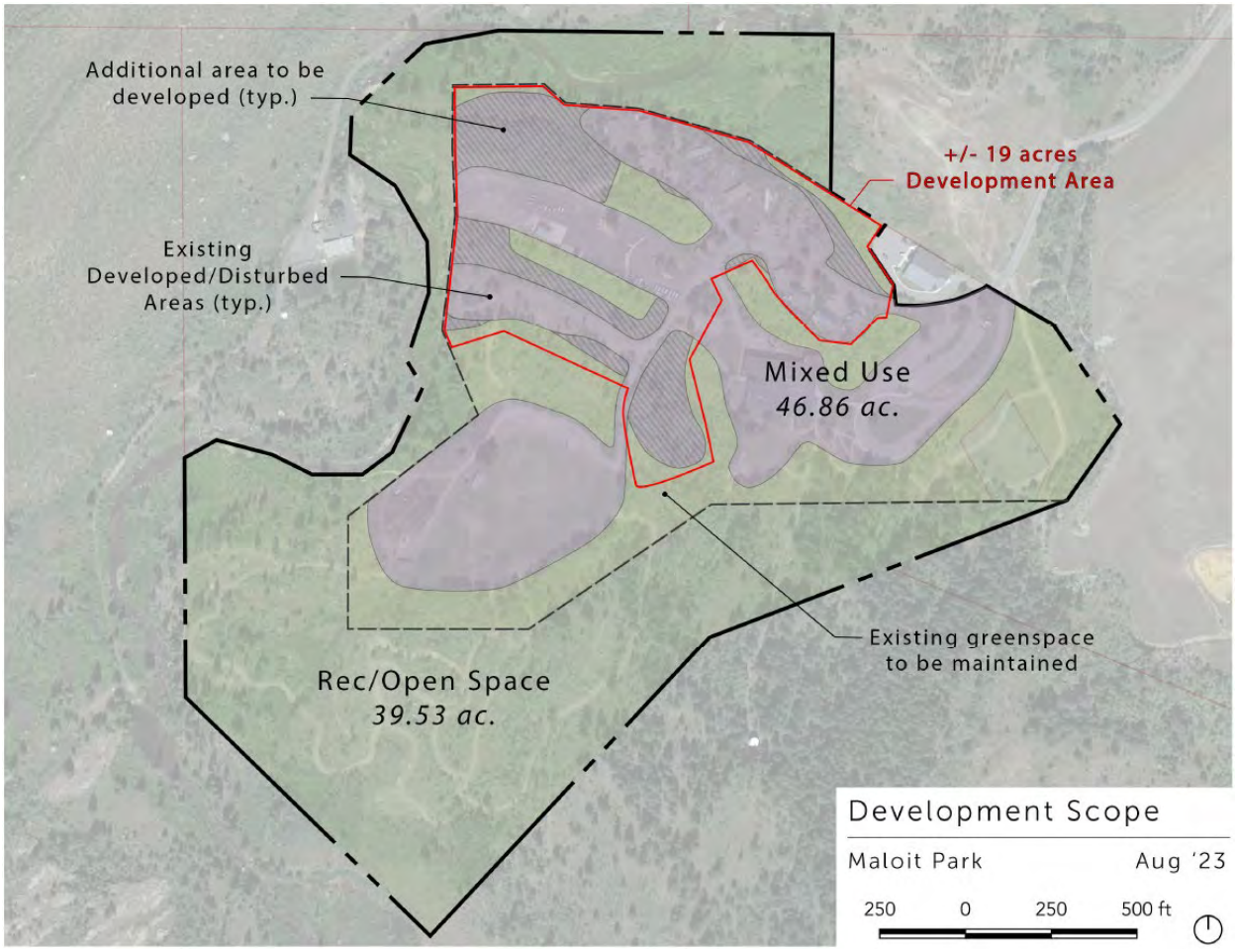

Figure 2. Proposed Maloit Park development in context with existing developed/disturbed areas.

Because the proposed development is located on a portion of Maloit Park that has already been developed and or disturbed, only +/-5.6 acres of additional "development footprint" within the Mixed Use zoning would result from the proposed housing project.

3. WILDLIFE HABITAT

Habitat for a variety of wildlife exists in undeveloped portions of Maloit Park, generally in the 39.53-acre Recreation/Open Space parcel, but also to a lesser extent within the undeveloped portions of the 46.86-acre Mixed Use parcel. Wildlife species expected to utilize habitat within the Mixed Use parcel are those that are typically associated with sites occupied by humans, including bear, fox, coyote, racoon, skunk, gophers, ground squirrels, chipmunks, voles, mice, shrews, bats, and a variety of songbirds and corvids.

The Rec/Open Space parcel provides sort of a buffer between the more urban environment of the Mixed Use parcel and the adjacent undeveloped National Forest System (NFS) lands managed by the White River National Forest. Species such as elk, mule deer, moose, and mountain lion, in addition to those mentioned above, are known to occupy the adjacent NFS lands and would be expected to occasionally be observed utilizing habitat on this parcel.

Maloit Park is bordered on approximately 75% of its boundary by undeveloped NFS land. Colorado Parks and Wildlife (CPW) Species Activity Maps (SAM) display wildlife habitat at a statewide level. CPW publishes a digital data disclaimers saying, "The areas portrayed here are graphic representations of phenomena that are difficult to reduce to two dimensions. Animal distributions are fluid; animal populations and their habitats are dynamic." SAM maps display elk winter and severe winter range, and a winter concentration area in and around Maloit Park (Figure 3).

- Elk Winter Range is that part of the overall range where 90 percent of the individuals are located during the average five winters out of ten from the first heavy snowfall to spring green-up, or during a site-specific period of winter as defined for each Data Analysis Unit.
- Elk Severe Winter Range is that part of the range where 90 percent of the individuals are located when the annual snowpack is at its maximum and/or temperatures are at a minimum in the two worst winters out of ten. The winter of 1983-84 is a good example of a severe winter in Eagle County
- Elk Winter Concentration Area is that part of the winter range of elk where densities are at least 200% greater than the surrounding winter range density during the average five winters out of ten from the first heavy snowfall to spring green-up, or during a site-specific period of winter as defined for each Data Analysis Unit.
- Elk Highway Crossings are those areas where elk movements traditionally cross roads, presenting potential conflicts between elk and motorists.

CPW SAM maps also display black bear/human conflict and summer concentration areas adjacent to the proposed development (Figure 4). By definition, these areas are defined as:

- Black Bear Human Conflict Area is that portion of the overall range where two or more confirmed black bear complaints per season were received which resulted in CPW investigation, damage to persons or property, and/or the removal of the problem bear(s).
- Black Bear Summer Concentration Area is that portion of the overall range where activity is greater than the surrounding overall range during that period from June 15 to August 15.

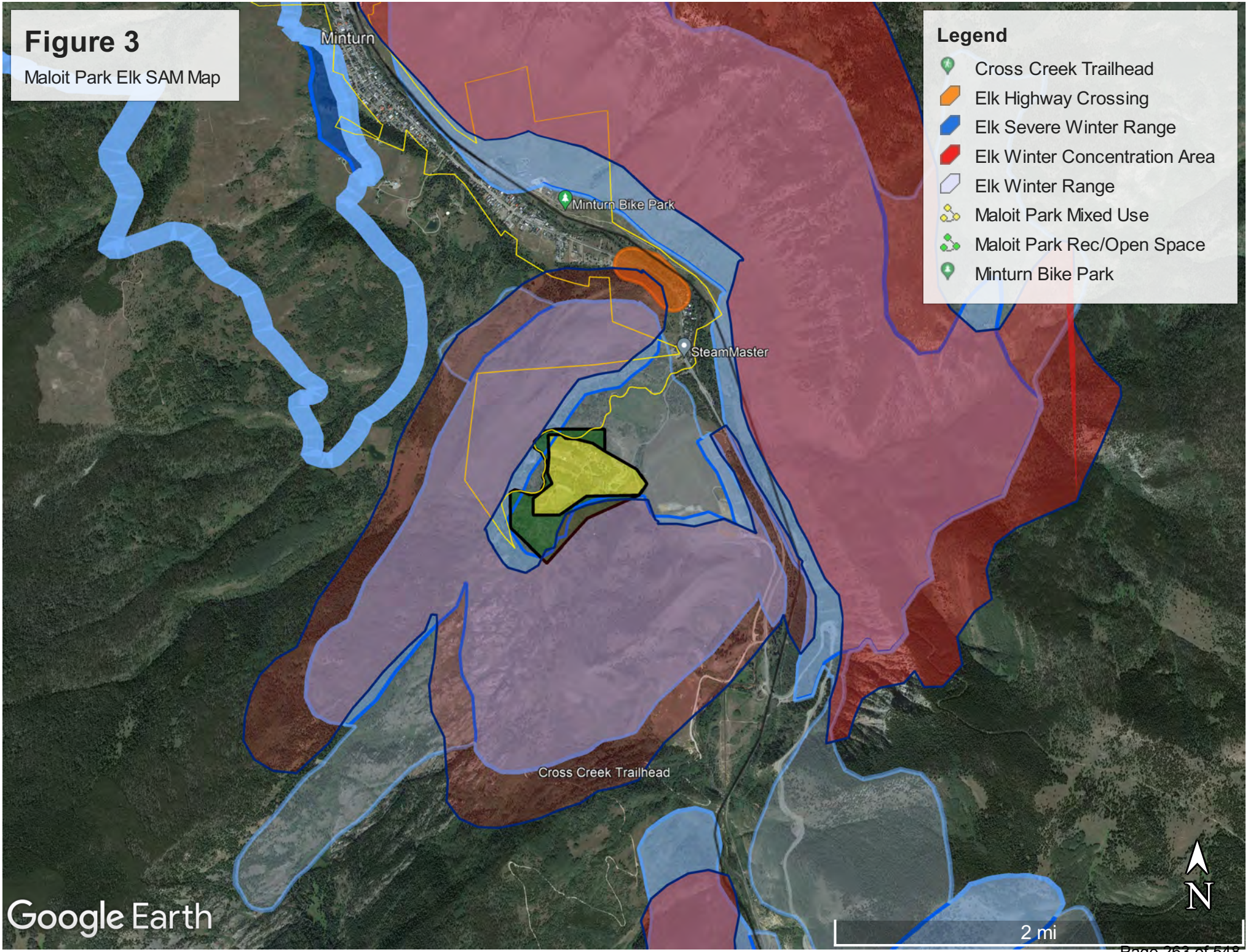
Figure 3
Maloit Park Elk SAM Map
Legend
Cross Creek Trailhead
Elk Highway Crossing
Elk Severe Winter Range
Elk Winter Concentration Area
Elk Winter Range
Maloit Park Mixed Use
Maloit Park Rec/Open Space
Minturn Bike Park
Minturn
Minturn Bike Park
SteamMaster
Cross Creek Trailhead
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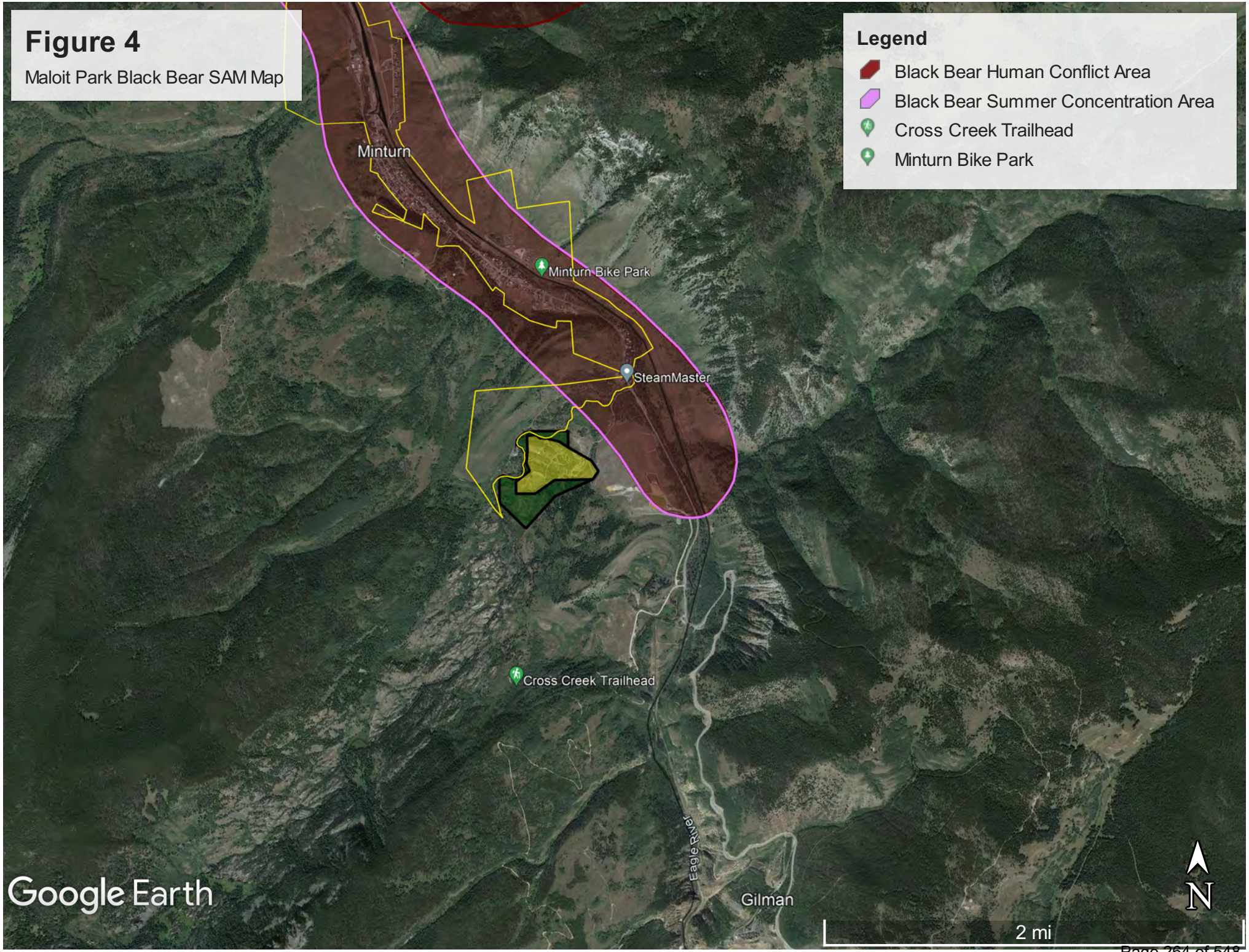
Figure 4
Maloit Park Black Bear SAM Map
Legend
Black Bear Human Conflict Area
Black Bear Summer Concentration Area
Cross Creek Trailhead
Minturn Bike Park
Minturn
Minturn Bike Park
SteamMaster
Cross Creek Trailhead
Eagle River
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4. DEVELOPMENT ISSUES

Adverse impacts to wildlife that are traditionally associated with residential developments in wildlife habitat include the following:

- Habitat loss through removal of vegetation.
- Habitat fragmentation.
- Barriers to movement.
- Habitat loss through avoidance of the zone of disturbance associated with human activity.
- Disturbance or mortality from the actions of pets.

Development of Maloit Park will not contribute cumulatively to the first 3 traditional wildlife habitat impacts, i.e. removal of vegetation, fragmentation, or barriers to movement. The subdivision will be established in an area of existing residential disturbance and will not contribute significantly to these types of cumulative impacts. Rather, potential impacts of the development relate to increased density of human occupation and resultant increase in human and pet activity in and around the subdivision.

Therefore, the most significant impacts of the proposed development on wildlife include the following:

1) Increased human presence in and adjacent to elk winter, severe winter, and winter concentration ranges.

2) Increased potential for black bear/human conflicts in an area adjacent to a summer concentration area and an area already known for bear/human conflicts.

3) Game damage conflicts between homeowners and wild ungulates.

These issues have in large part driven the avoidance, minimization, and mitigation measures presented in this Mitigation Plan.

4.1 ELK

4.1.1 Elk Winter, Severe Winter, and Winter Concentration Range

Elk use of the landscape in and surrounding Maloit Park during the winter is a function of winter habitat conditions, especially snow depth. Elk most commonly winter on south and west facing slopes from the lower reaches above the Eagle River Valley and up into the south facing slopes of the Cross Creek drainage on NFS lands. These sites here in the Cross Creek area and elsewhere on similarly situated sites throughout the Rockies provide important secure winter cover and forage opportunities enabling elk to survive the harsh Rocky Mountain winters. Human recreation in such areas is detrimental to survival in the long term.

4.1.2 Human Recreation Conflicts

Winter recreation in elk winter and severe winter range represents potentially serious impacts to elk since the impact occurs when animals are in a weakened condition, food supplies are low, and the ability to conserve energy is critical to an animal's survival. Currently, extensive winter recreation activities (cross country skiing, snowshoeing, dog walking, trail running, etc.) is ongoing in the Recreation/Open Space parcel and in the Mixed Use Area. This use is current and ongoing and will continue in the Recreation/Open Space parcel with or without the proposed development.

The unregulated development of social trails has occurred historically, as social trails exist on NFS Land that already connect Maloit Park with existing trails within the Cross Creek corridor (Tom Braun, pers. comm.). Recreational activities beyond the limits of the Rec/Open Space parcel on the adjacent NFS land has decreased elk fecundity, natality, and/or winter survival. The use of these social trails on NFS lands by an increased human population in Maloit Park has the potential to further impact the local elk population during the winter.

4.2 Black Bear/Human Conflicts

Most conflicts between bears and people are linked to careless handling of food and/or garbage. Landscape plantings such as apple, crabapple, plum, and other fruit-bearing trees can also attract bears. Black bears are opportunistic, and they will eat almost anything, including human food, garbage, bird food, and pet food when available. Once a bear has found the easily accessible, consistent food source that human settlements can offer, it may overcome its natural wariness of people and visit regularly, increasing the chance of a human/bear encounter.

4.3 Game Damage Conflicts

Elk, deer, bears, and moose can cause damage by browsing on trees, shrubs, and other ornamental plantings. Because Colorado statutes require compensation to landowners for agricultural property damage by big game animals, CPW personnel spend considerable time and effort preventing, investigating, and evaluating a variety of damage problems each year.

Numerous preventative measures are available to minimize this conflict, including steps that can be taken before the damage occurs, such as providing a list to landowners of landscape plant alternatives. In addition, habitat enhancement efforts can entice elk and deer away from ornamental plantings.

5. WILDLIFE MITIGATION OBJECTIVES

The goal of this Wildlife Mitigation Plan (WMP) is to avoid, minimize, and/or mitigate the impact of the development on all wildlife species using the property. Specific objectives include:

1) Mitigate impacts to elk on adjacent NFS land during the crucial winter period.

2) Minimize bear/human conflicts.

Avoidance, minimization, and mitigation measures will be memorialized in the Maloit Park Master Declaration of Covenants, Conditions, and Restrictions, or some other suitable recorded document. These measures are presented in the following section.

6. WILDLIFE IMPACT AVOIDANCE, MINIMIZATION, & MITIGATION PLAN

Recognizing that one of the attributes of Maloit Park is the wildlife that inhabits the surrounding NFS lands, the development of the property has been designed to avoid impacts to wildlife habitat and to minimize disturbances to wildlife to the extent practicable. The terms and provisions of this Wildlife Mitigation Plan are presented in the following sections.

6.1 Wildlife Impact Avoidance Measures

6.1.1 Clustered Development

The Conceptual Development Plan and Preliminary Subdivision are designed to avoid direct impacts to 40% of the Mixed Use parcel, and clusters the development directly adjacent to the currently developed area, adding just 5.6 acres to the existing development footprint. The remaining open space within the residential area will be owned and managed by the Homeowners Association (HOA) that will be established for the project. The School District will maintain control over the remainder of the Rec/Open Space parcel. Any fencing installed in open space areas, will be designed to adhere to guidelines within CPW's "Fencing with Wildlife in Mind" document.

6.1.2 Seasonal Closures

ECSD agrees to participate in discussions of any efforts to implement seasonal closures of trails on National Forest System land south of Maloit Park. CPW and the USDA-Forest Service are the appropriate agencies to initiate, implement, and enforce these efforts.

6.1.3 Restrictions on New Formal Trail Development

To protect the security of elk winter, severe winter, and winter concentration range on adjacent NFS lands, the Eagle County School District, in its position as the owner of the Recreation/Open Space parcel, agrees to not construct nor allow others to construct any new trails on Eagle County School District land that connect directly to existing social trails on adjoining NFS lands.

6.2 Wildlife Impact Minimization Measures

6.2.1 Construction Timing

ECSD will commit to initiating major construction or maintenance activities only during the spring, summer, and fall. Major construction projects will not be initiated from November 15 through April 15. If a project is initiated prior to this time period, it may continue throughout the winter or until completed. This is to avoid creating stress to animals occupying the adjacent winter range. If the disturbance is ongoing once winter range occupation begins, the animals will be expected to either habituate to the disturbance or avoid the vicinity entirely for the duration of the disturbance.

6.2.2 Garbage, Trash, Compost, Containers

No garbage, compost, or debris of any kind shall be kept, stored, maintained, or allowed to accumulate or remain on any Lot or on HOA Property except temporarily within an enclosed bear-proof structure. Any container containing such materials may be placed next to the street not earlier than 6:00 a.m. on the designated morning of garbage collection and must be returned to its enclosed structure that same day. Notwithstanding the foregoing, trash or garbage shall not be kept outdoors unless it is within a locked, roofed, bear-proof enclosure or in a bear-proof garbage container approved by CPW. Compost piles must also be contained within bear-proof enclosures.

6.2.3 Pet Control Restrictions

Uncontrolled pets are a significant source of wildlife disturbance and mortality in human-occupied wildlife habitats. Dogs have the ability to harass and kill wildlife, including big game, and domestic cats are a significant source of mortality for songbirds. The potential negative impacts from this type of disturbance (particularly from dogs) increase in severity when in or adjacent to winter range and calving areas. It is

during winter and calving season that elk are most vulnerable to harassment. Thus, dogs and cats at Maloit Park shall be controlled by their owners and shall not be allowed to roam free.

a) In order for a dog to be permitted on a Lot, the dog must either be kept indoors at all times or in a fenced yard, invisible fence, or dog run. Dogs may never be kept outdoors during the night unless such fenced enclosure is safe from predators. A permitted dog must be fenced or restrained at all times upon the Owner's or Occupant's Lot, and shall not be permitted outside such Lot, except when on a leash or undergoing obedience training under the direct control of the pet's owner or the owner's representative.

b) Pet food shall not be kept outdoors overnight. Bird feeders, including hummingbird feeders, shall not be kept outdoors overnight except during bear hibernation season.

c) With the exception of bird feeders as provided herein, the feeding, baiting, salting, or other means of attracting wildlife to Lots or development facilities is prohibited.

d) The HOA shall be responsible for enforcing the pet restrictions and shall have the right and authority: i) to determine in its sole discretion that dogs, cats, and other household pets are in violation of this Section; and ii) to take such action or actions as it deems reasonably necessary to remedy the violation, including without limitation the levying of fines and/or reimbursement assessments. A progressive fine structure shall be implemented for violations of pet control restrictions in this section. First offense shall be a verbal warning, second offense is $50 fine, all future offenses subject to $100 fine. Fines shall be payable to the HOA.

6.2.4 Wildlife Damage

The Declarant, for itself and its successors and assigns, including but not limited to all Owners and Occupants and the HOA, hereby waives and releases all claims against CPW with regard to wildlife damage.

6.2.5 Riparian Shrub Preservation

Management by the HOA of the Cross Creek riparian corridor within the residential subdivision shall be aimed at preserving the existing riparian shrub community to the extent reasonable and feasible.

6.2.6 Weed Control

The Owner or Occupant of each Lot shall be responsible for maintaining healthy vegetation free of infestations of noxious weeds. The Association may inspect Lots periodically and will notify the Owner and/or Occupant of any Lot with a noxious weed infestation that corrective actions must be taken. If the Owner or Occupant does not correct the weed infestation within 10 days, the Association may contract for the corrective work to be performed by a third party. Any such third party shall have access to the Lot to perform such work, and the Owner and Occupant shall hold such third party harmless from any liability associated with such access and corrective work. All such work shall be at the expense of the Owner of the Lot on which such work is performed, and the Association shall have a lien on such Lot for such expenses.

6.2.7 Residential Landscaped Areas

The use of native vegetation that is less palatable to deer and elk is encouraged within all residential landscaped areas. Landscaping shall not include fruit-bearing trees or shrubs.

6.2.8 Outdoor Cooking Appliances

Outdoor cooking appliances should be cleaned and stored in a protected area.

6.2.9 Lighting

All exterior light fixtures shall be "dark sky" compliant to help reduce night-sky light pollution, which inhibits nocturnal wildlife behavior. Lighting on the back side of homes shall be limited to the minimum lighting necessary to comply with local building codes, no landscape lighting, architectural lighting, etc shall be permitted.

6.2.10 Resident Education

Residents will be provided at closing (in the event of a purchase) or lease execution (if renting), documentation of the risks inherent in living in wildlife habitat. Specifically, conflicts are likely to occur between residents and moose, mountain lions, and black bears. Residents shall be furnished copies of CPW documents relating to living in proximity with these wild animals, including but not limited to the following:

- Living with Bears
- Living with Mountain Lions
- Living with Wildlife

6.2.11 Garage Doors

Garage doors should remain closed when residents are not outside and in the immediate vicinity to prevent bears from entering and obtaining stored food rewards, such as freezer food, pet food, and trash.

7. AMENDMENT AND ENFORCEMENT

It is understood that this WMP will be recorded as part of the Maloit Park Master Declaration of Covenants, Conditions, and Restrictions (or other suitable recorded document). Furthermore, this WMP shall not be amended without the written consent of the local CPW District Wildlife Manager and Eagle County Board of County Commissioners. No amendment shall require the approval of any owner except the Declarant. No Owner shall be deemed to be a third-party beneficiary of this WMP, nor shall this WMP be enforceable by any Owner, except the Declarant. If any conflict occurs between the Association Documents and this WMP, the more restrictive provision shall take precedent. This entire WMP, specifically those sections addressing dogs, fencing, garbage management, and noxious weed control can be enforced by the HOA, ECSD, or Eagle County.

8. ENDORSEMENT

By its execution of this document, CPW hereby agrees that the wildlife impacts associated with the development of the Maloit Park would be addressed were this plan to be implemented.

9. ASSIGNMENT

The Applicant/Declarant may, from time to time, assign its rights and obligations under this WMP by an express assignment set forth in a recordable instrument to be recorded in the Eagle County records to any person or entity acquiring an interest in the Maloit Park property. Such an assignment will be deemed to

have automatically occurred with any assignment of the Declarant's status under the Master Declaration of Covenants, Conditions and Restrictions for Maloit Park. CPW and Eagle County will be copied on any such assignments. From and after the date of such assignment, the assignee(s) shall succeed to all obligations arising prior to and after the date of this WMP. Any assignee(s) under this WMP may thereafter assign their rights and obligations under this WMP to other such assignee(s), subject to the terms and provisions herein by an express assignment set forth in an instrument in recordable form and recorded in the Eagle County records.

10. SIGNATURE PAGE

For Maloit Park:

_____

Sandra Farrell, Chief Operating Officer, Eagle County School District

Accepted and agreed to this _____ day of _____, 2025.

For Colorado Parks and Wildlife:

_____

Matt Yamashita, Area Wildlife Manager

Accepted and agreed to this _____ day of _____, 2025.

May 16, 2025

Sandy Mutchler
Eagle County Schools
P.O. Box 740
Eagle, CO 81631

RE: Maloit Park Development Traffic Letter – Minturn, Colorado

The Fox Tuttle Transportation Group has completed a transportation analysis for the proposed development of housing on Eagle County School District property in Minturn, Colorado. The school district is proposing to construct up to 138 dwelling units (mix of apartments, townhomes, and single-family detached) near the existing Vail Ski and Snowboard Academy (approximately 259 students for per School Year 2022) and replacing the 18 mobile homes along US Highway 24. It is anticipated that the new residents will utilize Maloit Park Road as access to/from the highway. This evaluation focuses on understanding the potential intersection improvements at US Highway 24 and Maloit Park Road with the additional traffic from Maloit Park. This traffic letter summarizes the existing conditions and anticipated trip generation for the project. A vicinity map of the study area is shown on **Figure 1**.

Study Considerations

Evaluation Methodology

The traffic operations analysis addressed the unsignalized intersection operations using the procedures and methodologies set forth by the *Highway Capacity Manual (HCM)*[1]. Existing Peak Hour Factor (PHF) were applied to the intersections for the existing and future scenarios. Study intersections were evaluated using Synchro (v12) software.

Level of Service Definitions

To measure and describe the operational status of the study intersections, transportation engineers and planners commonly use a grading system referred to as "Level of Service" (LOS) that is defined by the *Highway Capacity Manual (HCM), 7th Edition*. LOS characterizes the operational conditions of an intersection's traffic flow, ranging from LOS A (indicating very good, free flow operations) and LOS F

[1] Highway Capacity Manual, Highway Research Board Special Report 209, Transportation Research Board, National Research Council, 7th Edition (2021).

(indicating congested and sometimes oversaturated conditions). These grades represent the perspective of drivers and are an indication of the comfort and convenience associated with traveling through the intersections. The intersection LOS is represented as a delay in seconds per vehicle for the intersection as a whole and for each turning movement.

Typically, LOS A through C is considered to be good for the overall intersection operations and the desired standard for overall intersection performance is LOS D, while individual movements may be allowed to fall to LOS E depending on the circumstances. Criteria contained in the *HCM* was applied for these analyses in order to determine existing peak hour LOS.

Existing Conditions

Roadways

The primary public roadways that serve the project site are discussed in the following text:

US Highway 24 is a two-lane highway that provides north-south access through the Towns of Minturn and Red Cliff. It travels from I-70 and US Highway 6 to SH 91 (Leadville) serving local and regional travel between the mountain communities. The posted speed limit on US Highway 24 within the study area is 45 miles per hour (mph) and the roadway provides 12-foot travel lanes and varying gravel shoulder widths. The highway currently serves approximately 1,930 vehicles per day (vpd) just south of Maloit Park Road (Count Data, Year 2024) and approximately 2,650 vpd north of Maloit Park Road.

Maloit Park Road is a two-lane local paved roadway that provides access to the Vail Ski and Snowboard Academy, Town of Minturn Fitness Center, and existing mobile homes. Maloit currently serves approximately 895 vpd just west of US Highway 24 (Count Data, Year 2024).

Existing Access and Traffic Volumes

The proposed Maloit Park plan assumes use of the existing access onto US Highway 24 via Maloit Park Road. The intersection currently provides one eastbound left/right-turn lane, one northbound left/through lane, one southbound through lane, and one southbound right-turn lane, as shown in **Photo 1** and **Photo 2** on the following page.

Photo 1. Intersection Geometry of SH 24 at Maloit Park Road (Facing East)

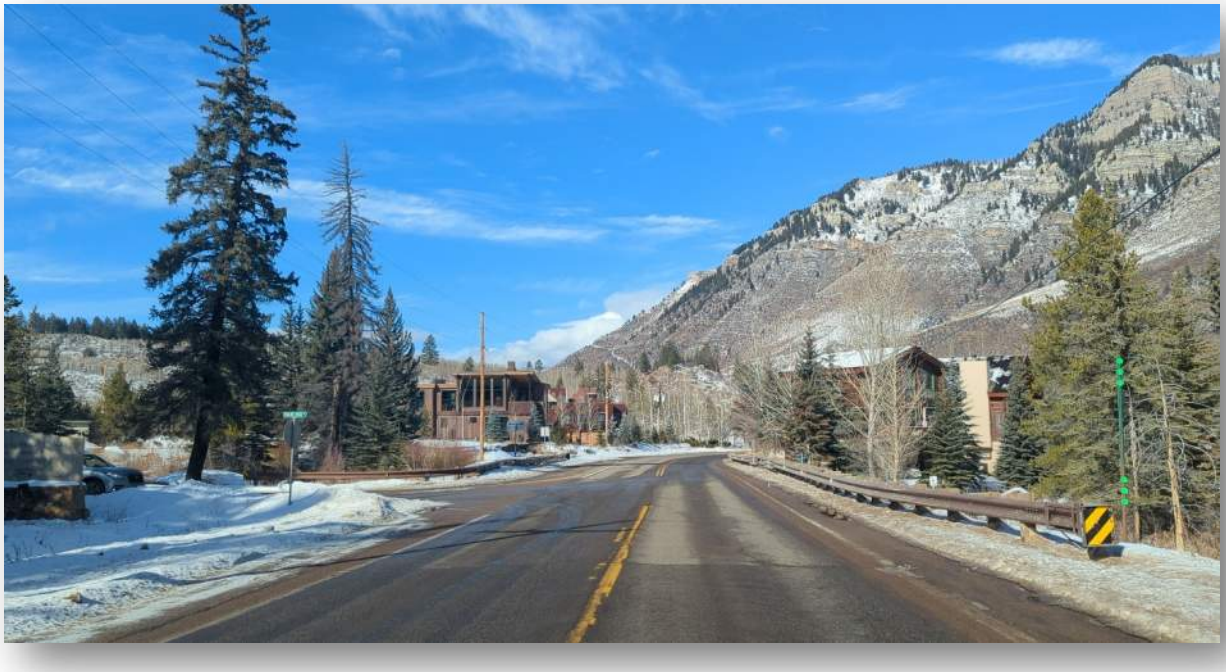


Photo 2. Intersection Geometry of SH 24 at Maloit Park Road (Facing West)

Weekday AM and PM peak hour turning movement volumes were collected in early November 2024 at the subject intersection. Average daily traffic (ADT) counts were also collected on the three approaches.

Based on Eagle County School District information, there were 207 students at the Vail Ski and Snowboard Academy in December 2019 and the enrollment has increased to 259 students in Year 2023. The existing traffic volumes are illustrated on **Figure 2**. The existing intersection geometry and traffic control are also shown on this figure. Count data sheets are attached to this traffic letter.

The existing count data showed that there are no vehicles turning to or from south US Highway 24 (Leadville) onto Maloit Park Road in the AM peak hour and one (1) vehicle in the PM peak hour. This indicates that nearly 100% of the existing Maloit Park and Vail Ski and Snowboard Academy traffic utilize I-70 or US Highway 6 to travel to/from their destinations/origins.

Pedestrian and Bicycle

Currently, there are no sidewalks or bike facilities within the study area.

Transit

Eagle County provides transit service to Minturn through Core Transit (previously ECO Transit) connecting the small town to Leadville and Vail. There are two routes that travel on US Highway 24 through the study area. Route "Minturn" travels from the Vail Transportation Center through downtown Minturn and turns around at Maloit Park and Vail Ski and Snowboard Academy. Route "Leadville" travels from the Vail Transportation Center through Minturn, through Red Cliff, and into Leadville to the Core Transit park-n-ride on the south end of town. Patrons can transfer between the two US Highway 24 routes at the Forest Service park-n-ride and/or transfer to other Core Transit routes to get to destinations along I-70 and US Highway 6.

There is an existing bus stop in the parking lot of the Vail Ski and Snowboard Academy, which will remain into the future. The Minturn and Leadville Routes stop here and it is anticipated these routes will continue into the future regardless of the proposed project.

According to the *Eagle County Transit Development Plan* (May 2018), these two existing routes had low ridership and the transit plan provided recommendations to increase the ease of use and desire to utilize transit to and from Minturn. It is anticipated that the implementation of the transit recommendations for the Minturn and Leadville routes will increase the ridership for the future Maloit Park residents.

Existing Intersection Capacity Analysis

The intersection of US Highway 24 at Maloit Park Road was determined to **currently operate overall at LOS A in both peak hours with all movements operating at LOS C or better**. The 95th percentile queue on Maloit Park Road was calculated to be up to 85 feet (about four vehicles). The overall and movement levels of service and 95th percentile queues are summarized in **Table 1** (attached). The intersection level-of-service worksheets are attached to this letter.

Future Background Conditions (No Project)

To estimate additional growth on the highway for the long-term scenario, CDOT data was researched and utilized. CDOT maintains a database of projected 20-year growth factors for all roadway segments that make up the state highway system in Colorado. In theory, these growth factors should include the additional traffic for developments, such as Maloit Park and Battle Mountain, which may develop within the next 20 years. For this project, CDOT's traffic growth factors for US Highway 24 adjacent to the study area were reviewed. The database listed the 20-year factor as 1.14, which equates to an annual growth rate of 0.7%.

For conservative purposes, an annual growth rate of 1.0% was applied to the existing volumes to forecast the future volumes on US Highway 24 in Year 2027 and Year 2045. The rate was not applied to Maloit Park Road since traffic is not anticipated to grow without development. The Year 2027 background volumes and Year 2045 background volumes are illustrated on **Figure 2**, below the existing volumes.

Year 2027 Background Intersection Capacity Analysis

The intersection of US Highway 24 at Maloit Park Road was determined to **operate similarly to the existing conditions with all movements operating at LOS C or better in both peak hours**. The 95th percentile queue on Maloit Park Road was calculated to be up to 88 feet (about four vehicles). The overall and movement levels of service and 95th percentile queues are summarized in **Table 1** (attached). The intersection level-of-service worksheets are attached to this letter.

Year 2047 Background Intersection Capacity Analysis

The intersection of US Highway 24 at Maloit Park Road was determined to continue to operate overall at LOS A in both peak hours. **The Maloit Park Road approach was estimated to continue to operate at LOS C in the PM peak hour** with a 95th percentile queue extending up to 98 feet (about four vehicles). The additional delays and queues are related to the added traffic associated with the increased traffic on the highway. The overall and movement levels of service and 95th percentile queues are summarized in **Table 1** (attached). The intersection level-of-service worksheets are attached to this letter.

The future volumes were evaluated with signal warrants as set forth by the *Manual on Uniform Traffic Control Devices (11th Edition)* to determine if the stop control needs to be upgraded to a signal or roundabout. The 70% factor was applied based on size of community and a posted speed limit above 40 mph. The **Year 2047 background volumes do not meet Warrant 1 (8-Hour) or Warrant 2 (4-Hour).** There were zero (0) hours that met the warrant thresholds. The signal warrant worksheets are attached to this report. For planning purposes, the peak hour warrant was reviewed, and the volumes do not meet thresholds.

Recommendation: Monitor the intersection operations and safety as development occurs to ensure the most appropriate traffic control is installed. It is not recommended to install a signal based on the analysis.

Proposed Conditions

Trip Generation

A future scenario with the project was evaluated to understand the trip generation and auxiliary lane needs. The existing 18 mobile homes will be removed and replaced with the proposed new housing options. The project will have a mix of housing densities including 38 duplexes, 52 townhomes, and 48 condos/apartments.

To establish the volume of trips associated with the proposed residential community, the data contained in the *Institute of Transportation Engineers (ITE) Trip Generation Manual*[2] was applied to the most applicable land use category. The appropriate ITE land use(s) from the list below were used to estimate the generated trips:

- Duplex and Townhomes: ITE #215 "Single-Family Attached Housing"
- Apartments/Condos: ITE #220 "Multi-Family Housing (Low-Rise)"

Since the future scenario assumes the existing mobile homes will be removed and replaced, the existing trips generated were estimated with ITE #240 "Mobile Home Park" and those trips were removed from the total "new trips" calculated. Per CDOT direction, the trip rates for "peak hour of generator" were applied. Refer to **Table 2** for more details.

The proposed residential land uses are estimated to mostly be new trips, known as 'primary trips', which is discussed below:

> Primary Trips. These trips are made specifically to visit the site and are considered "new" trips. Primary trips would not have been made if the proposed project did not exist. Therefore, this is the only trip type that increases the number of trips made on a regional basis.

Since transit is available through Core Transit with a bus stop in Maloit Park and the housing is planned to be marketed to the local workforce, it was assumed there will be a conservative 5% non-auto trip reduction. This percentage is based on the close proximity to the existing Core Transit bus stop within the parking lot, Additionally, it's quite likely that some residents will be employed at Vail Ski and Snowboard Academy.

The estimated range of trip generation is summarized on **Table 2** for weekday daily, weekday AM, and weekday PM periods. The project scenario with a mix of housing types was estimated to generate 795 daily trips, 61 AM peak hour trips, and 66 PM peak hour trips.

[2] *Trip Generation Manual*. 11th Edition. Institute of Transportation Engineers. Washington, DC. 2021.

Trip Distribution and Assignment

The estimated trip volumes were distributed onto the study area street network based on existing traffic characteristics, land uses, and traffic patterns in the area. The existing volumes indicate that there is no traffic to/from east US Highway 24 (Leadville), and all traffic utilizes I-70 or US Highway 6 to get to/from the subject property.

For conservative purposes it was assumed that a small percentage of the new trips will travel to/from south US Highway 24 (Leadville), even though the existing travel patterns have very little volume on this movement. The overall assumed distribution percentages are listed below:

- 95% to/from north US Highway 24 (Minturn)
- 5% to/from south US Highway 24 (Leadville)

Using these distribution assumptions, the projected site traffic was assigned to the study area roadway network for the weekday AM and PM peak hours. **Figure 3** summarizes the trip distribution and assignment.

Future Conditions with Project Intersection Capacity Analysis

It is anticipated that the Maloit Park project will be complete within the next three (3) years. The site-generated trips were added to the background volumes and are illustrated on **Figure 4**. The intersection level of service worksheets are attached to this letter.

Year 2027 Project Intersection Capacity Analysis

In summary, the project traffic has little to no impact on the existing and short-term background conditions. The level of services remain the same as the background scenario with slight increases in the queue lengths. The 95th percentile queue on the Maloit Park Road approach increased to 125 feet in the PM peak hour (about five vehicles, increase of two vehicles).

Year 2047 Project Intersection Capacity Analysis

In summary, the project traffic slightly increases the delays and queues compared to the long-term background condition. The overall level of services remain the same as the background in the AM peak hour and the overall performance changes to LOS B in the PM peak hour. On the Maloit Park Road approach, the delay was calculated to increase by four (4) second but remains LOS C. The 95th percentile queue on the side-street approach increased to 145 feet in the PM peak hour (about six vehicles, increase of two vehicles).

The total volumes were evaluated against signal warrants. **The Year 2047 total volumes do not meet Warrant 1 (8-Hour) or Warrant 2 (4-Hour).** There were only zero (0) hours that meet the warrant thresholds. The signal warrant worksheets are attached to this report.

Recommendation: Monitor the intersection operations and safety as development is completed to ensure the most appropriate traffic control is installed.

Proposed Access

The project proposes to continue to utilize the existing full-movement, side-street stop-controlled access onto US Highway 24 via Maloit Park Road. Sight distances were evaluated for the intersection of Maloit Park Road at US Highway 24. The posted speed limit is 45 mph on the highway. The *State Highway Access Code* identifies design intersection sight distances in Table 4-2 and Table 4-3. Below are the parameters used in the evaluation. Below are the parameters used in the evaluation:

- Setback from flowline of intersecting roadway: 10 feet
- Single-unit truck sight distance: 585 feet
- Passenger car and pickup truck sight distance: 450 feet

Based on field observations, the sight distances at the project access were observed to be approximately:

- 500 feet looking northwest (left-turn egress) => above passenger car/pickup truck sight distance length and below the sight distance for single-unit trucks.
- 1,165 feet looking southeast (right-turn egress) => above all sight distance length

Auxiliary Lane Evaluation

The US Highway 24 corridor is maintained and operated by CDOT, which requires compliance with the current *State Highway Access Code*[3] auxiliary lane criteria. The purpose of the criteria is to enhance safety and access along state facilities. The existing and forecasted volumes on US Highway 24 at Maloit Park Road were reviewed to determine if auxiliary lane requirements are met. Within the study area, US Highway 24 within the Maloit Park area is classified as R-A (Regional Highway) and has a posted speed limit of 45 mph. Per the *State Highway Access Code* requirements, a left-turn deceleration lane is required if the volume is greater than 10 vph and a right-turn deceleration lane is required if the volume is greater than 25 vph. Any warranted deceleration lanes will include the taper length and should be 435 feet with the taper at 13.5 to 1, which equates to approximately 160 feet. The left-turn deceleration length would need to also include additional storage length, based on volume, if warranted.

The peak hour volumes for existing and the proposed project were reviewed to determine the compliance with the required auxiliary lane lengths. **Table 3** provides the existing auxiliary lane dimensions and CDOT design lengths.

[3] *State Highway Access Code*, State of Colorado, August 31, 1998, updated March 2002.

Table 3. Auxiliary Lane Evaluation

Movement	Existing		Future Highest Volume		CDOT Design Criteria			Meet Design Req.?
	Peak Hr Vol.	Meet Threshold ?	Peak Hr Vol.	Meet Threshold ?	Decel. Length	Taper Length	Storage Length	
Maloit Park Rd								
EB Right (Exists)	118	✓	157	✓	275'	160'	n/a	✗
WB Left	6	✗	7	✗	n/a	n/a	n/a	n/a

Table 3 indicates that based on volumes the **westbound left-turn deceleration lane is not warranted** in Year 2047 with the completion of Maloit Park.

The eastbound right-turn deceleration lane is warranted and already exists with substandard lengths that are limited by upstream access intersections. The eastbound right-turn deceleration lane was constructed in Fall 2016 with the replacement of the Cross Creek culvert. The existing right-turn deceleration lane is approximately 210 feet in length, including the taper. The deceleration length is approximately 225 feet shorter than the *State Highway Code* requirements and the total length. Based on the 95th percentile queue analysis, it was determined the existing storage length of the eastbound right-turn is adequate for storing the queues.

Conclusions

The Eagle County School District is proposing to construct 138 dwelling units near the existing Vail Ski and Snowboard Academy (approximately 259 students) and replacing the 18 mobile homes along US Highway 24. It is anticipated that the new residents will utilize Maloit Park Road as access to/from the highway. The project is anticipated to generate up to 795 daily trips, 61 AM peak hour trips, and 66 PM peak hour trips. **Based on analysis, the intersection of US Highway 24 at Maloit Park Road can accommodate the future volumes associated with Maloit Park.** A change in traffic control is not warranted and additional turn lanes are not triggered.

Hopefully the contents of this memorandum are helpful. If you have any questions, please give me a call.

Sincerely,
FOX TUTTLE TRANSPORTATION GROUP, LLC

Cassie Slade

Cassie Slade, P.E., PTOE
Principal

Tables and Figures:

Table 1 – Level of Service and 95th Percentile Queue Summary

Table 2 – Trip Generation Summary (Maloit Park)

Table 3 – Auxiliary Lane Evaluation [IN REPORT]

Figure 1 – Vicinity Map

Figure 2 – Year 2024 Existing and Future Background Weekday Traffic Volumes

Figure 3 – Site Trip Distribution and Site-Generated Traffic Volumes

Figure 4 – Future Background + Site-Generated Traffic Volumes

Table 1 - Level of Service and 95th Percentile Queue Summary

Intersections and Lane Groups	Year 2024 Existing						Year 2027 Background						Year 2027 Project					
	AM Peak			PM Peak			AM Peak			PM Peak			AM Peak			PM Peak		
	Delay	LOS	95th Queue	Delay	LOS	95th Queue	Delay	LOS	95th Queue	Delay	LOS	95th Queue	Delay	LOS	95th Queue	Delay	LOS	95th Queue
STOP CONTROL																		
1. US Highway 24 at Cross Creek Road	**1**	**A**		**8**	**A**		**1**	**A**		**8**	**A**		**3**	**A**		**10**	**A**	
Eastbound Through	0	A	0'	0	A	0'	0	A	0'	0	A	0'	0	A	0'	0	A	0'
Eastbound Right	0	A	0'	0	A	0'	0	A	0'	0	A	0'	0	A	0'	0	A	0'
Westbound Left+Through	7	A	0'	8	A	0'	7	A	0'	8	A	0'	7	A	0'	8	A	0'
Northbound Left+Right	11	B	3'	15	C	85'	11	B	3'	16	C	88'	11	B	13'	19	C	125'

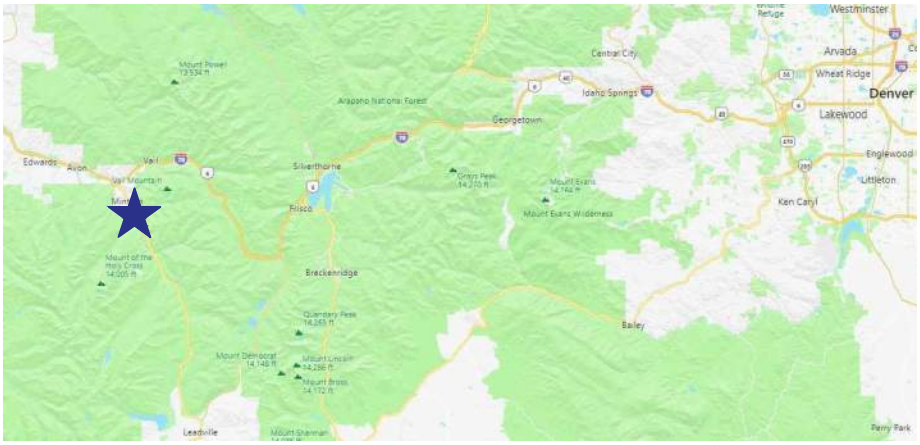
Intersections and Lane Groups	Year 2047 Background						Year 2047 Project					
	AM Peak			PM Peak			AM Peak			PM Peak		
	Delay	LOS	95th Queue	Delay	LOS	95th Queue	Delay	LOS	95th Queue	Delay	LOS	95th Queue
STOP CONTROL												
1. US Highway 24 at Cross Creek Road	**1**	**A**		**9**	**A**		**2**	**A**		**11**	**B**	
Eastbound Through	0	A	0'	0	A	0'	0	A	0'	0	A	0'
Eastbound Right	0	A	0'	0	A	0'	0	A	0'	0	A	0'
Westbound Left+Through	7	A	0'	8	A	0'	7	A	0'	8	A	0'
Northbound Left+Right	11	B	5'	17	C	98'	12	B	15'	21	C	145'

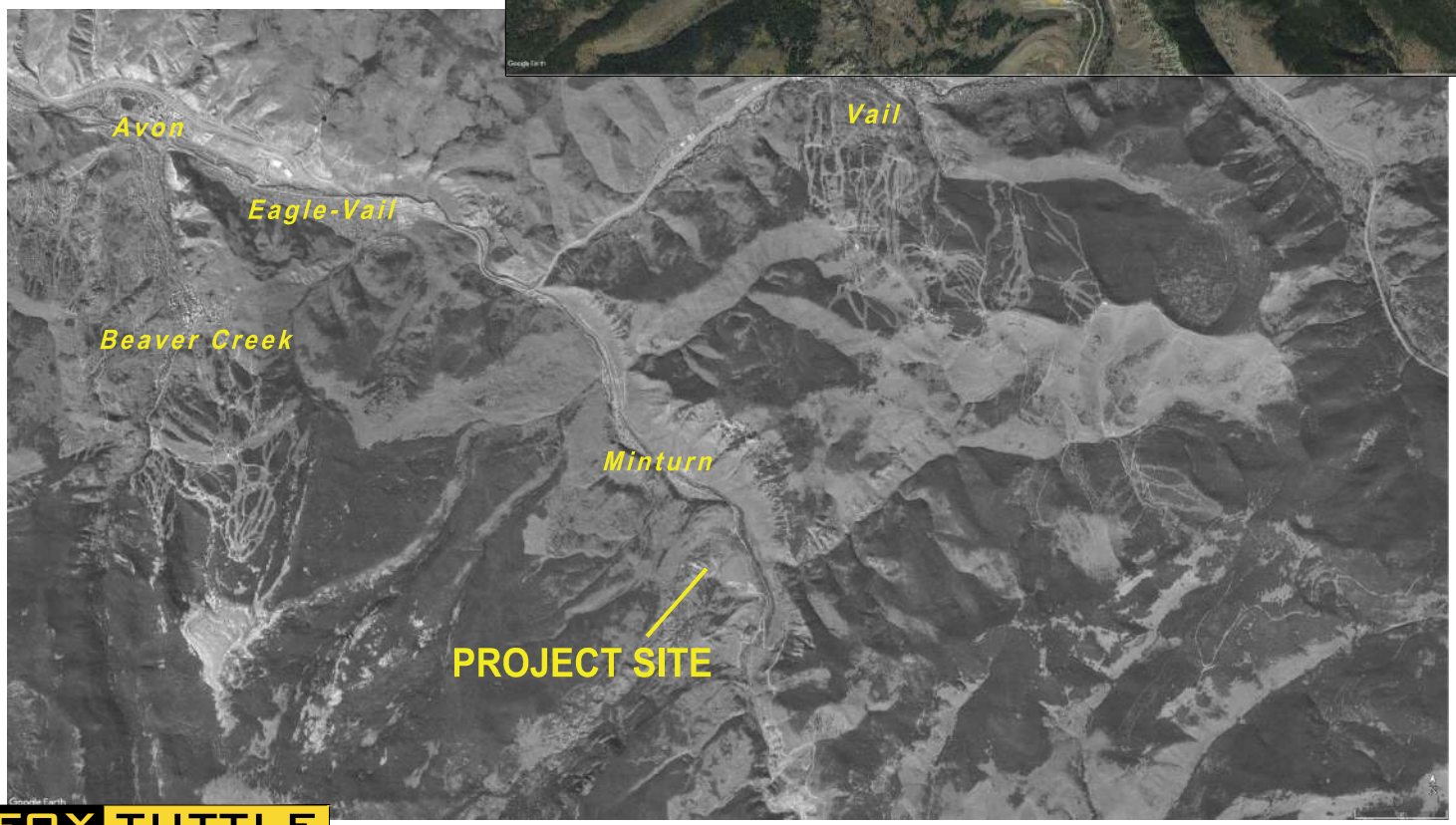
'Note: Delay represented in average seconds per vehicle.

Table 2 - Trip Generation Summary (Maloit Park)

Land Use	Size	Unit	Average Daily Trips		AM Peak Hour of Generator				PM Peak Hour of Generator			
			Rate	Total	Rate	Total	In	Out	Rate	Total	In	Out
Existing Homes												
ITE #240. Mobile Home Park	18	DU	7.12	128	0.47	8	2	6	0.65	12	7	5
Project												
ITE #215. Single-Family Attached Housing *[Duplex]*	38	DU	7.20	274	0.55	21	5	16	0.61	23	14	9
ITE #215. Single-Family Attached Housing *[Townhomes]*	52	DU	7.20	374	0.55	29	7	22	0.61	32	20	12
ITE #220. Multi-Family Housing (Low-Rise) *[apartment/condo]*	48	DU	6.74	324	0.47	23	6	17	0.57	27	17	10
			Subtotal:	*972*		*73*	*18*	*55*		*82*	*51*	*31*
			Non-Auto Mode Choice:	*5%*	*(49)*		*(4)*	*(1)*	*(3)*		*(4)*	*(3)*	*(1)*
Project - Total New Auto Trips for Site (minus existing):				**795**		**61**	**15**	**46**		**66**	**41**	**25**

Source: ITE Trip Generation 11th Edition, 2021.



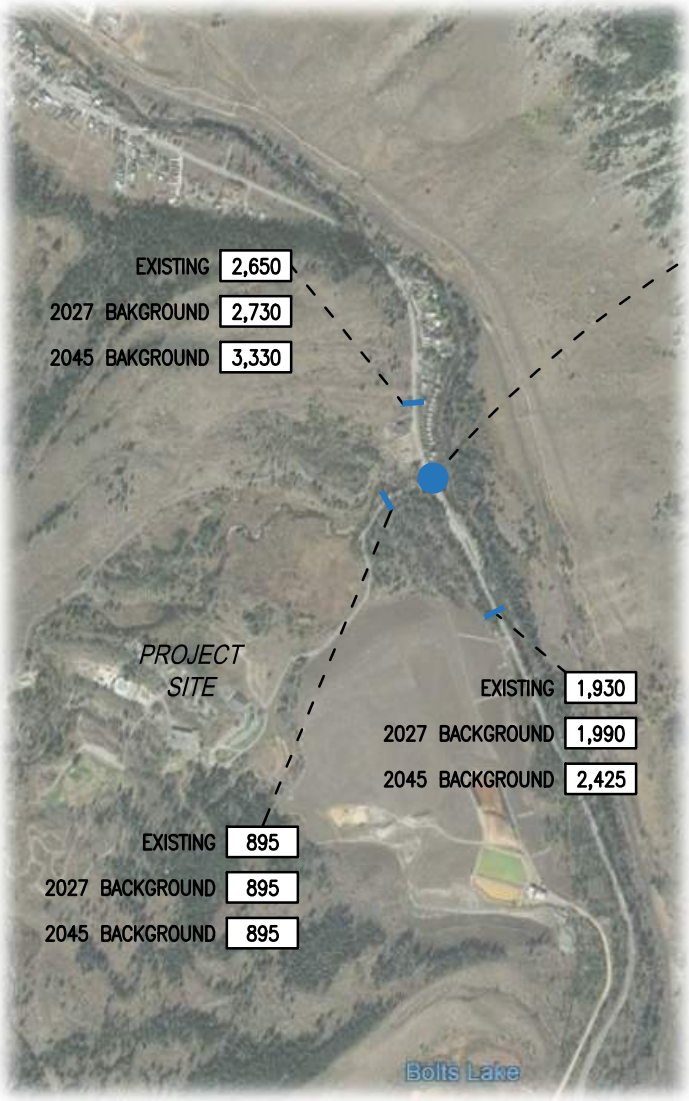


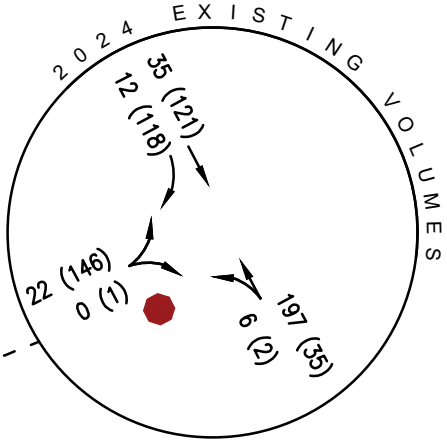
FOX TUTTLE
TRANSPORTATION GROUP

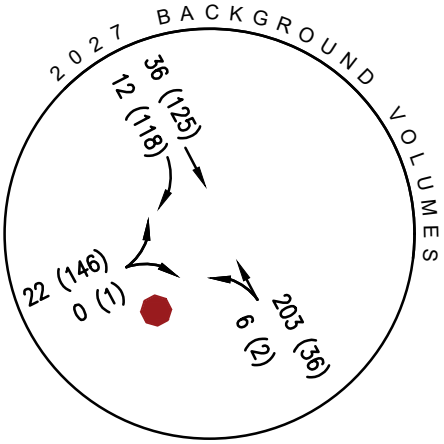
MALOIT PARK DEVELOPMENT TRANSPORTATION ANALYSIS

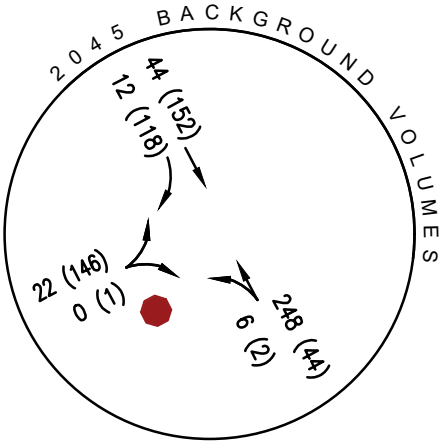
VICINITY MAP

Project #	23060	Original Scale	NTS	Date	7/21/2023	Drawn by	CRS	Figure #	1









N

KEY

XXX (XXX) AM (PM) PEAK HOUR TRAFFIC VOLUME

X,XXX WEEKDAY DAILY TRAFFIC VOLUME

LANE CONFIGURATION

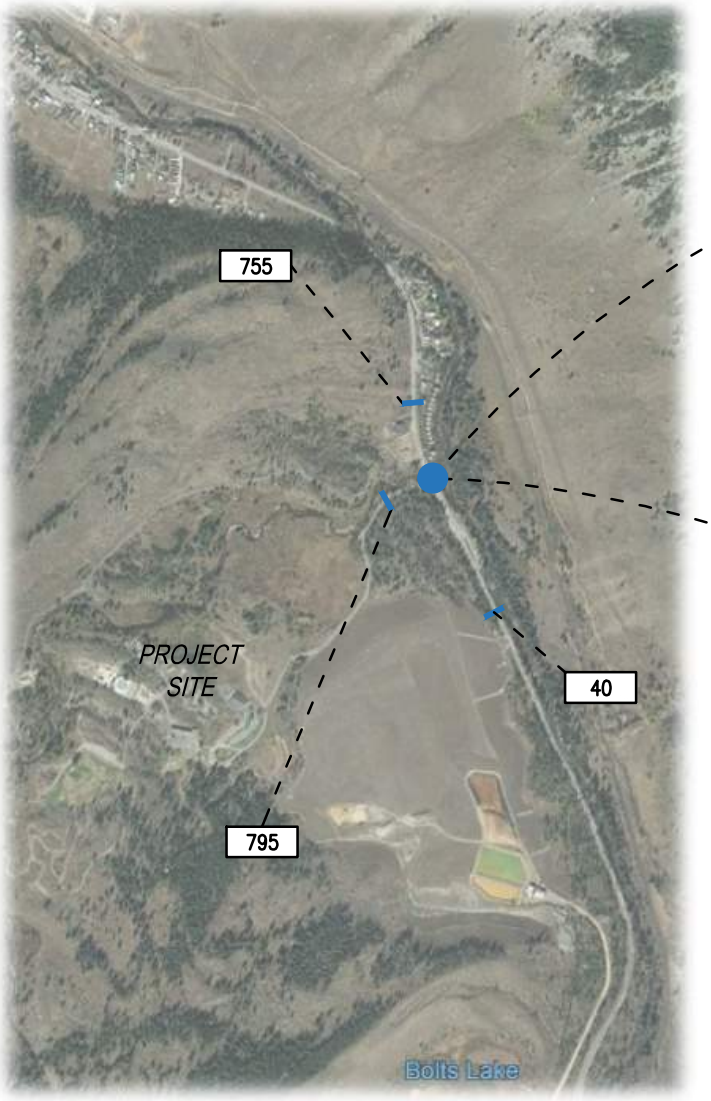
FOX TUTTLE TRANSPORTATION GROUP

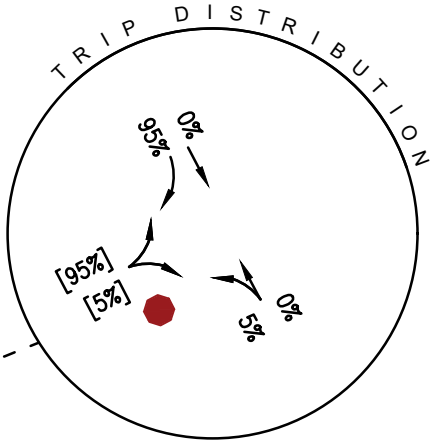
MALOIT PARK DEVELOPMENT TRANSPORTATION ANALYSIS

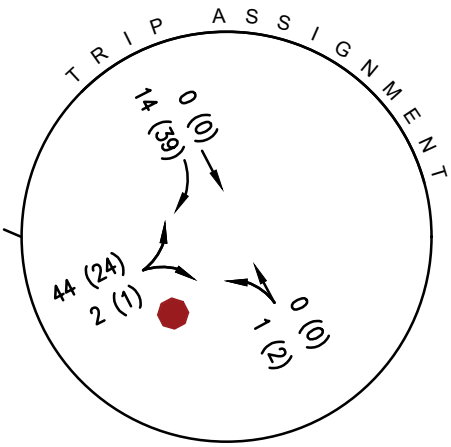
YEAR 2024 EXISTING AND FUTURE BACKGROUND WEEKDAY TRAFFIC VOLUMES

Project #	23060	Original Scale	NTS	Date	5/15/2025	Drawn by	CRS	Figure #	2

95%
To/From North
US Highway 24







5%
To/From South
US Highway 24

N

KEY

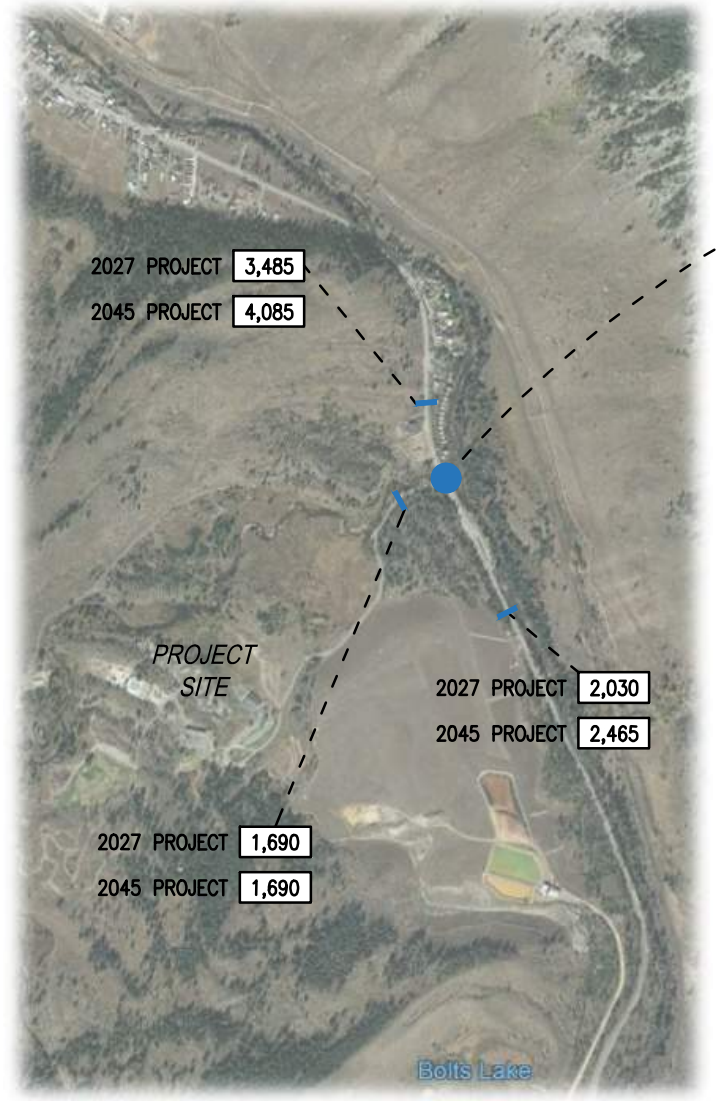
XX% [XX%]	ENTERING [EXITING] TRIP DISTRIBUTION
XXX (XXX)	AM (PM) PEAK HOUR TRIP VOLUME
X,XXX	WEEKDAY DAILY TRIP VOLUME
→	LANE CONFIGURATION

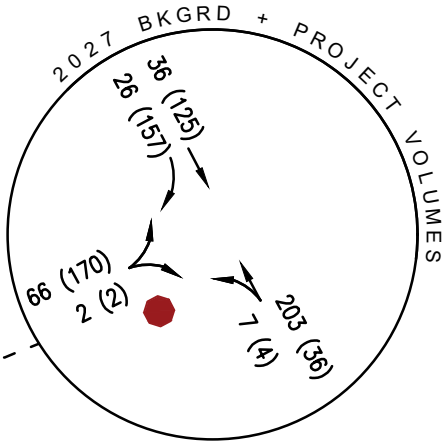
FOX TUTTLE TRANSPORTATION GROUP

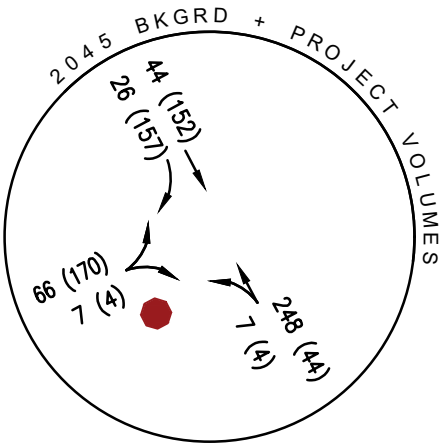
MALOIT PARK DEVELOPMENT TRANSPORTATION ANALYSIS

SITE TRIP DISTRIBUTION & SITE-GENERATED TRAFFIC VOLUMES

Project #	23060	Original Scale	NTS	Date	5/15/2025	Drawn by	CRS	Figure #	3







N

KEY

XXX (XXX) AM (PM) PEAK HOUR TRAFFIC VOLUME

X,XXX WEEKDAY DAILY TRAFFIC VOLUME

LANE CONFIGURATION

FOX TUTTLE TRANSPORTATION GROUP

MALOIT PARK DEVELOPMENT TRANSPORTATION ANALYSIS

FUTURE BKGRD + SITE-GENERATED TRAFFIC VOLUMES

Project #	23060	Original Scale	NTS	Date	5/15/2025	Drawn by	CRS	Figure #	4

Attachments:

Existing Traffic Counts

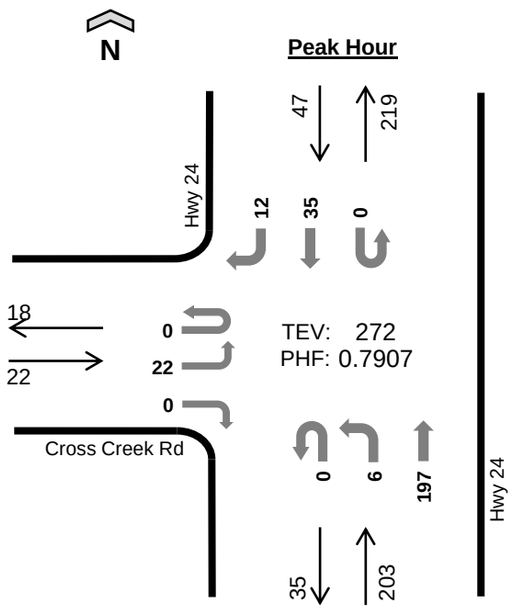
Level of Service Worksheets

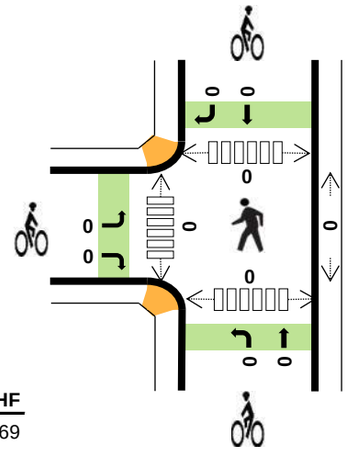
Signal Warrant Worksheets

Existing Traffic Counts

Hwy 24
Cross Creek Rd

Date: 11/5/2024
Count Period: 6:30 AM to 8:30 AM
Peak Hour: 7:00 AM to 8:00 AM





	HV%	PHF
EB	5%	0.69
WB	--	--
NB	2%	0.82
SB	13%	0.73
TOTAL	4%	0.79

Peak Hour Count Summaries

Peak Hour Interval Start		Cross Creek Rd Eastbound				n/a Westbound				Hwy 24 Northbound				Hwy 24 Southbound				15-min Total	Rolling Hour Total
		UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
7:00 AM		0	5	0	0	0	0	0	0	0	1	43	0	0	0	9	1	59	0
7:15 AM		0	8	0	0	0	0	0	0	0	1	47	0	0	0	8	0	64	0
7:30 AM		0	8	0	0	0	0	0	0	0	0	62	0	0	0	12	4	86	0
7:45 AM		0	1	0	0	0	0	0	0	0	4	45	0	0	0	6	7	63	272
Pk Hr	All	0	22	0	0	0	0	0	0	0	6	197	0	0	0	35	12	272	
	HV	0	1	0	0	0	0	0	0	0	1	3	0	0	0	6	0	11	
	HV%	-	5%	-	-	-	-	-	-	-	17%	2%	-	-	-	17%	0%	4%	

Note: For complete count summary (all intervals), see following pages.
*** Heavy Vehicle Classifications include FHWA Classes 4-13.*
*** Count Summaries include heavy vehicles, but exclude bicycles in overall count.*

Interval Start	Heavy Vehicle Totals EB	WB	NB	SB	Total	Bicycles EB	WB	NB	SB	Total	Pedestrians (Crossing Leg) E	W	N	S	Total
7:00 AM	0	0	1	1	*2*	0	0	0	0	*0*	0	0	0	0	*0*
7:15 AM	1	0	3	1	*5*	0	0	0	0	*0*	0	0	0	0	*0*
7:30 AM	0	0	0	3	*3*	0	0	0	0	*0*	0	0	0	0	*0*
7:45 AM	0	0	0	1	*1*	0	0	0	0	*0*	0	0	0	0	*0*
Peak Hour	1	0	4	6	*11*	0	0	0	0	*0*	0	0	0	0	*0*

TJ Wethington
(720) 646-1008
tj.wethington@idaxdata.com

Count Summaries - All Vehicles

Interval Start	Cross Creek Rd				n/a				Hwy 24				Hwy 24				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
6:30 AM	0	1	0	0	0	0	0	0	0	0	41	0	0	0	5	0	47	0
6:45 AM	0	2	0	0	0	0	0	0	0	0	26	0	0	0	8	0	36	0
7:00 AM	**0**	**5**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**43**	**0**	**0**	**0**	**9**	**1**	**59**	**0**
7:15 AM	**0**	**8**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**47**	**0**	**0**	**0**	**8**	**0**	**64**	**206**
7:30 AM	**0**	**8**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**62**	**0**	**0**	**0**	**12**	**4**	**86**	**245**
7:45 AM	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**4**	**45**	**0**	**0**	**0**	**6**	**7**	**63**	**272**
8:00 AM	0	0	0	0	0	0	0	0	0	3	33	0	0	0	6	7	49	262
8:15 AM	0	3	0	0	0	0	0	0	0	0	33	0	0	0	9	2	47	245
Count Total	0	28	0	0	0	0	0	0	0	9	330	0	0	0	63	21	451	
Pk Hr All	**0**	**22**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**6**	**197**	**0**	**0**	**0**	**35**	**12**	**272**	
Pk Hr HV	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**3**	**0**	**0**	**0**	**6**	**0**	**11**	
Pk Hr HV%	**-**	**5%**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**17%**	**2%**	**-**	**-**	**-**	**17%**	**0%**	**4%**	

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
6:30 AM	0	0	1	1	*2*	0	0	0	0	*0*	0	0	0	0	*0*
6:45 AM	0	0	1	2	*3*	0	0	0	0	*0*	0	0	0	0	*0*
7:00 AM	**0**	**0**	**1**	**1**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
7:15 AM	**1**	**0**	**3**	**1**	**5**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
7:30 AM	**0**	**0**	**0**	**3**	**3**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
7:45 AM	**0**	**0**	**0**	**1**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
8:00 AM	0	0	1	1	*2*	0	0	0	0	*0*	0	0	0	0	*0*
8:15 AM	0	0	1	3	*4*	0	0	0	0	*0*	0	0	0	0	*0*
Count Total	1	0	8	13	*22*	0	0	0	0	*0*	0	0	0	0	*0*
Peak Hour	**1**	**0**	**4**	**6**	***11***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	**0**

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Count Summaries - Heavy Vehicles

Interval Start	Cross Creek Rd				n/a				Hwy 24				Hwy 24				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
6:30 AM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	2	0
6:45 AM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	2	0	3	0
7:00 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**1**	**0**	**2**	**0**
7:15 AM	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**2**	**0**	**0**	**0**	**1**	**0**	**5**	**12**
7:30 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**3**	**0**	**3**	**13**
7:45 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**1**	**11**
8:00 AM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1	2	11
8:15 AM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	2	1	4	10
Count Total	0	1	0	0	0	0	0	0	0	1	7	0	0	0	11	2	22	
Pk Hr Heavy	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**3**	**0**	**0**	**0**	**6**	**0**	**11**	

Count Summaries - Bikes

Interval Start	Cross Creek Rd				n/a				Hwy 24				Hwy 24				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
6:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:00 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
7:15 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
7:30 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
7:45 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Count Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Pk Hr Bike	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	

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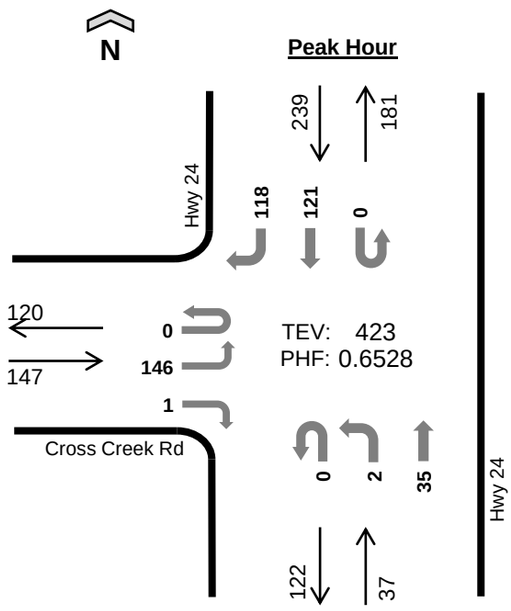
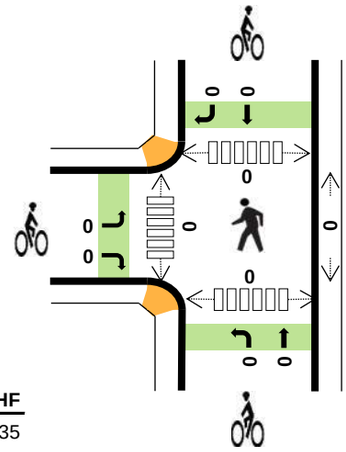
Hwy 24
Cross Creek Rd

Date: 11/5/2024
Count Period: 3:00 PM to 6:00 PM
Peak Hour: 4:30 PM to 5:30 PM





	HV%	PHF
EB	1%	0.35
WB	--	--
NB	8%	0.62
SB	1%	0.79
TOTAL	2%	0.65

Peak Hour Count Summaries

Peak Hour Interval Start		Cross Creek Rd Eastbound				n/a Westbound				Hwy 24 Northbound				Hwy 24 Southbound				15-min Total	Rolling Hour Total
		UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:30 PM		0	12	0	1	0	0	0	0	0	0	10	0	0	0	31	38	92	0
4:45 PM		0	10	0	0	0	0	0	0	0	2	4	0	0	0	30	46	92	0
5:00 PM		0	104	0	0	0	0	0	0	0	0	15	0	0	0	21	22	162	0
5:15 PM		0	20	0	0	0	0	0	0	0	0	6	0	0	0	39	12	77	423
Pk Hr	All	0	146	0	1	0	0	0	0	0	2	35	0	0	0	121	118	423	
	HV	0	2	0	0	0	0	0	0	0	0	3	0	0	0	2	1	8	
	HV%	-	1%	-	0%	-	-	-	-	-	0%	9%	-	-	-	2%	1%	2%	

Note: For complete count summary (all intervals), see following pages.
*** Heavy Vehicle Classifications include FHWA Classes 4-13.*
*** Count Summaries include heavy vehicles, but exclude bicycles in overall count.*

Interval Start	Heavy Vehicle Totals EB	WB	NB	SB	Total	Bicycles EB	WB	NB	SB	Total	Pedestrians (Crossing Leg) E	W	N	S	Total
4:30 PM	2	0	0	2	*4*	0	0	0	0	*0*	0	0	0	0	*0*
4:45 PM	0	0	0	0	*0*	0	0	0	0	*0*	0	0	0	0	*0*
5:00 PM	0	0	2	0	*2*	0	0	0	0	*0*	0	0	0	0	*0*
5:15 PM	0	0	1	1	*2*	0	0	0	0	*0*	0	0	0	0	*0*
Peak Hour	2	0	3	3	*8*	0	0	0	0	*0*	0	0	0	0	*0*

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Count Summaries - All Vehicles

Interval Start	Cross Creek Rd				n/a				Hwy 24				Hwy 24				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
3:00 PM	0	3	0	0	0	0	0	0	0	1	10	0	0	0	15	9	38	0
3:15 PM	0	7	0	0	0	0	0	0	0	0	16	0	0	0	20	9	52	0
3:30 PM	0	6	0	1	0	0	0	0	0	0	8	0	0	0	28	5	48	0
3:45 PM	0	16	0	1	0	0	0	0	0	0	16	0	0	0	30	3	66	204
4:00 PM	0	3	0	0	0	0	0	0	0	0	12	0	0	0	31	12	58	224
4:15 PM	0	5	0	1	0	0	0	0	0	0	7	0	0	0	41	17	71	243
4:30 PM	**0**	**12**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**10**	**0**	**0**	**0**	**31**	**38**	**92**	**287**
4:45 PM	**0**	**10**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**4**	**0**	**0**	**0**	**30**	**46**	**92**	**313**
5:00 PM	**0**	**104**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**15**	**0**	**0**	**0**	**21**	**22**	**162**	**417**
5:15 PM	**0**	**20**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**6**	**0**	**0**	**0**	**39**	**12**	**77**	**423**
5:30 PM	0	12	0	0	0	0	0	0	0	0	9	0	0	0	40	6	67	398
5:45 PM	0	4	0	0	0	0	0	0	0	0	7	0	0	0	31	1	43	349
Count Total	0	202	0	4	0	0	0	0	0	3	120	0	0	0	357	180	866	
Pk Hr All	**0**	**146**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**2**	**35**	**0**	**0**	**0**	**121**	**118**	**423**	
Pk Hr HV	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**3**	**0**	**0**	**0**	**2**	**1**	**8**	
Pk Hr HV%	**-**	**1%**	**-**	**0%**	**-**	**-**	**-**	**-**	**-**	**0%**	**9%**	**-**	**-**	**-**	**2%**	**1%**	**2%**	

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
3:00 PM	0	0	1	2	*3*	0	0	0	0	*0*	0	0	0	0	*0*
3:15 PM	1	0	1	0	*2*	0	0	0	0	*0*	0	0	0	0	*0*
3:30 PM	1	0	0	1	*2*	0	0	0	0	*0*	0	0	0	0	*0*
3:45 PM	0	0	3	0	*3*	0	0	0	0	*0*	0	0	0	0	*0*
4:00 PM	0	0	3	2	*5*	0	0	0	0	*0*	0	0	0	0	*0*
4:15 PM	0	0	1	3	*4*	0	0	0	0	*0*	0	0	0	0	*0*
4:30 PM	**2**	**0**	**0**	**2**	**4**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
4:45 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
5:00 PM	**0**	**0**	**2**	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
5:15 PM	**0**	**0**	**1**	**1**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
5:30 PM	0	0	1	0	*1*	0	0	0	0	*0*	0	0	0	0	*0*
5:45 PM	0	0	0	0	*0*	0	0	0	0	*0*	0	0	0	0	*0*
Count Total	4	0	13	11	*28*	0	0	0	0	*0*	0	0	0	0	*0*
Peak Hour	**2**	**0**	**3**	**3**	***8***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	**0**

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Count Summaries - Heavy Vehicles

Interval Start	Cross Creek Rd				n/a				Hwy 24				Hwy 24				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
3:00 PM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	1	3	0
3:15 PM	0	1	0	0	0	0	0	0	0	0	1	0	0	0	0	0	2	0
3:30 PM	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	2	0
3:45 PM	0	0	0	0	0	0	0	0	0	0	3	0	0	0	0	0	3	10
4:00 PM	0	0	0	0	0	0	0	0	0	0	3	0	0	0	2	0	5	12
4:15 PM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	2	1	4	14
4:30 PM	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**1**	**4**	**16**
4:45 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**13**
5:00 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**2**	**10**
5:15 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**1**	**0**	**2**	**8**
5:30 PM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1	5
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5
Count Total	0	3	0	1	0	0	0	0	0	0	13	0	0	0	7	4	28	
Pk Hr Heavy	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**3**	**0**	**0**	**0**	**2**	**1**	**8**	

Count Summaries - Bikes

Interval Start	Cross Creek Rd				n/a				Hwy 24				Hwy 24				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
3:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:30 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
4:45 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
5:00 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
5:15 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Count Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Pk Hr Bike	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	

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Vehicle Classification Report Summary

Location: Hwy 24 N/O Cross Creek Rd

Count Direction: Northbound / Southbound

Date Range: 11/4/2024 to 11/5/2024

Site Code: 01

Direction	FHWA Vehicle Classification													Total Volume
	1	2	3	4	5	6	7	8	9	10	11	12	13	
Northbound	1	847	417	18	46	10	0	0	11	1	0	0	1	1,352
	0.1%	62.6%	30.8%	1.3%	3.4%	0.7%	0.0%	0.0%	0.8%	0.1%	0.0%	0.0%	0.1%	
Southbound	2	655	429	29	160	8	0	0	13	1	0	0	0	1,297
	0.2%	50.5%	33.1%	2.2%	12.3%	0.6%	0.0%	0.0%	1.0%	0.1%	0.0%	0.0%	0.0%	
Total	3	1,502	846	47	206	18	0	0	24	2	0	0	1	2,649
	0.1%	56.7%	31.9%	1.8%	7.8%	0.7%	0.0%	0.0%	0.9%	0.1%	0.0%	0.0%	0.0%	

FHWA Vehicle Classification	
Class 1 - Motorcycles	Class 8 - Four or Fewer Axle Single-Trailer Trucks
Class 2 - Passenger Cars	Class 9 - Five-Axle Single-Trailer Trucks
Class 3 - Other Two-Axle, Four-Tire Single Unit Vehicles	Class 10 - Six or More Axle Single-Trailer Trucks
Class 4 - Buses	Class 11 - Five or fewer Axle Multi-Trailer Trucks
Class 5 - Two-Axle, Six-Tire, Single-Unit Trucks	Class 12 - Six-Axle Multi-Trailer Trucks
Class 6 - Three-Axle Single-Unit Trucks	Class 13 - Seven or More Axle Multi-Trailer Trucks
Class 7 - Four or More Axle Single-Unit Trucks	

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Vehicle Speed Report Summary

Location: Hwy 24 N/O Cross Creek Rd

Direction: Northbound / Southbound

Date Range: 11/4/2024 to 11/5/2024

Site Code: 01

Direction	Speed Range (mph)																	Total Volume
	0 - 10	10 - 15	15 - 20	20 - 25	25 - 30	30 - 35	35 - 40	40 - 45	45 - 50	50 - 55	55 - 60	60 - 65	65 - 70	70 - 75	75 - 80	80 - 85	85 +	
Northbound	0	1	7	82	225	181	299	400	132	23	2	0	0	0	0	0	0	**1,352**
	0.0%	0.1%	0.5%	6.1%	16.6%	13.4%	22.1%	29.6%	9.8%	1.7%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
Southbound	0	1	4	31	153	188	82	189	313	240	77	16	3	0	0	0	0	**1,297**
	0.0%	0.1%	0.3%	2.4%	11.8%	14.5%	6.3%	14.6%	24.1%	18.5%	5.9%	1.2%	0.2%	0.0%	0.0%	0.0%	0.0%	
Total	0	2	11	113	378	369	381	589	445	263	79	16	3	0	0	0	0	**2,649**
	0.0%	0.1%	0.4%	4.3%	14.3%	13.9%	14.4%	22.2%	16.8%	9.9%	3.0%	0.6%	0.1%	0.0%	0.0%	0.0%	0.0%	

Total Study Percentile Speed Summary			Total Study Speed Statistics		
Northbound			**Northbound**		
50th Percentile (Median)	38.5	mph	Mean (Average) Speed	36.9	mph
85th Percentile	44.3	mph	10 mph Pace	35.8 - 45.8	mph
95th Percentile	47.8	mph	Percent in Pace	52.1	%
Southbound			**Southbound**		
50th Percentile (Median)	45.0	mph	Mean (Average) Speed	42.6	mph
85th Percentile	52.4	mph	10 mph Pace	42.9 - 52.9	mph
95th Percentile	56.0	mph	Percent in Pace	44.0	%

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Location: Hwy 24 N/O Cross Creek Rd
Date Range: 11/4/2024 - 11/10/2024
Site Code: 01

Time	Monday 11/4/2024			Tuesday 11/5/2024			Wednesday 11/6/2024			Thursday 11/7/2024			Friday 11/8/2024			Saturday 11/9/2024			Sunday 11/10/2024			Mid-Week Average		
	NB	SB	Total	NB	SB	Total	NB	SB	Total	NB	SB	Total	NB	SB	Total	NB	SB	Total	NB	SB	Total	NB	SB	Total
12:00 AM	-	-	-	1	2	3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	2	3
1:00 AM	-	-	-	3	2	5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3	2	5
2:00 AM	-	-	-	4	1	5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4	1	5
3:00 AM	-	-	-	1	3	4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	3	4
4:00 AM	-	-	-	13	5	18	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	13	5	18
5:00 AM	-	-	-	32	9	41	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	32	9	41
6:00 AM	-	-	-	109	23	132	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	109	23	132
7:00 AM	-	-	-	**218**	51	**269**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**218**	51	**269**
8:00 AM	-	-	-	122	58	180	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	122	58	180
9:00 AM	-	-	-	105	**83**	188	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	105	**83**	188
10:00 AM	-	-	-	61	76	137	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	61	76	137
11:00 AM	-	-	-	71	76	147	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	71	76	147
12:00 PM	-	-	-	**106**	**142**	**248**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**106**	**142**	**248**
1:00 PM	-	-	-	72	66	138	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	72	66	138
2:00 PM	-	-	-	87	76	163	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	87	76	163
3:00 PM	-	-	-	79	119	198	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	79	119	198
4:00 PM	79	**170**	**249**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	#####	#####	#####
5:00 PM	**81**	162	243	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	#####	#####	#####
6:00 PM	45	79	124	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	#####	#####	#####
7:00 PM	21	47	68	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	#####	#####	#####
8:00 PM	19	19	38	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	#####	#####	#####
9:00 PM	14	15	29	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	#####	#####	#####
10:00 PM	7	7	14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	#####	#####	#####
11:00 PM	2	6	8	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	#####	#####	#####
Total	**268**	**505**	**773**	**1,084**	**792**	**1,876**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	#####	#####	#####
Percent	**35%**	**65%**		**58%**	**42%**		-	-		-	-		-	-		-	-		-	-		-	-	
AM Peak	-	-	-	07:00	09:00	07:00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	07:00	09:00	07:00
Vol.	-	-	-	218	83	269	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	218	83	269
PM Peak	17:00	16:00	16:00	12:00	12:00	12:00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	#####	#####	#####
Vol.	81	170	249	106	142	248	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	#####	#####	#####

1. Mid-week average includes data between Tuesday and Thursday.

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Vehicle Classification Report Summary

Location: Cross Creek Rd W/O Hwy 24

Count Direction: Eastbound / Westbound

Date Range: 11/5/2024 to 11/5/2024

Site Code: 02

Direction	FHWA Vehicle Classification													Total Volume
	1	2	3	4	5	6	7	8	9	10	11	12	13	
Eastbound	0	198	132	15	40	1	0	0	0	0	0	0	0	386
	0.0%	51.3%	34.2%	3.9%	10.4%	0.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
Westbound	2	361	118	6	19	1	0	0	0	0	0	0	0	507
	0.4%	71.2%	23.3%	1.2%	3.7%	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
Total	2	559	250	21	59	2	0	0	0	0	0	0	0	893
	0.2%	62.6%	28.0%	2.4%	6.6%	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	

FHWA Vehicle Classification	
Class 1 - Motorcycles	Class 8 - Four or Fewer Axle Single-Trailer Trucks
Class 2 - Passenger Cars	Class 9 - Five-Axle Single-Trailer Trucks
Class 3 - Other Two-Axle, Four-Tire Single Unit Vehicles	Class 10 - Six or More Axle Single-Trailer Trucks
Class 4 - Buses	Class 11 - Five or fewer Axle Multi-Trailer Trucks
Class 5 - Two-Axle, Six-Tire, Single-Unit Trucks	Class 12 - Six-Axle Multi-Trailer Trucks
Class 6 - Three-Axle Single-Unit Trucks	Class 13 - Seven or More Axle Multi-Trailer Trucks
Class 7 - Four or More Axle Single-Unit Trucks	

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Vehicle Speed Report Summary

Location: Cross Creek Rd W/O Hwy 24

Direction: Eastbound / Westbound

Date Range: 11/5/2024 to 11/5/2024

Site Code: 02

Direction	Speed Range (mph)																	Total Volume
	0 - 10	10 - 15	15 - 20	20 - 25	25 - 30	30 - 35	35 - 40	40 - 45	45 - 50	50 - 55	55 - 60	60 - 65	65 - 70	70 - 75	75 - 80	80 - 85	85 +	
Eastbound	3	9	74	195	97	6	2	0	0	0	0	0	0	0	0	0	0	**386**
	0.8%	2.3%	19.2%	50.5%	25.1%	1.6%	0.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
Westbound	4	11	114	303	73	2	0	0	0	0	0	0	0	0	0	0	0	**507**
	0.8%	2.2%	22.5%	59.8%	14.4%	0.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
Total	7	20	188	498	170	8	2	0	0	0	0	0	0	0	0	0	0	**893**
	0.8%	2.2%	21.1%	55.8%	19.0%	0.9%	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	

Total Study Percentile Speed Summary			Total Study Speed Statistics		
Eastbound			**Eastbound**		
50th Percentile (Median)	23.0	mph	Mean (Average) Speed	22.8	mph
85th Percentile	26.9	mph	10 mph Pace	18.7 - 28.7	mph
95th Percentile	28.7	mph	Percent in Pace	82.1	%
Westbound			**Westbound**		
50th Percentile (Median)	22.1	mph	Mean (Average) Speed	21.8	mph
85th Percentile	24.9	mph	10 mph Pace	17.4 - 27.4	mph
95th Percentile	26.7	mph	Percent in Pace	90.9	%

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Location: Cross Creek Rd W/O Hwy 24
Date Range: 11/5/2024 - 11/11/2024
Site Code: 02

Time	Tuesday 11/5/2024			Wednesday 11/6/2024			Thursday 11/7/2024			Friday 11/8/2024			Saturday 11/9/2024			Sunday 11/10/2024			Monday 11/11/2024			Mid-Week Average		
	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total
12:00 AM	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	0	0
1:00 AM	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	0	0
2:00 AM	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	0	0
3:00 AM	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	0	0
4:00 AM	3	3	6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3	3	6
5:00 AM	1	5	6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	5	6
6:00 AM	6	2	8	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6	2	8
7:00 AM	21	19	40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	21	19	40
8:00 AM	20	32	52	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	20	32	52
9:00 AM	**29**	**37**	**66**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**29**	**37**	**66**
10:00 AM	24	**37**	61	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	24	**37**	61
11:00 AM	20	33	53	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	20	33	53
12:00 PM	59	90	149	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	59	90	149
1:00 PM	25	25	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	25	25	50
2:00 PM	22	13	35	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	22	13	35
3:00 PM	34	26	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	34	26	60
4:00 PM	33	**117**	**150**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	33	**117**	**150**
5:00 PM	**65**	53	118	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**65**	53	118
6:00 PM	22	10	32	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	22	10	32
7:00 PM	1	3	4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	3	4
8:00 PM	0	2	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	2	2
9:00 PM	1	0	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	0	1
10:00 PM	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	0	0
11:00 PM	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	0	0
Total	**386**	**507**	**893**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**386**	**507**	**893**
Percent	**43%**	**57%**		-	-		-	-		-	-		-	-		-	-		-	-		**43%**	**57%**	
AM Peak	09:00	09:00	09:00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	09:00	09:00	09:00
Vol.	29	37	66	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	29	37	66
PM Peak	17:00	16:00	16:00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	17:00	16:00	16:00
Vol.	65	117	150	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	65	117	150

1. Mid-week average includes data between Tuesday and Thursday.

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Vehicle Classification Report Summary

Location: Hwy 24 S/O Cross Creek Rd

Count Direction: Northbound / Southbound

Date Range: 11/4/2024 to 11/5/2024

Site Code: 03

Direction	FHWA Vehicle Classification													Total Volume
	1	2	3	4	5	6	7	8	9	10	11	12	13	
Northbound	0	546	347	17	76	6	0	2	12	1	0	0	1	1,008
	0.0%	54.2%	34.4%	1.7%	7.5%	0.6%	0.0%	0.2%	1.2%	0.1%	0.0%	0.0%	0.1%	
Southbound	0	514	300	15	64	7	0	1	15	2	0	0	1	919
	0.0%	55.9%	32.6%	1.6%	7.0%	0.8%	0.0%	0.1%	1.6%	0.2%	0.0%	0.0%	0.1%	
Total	0	1,060	647	32	140	13	0	3	27	3	0	0	2	1,927
	0.0%	55.0%	33.6%	1.7%	7.3%	0.7%	0.0%	0.2%	1.4%	0.2%	0.0%	0.0%	0.1%	

FHWA Vehicle Classification	
Class 1 - Motorcycles	Class 8 - Four or Fewer Axle Single-Trailer Trucks
Class 2 - Passenger Cars	Class 9 - Five-Axle Single-Trailer Trucks
Class 3 - Other Two-Axle, Four-Tire Single Unit Vehicles	Class 10 - Six or More Axle Single-Trailer Trucks
Class 4 - Buses	Class 11 - Five or fewer Axle Multi-Trailer Trucks
Class 5 - Two-Axle, Six-Tire, Single-Unit Trucks	Class 12 - Six-Axle Multi-Trailer Trucks
Class 6 - Three-Axle Single-Unit Trucks	Class 13 - Seven or More Axle Multi-Trailer Trucks
Class 7 - Four or More Axle Single-Unit Trucks	

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Vehicle Speed Report Summary

Location: Hwy 24 S/O Cross Creek Rd

Direction: Northbound / Southbound

Date Range: 11/4/2024 to 11/5/2024

Site Code: 03

Direction	Speed Range (mph)																	Total Volume
	0 - 10	10 - 15	15 - 20	20 - 25	25 - 30	30 - 35	35 - 40	40 - 45	45 - 50	50 - 55	55 - 60	60 - 65	65 - 70	70 - 75	75 - 80	80 - 85	85 +	
Northbound	0	2	5	12	22	28	103	321	336	132	37	9	1	0	0	0	0	**1,008**
	0.0%	0.2%	0.5%	1.2%	2.2%	2.8%	10.2%	31.8%	33.3%	13.1%	3.7%	0.9%	0.1%	0.0%	0.0%	0.0%	0.0%	
Southbound	0	0	5	7	3	15	47	219	361	186	64	11	1	0	0	0	0	**919**
	0.0%	0.0%	0.5%	0.8%	0.3%	1.6%	5.1%	23.8%	39.3%	20.2%	7.0%	1.2%	0.1%	0.0%	0.0%	0.0%	0.0%	
Total	0	2	10	19	25	43	150	540	697	318	101	20	2	0	0	0	0	**1,927**
	0.0%	0.1%	0.5%	1.0%	1.3%	2.2%	7.8%	28.0%	36.2%	16.5%	5.2%	1.0%	0.1%	0.0%	0.0%	0.0%	0.0%	

Total Study Percentile Speed Summary			Total Study Speed Statistics		
Northbound			**Northbound**		
50th Percentile (Median)	45.1	mph	Mean (Average) Speed	44.6	mph
85th Percentile	50.6	mph	10 mph Pace	39.4 - 49.4	mph
95th Percentile	54.7	mph	Percent in Pace	65.8	%
Southbound			**Southbound**		
50th Percentile (Median)	47.2	mph	Mean (Average) Speed	47.0	mph
85th Percentile	52.7	mph	10 mph Pace	41.9 - 51.9	mph
95th Percentile	56.4	mph	Percent in Pace	67.8	%

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Location: Hwy 24 S/O Cross Creek Rd
Date Range: 11/4/2024 - 11/10/2024
Site Code: 03

Time	Monday 11/4/2024			Tuesday 11/5/2024			Wednesday 11/6/2024			Thursday 11/7/2024			Friday 11/8/2024			Saturday 11/9/2024			Sunday 11/10/2024			Mid-Week Average		
	NB	SB	Total	NB	SB	Total	NB	SB	Total	NB	SB	Total	NB	SB	Total	NB	SB	Total	NB	SB	Total	NB	SB	Total
12:00 AM	-	-	-	1	2	3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	2	3
1:00 AM	-	-	-	3	2	5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3	2	5
2:00 AM	-	-	-	4	1	5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4	1	5
3:00 AM	-	-	-	1	3	4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	3	4
4:00 AM	-	-	-	11	3	14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	11	3	14
5:00 AM	-	-	-	33	6	39	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	33	6	39
6:00 AM	-	-	-	102	22	124	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	102	22	124
7:00 AM	-	-	-	**199**	39	**238**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**199**	39	**238**
8:00 AM	-	-	-	107	31	138	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	107	31	138
9:00 AM	-	-	-	79	45	124	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	79	45	124
10:00 AM	-	-	-	39	40	79	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	39	40	79
11:00 AM	-	-	-	54	**46**	100	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	54	**46**	100
12:00 PM	-	-	-	49	53	102	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	49	53	102
1:00 PM	-	-	-	49	43	92	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	49	43	92
2:00 PM	-	-	-	**62**	66	128	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**62**	66	128
3:00 PM	-	-	-	53	**93**	**146**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	53	**93**	**146**
4:00 PM	43	137	180	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	#####	#####	#####
5:00 PM	**46**	**140**	**186**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	#####	#####	#####
6:00 PM	34	68	102	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	#####	#####	#####
7:00 PM	11	40	51	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	#####	#####	#####
8:00 PM	13	12	25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	#####	#####	#####
9:00 PM	7	14	21	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	#####	#####	#####
10:00 PM	6	7	13	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	#####	#####	#####
11:00 PM	2	6	8	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	#####	#####	#####
Total	**162**	**424**	**586**	**846**	**495**	**1,341**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	#####	#####	#####
Percent	**28%**	**72%**		**63%**	**37%**		-	-		-	-		-	-		-	-		-	-		-	-	
AM Peak	-	-	-	07:00	11:00	07:00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	07:00	11:00	07:00
Vol.	-	-	-	199	46	238	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	199	46	238
PM Peak	17:00	17:00	17:00	14:00	15:00	15:00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	#####	#####	#####
Vol.	46	140	186	62	93	146	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	#####	#####	#####

1. Mid-week average includes data between Tuesday and Thursday.

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Level of Service Worksheets

Intersection	
Int Delay, s/veh	1.1

Movement	EBT	EBR	WBL	WBT	NEL	NER
Lane Configurations						
Traffic Vol, veh/h	35	12	6	197	22	0
Future Vol, veh/h	35	12	6	197	22	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	210	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	73	73	82	82	69	69
Heavy Vehicles, %	13	2	2	2	5	5
Mvmt Flow	48	16	7	240	32	0

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	64	0	303	48
Stage 1	-	-	-	-	48	-
Stage 2	-	-	-	-	255	-
Critical Hdwy	-	-	4.12	-	6.45	6.25
Critical Hdwy Stg 1	-	-	-	-	5.45	-
Critical Hdwy Stg 2	-	-	-	-	5.45	-
Follow-up Hdwy	-	-	2.218	-	3.545	3.345
Pot Cap-1 Maneuver	-	-	1538	-	683	1012
Stage 1	-	-	-	-	967	-
Stage 2	-	-	-	-	781	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1538	-	679	1012
Mov Cap-2 Maneuver	-	-	-	-	679	-
Stage 1	-	-	-	-	967	-
Stage 2	-	-	-	-	776	-

Approach	EB	WB	NE
HCM Control Delay, s/v	0	0.22	10.56
HCM LOS			B

Minor Lane/Major Mvmt	NELn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	679	-	-	53	-
HCM Lane V/C Ratio	0.047	-	-	0.005	-
HCM Control Delay (s/veh)	10.6	-	-	7.4	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.1	-	-	0	-

Intersection	
Int Delay, s/veh	8.3

Movement	EBT	EBR	WBL	WBT	NEL	NER
Lane Configurations						
Traffic Vol, veh/h	121	118	2	35	146	1
Future Vol, veh/h	121	118	2	35	146	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	210	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	79	79	62	62	35	35
Heavy Vehicles, %	13	2	2	2	5	5
Mvmt Flow	153	149	3	56	417	3

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	303	0	216	153
Stage 1	-	-	-	-	153	-
Stage 2	-	-	-	-	63	-
Critical Hdwy	-	-	4.12	-	6.45	6.25
Critical Hdwy Stg 1	-	-	-	-	5.45	-
Critical Hdwy Stg 2	-	-	-	-	5.45	-
Follow-up Hdwy	-	-	2.218	-	3.545	3.345
Pot Cap-1 Maneuver	-	-	1258	-	765	885
Stage 1	-	-	-	-	868	-
Stage 2	-	-	-	-	952	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1258	-	763	885
Mov Cap-2 Maneuver	-	-	-	-	763	-
Stage 1	-	-	-	-	868	-
Stage 2	-	-	-	-	950	-

Approach	EB	WB	NE
HCM Control Delay, s/v	0	0.43	15.31
HCM LOS			C

Minor Lane/Major Mvmt	NELn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	764	-	-	97	-
HCM Lane V/C Ratio	0.55	-	-	0.003	-
HCM Control Delay (s/veh)	15.3	-	-	7.9	0
HCM Lane LOS	C	-	-	A	A
HCM 95th %tile Q(veh)	3.4	-	-	0	-

Intersection	
Int Delay, s/veh	1.1

Movement	EBT	EBR	WBL	WBT	NEL	NER
Lane Configurations						
Traffic Vol, veh/h	36	12	6	203	22	0
Future Vol, veh/h	36	12	6	203	22	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	210	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	73	73	82	82	69	69
Heavy Vehicles, %	13	2	2	2	5	5
Mvmt Flow	49	16	7	248	32	0

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	66	0	312	49
Stage 1	-	-	-	-	49	-
Stage 2	-	-	-	-	262	-
Critical Hdwy	-	-	4.12	-	6.45	6.25
Critical Hdwy Stg 1	-	-	-	-	5.45	-
Critical Hdwy Stg 2	-	-	-	-	5.45	-
Follow-up Hdwy	-	-	2.218	-	3.545	3.345
Pot Cap-1 Maneuver	-	-	1536	-	675	1011
Stage 1	-	-	-	-	966	-
Stage 2	-	-	-	-	775	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1536	-	671	1011
Mov Cap-2 Maneuver	-	-	-	-	671	-
Stage 1	-	-	-	-	966	-
Stage 2	-	-	-	-	770	-

Approach	EB	WB	NE
HCM Control Delay, s/v	0	0.21	10.63
HCM LOS			B

Minor Lane/Major Mvmt	NELn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	671	-	-	52	-
HCM Lane V/C Ratio	0.048	-	-	0.005	-
HCM Control Delay (s/veh)	10.6	-	-	7.4	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.1	-	-	0	-

Intersection	
Int Delay, s/veh	8.3

Movement	EBT	EBR	WBL	WBT	NEL	NER
Lane Configurations						
Traffic Vol, veh/h	125	118	2	36	146	1
Future Vol, veh/h	125	118	2	36	146	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	210	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	79	79	62	62	35	35
Heavy Vehicles, %	13	2	2	2	5	5
Mvmt Flow	158	149	3	58	417	3

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	308	0	223	158
Stage 1	-	-	-	-	158	-
Stage 2	-	-	-	-	65	-
Critical Hdwy	-	-	4.12	-	6.45	6.25
Critical Hdwy Stg 1	-	-	-	-	5.45	-
Critical Hdwy Stg 2	-	-	-	-	5.45	-
Follow-up Hdwy	-	-	2.218	-	3.545	3.345
Pot Cap-1 Maneuver	-	-	1253	-	759	879
Stage 1	-	-	-	-	863	-
Stage 2	-	-	-	-	951	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1253	-	757	879
Mov Cap-2 Maneuver	-	-	-	-	757	-
Stage 1	-	-	-	-	863	-
Stage 2	-	-	-	-	948	-

Approach	EB	WB	NE
HCM Control Delay, s/v	0	0.41	15.5
HCM LOS			C

Minor Lane/Major Mvmt	NELn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	757	-	-	95	-
HCM Lane V/C Ratio	0.554	-	-	0.003	-
HCM Control Delay (s/veh)	15.5	-	-	7.9	0
HCM Lane LOS	C	-	-	A	A
HCM 95th %tile Q(veh)	3.5	-	-	0	-

Intersection	
Int Delay, s/veh	2.7

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	66	2	7	203	36	26
Future Vol, veh/h	66	2	7	203	36	26
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	210
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	69	69	82	82	73	73
Heavy Vehicles, %	5	5	2	2	13	2
Mvmt Flow	96	3	9	248	49	36

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	314	49	85	0	-	0
Stage 1	49	-	-	-	-	-
Stage 2	265	-	-	-	-	-
Critical Hdwy	6.45	6.25	4.12	-	-	-
Critical Hdwy Stg 1	5.45	-	-	-	-	-
Critical Hdwy Stg 2	5.45	-	-	-	-	-
Follow-up Hdwy	3.545	3.345	2.218	-	-	-
Pot Cap-1 Maneuver	673	1011	1512	-	-	-
Stage 1	966	-	-	-	-	-
Stage 2	773	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	668	1011	1512	-	-	-
Mov Cap-2 Maneuver	668	-	-	-	-	-
Stage 1	959	-	-	-	-	-
Stage 2	773	-	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	11.24	0.25	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	60	-	675	-	-
HCM Lane V/C Ratio	0.006	-	0.146	-	-
HCM Ctrl Dly (s/v)	7.4	0	11.2	-	-
HCM Lane LOS	A	A	B	-	-
HCM 95th %tile Q(veh)	0	-	0.5	-	-

Intersection	
Int Delay, s/veh	10

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	170	2	4	36	125	157
Future Vol, veh/h	170	2	4	36	125	157
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	210
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	35	35	62	62	79	79
Heavy Vehicles, %	5	5	2	2	13	2
Mvmt Flow	486	6	6	58	158	199

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	229	158	357	0	-	0
Stage 1	158	-	-	-	-	-
Stage 2	71	-	-	-	-	-
Critical Hdwy	6.45	6.25	4.12	-	-	-
Critical Hdwy Stg 1	5.45	-	-	-	-	-
Critical Hdwy Stg 2	5.45	-	-	-	-	-
Follow-up Hdwy	3.545	3.345	2.218	-	-	-
Pot Cap-1 Maneuver	752	879	1202	-	-	-
Stage 1	863	-	-	-	-	-
Stage 2	944	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	748	879	1202	-	-	-
Mov Cap-2 Maneuver	748	-	-	-	-	-
Stage 1	858	-	-	-	-	-
Stage 2	944	-	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	18.47	0.8	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	180	-	750	-	-
HCM Lane V/C Ratio	0.005	-	0.656	-	-
HCM Ctrl Dly (s/v)	8	0	18.5	-	-
HCM Lane LOS	A	A	C	-	-
HCM 95th %tile Q(veh)	0	-	5	-	-

Intersection	
Int Delay, s/veh	1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	22	0	6	248	44	12
Future Vol, veh/h	22	0	6	248	44	12
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	210
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	69	69	82	82	73	73
Heavy Vehicles, %	5	5	2	2	13	2
Mvmt Flow	32	0	7	302	60	16

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	377	60	77	0	-	0
Stage 1	60	-	-	-	-	-
Stage 2	317	-	-	-	-	-
Critical Hdwy	6.45	6.25	4.12	-	-	-
Critical Hdwy Stg 1	5.45	-	-	-	-	-
Critical Hdwy Stg 2	5.45	-	-	-	-	-
Follow-up Hdwy	3.545	3.345	2.218	-	-	-
Pot Cap-1 Maneuver	618	997	1522	-	-	-
Stage 1	955	-	-	-	-	-
Stage 2	732	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	615	997	1522	-	-	-
Mov Cap-2 Maneuver	615	-	-	-	-	-
Stage 1	949	-	-	-	-	-
Stage 2	732	-	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	11.18	0.17	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	43	-	615	-	-
HCM Lane V/C Ratio	0.005	-	0.052	-	-
HCM Ctrl Dly (s/v)	7.4	0	11.2	-	-
HCM Lane LOS	A	A	B	-	-
HCM 95th %tile Q(veh)	0	-	0.2	-	-

Intersection	
Int Delay, s/veh	8.6

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	146	1	2	44	152	118
Future Vol, veh/h	146	1	2	44	152	118
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	210
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	35	35	62	62	79	79
Heavy Vehicles, %	5	5	2	2	13	2
Mvmt Flow	417	3	3	71	192	149

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	270	192	342	0	-	0
Stage 1	192	-	-	-	-	-
Stage 2	77	-	-	-	-	-
Critical Hdwy	6.45	6.25	4.12	-	-	-
Critical Hdwy Stg 1	5.45	-	-	-	-	-
Critical Hdwy Stg 2	5.45	-	-	-	-	-
Follow-up Hdwy	3.545	3.345	2.218	-	-	-
Pot Cap-1 Maneuver	713	842	1217	-	-	-
Stage 1	833	-	-	-	-	-
Stage 2	938	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	711	842	1217	-	-	-
Mov Cap-2 Maneuver	711	-	-	-	-	-
Stage 1	831	-	-	-	-	-
Stage 2	938	-	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	17.07	0.35	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	78	-	712	-	-
HCM Lane V/C Ratio	0.003	-	0.59	-	-
HCM Ctrl Dly (s/v)	8	0	17.1	-	-
HCM Lane LOS	A	A	C	-	-
HCM 95th %tile Q(veh)	0	-	3.9	-	-

Intersection	
Int Delay, s/veh	2.4

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	66	2	7	248	44	26
Future Vol, veh/h	66	2	7	248	44	26
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	210
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	69	69	82	82	73	73
Heavy Vehicles, %	5	5	2	2	13	2
Mvmt Flow	96	3	9	302	60	36

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	380	60	96	0	-	0
Stage 1	60	-	-	-	-	-
Stage 2	320	-	-	-	-	-
Critical Hdwy	6.45	6.25	4.12	-	-	-
Critical Hdwy Stg 1	5.45	-	-	-	-	-
Critical Hdwy Stg 2	5.45	-	-	-	-	-
Follow-up Hdwy	3.545	3.345	2.218	-	-	-
Pot Cap-1 Maneuver	616	997	1498	-	-	-
Stage 1	955	-	-	-	-	-
Stage 2	730	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	612	997	1498	-	-	-
Mov Cap-2 Maneuver	612	-	-	-	-	-
Stage 1	948	-	-	-	-	-
Stage 2	730	-	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	11.91	0.2	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	49	-	619	-	-
HCM Lane V/C Ratio	0.006	-	0.159	-	-
HCM Ctrl Dly (s/v)	7.4	0	11.9	-	-
HCM Lane LOS	A	A	B	-	-
HCM 95th %tile Q(veh)	0	-	0.6	-	-

Intersection	
Int Delay, s/veh	11

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	170	4	4	44	152	157
Future Vol, veh/h	170	4	4	44	152	157
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	210
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	35	35	62	62	79	79
Heavy Vehicles, %	5	5	2	2	13	2
Mvmt Flow	486	11	6	71	192	199

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	276	192	391	0	-	0
Stage 1	192	-	-	-	-	-
Stage 2	84	-	-	-	-	-
Critical Hdwy	6.45	6.25	4.12	-	-	-
Critical Hdwy Stg 1	5.45	-	-	-	-	-
Critical Hdwy Stg 2	5.45	-	-	-	-	-
Follow-up Hdwy	3.545	3.345	2.218	-	-	-
Pot Cap-1 Maneuver	707	842	1167	-	-	-
Stage 1	833	-	-	-	-	-
Stage 2	932	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	703	842	1167	-	-	-
Mov Cap-2 Maneuver	703	-	-	-	-	-
Stage 1	828	-	-	-	-	-
Stage 2	932	-	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	21.32	0.68	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	150	-	706	-	-
HCM Lane V/C Ratio	0.006	-	0.705	-	-
HCM Ctrl Dly (s/v)	8.1	0	21.3	-	-
HCM Lane LOS	A	A	C	-	-
HCM 95th %tile Q(veh)	0	-	5.8	-	-

Signal Warrant Worksheets

Warrant 1: 8 Hour Analysis - 2024 Existing Volumes

Day 1 11/4/2024	Major Highway 24 NB / SB	Minor* Maloit Park Road EB	Warrant Type Street Designation	Condition A Major	 Minor	Condition B Major	 Minor	Condition A + B Major A	Minor A	Major B	Minor B
Time of Day	Number of Lanes 2	 1	Vehicles per Hour Needed to Meet Warrant	420	105	630	53	336	84	504	42
0:00	3	0		no	no	no	no	no	no	no	no
1:00	5	0		no	no	no	no	no	no	no	no
2:00	5	0		no	no	no	no	no	no	no	no
3:00	4	0		no	no	no	no	no	no	no	no
4:00	16	3		no	no	no	no	no	no	no	no
5:00	42	1		no	no	no	no	no	no	no	no
6:00	125	6		no	no	no	no	no	no	no	no
7:00	250	21		no	no	no	no	no	no	no	no
8:00	165	20		no	no	no	no	no	no	no	no
9:00	162	29		no	no	no	no	no	no	no	no
10:00	115	24		no	no	no	no	no	no	no	no
11:00	130	20	Warrant is Met (yes/no)	no	no	no	no	no	no	no	no
12:00	191	59		no	no	no	yes	no	no	no	yes
13:00	115	25		no	no	no	no	no	no	no	no
14:00	138	22		no	no	no	no	no	no	no	no
15:00	172	34		no	no	no	no	no	no	no	no
16:00	213	33		no	no	no	no	no	no	no	no
17:00	208	65		no	no	no	yes	no	no	no	yes
18:00	113	22		no	no	no	no	no	no	no	no
19:00	58	1		no	no	no	no	no	no	no	no
20:00	32	0		no	no	no	no	no	no	no	no
21:00	22	1		no	no	no	no	no	no	no	no
22:00	13	0		no	no	no	no	no	no	no	no
23:00	8	0		no	no	no	no	no	no	no	no
Total	2,305	386		0	Not Met	0	Not Met		0	Not Met	

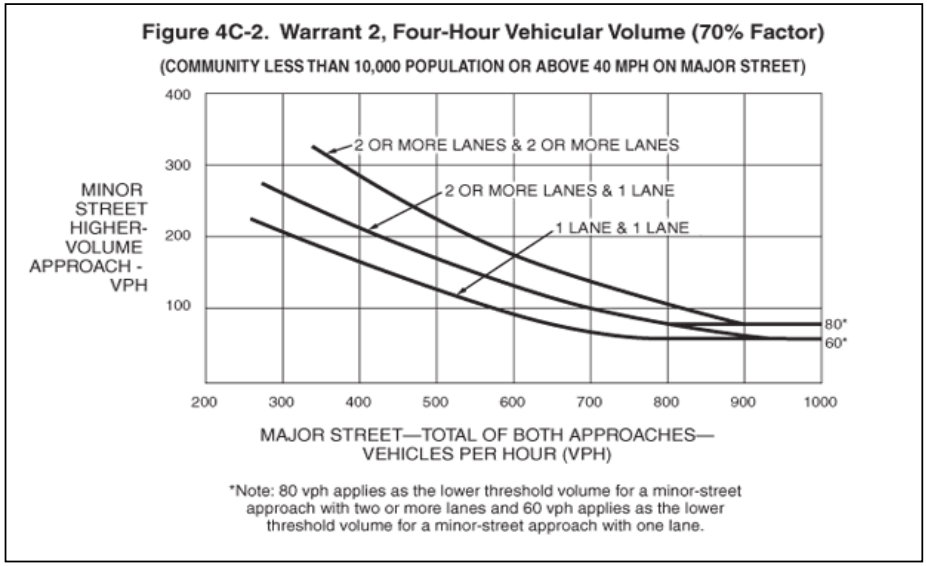
** Vehicles per hour on higher-volume minor-street approach (one direction only)*

Intersection: Highway 24 at Maloit Park Road

Warrant 2: 4 Hour Analysis - 2024 Existing

Day 1 11/4/2024	Major Highway 24 NB / SB	Minor* Maloit Park Road EB		Warrant 2 (Figure 4C-1)
Time of Day	Number of Lanes 2	 1		
0:00	3	0	Warrant is Met (yes/no)	no
1:00	5	0		no
2:00	5	0		no
3:00	4	0		no
4:00	16	3		no
5:00	42	1		no
6:00	125	6		no
7:00	250	21		no
8:00	165	20		no
9:00	162	29		no
10:00	115	24		no
11:00	130	20		no
12:00	191	59		no
13:00	115	25		no
14:00	138	22		no
15:00	172	34		no
16:00	213	33		no
17:00	208	65		no
18:00	113	22		no
19:00	58	1		no
20:00	32	0		no
21:00	22	1		no
22:00	13	0		no
23:00	8	0		no
Total	**2,305**	**386**	**0**	**Not Met**

*The minor volume used in this analysis comes from the minor approach with the higher total volume during the full study day.



Warrant 1: 8 Hour Analysis - 2047 Background Volumes

Day 1 11/4/2024	Major Highway 24 NB / SB	Minor* Maloit Park Road EB	Warrant Type	Condition A		Condition B		Condition A + B			
			Street Designation	Major	Minor	Major	Minor	Major A	Minor A	Major B	Minor B
Time of Day	Number of Lanes		Vehicles per Hour Needed to Meet Warrant	420	105	630	53	336	84	504	42
	2	1									
0:00	4	0		no	no	no	no	no	no	no	no
1:00	7	0		no	no	no	no	no	no	no	no
2:00	6	0		no	no	no	no	no	no	no	no
3:00	5	0		no	no	no	no	no	no	no	no
4:00	20	3		no	no	no	no	no	no	no	no
5:00	52	1		no	no	no	no	no	no	no	no
6:00	157	6		no	no	no	no	no	no	no	no
7:00	314	21		no	no	no	no	no	no	no	no
8:00	207	20		no	no	no	no	no	no	no	no
9:00	203	29		no	no	no	no	no	no	no	no
10:00	145	24		no	no	no	no	no	no	no	no
11:00	164	20	Warrant is Met (yes/no)	no	no	no	no	no	no	no	no
12:00	240	59		no	no	no	yes	no	no	no	yes
13:00	145	25		no	no	no	no	no	no	no	no
14:00	174	22		no	no	no	no	no	no	no	no
15:00	217	34		no	no	no	no	no	no	no	no
16:00	268	33		no	no	no	no	no	no	no	no
17:00	262	65		no	no	no	yes	no	no	no	yes
18:00	142	22		no	no	no	no	no	no	no	no
19:00	73	1		no	no	no	no	no	no	no	no
20:00	40	0		no	no	no	no	no	no	no	no
21:00	28	1		no	no	no	no	no	no	no	no
22:00	17	0		no	no	no	no	no	no	no	no
23:00	11	0		no	no	no	no	no	no	no	no
Total	**2,901**	**386**		**0**	**Not Met**	**0**	**Not Met**		**0**	**Not Met**	

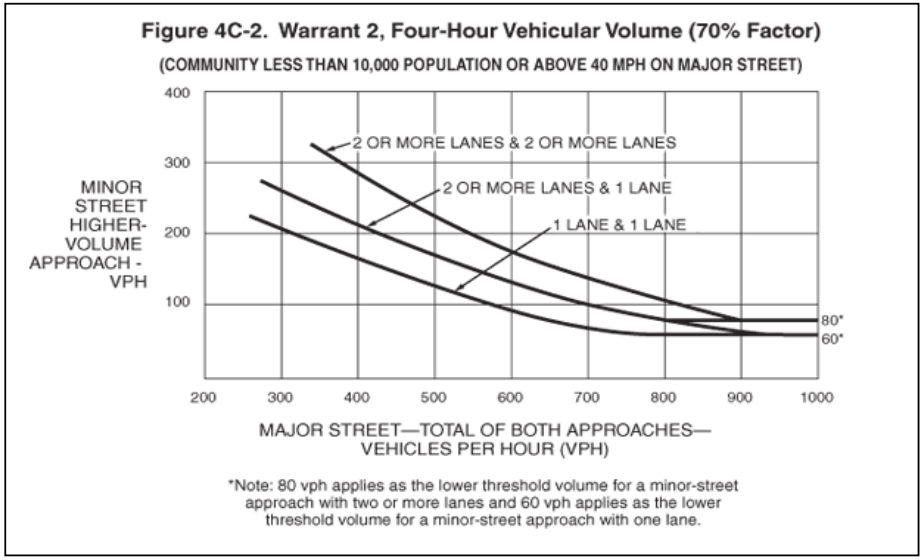
** Vehicles per hour on higher-volume minor-street approach (one direction only)*

Intersection: Highway 24 at Maloit Park Road

Warrant 2: 4 Hour Analysis - 2047 Background

Day 1 11/4/2024	Major Highway 24 NB / SB	Minor* Maloit Park Road EB		Warrant 2 (Figure 4C-1)
Time of Day	Number of Lanes 2	 1		
0:00	4	0		no
1:00	7	0		no
2:00	6	0		no
3:00	5	0		no
4:00	20	3		no
5:00	52	1		no
6:00	157	6		no
7:00	314	21		no
8:00	207	20		no
9:00	203	29		no
10:00	145	24		no
11:00	164	20	Warrant is Met (yes/no)	no
12:00	240	59		no
13:00	145	25		no
14:00	174	22		no
15:00	217	34		no
16:00	268	33		no
17:00	262	65		no
18:00	142	22		no
19:00	73	1		no
20:00	40	0		no
21:00	28	1		no
22:00	17	0		no
23:00	11	0		no
Total	**2,901**	**386**	**0**	**Not Met**

*The minor volume used in this analysis comes from the minor approach with the higher total volume during the full study day.



Warrant 1: 8 Hour Analysis - 2047 Background + Project Volumes

Day 1 11/4/2024	Major Highway 24 NB / SB	Minor* Maloit Park Road EB	Warrant Type Street Designation	Condition A Major	 Minor	Condition B Major	 Minor	Condition A + B Major A	 Minor A	 Major B	 Minor B
Time of Day	Number of Lanes 2	 1	Vehicles per Hour Needed to Meet Warrant	420	105	630	53	336	84	504	42
0:00	6	2		no	no	no	no	no	no	no	no
1:00	9	1		no	no	no	no	no	no	no	no
2:00	8	2		no	no	no	no	no	no	no	no
3:00	7	2		no	no	no	no	no	no	no	no
4:00	22	10		no	no	no	no	no	no	no	no
5:00	53	15		no	no	no	no	no	no	no	no
6:00	163	33		no	no	no	no	no	no	no	no
7:00	328	60		no	no	no	yes	no	no	no	yes
8:00	222	58		no	no	no	yes	no	no	no	yes
9:00	219	39		no	no	no	no	no	no	no	no
10:00	160	46		no	no	no	no	no	no	no	yes
11:00	183	43	Warrant is Met (yes/no)	no	no	no	no	no	no	no	yes
12:00	261	81		no	no	no	yes	no	no	no	yes
13:00	165	45		no	no	no	no	no	no	no	yes
14:00	200	44		no	no	no	no	no	no	no	yes
15:00	249	58		no	no	no	yes	no	no	no	yes
16:00	305	58		no	no	no	yes	no	no	no	yes
17:00	299	90		no	no	no	yes	no	yes	no	yes
18:00	179	45		no	no	no	no	no	no	no	yes
19:00	103	22		no	no	no	no	no	no	no	no
20:00	63	14		no	no	no	no	no	no	no	no
21:00	49	10		no	no	no	no	no	no	no	no
22:00	31	7		no	no	no	no	no	no	no	no
23:00	18	2		no	no	no	no	no	no	no	no
Total	**3,302**	**787**		**0**	**Not Met**	**0**	**Not Met**		**0**	**Not Met**	

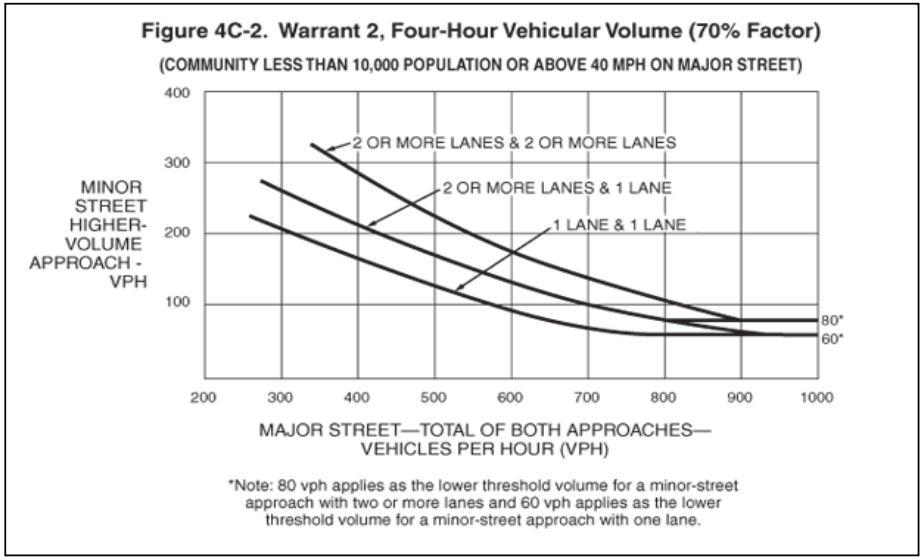
** Vehicles per hour on higher-volume minor-street approach (one direction only)*

Intersection: Highway 24 at Maloit Park Road

Warrant 2: 4 Hour Analysis - 2047 Background + Project

Day 1 11/4/2024	Major Highway 24 NB / SB	Minor* Maloit Park Road EB		Warrant 2 (Figure 4C-1)
Time of Day	Number of Lanes			
	2	1		
0:00	6	2		no
1:00	9	1		no
2:00	8	2		no
3:00	7	2		no
4:00	22	10		no
5:00	53	15		no
6:00	163	33		no
7:00	328	60		no
8:00	222	58		no
9:00	219	39		no
10:00	160	46		no
11:00	183	43	Warrant is Met (yes/no)	no
12:00	261	81		no
13:00	165	45		no
14:00	200	44		no
15:00	249	58		no
16:00	305	58		no
17:00	299	90		no
18:00	179	45		no
19:00	103	22		no
20:00	63	14		no
21:00	49	10		no
22:00	31	7		no
23:00	18	2		no
Total	**3,302**	**787**	**0**	**Not Met**

*The minor volume used in this analysis comes from the minor approach with the higher total volume during the full study day.



Sheet No	1	of	10

Project	Maloit Park
Scenario	2024 Existing
Peak Hour	AM
Major Street	State Highway 24
Minor Street	Maloit Park Road

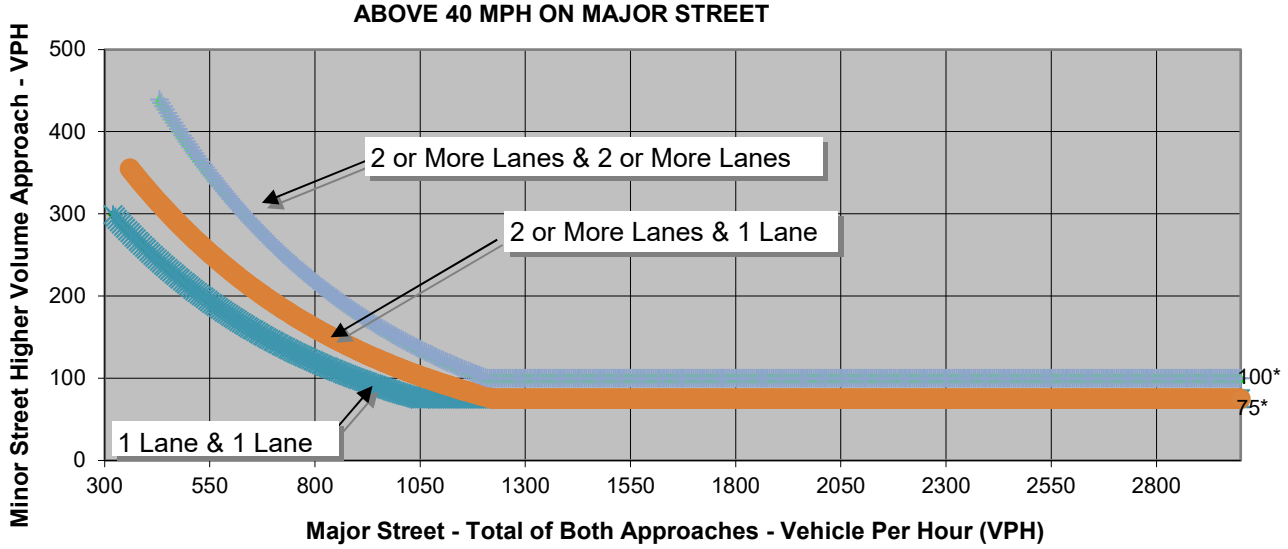
Turn Movement Volumes

	NB	SB	EB	WB
Left	6	0	22	0
Through	197	35	0	0
Right	0	12	0	0
Total	203	47	22	0

Major Street Direction

x	North/South
	East/West

Figure 4C-4. Warrant 3, Peak Hour (70% Factor)
(COMMUNITY LESS THAN 10,000 POPULATION OR ABOVE 40 MPH ON MAJOR STREET



* Note: 100 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 75 vph applies as the lower threshold volume for a minor-street approach with one lane.

Source: *Manual on Uniform Traffic Control Devices*, FHWA, 2023

	Major Street	Minor Street	Warrant Met
	State Highway 24	Maloit Park Road	
Number of Approach Lanes	**2**	**1**	**NO**
Traffic Volume (VPH) *	**250**	**22**	

* Note: Traffic Volume for Major Street is Total Volume of Both Approches.
Traffic Volume for Minor Street is the Volume of the High Volume Approach.

Sheet No 2 of 10

Project Maloit Park
Scenario 2024 Existing
Peak Hour PM

Major Street State Highway 24
Minor Street Maloit Park Road

Turn Movement Volumes

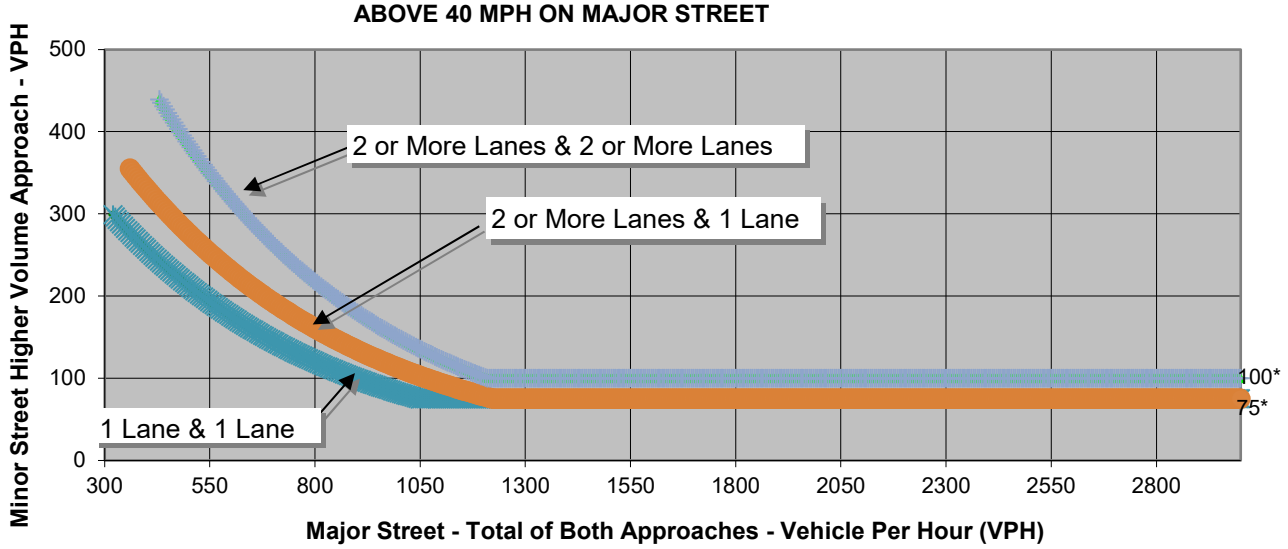
	NB	SB	EB	WB
Left	2	0	146	0
Through	35	121	0	0
Right	0	118	1	0
Total	37	239	147	0

Major Street Direction

x North/South
East/West

Figure 4C-4. Warrant 3, Peak Hour (70% Factor)

(COMMUNITY LESS THAN 10,000 POPULATION OR ABOVE 40 MPH ON MAJOR STREET



* Note: 100 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 75 vph applies as the lower threshold volume for a minor-street approach with one lane.

Source: *Manual on Uniform Traffic Control Devices*, FHWA, 2023

	Major Street	Minor Street	Warrant Met
	State Highway 24	Maloit Park Road	
Number of Approach Lanes	**2**	**1**	**NO**
Traffic Volume (VPH) *	**276**	**147**	

* Note: Traffic Volume for Major Street is Total Volume of Both Approches.
Traffic Volume for Minor Street is the Volume of the High Volume Approach.

Sheet No 3 of 10

Project Maloit Park
Scenario 2027 Background
Peak Hour AM

Major Street State Highway 24
Minor Street Maloit Park Road

Turn Movement Volumes

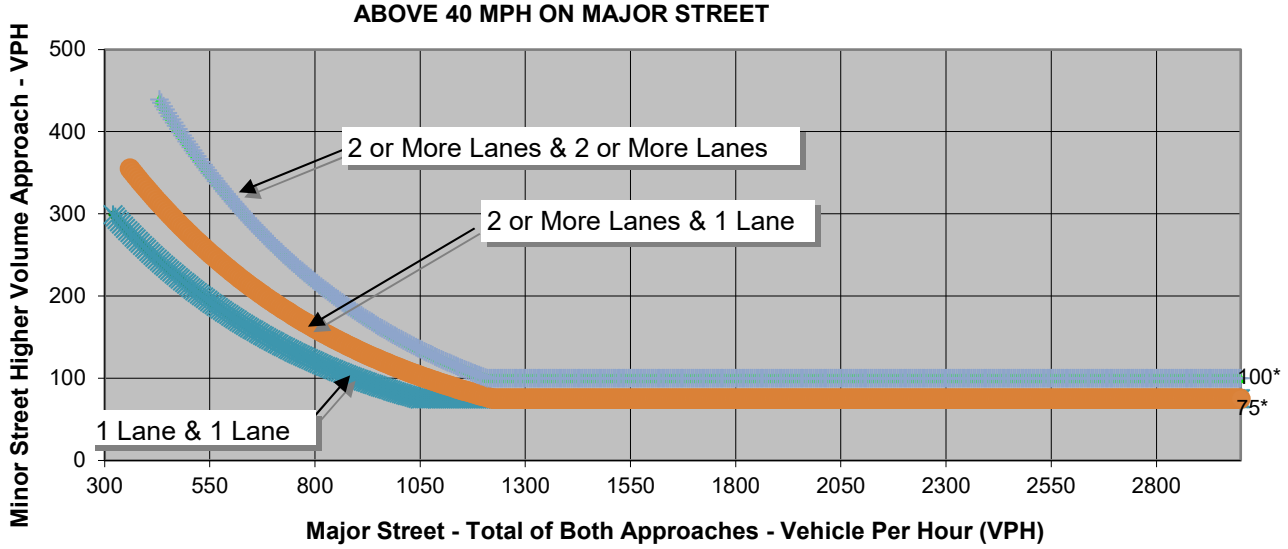
	NB	SB	EB	WB
Left	6	0	22	0
Through	203	36	0	0
Right	0	12	0	0
Total	209	48	22	0

Major Street Direction

x North/South
East/West

Figure 4C-4. Warrant 3, Peak Hour (70% Factor)

(COMMUNITY LESS THAN 10,000 POPULATION OR ABOVE 40 MPH ON MAJOR STREET



* Note: 100 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 75 vph applies as the lower threshold volume for a minor-street approach with one lane.

Source: *Manual on Uniform Traffic Control Devices*, FHWA, 2023

	Major Street	Minor Street	Warrant Met
	State Highway 24	Maloit Park Road	
Number of Approach Lanes	**2**	**1**	**NO**
Traffic Volume (VPH) *	**257**	**22**	

* Note: Traffic Volume for Major Street is Total Volume of Both Approches.
Traffic Volume for Minor Street is the Volume of the High Volume Approach.

Sheet No 4 of 10

Project Maloit Park
Scenario 2027 Background
Peak Hour PM

Major Street State Highway 24
Minor Street Maloit Park Road

Turn Movement Volumes

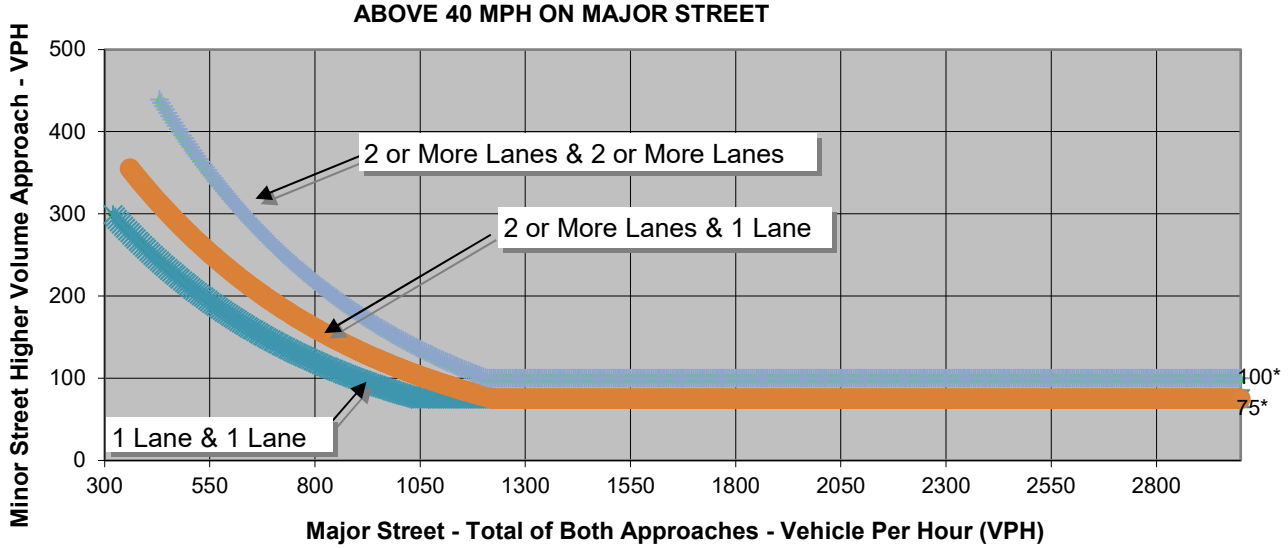
	NB	SB	EB	WB
Left	2	0	146	0
Through	36	125	0	0
Right	0	118	1	0
Total	38	243	147	0

Major Street Direction

x North/South
East/West

Figure 4C-4. Warrant 3, Peak Hour (70% Factor)

(COMMUNITY LESS THAN 10,000 POPULATION OR ABOVE 40 MPH ON MAJOR STREET



* Note: 100 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 75 vph applies as the lower threshold volume for a minor-street approach with one lane.

Source: *Manual on Uniform Traffic Control Devices*, FHWA, 2023

	Major Street	Minor Street	Warrant Met
	State Highway 24	Maloit Park Road	
Number of Approach Lanes	**2**	**1**	**NO**
Traffic Volume (VPH) *	**281**	**147**	

* Note: Traffic Volume for Major Street is Total Volume of Both Approches.
Traffic Volume for Minor Street is the Volume of the High Volume Approach.

Sheet No 5 of 10

Project Maloit Park
Scenario 2027 Bkgrd + Project
Peak Hour AM

Major Street State Highway 24
Minor Street Maloit Park Road

Turn Movement Volumes

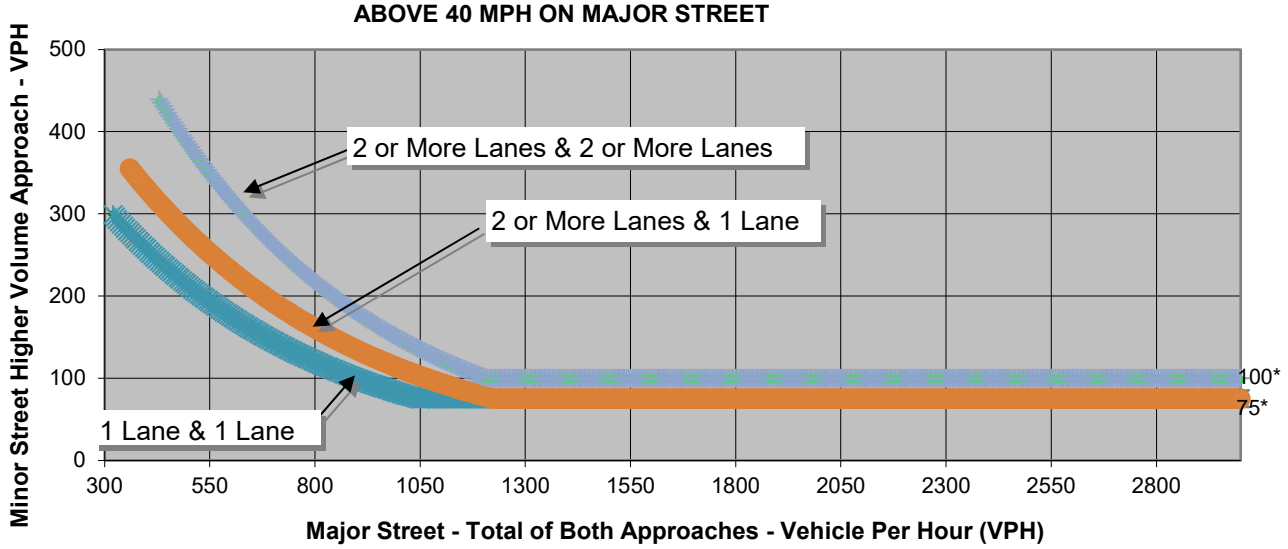
	NB	SB	EB	WB
Left	7	0	60	0
Through	203	36	0	0
Right	0	25	2	0
Total	210	61	62	0

Major Street Direction

x North/South
East/West

Figure 4C-4. Warrant 3, Peak Hour (70% Factor)

(COMMUNITY LESS THAN 10,000 POPULATION OR ABOVE 40 MPH ON MAJOR STREET



* Note: 100 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 75 vph applies as the lower threshold volume for a minor-street approach with one lane.

Source: *Manual on Uniform Traffic Control Devices*, FHWA, 2023

	Major Street	Minor Street	Warrant Met
	State Highway 24	Maloit Park Road	
Number of Approach Lanes	**2**	**1**	**NO**
Traffic Volume (VPH) *	**271**	**62**	

* Note: Traffic Volume for Major Street is Total Volume of Both Approches.
Traffic Volume for Minor Street is the Volume of the High Volume Approach.

Sheet No 6 of 10

Project Maloit Park
Scenario 2027 Bkgrd + Project
Peak Hour PM

Major Street State Highway 24
Minor Street Maloit Park Road

Turn Movement Volumes

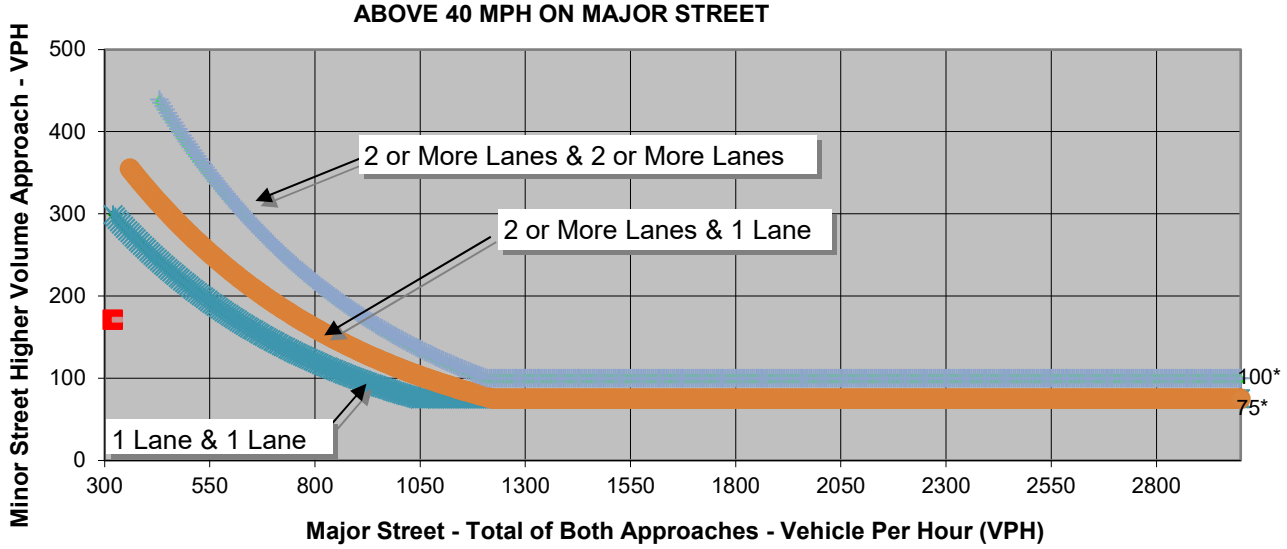
	NB	SB	EB	WB
Left	4	0	169	0
Through	36	125	0	0
Right	0	154	2	0
Total	40	279	171	0

Major Street Direction

x North/South
East/West

Figure 4C-4. Warrant 3, Peak Hour (70% Factor)

(COMMUNITY LESS THAN 10,000 POPULATION OR ABOVE 40 MPH ON MAJOR STREET



* Note: 100 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 75 vph applies as the lower threshold volume for a minor-street approach with one lane.

Source: *Manual on Uniform Traffic Control Devices*, FHWA, 2023

	Major Street State Highway 24	Minor Street Maloit Park Road	Warrant Met
Number of Approach Lanes	**2**	**1**	**NO**
Traffic Volume (VPH) *	**319**	**171**	

* Note: Traffic Volume for Major Street is Total Volume of Both Approches.
Traffic Volume for Minor Street is the Volume of the High Volume Approach.

Sheet No 7 of 10

Project Maloit Park
Scenario 2047 Background
Peak Hour AM

Major Street State Highway 24
Minor Street Maloit Park Road

Turn Movement Volumes

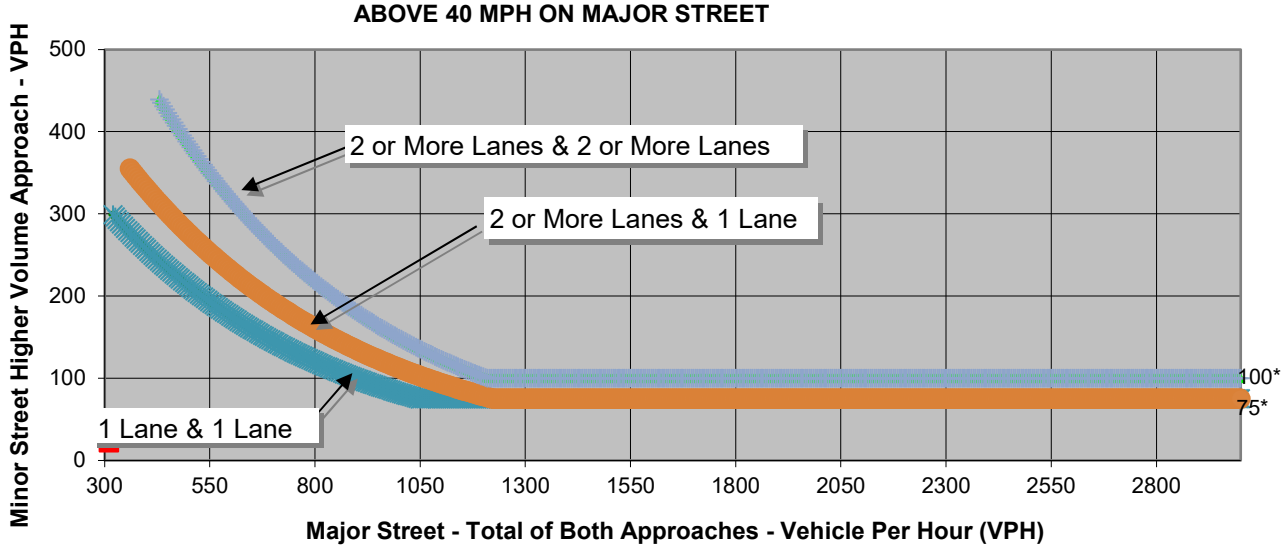
	NB	SB	EB	WB
Left	6	0	22	0
Through	248	44	0	0
Right	0	12	0	0
Total	254	56	22	0

Major Street Direction

x North/South
East/West

Figure 4C-4. Warrant 3, Peak Hour (70% Factor)

(COMMUNITY LESS THAN 10,000 POPULATION OR ABOVE 40 MPH ON MAJOR STREET



* Note: 100 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 75 vph applies as the lower threshold volume for a minor-street approach with one lane.

Source: *Manual on Uniform Traffic Control Devices*, FHWA, 2023

	Major Street	Minor Street	Warrant Met
	State Highway 24	Maloit Park Road	
Number of Approach Lanes	**2**	**1**	**NO**
Traffic Volume (VPH) *	**310**	**22**	

* Note: Traffic Volume for Major Street is Total Volume of Both Approches.
Traffic Volume for Minor Street is the Volume of the High Volume Approach.

Sheet No 8 of 10

Project Maloit Park
Scenario 2047 Background
Peak Hour PM

Major Street State Highway 24
Minor Street Maloit Park Road

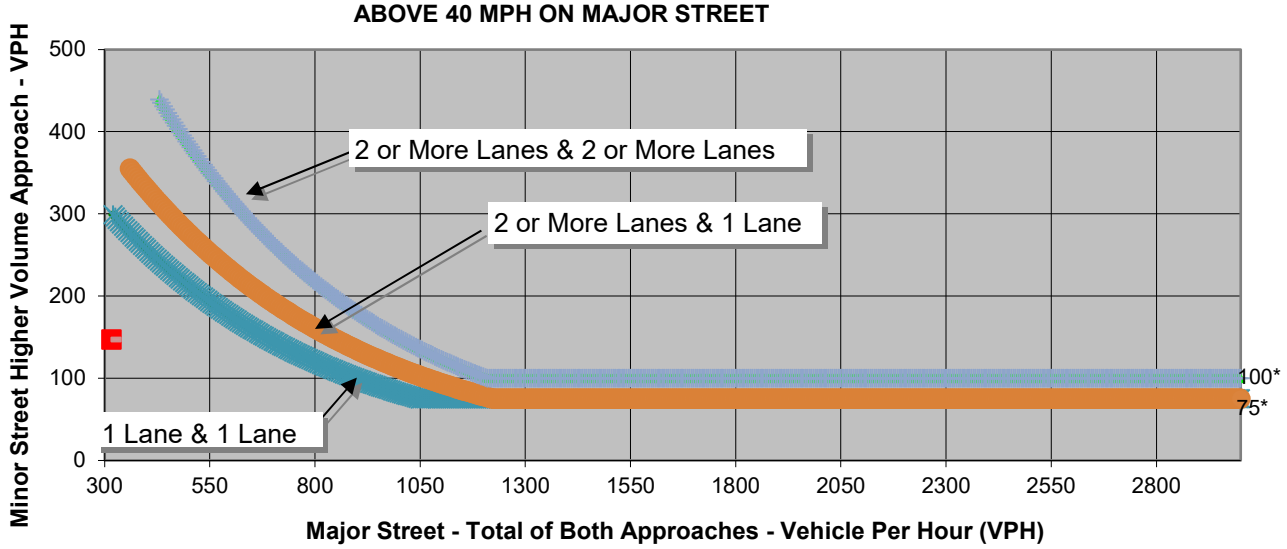
Turn Movement Volumes

	NB	SB	EB	WB
Left	2	0	146	0
Through	44	152	0	0
Right	0	118	1	0
Total	46	270	147	0

Major Street Direction

x North/South
East/West

Figure 4C-4. Warrant 3, Peak Hour (70% Factor)
(COMMUNITY LESS THAN 10,000 POPULATION OR ABOVE 40 MPH ON MAJOR STREET



* Note: 100 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 75 vph applies as the lower threshold volume for a minor-street approach with one lane.

Source: *Manual on Uniform Traffic Control Devices*, FHWA, 2023

	Major Street	Minor Street	Warrant Met
	State Highway 24	Maloit Park Road	
Number of Approach Lanes	**2**	**1**	**NO**
Traffic Volume (VPH) *	**316**	**147**	

* Note: Traffic Volume for Major Street is Total Volume of Both Approches.
Traffic Volume for Minor Street is the Volume of the High Volume Approach.

Sheet No 9 of 10

Project Maloit Park
Scenario 2047 Bkgrd + Project
Peak Hour AM

Major Street State Highway 24
Minor Street Maloit Park Road

Turn Movement Volumes

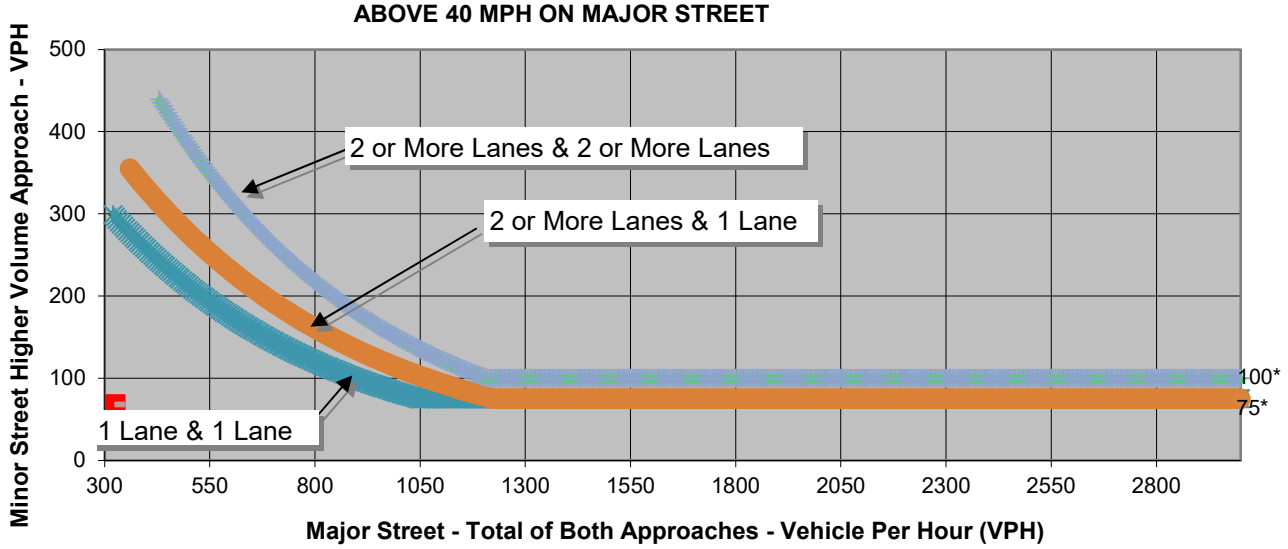
	NB	SB	EB	WB
Left	7	0	66	0
Through	248	44	0	0
Right	0	26	2	0
Total	255	70	68	0

Major Street Direction

x North/South
East/West

Figure 4C-4. Warrant 3, Peak Hour (70% Factor)

(COMMUNITY LESS THAN 10,000 POPULATION OR ABOVE 40 MPH ON MAJOR STREET



* Note: 100 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 75 vph applies as the lower threshold volume for a minor-street approach with one lane.

Source: *Manual on Uniform Traffic Control Devices*, FHWA, 2023

	Major Street	Minor Street	Warrant Met
	State Highway 24	Maloit Park Road	
Number of Approach Lanes	**2**	**1**	**NO**
Traffic Volume (VPH) *	**325**	**68**	

* Note: Traffic Volume for Major Street is Total Volume of Both Approches.
Traffic Volume for Minor Street is the Volume of the High Volume Approach.

Sheet No 10 of 10

Project Maloit Park
Scenario 2047 Bkgrd + Project
Peak Hour PM

Major Street State Highway 24
Minor Street Maloit Park Road

Turn Movement Volumes

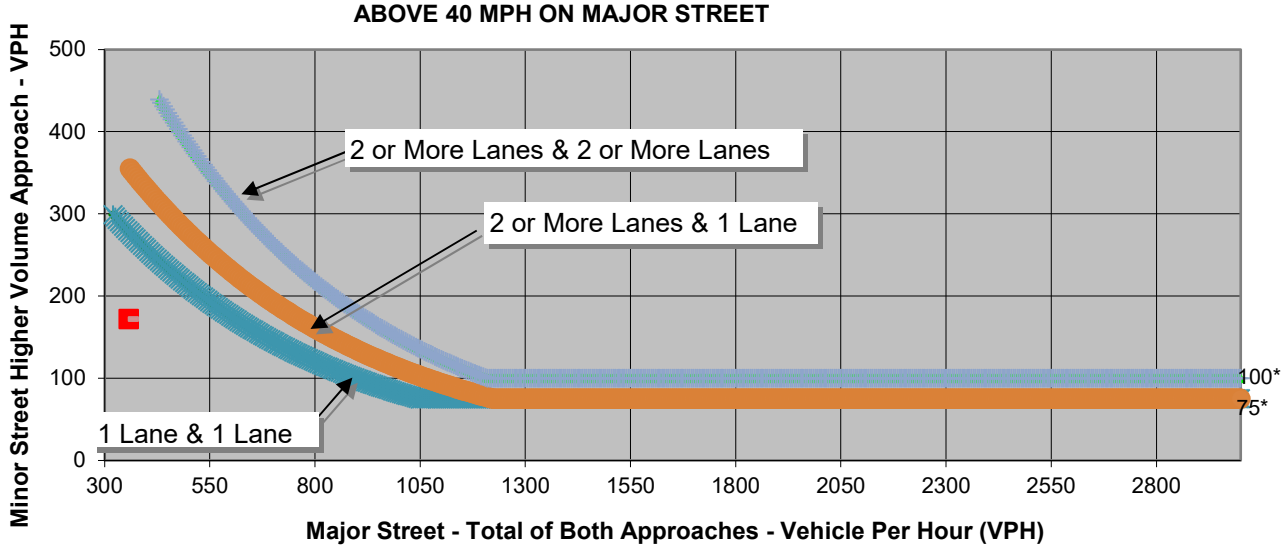
	NB	SB	EB	WB
Left	4	0	170	0
Through	44	152	0	0
Right	0	157	2	0
Total	48	309	172	0

Major Street Direction

x North/South
East/West

Figure 4C-4. Warrant 3, Peak Hour (70% Factor)

(COMMUNITY LESS THAN 10,000 POPULATION OR ABOVE 40 MPH ON MAJOR STREET



* Note: 100 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 75 vph applies as the lower threshold volume for a minor-street approach with one lane.

Source: *Manual on Uniform Traffic Control Devices*, FHWA, 2023

	Major Street	Minor Street	Warrant Met
	State Highway 24	Maloit Park Road	
Number of Approach Lanes	**2**	**1**	**NO**
Traffic Volume (VPH) *	**357**	**172**	

* Note: Traffic Volume for Major Street is Total Volume of Both Approches.
Traffic Volume for Minor Street is the Volume of the High Volume Approach.

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COLORADO
Department of Transportation
Region 3

R3 Traffic Section, Access Unit
222 S 6th St, Rm 100
Grand Junction, CO 81501
PH (970) 683-6284 FAX (970) 683-6290

<<<<< e-mailed >>>>>

October 22, 2025 **Permit No. 325094**

Maloit Park
948 Chambers Ave, PO Box 740
Eagle, Colorado 81631

Dear Permittee:

1. Please review the attached State Highway Access Permit (Form #101) and all enclosed attachments
2. If you ACCEPT the Permit and its Terms and Conditions (and are authorized to sign as legal owner of the property, or as an authorized representative), please complete the DocuSign process within 60 days of the transmittal date on the permit. Your signature confirms your agreement to all the listed Terms and Conditions.
3. If you fail to complete the DocuSign within 60 days, the Colorado Department of Transportation (CDOT) will consider this permit withdrawn.
4. You may use the PayPal link to pay for this permit or send a check or money order made payable to "CDOT" for the total amount due of $300.00 to our office.
5. If you wish to APPEAL the Terms and Conditions of the permit, please refer to the attached Form 101, Pages 2 and 3 for an explanation of the appeal procedures.
6. As described in the additional attached Terms and Conditions, you must make a written request to obtain a Notice to Proceed. DO NOT begin any work within the State Highway Right-of-Way without a validated Access Permit and Notice to Proceed. Use of this permit without the Colorado Department of Transportation's validation shall be considered a violation of State Law.

If you have any questions please call Kandis Aggen, Asst. Access Manager, at (970) 683-6270 or Brian Killian, Region 3 Access Program Manager, at (970) 683-6284.

If you choose to return the signed permit and/or check by mail, please send to:

Region 3 Access Unit
Attn: Kandis Aggen, Asst. Access Manager
222 S 6th St, Rm 100
Grand Junction, CO 81501

COLORADO DEPARTMENT OF TRANSPORTATION

STATE HIGHWAY ACCESS PERMIT

CDOT Permit No.	State Highway No / Mp / Side
325094	024A / 147.119 / Left

Permit Fee	Date of Transmittal	Region / Section / Patrol / Name	Local Jurisdiction
$300.00	10/22/2025	3 / 02 / 2M20 Tyler Miller	Minturn

The Permittee(s):

Maloit Park
948 Chambers Ave, PO Box 740
Eagle, Colorado 81631
970-328-2747

The Applicant(s):

,

is hereby granted permission to have an access to the state highway at the location noted below. The access shall be constructed, maintained and used in accordance with this permit, including the State Highway Access Code and any attachments, terms, conditions and exhibits. This permit may be revoked by the Issuing Authority if at any time the permitted access and its use violate any parts of this permit. The issuing authority, the Department and their duly appointed agents and employees shall be held harmless against any action for personal injury or property damage sustained by reason of the exercise of the permit.

Location: The access is located approximately 628-ft south of mile post 147, at approximate mile post 147.119

Access to Provide Service to: (Land Use Code)	(Size)	(Units)
215 - Single-Family Attached Housing,	**335**	**DHV**
220 - Multifamily (low rise), Ski School, Maloit Park Rd, West side of Hwy		

Additional Information: Please read the terms and conditions of the permit to obtain a notice to proceed for construction. Please note that a pre-design meeting is required.

MUNICIPALITY OR COUNTY APPROVAL
Required only when the appropriate local authority retains issuing authority.

Signature	Print Name	Date	Title

Upon the signing of this permit the permittee agrees to the terms and conditions and referenced attachments contained herein. All construction shall be completed in an expeditious and safe manner and shall be finished within 45 days from Initiation. The permitted access shall be completed in accordance with the terms and conditions of the permit prior to being used.

The permittee shall notify Mark Massanari 2M3 with the Colorado Department of Transportation, at (970) 404-6983 at least 48 hours prior to commencing construction within the State Highway right-of-way.

The person signing as the permittee must be the owner or legal representative of the property served by the permitted access and have full authority to accept the permit and its terms and conditions.

	Print Name	Date
Permittee Signature: Signed by: Bryson Beaver 1FED4C8CF79043A...	Bryson Beaver	10/30/2025 | 10:18 AM MDT
Co-Permittee Signature: (if applicable)	Print Name	Date

This permit is not valid until signed by a duly authorized representative of the Department.
COLORADO DEPARTMENT OF TRANSPORTATION

Signature	Print Name	Title	Date (of issue)
DocuSigned by: Brian Killian 8A1A8F87B8F8B424...	Brian Killian	Access Manager	10/30/2025 | 10:44 AM MDT

Copy Distribution: Required: 1.Region 2.Applicant 3.Staff Access Section 4.Central Files. Make copies as necessary for: Local Authority Inspector MTCE Patrol Traffic Engineer

Previous editions are obsolete and may not be used

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The following paragraphs are excerpts of the State Highway Access Code. These are provided for your convenience but do not alleviate compliance with all sections of the Access Code. A copy of the State Highway Access Code is available from your local issuing authority (local government) or the Colorado Department of Transportation (Department). When this permit was issued, the issuing authority made its decision based in part on information submitted by the applicant, on the access category which is assigned to the highway, what alternative access to other public roads and streets is available, and safety and design standards. Changes in use or design not approved by the permit or the issuing authority may cause the revocation or suspension of the permit.

APPEALS

1. Should the permittee or applicant object to the denial of a permit application by the Department or object to any of the terms or conditions of a permit placed there by the Department, the applicant and permittee (appellant) have a right to appeal the decision to the [Transportation] Commission [of Colorado]. To appeal a decision, submit a request for administrative hearing to the Transportation Commission of Colorado within 60 days of transmittal of notice of denial or transmittal of the permit for signature. Submit the request to the Transportation Commission of Colorado, 4201 East Arkansas Avenue, Denver, Colorado 80222-3400. The request shall include reasons for the appeal and may include changes, revisions, or conditions that would be acceptable to the permittee or applicant.

2. Any appeal by the applicant or permittee of action by a local issuing authority shall be filed with the local authority and be consistent with the appeal procedures of the local authority.

3. In submitting the request for administrative hearing, the appellant has the option of including within the appeal a request for a review by the Department's internal administrative review committee pursuant to [Code] subsection 2.10. When such committee review is requested, processing of the appeal for formal administrative hearing, 2.9(5) and (6), shall be suspended until the appellant notifies the Commission to proceed with the administrative hearing, or the appellant submits a request to the Commission or the administrative law judge to withdraw the appeal. The two administrative processes, the internal administrative review committee, and the administrative hearing, may not run concurrently.

4. Regardless of any communications, meetings, administrative reviews or negotiations with the Department or the internal administrative review Committee regarding revisions or objections to the permit or a denial, if the permittee or applicant wishes to appeal the Department's decision to the Commission for a hearing, the appeal must be brought to the Commission within 60 days of transmittal of notice of denial or transmittal of the permit.

PERMIT EXPIRATION

1. A permit shall be considered expired if the access is not under construction within one year of the permit issue date or before the expiration of any authorized extension. When the permittee is unable to commence construction within one year after the permit issue date, the permittee may request a one year extension from the issuing authority. No more than two one-year extensions may be granted under any circumstances. If the access is not under construction within three years from date of issue the permit will be considered expired. Any request for an extension must be in writing and submitted to the issuing authority before the permit expires. The request should state the reasons why the extension is necessary, when construction is anticipated, and include a copy of page 1 (face of permit) of the access permit. Extension approvals shall be in writing. The local issuing authority shall obtain the concurrence of the Department prior to the approval of an extension, and shall notify the Department of all denied extensions within ten days. Any person wishing to reestablish an access permit that has expired may begin again with the application procedures. An approved Notice to Proceed, automatically renews the access permit for the period of the Notice to Proceed.

CONSTRUCTION

1. Construction may not begin until a Notice to Proceed is approved. (Code subsection 2.4]

2. The construction of the access and its appurtenances as required by the terms and conditions of the permit shall be completed at the expense of the permittee except as provided in subsection 2.14. All materials used in the construction of the access within the highway right-of-way or on permanent easements, become public property. Any materials removed from the highway right-of-way will be disposed of only as directed by the Department. All fencing, guard rail, traffic control devices and other equipment and materials removed in the course of access construction shall be given to the Department unless otherwise instructed by the permit or the Department inspector.

3. The permittee shall notify the individual or the office specified on the permit or Notice to Proceed at least two working days prior to any construction within state highway right-of-way. Construction of the access shall not proceed until both the access permit and the Notice to Proceed are issued. The access shall be completed in an expeditious and safe manner and shall be finished within 45 days from initiation of construction within the highway right-of-way. A construction time extension not to exceed 30 working days may be requested from the individual or office specified on the permit.

4. The issuing authority and the Department may inspect the access during construction and upon completion of the access to ensure that all terms and conditions of the permit are met. Inspectors are authorized to enforce the conditions of the permit during construction and to halt any activities within state right-of-way that do not comply with the provisions of the permit, that conflict with concurrent highway construction or maintenance work, that endanger highway property, natural or cultural resources protected by law, or the health and safety of workers or the public.

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5. Prior to using the access, the permittee is required to complete the construction according to the terms and conditions of the permit. Failure by the permittee to abide by all permit terms and conditions shall be sufficient cause for the Department or issuing authority to initiate action to suspend or revoke the permit and close the access. If in the determination of the Department or issuing authority the failure to comply with or complete the construction requirements of the permit create a highway safety hazard, such shall be sufficient cause for the summary suspension of the permit. If the permittee wishes to use the access prior to completion, arrangements must be approved by the issuing authority and Department and included in the permit. The Department or issuing authority may order a halt to any unauthorized use of the access pursuant to statutory and regulatory powers. Reconstruction or improvement of the access may be required when the permittee has failed to meet required specifications of design or materials. If any construction element fails within two years due to improper construction or material specifications, the permittee shall be responsible for all repairs. Failure to make such repairs may result in suspension of the permit and closure of the access.

6. The permittee shall provide construction traffic control devices at all times during access construction, in conformance with the M.U.T.C.D. as required by section 42-4-104, C.R.S., as amended.

7. A utility permit shall be obtained for any utility work within highway right-of-way. Where necessary to remove, relocate, or repair a traffic control device or public or private utilities for the construction of a permitted access, the relocation, removal or repair shall be accomplished by the permittee without cost to the Department or issuing authority, and at the direction of the Department or utility company. Any damage to the state highway or other public right-of-way beyond that which is allowed in the permit shall be repaired immediately. The permittee is responsible for the repair of any utility damaged in the course of access construction, reconstruction or repair.

8. In the event it becomes necessary to remove any right-of-way fence, the posts on either side of the access shall be securely braced with an approved end post before the fence is cut to prevent any slacking of the remaining fence. All posts and wire removed are Department property and shall be turned over to a representative of the Department.

9. The permittee shall ensure that a copy of the permit is available for review at the construction site at all times. The permit may require the contractor to notify the individual or office specified on the permit at any specified phases in construction to allow the field inspector to inspect various aspects of construction such as concrete forms, subbase, base course compaction, and materials specifications. Minor changes and additions may be ordered by the Department or local authority field inspector to meet unanticipated site conditions.

10. Each access shall be constructed in a manner that shall not cause water to enter onto the roadway or shoulder, and shall not interfere with the existing drainage system on the right-of-way or any adopted municipal system and drainage plan.

11. By accepting the permit, permittee agrees to save, indemnify, and hold harmless to the extent allowed by law, the issuing authority, the Department, its officers, and employees from suits, actions, claims of any type or character brought because of injuries or damage sustained by any person resulting from the permittee's use of the access permit during the construction of the access.

CHANGES IN ACCESS USE AND PERMIT VIOLATIONS

1. It is the responsibility of the property owner and permittee to ensure that the use of the access to the property is not in violation of the Code, permit terms and conditions or the Act. The terms and conditions of any permit are binding upon all assigns, successors-in-interest, heirs and occupants. If any significant changes are made or will be made in the use of the property which will affect access operation, traffic volume and or vehicle type, the permittee or property owner shall contact the local issuing authority or the Department to determine if a new access permit and modifications to the access are required.

2. When an access is constructed or used in violation of the Code, section 43-2-147(5)(c), C.R.S., of the Act applies. The Department or issuing authority may summarily suspend an access permit and immediately order closure of the access when its continued use presents an immediate threat to public health, welfare or safety. Summary suspension shall comply with article 4 of title 24, C.R.S.

MAINTENANCE

1. The permittee, his or her heirs, successors-in-interest, assigns, and occupants of the property serviced by the access shall be responsible for meeting the terms and conditions of the permit, the repair and maintenance of the access beyond the edge of the roadway including any cattle guard and gate, and the removal or clearance of snow or ice upon the access even though deposited on the access in the course of Department snow removal operations. Within unincorporated areas the Department will keep access culverts clean as part of maintenance of the highway drainage system. However, the permittee is responsible for the repair and replacement of any access-related culverts within the right-of-way. Within incorporated areas, drainage responsibilities for municipalities are determined by statute and local ordinance. The Department will maintain the roadway including auxiliary lanes and shoulders, except in those cases where the access installation has failed due to improper access construction and/or failure to follow permit requirements and specifications in which case the permittee shall be responsible for such repair. Any significant repairs such as culvert replacement, resurfacing, or changes in design or specifications, requires authorization from the Department.

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STATE of COLORADO HIGHWAY ACCESS PERMIT
ADDITIONAL TERMS and CONDITIONS

October 22, 2025 **PERMIT No. 325094**

Permittee(s): Maloit Park
Location: Eagle County on CO Highway 024A, near Mile Ref. Pt. 147.119 Left

1. This permitted access is only for the use and purpose stated in the application and permit. This permit is issued in accordance with the State Highway Access Code (2 CCR 601-1), hereafter referred to as the "Access Code", and is based in part upon the information submitted by the Permittee.
2. Any subsequent relocation, reconstruction, modifications, changes in the type of traffic using the access or 20% increase in volume to the access shall require a new application and coordination with Colorado Department of Transportation, hereafter referred to as "CDOT". Any changes causing non-compliance with the Access Code may render this permit void, requiring a new permit.
3. This permit replaces any and all additional access permits that may be in existence for this access.
4. This permit is for 215 - Single-Family Attached Housing, 220 - Multifamily (low rise) and Ski School. This access is also known as Maloit Park Rd, west side of Hwy 24. parcel #. 220302202004.
5. The traffic volume shall be 335 DHV (Design Hourly Volume).
6. The highway access category is R-A.
7. This access shall have a full turning-movement.
8. The Permittee shall extend the right turn deceleration lane in accordance with section 4 of the Access Code.
9. This access shall be designed and constructed to CDOT's standards and *may* be required to include sidewalk, trail, curb and gutter.
10. A design meeting is required before proceeding with the construction design. Required personnel for this meeting are: Design Engineer, Professional Engineer of Record (i.e., the person who will sign and seal the plan set), and Permittee or Representative. Please contact Nick Nordquist at 970-683-6280 for scheduling this design meeting.
11. **A Notice to Proceed (NTP) is required before beginning construction on the access or any activity within the highway right-of-way. To receive the NTP the applicant shall submit a complete packet to CDOT (to Nick Nordquist - 970-683-6280, nicholas.nordquist@state.co.us) with the following items**:
    (a) Scheduled pre-construction meeting – a preconstruction meeting is required before the issuance of a NTP. Required personnel for this meeting include, but are not limited to: Professional Engineer of Record, construction inspector, construction personnel, Permittee or Representative, CDOT representative and traffic control supervisor.
    (b) A construction schedule – also required at the pre-construction meeting.
    (c) A cover letter or email requesting a NTP.
    (d) Certificate of Insurance (COI) for liability as per section 2.3(11)(i) of the Access Code, naming "CDOT as additional insured for general liability".
    (e) A certified Traffic Control Plan (TCP) in accordance with section 2.4(6) of the Access Code. The TCP shall provide accessibility features to accommodate all pedestrians including persons with disabilities for all pathways during construction.

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(f) Electronic copy of construction plans stamped (11"x 17" with a minimum scale of 1" = 50') by a Colorado registered professional engineer in full compliance with the Access Code.

(g) Signed and sealed NTP checklist.

(h) Signed and approved performance bond.

(i) Signed and sealed drainage report or narrative.

12. Access width, geometry, and radii shall be determined by designing the access for the largest vehicle using the access on a consistent basis. This design shall be in conformance with Section 4.5(5) of the Access Code. A turning template shall be required with the final plan sets for review prior to the issuance of a NTP.

13. The horizontal axis of the access to the state highway shall be constructed perpendicular to the centerline of the highway and extend from the edge of the roadway a minimum distance of 40 feet, or to the property line, whichever is greater. This design shall be in conformance with section 4.9(4) of the Access Code.

14. Side slopes shall be at a 4:1 slope on the highway access. The roadway shall slope away from the highway at a -2% grade for the first 20 feet of driveway. This design shall be in conformance with section 4.9(8) of the Access Code.

15. Immediately upon completion of earthwork the access shall be hard-surfaced a minimum distance of 50 feet from the traveled way, or to the CDOT right-of-way, whichever is greater. Where the hard surface ties into the existing pavement, the existing pavement shall be saw cut and removed to a minimum of the full depth asphalt section or until an acceptable existing cross slope is achieved. The saw cut shall not be located in the wheel path. Surfacing shall meet CDOT's specifications with minimum surfacing to be equal to, or greater than, existing highway conditions in conformance with section 4 of the Access Code.

16. The permittee shall provide a performance bond that will insure completion of the required highway and all related intersection improvements in conformance with all CDOT's standards and specifications. The bond must be at least 110% of the estimated total highway construction cost and the bonding agency must be surety licensed to do business in the state of Colorado. A thorough construction cost estimate sealed by a Colorado registered professional engineer and a draft of the bond must be provided and approved by CDOT before acceptance of the final bond and before construction is approved to commence.

17. **Materials, Placing, and Compaction**

The specifications for materials and compaction shall be discussed and determined at the pre-design meeting with the CDOT Construction Project Manager. Unless the Permittee has approval from the CDOT Access Manager who may state otherwise, the following are minimum requirements for the highway access construction:

Hot Mix Asphalt Option (HMA): compaction of the subgrade, embankments and backfill shall comply with sections 203 & 304 of the Colorado Highway Standard Specifications for Road and Bridge Construction.

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STATE of COLORADO HIGHWAY ACCESS PERMIT
ADDITIONAL TERMS and CONDITIONS

October 22, 2025 **PERMIT No. 325094**

Permittee(s): Maloit Park
Location: Eagle County on CO Highway 024A, near Mile Ref. Pt. 147.119 Left

Concrete Pavement Option: Portland Cement (PCCP): compaction of the subgrade, embankments and backfill shall comply with sections 203 & 304 of the Colorado Highway Standard Specifications for Road and Bridge Construction.

18. The materials requirements listed above are for the access/driveway construction. If improvements are required on the highway, CDOT can provide the Permittee with a materials section for the highway improvements, however, CDOT will assume an R-Value of 5 for the design. Alternatively, the Permittee may obtain a geotechnical report, stamped by a professional engineer, that provides an adequate materials section for CDOT's review and concurrence.
19. If the access is, or is planned to become a local road (i.e. city or county street), the accesses shall be designed per local ordinances, or per a geotechnical report signed and sealed by a professional engineer.
20. This permit allows for onsite construction as long as such use does not violate any terms of the permit. Permittee shall coordinate with CDOT for onsite construction and shall provide a traffic control plan and proof of liability insurance. If the access location, volume, or turning movement for onsite construction is different from the permitted access, a new temporary construction permit may be required.
21. No drainage from this site shall enter onto the state highway travel lanes. The Permittee is required to maintain all drainage in excess of historical flows and time of concentration on site. All existing drainage structures shall be extended, modified or upgraded, as applicable, to accommodate all new construction and safety standards, in accordance with CDOT's standard specifications.
22. Open cuts, which are at least 3 inches in depth, within 30 feet of the edge of the state highway traveled way, will not be left open at night, on weekends, or on holidays, or shall be protected with a suitable barrier per state and federal standards.
23. Nothing in this permit shall prohibit the Chief Engineer from exercising the right granted in CRS 43-3-102 including but not limited to restricting left hand turns by construction of physical medial separations.
24. Under no circumstances shall the construction of a private driveway by a private interest interfere with the completion of a public highway construction project.
25. Any current or proposed cattle guard shall be maintained fully within the property boundaries and all repairs are the sole responsibility of the property owner.
26. Backing maneuvers within and onto the state highway right-of-way are strictly prohibited. All vehicles shall enter and exit the highway right-of-way in a forward movement. Backing into the right-of-way shall be considered a violation of the terms and conditions of the access permit and may result in the revocation of the permit by CDOT and/or Issuing Authority.
27. No additional accesses will be granted for these parcels or any future parcels as a result of splitting or dividing land. All accesses to newly created parcels shall be provided internally from this access. (This is only for FW, EX, R-A and NR-A)
28. The Permittee assumes responsibility for any and all easements that are associated with this access. If an easement is part of this access permit, CDOT is not liable for incorrect information in the

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easement documentation. It is the Permittees responsibility to ensure all applicable laws and regulations have been followed pertaining to easements and subdivision law.

29. The Permittee is responsible for obtaining any necessary additional federal, state and/or city/county permits or clearances required for construction of the access. Approval of this access permit does not constitute verification of this action by the Permittee. Permittee is also responsible for obtaining all necessary utility permits in addition to this access permit.
30. All workers within the state highway right-of-way shall comply with their employer's safety and health policies/procedures, and all applicable U.S. Occupational Safety and Health Administration (OSHA) regulations - including, but not limited to the applicable sections of 29 CFR Part 1910 - Occupational Safety and Health Standards and 29 CFR Part 1926 - Safety and Health Regulations for Construction. Personal protective equipment (e.g. head protection, footwear, high visibility apparel, safety glasses, hearing protection, respirators, gloves, etc.) shall be worn as appropriate for the work being performed, and as specified in regulation.
31. The Permittee shall provide accessibility features to accommodate all pedestrians including persons with disabilities for all pathways during and after construction.
32. The Permittee is required to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG) that have been adopted by the U.S. Architectural and Transportation Barriers Compliance Board (Access Board), and incorporated by the U.S. Attorney General as a federal standard. These guidelines are defining traversable slope requirements and prescribing the use of a defined pattern of truncated domes as detectable warnings at street crossings. The new standards plans can be found on the design and construction project support web page at: https://www.codot.gov/business/designsupport/standard-plans.
33. When it is necessary to remove any highway right-of-way fence, the posts on either side of the access entrance shall be securely braced with approved end posts and in conformance with CDOT's M-607-1 standard, before the fence is cut, to prevent slacking of the remaining fence. All materials removed shall be returned to CDOT.
34. It shall be the responsibility of the Permittee to maintain adequate sight distance for this driveway. Trimming of vegetation or trees to maintain adequate sight distance is the sole responsibility of the Permittee.
35. CDOT will determine the extent of inspection services for the work. A daily inspection may be done by CDOT from the time work begins inside the highway right-of way until the job is completed and right-of-way restored to its original condition.
36. CDOT's plan review is only for general conformance with CDOT design standards and Access Code requirements. CDOT is not responsible for the accuracy and adequacy of the design. All dimensions and elevations shall be confirmed and correlated at the job site. CDOT, through the approval of this document, assumes no responsibility for plan omissions or errors.
37. The CDOT inspector may suspend work due to: 1) Noncompliance with the provisions of this permit; 2) Adverse weather or traffic conditions; 3) Concurrent highway construction or maintenance in conflict with permit work; 4) Any condition deemed unsafe for workers or the general public. The work may be resumed upon notice from the CDOT Inspector.

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STATE of COLORADO HIGHWAY ACCESS PERMIT
ADDITIONAL TERMS and CONDITIONS

October 22, 2025 **PERMIT No. 325094**

Permittee(s): Maloit Park
Location: Eagle County on CO Highway 024A, near Mile Ref. Pt. 147.119 Left

38. The Permittee, his or her heirs, successors-in-interest, assigns, and occupants of the property serviced by the access shall be responsible for meeting the terms and conditions of the permit. This includes, but is not limited to, the repair and maintenance of the access beyond the edge of the roadway including any cattle guard and gate, and the removal or clearance of snow or ice upon the access even when deposited on the access during CDOT's snow removal operations per section 2.7 of the Access Code.
39. The Permittee is responsible for the repair and replacement of any access-related culverts within the right-of-way. Within incorporated areas, drainage responsibilities for municipalities are determined by statute and local ordinance. CDOT will maintain the highway including auxiliary lanes upon final acceptance. In cases where the access installation has failed due to improper access construction and/or failure to follow permit requirements and specifications the Permittee shall be responsible for such repair. Any significant repair such as culvert replacement, resurfacing, or changes in design or specifications, requires authorization from CDOT.
40. Any damage to present highway facilities including traffic control devices shall be repaired immediately at no cost to CDOT and prior to continuing other work.
41. During access construction, no construction-related or personal vehicles will be permitted to park in the state highway right-of-way.
42. Any mud or other material tracked, or otherwise deposited, on the roadway shall be removed daily or as ordered by CDOT's inspector. If mud is an obvious condition during site construction, it is recommended that the contractor build a stabilized construction entrance or scrubber pad at the intended construction access to aid in the removal of mud and debris from vehicle tires. Details of the stabilized construction entrance can be found in the M & S Standards Plan No. M-208-1.
43. A fully executed, complete copy of this permit and the Notice to Proceed must be on the job site with the contractor at all times during the construction. Failure to comply with this or any other construction requirement may result in the immediate suspension of work by order of the CDOT inspector or the issuing authority.
44. No work will be allowed at night, Saturdays, Sundays and legal holidays without prior authorization. CDOT may also restrict work within the state highway right-of-way during adverse weather conditions, seasonal changes and if safety and operational issues occur.
45. The access shall be completed in an expeditious and safe manner and shall be completed within 45 days from initiation of construction within the state highway right-of-way or in accordance with written concurrence of the Access Manager. All construction shall be completed in a single season.
46. All costs associated with any type of utility work will be at the sole responsibility and cost of the Permittee and at no cost to CDOT.
47. Areas of roadway and/or right-of-way disturbed during this installation shall be restored to their original conditions to insure proper strength and stability, drainage and erosion control. Restoration shall meet CDOT's standard specifications for topsoil, fertilization, mulching, and re-seeding.
48. Permittee is required to complete the construction according to the terms and conditions of the permit prior to using the access. If the access is used prior to CDOT final acceptance, CDOT may

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suspend or revoke the permit, until construction is completed per the terms and conditions of the permit.

49. All construction and inspection work must be under the direction of a Colorado Registered Professional Engineer (PE). The PE's responsibilities include, but are not limited to ensure compliance with plans and specifications with regard to the roadway improvements within the State right-of-way. The PE shall carefully monitor the contractor's compliance on all aspects of construction, including construction zone traffic control and shall sign and seal the acceptance letter upon completion of the work.

50. If this permit requires a traffic signal installation, the Permittee accepts all responsibility of the traffic signal(s) and operations of the intersection from the start of work on the signal until the signals are accepted by CDOT, City/County, Police/Sheriff and State Patrol. Uniformed traffic control is required for all traffic signal projects and shall be scheduled and paid for by the Permittee.

Construction Completion & Final Acceptance

51. The Permittee shall notify the Access Manager within 10 working days to request a final inspection. This request shall include signed and sealed certification that inspections, materials, materials testing, and construction methods conform to the plans, specifications and purpose of design; and have been completed in accordance with all applicable CDOT Standards and Specifications; and that the access is constructed in conformance with the State Highway Access Code, 2 CCR 601-1, and the terms and conditions included in this permit. The engineer of record shall be present for this inspection. The access serviced by this permit may not be opened to traffic until the CDOT Access Manager provides written initial acceptance.

52. Following the final inspection, CDOT will prepare an access construction inspection summary letter and send it to the applicant, Permittee, and engineer of record. If additional items are required to complete the access construction, a list of these items will be part of the access construction inspection summary letter. All required items and final as-built survey shall be completed within 30 days from receiving the access construction summary letter. When all work is complete and in conformity to these terms and conditions, an initial acceptance letter will be sent to the Permittee and this access may be opened for traffic.

53. The 2-year warrantee period will begin when the initial acceptance letter is issued. In accordance with section 2.5(6) of the Access Code, if any construction element fails within two-years due to improper construction or material specifications, the Permittee shall be responsible for all repairs. Failure to make such repairs may result in suspension of the permit and closure of the access. The letter of final acceptance will be issued once the access has been inspected and is found to comply with all material and construction in accordance with all applicable CDOT standards and specifications approx. 2 years after initial acceptance.

COLORADO DEPARTMENT OF TRANSPORTATION
Environmental Clearances Information Summary

PURPOSE - This summary is intended to inform entities external to CDOT that may be entering the state highway right-of-way to perform work related to their own facilities (such as Utility, Special Use or Access Permittees), about some of the more commonly encountered environmental permits/clearances that may apply to their activities. This listing is not all-inclusive—additional environmental or cultural resource permits/clearances may be required in certain instances. Appropriate local, state and federal agencies should be contacted for additional information if there is any uncertainty about what permits/clearances are required for a specific activity. **IMPORTANT: Please Review The Following Information Carefully – Failure to Comply With Regulatory Requirements May Result In Suspension or Revocation of Your CDOT Permit, Or Enforcement Actions By Other Agencies.**

CLEARANCE CONTACTS - As indicated in the permit/clearance descriptions listed below, the following agencies may be contacted for additional information:

- Colorado Department of Public Health and Environment (CDPHE): General Information – 303-692-2000
  Water Quality Control Division (WQCD): 303-692-3500 https://cdphe.colorado.gov/water-quality
  Environmental Permitting Website https://www.colorado.gov/pacific/cdphe/all-permits
- CDOT Water Quality Program Manager: 720- 561-9001 https://cdphe.colorado.gov/water-quality-permits
- CDOT Asbestos Project Manager: 303-512-5519
- CDPHE Hazardous Materials and Waste Management Division (HMWMD) https://cdphe.colorado.gov/hm
- Colorado Division of Oil and Public Safety Department of Labor and Employment https://ops.colorado.gov/petroleum
- Colorado Office of Archaeology and Historic Preservation: 303-866-5216
- U.S. Army Corps of Engineers, District Regulatory Offices:
  Omaha District (Northeastern CO), Denver Office 303-979-4120
  http://www.nwo.usace.army.mil/Missions/RegulatoryProgram/Colorado.aspx
  Albuquerque District, Fort Carson Office 505-231-4187 Durango 970-259-1764 Grand junction 970-243-1199
  See map for counties (southern CO) https://www.spa.usace.army.mil/Missions/Regulatory-Program-and-Permits/Southern-Colorado-Regulatory-Branch/
- CDOT Utilities, Special Use and Access Permitting: 303-757-9654 https://www.codot.gov/business/permits

Wildlife Resources - Disturbance of wildlife shall be avoided to the maximum extent practicable. Entry into areas of known or suspected threatened or endangered species habitat requires special authorization from the CDOT permitting office. If any threatened or endangered species are encountered during the progress of the permitted work, work in the subject area shall be halted and the CDOT Regional Permitting Office and Region Planning and Environmental Manager shall be contacted immediately. Authorization must be provided by CDOT prior to the continuation of work. Information about threatened or endangered species may be obtained from the CDOT website, http://www.codot.gov/programs/environmental/wildlife/guidelines, or the Colorado Parks and Wildlife (CPW) website, http://www.cpw.state.co.us/learn/Pages/SOC-ThreatenedEndangeredList.aspx. Additional guidance may be provided by the appropriate Region Planning and Environmental Manager (RPEM). If any trees or shrubs are to be removed or work on/under bridges is to be completed between April 1 and August 31, a survey must be completed by a qualified wildlife biologist for active nests. If an active nest(s) is found no work may be done within 50' of the nest(s) until the nest(s) becomes inactive. To avoid the survey requirement, it is recommended that all vegetation that needs to be removed, be removed after August 31 and before April 1. Additional information may be obtained from the CDOT website, https://www.codot.gov/programs/environmental/wildlife/guidelines. Threatened and Endangered species Designated Critical Habitat mapper: https://fws.maps.arcgis.com/home/webmap/viewer.html?webmap=9d8de5e265ad4fe09893cf75b8dbfb77

Cultural Resources - The applicant must have a qualified cultural resources specialist request a file search of the permit area through the Colorado Office of Archaeology and Historic Preservation (OAHP) to determine if there are known historic built environment AND archaeological resources in the permit area and more specifically, within CDOT right of way (ROW) (https://www.historycolorado.org/file-access; 303-866-5216). A qualified cultural resources specialist must also evaluate the potential for resources in the permit area that have not yet been documented and would not be in the file search. Depending on the file search and review of the permit area and the nature of the effects to resources within CDOT ROW (ROW), a field survey of the permit area by a qualified cultural resources specialist may be necessary, per guidance from CDOT cultural resources staff. If there are potential effects to resources within CDOT ROW, consultation under the Colorado Historic Register Act (CRS 24-80.1) may be required. If the permit area involves a highway easement deed (HED) through federal or tribal land, additional consultation with these agencies or tribal governments may be required. If the permit is being requested by another state or federal agency, coordination regarding regulatory compliance requirements and roles/responsibilities may be necessary. If archaeological sites/artifacts or historic built environment resources are encountered as the project progresses, all work in the subject area shall be halted and the CDOT Regional Permitting Office and Region Planning and Environmental Manager shall be contacted immediately. Authorization must be provided by CDOT prior to the continuation of work. Additional guidance may be provided by the Regional Permitting Office and RPEM.

Paleontological Resources - The level of effort required for paleontological resources is dependent on the amount of ground disturbance, including rock scaling, digging, trenching, boring, ground leveling, and similar activities.

- If the permit will involve extensive ground disturbance (generally involving more than one mile of CDOT ROW), a full review will be required by a qualified paleontologist, including map, file, and locality searches, with final recommendations provided by the CDOT paleontologist upon receipt of the report. Based on results of the review, a survey or inventory of the permit area may be necessary.
- If the permit will involve a small amount of ground disturbance (less than one mile of ROW), the applicant must request a fossil locality search through the University of Colorado Museum of Natural History (https://www.colorado.edu/cumuseum/research-

collections/paleontology/policies-procedure) and the Denver Museum of Nature and Science (https://www.dmns.org/science/locality-search-request/). The museum collections manager will provide information about localities in the project area. If there are no known localities, the permit requirement for paleontology is complete upon submitting that information to CDOT. If there are known localities, the CDOT paleontologist will be contacted by the museum with details, and additional recommendations will be made if necessary. Note that museum staff are not required to disclose the details of fossil localities to the permit applicant, nor is detailed locality information required for the permit application to proceed.

- If the permit does not involve ground disturbance, no action is required for paleontological resources. If fossils are encountered during the permitted action, all work in the immediate area of the find should stop and the CDOT Staff Paleontologist and the Region Planning Environmental Manager should be contacted immediately. Authorization must be provided by CDOT prior to the continuation of work. Additional guidance may be provided by the Regional Permitting Office in the Permit Special Provisions. Contact Information: See the museum websites listed above. The CDOT Paleontologist is not able to conduct locality searches independently. For further information contact CDOT Paleontologist Nicole Peavey at nicole.peavey@state.co.us or 303-757-9632.

Hazardous Materials, Solid Waste - The Solid Wastes Disposal Sites and Facilities Act C.R.S. 30-20-100, et al, and Regulations Pertaining to Solid Waste Disposal Sites and Facilities (6 CCR 1007-2), prohibit solid waste disposal without an approved Certificate of Designation (a landfill permit). The Colorado Hazardous Waste Act C.R.S. 25-15-301 et al, and the Colorado Hazardous Waste Regulations (6 CCR 1007-3) prohibit the transfer, storage or disposal (TSD) of hazardous waste except at permitted TSD sites. There are no permitted landfills or TSD sites within the State Highway Right of Way. Therefore, all solid or hazardous wastes that might be generated by the activities of entities entering the State Highway Right of Way must be removed from the ROW and disposed of at a permitted facility or designated collection point (e.g., for solid waste, a utility or construction company's own dumpster). If pre-existing solid waste or hazardous materials contamination (including oil or petroleum contaminated soil, asbestos, chemicals, mine tailings, etc.) is encountered during the performance of work, the permittee shall halt work in the affected area and immediately contact the CDOT Regional Permitting Office for direction as to how to proceed. ***Contact Information:*** David Mendel, CDOT Hazardous Materials Management Supervisor: 720-642-0537.

Asbestos Containing Materials, Asbestos Contaminated Soil - All work on asbestos containing materials (ACM) must comply with the applicable requirements of the CDPHE Air Pollution Control Division's (APCD) Regulation 8. Disposal of ACM, and work done in asbestos-contaminated soil, must comply with the CDPHE Hazardous Materials and Waste Management Division's (HMWMD) Solid Waste Regulations. The application for any CDOT permit must specifically identify any ACM involved in the work for which authorization is being requested. A materials management plan (MMP) will likely be required for work in the State Highway Right of Way where known or possible hazardous materials may be encountered. It is the permittee's responsibility to determine if a material is classified as asbestos containing material in accordance with applicable regulations. Additional guidance or requirements may be specified in the permit special provisions. ***Contact Info:*** CDPHE APCD and HMWMD Regulations can be accessed via the CDPHE Environmental Permitting Website listed above. Additional information **concerning clearance on CDOT projects** is available from the CDOT Asbestos Program Manager, or David Mendel, CDOT Hazardous Materials Management Supervisor: 720-642-0537.

Transportation of Hazardous Materials - No person may offer or accept a hazardous material for transportation in commerce unless that person is registered in conformance with the United States Department of Transportation regulations at 49 CFR, Part 171. The hazardous material must be properly classed, described, packaged, marked, labeled, and in condition for shipment as required or authorized by applicable requirements, or an exemption, approval or registration has been issued. Vehicles requiring a placard, must obtain authorization and a State HAZMAT Permit from the Colorado Public Utilities Commission. ***Contact Information:*** For authorization and more info call the Federal Motor Safety Carrier Administration, US DOT for inter- and intra-state HAZMAT Registration 303- 969-6748. Colorado Public Utilities Commission: 303-894-2868.

Discharge of Dredged or Fill Material – 404 Permits Administered By the U.S. Army Corps of Engineers, and Section 401 Water Quality Certifications and Regulation 87 Authorizations Issued by the CDPHE WQCD - Clean Water Act section 404 permits are often required for the discharge of dredged or fill material into federal waters or wetlands. Several types of section 404 permits exist, including nationwide, regional general, and individual permits. Nationwide permits are the most commonly authorized type for activities with relatively minor impacts. If an individual 404 permit is required, section 401 water quality certification from the CDPHE WQCD is also required. Contact the appropriate Corps District Regulatory Office for information about what type of 404 permit may be required (contact information above). Contact the CDPHE Water Quality Control Division at (303) 692-3500. CDPHE Dredge and Fill Temporary Authorizations (before Dec. 2025) and Regulation 87 Authorizations (after Dec. 2025) are required when a project will discharge material into a water of the State that is not a water of the U.S. CDPHE authorizations generally follow the standards of the USACE permitting program. For more information - https://cdphe.colorado.gov/dredge-and-fill.

Working on or in any stream or its bank - In order to protect and preserve the state's fish and wildlife resources from actions that may obstruct, diminish, destroy, change, modify, or vary a natural existing stream or its banks or tributaries, it may be necessary to require streambank mitigations that can be similar or different to what might be required to obtain a Senate Bill 40 certification from the Colorado Parks and Wildlife in order to meet the intent of CDOT's Stewardship Agreement and to mitigate impacts to protected resources in other regulations such as in the Clean Water Act or Endangered Species Act, etc. A stream is defined as 1) represented by a solid blue line on USGS 7.5' quadrangle maps; and/or 2) intermittent streams providing live water beneficial to fish and wildlife; and/or 3) segments of streams supporting 25% or more cover within 100 yards upstream or downstream of the project; and/or 4) segments of streams having wetlands present within 200 yards upstream or downstream of the project measured by valley length..

Stormwater/Erosion Control Practices - Any activities that disturb one or more acres of land require a Stormwater Construction Permit (SCP) from the CDPHE-WQCD, and a Stormwater Management Plan (SWMP). Erosion & sediment control requirements will be specified in that permit. In situations where a stormwater permit is *not* required, all reasonable erosion and sediment control

measures should be taken to minimize erosion and sedimentation. Control practices should be in accordance with CDOT Standard Specifications 107.25, 208, 213 and 216 (https://www.codot.gov/business/designsupport/cdot-construction-specifications). ***Contact Information:*** Contact the CDPHE-WQCD at 303-692-3517. Website: https://cdphe.colorado.gov/clean-water-program/clean-water-permits/permits-by-category/water-quality-construction-permits

Site Stabilization - All disturbances require a stabilization plan, native seeding or landscape design plan according to applicable CDOT Standard Specifications 212-217.

Stormwater Discharge From Industrial Facilities - Discharges of stormwater runoff from certain types of industrial facilities, such as concrete batch plants - require a CDPS Stormwater Permit. ***Contact Information:*** Contact the CDPHE-WQCD at 303-692-3517. Website: https://colorado.gov/pacific/cdphe/wq-commerce-and-industry-permits

Concrete Washout - Waste generated from concrete activities shall NOT be allowed to flow into the drainage ways, inlets, receiving waters, or in the CDOT ROW. Concrete waste shall be placed in a temporary concrete washout facility and must be located a minimum of 50 feet from state waters, drainageways, and inlets. Concrete washout shall be in accordance to CDOT specifications and guidelines at https://www.codot.gov/business/designsupport/cdot-construction-specifications and refer to the specifications and their revisions for sections 101, 107 and 208.

Construction Dewatering (Discharge or Infiltration) and Remediation Activities - Discharges of water encountered during excavation or work in wet areas may require a Construction Dewatering or Remediation Activities Discharge Permit. ***Contact Information:*** Contact the CDPHE-WQCD at 303-692-3517. For Applications and Instructions: https://cdphe.colorado.gov/dewatering-general-permit-program.

Municipal Separate Storm Sewer System (MS4) Requirements - When working in a MS4 area, discharges to the storm sewer system are subject to CDOT's or other municipalities' MS4 Permit. For activities within the boundaries of a municipality that has a MS4 permit, the owner of such activity should contact the municipality regarding stormwater related requirements. All discharges to the CDOT highway drainage system or within the Right of Way (ROW) must comply with the applicable provisions of the Colorado Water Quality Control Act, the Water Quality Control Commission (WQCC) Regulations (https://www.colorado.gov/pacific/cdphe/wqcc-regulations-and-policies-and-water-quality-statutes) and the CDOT MS4 Permit #COS-000005 https://oitco.hylandcloud.com/Pop/docpop/docpop.aspx?docid=4077935&clienttype=html. Discharges are subject to inspection by CDOT and CDPHE. For CDOT-related MS4 programs and requirements, go to: https://www.codot.gov/programs/environmental/water-quality. An MOU or MOA may be required for municipalities that discharge in CDOT ROW

Post-Construction Permanent Water Quality - When working in a CDOT MS4 area and the activity disturbs one or more acres, permanent water quality control measures may be required. Information on the requirements can be found under the CDOT Permanent Water Quality MS4 Program at: https://www.codot.gov/programs/environmental/water-quality/stormwater-programs/pwq-permanent-water-quality

Discharges to Storm Sewer Systems
Prohibited Discharges - All discharges are subject to the provisions of the Colorado Water Quality Control Act and the Colorado Discharge Permit Regulations. Prohibited discharges include, but are not limited to, substances such as wash water, paint, automotive fluids, solvents, oils or soaps and sediment.
Allowable Discharges - The following discharges to stormwater systems are allowed without a permit from the CDPHE-WQCD: landscape irrigation, diverted stream flows, uncontaminated ground water infiltration to separate storm sewers, discharges from potable water sources, foundation drains, air conditioning condensation, irrigation water, uncontaminated springs, footing drains, water line flushing, flows from riparian habitats and wetlands, and flow from firefighting activities. ***Contact Information:*** Contact the CDPHE-WQCD at (303) 692-3517. Information can also be found in the CDOT Illicit Discharge MS4 Program PDD at: https://www.codot.gov/programs/environmental/water-quality/stormwater-programs/idde.html.

Spill Reporting - Spills shall be contained and cleaned up as soon as possible. Spills shall NOT be washed down into the storm drain or buried. All spills shall be reported to the CDOT Illicit Discharge Hotline at 303-512-4426 (4H20), as well as the Regional Permitting Office and Regional Maintenance Supervisor. Spills on highways, into waterways, any spill in the highway right-of-way exceeding 25 gallons, or that may otherwise present an immediate danger to the public shall be reported by calling 911, and shall also be reported to the CDPHE at 1-877-518-5608. More information can be found at https://cdphe.colorado.gov/report-concern-emergency.

Disposal of Drilling Fluids - Drilling fluids used in operations such as Horizontal Directional Drilling may be classified as "discharges" or "solid wastes," and in general, should be pumped or vacuumed from the construction area, removed from the State Highway Right of Way, and disposed of at permitted facilities that specifically accept such wastes. Disposal of drilling fluids into storm drains, storm sewers, roadside ditches or any other type of man-made or natural waterway is prohibited by Water Quality Control and/or Solid Waste regulations. Small quantities of drilling fluid solids (less than 1 cubic yard of solids) may be left on-site after either being separated from fluids or after infiltration of the water, provided: 1) the drilling fluid consists of only water and bentonite clay, or, if required for proper drilling properties, small quantities of polymer additives that are approved for use in drinking water well drilling; 2) the solids are fully contained in a pit, and are not likely to pose a nuisance to future work in the area, 3) the solids are covered and the area restored as required by CDOT permit requirements (Utility, Special Use, or Access Permits, etc.). ***Contact Information:*** Contact CDPHE at 1-877-518-5608. Information for PFAS containing liquids reference the CDPHE site https://cdphe.colorado.gov/pfas-mapping.

Noxious Weeds and Invasive Species Management Plan - Noxious Weeds, Invasive Species and Clean Fill Materials guidance can be found by contacting the Colorado Department of Agriculture https://www.colorado.gov/pacific/agconservation/noxiousweeds and the Colorado Division of Parks and Wildlife https://cpw.state.co.us/noxious-weeds. In either case, management plans involving the control of noxious weeds associated with the permitted activity and cleaning of equipment will be required.

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COLORADO
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What is stormwater runoff?

Stormwater runoff occurs when precipitation from rain or snowmelt flows over the ground. Impervious surfaces like roads and sidewalks prevent stormwater from naturally soaking into the ground

Why is stormwater runoff a problem?

Stormwater can pick up debris, chemicals, dirt and other pollutants and flow into CDOT's storm drain system or directly into a stream, river, lake, wetland or reservoir. Anything that enters CDOT's storm drain system is discharged untreated into the waterways we use for fishing, swimming, and providing drinking water.

Dredged spoil, dirt, slurry, solid waste, incinerator residue, sewage, sewage sludge, garbage, trash, chemical waste, biological nutrient, biological material, radioactive material, heat, pH, wrecked or discarded equipment, rock, sand, any industrial, municipal, or agricultural waste.

Tips for Reporting an Illicit Discharge

Call the illicit discharge hotline at **(303) 512-4426**
From a safe distance try to estimate the amount of the discharge.
Identify characteristics of the discharge (color, odor, algae, etc.).
Obtain information on the vehicle dumping the waste (if applicable).
Do not approach!
Call *CSP for illicit dumping.
If possible, take a photo, record a license plate.

REMEMBER:
Never get too close to the illicit discharge, it may be dangerous!!!

For more information on CDOT Utility Permits:

https://www.codot.gov/business/permits/utilitiesspecialuse

For more information on CDOT Access Permits:

https://www.codot.gov/business/permits/accesspermits

For more information on CDOT Water Quality Program:

Water Quality Program Manager
4201 E. Arkansas Ave.
Shumate Building
Denver, Colorado 80222
303-757-9343

COLORADO
Department of
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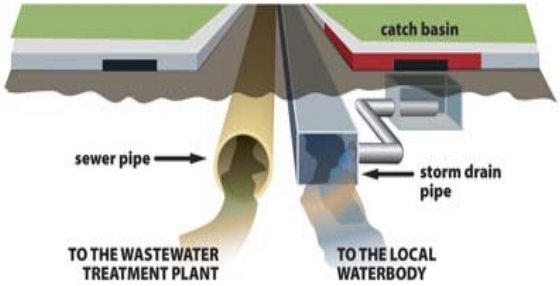
Water Quality Program Industrial Facilities Program

CDOT has a Municipal Separate Storm Sewer System permit, otherwise known as (MS4) from the Colorado Department of Public Health and Environment. The permit states that only stormwater can be discharged from CDOT's storm drain system



As part of the permit, CDOT has several different programs to prevent pollutants from entering into the storm drain system:

- Construction Site Program
- New Development Redevelopment Program
- Illicit Discharge Program
- Industrial Facilities Program
- Public Education and Outreach Program
- Pollution Prevention and Good Housekeeping Program
- Wet Weather Monitoring Program

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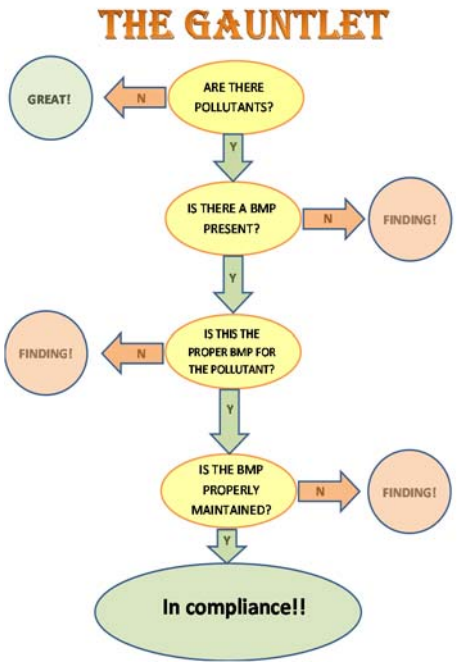
Control Measures for Industrial Facilities

Industrial facilities can use control measures (CM) otherwise known as Best Management Practices (BMP) during the construction of a facility and when operating the facility. Control measures are schedules of activities, maintenance procedures, and other management practices to prevent and reduce pollution entering into CDOT's storm drain system. Control Measures also include treatment, operating procedures, and practices to control site run off which can include structural and non-structural controls.



CDOT defines a utility, or utility facility as any privately, publicly, or cooperatively owned line, facility, or system producing, transmitting or distributing the following:

- ✓ Communications
- ✓ Cable television
- ✓ Power
- ✓ Electricity
- ✓ Light
- ✓ Heat Gas
- ✓ Oil
- ✓ Crude Products
- ✓ Water
- ✓ Stream
- ✓ Waste
- ✓ Stormwater not connected with highway drainage
- ✓ Similar Commodity

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Industrial Facilities Program Elements:

1. **Educate and outreach to owners or operators that have potential to contribute substantial pollutant to water.**
2. **Report and include information on discharge and water quality concerns. Provide written notification within 15 days of discovery to CDPHE.**
3. **Submit an annual report to CDPHE containing the number of informational brochures distributed; name and title of each individual trained.**

Education

There are instances when a utility company or other entity doing work in the state highway right-of-way will require some type of environmental permit or clearance for that work. CDOT has put together an Environmental Clearances Information Summary for those applying for a CDOT Utility and Special Use Permit or Access Permit to obtain all required clearances. This fact sheet is given to each permittee and is available at:
http://www.coloradodot.info/programs/environmental/resources/guidance-standards/Environmental%20Clearances%20Info%20Summary.pdf

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Permit #325094

Docusign Envelope ID: B57764F4-0FA3-4492-86F8-D223DBBB68DF

COLORADO DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ACCESS PERMIT APPLICATION

Issuing authority application acceptance date:

Instructions:
- Contact the Colorado Department of Transportation (CDOT) or your local government to determine your issuing authority.
- Contact the issuing authority to determine what plans and other documents are required to be submitted with your application.
- Complete this form (some questions may not apply to you) and attach all necessary documents and Submit it to the issuing authority.

Please print or type

- Submit an application for each access affected.
- If you have any questions contact the issuing authority.
- For additional information see CDOT's Access Management website at **http://www.dot.state.co.us/AccessPermits/index.htm**

1) Property owner (Permittee)		2) Applicant or Agent for permittee (if different from property owner)	
Eagle County School District			
Street address		Mailing address	
948 Chambers Avenue PO Box 740			
City, state & zip	Phone #	City, state & zip	Phone # (required)
Eagle, CO 81631	**970-328-2747**		
E-mail address		E-mail address if available	
sandra.farrell@eagleschools.net			

3) Address of property to be served by permit (required)
1019 Maloit Park Road, Minturn

4) Legal description of property: If within jurisdictional limits of Municipality, city and/or County, which one?

county	subdivision	~~block~~	~~lot~~	section	township	range
Eagle	**1st amend Maloit Pk**	**Tract A**	**Parcel 2**	**-**	**-**	**-**

5) What State Highway are you requesting access from?
State Highway 24

6) What side of the highway? ☐ N ☐ S ☐ E ☒ W

7) How many feet is the proposed access from the nearest mile post?
742 feet ☐ N ☐ S ☒ E ☐ W) from: **MP 147**

How many feet is the proposed access from the nearest cross street?
250 feet ☒ N ☐ S ☐ E ☐ W) from: **Cross Creek Road**

8) What is the approximate date you intend to begin construction?
7/1/2026

9) Check here if you are requesting a:
☐ new access ☐ temporary access (duration anticipated:) ☐ improvement to existing access
☒ change in access use ☐ removal of access ☐ relocation of an existing access (provide detail)

10) Provide existing property use
Housing - mobile homes

11) Do you have knowledge of any State Highway access permits serving this property, or adjacent properties in which you have a property interest?
☒ no ☐ yes, if yes - what are the permit number(s) and provide copies: and/or, permit date:

12) Does the property owner own or have any interests in any adjacent property?
☒ no ☐ yes, if yes - please describe:

13) Are there other existing or dedicated public streets, roads, highways or access easements bordering or within the property?
☒ no ☐ yes, if yes - list them on your plans and indicate the proposed and existing access points.

14) If you are requesting agricultural field access - how many acres will the access serve?
n/a

15) If you are requesting commercial or industrial access please indicate the types and number of businesses and provide the floor area square footage of each.

business/land use	square footage	business	square footage
n/a			

16) If you are requesting residential developement access, what is the type (single family, apartment, townhouse) and number of units?

type	number of units	type	number of units
Duplexes	**38**	**Multi-family**	**48**
Townhomes	**51**		

17) Provide the following vehicle count estimates for vehicles that will use the access. Leaving the property then returning is two counts.

Indicate if your counts are	# of passenger cars and light trucks at peak hour volumes	# of multi unit trucks at peak hour volumes
☐ peak hour volumes or ☒ average daily volumes.	**969**	**1**
# of single unit vehicles in excess of 30 ft.	**# of farm vehicles (field equipment)**	**Total count of all vehicles**
2	**0**	**972**

Docusign Envelope ID: B57764F4-0FA3-4492-86F8-D223DBBB68DF

18) Check with the issuing authority to determine which of the following documents are required to complete the review of your application.

a) Property map indicating other access, bordering roads and streets.
b) Highway and driveway plan profile.
c) Drainage plan showing impact to the highway right-of-way.
d) Map and letters detailing utility locations before and after development in and along the right-of-way.
e) Subdivision, zoning, or development plan.
f) Proposed access design.
g) Parcel and ownership maps including easements.
h) Traffic studies.
i) Proof of ownership.

1- It is the applicant's responsibility to contact appropriate agencies and obtain all environmental clearances that apply to their activities. Such clearances may include Corps of Engineers 404 Permits or Colorado Discharge Permit System permits, or ecological, archeological, historical or cultural resource clearances. The CDOT Environmental Clearances Information Summary presents contact information for agencies administering certain clearances, information about prohibited discharges, and may be obtained from Regional CDOT Utility/Special Use Permit offices or accessed via the CDOT Planning/Construction-Environmental-Guidance webpage **http://www.dot.state.co.us/environmental/Forms.asp**.

2- All workers within the State Highway right of way shall comply with their employer's safety and health policies/ procedures, and all applicable U.S. Occupational Safety and Health Administration (OSHA) regulations - including, but not limited to the applicable sections of 29 CFR Part 1910 - Occupational Safety and Health Standards and 29 CFR Part 1926 - Safety and Health Regulations for Construction.

Personal protective equipment (e.g. head protection, footwear, high visibility apparel, safety glasses, hearing protection, respirators, gloves, etc.) shall be worn as appropriate for the work being performed, and as specified in regulation. At a minimum, all workers in the State Highway right of way, except when in their vehicles, shall wear the following personal protective equipment: High visibility apparel as specified in the Traffic Control provisions of the documentation accompanying the Notice to Proceed related to this permit (at a minimum, ANSI/ISEA 107-1999, class 2); head protection that complies with the ANSI Z89.1-1997 standard; and at all construction sites or whenever there is danger of injury to feet, workers shall comply with OSHA's PPE requirements for foot protection per 29 CFR 1910.136, 1926.95, and 1926.96. If required, such footwear shall meet the requirements of ANSI Z41-1999.

Where any of the above-referenced ANSI standards have been revised, the most recent version of the standard shall apply.

3- The Permittee is responsible for complying with the Revised Guidelines that have been adopted by the Access Board under the American Disabilities Act (ADA). These guidelines define traversable slope requirements and prescribe the use of a defined pattern of truncated domes as detectable warnings at street crossings. The new Standards Plans and can be found on the Design and Construction Project Support web page at: **<http://www.dot.state.co.us/DesignSupport/>**, then click on *Design Bulletins*.

If an access permit is issued to you, it will state the terms and conditions for its use. Any changes in the use of the permitted access not consistent with the terms and conditions listed on the permit may be considered a violation of the permit.

The applicant declares under penalty of perjury in the second degree, and any other applicable state or federal laws, that all information provided on this form and submitted attachments are to the best of their knowledge true and complete.

I understand receipt of an access permit does not constitute permission to start access construction work.

Applicant or Agent for Permittee signature	Print name	Date

If the applicant is not the owner of the property, we require this application also to be signed by the property owner or their legally authorized representative (or other acceptable written evidence). This signature shall constitute agreement with this application by all owners-of-interest unless stated in writing. If a permit is issued, the property owner, in most cases, will be listed as the permittee.

Property owner signature	Print name	Date
Sandra Farrell	Sandra Farrell	03/25/2025

Kumar & Associates, Inc.®
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and Environmental Scientists

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An Employee Owned Company

Office Locations: Denver (HQ), Parker, Colorado Springs, Fort Collins, Glenwood Springs, and Summit County, Colorado

PRELIMINARY SUBSOIL STUDY
FOR FOUNDATION DESIGN
MALOIT PARK RESIDENTIAL DEVELOPMENT
CROSS CREEK ROAD
MINTURN, COLORADO

PROJECT NO. 19-7-646

FEBRUARY 26, 2020

PREPARED FOR:

EAGLE COUNTY SCHOOL DISTRICT
ATTN: SANDRA MUTCHLER
P. O. BOX 740
EAGLE, COLORADO 81631
sandra.mutchler@eagleschools.net

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FIGURE 1 - LOCATION OF EXPLORATORY BORINGS

FIGURE 2 - LOGS OF EXPLORATORY BORINGS

FIGURE 3 - LEGEND AND NOTES

FIGURE 4 - SWELL-CONSOLIDATION TEST RESULTS

FIGURES 5 through 8 - GRADATION TEST RESULTS

TABLE 1- SUMMARY OF LABORATORY TEST RESULTS

PURPOSE AND SCOPE OF STUDY

This report presents the results of a preliminary subsoil study for the proposed Maloit Park residential development, Cross Creek Road, Minturn, Colorado. The project site is shown on Figure 1. The purpose of the study was to develop preliminary recommendations for foundation design of the buildings. The study was conducted in general accordance with our proposal for geotechnical engineering services to Eagle County School District dated October 9, 2019. Evaluation of potential geologic hazards and environmental conditions that could impact the site are beyond the scope of this study.

A field exploration program consisting of exploratory borings was conducted to obtain information on the general subsurface conditions. Samples of the subsoils obtained during the field exploration were tested in the laboratory to determine their classification, compressibility or swell and other engineering characteristics. The results of the field exploration and laboratory testing were analyzed to develop preliminary recommendations for foundation types, depths and allowable pressures for the proposed building foundations. This report summarizes the data obtained during this study and presents our conclusions, design recommendations and other geotechnical engineering considerations based on the proposed construction and the subsurface conditions encountered.

PROPOSED CONSTRUCTION

The proposed development, as currently planned, will consist of 120 residential units constructed as single family, duplex, row home and tiny home residences, as well as associated subdivision infrastructure. The proposed layout of the development is shown on Figure 1. We expect the buildings will be one to two story wood frame structures possibly with basement levels. Ground floors may be slab-on-grade and/or structurally supported over crawlspace. We assume relatively light foundation loadings, typical of the proposed type of construction. We expect the site will be graded to provide relatively flat pads for the building construction. Cut depths for the individual building construction, after the site grading, is assumed to be relatively minor and from about 3 to 8 feet. The existing mobile homes on the site will be removed for the new construction and the Ski School Academy building will remain.

When the final development plans and grading information have been developed, we should be notified to re-evaluate the recommendations presented in this report and perform additional analyses as needed which may need to include additional exploratory borings.

SITE CONDITIONS

The site, which is noted as Tract A on the plat map provided, is about 20 acres in size and currently occupied by mobile homes located in the northern and northeastern parts of the site, and the Vail Ski Academy building located as shown on Figure 1. There was a previous building in about the middle portion of the property that has been removed and an adjacent parking lot that remains. A Nordic trail for the ski school is located in the extreme southern part of the site. The site has undergone some apparent minor grading for the previous developments.

The terrain is generally strongly sloping down to the north/northeast and consists of three relatively flat areas with low, moderately steep intervening slopes between the flatter areas. Slope grades are estimated to range from about to 3 to 15%. Vegetation consists of grass and weeds with areas of aspen and evergreen trees. Cross Creek is located along the west side and flows northeast of the property. A water treatment plant is located on Cross Creek west of the property and noted as being on Tract B on the plat map provided.

FIELD EXPLORATION

The field exploration for the project was conducted on December 20 and 27, 2019 and January 28 and 29, 2020. Ten exploratory borings were drilled at the locations shown on Figure 1 to evaluate the general subsurface conditions. The borings were advanced with 4 inch diameter continuous flight augers powered by a truck-mounted CME-45B and a track-mounted CME 45 drill rig. The borings were logged by a representative of Kumar & Associates.

Samples of the subsoils were taken with 1⅜ inch and 2 inch I.D. spoon samplers. The samplers were driven into the subsoils at various depths with blows from a 140 pound hammer falling 30 inches. This test is similar to the standard penetration test described by ASTM Method D-1586. The penetration resistance values are an indication of the relative density or consistency of the subsoils. Depths at which the samples were taken and the penetration resistance values are shown on the Logs of Exploratory Borings, Figure 2. The samples were returned to our laboratory for review by the project engineer and testing.

SUBSURFACE CONDITIONS

Graphic logs of the subsurface conditions encountered at the site are shown on Figure 2. The subsoils encountered were somewhat variable with respect to types, depth and engineering characteristics. Below from about ½ to 1 foot of topsoil or from about 1 to 4 feet of fill, the subsoils generally consisted of medium dense, slightly silty to very silty sand that was typically gravelly and graded to sand and gravel with cobbles in areas. The sand and gravel with cobble soils were occasionally dense. Medium stiff to stiff, sandy to very sandy silt was encountered in the upper 8 to 22 feet in Borings 8 and 10 underlain by medium dense to dense granular soils, and sandy to very sandy silt soils were encountered with depth in Borings 1 and 9. Drilling in the coarse granular soils with auger equipment was occasionally difficult due to the cobbles and drilling refusal was encountered in Borings 5, 7 and 8.

Laboratory testing performed on samples obtained from the borings included natural moisture content and density, and gradation analyses. Results of swell-consolidation testing performed on relatively undisturbed drive samples of the silt soils, presented on Figure 4, indicate low to moderate compressibility under conditions of loading and wetting. One sample of the silt soils (Boring 10 at 5') showed a minor hydro-compression potential. Results of gradation analyses performed on small diameter drive samples (minus ⅜ to 1½-inch fraction) of the granular subsoils are shown on Figures 5 through 8. The laboratory testing is summarized in Table 1.

Groundwater was encountered in Borings 1, 2 and 6 at the time of drilling at depths from 14 to 17 feet. No groundwater was encountered in Borings 3 through 5 and 7 through 10. The subsoils were slightly moist to moist becoming wet near and below groundwater level.

FOUNDATION BEARING CONDITIONS

The subsoils at the site are somewhat variable depending on location on the property but in general possess low to moderate bearing capacity and low to moderate settlement potential. Spread footings bearing on the natural soils appear feasible for foundation support of the assumed lightly loaded structures with some risk of settlement. In fine-grained sandy to very sandy silt and very silty sand soil areas there is an increased risk of settlement under loaded and wetted conditions. Removal of a depth of the soils (typically 3 feet) below the footings and replacement in a moisture adjusted and well compacted condition as structural fill may be needed

to provide a lower risk of settlement. The need for sub-excavation and replacement of the on-site soils as structural fill should be further evaluated as part of the design level studies. Precautions such as adequate compaction of foundation backfill, positive surface drainage away from foundation walls and limiting irrigation near foundations should be taken to prevent wetting of the bearing soils.

A relatively deep foundation system, such as micro-piles or driven steel piles, would provide a relatively low risk of settlement and distress with proper design and construction. Provided below are preliminary recommendations for a spread footing foundation system. If recommendations for micro-piles or driven piles are desired, we can evaluate these alternatives as part of the design level studies.

PRELIMINARY DESIGN RECOMMENDATIONS

FOUNDATIONS

Considering the subsurface conditions encountered in the exploratory borings and the nature of the proposed construction, we believe the proposed buildings can be founded with spread footings bearing on the natural soils and/or a depth of compacted structural fill. Additional exploratory borings should be done at the site as part of the design level study including the extent of the potentially compressible fine-grained soils.

The design and construction criteria presented below should be observed for a spread footing foundation system.

1) Footings placed on the undisturbed natural soils and/or a depth of compacted structural fill can be designed for an allowable bearing pressure in the range of 1,500 to 2,500 psf. Based on experience, we expect settlement of footings designed and constructed as discussed in this section will be up to about 1 inch. In fine-grained soil areas, some additional settlement could occur if the bearing soils were to become wetted.
2) The footings should have a minimum width of 18 inches for continuous walls and 2 feet for isolated pads.
3) Exterior footings and footings beneath unheated areas should be provided with adequate soil cover above their bearing elevation for frost protection. Placement

of foundations at least 48 inches below exterior grade is typically used in this area.

4) Continuous foundation walls should be well reinforced top and bottom to span local anomalies and better withstand the effects of some differential settlement such as by assuming an unsupported length of at least 12 feet. Foundation walls acting as retaining structures should also be designed to resist a lateral earth pressure corresponding to an equivalent fluid unit weight in the range of at least 45 to 55 pcf depending on the backfill material used.

5) All existing fill, topsoil and any loose or disturbed soils should be removed and the footing bearing level extended down to firm natural soils. If the footings are to bear on removed and replaced compacted structural fill soils, the needed depth of natural soils should also be removed. The exposed soils in footing area should then be moistened and compacted. Structural fill below footing areas should extend beyond the edges of the footings a distance equal to at least ½ the depth of fill below the footings and be compacted to at least 98% standard Proctor density at a moisture content within 2% of optimum.

6) A representative of the geotechnical engineer should observe all footing excavations and test structural fill compaction on a regular basis prior to concrete placement to evaluate bearing conditions.

FLOOR SLABS

The natural on-site soils, exclusive of topsoil, are suitable to support lightly loaded slab-on-grade construction. There could be some settlement of slabs placed on compressible fine-grained soils mainly if they were to become wetted.

To reduce the effects of some differential movement, floor slabs should be separated from all bearing walls and columns with expansion joints which allow unrestrained vertical movement. Floor slab control joints should be used to reduce damage due to shrinkage cracking. The requirements for joint spacing and slab reinforcement should be established by the designer based on experience and the intended slab use. A minimum 4 inch layer of free-draining gravel should be placed beneath basement level slabs to facilitate drainage. This material should consist of minus 2-inch aggregate with at least 50% retained on the No. 4 sieve and less than 2% passing the No. 200 sieve.

All fill materials for support of floor slabs should be compacted to at least 95% of maximum standard Proctor density at a moisture content near optimum. Required fill can consist of the on-site granular soils devoid of topsoil and oversized (plus 6-inch) rocks.

UNDERDRAIN SYSTEM

Although groundwater was encountered in the exploratory borings below assumed excavation depths, it has been our experience in the area that groundwater levels may rise and/or local perched groundwater can develop during times of heavy precipitation or seasonal runoff. Frozen ground during spring runoff can also create a perched condition. We recommend below-grade construction, such as retaining walls, crawlspace and basement areas, be protected from wetting and hydrostatic pressure buildup by an underdrain system.

The drains should consist of 4 inch diameter PVC drainpipe placed in the bottom of the wall backfill surrounded above the invert level with free-draining granular material. The drains should be placed at each level of excavation and at least 1 foot below lowest adjacent finish grade and sloped at a minimum ½% to a suitable gravity outlet, drywell, or a sump where the water can be collected and pumped. Free-draining granular material used in the underdrain system should contain less than 2% passing the No. 200 sieve, less than 50% passing the No. 4 sieve and have a maximum size of 2 inches. The drain gravel backfill should be at least 1½ feet deep and be covered by filter fabric such as Mirafi 140N.

SITE GRADING

The risk of construction-induced slope instability at the site appears low provided the building are located as planned and cut and fill depths are limited. We assume the cut depths for the site grading will not exceed about 10 to 12 feet. Embankment fills should be limited to about 10 to 12 feet deep and be compacted to at least 95% of the maximum standard Proctor density near optimum moisture content. Prior to fill placement, the subgrade should be carefully prepared by removing all vegetation and topsoil and compacting to at least 95% of the maximum standard Proctor density. The fill should be benched into the portions of the site exceeding 20% grade.

Permanent unretained cut and fill slopes should be graded at 2 horizontal to 1 vertical or flatter and protected against erosion by revegetation or other means. The risk of slope instability will be increased if seepage is encountered in cuts and flatter slopes may be necessary. If seepage is

encountered in permanent cuts, an investigation should be conducted to determine if the seepage will adversely affect the cut stability. We should review site grading plans for the project prior to construction.

SURFACE DRAINAGE

Positive surface drainage is an important aspect of the project to prevent wetting of the bearing soils below the buildings. The following drainage precautions should be observed during construction and maintained at all times after the buildings have been completed:

1) Inundation of the foundation excavations and underslab areas should be avoided during construction.
2) Exterior backfill should be adjusted to near optimum moisture and compacted to at least 95% of the maximum standard Proctor density in pavement and slab areas and to at least 90% of the maximum standard Proctor density in landscape areas.
3) The ground surface surrounding the exterior of the buildings should be sloped to drain away from the foundation in all directions. We recommend a minimum slope of 12 inches in the first 10 feet in unpaved areas and a minimum slope of 2½ inches in the first 10 feet in paved areas.
4) Free-draining wall backfill should be capped with filter fabric and at least 2 feet of the on-site finer graded soils to reduce surface water infiltration.
5) Roof downspouts and drains should discharge well beyond the limits of all backfill.
6) Landscaping which requires regular heavy irrigation, such as sod, and lawn sprinkler heads should be located at least 5 feet from foundation walls.

LIMITATIONS

This study has been conducted in accordance with generally accepted geotechnical engineering principles and practices in this area at this time. We make no warranty either express or implied. The conclusions and preliminary recommendations submitted in this report are based upon the data obtained from the widely spaced exploratory borings drilled at the locations indicated on Figure 1, the proposed type of construction and our experience in the area. Our services do not include determining the presence, prevention or possibility of mold or other biological contaminants (MOBC) developing in the future. If the client is concerned about MOBC, then a

professional in this special field of practice should be consulted. Our findings include interpolation and extrapolation of the subsurface conditions identified at the exploratory borings and additional variations in the subsurface conditions may be encountered by the design level studies. If conditions encountered during construction appear different from those described in this report, we should be notified so that re-evaluation of the recommendations may be made.

This report has been prepared for the exclusive use by our client for planning and preliminary design purposes. We are not responsible for technical interpretations by others of our information. As the project evolves, we should provide additional geotechnical studies, continued consultation and field services during construction to review and monitor the implementation of our recommendations, and to verify that the recommendations have been appropriately interpreted. Significant design changes may require additional analysis or modifications to the recommendations presented herein. Additional exploratory borings and analyses appear needed to better evaluate the subsurface conditions for the design phase of the project.

We recommend on-site observation of excavations and foundation bearing strata and testing of structural fill by a representative of the geotechnical engineer.

Respectfully Submitted,

Kumar & Associates, Inc.

David A. Young, P.E.
Rev. by: SLP
DAY/kac
cc: Braun Associates – Tom Braun (tom@braunassociates.com)

60 0 60 120

APPROXIMATE SCALE–FEET

February 14, 2020 - 02:01pm
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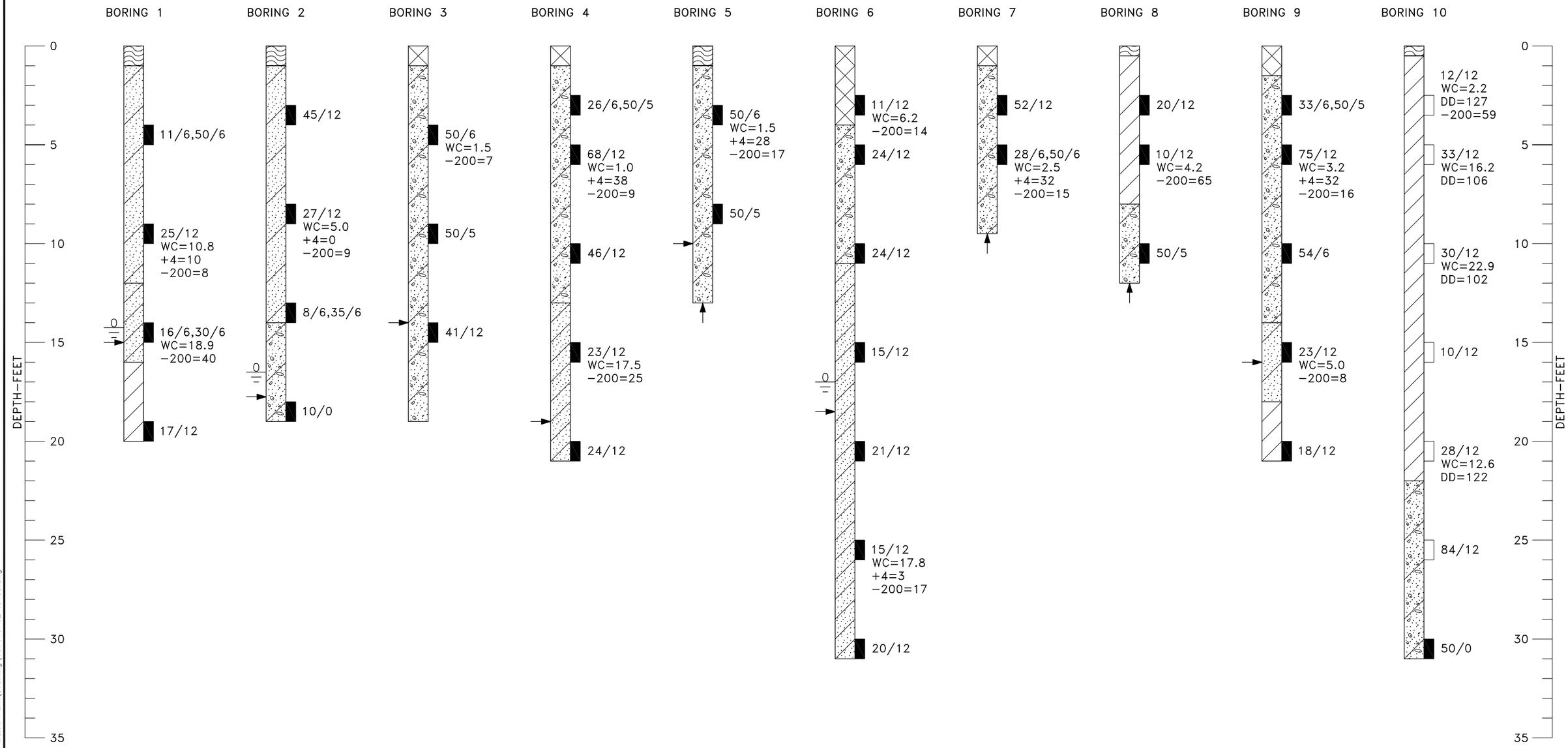
19–7–646	Kumar & Associates	PROPOSED RESIDENTIAL DEVELOPMENT, MALOIT PARK, MINTURN	LOCATION OF EXPLORATORY BORINGS	Fig. 1



19−7−646	Kumar & Associates	PROPOSED RESIDENTIAL DEVELOPMENT, MALOIT PARK, MINTURN	LOGS OF EXPLORATORY BORINGS	Fig. 2

Feb 14, 20Y − 14:01pm
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LEGEND

TOPSOIL; ORGANIC, SANDY CLAY AND SILT, FIRM, MOIST, DARK BROWN, FROZEN.

FILL; INTERMIXED SANDY SILTY GRAVEL AND SANDY SILTY CLAY, MEDIUM DENSE/STIFF, PARTLY FROZEN AT SURFACE, MOIST, BROWN–DARK BROWN, SOME TOPSOIL.

SAND AND GRAVEL (SM–GM); WITH COBBLES, SLIGHTLY SILTY TO SILTY, MEDIUM DENSE TO DENSE, SLIGHTLY MOIST TO WET, BROWN TO MIXED BROWN.

SILT (ML); SANDY TO VERY SANDY, OCCASIONALLY CLAYEY, MEDIUM STIFF TO STIFF, SLIGHTLY MOIST TO WET, TAN TO BROWN.

SAND (SM); SILTY TO VERY SILTY, GRAVELLY, SCATTERED COBBLES, MEDIUM DENSE, MOIST TO WET, BROWN.

SAND (SP–SM); SLIGHTLY SILTY, SCATTERED GRAVEL AND COBBLES, MEDIUM DENSE, MOIST TO WET, BROWN.

DRIVE SAMPLE, 2–INCH I.D. CALIFORNIA LINER SAMPLE.

DRIVE SAMPLE, 1 3/8–INCH I.D. SPLIT SPOON STANDARD PENETRATION TEST.

25/12 DRIVE SAMPLE BLOW COUNT. INDICATES THAT 25 BLOWS OF A 140–POUND HAMMER FALLING 30 INCHES WERE REQUIRED TO DRIVE THE SAMPLER 12 INCHES.

DEPTH TO WATER LEVEL ENCOUNTERED AT THE TIME OF DRILLING.

DEPTH AT WHICH BORING CAVED WHEN CHECKED 1 OR MORE DAYS FOLLOWING DRILLING.

PRACTICAL AUGER DRILLING REFUSAL.

NOTES

1. THE EXPLORATORY BORINGS WERE DRILLED ON DECEMBER 20 AND 27, 2019 AND JANUARY 28 AND 29, 2020 WITH A 4–INCH–DIAMETER CONTINUOUS–FLIGHT POWER AUGER.

2. THE LOCATIONS OF THE EXPLORATORY BORINGS WERE MEASURED APPROXIMATELY BY PACING FROM FEATURES SHOWN ON THE SITE PLAN PROVIDED.

3. THE ELEVATIONS OF THE EXPLORATORY BORINGS WERE NOT MEASURED AND THE LOGS OF THE EXPLORATORY BORINGS ARE PLOTTED TO DEPTH.

4. THE EXPLORATORY BORING LOCATIONS SHOULD BE CONSIDERED ACCURATE ONLY TO THE DEGREE IMPLIED BY THE METHOD USED.

5. THE LINES BETWEEN MATERIALS SHOWN ON THE EXPLORATORY BORING LOGS REPRESENT THE APPROXIMATE BOUNDARIES BETWEEN MATERIAL TYPES AND THE TRANSITIONS MAY BE GRADUAL.

6. GROUNDWATER LEVELS SHOWN ON THE LOGS WERE MEASURED AT THE TIME AND UNDER CONDITIONS INDICATED. NO GROUNDWATER ENCOUNTERED IN BORINGS 3–5 AND 7–10. FLUCTUATIONS IN THE WATER LEVEL MAY OCCUR WITH TIME.

7. LABORATORY TEST RESULTS:
   WC = WATER CONTENT (%) (ASTM D2216);
   DD = DRY DENSITY (pcf) (ASTM D2216);
   +4 = PERCENTAGE RETAINED ON NO. 4 SIEVE (ASTM D6913);
   –200= PERCENTAGE PASSING NO. 200 SIEVE (ASTM D1140).

19–7–646	Kumar & Associates	LEGEND AND NOTES	Fig. 3

Feb 27, 20Y – 10:35am
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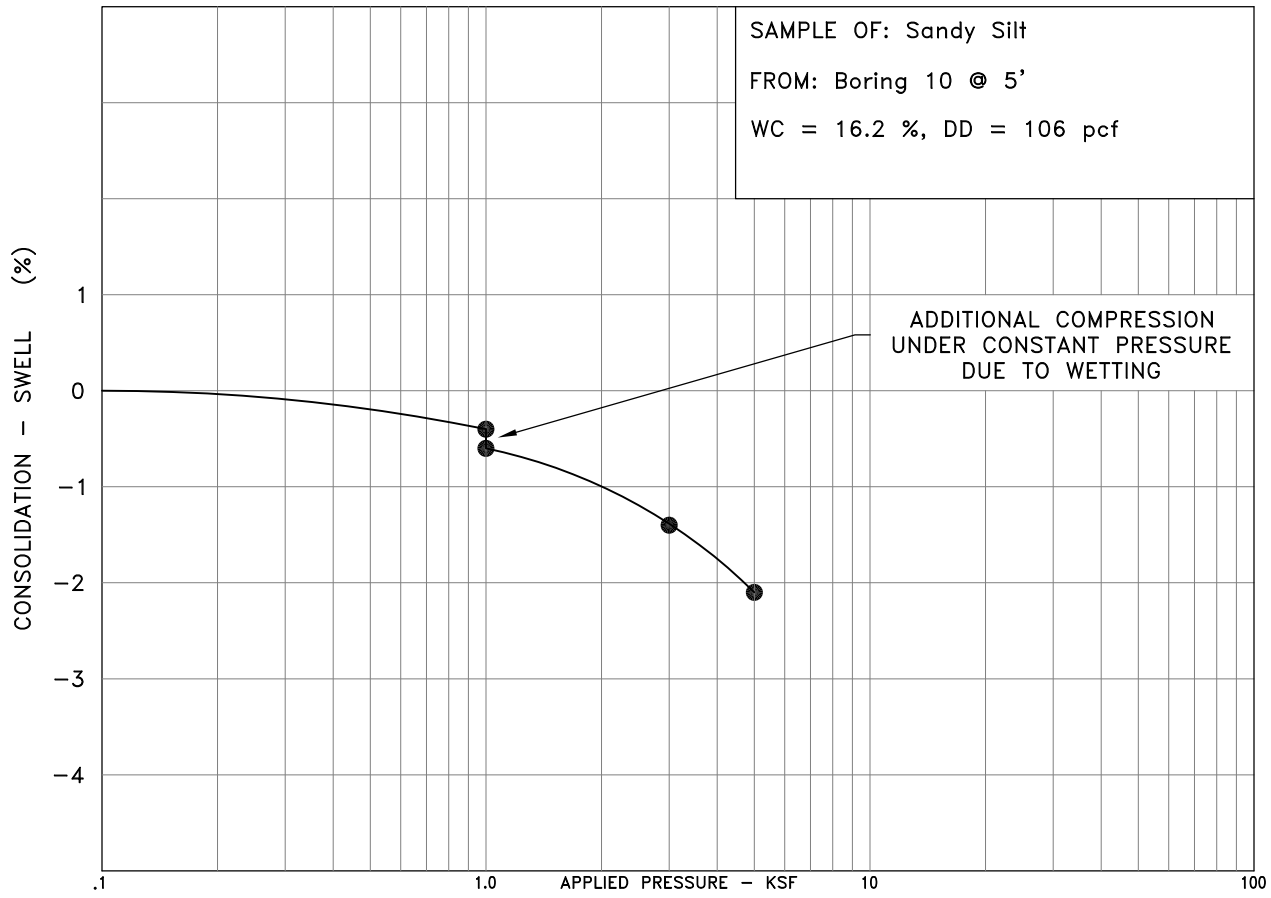

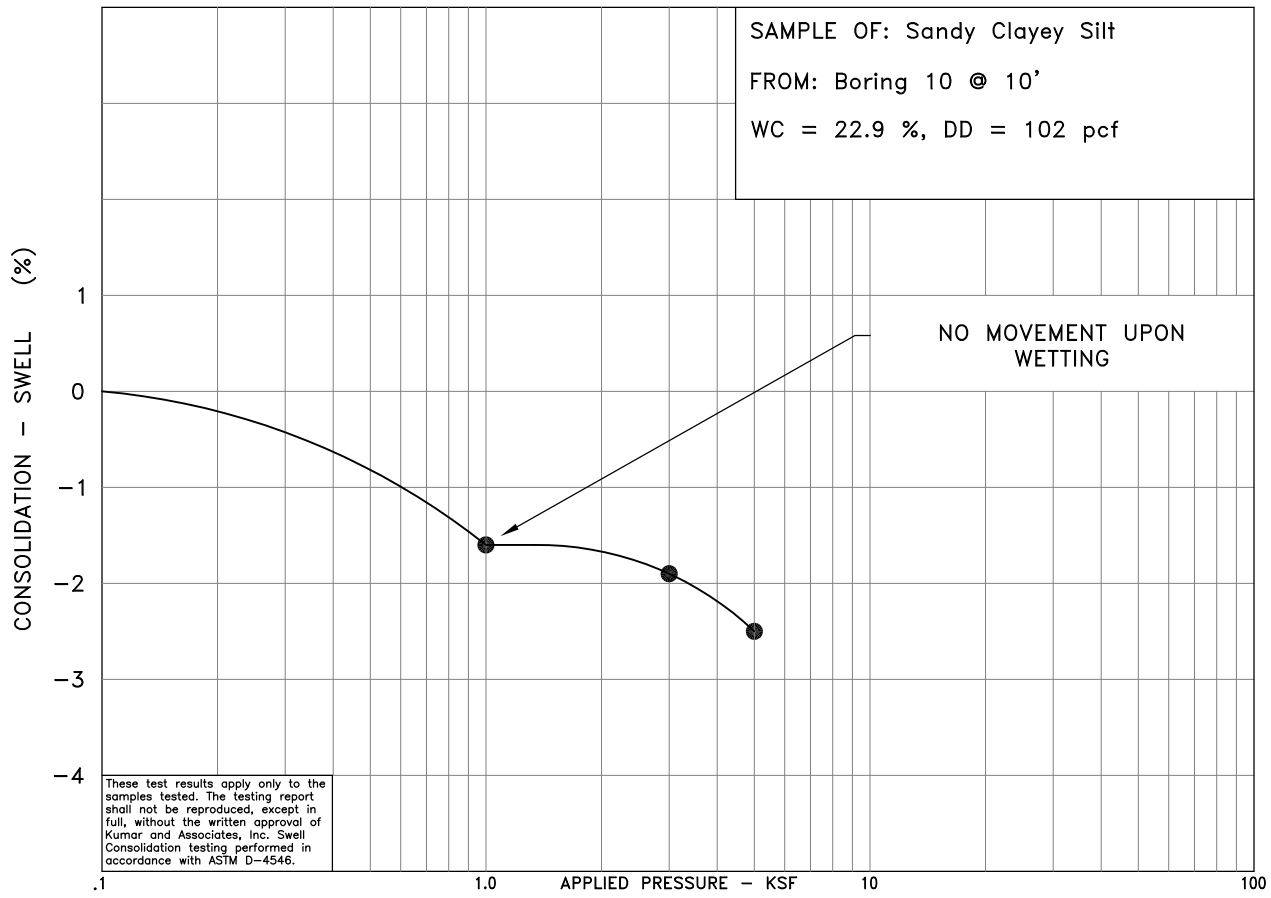

These test results apply only to the samples tested. The testing report shall not be reproduced, except in full, without the written approval of Kumar and Associates, Inc. Swell Consolidation testing performed in accordance with ASTM D-4546.

19-7-646	Kumar & Associates	SWELL-CONSOLIDATION TEST RESULTS	Fig. 4

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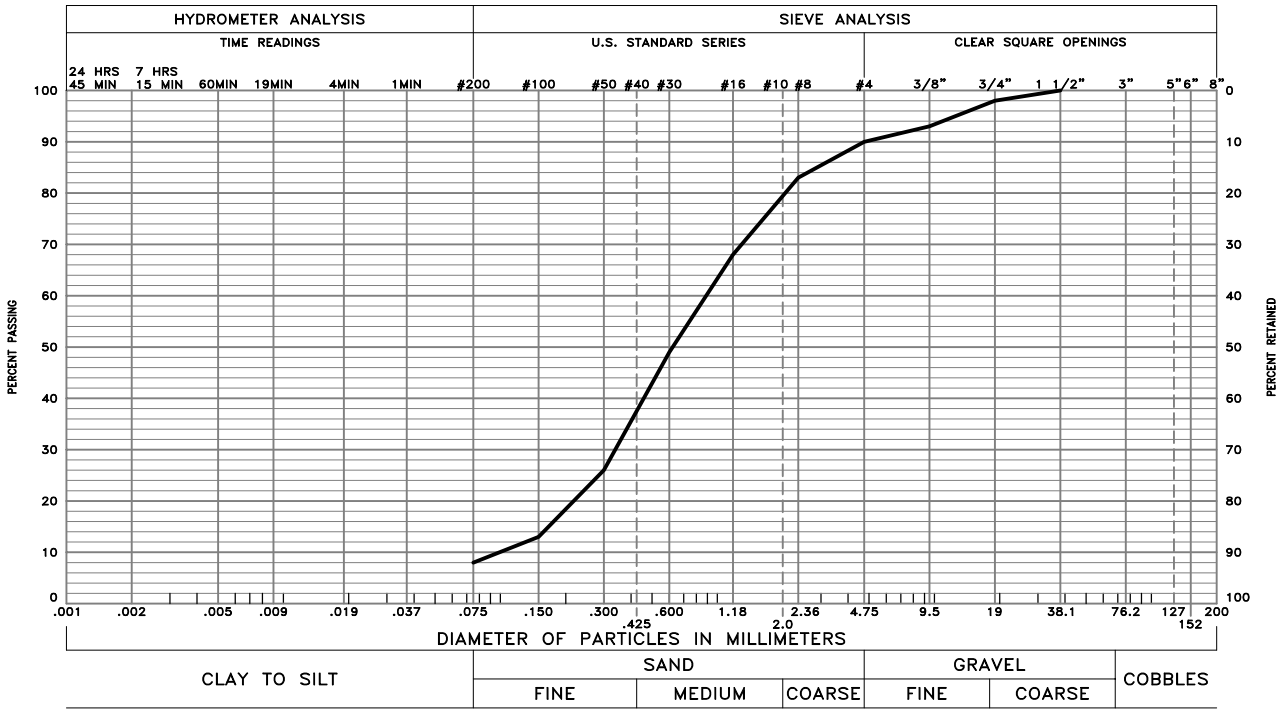
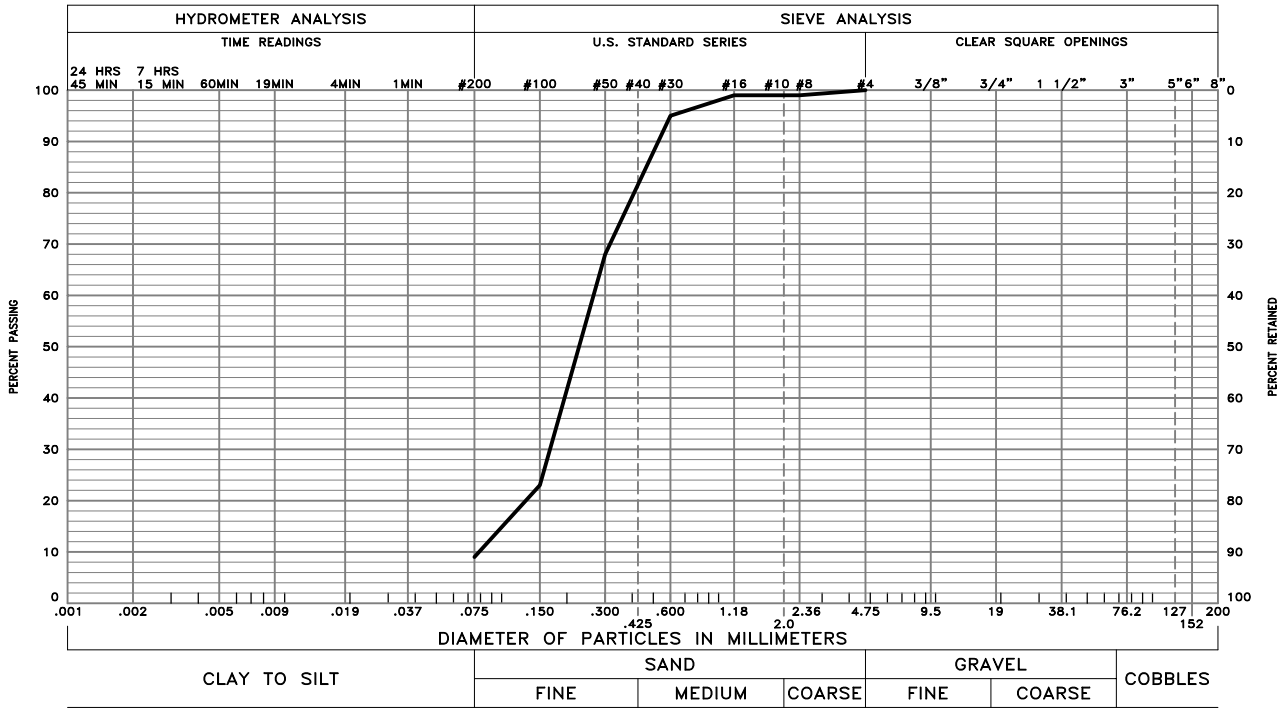


GRAVEL 10 % SAND 82 % SILT AND CLAY 8 %

LIQUID LIMIT PLASTICITY INDEX

SAMPLE OF: Slightly Silty Sand with Gravel FROM: Boring 1 @ 9'



GRAVEL 0 % SAND 91 % SILT AND CLAY 9 %

LIQUID LIMIT PLASTICITY INDEX

SAMPLE OF: Slightly Silty Sand FROM: Boring 2 @ 8'

These test results apply only to the samples which were tested. The testing report shall not be reproduced, except in full, without the written approval of Kumar & Associates, Inc. Sieve analysis testing is performed in accordance with ASTM D6913, ASTM D7928, ASTM C136 and/or ASTM D1140.

19-7-646	Kumar & Associates	GRADATION TEST RESULTS	Fig. 5

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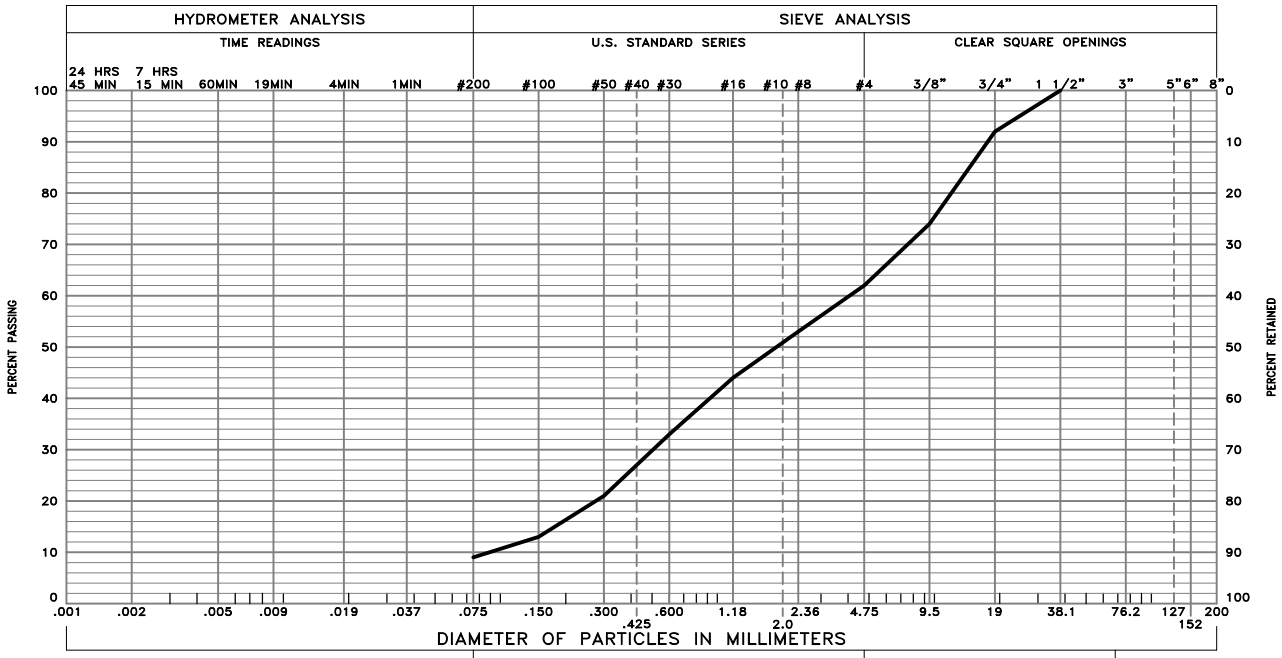
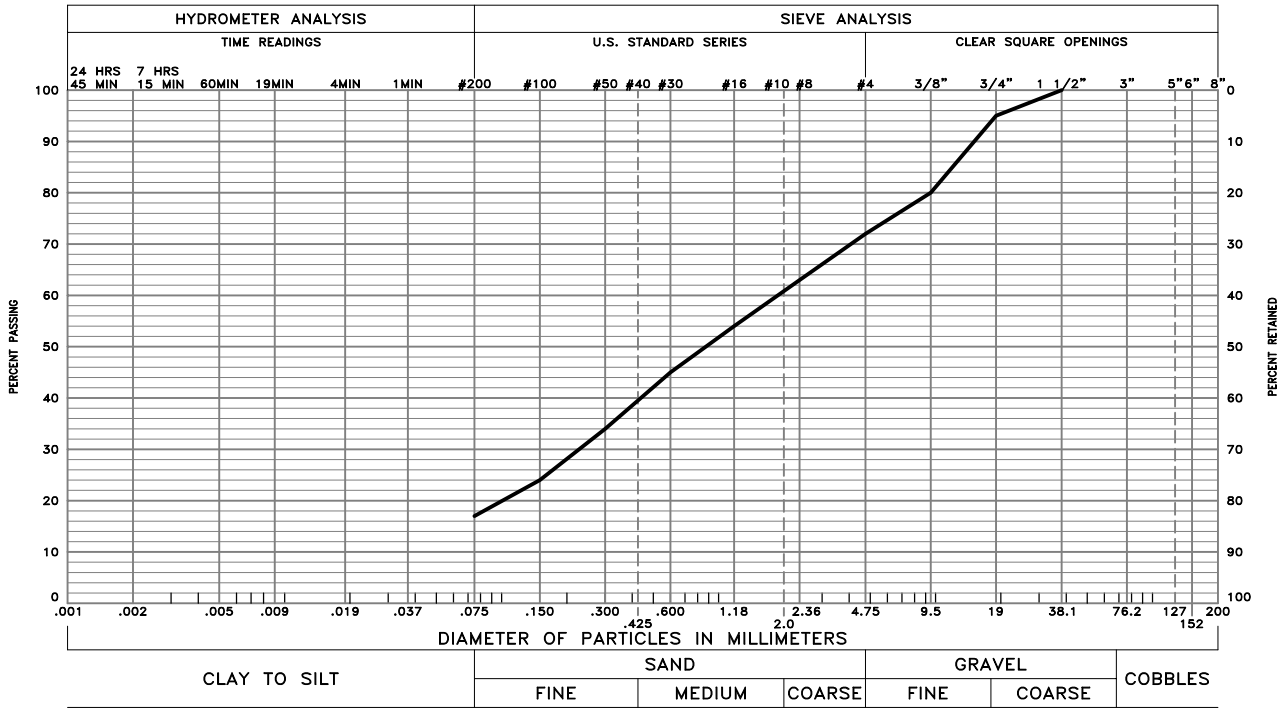


GRAVEL 38 % SAND 53 % SILT AND CLAY 9 %

LIQUID LIMIT PLASTICITY INDEX

SAMPLE OF: Slightly Silty Sand and Gravel FROM: Boring 4 @ 5'



GRAVEL 28 % SAND 55 % SILT AND CLAY 17 %

LIQUID LIMIT PLASTICITY INDEX

SAMPLE OF: Silty Sand with Gravel FROM: Boring 5 @ 3'

These test results apply only to the samples which were tested. The testing report shall not be reproduced, except in full, without the written approval of Kumar & Associates, Inc. Sieve analysis testing is performed in accordance with ASTM D6913, ASTM D7928, ASTM C136 and/or ASTM D1140.

19-7-646	Kumar & Associates	GRADATION TEST RESULTS	Fig. 6

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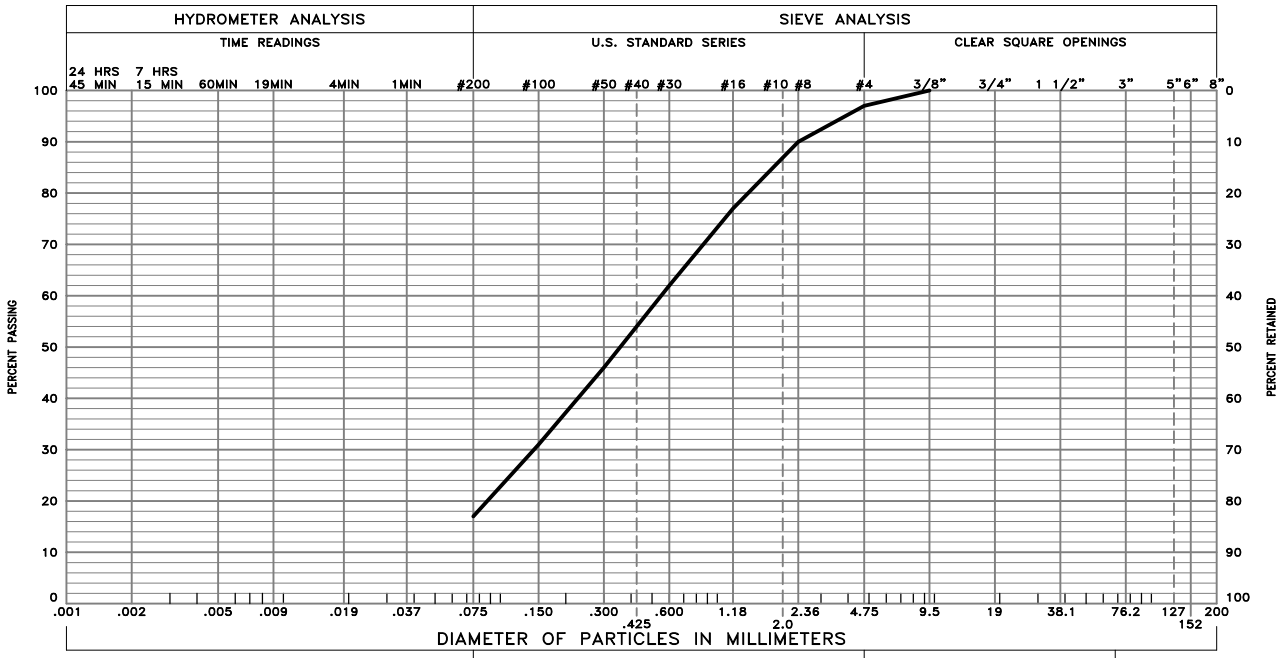
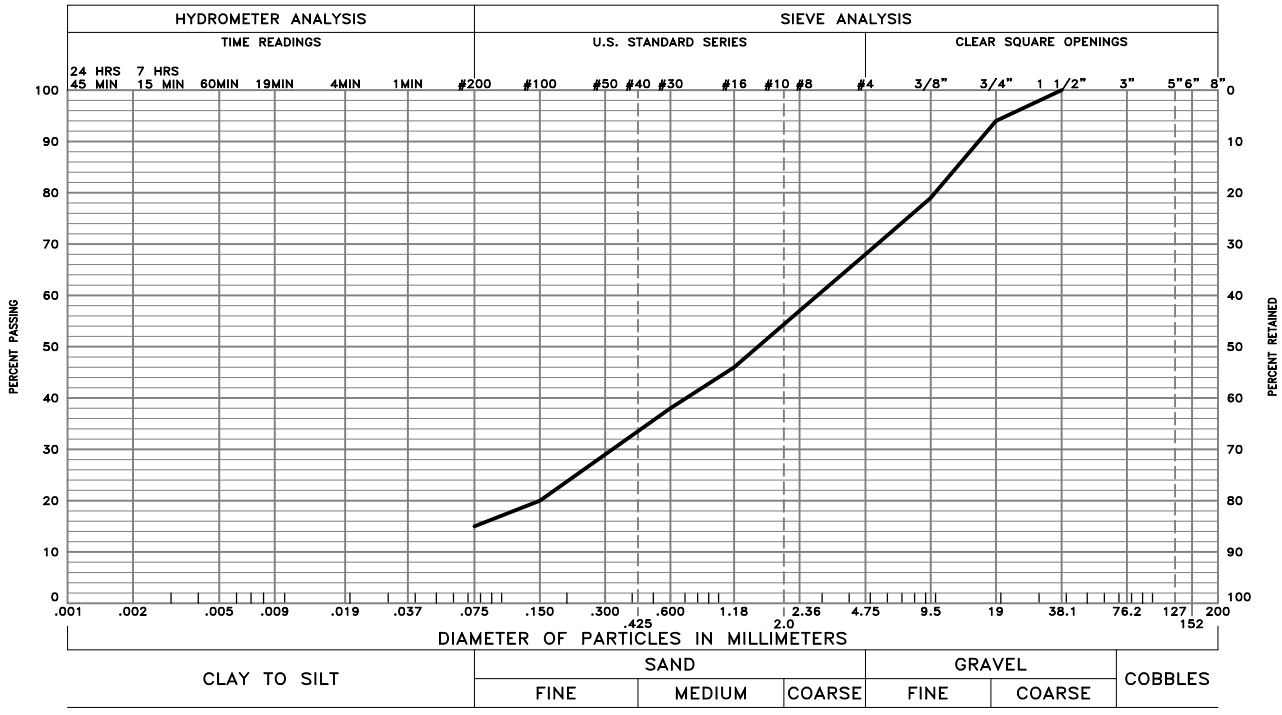


GRAVEL 3 % SAND 80 % SILT AND CLAY 17 %

LIQUID LIMIT PLASTICITY INDEX

SAMPLE OF: Silty Sand FROM: Boring 6 @ 25'



GRAVEL 32 % SAND 53 % SILT AND CLAY 15 %

LIQUID LIMIT PLASTICITY INDEX

SAMPLE OF: Silty Sand and Gravel FROM: Boring 7 @ 5'

These test results apply only to the samples which were tested. The testing report shall not be reproduced, except in full, without the written approval of Kumar & Associates, Inc. Sieve analysis testing is performed in accordance with ASTM D6913, ASTM D7928, ASTM C136 and/or ASTM D1140.

19-7-646	Kumar & Associates	GRADATION TEST RESULTS	Fig. 7

February 14, 2020 - 02:03pm
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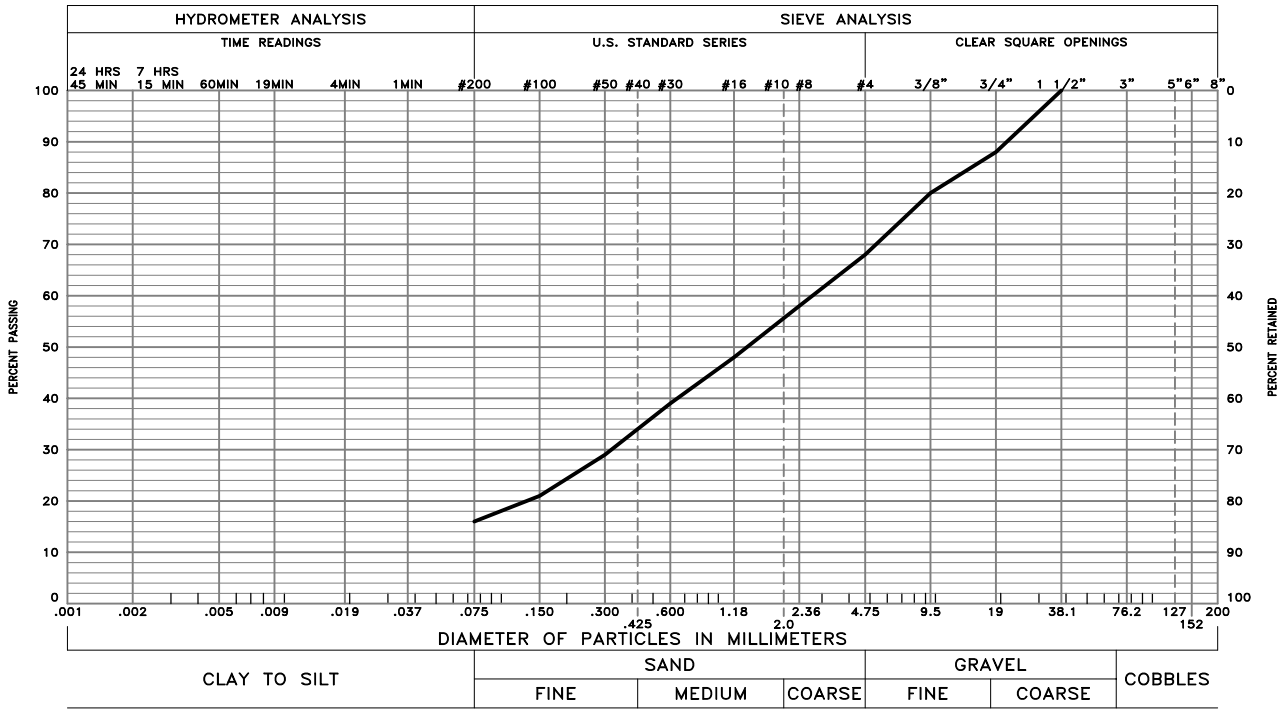

GRAVEL 32 % SAND 52 % SILT AND CLAY 16 %

LIQUID LIMIT PLASTICITY INDEX

SAMPLE OF: Silty Sand and Gravel FROM: Boring 9 @ 5'

These test results apply only to the samples which were tested. The testing report shall not be reproduced, except in full, without the written approval of Kumar & Associates, Inc. Sieve analysis testing is performed in accordance with ASTM D6913, ASTM D7928, ASTM C136 and/or ASTM D1140.

19-7-646	Kumar & Associates	GRADATION TEST RESULTS	Fig. 8

February 14, 2020 - 02:03pm
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Kumar & Associates, Inc.®
Geotechnical and Materials Engineers
and Environmental Scientists

TABLE 1
SUMMARY OF LABORATORY TEST RESULTS

SAMPLE LOCATION		NATURAL MOISTURE CONTENT	NATURAL DRY DENSITY	GRADATION		PERCENT PASSING NO. 200 SIEVE	ATTERBERG LIMITS		UNCONFINED COMPRESSIVE STRENGTH		SOIL TYPE
BORING	DEPTH (ft)	(%)	(pcf)	GRAVEL (%)	SAND (%)		LIQUID LIMIT (%)	PLASTIC INDEX (%)	(psf)		
1	9	10.8		10	82	8					Slightly Silty Sand with Gravel
	14	18.9				40					Very Silty Sand
2	8	5.0		0	91	9					Slightly Silty Sand
3	4	1.5				7					Slightly Silty Sand and Gravel
4	5	1.0		38	53	9					Slightly Silty Sand and Gravel
	15	17.5				25					Silty Sand
5	3	1.5		28	55	17					Silty Sand with Gravel
6	2½	6.2				14					Silty Clayey Sand with Gravel (Fill)
	25	17.8		3	80	17					Silty Sand

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Geotechnical and Materials Engineers
and Environmental Scientists

TABLE 1
SUMMARY OF LABORATORY TEST RESULTS

SAMPLE LOCATION		NATURAL MOISTURE CONTENT	NATURAL DRY DENSITY	GRADATION		PERCENT PASSING NO. 200 SIEVE	ATTERBERG LIMITS		UNCONFINED COMPRESSIVE STRENGTH		SOIL TYPE
BORING	DEPTH (ft)	(%)	(pcf)	GRAVEL (%)	SAND (%)		LIQUID LIMIT (%)	PLASTIC INDEX (%)	(psf)		
7	5	2.5		32	53	15					Silty Sand and Gravel
8	5	4.2				65					Very Sandy Silt
9	5	3.2		32	52	16					Silty Sand and Gravel
	15	5.0				8					Slightly Silty Sand
10	2½	2.2	127			59					Very Sandy Silt
	5	16.2	106								Sandy Silt
	10	22.9	102								Sandy Clayey Silt
	20	12.6	122								Very Sandy Silt

Kumar & Associates, Inc.®
Geotechnical and Materials Engineers
and Environmental Scientists

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Glenwood Springs, CO 81601
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fax: (970) 945-8454
email: kaglenwood@kumarusa.com
www.kumarusa.com

An Employee Owned Company

Office Locations: Denver (HQ), Parker, Colorado Springs, Fort Collins, Glenwood Springs, and Summit County, Colorado

September 1, 2023

Eagle County School District
Attn: Sandra Mutchler
P.O. Box 740
Eagle, Colorado 81631
Sandra.muchler@eagleschools.net

Project No. 19-7-646.01

Subject: Geologic Hazards Review, Proposed Residential Development, Maloit Park, Cross Creek Road, Minturn, Colorado

Ladies and Gentlemen:

As requested, we have performed a geologic hazards review for the proposed development at the subject site. The services are supplemental to our proposal for professional engineering services to Eagle County Schools dated October 9, 2019, Proposal No. P7-19-711.

Scope of Study: A field reconnaissance of the project site was made on August 8, 2023. We also reviewed published regional geologic studies and our experience with similar projects in the area. Our findings and recommendations with respect to potential geologic hazards that could impact the development are provided in this report. We previously performed a preliminary subsoil study for the project, report dated February 26, 2020, Project No. 19-7-646.

Proposed Construction: The proposed construction consists of a residential development including duplex, triplex, and apartment units with asphalt pavement parking areas and drive lanes. The development will be located approximately as shown on the attached Draft Development Concept from Braun Associates, Inc. dated August 2023. The buildings will be two-story wood-framed structures.

Site Conditions: The property is about 20 acres in size and located to the south of the downtown area of Minturn, northwest of the Vail Ski and Snowboard Academy and between Cross Creek and Cross Creek Road. The site is located in the north half of Section 2, T6S, R81W. Topography at the site consists of valley bottom with generally strongly sloping terrain down to the north-northeast. There are three relatively flat areas with low, moderately steep intervening slopes between the flatter areas. Slope grades range from about 3 to 15 percent. Vegetation consists of grass and weeds with scattered aspen and conifers. The site has been graded some with apparent shallow fills in areas.

Geologic Setting: Regional geologic mapping shows that the project site is apparently underlain by the upper Cambrian-age Sawatch Sandstone. Surficial soil deposits at the site consist of late Pleistocene-age Pinedale glacial till (Kirkham and Others, 2012) overlying the sandstone. The Robinson Geologic Hazard Maps identify the surficial deposits as relatively stable glacial deposits.

Geologic Site Assessment: The project site geology should not present major constraints or unusually high risks to the proposed development. There are, however, several conditions of a geologic nature that should be considered. Geologic conditions that should be considered, their potential risks, and mitigations to reduce the potential risks are discussed below. The site could experience moderate levels of earthquake related ground shaking. The site is not subject to rockfall, debris flow, or potentially unstable slope hazards.

Potential Flooding - According to the "Flood Insurance Rate Map", map number 08037C0658D by the Federal Emergency Management Agency (FEMA, 2007); the proposed development area is located in Zone X (unshaded – areas of minimal flood hazard).

Seismicity - Historic earthquakes within 150 miles of the project site have typically been moderately strong with magnitudes less than 5.5 and maximum Modified Mercalli Intensities less than VI, (Widmann and Others, 1998). The largest historic earthquake in the project region occurred in 1882. It was located in the northern Front Range and had an estimated magnitude of about M6.4 ± 0.2 and a maximum intensity of VII. Historic ground shaking at the project site associated with the 1882 earthquake and the other larger historic earthquakes in the region does not appear to have exceeded Modified Mercalli Intensity VI (Kirkham and Rogers, 2000). Modified Mercalli Intensity VI ground shaking should be expected during a reasonable exposure time for the residences, but the probability of stronger ground shaking is low. Intensity VI ground shaking is felt by most people and causes general alarm, but results in negligible damage to structures of good design and construction.

Using estimated shear wave velocities for the subsoils at the site based on our experience in the area and sample blow count drives from the exploratory borings drilled atp the site for the preliminary subsoil study, the seismic soil profile at the project site should be considered as Class C, *very dense soil and soft rock*, as described in the 2018 International Building Code, unless site specific shear wave velocity studies show otherwise. Based on the subsurface profile and the anticipated ground conditions, liquefaction is not a design consideration. Using the USGS National Earthquake Hazard Reduction Program online database, the following probabilistic ground motion values are reported for the project site.

Intensity Measure Type	Intensity Measure Level 2 percent in 50 Years
0.2 Sec. Spectral Acceleration S_s	0.319
1.0 Sec. Spectral Acceleration S_1	0.079

The USGS National Earthquake Hazard Reduction Program online database also indicates a peak ground acceleration (PGA) of 0.185g at the subject site. The PGA is the lower of either the deterministic or probabilistic value with a 2% exceedance probability for a 50-year exposure time at the project site (statistical recurrence interval of 2,500 years).

Limitations: This study was conducted according to generally accepted engineering geology principles and practices in the area, at this time. We make no warranty either express or implied. The conclusions and recommendations submitted in this report are based on our field observations, the proposed construction and our experience in the area. This report has been prepared exclusively for our client and is an evaluation of the potential risks associated with the geology on the proposed construction. We are not responsible for technical interpretations by others of our information. A building specific geotechnical study should be performed at site for foundation design of the structures.

If you have any questions or need further assistance, please call our office.

Sincerely,

Kumar & Associates, Inc.

Robert L. Duran, P.E.

Reviewed by:

David A. Young, P.E.

RLD/ljf

Attachment Braun Associates Draft Development Concept dated August 2023

cc: Braun Planning – Tom Braun (tom@braunassociates.com)

REFERENCES:

Federal Emergency Management Agency (FEMA), December 4, 2007, Flood Insurance Rate Map (FIRM): Map No. 08037C0658D.

Kirkham, R.M., and Rogers, W.P., 1985. *Colorado Earthquake Data and Interpretations 1867 to 1985.* Colorado Geological Survey Bulletin 46.

Kirkham, R.M., Houck, K.J., Funk, Jonathan, Mendel, David, and Sicard, K.R., 2012, *Minturn Quadrangle Geologic Map, Eagle County, Colorado*, Colorado Geological Survey, Open-File Report OF-12-08.

Widmann, Beth L., Kirkham, Robert M., and Rogers, William P., 1998. *Preliminary Quaternary Fault and Fold Map and Database of Colorado.* Colorado Geological Survey, Open File Report 98-8.

Potential Unit Mix

Area	Type	Units
A	Duplex	12
B	TH	21
C	Duplex	18
D	Duplex	8
E	TH	31
F	Condo	48
Total		**138**

Development Concept DRAFT

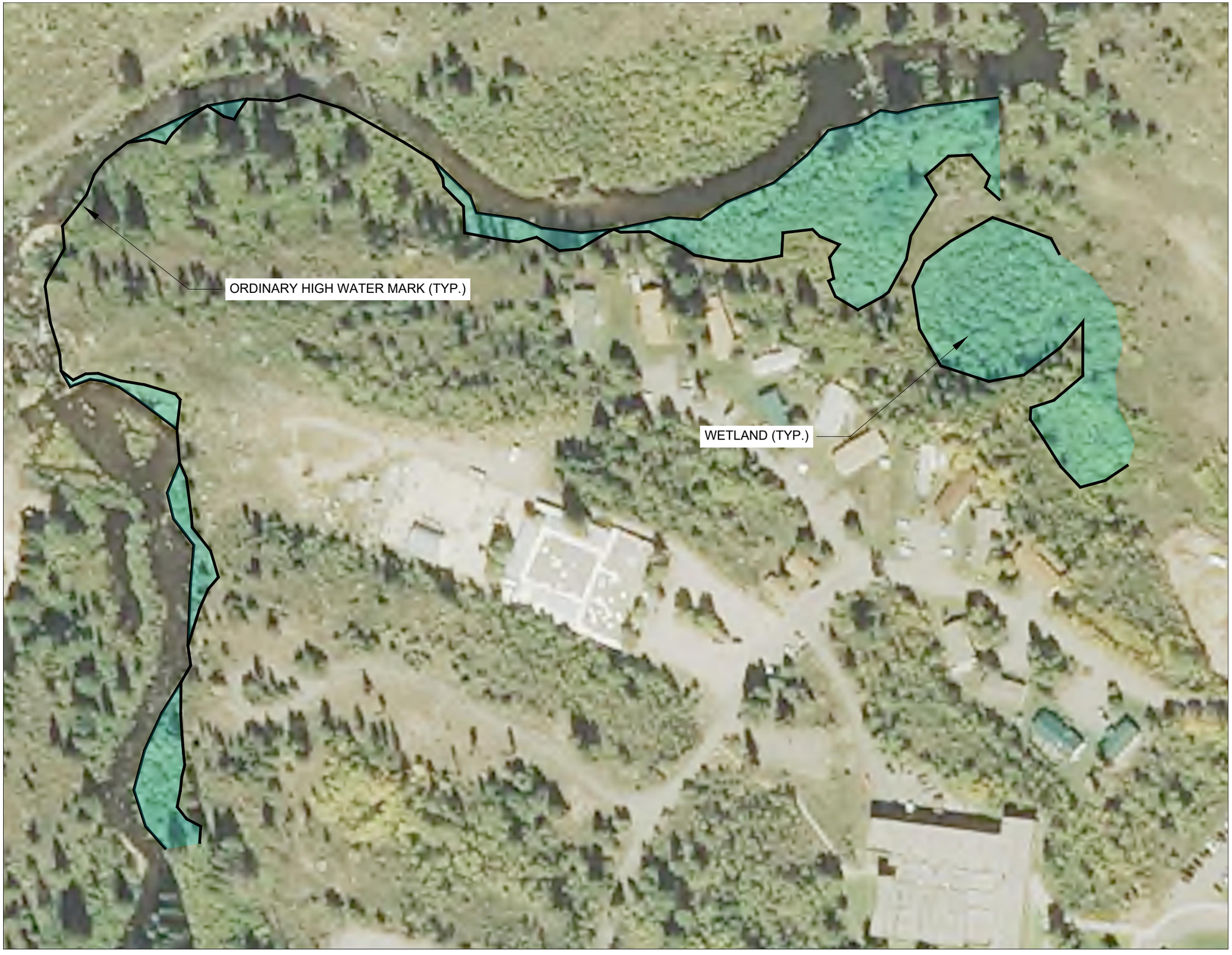
Maloit Park

August 2023

EAGLE COUNTY SCHOOLS

BRAUN ASSOCIATES, INC.

50 0 50 100 ft



WETLAND

N

Horizontal Scale

120' 0 60'

1" = 120'

MALOIT PARK

AQUATIC RESOURCE DELINEATION

Western Bionomics, LLC
Natural Resource Management Services
31040 WILLOW LANE STEAMBOAT SPRINGS, CO 80487 970-846-8223

Date: XXXXXXXX | Drawn: KC | Delineated: KC

SHEET NO. 1 OF 1

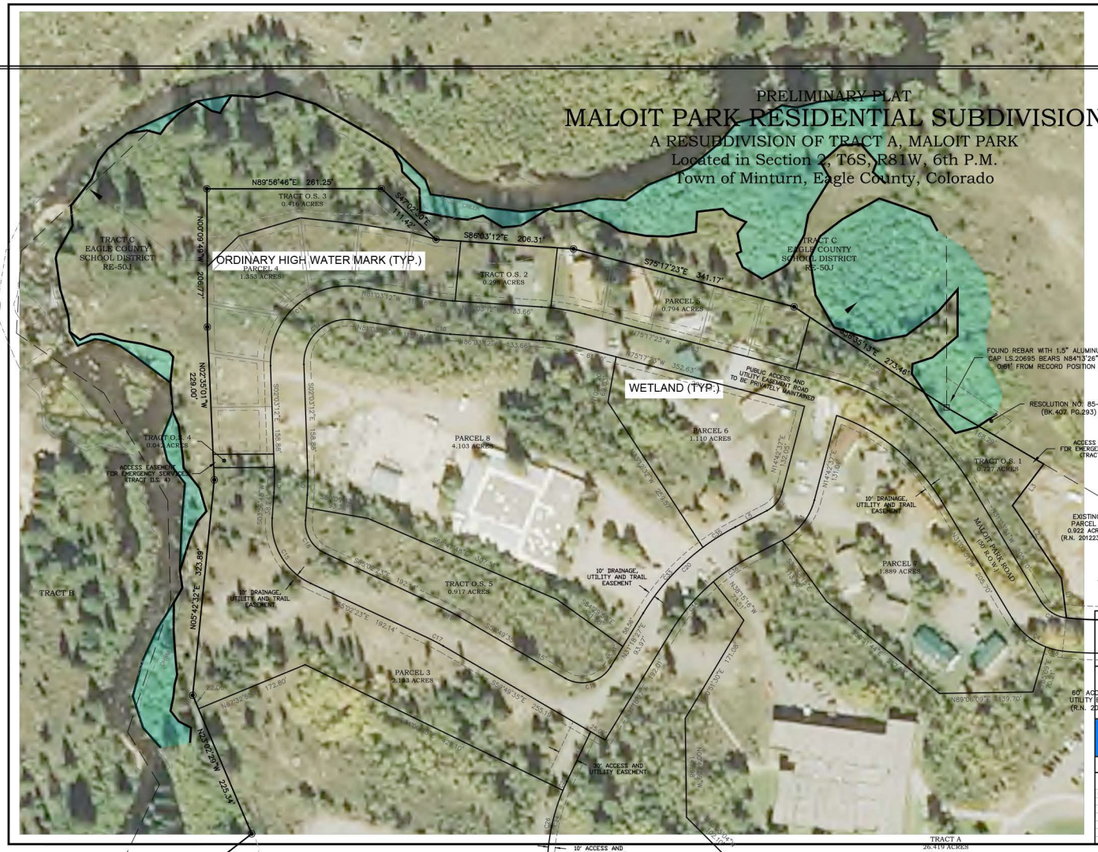
REVISIONS

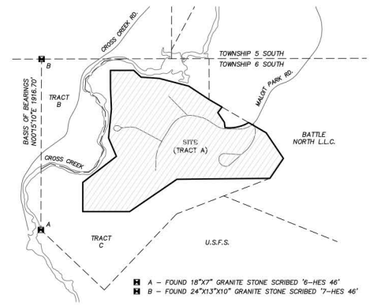
No.	Item	Date

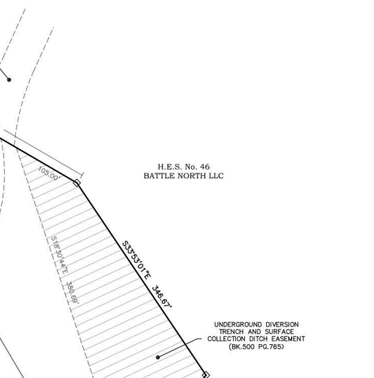
PRELIMINARY PLAT

MALOIT PARK RESIDENTIAL SUBDIVISION

A RESUBDIVISION OF TRACT A, MALOIT PARK
Located in Section 2, T6S, R81W, 6th P.M.
Town of Minturn, Eagle County, Colorado







LEGEND

- FOUND NO.4 REBAR WITH 1.5" ALUMINUM CAP LS.26598
- FOUND NO.5 REBAR WITH 1.5" ALUMINUM CAP LS.11204
- FOUND NO.5 REBAR WITH 1.5" ALUMINUM CAP LS.20695
- FOUND NO.5 REBAR

REV. 1: 02-22-2024 – REVISE PER PRELIMINARY REVIEW COMMENTS
REV. 2: 07-30-2024 – ADD 50' HIGH WATER SETBACK
REV. 3: 04-14-2025 – REVISE PER PRELIMINARY REVIEW COMMENTS
REV. 4: 10-06-2025 – REVISE PER PRELIMINARY REVIEW COMMENTS

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

PRELIMINARY PLAT
MALOIT PARK RESIDENTIAL SUBDIVISION
A RESUBDIVISION OF TRACT A, MALOIT PARK
LOCATED IN SECTION 2, T6S, R81W, 6TH P.M.
TOWN OF MINTURN, EAGLE COUNTY, COLORADO

DWG NO. 23037-01
DATE: 10/27/2023
FLD/DFT: EW/EW
SHEET: 2 OF 4

MERIDIAN LAND SURVEYING, L.L.C.
P.O. Box 2225 Gypsum, CO 81637
(970) 524-0963

MALOIT PARK WORKFORCE HOUSING PROJECT

Preliminary Environmental Assessment

April 2024, revised March 2025

This preliminary environmental assessment has been prepared in accordance with Section 16.20.20 of the Town's zoning regulations. Other environmental information on the proposed Maloit Park Workforce Housing Project (the Project), is provided in the project narrative, civil engineering plans, and supplemental information provided under separate cover.

Section 16.20.20

(a) When required by the Planning Commission, submission and review of a preliminary environmental assessment on any proposed land development, land use change, Planned Unit Development or subdivision that may affect to any significant degree the quality of the natural, cultural, social or economic environment in the Town shall include a preliminary environmental assessment of whether the proposed project "will," "will not" or "could possibly" affect the environment, either during construction or on a continuing basis in each of the following respects:

(1) By altering an ecological unit or landform, such as a ridgeline, saddle, draw, ravine, hillside, cliff, slope, creek, marsh, watercourse or other natural landform feature;

Response

The project will not alter or affect landforms such as a ridgelines, saddles, draws, ravines, cliffs, slopes, creeks, marshes or water course. Some shallow hillsides will be altered.

The School District's Maloit Park property is approximately 86.3 acres. The housing project has been clustered on just over 19 acres, or 22% of Maloit Park. The majority of these 19 acres have been previously disturbed by prior development. The housing site is basically flat, but is also characterized by approximately seven knolls or shallow hillsides. Site design of the housing project has been done to minimize impacts on these shallow hillsides. Just one of the hillsides will be removed (graded flat), and portions of two others will be modified. The remaining hillsides will be left predominantly unchanged.

Grading of the shallow hillsides explained above will not to any significant degree affect the quality of the natural, cultural, social or economic environment*. Exhibits depicting these shallow hillsides are provided in the project narrative.*

The Project will not to any significant degree affect the quality of the natural, cultural, social or economic environment*.*

(2) By directly or indirectly affecting a wildlife habitat, feeding ground or nesting ground;

Response

A Wildlife Mitigation Plan for Maloit Park has been prepared by Western Bionomics, Inc. This analysis is provided under separate cover. The analysis concluded that the

development of Maloit Park will not contribute cumulatively to three traditional wildlife habitat impacts – habitat loss through removal of vegetation, habitat loss through fragmentation, or creating barriers to movement. This conclusion is largely due to the location selected for the proposed development, the majority of which has previously been developed. The project does have the potential for impacts from increased density of human occupation and resultant increase in human and pet activity in and around the subdivision. In response, the proposed wildlife mitigation plan establishes restrictions on the residents of the housing development.

With implementation of the wildlife mitigation plan, the Project will not to any significant degree affect the quality of the natural, cultural, social or economic environment.

(3) By altering or removing native grasses, trees, shrubs or other vegetative cover;

Response

The School District's Maloit Park property is approximately 86.3 acres. The housing project has been clustered on just over 19 acres, or 22% of Maloit Park. The majority of these 19 acres have previously been disturbed by other development. The housing site is basically flat, but is characterized by approximately seven knolls or shallow hillsides. While site design of the housing project has been done to minimize impacts on these shallow hillsides, some of them will be altered. Alterations to these shallow hillsides will result in the removal of shrubs and trees. The construction of roads, housing and other site work will also result in the removal of trees and shrubs.

The limited removal of trees and shrubs will not to any significant degree affect the quality of the natural, cultural, social or economic environment.

(4) By affecting the appearance or character of a significant scenic area or resource, or involving buildings or other structures that are of a size, bulk or scale that would be in marked contrast to natural or existing cultural features;

Response

While Maloit Park is deeply rooted in the history of Minturn and is surrounded by significant scenic features, the location of the housing development is not in and of itself a significant scenic area. The School District's Maloit Park property is approximately 86.3 acres. The housing project has been clustered on just over 19 acres, or 22% of the site. The majority of these 19 acres have been disturbed by prior development (existing housing, a school, roadways, etc.). Site design of the project has been done to minimize impacts on natural features within the project area (see #3 above).

The Project is not in marked contrast to natural or existing cultural features and will not to any significant degree affect the quality of the natural, cultural, social or economic environment.

(5) By potentially resulting in rock fall, avalanche, landslide, siltation, settlement, flood or other landform change or hazard to health and safety;

Response

A geologic hazards review has been completed by Kumar Associates, Inc. There are no rockfall, avalanche, landslide, siltation, or settlement hazards evident on the site. The Cross Creek floodplain is adjacent to the site. The floodplain was evaluated by JVA Consulting Engineers. JV imported the effective 100-year floodplain from FEMA GIS and was able to tie it to Maloit Park survey information. The effective 100-year floodplain for Cross Creek is Zone A and is based on approximate methods. The effective floodplain doesn't appear to match the current site topography and aerial imagery back to 1985 showed minimal changes to the site. As currently drawn, the effective 100-year floodplain impacts homesites on the north side of the project. A hydraulic study was prepared to support a Letter of Map Amendment (LOMA) to remove portions of the property from the floodplain that would impact future development. The hydraulic study showed that the 100-year flood was contained within the channel banks of Cross Creek and a revised floodplain was drawn based on this study. This information was submitted to FEMA as part of a LOMA application. A LOMA won't officially change the floodplain map, but will be recorded with FEMA showing a portion of the property removed from the floodplain and can be used to reduce/remove flood insurance requirements or in support of a floodplain development permit. The LOMA was approved by FEMA on April 5, 2024 and has been provided under separate cover.

The Geologic Hazards Review prepared by Kumar Associates dated September 1, 2023 Includes discussion of seismic considerations relative to Maloit Park. Seismic considerations at Maloit Park are similar to seismic considerations throughout the Eagle River Valley. The seismic soil profile at the project site should be considered as Class C, very dense soil and soft rock, as described in the 2018 International Building Code. The structural design done for Site Class C, as stated in the Review, will mitigate seismic concerns.

The Project does not present a hazard to health or safety and will not to any significant degree affect the quality of the natural, cultural, social or economic environment*.*

(6) By discharging toxic or thermally abnormal substance or involving use of herbicides or pesticides, or emitting smoke, gas, steam, dust or other particulate matter;

Response

The only proposed land use is residential, other than the possible use of household herbicides or pesticides by homeowners, and will not to any significant degree affect the quality of the natural, cultural, social or economic environment*.*

Maloit Park is located proximate to the Eagle Mine Superfund site. ECSD has provided a document to the Town from the Environmental Protection Agency indicating no further evaluation of Maloit Park is necessary. This report - 2021 Eagle Mine Superfund Site Operable Unit 2 Remedial Action Completion Report, includes a Record of Decision from

1998 that states in Section 4.0 (page 14 of the PDF) that levels of arsenic, cadmium and lead were below levels of concern for human health and required no further action. It is ECSD's position that this information provides sufficient documentation that no further action is necessary at Maloit Park.

(7) By involving any process which results in odor that may be objectionable or damaging;

Response

The only proposed land use is residential, this use does not involve any process that results in odor that may be objectionable or damaging.

The Project will not to any significant degree affect the quality of the natural, cultural, social or economic environment.

(8) By requiring any waste treatment, cooling or settlement pond, or requiring transportation of solid or liquid wastes to a treatment or disposal site;

Response

The only proposed land use is residential, it will not involve any of the considerations listed above. The Project will not to any significant degree affect the quality of the natural, cultural, social or economic environment.

(9) By discharging significant volumes of solid or liquid wastes;

Response

The only proposed land use is residential, it will not produce significant volumes of solid or liquid waste.

The Project will not to any significant degree affect the quality of the natural, cultural, social or economic environment.

(10) By increasing the demand on existing or planned water supply, sewage disposal, storm drainage or other utility systems to a level which is likely to cause an adverse impact on the Town or the environment;

Response

120 new housing units are proposed. These units will increase demands on water and sewer systems. Upper Eagle Valley Water and Sanitation District has provided a letter indicating their ability to provide sewer service. The 2011 Annexation Agreement established the School District's right to develop 120 additional residential units on the property and also waive water rights dedications for the project. Since that time the Town has been reserving water taps for these 120 additional units. The project includes a storm drainage system that will manage stormwater throughout the housing project.

The Project will not to any significant degree affect the quality of the natural, cultural, social or economic environment.

(11) By involving any process which generates noise that may be offensive or damaging;

Response

The only land use proposed by the Project is residential, this land use will not generate noise that may be offensive or damaging. Construction of the Project will produce noise, but this temporary condition is not considered to be offensive or damaging.

The Project will not to any significant degree affect the quality of the natural, cultural, social or economic environment*.*

(12) By either displacing significant numbers of people or resulting in a significant increase in population;

Response

The Project will displace fifteen mobile homes and one cabin, each of which are occupied by ECSD employees or retirees who in most cases own their homes and pay a land lease to ECSD. ECSD is working with these residents on the potential to re-locate to new housing developed at Maloit Park. The mobile homes at Maloit Park fall under HB 19-1309 – Mobile Home Park Act Oversight. Among other things, this act requires a one-year notice to vacate the property and provides for re-location expenses from ECSD.

The Project involves the development of 138 new residential units, or a net gain of 120 additional housing units. US Census data indicates the average household size in Eagle County to be 2.77 people. This average could result in an increase of 332 residents to the Town. Since 1990 Minturn's population has ranged from a high of 1,238 (1999) to a low of 995 (2022). If the 120 new housing units result in an increase of 332 residents, it would reflect a new population of 1,327 people, or less than 100 more people as compared to the Town's population in 1999.

The project will not to any significant degree affect the quality of the natural, cultural, social or economic environment*. Based on passages from the 2023 Minturn Community Plan would further Town housing goals and could have positive effects on the Town:*

> OBJECTIVE 4.6 PRIORITIZE HOUSING FOR FULL-TIME RESIDENTS; ENSURE THAT RESIDENTS OF ALL AGES AND INCOME LEVELS ARE ABLE TO FIND HOUSING.
>
> As described above in the summary of public engagement and feedback related to housing, Minturn residents are interested in preserving and promoting "resident-occupied" housing. A healthy level of full-time residency is critical to maintaining the social and economic fabric of a community. Likewise, it is of the utmost importance to ensure that low- and middle-income residents of Minturn can afford to live in Minturn.

(13) By preempting a site that is desirable for recreational uses or planned open space;

Response

The project is located within a portion of Maloit Park that is zoned for Mixed Use development. The project has been designed to not impact existing recreation fields and has also been designed to integrate with the Maloit Park Nordic Trail System. The project does not preempt portions of the site that are desirable for recreational uses.

The Project will not to any significant degree affect the quality of the natural, cultural, social or economic environment.

(14) By altering local traffic patterns or causing an increase in traffic volume or transit service need; and/or

Response

Fox Tuttle Transportation Group has completed a traffic analysis for the proposed development. The focus of this analysis was to understand the potential need for intersection improvements at the Hwy 24 and Maloit Park Road intersection. This analysis found that based on existing travel patterns and forecasted volumes (including potential development of the adjoining Battle North property), that the proposed development of Maloit Park will not trigger the need for improvements to this intersection.

The Project will not to any significant degree affect the quality of the natural, cultural, social or economic environment.

(15) By being a part of a larger project that, at any future stage, may involve any of the impacts listed above.

Response

The Maloit Park Workforce Housing Project is not a part of a larger project, this consideration is not applicable.

REGION 8
DENVER, CO 80202

Sent via electronic mail

Ms. Katie Sickles, Minturn Interim Town Manager
301 Boulder Street, #309
Minturn, Colorado 81645

Re: Proposed development adjacent to the Maloit Park Wetlands Area
Eagle Mine Superfund Site, Eagle County, Colorado

Dear Ms. Sickles:

Thank you for contacting the U.S. Environmental Protection Agency (EPA or the Agency) on February 21, 2025, about the town of Minturn's (Minturn) plans concerning a parcel of land (Property) located outside of the Eagle Mine Superfund Site (Site) but adjacent to the Maloit Park Wetlands area, which is part of Operable Unit 3 (OU3) of the Site. In your inquiry, you described Minturn's intentions to consider a development application for workforce housing on the Property and requested that the EPA provide you with a Superfund comfort/status letter.

Under the federal Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA, commonly referred to as Superfund),[1] the Agency's mission is to protect human health and the environment from the actual or potential risks posed by contaminated or potentially contaminated lands and other media. A Superfund cleanup can help return lands to productive reuse. The EPA is providing this letter consistent with the Agency's 2019 Comfort/Status letter policy. The purpose of this comfort/status letter is to address your potential CERCLA liability concerns at the impacted Property by summarizing the relevant information available to the EPA as of the date of this letter. The Agency hopes this information will enable you to make informed decisions regarding the Property's cleanup status and CERCLA's liability protections as you move forward with making a decision about the Property.

Maloit Park Wetlands Area, Operable Unit 3, Eagle Mine Superfund Site

As stated above, the Property is adjacent to the Maloit Park Wetlands area, and the Maloit Park Wetlands area is part of OU3[2] of the Site. The EPA issued the Record of Decision (ROD) for OU3 in 2017. The OU3 remedy addresses potential land use changes in case the land is developed for residential use. To that end, the OU3 ROD identified two remedial action objectives (RAOs): (1) prevent exposure to contaminants in surface soils within OU3 above levels that are acceptable for current and future land use and (2) avoid or minimize adverse impacts to the existing engineered remedial features within OU3.

[1] 42 U.S.C. §§ 9601, *et seq.*
[2] The "Maloit Park Preliminary Plan Package" submitted to Minturn erroneously includes information related to OU2.

Pursuant to an administrative settlement agreement and order on consent with Bona Fide Prospective Purchaser, Battle North, LLC (Battle North), the EPA, with the opportunity for review and comment by the Colorado Department of Public Health and Environment (CDPHE), required implementation of institutional controls designed to address the RAOs under current land use conditions and, prior to any change in land use to residential use, required approval of any work plans to ensure that the OU3 remedy is implemented and that OU3 is protective of human health and the environment.

The OU3 remedy currently consists of institutional controls called restrictive notices (RNs). The objectives of the RNs are to prevent exposure to contaminants left in place and to require that risks to human health and the environment are addressed if land use changes. The Maloit Park Wetlands area has one such RN (# 201919763, attached as Exhibit 1). Minturn acquired a recreational easement and option to purchase the Maloit Wetlands Area from Battle North earlier this year.

Based upon available information, the Agency does not presently consider the Property to be a part of the Site. The EPA Region 8, therefore, does not anticipate a need to take any investigatory or cleanup action at this Property under the federal Superfund program unless conditions warrant it in the future.

State Actions

The EPA Region 8 is only able to provide you with information regarding federal Superfund actions at the Site, federal law and regulations, and EPA guidance. For information about potential state actions and liability issues, please contact Sarah Graves, State Project Manager (sarah.graves@state.co.us) or Jason King, Senior Assistant Attorney General (jason.king@coag.gov).

Conclusion

The EPA Region 8 remains dedicated to facilitating the cleanup and reuse of contaminated properties and hopes the information contained in this letter is useful to you. Please note that the letter does not offer conclusive statements about site conditions or liability. You may find it helpful to consult your own environmental professional, legal counsel, and your state, tribal, or local environmental protection agency before taking any action to acquire, clean up, or redevelop the impacted property. These consultations may help you obtain a greater level of comfort about the compatibility of the proposed use and ensure compliance with any applicable federal, state, local, and/or tribal laws or requirements. If you have any additional questions or wish to discuss this information further, please feel free to contact me, (chan.sydney@epa.gov or (303) 241-9767) or Benjamin Mathieu, Site Attorney (mathieu.benjamin@epa.gov or (303) 312-6507).

Sincerely,

SYDNEY CHAN

Digitally signed by SYDNEY CHAN
Date: 2025.05.29 10:34:49 -06'00'

Sydney Chan
EPA Remedial Project Manager

Exhibit 1- Maloit Park RN, RN # 201919763.

cc: Polly B. Jessen, Kaplan Kirsch & Rockwell LLP

Benjamin Mathieu, EPA Region 8, Site Attorney
Kayleen Castelli, EPA Region 8, Site Attorney
Erin Agee, EPA Region 8 CERCLA Enforcement Section Supervisor
Jason King, Senior Assistant Attorney General, Colorado Office of Attorney General
Sarah Graves, Colorado Department of Public Health and Environment
Elisabeth Freed, EPA HQ, OSRE
Christina Morgan, EPA HQ, OSRE

Eagle County, CO
Regina O'Brien
Pgs: 16
REC: $88.00
DOC: $0.00

201919763
11/20/2019
02:56:25 PM

100007007

Recording Requested By and When Recorded Return To:
Dustin McNeil, PG
Project Manager/Geologist
Superfund/Brownfields Unit
Colorado Department of
Public Health & Environment
HMWMD-RP-B2
4300 Cherry Creek Drive South
Denver, Colorado 80246

(303) 692-3324

This property is subject to a Notice of Environmental Use Restrictions imposed by the Colorado Department of Public Health and Environment pursuant to section 25-15-321.5, Colorado Revised Statutes

NOTICE OF ENVIRONMENTAL USE RESTRICTIONS

WHEREAS, Battle North, LLC, a Georgia limited liability company having a mailing address at P.O. Box 56, Minturn, Colorado 81645 ("OWNER"), is the owner of certain property commonly referred to as the North Property, which is located within the Eagle Mine Superfund Site ("Site"), located in the County of Eagle, State of Colorado, the mailing address of which is West of U.S. Highway 24, Minturn, Colorado 81645, depicted in Attachment A, attached hereto and incorporated herein by reference as though fully set forth (hereinafter referred to as "the Property"); and

WHEREAS, the Property is located within the Site, which the U.S. Environmental Protection Agency ("EPA"), pursuant to Section 105 of the Comprehensive Environmental Response, Compensation and Liability Act ("CERCLA"), 42 U.S.C. § 9605, placed on the National Priorities List, set forth at 40 C.F.R. Part 300, Appendix B, by publication in the Federal Register in 1986; and

WHEREAS, the Hazardous Materials and Waste Management Division of the Colorado Department of Public Health and the Environment ("the Department"), which is located at 4300 Cherry Creek Drive South, Denver, Colorado 80246-1530, is authorized to accept Notices of Environmental Use Restrictions (a/k/a "Restrictive Notices") pursuant to § 25-15-320(4)(a) of the Colorado Hazardous Waste Act, § 25-15-101, *et seq.*, C.R.S. ("CHWA"); and

WHEREAS, for purposes of indexing in the County Clerk and Recorder's office Grantor-Grantee index only, Battle North, LLC shall be considered the **Grantor**, and the Colorado Department of Public Health and Environment shall be considered the **Grantee**; provided that, nothing in the preceding sentence shall be construed to create or transfer any right, title or interest in the Subject Property (as defined below); and

WHEREAS, pursuant to the Record of Decision for the Eagle Mine Superfund Site Operable Unit 3, Eagle County, Colorado dated September 2017 ("OU3 ROD"), the EPA Region 8 selected a "remedial action" for the Site which requires, in part, use restrictions through implementation of institutional controls on portions of the Property to ensure long-term protectiveness of human health and engineered components of the existing remedy.

WHEREAS, pursuant to the OU3 ROD, the portions of the Property subject to the use restrictions are generally referred to as Maloit Park or the Maloit Park Wetlands. This Restrictive Notice applies to the Maloit Park portion of the Property, more particularly depicted in Attachment B and described in Attachment C, attached hereto and incorporated herein by reference as though fully set forth (hereinafter referred to as "the Subject Property" or "Maloit Park");

WHEREAS, the purpose of this Restrictive Notice is to ensure protection of human health and the environment by prohibiting activities on the Subject Property that may result in unacceptable exposure to the residual contamination of metals due to the historical mining operations in OU3, and to protect engineered components of the existing remedy; and

WHEREAS, OWNER has requested that the Department accept this Restrictive Notice as provided in Article 15 of Title 25, Colorado Revised Statutes;

NOW, THEREFORE, the Department accepts this Restrictive Notice pursuant to § 25-15-321.5, C.R.S. The Subject Property depicted in Attachment B and described in Attachment C shall hereinafter be subject to the following requirements set forth in paragraphs 1 through 12 below, which shall be binding on OWNER and all persons now or subsequently having any right, title or interest in the Subject Property, or any part thereof, and any persons using the land, as described herein. As used in this Restrictive Notice, the term OWNER means the then current record owner of the Subject Property and, if any, any other person or entity otherwise legally authorized to make decisions regarding the transfer of the Subject Property or placement of encumbrances on the Subject Property, other than by the exercise of eminent domain.

1) Use and Access Restrictions.

a) Access to Maloit Park is prohibited, except for:

i) authorized monitoring, maintenance and remedial activities including, but not limited to, accessing the engineered components of the remedy described in (1)(j) below. Access for monitoring, maintenance and remedial activities includes access to any and all existing roads, including, without limitation any and all easements and rights-of-way for roads; and

ii) access to the strip of land included in the easement described in the Quit Claim Deed recorded in the Real Estate Records of Eagle County, Colorado on September 9, 1985 at Reception No. 320804.

b) OWNER shall post signs legible from at least 100 feet and shall be posted at 500-foot intervals, stating "No Trespassing." OWNER shall inspect the signage quarterly and complete any necessary repairs within 30 days of the inspection. OWNER shall report in writing to the Department any obvious evidence that the restrictions on access have been violated (e.g., signs of vandalism) within 30 days of discovery.

c) Residential use is prohibited on Maloit Park. The term "residential use" means use of a building or part of a building as a dwelling (i.e., as a place to sleep, eat and bathe). Dwellings include single family homes, apartments, condominiums, manufactured housing, assisted living facilities and nursing homes, motels, hospitals and other buildings used only for short-term lodging are also prohibited.

d) Schools, parks, playgrounds, day care centers and other uses that could routinely expose children to residual soil contamination are prohibited on Maloit Park.

e) No excavation, drilling, grading, digging, or tilling, is allowed on Maloit Park, except as authorized in a remedial decision document or in a materials management plan or environmental sampling plan approved by the Department and EPA.

f) No water from the uppermost aquifer beneath Maloit Park may be withdrawn or used for any purpose, except as authorized in a remedial decision document or environmental sampling plan approved by the Department and EPA.

g) Construction or maintenance of any standing body of water on Maloit Park, including any pond or storm water retention basin, and with the exception of any cells, ponds, impoundments or other features used as part of any remedial action, is prohibited.

h) Actions that may cause contaminated groundwater to be exposed to the surface are prohibited.

i) Irrigation of Maloit Park is prohibited.

j) Any action that may damage or interfere with the proper operation or maintenance of any engineered component of the remedy on Maloit Park is prohibited unless approved by the Department and EPA. Engineered components of the remedy include: the mine water transport pipeline; trestle; water treatment plant; surge ponds; covers; riprap lined ditches; access roads; collection systems; vaults; manholes; monitor wells; sumps; consolidated tailings pile force main; north groundwater collection trench; underground diversion trench; underground groundwater collection systems; and any other components related to any approved modification of the remedy.

2) Modifications. This Restrictive Notice shall remain in full force and effect unless modified or terminated in accordance with this paragraph and pursuant to § 25-15-321.5, C.R.S. or any successor statute. OWNER may request that the Department approve a modification or termination of the Restrictive Notice. The request shall contain information showing that the proposed modification or termination shall, if implemented, ensure protection of human health

and the environment. The Department shall review any submitted information, and may request additional information. If the Department determines that the proposal to modify or terminate the Restrictive Notice will ensure protection of human health and the environment, it shall approve the proposal. No modification or termination of this Restrictive Notice shall be effective unless the Department has approved such modification or termination in writing. Information to support a request for modification or termination may include one or more of the following:

a) a proposal to perform additional remedial work pursuant to para 118 of the EPA-issued Administrative Settlement Agreement and Order on Consent, Docket No. CERCLA-08-2018-0009, or under other existing decrees or orders. The proposal shall identify proposed use restriction modifications and be designed to protect human health and the environment for the proposed uses. The Department will approve the proposed modification upon determining the additional remedial work has been completed in accordance with the remedial work plan.
b) new information regarding the risks posed by the residual contamination;
c) information demonstrating that residual contamination has diminished;
d) information demonstrating that an engineered feature or structure is no longer necessary;
e) information demonstrating that the proposed modification would not adversely impact the remedy and is protective of human health and the environment; and
f) other appropriate supporting information.

3) Conveyances. OWNER shall notify the Department at least fifteen (15) days prior to any conveyance of any interest in any or all of the Subject Property. Within thirty (30) days after any such conveyance, OWNER shall provide the Department with the name, mailing address and telephone number of the new OWNER.

4) Notice to Lessees. OWNER agrees to incorporate either in full or by reference the restrictions of this Restrictive Notice in any leases, licenses, or other instruments granting a right to use the Subject Property.

5) Notification for proposed construction and land use. OWNER shall notify the Department simultaneously when submitting any application to a local government for a building permit or change in land use.

6) Inspections. The Department, including its authorized employees, agents, representatives and independent contractors, shall have the right of entry to the Subject Property at reasonable times with prior notice for the purpose of determining compliance with the terms of this Restrictive Notice.

7) Third Party Beneficiary. The OWNER of the Subject Property is a third party beneficiary with the right to enforce the provisions of this Restrictive Notice as provided in § 25-15-322, C.R.S.

8) No Liability. The Department does not acquire any liability under State law by virtue of approving this Restrictive Notice.

9) Enforcement. The Department may enforce the terms of this Restrictive Notice pursuant to § 25-15-322, C.R.S. Battle North, LLC may file suit in district court to enjoin actual or threatened violations of this Restrictive Notice.

10) Owner's Compliance Certification. OWNER shall execute and return a certification form provided by the Department, on an annual basis, detailing OWNER's compliance, and any lack of compliance, with the terms of this Restrictive Notice.

11) Severability. If any part of this Restrictive Notice shall be decreed to be invalid by any court of competent jurisdiction, all of the other provisions hereof shall not be affected thereby and shall remain in full force and effect.

12) Notices. Any document or communication required under this Restrictive Notice shall be sent or directed to:

If to the Department:

Eagle Mine State Project Manager
Hazardous Materials and Waste Management Division
Colorado Department of Public Health and the Environment
4300 Cherry Creek Drive South
Denver, Colorado 80246-1530

If to Battle North, LLC:

Tim McGuire
Battle Mountain Director of Development
ACP Communities
PO Box 56
Minturn, Colorado 81645

and

Rebecca Almon
Director, Outside Counsel
Ireland Stapleton Pryor & Pascoe, PC
717 17th Street, Suite 2800
Denver, Colorado 80202

This Notice of Environmental Use Restrictions is approved by the Colorado Department of Public Health and Environment this 31 day of October, 2019.

[Remainder of Page Intentionally Blank]

Battle North, LLC has caused this instrument to be executed this 11 day of October, 2019.

BATTLE NORTH, LLC

By: _____

Title: President

STATE OF _____)
) ss:
COUNTY OF _____)

The foregoing instrument was acknowledged before me this 11 day of October, 2019 by Loine Bassel on behalf of Battle North, LLC.

Commissaire à l'assermentation
MAGGIE DA PONTE
176995
Pour tous les districts judiciaires du Québec et l'extérieur du Québec

_____
Notary Public

472 Orham
Laval, Qc
Address

My commission expires: May 2020

2996915.2

Accepted by the Colorado Department of Public Health and Environment this 31 day of October, 2019.

By: Jennifer Y. Opila

Title: Division Director

STATE OF Colorado)
) ss:
COUNTY OF Denver)

The foregoing instrument was acknowledged before me this 31 day of October, 2019 by Yolanda Munguia-Kleiner on behalf of the Colorado Department of Public Health and Environment.

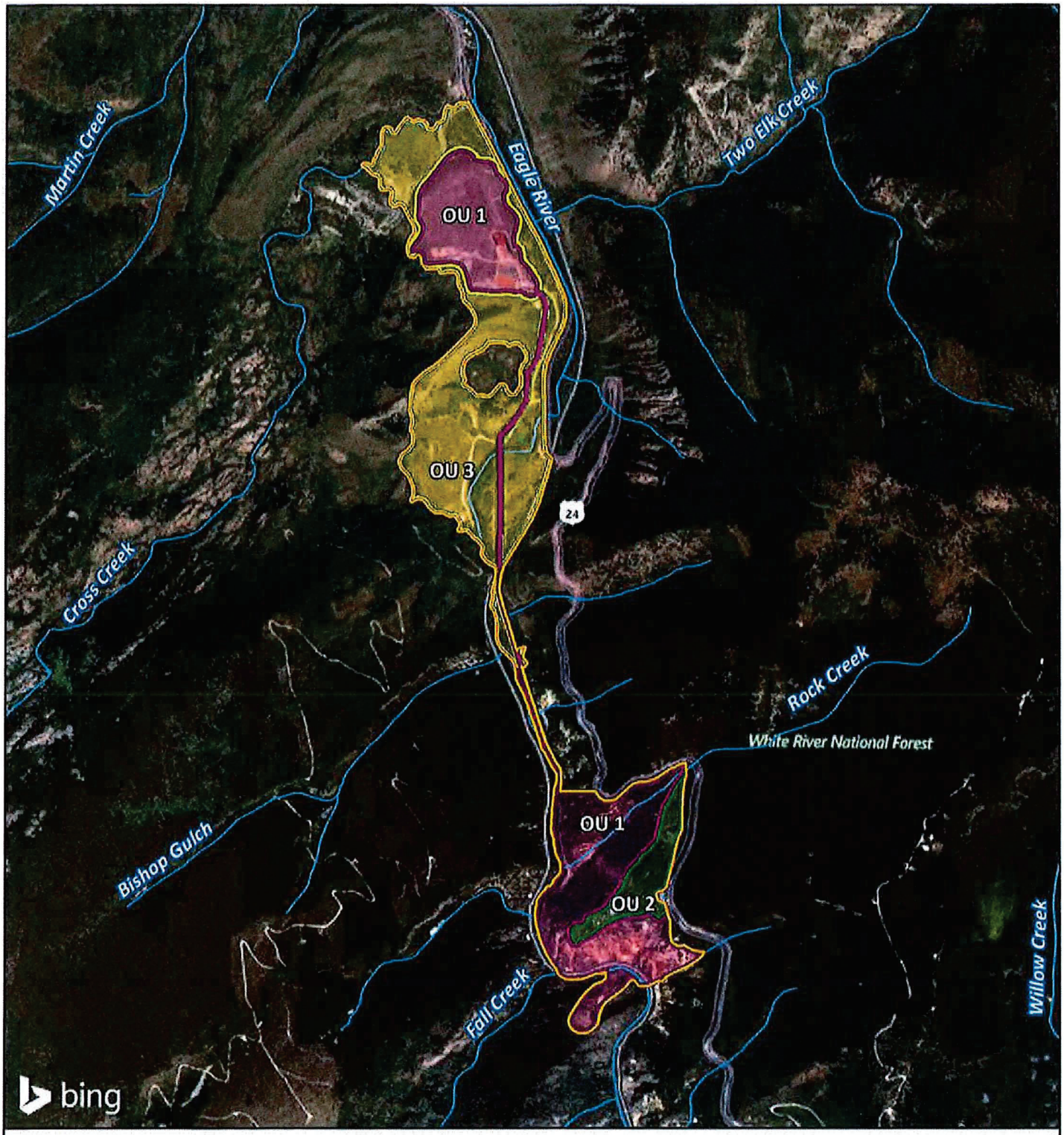
Notary Public

4300 Cherry Creek Dr. S.
Denver, CO 80246
Address

My commission expires: July 15, 2023

YOLANDA MUNGUIA-KLEINER
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20194026486
MY COMMISSION EXPIRES JUL 15, 2023

ATTACHMENT A
Site Map



Eagle Mine OU Boundaries

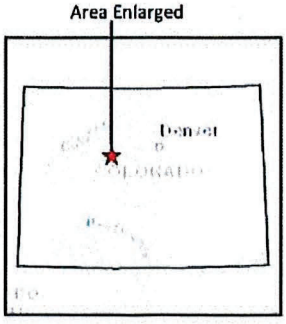
NPL Boundary | OU 1 | OU 2 | OU 3 | Stream

0 1,250 2,500 Feet

0 250 500 Meters

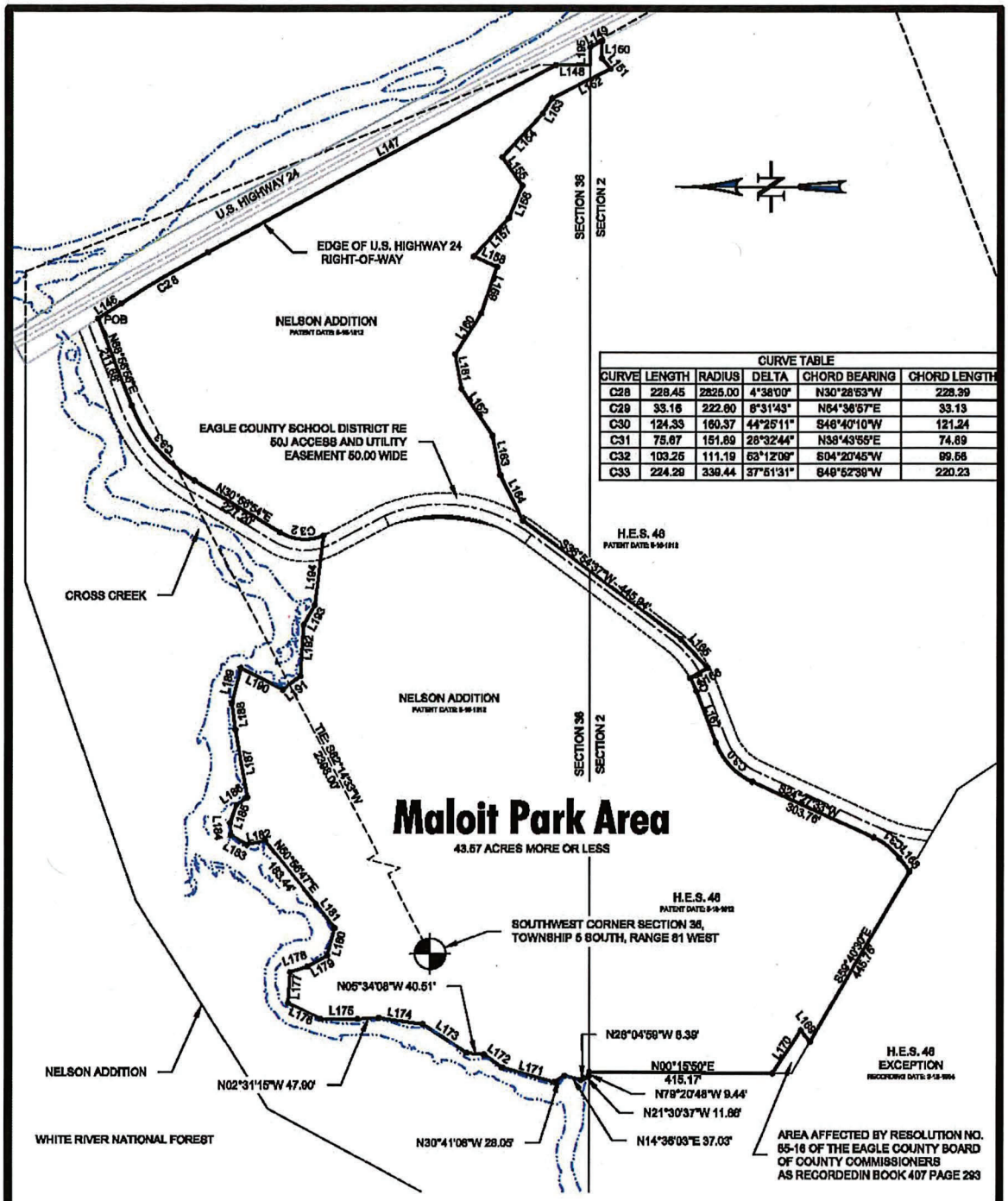
N

Area Enlarged



Date: February 22, 2018
Map Projection: UTM, Meters, 13 North, WGS84
Data Sources: *Boundaries* - U.S. EPA Region 8 (2018);
Streams - CDOW (2004);
Imagery - Microsoft Bing Web Service (2018).
*Boundaries are based on the nature and extent of contamination and are subject to change.
*This site map does not depict legal boundaries and has not been surveyed. It is intended to be a visual representation.

ATTACHMENT B
Subject Property Map



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C28	228.45	2825.00	4°38'00"	N30°28'53"W	228.39
C29	33.16	222.60	8°31'43"	N54°36'57"E	33.13
C30	124.33	160.37	44°25'11"	S46°40'10"W	121.24
C31	75.67	151.69	28°32'44"	N36°43'55"E	74.89
C32	103.25	111.19	53°12'09"	S04°20'45"W	99.56
C33	224.29	339.44	37°51'31"	S49°52'39"W	220.23

LINE TABLE		
LINE	LENGTH	BEARING
L145	61.61	N32°47'53"W
L147	595.89	N28°09'53"W
L148	77.04	S00°10'02"W
L149	31.11	N28°09'53"W
L150	40.03	N69°05'26"W
L151	31.02	S50°04'35"W
L152	147.73	N26°49'10"W
L153	40.70	N58°54'50"W
L154	134.26	N47°11'00"W
L155	79.36	S54°39'37"W
L156	79.33	N67°01'14"W
L157	117.82	N47°08'21"W
L158	58.46	S23°25'17"W
L159	110.93	N71°01'44"W
L160	110.79	N57°02'09"W
L161	79.97	S79°14'20"W

LINE TABLE		
LINE	LENGTH	BEARING
L162	127.05	S55°50'15"W
L163	90.26	S76°41'42"W
L164	116.10	S63°36'10"W
L165	88.02	S47°00'01"W
L166	45.46	N29°36'55"W
L167	124.62	S66°52'48"W
L168	37.39	S53°00'19"W
L169	33.06	S50°35'36"W
L170	116.53	N56°13'44"W
L171	120.65	N15°50'40"E
L172	50.62	N34°36'02"E
L173	119.58	N33°08'28"E
L174	100.76	N07°50'10"E
L175	84.72	N00°01'57"E
L176	61.56	N25°33'47"E
L177	70.32	S85°37'31"E
L178	41.07	S16°35'09"E

LINE TABLE		
LINE	LENGTH	BEARING
L179	50.57	S26°29'56"E
L180	65.21	S74°53'31"E
L181	69.01	N61°36'56"E
L182	43.06	N11°15'57"W
L183	40.41	N29°38'12"E
L184	29.28	N85°22'59"E
L185	42.63	S70°48'34"E
L186	30.43	S35°16'32"E
L187	155.05	N79°49'46"E
L188	60.22	N62°11'22"E
L189	81.56	S76°28'27"E
L190	107.22	S26°37'44"W
L191	49.74	S37°26'05"E
L192	115.57	S68°09'21"E
L193	51.44	S80°30'36"E
L194	155.20	S82°49'53"E
L195	41.61	S89°36'32"E

Exhibit B -Maloit Park Area

SCALE: 1" = 300'	DATE: JANUARY 18, 2018	DRAWN BY: BK
SHEET: 1 of 2	PROJECT: 05554-04	CHKD BY: MJO

DRAWING: North Property Quiet Title Boundary 20180118.dwg
DIRECTORY: I:\GVWP\05554\04\Survey\2011 Quiet Title\North Property\Survey\Updated North Property Survey 20180604\

GAMBA & ASSOCIATES

BATTLE MOUNTAIN

GAMBA & ASSOCIATES, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
970/945-2550 WWW.GAMBAENGINEERING.COM
118 NINTH ST., STE 214 P.O. BOX 1488 GLENWOOD SPRINGS, CO 81602

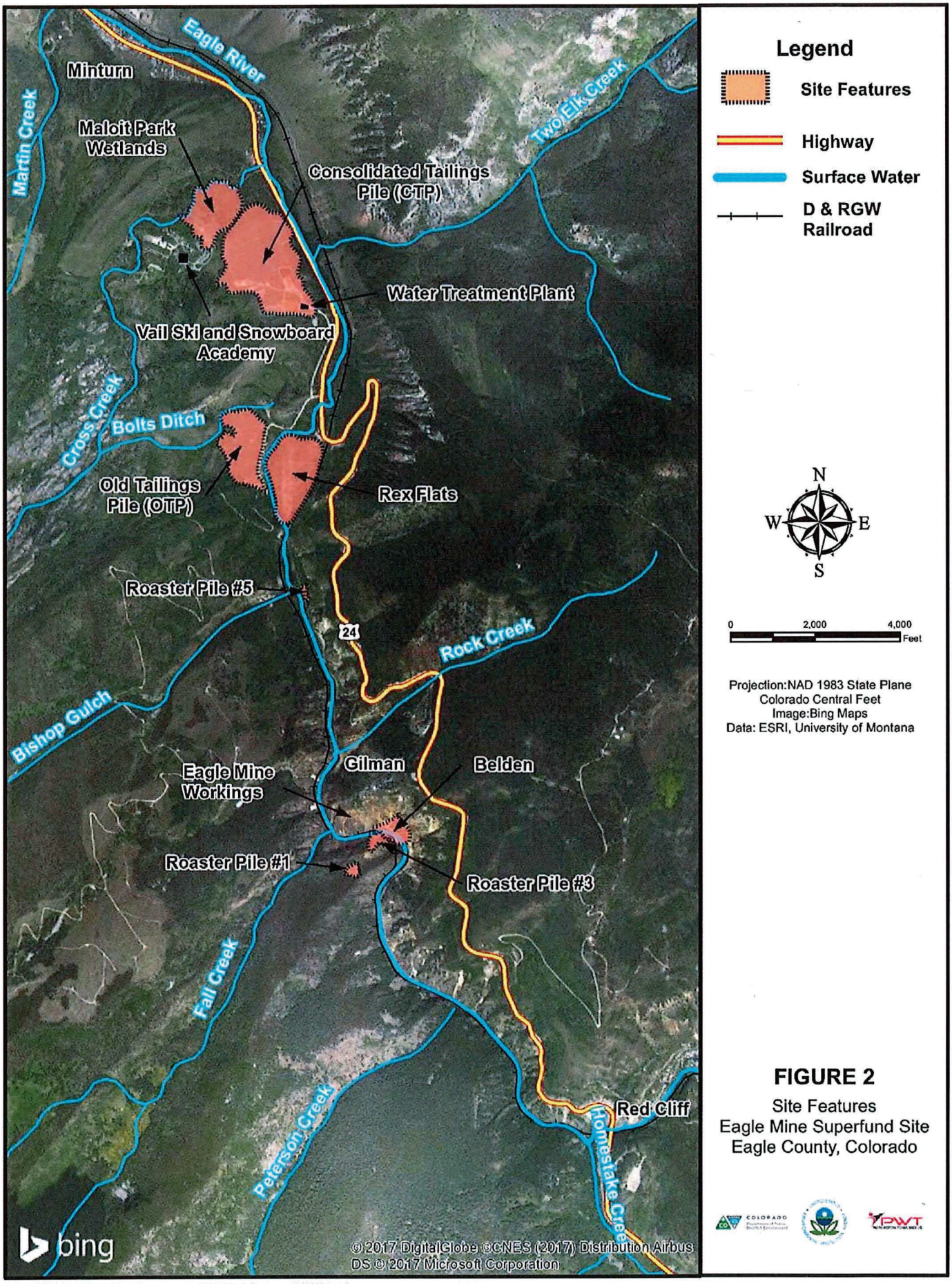


FIGURE 2

Site Features
Eagle Mine Superfund Site
Eagle County, Colorado

Path: K:\GIS Library\Eagle_Mine\Maps\Figure_2_OU1ROD_A_Features_09222017.mxd

ATTACHMENT C
Subject Property Legal Descriptions

SCHEDULE A (continued)

LEGAL DESCRIPTION

The Land referred to herein is located in the County of **Eagle**, State of **Colorado**, and described as follows:

Maloit Park Area - Legal Description

An area of land located in Section 2 of Township 6 South, Range 81 West of the Sixth Principal Meridian, Eagle County, Colorado and Section 36 of Township 5 South, Range 81 West of the Sixth Principal Meridian, Eagle County, Colorado, described as follows:

Beginning at a point on the westerly right-of-way of U.S. Highway 24 as described in CDOT Plat FAP 292- B; whence the Southwest corner of Section 36 being a 2-1/2 inch GLO Brass Cap found in place bears S 62°14'33" W a distance of 2398.00 feet; thence the following three courses along said westerly right-of- way:

1. S 32°47'53" E a distance of 61.91 feet;
2. thence 228.45 feet along the arc of a tangent curve to the right having a radius of 2825.00 feet, a central angle of 04°38'00", and the chord bears S 30°28'53" E a distance of 228.39 feet;
3. thence S 28°09'53" E a distance of 895.89 feet;

thence leaving said right-of-way S 00°10'02" W a distance of 77.04 feet to a point on the south line of said Section 36;
thence along said section line S 89°38'32" E a distance of 41.61 feet to a point on said westerly right-of-way of U.S. Highway 24;
thence along said westerly right-of-way S 28°09'53"E a distance of 31.11 feet;
thence leaving said westerly right-of-way N 89°05'28" W a distance of 40.03 feet;
thence S 50°04'35" W a distance of 31.02 feet;
thence N 26°49'10" W a distance of 147.73 feet;
thence N 58°54'50" W a distance of 40.70 feet;
thence N 47°11'00" W a distance of 134.26 feet;
thence S 54°39'37" W a distance of 79.36 feet;
thence N 67°01'14" W a distance of 79.33 feet;
thence N 47°06'21" W a distance of 117.82 feet;
thence S 23°25'17" W a distance of 58.46 feet;
thence N 71°01'44" W a distance of 110.93 feet;
thence N 57°02'09" W a distance of 110.79 feet;
thence S 79°14'20" W a distance of 79.97 feet;
thence S 55°50'15" W a distance of 127.05 feet;
thence S 78°41'42" W a distance of 90.28 feet;
thence S 63°36'10" W a distance of 115.10 feet;
thence S 36°54'37" W a distance of 445.94 feet;
thence S 47°00'01" W a distance of 88.02 feet;
thence N 29°38'55" W a distance of 45.46 feet to a point on the northwesterly edge of the Eagle County School District RE 50J 50 feet wide Access and Utility Easement recorded in Book 424 Page 539;

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thence along said northwesterly edge of easement the following six courses:

1. 33.16 feet along the arc of a non tangent curve to the right having a radius of 222.80 feet, a central angle of 08°31'43", and the chord bears S 64°36'57" W a distance of 33.13 feet;
2. thence S 68°52'48" W a distance of 124.82 feet;
3. thence 124.33 feet along the arc of a non tangent curve to the left having a radius of 160.37 feet, a central angle of 44°25'11", and the chord bears S 46°40'10" W a distance of 121.24 feet;
4. thence S 24°27'33" W a distance of 303.76 feet;
5. thence 75.67 feet along the arc of a tangent curve to the right having a radius of 151.89 feet, a central angle of 28°32'44", and the chord bears S 38°43'55" W a distance of 74.89 feet;
6. thence S 53°00'19" W a distance of 37.39 feet to the southwest line of H.E.S. No. 46;

thence along said line N 59°40'30" W a distance of 445.75 feet to a point on the southeast corner of Area Affected by Resolution No. 85-16 of the Eagle County Board of County Commissioners as recorded in Book 407 Page 293 ; thence along said Area the following two courses:

1. N 50°35'39" E a distance of 33.08 feet;
2. thence N 56°13'44" W a distance of 116.53 feet to a point along the west boundary of H.E.S. No. 46;

thence along said boundary N 00°15'50" E a distance of 415.17 feet;
thence leaving said boundary N 79°20'49" W a distance of 9.44 feet to the southeast bank of Cross Creek;
thence the following thirty courses along said bank of Cross Creek:

1. N 21°30'37" W a distance of 11.66 feet;
2. thence N 28°04'59" W a distance of 8.39 feet;
3. thence N 14°36'03" E a distance of 37.03 feet;
4. thence N 30°41'08" W a distance of 28.05 feet;
5. thence N 15°50'40" E a distance of 120.65 feet;
6. thence N 34°36'02" E a distance of 50.62 feet;
7. thence N 05°34'08" E a distance of 40.51 feet;
8. thence N 33°08'28" E a distance of 119.58 feet;
9. thence N 07°50'10" E a distance of 100.76 feet;
10. thence N 02°31'15" W a distance of 47.90 feet;
11. thence N 00°01'57" E a distance of 84.72 feet;
12. thence N 25°33'47" E a distance of 81.58 feet;
13. thence S 85°37'31" E a distance of 70.32 feet;
14. thence S 18°35'09" E a distance of 41.07 feet;
15. thence S 28°29'56" E a distance of 50.57 feet;
16. thence S 74°53'31" E a distance of 65.21 feet;
17. thence N 51°38'56" E a distance of 69.01 feet;
18. thence N 50°56'47" E a distance of 183.44 feet;
19. thence N 11°15'57" W a distance of 43.06 feet;
20. thence N 29°38'12" E a distance of 40.41 feet;
21. thence N 85°22'59" E a distance of 29.28 feet;
22. thence S 70°48'34" E a distance of 42.83 feet;
23. thence S 35°16'32" E a distance of 30.43 feet;

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24. thence N 79°49'46" E a distance of 155.05 feet;
25. thence N 82°11'22" E a distance of 60.22 feet;
26. thence S 75°28'27" E a distance of 81.58 feet;
27. thence S 26°37'44" W a distance of 107.22 feet;
28. thence S 37°28'05" E a distance of 49.74 feet;
29. thence S 86°09'21" E a distance of 115.57 feet;
30. thence S 60°30'36" E a distance of 51.44 feet;

thence leaving said bank of Cross Creek S 82°49'53" E a distance of 158.20 feet to a point on the southeasterly edge of the Eagle County School District RE 50J 50 feet wide Access and Utility Easement recorded in Book 424 Page 539;
thence along said southeasterly easement edge the following four courses:

1. 103.25 feet along the arc of a non tangent curve to the right having a radius of 111.19 feet, a central angle of 53°12'09", and the chord bears N 04°20'45" E a distance of 99.58 feet;
2. thence N 30°56'54" E a distance of 227.20 feet;
3. thence 224.29 feet along the arc of a non tangent curve to the right having a radius of 339.44 feet, a central angle of 37°51'31", and the chord bears N 49°52'39" E a distance of 220.23 feet;
4. thence N 68°56'56" E a distance of 211.68 feet to the point of beginning,

COUNTY OF EAGLE, STATE OF COLORADO.

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EAGLE COUNTY
PARAMEDIC SERVICES

OFFICE 970.926.5270
FAX 970.926.5235

1055 Edwards Village Blvd. P.O. Box 990 Edwards, CO 81632

EAGLE COUNTY HEALTH SERVICE DISTRICT

www.eaglecountyparamedics.com

Thomas A Braun
Braun Associates, Inc
691 Rainbow Loop
Driggs, ID 83422
March 21, 2025

Mr Braun:

I have reviewed your site plan and project description for the 137 unit proposed development in the Maloit Park area.

Eagle County Paramedic Services has no objections to the plan as currently presented from an EMS ability to serve standpoint. We can continue to meet all applicable response time standards. The proposed single point of access roadway, 'lollipop loop' and turnaround areas provide adequate access for all of our vehicles/responses.

If you have any questions or require any additional information, please contact me directly at 970-445-4816.

Sincerely,

Steve Vardaman
Chief Operating Officer

spv

WILL SERVE LETTER

July 30, 2024

James Spung
817 Colorado Ave; Suite 301
Glenwood Springs, CO 80461

Re: Proposed Housing Development for Eagle County School District at 1008 Maloit Park Rd, Minturn, CO 81645

Dear James Spung,

This letter is to confirm that Xcel Energy is your utility provider for natural gas and electric service. In accordance with our tariffs, on file with and approved by the Colorado Public Utilities Commission, gas and electric facilities can be made available to serve the project at 1008 Maloit Park Rd, Minturn, CO 81645. The cost, and whether any reinforcements or extensions are required, for the Company to provide those facilities will be determined by your designer upon receipt of application and project plans.

Your utility service(s) will be provided after the following steps are completed:

- ***Application submitted to Xcel Energy's "Builders Call Line (BCL)"*** – once your application is accepted you will be assigned a design department representative who will be your primary point of contact
- ***Utility design is completed*** – you must provide your design representative with the site plan, the one - line diagrams, and panel schedules for electric and gas loads if applicable
- ***All documents provided by design representative are signed and returned***
- ***Payment is received*** (Residential Service Laterals if applicable)
- ***Required easements are granted*** - you must sign and return applicable easement documents to your Right-of-Way agent
- ***Site is ready for utility construction -*** the site ready information can be found on our website at may be viewed at Construction and Inspection | Xcel Energy.

An estimated scheduled in-service date will be provided once these requirements have been met. It is important to keep in mind that the terms and conditions of utility service, per our tariffs, require that you provide adequate space and an easement on your property for all gas and electric facilities required to serve your project, including but not limited to gas and electrical lines and meters, transformers, and pedestals. General guidelines for requirements can be found on our website at xcelenergy.com/InstallAndConnect.

Xcel Energy looks forward to working with you on your project and if I can be of further assistance, please contact me at the phone number or email listed below.

Sincerely,

Joe Kizewski
Q3 Contracting Inc
720-417-3146

Mailing address: Q3 Contracting Inc
4400 Kittredge St., Suite 50
Denver, CO 80239

EAGLE RIVER
WATER & SANITATION
DISTRICT

February 20, 2024

Madison Harris
Town of Minturn
309 Boulder St. #309
Minturn, CO 81645

Transmitted via E-mail: planner1@minturn.org

Subject: Eagle County School District Maloit Park Housing Ability to Serve

Dear Madison,

The Eagle River Water and Sanitation District recently received a request for an Ability to Serve Letter for wastewater service to the Eagle County School District Maloit Park Housing Development (the "Project"). This letter serves as the District's commitment of Wastewater Capacity to serve the proposed Project and is intended to be an **Ability to Serve Letter** as defined in § 29-20-304 (3), C.R.S. subject to construction of mainline infrastructure to serve the Project as further discussed in this letter.

The Proposed Project

We understand that the Project is proposing the redevelopment of a portion of Tract A of the Maloit Park Exemption Subdivision, otherwise identified as Eagle County Parcel No. 2203-022-02-0.04. The District currently serves 16 residential units and the Vail Ski and Snowboard Academy (VSSA) school at this location. We understand that the School District proposes to redevelop the16 residential units with 138 residential units resulting in a net total of 122 new residential units.

Wastewater Service

The subject property for the Project is included within the service area of the District for wastewater service. Wastewater generated by the Project will be conveyed to the Avon Wastewater Treatment Plant for liquid stream treatment and the Edwards Wastewater Treatment Plant for solids treatment via the District's collection system including the Minturn interceptor, Dowd Junction Lift Station #4, and collection system interceptor mains to each facility. The Avon Wastewater Treatment Plant (liquid stream) and Edwards Wastewater Treatment Plant (solids) have sufficient capacity to treat the anticipated wastewater generated by the Project.

Ability to Serve

The District recently issued ability to serve letters to the Town of Minturn, including the Minturn North PUD, the Belden Place PUD, and the Midtown Village PUD, that cited capacity limitations for the existing lift station #4. The new lift station, which is sized to service the projected build out of Minturn, is currently undergoing startup testing and is expected to be substantially complete in Q1 of this year. Upon substantial completion of the new lift station, the District will no longer have capacity limitations at that facility. The District will continue to require evaluation of collection system capacity for new developments on a case-by-case basis as required by our rules and regulations.

Infrastructure Approval Process

Service to the Project will require the extension of new mainline infrastructure and is conditioned on completion of the District's Infrastructure Acceptance Process outlined in Article IX of the District's Rules and Regulations. The School District has submitted preliminary plans to the District for review. The plans must be approved by the District's Construction Review Team prior to construction. Any mainlines constructed by the Project must complete all construction inspections and receive construction acceptance from the District before the Project can receive wastewater service. Construction acceptance requires that all required submittals are complete including drawings of record, easement documents, project cost documentation, a bill of sale for conveyance of infrastructure to the District, and operation and maintenance manuals where applicable. Following the construction of wastewater infrastructure by the School District and the acceptance of the infrastructure by the District, individual customers may be connected to the wastewater collection system for service subject to the payment of all applicable impact fees.

This letter is valid for the Project described above. If there are changes to the Project density, we will need to reevaluate our Ability to Serve. Please let me know if you have questions or need any additional information.

Sincerely,

cc: JR Spung
Sandra Farrel
Kathryn Winn
Siri Roman
Tim Friday

Customer Distribution

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

Order Number: **V50069739-3** Date: **10/25/2023**

Property Address: **1019 MALOIT PARK ROAD, MINTURN, CO 81645**

For Closing Assistance

For Title Assistance

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

Seller/Owner
EAGLE COUNTY SCHOOL DISTRICT RE-50J
Delivered via: Electronic Mail

BRAUN ASSOCIATES INC
Attention: TOM BRAUN
691 RAINBOW LOOP
Driggs, ID 83422
(970) 376-3316 (Cell)
(970) 926-7575 (Work)
tom@braunassociates.com
Delivered via: Electronic Mail

Seller/Buyer Agent
LAND TITLE GUARANTEE COMPANY
Attention: SARAH DORMAN (FOR PLAT REVIEW/TO SIGN TITLE CERT)
610 WEST LIONSHEAD CIRCLE #300
VAIL, CO 81657
(970) 476-2251 (Work)
(970) 476-4534 (Work Fax)
sdorman@ltgc.com
Delivered via: Electronic Mail

Estimate of Title Fees

Order Number: V50069739-3 **Date:** 10/25/2023

Property Address: 1019 MALOIT PARK ROAD, MINTURN, CO 81645

Seller(s): EAGLE COUNTY SCHOOL DISTRICT RE 50J, A POLITICAL SUBDIVISION OF THE STATE OF COLORADO

Buyer(s): None

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

Estimate of Title Insurance Fees	
"TBD" Commitment	$265.00
TBD - TBD Income	$-265.00
TOTAL	**$0.00**

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

Chain of Title Documents:

Eagle county recorded 03/13/1984 under reception no. 276883

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule A

Order Number: V50069739-3

Property Address:

1019 MALOIT PARK ROAD, MINTURN, CO 81645

1. **Effective Date:**

   10/23/2023 at 5:00 P.M.

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

   "TBD" Commitment $0.00
   Proposed Insured:

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

   FEE SIMPLE

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

   EAGLE COUNTY SCHOOL DISTRICT RE 50J, A POLITICAL SUBDIVISION OF THE STATE OF COLORADO

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

   TRACT A, FIRST AMENDMENT TO MALOIT PARK, A RESUBDIVISION OF TRACT A, MALOIT PARK, ACCORDING THE THE PLAT RECORDED NOVEMBER 27, 2012 UNDER RECEPTION NO. 201223627, COUNTY OF EAGLE, STATE OF COLORADO

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ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part I

(Requirements)

Order Number: V50069739-3

All of the following Requirements must be met:

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

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

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

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

1. RECORD DULY EXECUTED AND ACKNOWLEDGED PLAT OF SUBJECT PROPERTY.

   NOTE: A COPY OF SAID PLAT MUST BE SUBMITTED TO LAND TITLE GUARANTEE COMPANY PRIOR TO RECORDATION. UPON RECEIPT AND REVIEW FURTHER REQUIREMENTS AND/OR EXCEPTIONS MAY BE NECESSARY.

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part II

(Exceptions)

Order Number: V50069739-3

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

1. **Any facts, rights, interests, or claims thereof, not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.**
2. **Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.**
3. **Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.**
4. **Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.**
5. **Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date of the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.**
6. **(a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.**
7. **(a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.**
8. RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AS RESERVED IN UNITED STATES PATENT RECORDED SEPTEMBER 28, 1917, IN BOOK 91 AT PAGE **145**.
9. RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AS RESERVED IN UNITED STATES PATENT RECORDED SEPTEMBER 28, 1917, IN BOOK 93 AT PAGE **3**.
10. EASEMENTS AND RIGHTS OF WAY DESCRIBED IN INSTRUMENT RECORDED IN BOOK 140 AT PAGE **175** AND RECORDED NOVEMBER 20, 1963 IN BOOK 178 AT PAGE **255**.
11. TERMS, CONDITIONS AND PROVISIONS OF EASEMENT AS DESCRIBED IN DEED RECORDED SEPTEMBER 09, 1985 IN BOOK 424 AT PAGE **539** AND RERECORDED SEPTEMBER 13, 1985 IN BOOK 424 AT PAGE **977**.
12. TERMS, CONDITIONS AND PROVISIONS OF EASEMENT RECORDED FEBRUARY 21, 1989 IN BOOK 500 AT PAGE **765**.
13. (THIS ITEM WAS INTENTIONALLY DELETED)
14. (THIS ITEM WAS INTENTIONALLY DELETED)
15. (THIS ITEM WAS INTENTIONALLY DELETED)
16. TERMS, CONDITIONS AND PROVISIONS OF COVENANT RUNNING WITH THE LAND RECORDED FEBRUARY 11, 1997 UNDER RECEPTION NO. **614340**.

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part II

(Exceptions)

Order Number: V50069739-3

17. THE FOLLOWING DOCUMENTS RECORDED TO ANNEX SUBJECT PROPERTY TO THE TOWN OF MINTURN: ORDINANCE RECORDED JUNE 6, 2011 UNDER RECEPTION NO. **201110094**, ORDINANCE RECORDED JUNE 6, 2011 UNDER RECEPTION NO. **201110095**, ORDINANCE RECORDED JUNE 6, 2011 UNDER RECEPTION NO. **201110096** AND ANNEXATION PLAT RECORDED JUNE 6, 2011 UNDER RECEPTION NO. **201110097**.
18. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF MALOIT PARK RECORDED DECEMBER 05, 2011 UNDER RECEPTION NO. **201122577**.
19. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF FIRST AMENDMENT TO MALOIT PARK, A RESUBDIVISION OF TRACT A, MALOIT PARK RECORDED NOVEMBER 27, 2012 UNDER RECEPTION NO. **201223627**.

Land Title Guarantee Company
Disclosure Statements

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Our policy regarding dispute resolution is as follows: Any controversy or claim arising out of or relating to our privacy policy, or the breach thereof, shall be settled by arbitration in accordance with the rules of the American Arbitration Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.

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

NOTICE

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

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

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

COMMITMENT TO ISSUE POLICY

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

COMMITMENT CONDITIONS

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

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

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

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

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

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

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

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

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

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

8. **PRO-FORMA POLICY**

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

9. **ARBITRATION**

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

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

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

Craig B. Rants, Senior Vice President

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

By *President*

Attest *Secretary*

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

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PRELIMINARY PLAT

MALOIT PARK RESIDENTIAL SUBDIVISION

A RESUBDIVISION OF TRACT A, MALOIT PARK
Located in Section 2, T6S, R81W, 6th P.M.
Town of Minturn, Eagle County, Colorado

CERTIFICATE OF DEDICATION AND OWNERSHIP

Know all men by these presents that Eagle County School District RE–50J being sole owner in fee simple of all that real property situated in the Town of Minturn, Eagle County, Colorado described as follows:

Tract A and Parcel 2, First Amendment to Maloit Park, A Resubdivision of Tract A, Maloit Park according to the plat recorded November 27, 2012 as Reception No. 201223627, County of Eagle, State of Colorado, containing 45.94 acres more or less:

have by these presents laid out, platted and subdivided the same into tracts, parcels, and lots as shown on this preliminary plat under the name and style of 'Maloit Park Residential Subdivision', a subdivision in the County of Eagle; and dedicates to the Town those portions of the real property which are created and shown herein as utility, drainage and trail easements for only the express benefit, use, and accommodation of all public utilities, including the Town, that are, or will be, providing public utility services within Maloit Park, and that may desire to use any such utility easements for the construction, installation, maintenance, operation, removal, and reconstruction of such utility and drainage facilities, equipment, and systems; and does further dedicate to the owners of Tract A, Parcels 1 through 8 including Lots 4–A through 4–H and Lots 5–A through 5–E, for the mutual use and benefit of those portions of the real property which are shown, and hereby created, and does hereby dedicate to the (insert HOA to be established at time of final plat) Tracts O.S. 1 through O.S. 5 with easements across such HOA Tracts to the Town for emergency services access and vegetation management rights of way. Such roads shall remain private roads and are not dedicated as public roads or thoroughfares; provided, however, that an easement and right of way over and across such access roads is hereby dedicated to the Town for its use, benefit, and accommodation for exercising any of its governmental police powers, specifically including public safety purposes and other services in the interests of public health, safety, and welfare and for use by the general public.

EXECUTED this _____ day of _____, 20___.

Owner:
Address:

By: _____

STATE OF _____)
)SS
COUNTY OF _____)

The foregoing Certificate of Dedication and Ownership was acknowledged before me this ____ day of _____, 20___,

By: _____

My Commission expires _____
Witness my hand and official seal.

_____
Notary Public

CERTIFICATE OF TAXES PAID

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

Dated this _____ day of _____, A.D., 20___.

_____
Treasurer of Eagle County

TITLE CERTIFICATE

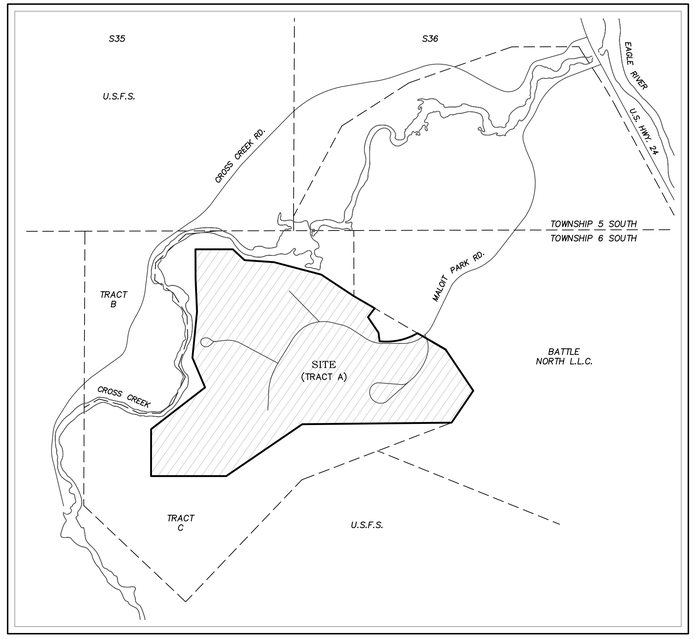
_____, does hereby certify that it has examined the title to all lands shown on this plat and that title to such lands is vested in _____ free and clear of all liens, and encumbrances, except as follows:
_____
_____
_____

Dated this _____ day of _____, 20___.

Agent: _____

MINTURN TOWN CERTIFICATE

This plat is approved by the Town Council of the Town of Minturn, County of Eagle, State of Colorado, this _____day of _____ A.D. 20___ for filing with the Clerk and Recorder of the County of Eagle, This plat shall supersede the prior plot, subject to the provision that approval in no way obligates the Town of Minturn for financing or construction of, improvements on lands, streets or easements dedicated except as indicated. This Certificate further evidences the vacation of any and all roadways which may have been previously designated on such prior plat or which roadway may have been otherwise conveyed to or acquired by the Town of Minturn. All right, title, or interest of Minturn to any such roadway hos been divested and this certificate confirms the vacation of such roadway. Approval of this plat by the Town is o consent only and is not to be construed as an approval of the technical correctness of this plat or any documentation relating thereto.



VICINITY MAP
1" = 500'

LAND USE SUMMARY

Parcel 2:	Residential	2.175 acres
Parcel 3:	Residential	2.133 acres
Parcel 4:	Residential Duplex	1.354 acres (Total of Lots 4–A through 4–H)
Parcel 5:	Residential Duplex	0.794 acres (Total of Lots 5–A through 5–E)
Parcel 6:	Residential	1.110 acres
Parcel 7:	Residential	1.889 acres
Parcel 8:	Residential	4.103 acres
Total:		13.558 acres

Tract O.S. 1:	Open Space	0.727 acres
Tract O.S. 2:	Open Space	0.298 acres
Tract O.S. 3:	Open Space	0.416 acres
Tract O.S. 4:	Open Space	0.042 acres
Tract O.S. 5:	Open Space	0.917 acres
Total:		2.400 acres

Lot 4A:	Residential Duplex	0.159 acres
Lot 4B:	Residential Duplex	0.163 acres
Lot 4C:	Residential Duplex	0.180 acres
Lot 4D:	Residential Duplex	0.183 acres
Lot 4E:	Residential Duplex	0.195 acres
Lot 4F:	Residential Duplex	0.170 acres
Lot 4G:	Residential Duplex	0.156 acres
Lot 4H:	Residential Duplex	0.148 acres
Total		1.354 acres (Parcel 4)

Lot 5–A:	Residential Duplex	0.152 acres
Lot 5–B:	Residential Duplex	0.155 acres
Lot 5–C:	Residential Duplex	0.155 acres
Lot 5–D:	Residential Duplex	0.163 acres
Lot 5–E:	Residential Duplex	0.169 acres
Total		0.794 acres (Parcel 5)

Tract A	26.419 acres
R.O.W.:	3.563 acres
Total:	45.940 acres

DENSITY ALLOCATIONS

MAXIMUM DWELLING UNITS

Parcel 2:	12
Parcel 3:	21
Parcel 4:	16
Parcel 5:	10
Parcel 6:	10
Parcel 7:	20
Parcel 8:	48
Total:	137

Note: Maximum dwelling units within Parcels 2, 3, 6, 7 and 8 may increase by up to 20% more than indicated above, provided the total dwelling units within the Resudivision of Tract A does not exceed 137.

NOTES

1. Date of Survey: August, 2023.
2. Bearings are based on the line between HES corner 6, being a found 18"x7" granite stone scribed '6 HES 46' and HES corner 7, being a found 24"x13"x10" granite stone scribed '7 HES 46' and having a bearing of N00°15'10"E as shown hereon. Bearing was derived from the First Amendment to Maloit Park, recorded November 27, 2012 as Reception No. 201223627, Eagle County, Colorado and found existing property corner monumentation.
3. Linear units used to perform this survey were U.S. Survey Feet.
4. This Maloit Park Residential Subdivision Plat is based on the First Amendment to Maloit Park, recorded November 27, 2012 as Reception No. 201223627, Eagle County, Colorado and found existing property corner monumentation.
5. This Maloit Park Residential Subdivision Plat does not constitute a title search by Meridian Land Surveying, LLC. for all information regarding easements, rights–of–way and/or title of record, Meridian Land Surveying LLC. relied upon title commitment no. V50069739–3 issued by Land Title Guarantee Company, effective date: October 23, 2023.
6. The purpose of this Maloit Park Residential Subdivision Plat is to create Parcels 2 through 8 and Tracts O.S. 1 through 5 and the easements shown and described hereon.
7. FEMA Special Flood Hazard Area Zone A as provided by JVA Engineering. No development is permitted within Zone A until determination is made that such development has no adverse impact on the Cross Creek flood plain.
8. This property is subject to Easements and Rights–of–Way described in instrument recorded in Book 140 at Page 175 and recorded November 20, 1963 in Book 178 at Page 255. (Not on subject property)
9. This property is subject to terms, conditions and provisions of Easement as described in deed recorded September 9. 1985 in Book 424 at Page 539 and re–recorded September 13, 1985 in Book 424 at Page 977.
10. This property is subject to terms, conditions and provisions of Easement recorded February 21, 1989 in Book 500 at Page 765.
11. This property is subject to terms, conditions and provisions of Covenant Running With the Land recorded February 11, 1997 at Reception No. 614340.
12. This property is subject to terms, conditions, and provisions of Eagle County School District RE 50J Annexation Agreement recorded as Exhibit A to Town of Minturn, Colorado Ordinance No. 3–Series 2011 recorded June 6, 2011 at Reception No. 201110096.
13. This property is subject to easements, conditions, covenants, restrictions, reservations and notes on the Exemption Plat of Maloit Park recorded December 05, 2011 at Reception No. 20112577.
14. This property is subject to easements, conditions, covenants, restrictions, reservations and notes on the First Amendment Plat of Maloit Park, a Re–Subdivision of Tract A, Maloit Park recorded November 27, 2012 at Reception No. 201223627.
15. The scope of usage of the 20 ft. utility easement is limited to access purposes only to enable public utility providers to temporarily locate equipment. materials, and vehicles within the easement when utility construction and maintenance activities are conducted within the adjacent roadway. No utility lines, pipes or other permanent utility facilities shall be installed within such easement except service lines to structures on Parcel 1. Reception No. 201223627. (Not on subject property)
16. Portions of Lots 4–A, 4–B, 5–E, Tract O.S. 2 and Parcel 3 are within the 50' live stream setback. Compliance with live stream setback regulations for these lots will be determined during Town of Minturn Design Review Board process.
17. Hatched areas as shown on page 4 represent portions of the property removed from and added to the Cross Creek 100–Year Floodplain as per Letter of Map Amendment (LOMA) 24–08–0264A, approved by the Federal Emergency Management Agency on April 15, 2024.
18. The Ordinary High Water Mark (OHWM) as located in the field and shown hereon was located only along the edge of the main river bed channel of Cross Creek. There may be some areas within portions of adjoining wetlands areas where water may go beyond the typical 'Ordinary High Water Mark' and flood during high–water/runoff stages.

SURVEYOR'S CERTIFICATION

I, O. Eron Watts, 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 'Second Amendment to Maloit Park' 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 streets of said subdivision as the same are staked upon the ground in compliance with applicable regulations governing the subdivision of land.

In Witness Whereof, I have set my hand and seal this _____ day of _____, A.D., 20___.

O. Eron Watts, PLS 38403
Colorado Registered Professional
Land Surveyor

CLERK AND RECORDERS CERTIFICATE

This Plat was filed for record in the Office of the Clerk and Recorder at _____ o'clock _____, on this _____ day of _____, 20____ and is duly recorded at Reception No. _____.

_____
Clerk and Recorder

By: _____
Deputy

NOTICE:
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REV. 1: 02–22–2024 – REVISE PER PRELIMINARY REVIEW COMMENTS
REV. 2: 07–30–2024 – ADD 50' HIGH WATER SETBACK
REV. 3: 04–14–2025 – REVISE PER PRELIMINARY REVIEW COMMENTS
REV. 4: 10–06–2025 – REVISE PER PRELIMINARY REVIEW COMMENTS

PRELIMINARY PLAT
MALOIT PARK RESIDENTIAL SUBDIVISION
A RESUBDIVISION OF TRACT A, MALOIT PARK
LOCATED IN SECTION 2, T6S, R81W, 6TH P.M.
TOWN OF MINTURN, EAGLE COUNTY, COLORADO

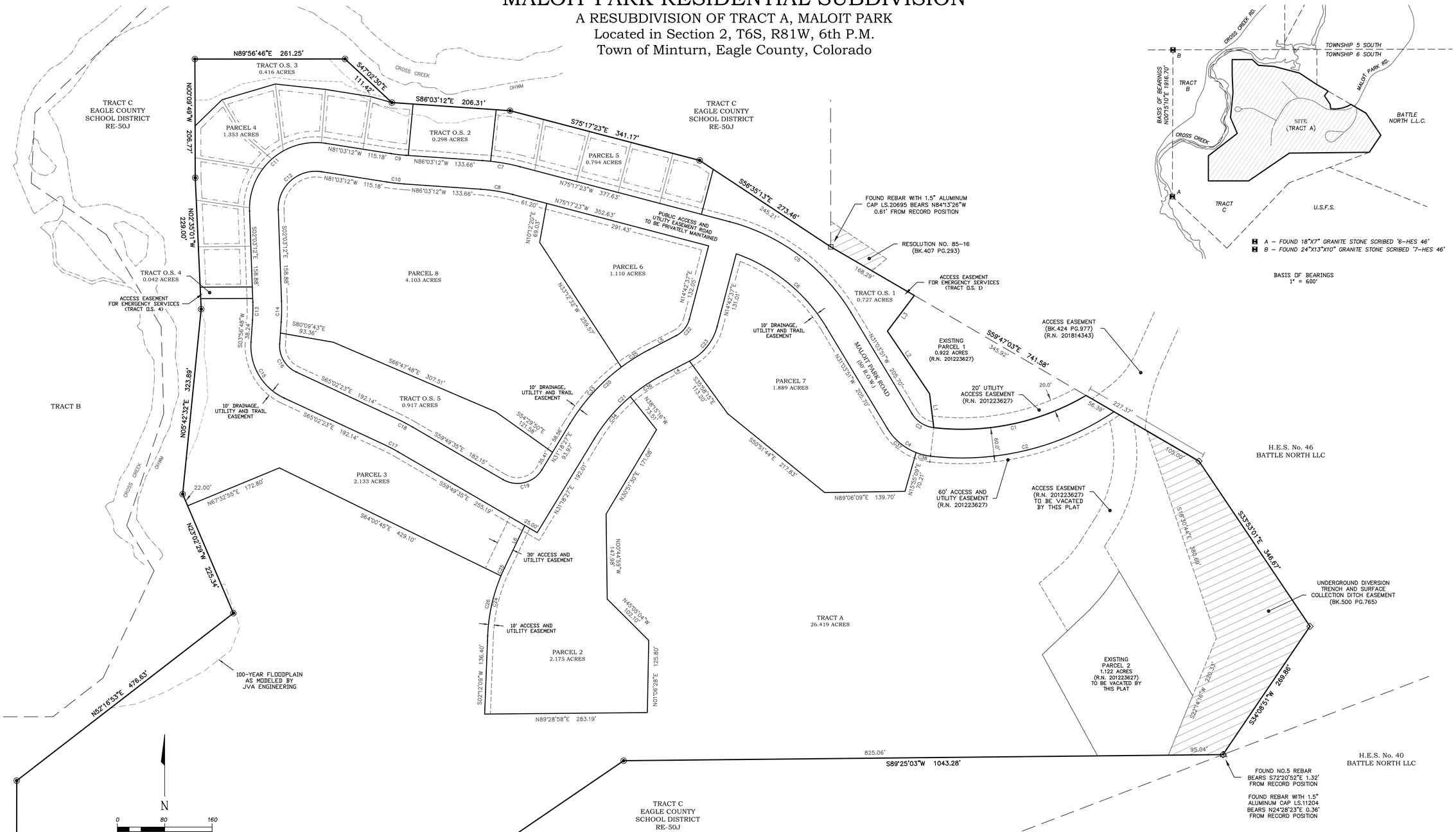
DWG NO: 23037–01
DATE: 10/27/2023
FLD/DFT: EW/EW
SHEET: 1 OF 4

MERIDIAN LAND SURVEYING, L.L.C.
P.O. Box 2225 Gypsum, CO 81637
(970) 524–0963

PRELIMINARY PLAT

MALOIT PARK RESIDENTIAL SUBDIVISION

A RESUBDIVISION OF TRACT A, MALOIT PARK
Located in Section 2, T6S, R81W, 6th P.M.
Town of Minturn, Eagle County, Colorado



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MALOIT PARK RESIDENTIAL SUBDIVISION
A RESUBDIVISION OF TRACT A, MALOIT PARK
LOCATED IN SECTION 2, T6S, R81W, 6TH P.M.
TOWN OF MINTURN, EAGLE COUNTY, COLORADO

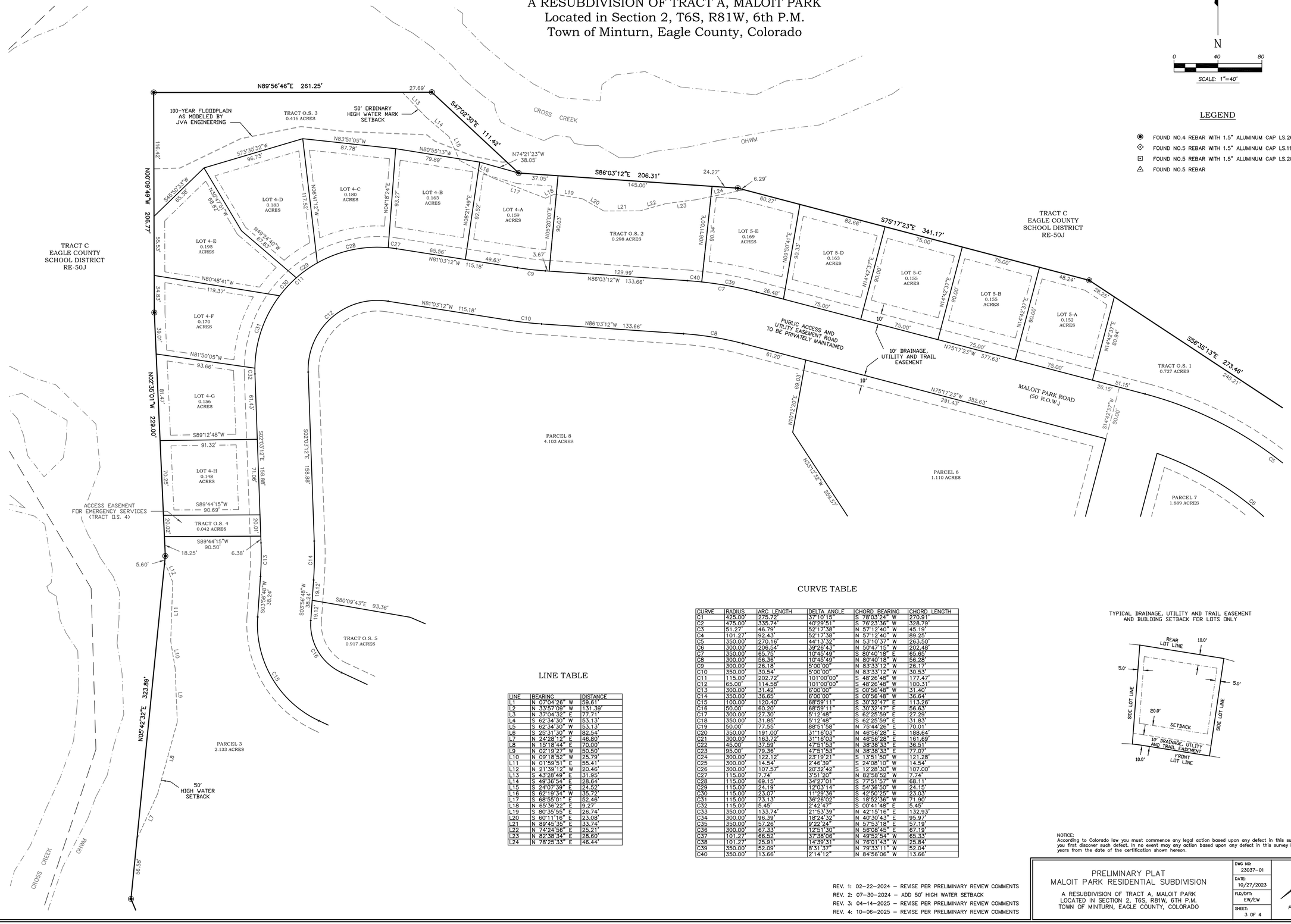
DWG NO: 23037-01
DATE: 10/27/2023
FLD/DFT: EW/EW
SHEET: 2 OF 4

MERIDIAN LAND SURVEYING, L.L.C.
P.O. Box 2225 Gypsum, CO 81637
(970) 524-0963

PRELIMINARY PLAT

MAROIT PARK RESIDENTIAL SUBDIVISION

A RESUBDIVISION OF TRACT A, MALOIT PARK
Located in Section 2, T6S, R81W, 6th P.M.
Town of Minturn, Eagle County, Colorado



N

0 40 80

SCALE: 1"=40'

LEGEND

- FOUND NO.4 REBAR WITH 1.5" ALUMINUM CAP LS.26598
- FOUND NO.5 REBAR WITH 1.5" ALUMINUM CAP LS.11204
- FOUND NO.5 REBAR WITH 1.5" ALUMINUM CAP LS.20695
- FOUND NO.5 REBAR

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 07°04'26" W	59.61'
L2	N 33°57'09" W	131.39'
L3	N 37°04'32" E	77.71'
L4	S 62°34'30" W	53.13'
L5	S 62°34'30" W	53.13'
L6	S 25°31'30" W	82.54'
L7	N 24°28'12" E	46.80'
L8	N 15°18'44" E	70.00'
L9	N 02°19'27" W	50.50'
L10	N 09°18'52" W	25.79'
L11	N 01°59'51" E	55.41'
L12	N 21°39'12" W	20.46'
L13	S 43°28'49" E	31.95'
L14	S 49°36'54" E	28.64'
L15	S 24°07'59" E	24.52'
L16	S 62°19'34" W	35.72'
L17	S 68°55'01" E	52.46'
L18	N 65°36'22" E	9.27'
L19	S 80°35'55" E	26.74'
L20	S 60°11'16" E	23.08'
L21	N 89°45'35" E	33.74'
L22	N 74°24'56" E	26.21'
L23	N 82°38'34" E	28.60'
L24	N 78°25'33" E	46.44'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	425.00'	275.72'	37°10'15"	S 78°03'24" W	270.91'
C2	475.00'	335.74'	40°29'51"	S 76°23'36" W	328.79'
C3	51.27'	46.79'	52°17'38"	N 57°12'40" W	45.19'
C4	101.27'	92.43'	52°17'38"	N 57°12'40" W	89.25'
C5	350.00'	270.16'	44°13'32"	N 53°10'37" W	263.50'
C6	300.00'	206.54'	39°26'43"	N 50°47'15" W	202.48'
C7	350.00'	65.75'	10°45'49"	S 80°40'18" E	65.65'
C8	300.00'	56.36'	10°45'49"	N 80°40'18" W	56.28'
C9	300.00'	26.18'	5°00'00"	N 83°33'12" W	26.17'
C10	350.00'	30.54'	5°00'00"	N 83°33'12" W	30.53'
C11	115.00'	202.72'	101°00'00"	S 48°26'48" W	177.47'
C12	65.00'	114.58'	101°00'00"	S 48°26'48" W	100.31'
C13	300.00'	31.42'	6°00'00"	S 00°56'48" W	31.40'
C14	350.00'	36.65'	6°00'00"	S 00°56'48" W	36.64'
C15	100.00'	120.40'	68°59'11"	S 30°32'47" E	113.26'
C16	50.00'	60.20'	68°59'11"	S 30°32'47" E	56.63'
C17	300.00'	27.30'	5°12'48"	S 62°25'59" E	27.29'
C18	350.00'	31.85'	5°12'48"	S 62°25'59" E	31.83'
C19	50.00'	77.55'	88°51'58"	N 75°44'26" E	70.01'
C20	350.00'	191.00'	31°16'03"	N 46°56'28" E	188.64'
C21	300.00'	163.72'	31°16'03"	N 46°56'28" E	161.69'
C22	45.00'	37.59'	47°51'53"	N 38°38'33" E	36.51'
C23	95.00'	79.36'	47°51'53"	N 38°38'33" E	77.07'
C24	300.00'	122.12'	23°19'21"	S 13°51'50" W	121.28'
C25	300.00'	14.54'	2°46'39"	S 24°08'10" W	14.54'
C26	300.00'	107.57'	20°32'42"	S 12°28'30" W	107.00'
C27	115.00'	7.74'	3°51'20"	N 82°58'52" W	7.74'
C28	115.00'	69.15'	34°27'01"	S 77°51'57" W	68.11'
C29	115.00'	24.19'	12°03'14"	S 54°36'50" W	24.15'
C30	115.00'	23.07'	11°29'36"	S 42°50'25" W	23.03'
C31	115.00'	73.13'	36°26'02"	S 18°52'36" W	71.90'
C32	115.00'	5.45'	2°42'47"	S 00°41'48" E	5.45'
C33	350.00'	133.74'	21°53'39"	N 42°15'16" E	132.93'
C34	300.00'	96.39'	18°24'32"	N 40°30'43" E	95.97'
C35	350.00'	57.26'	9°22'24"	N 57°53'18" E	57.19'
C36	300.00'	67.33'	12°51'30"	N 58°08'45" E	67.19'
C37	101.27'	66.52'	37°38'06"	N 49°52'54" W	65.33'
C38	101.27'	25.91'	14°39'31"	N 76°01'43" W	25.84'
C39	350.00'	52.09'	8°31'37"	N 79°33'11" W	52.04'
C40	350.00'	13.66'	2°14'12"	N 84°56'06" W	13.66'

TYPICAL DRAINAGE, UTILITY AND TRAIL EASEMENT AND BUILDING SETBACK FOR LOTS ONLY

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LOCATED IN SECTION 2, T6S, R81W, 6TH P.M.
TOWN OF MINTURN, EAGLE COUNTY, COLORADO

DWG NO: 23037-01
DATE: 10/27/2023
FLD/DFT: EW/EW
SHEET: 3 OF 4

MERIDIAN LAND SURVEYING, L.L.C.
P.O. Box 2225 Gypsum, CO 81637
(970) 524-0963

PRELIMINARY PLAT

MALOIT PARK RESIDENTIAL SUBDIVISION

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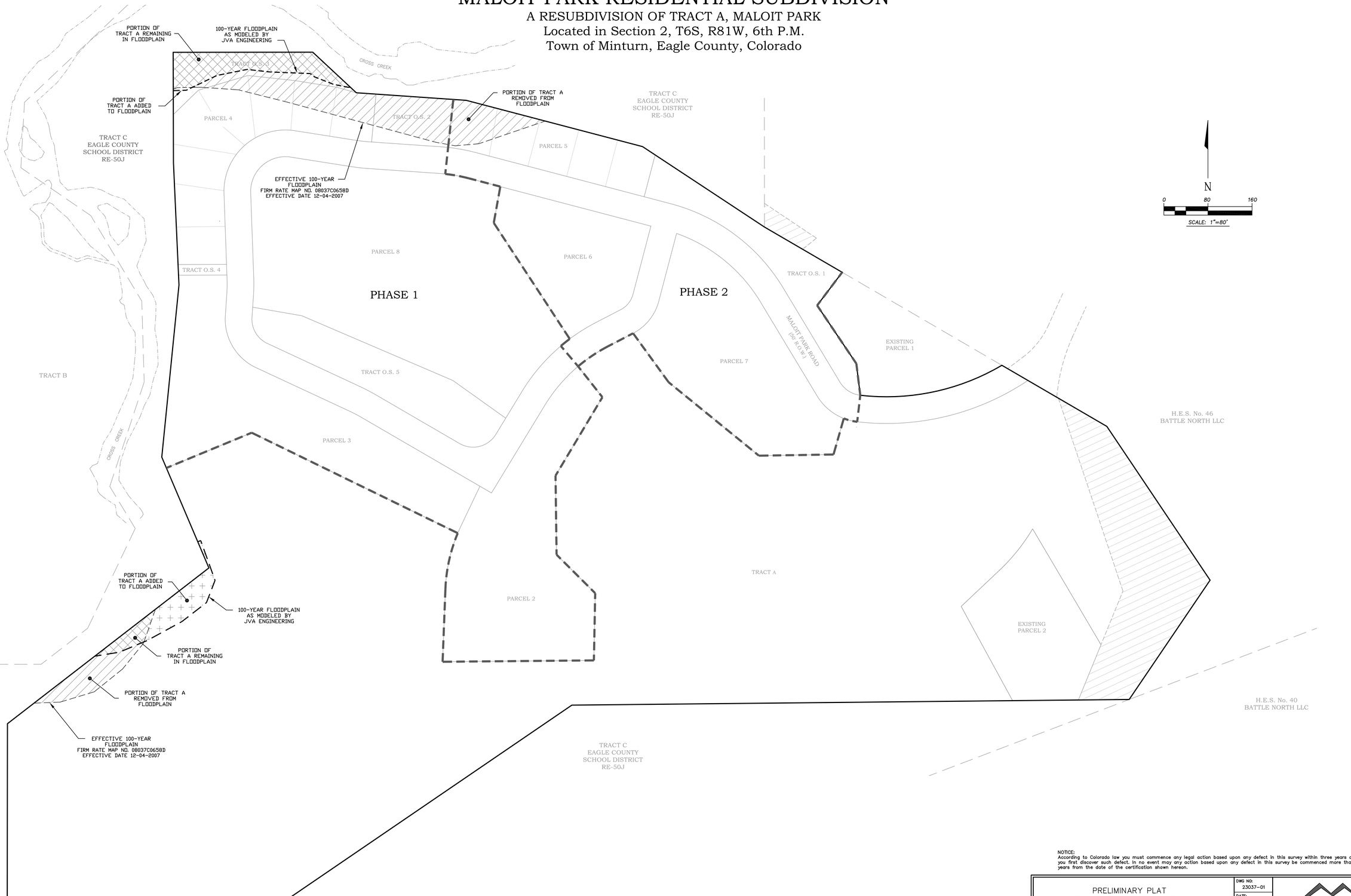

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TOWN OF MINTURN, EAGLE COUNTY, COLORADO

DWG NO:	23037-01
DATE:	10/27/2023
FLD/DFT:	EW/EW
SHEET:	4 OF 4

MERIDIAN LAND SURVEYING, L.L.C.
P.O. Box 2225 Gypsum, CO 81637
(970) 524-0963

Potential Unit Mix

Area	Type	Units
A	Duplex	12
B	TH	21
C	Duplex	16
D	Duplex	10
E	TH	20
F	TH	10
G	Condo	48
Total		**137**

BioRetention Rain Garden

Community Garden

Tot Lot/ Greenspace

Trail (typ.)

Open Air Overlook

Minturn Fitness Center

VSSA

Parcel / Zoning Boundary

Development Concept

Maloit Park

November 2025

EAGLE COUNTY SCHOOLS

BRAUN ASSOCIATES, INC.

50 0 50 100 ft

EAGLE COUNTY SCHOOL DISTRICT

MALOIT PARK HOUSING

1000 MALOIT PARK ROAD, MINTURN, COLORADO

PRELIMINARY SUBDIVISION PLAN

SEPTEMBER 02, 2025

CONTACTS

OWNER:	EAGLE COUNTY SCHOOL DISTRICT 948 CHAMBERS AVE. PO BOX 740 EAGLE, CO 81631	SANDRA FARRELL 970-328-2747 (O) 303-435-5939 (C) SANDRA.FARRELL@EAGLESCHOOLS.NET
CIVIL ENGINEER:	JVA, INC 817 COLORADO AVENUE, SUITE 301 GLENWOOD SPRINGS, CO 81601	J.R. SPUNG, P.E. (970) 404-3085 JSPUNG@JVAJVA.COM
LAND PLANNER:	BRAUN ASSOCIATES, INC 691 RAINBOW LOOP DRIGGS, ID 83422	TOM BRAUN (970) 376-3316 TOM@BRAUNASSOCIATES.COM
SURVEY:	MERIDIAN LAND SURVEYING LLC PO BOX 2225 GYPSUM, CO 81637	ERON WATTS (970) 524-0963 EWATTS.MLS@GMAIL.COM
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CONSULTING ENGINEERS

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Glenwood Springs ● Denver

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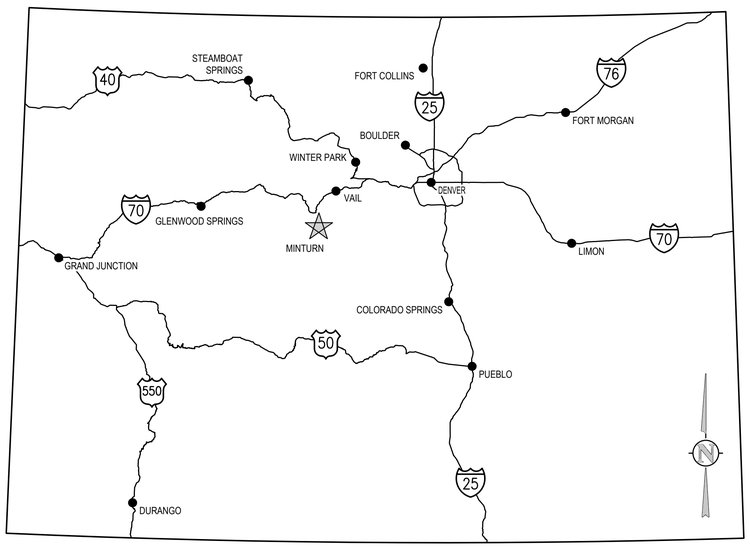
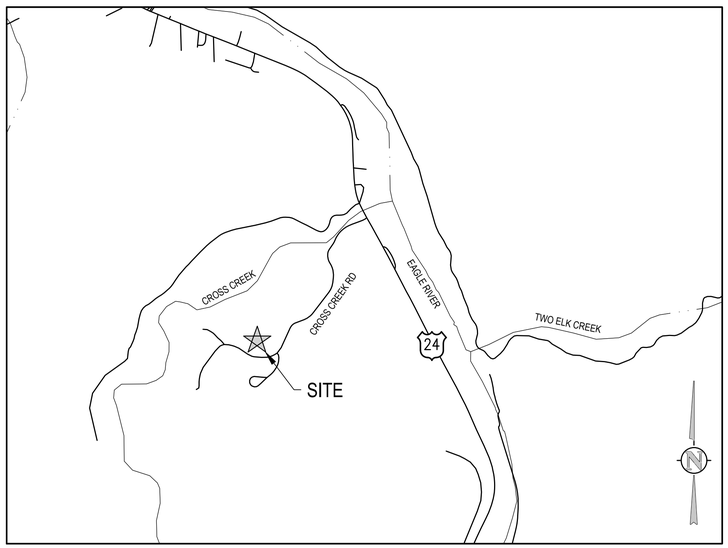


VICINITY MAP
NTS



LOCATION MAP
NTS

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NO.	DATE	DES'D	D'WN	REVISION DESCRIPTION

DESIGNED BY:	RMM
DRAWN BY:	RMM
CHECKED BY:	JLS
JOB #:	3691c
DATE:	09/02/2025

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COVER SHEET

SHEET NO.
C0.0

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ABBREVIATIONS

AASHTO	AMERICAN ASSOC. OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS
ABAN	ABANDON
AC	ASPHALTIC CONCRETE PAVING
ADDL	ADDITIONAL
ADDM	ADDENDUM
ADJ	ADJUSTABLE
AL	ALUMINUM
ALT	ALTERNATE
AMT	AMOUNT
APPROX	APPROXIMATE
ARCH	ARCHITECT(URAL)
ARV	AIR RELIEF VALVE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
ASPH	ASPHALT
ASSY	ASSEMBLY
ASYM	ASYMMETRICAL
AUTO	AUTOMATIC
AVG	AVERAGE
AWWA	AMERICAN WATER WORKS ASSOC.
BC	BACK OF CURB
BFV	BUTTERFLY VALVE
BG	FINISHED GRADE ADJACENT TO BOTTOM OF WALL
BLDG	BUILDING
BLK	BLOCK
BM	BENCH MARK
BMP	BEST MANAGEMENT PRACTICE
BS	BACKSIGHT
BOS	BOTTOM OF STEP
BOT	BOTTOM
BSMT	BASEMENT
BVCE	BEGIN VERTICAL CURVE ELEVATION
BVCS	BEGIN VERTICAL CURVE STATION
BW	BOTTOM OF WALL
CB	CATCH BASIN
CCW	COUNTER CLOCKWISE
CDOT	COLORADO DEPARTMENT OF TRANSPORTATION
CIP	CAST IRON PIPE
CJ	CONSTRUCTION JOINT
CL	CENTER LINE OR CHAIN LINK
CLR	CLEAR
CMP	CORRUGATED METAL PIPE
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS(ATION)
COR	CORNER
CR	CONCENTRIC REDUCER
CTR	CENTER
CY	CUBIC YARDS
DEMO	DEMOLITION
DET	DETAIL
DIA	DIAMETER
DIAG	DIAGONAL
DIP	DUCTILE IRON PIPE
DOM	DOMESTIC
DN	DOWN
DR	DRAIN
DWG	DRAWING
DWL	DOWEL
E	EAST
EA	EACH
ECC	ECCENTRIC
EJ	EXPANSION JT
EL	ELEVATION
ELB	ELBOW
ELEC	ELECTRICAL
ENGR	ENGINEER
EOP	EDGE OF PAVEMENT
EQ	EQUAL
EQUIP	EQUIPMENT
EQUIV	EQUIVALENT
ESMT	EASEMENT
EST	ESTIMATE
EVCE	END VERTICAL CURVE ELEVATION
EVCS	END VERTICAL CURVE STATION
EW	EACH WAY
EXP	JT EXPANSION JOINT
EXIST	EXISTING
FND	FOUNDATION
FES	FLARED END SECTION
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FN	FENCE
FOC	FACE OF CONCRETE
FPM	FEET PER MINUTE
FPS	FEET PER SECOND
FT	FEET
FTG	FOOTING OR FITTING
G	GAS
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GCO	GRADE CLEANOUT
GIP	GALVANIZED IRON PIPE
GND	GROUND
GPD	GALLONS PER DAY
GPM	GALLONS PER MINUTE
GR	GRATE
GRTG	GRATING
GSP	GALVANIZED STEEL PIPE
GV	GATE VALVE
H	HIGH
HB	HOSE BIB
HE	HORIZONTAL ELLIPTICAL
HDWL	HEADWALL
HNDRL	HAND RAIL
HORIZ	HORIZONTAL
HP	HIGH POINT
HR	HOUR
HVAC	HEATING, VENTILATION, AIR CONDITIONING
HWY	HIGHWAY
HWL	HIGH WATER LINE
HYD	HYDRANT

INCL	INCLUDED
ID	INSIDE DIAMETER
IN	INLET
INSUL	INSULATION
INV	INVERT
IRR	IRRIGATION
JTS	JOINTS
KO	KNOCKOUT
KPL	KICK PLATE
KWY	KEYWAY
L	LEFT OR LITER
LSCAPE	LANDSCAPE(ING)
LF	LINEAR FOOT
LP	LOW POINT OR LIGHT POLE
LT	LIGHT
LWL	LOW WATER LEVEL
MAINT	MAINTENANCE
MAN	MANUAL
MATL	MATERIAL
MAX	MAXIMUM
ME	MATCH EXISTING
MECH	MECHANICAL
MEP	MECHANICAL, ELECTRICAL, PLUMBING (ARCH)
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MJ	MECHANICAL JOINT
N	NORTH
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NPT	NATIONAL PIPE THREAD
NTS	NOT TO SCALE
OS	OFFSET
OC	ON CENTER
OD	OUTSIDE DIAMETER
OPP	OPPOSITE
OPT	OPTIONAL
PC	POINT OF CURVATURE
PCO	PRESSURE CLEAN OUT
PCR	POINT OF CURVE RETURN
PI	POINT OF INTERSECTION
PVI	POINT OF VERTICAL INTERSECTION
PL	PROPERTY LINE
PE	POLYETHYLENE
PREFAB	PREFABRICATED
PRELIM	PRELIMINARY
PREP	PREPARATION
PROP	PROPOSED
PRV	PRESSURE REDUCING VALVE OR PRESSURE RELIEF VALVE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POINT OF TANGENCY
PV	PLUG VALVE
PVC	POLYVINYL CHLORIDE OR POINT OF VERTICAL CURVATURE
PVMT	PAVEMENT
QTY	QUANTITY
R	RIGHT
RAD	RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
RE	REFERENCE
RECT	RECTANGULAR
REINF	REINFORCE (D) (ING) (MENT)
REQD	REQUIRED
ROW	RIGHT OF WAY
SAN	SANITARY
SC	SAWCUT
SD	STORM DRAIN
SECT	SECTION
SPD	STANDARD PROCTOR DENSITY
SPEC	SPECIFICATION
SQ	SQUARE
SQ IN	SQUARE INCH
SQ FT	SQUARE FOOT
SQ YD	SQUARE YARD
SS	SANITARY SEWER
SST	STAINLESS STEEL
STA	STATION
STD	STANDARD
STL	STEEL
STRUCT	STRUCTURAL
SVC	SERVICE
SWMP	STORMWATER MANAGEMENT PLAN
SYM	SYMMETRICAL
TB	THRUST BLOCK
TBC	TOP BACK OF CURB
TBM	TEMPORARY BENCH MARK
TEMP	TEMPORARY
TG	FINISHED GRADE ADJACENT TO TOP OF WALL
THK	THICK
TOB	TOP OF BANK
TOC	TOP OF CONCRETE OR TOP OF CURB
TOS	TOP OF STEP
TOT	TOTAL
TW	TOP OF WALL OR CAP OF WALL
TYP	TYPICAL
UBC	UNIFORM BUILDING CODE
UGE	UNDERGROUND ELECTRIC
UTIL	UTILITY
VERT	VERTICAL
VC	POINT OF VERTICAL CURVATURE
VCP	VITRIFIED CLAY PIPE
W	WIDE OR WIDTH
W/	WITH
W/O	WITHOUT
WQCV	WATER QUALITY CONTROL VOLUME
WSE	WATER SURFACE ELEVATION
WW	WASTEWATER
X	SECT CROSS SECTION
XFMR	ELECTRICAL TRANSFORMER
YH	YARD HYDRANT

DESIGN LEGEND

- BENCHMARK
- MANHOLE
- AREA DRAIN
- COMBINATION INLET
- TYPE R INLET
- TYPE 13 FIELD INLET
- FLARED END SECTION W/ RIPRAP
- TEE W/ THRUST BLOCK
- BEND W/ THRUST BLOCK
- END CAP W/ THRUST BLOCK
- GATE VALVE
- BUTTERFLY VALVE
- REDUCER/INCREASER
- WATER METER
- FIRE HYDRANT
- SD — SD — STORM - 12" AND SMALLER
- STORM - LARGER THAN 12"
- RD — ROOF DRAIN
- TD — TRENCH DRAIN
- UD — UNDERDRAIN
- SS — SS — SANITARY SEWER - 12" AND SMALLER
- SANITARY SEWER - LARGER THAN 12"
- FM — FORCE MAIN
- W — WATER - 12" AND SMALLER
- WATER - LARGER THAN 12"
- NPW — NON POTABLE WATER
- PW — POTABLE WATER
- IRR — IRR — IRRIGATION - 12" AND SMALLER
- IRRIGATION - LARGER THAN 12"
- CATV — CABLE TV
- D — DRAIN
- E — ELECTRIC
- UE — UNDERGROUND ELECTRIC
- OE — OVERHEAD ELECTRIC
- T — TELEPHONE
- FO — FIBER OPTIC
- FUEL — FUEL
- G — GAS
- PVC — PVC PIPE (MISC)
- FENCE
- FLOW LINE OF DITCH OR WASH
- 5.0% — SLOPE ARROW
- + 03.54 — PROPOSED SPOT ELEVATION
- + 03.3 — EXIST SPOT ELEVATION
- 5620 — EXIST INDEX CONTOUR
- 5621 — EXIST INTERMEDIATE CONTOUR
- 20 — PROPOSED INDEX CONTOUR
- 21 — PROPOSED INTERMEDIATE CONTOUR
- CURB AND GUTTER
- SPILL/CATCH CURB TRANSITION
- SIGN W/ POST
- CURB RAMP
- SIDEWALK CHASE
- SIDEWALK
- CONCRETE PAVING
- HEAVY DUTY CONCRETE PAVING
- HEAVY DUTY ASPHALT PAVING
- LIGHT DUTY ASPHALT PAVING
- GRAVEL
- PROPOSED BUILDING
- BUILDING ACCESS
- RETAINING WALL
- BOULDER/ROCK WALL
- LIMITS OF SAWCUT
- LIMITS OF WORK
- EASEMENT LINE
- PROPERTY LINE
- ADJACENT PROPERTY LINE/ROW
- MATCHLINE

DETAIL TITLE

DETAIL TITLE
SCALE

1 / - — DETAIL NUMBER IDENTIFICATION; SHEET WHERE THE SECTION OR ELEVATION IS CUT OR CALLED OUT - INDICATES SAME DRAWING

1 / C1.0 — DETAIL NUMBER IDENTIFICATION; SHEET WHERE THE DETAIL IS DRAWN - INDICATES SAME DRAWING

SECTION CALLOUT

A / - — SECTION NUMBER IDENTIFICATION; SHEET WHERE THE SECTION IS - INDICATES SAME DRAWING

DETAIL MARKER

REVISION CLOUD; REVISION NUMBER

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

GENERAL NOTES

1. ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF THE TOWN OF MINTURN, EAGLE RIVER SANITATION DISTRICT, COLORADO DEPARTMENT OF TRANSPORTATION, EAGLE RIVER FIRE PROTECTION DISTRICT REQUIREMENTS, AND APPLICABLE STATE AND LOCAL STANDARDS AND SPECIFICATIONS. THE CONTRACTOR SHALL HAVE IN POSSESSION AT THE JOB SITE AT ALL TIMES ONE (1) SIGNED COPY OF APPROVED PLANS, STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL CONSTRUCT AND MAINTAIN EMERGENCY ACCESS ROUTES TO THE SITE AND STRUCTURE AT ALL TIMES PER THE APPLICABLE EAGLE RIVER FIRE PROTECTION DISTRICT REQUIREMENTS. THE CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ANY VARIANCE TO THE ABOVE DOCUMENTS. NOTIFY ENGINEER OF ANY CONFLICTING STANDARDS OR SPECIFICATIONS. IN THE EVENT OF ANY CONFLICTING STANDARD OR SPECIFICATION, THE MORE STRINGENT OR HIGHER QUALITY STANDARD, DETAIL OR SPECIFICATION SHALL APPLY.
2. THE CONTRACTOR SHALL OBTAIN, AT HIS OWN EXPENSE, ALL APPLICABLE CODES, LICENSES, STANDARD SPECIFICATIONS, PERMITS, BONDS, ETC., WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK, INCLUDING, BUT NOT LIMITED TO A LOCAL AND STATE GROUNDWATER DISCHARGE AND COLORADO DEPARTMENT OF HEALTH AND ENVIRONMENT (CDPHE) STORMWATER DISCHARGE PERMIT ASSOCIATED WITH CONSTRUCTION ACTIVITY.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE REQUIRED PARTY (OWNER, OWNER'S REPRESENTATIVE, MUNICIPAL/DISTRICT INSPECTOR, GEOTECHNICAL ENGINEER, ENGINEER AND/OR UTILITY OWNER) AT LEAST 48 HOURS PRIOR TO START OF ANY CONSTRUCTION, PRIOR TO BACKFILLING, AND AS REQUIRED BY JURISDICTIONAL AUTHORITY AND/OR PROJECT SPECIFICATIONS. THE CONTRACTOR SHALL CONTINUE WITH NOTIFICATIONS THROUGHOUT THE PROJECT AS REQUIRED BY THE STANDARDS AND SPECIFICATIONS.
4. THE LOCATIONS OF EXISTING UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION BASED ON INFORMATION BY OTHERS. NOT ALL UTILITIES MAY BE SHOWN. THE CONTRACTOR SHALL DETERMINE THE EXACT SIZE, LOCATION AND TYPE OF ALL EXISTING UTILITIES WHETHER SHOWN OR NOT BEFORE COMMENCING WORK. THE ENGINEER AND/OR OWNER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS SHOWN ON PLANS. THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR ANY AND ALL DAMAGES AND COSTS WHICH MIGHT OCCUR BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES. THE CONTRACTOR SHALL NOTIFY ALL PUBLIC AND PRIVATE UTILITY COMPANIES AND DETERMINE THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO PROCEEDING WITH GRADING AND CONSTRUCTION. ALL WORK PERFORMED IN THE AREA OF UTILITIES SHALL BE PERFORMED AND INSPECTED ACCORDING TO THE REQUIREMENTS OF THE UTILITY OWNER. LIKEWISE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND MAPPING ANY EXISTING UTILITY (INCLUDING DEPTH) WHICH MAY CONFLICT WITH THE PROPOSED CONSTRUCTION, AND FOR RELOCATING ENCOUNTERED UTILITIES AS DIRECTED BY THE ENGINEER. CONTRACTOR SHALL CONTACT AND RECEIVE APPROVAL FROM MUNICIPALITY/UTILITY OWNER AND ENGINEER BEFORE RELOCATING ANY ENCOUNTERED UTILITIES. CONTRACTOR RESPONSIBLE FOR SERVICE CONNECTIONS, AND RELOCATING AND RECONNECTING AFFECTED UTILITIES AS COORDINATED WITH UTILITY OWNER AND/OR ENGINEER, INCLUDING NON-MUNICIPAL UTILITIES (TELEPHONE, GAS, CABLE, ETC., WHICH SHALL BE COORDINATED WITH THE UTILITY OWNER). THE CONTRACTOR SHALL IMMEDIATELY CONTACT ENGINEER UPON DISCOVERY OF A UTILITY DISCREPANCY OR CONFLICT. AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE UTILITY NOTIFICATION CENTER OF COLORADO (1-800-922-1987, WWW.UNCC.ORG). SEE SURVEY UTILITY LOCATION INFORMATION BELOW.
5. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS AT AND ADJACENT TO THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL PREPARE A TRAFFIC CONTROL PLAN FOR OWNER AND/OR CITY APPROVAL AND PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FENCING, FLAGMEN OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR AGREES TO COMPLY WITH THE PROVISIONS OF THE TRAFFIC CONTROL PLAN AND THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES," PART VI, FOR CONSTRUCTION SIGNAGE AND TRAFFIC CONTROL. ALL TEMPORARY AND PERMANENT TRAFFIC SIGNS SHALL COMPLY TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) WITH REGARD TO SIGN SHAPE, COLOR, SIZE, LETTERING, ETC. UNLESS OTHERWISE SPECIFIED. IF APPLICABLE, PART NUMBERS ON SIGNAGE DETAILS REFER TO MUTCD SIGN NUMBERS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY GROUNDWATER ENCOUNTERED DURING THE CONSTRUCTION OF ANY PORTION OF THIS PROJECT. GROUNDWATER SHALL BE PUMPED, PIPED, REMOVED AND DISPOSED OF IN A MANNER WHICH DOES NOT CAUSE FLOODING OF EXISTING STREETS NOR EROSION ON ABUTTING PROPERTIES IN ORDER TO CONSTRUCT THE IMPROVEMENTS SHOWN ON THESE PLANS. GROUNDWATER TO BE PUMPED SHALL BE TESTED, PERMITTED, AND PUMPED PER THE STATE OF COLORADO AND LOCAL GROUNDWATER DISCHARGING PERMIT REQUIREMENTS.
7. RIM AND GRATE ELEVATIONS SHOWN ON PLANS ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATIONS. THE CONTRACTOR SHALL ADJUST RIMS AND OTHER IMPROVEMENTS TO MATCH FINAL PAVEMENT AND FINISHED GRADE ELEVATIONS.
8. THE EXISTING AND PROPOSED ELEVATIONS OF FLATWORK, SIDEWALKS, CURBS, THRESHOLDS, PAVING, ETC. AS SHOWN HEREON ARE BASED ON EXTRAPOLATION OF FIELD SURVEY DATA, EXISTING CONDITIONS, AND DATA PROVIDED BY OTHERS. AT CRITICAL AREAS AND SITE FEATURES, CONTRACTOR SHALL HAVE FORMWORK INSPECTED AND APPROVED BY OWNER, OWNER'S REPRESENTATIVE, OR ENGINEER PRIOR TO PLACING CONCRETE. MINOR ADJUSTMENTS, AS APPROVED, TO PROPOSED GRADES, INVERTS, ETC. MAY BE REQUIRED TO PREVENT PONDING OR SLOPE NOT IN CONFORMANCE WITH MUNICIPAL STANDARDS. ALL FLATWORK MUST PREVENT PONDING AND PROVIDE POSITIVE DRAINAGE AWAY FROM EXISTING AND PROPOSED BUILDINGS, WALLS, ROOF DRAIN OUTFALLS, ACROSS DRIVES AND WALKS, ETC., TOWARDS THE PROPOSED INTENDED DRAINAGE FEATURES AND CONVEYANCES.
9. FINAL LIMITS OF REQUIRED ASPHALT SAWCUTTING AND PATCHING MAY VARY FROM LIMITS SHOWN ON PLANS. CONTRACTOR TO PROVIDE SAWCUT AND PATCH WORK TO ACHIEVE POSITIVE DRAINAGE AND A SMOOTH TRANSITION TO EXISTING ASPHALT WITHIN SLOPES ACCEPTABLE TO THE ENGINEER AND WITHIN MUNICIPAL STANDARDS. CONTRACTOR SHALL PROVIDE ADDITIONAL SAWCUTTING AND PATCHING AT UTILITY WORK, CONNECTION POINTS TO EXISTING PAVEMENT AND FEATURES, ETC. THAT MAY NOT BE DELINEATED ON PLANS.
10. ANY EXISTING MONITORING WELLS, CLEANOUTS, VALVE BOXES, ETC. TO BE PROTECTED AND TO REMAIN IN SERVICE. IF FEATURES EXIST, EXTEND OR LOWER TO FINAL SURFACE WITH LIKE KIND CAP WITH STANDARD CAST ACCESS LID WITH SAME MARKINGS. IN LANDSCAPED AREAS PROVIDE A CONCRETE COLLAR (18"x18"x6" THICK) AT ALL EXISTING AND PROPOSED MONITORING WELLS, CLEANOUTS, VALVE BOXES, ETC.
11. OWNER TO APPROVE ALL PRIVATE CONCRETE FINISHING, JOINT PATTERNS AND COLORING REQUIREMENTS PRIOR TO CONSTRUCTION. SUBMIT JOINT LAYOUT PLAN TO OWNER FOR APPROVAL PRIOR TO CONSTRUCTION.
12. PIPE LENGTHS AND HORIZONTAL CONTROL POINTS SHOWN ARE FROM CENTER OF STRUCTURES, END OF FLARED END SECTIONS, ETC. SEE STRUCTURE DETAILS FOR EXACT HORIZONTAL CONTROL LOCATION. CONTRACTOR IS RESPONSIBLE FOR ADJUSTING ACTUAL PIPE LENGTHS TO ACCOUNT FOR STRUCTURES AND LENGTH OF FLARED END SECTIONS.
13. ALL SURPLUS MATERIALS, TOOLS, AND TEMPORARY STRUCTURES, FURNISHED BY THE CONTRACTOR, SHALL BE REMOVED FROM THE PROJECT SITE BY THE CONTRACTOR. ALL DEBRIS AND RUBBISH CAUSED BY THE OPERATIONS OF THE CONTRACTOR SHALL BE REMOVED, AND THE AREA OCCUPIED DURING CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO ITS ORIGINAL CONDITION, WITHIN 48 HOURS OF PROJECT COMPLETION, UNLESS OTHERWISE DIRECTED BY THE MUNICIPALITY OR OWNER'S REPRESENTATIVE.
14. THE CONTRACTOR IS REQUIRED TO PROVIDE AND MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE LOCAL JURISDICTION, THE STATE OF COLORADO, MILE HIGH FLOOD DISTRICT "URBAN STORM DRAINAGE CRITERIA MANUAL VOLUME 3", THE M-STANDARD PLANS OF THE COLORADO DEPARTMENT OF TRANSPORTATION, AND THE APPROVED EROSION CONTROL PLAN. JURISDICTIONAL AUTHORITY MAY REQUIRE THE CONTRACTOR TO PROVIDE ADDITIONAL EROSION CONTROL MEASURES AT THE CONTRACTOR'S EXPENSE DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE PLANS DO NOT FUNCTION AS INTENDED. THE CONTRACTOR IS RESPONSIBLE FOR PROHIBITING SILT AND DEBRIS LADEN RUNOFF FROM LEAVING THE SITE, AND FOR KEEPING ALL PUBLIC AREAS FREE OF MUD AND DEBRIS. THE CONTRACTOR IS RESPONSIBLE FOR RE-ESTABLISHING FINAL GRADES AND FOR REMOVING ACCUMULATED SEDIMENTATION FROM ALL AREAS INCLUDING SWALES AND DETENTION/WATER QUALITY AREAS. CONTRACTOR SHALL REMOVE TEMPORARY EROSION CONTROL MEASURES AND REPAIR AREAS AS REQUIRED AFTER VEGETATION IS ESTABLISHED AND ACCEPTED BY OWNER AND MUNICIPALITY.
15. ADA COMPLIANCE: THE CROSS-SLOPE OF ALL WALKS MUST BE LESS THAN 1:48 (2.0%) PERPENDICULAR TO DIRECTION OF TRAVEL. RUNNING SLOPE OF ACCESSIBLE WALKS MUST BE NOT STEEPER THAN 1:20 (5.0%) IN DIRECTION OF TRAVEL. MAXIMUM GRADE OF ACCESSIBLE CURB RAMPS AND RAMPS IS 1:12 (8.3%). CURB RAMPS SHALL PROVIDE A LANDING AT THE TOP AND RAMP RUNS PROVIDE LANDINGS AT THE BOTTOM AND TOP OF EACH RAMP RUN AT A SLOPE NOT TO EXCEED 1:48. RAMPS RUNS EXCEEDING SIX INCHES SHALL INCLUDE HANDRAILS. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 1:48 IN ALL DIRECTIONS. CONTRACTOR SHALL NOTIFY ENGINEER PRIOR TO PLACEMENT OF FLATWORK OF SITE CONDITIONS OR DISCREPANCIES WHICH PREVENT TYPICAL REQUIRED GRADES FROM BEING ACHIEVED. ALL RAMPS, STAIRS, EDGE PROTECTION, AND RAILINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT ADA STANDARDS. ACCESSIBLE CURB RAMPS SHALL CONFORM TO THE CDOT M-STANDARDS (SEE DETAIL M-608-1, ETC). ACCESSIBLE FEATURE WITHIN THE PUBLIC RIGHTS-OF-WAY SHALL BE CONSTRUCTED TO CONFORM TO THE LOCAL AUTHORITY HAVING JURISDICTION REQUIREMENTS.
16. PROTECT ALL TREES AND VEGETATION. PLACE CONSTRUCTION FENCING AT DRIP LINE OF TREES AND PLANTS NEAR THE WORK ZONE. DEEP WATER TREES WEEKLY. HAND EXCAVATION REQUIRED AT ROOT ZONES WHERE PROPOSED PAVING OR UTILITY WORK IS WITHIN DRIPLINE OF TREES.
17. LOCATIONS OF CLEANOUTS, LIGHTS, SIGNAGE, JUNCTION BOXES, AND OTHER SIGNIFICANT SITE FEATURES TO BE STAKED FOR ENGINEER AND OR OWNER APPROVAL PRIOR TO WORK. CLEANOUTS, JUNCTION BOXES, AND ADJACENT GRADES TO BE RAISED ONE-HALF INCH AT ASPHALT/CONCRETE (OR 1" AT LANDSCAPING) TO PROVIDE POSITIVE DRAINAGE AWAY FROM FEATURES.
18. SURVEY INFORMATION:
    - 18.1. BENCHMARK INFORMATION: TOPOGRAPHIC INFORMATION WAS PROVIDED BY MERIDIAN LAND SURVEYING, LLC, SITE MAP/SURVEY DATED 10.30.2023 PROJECT BASIS OF BEARINGS ARE BASED ON NORTH AMERICAN VERTICAL DATUM (NAVD88) REFERENCED FROM SITE BENCHMARK AT THE NORTHWESTERLY AREA OF THE SITE, ELEVATION: 8039.67
    - 18.2. HORIZONTAL CONTROL INFORMATION: HORIZONTAL CONTROL COORDINATES ARE BASED ON THE REFERENCED SURVEY AND ARE PROVIDED BY THE FOLLOWING POINTS AND AS SHOWN ON THE PLANS:

      CP-01 N1631863.55 E2743289.17
      CP-02 N1631575.75 E2743482.44
      CP-03 N1631352.42 E2743330.96

    - 18.4 SURVEY UTILITY LOCATION INFORMATION PER THE SURVEYOR: SUBSURFACE UTILITIES ARE SHOWN IN APPROXIMATE HORIZONTAL AND VERTICAL LOCATIONS CONSISTENT WITH ASCE 38-02 QUALITY LEVEL "C" (INFORMATION OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND BY USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION TO QUALITY LEVEL D; INFORMATION DERIVED FROM EXISTING RECORDS OR ORAL RECOLLECTIONS), AND BASED ON FIELD MEASUREMENTS PROVIDED BY THE OWNER AND THE CONTRACTOR. SUBSURFACE UTILITIES ARE NOT DEPICTED TO THE EXTENT SET FORTH IN ASCE 38-02 QUALITY LEVELS "A" (INFORMATION OBTAINED THROUGH THE NONDESTRUCTIVE EXPOSURE OF UNDERGROUND UTILITIES, AND ALSO PROVIDES THE TYPE, SIZE, CONDITION, MATERIAL AND OTHER CHARACTERISTICS OF UNDERGROUND FEATURES.) OR "B" (INFORMATION OBTAINED BY THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND HORIZONTAL POSITION OF VIRTUALLY ALL UTILITIES WITHIN THE PROJECT LIMITS. THE INFORMATION OBTAINED IN THIS MANNER IS SURVEYED TO PROJECT CONTROL.), TO THE EXTENT DEEMED NECESSARY FOR THE PROTECTION OF PERSONS AND PROPERTY, POTHOLING OR OTHER PRECISE MAPPING SHOULD BE COMPLETED TO CONFIRM THE EXACT LOCATION OF ANY SUBSURFACE UTILITIES. NOTIFY OWNER AND ENGINEER WITH ALL UTILITY INFORMATION PRIOR TO CONSTRUCTION.VISIT HTTPS://WWW.FHWA.DOT.GOV/PROGRAMADMIN/SUEINDEX.CFM FOR MORE INFORMATION.
19. THE CONTRACTOR AT THE CONTRACTORS EXPENSE SHALL FURNISH THE OWNER AND ENGINEER OF RECORD A COMPLETE SET OF CONSTRUCTION RECORD DRAWINGS ("AS-BUILTS") FOR THE CONSTRUCTED IMPROVEMENTS. THE AS-BUILT SET SHALL SHOW SUFFICIENT DIMENSION TIES TO PERMANENT SURFACE FEATURES OR NORTHING/EASTING POINTS FOR ALL BURIED FACILITIES TO ALLOW FOR FUTURE LOCATING. THE AS-BUILT SET SHALL SHOW AS-BUILT CONTOURS AND ELEVATIONS OF ASPHALT AND CONCRETE FLATWORK, FLOWLINES, GRADE BREAKS, STAIRS, CROSS-SLOPES, HIGH AND LOW POINTS, AND ADDITIONAL ELEVATIONS TO DEMONSTRATE IMPROVEMENTS WERE CONSTRUCTED PER PLANS. THE AS-BUILT SET SHALL SHOW ELEVATIONS OF ALL DETENTION/WATER QUALITY FACILITIES, INCLUDING BUT NOT LIMITED TO BERMS, SPILLWAYS, BASIN BOTTOM, PIPE INVERTS, AND CONTROL STRUCTURE FEATURES (AS SURVEYED AND STAMPED BY A CERTIFIED P.L.S.). THE AS-BUILT SET SHALL ALSO INCLUDE ELEVATIONS OF MANHOLES, PIPES, INLETS, GRATES, AND SIZES OF ALL UTILITIES. THE AS-BUILT SET SHALL SHOW ANY AND ALL VARIATIONS FROM THE APPROVED PLAN. ENGINEER WILL PRODUCE FINAL RECORD DRAWINGS.

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NO.	DATE	DES'D	DWN	REVISION DESCRIPTION

DESIGNED BY:	RMM
DRAWN BY:	RMM
CHECKED BY:	JLS
JOB #:	3691c
DATE:	09/02/2025

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EAGLE CO. SCHOOLS - MALOIT PARK
1000 MALOIT PARK ROAD
MINTURN, CO 81645

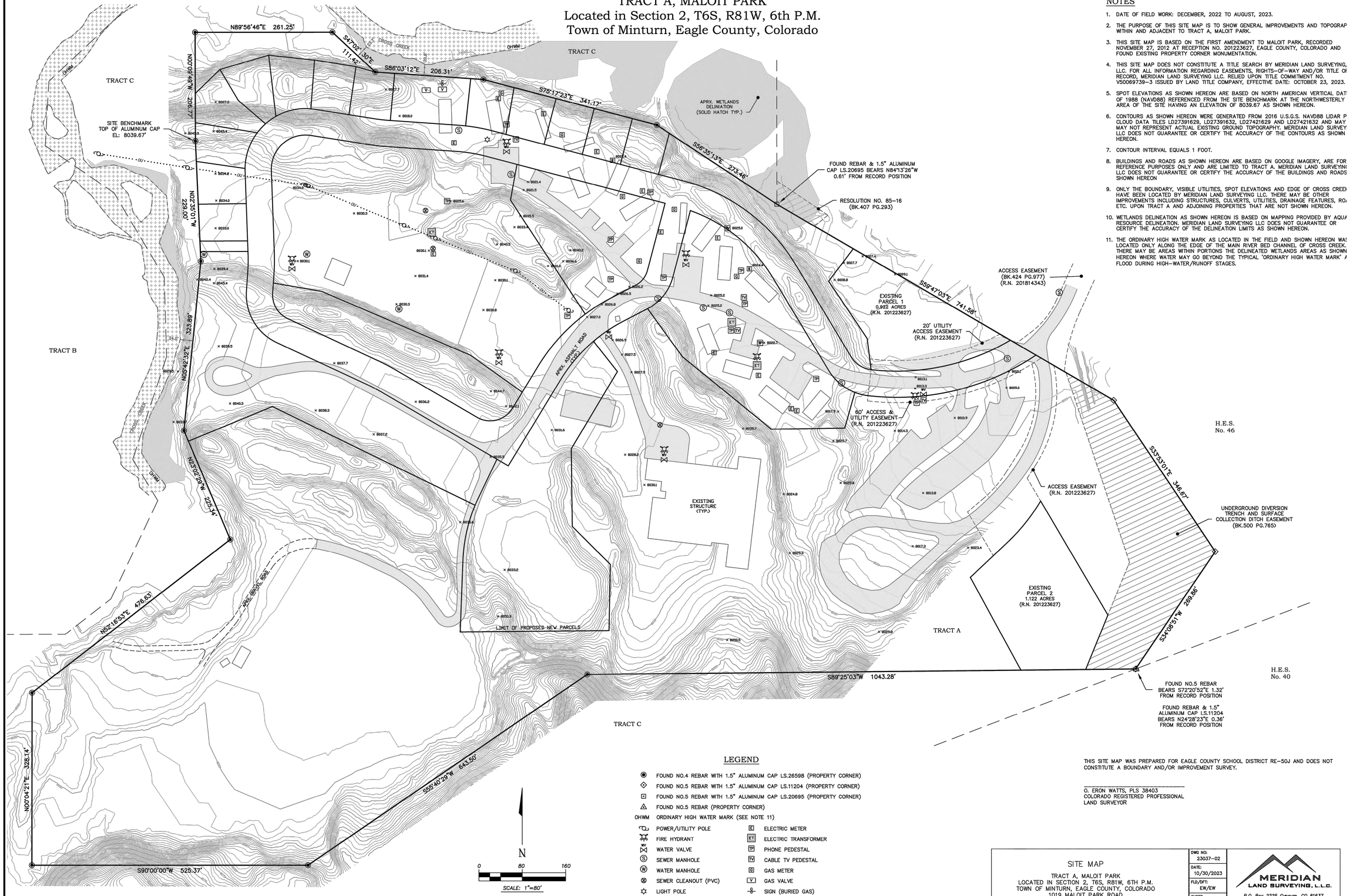
GENERAL LEGEND, NOTES AND ABBREVIATIONS

SHEET NO.
C0.1

G:\3691c - Eagle County Schools Maloit Park\Drawings\3691c-00-UNI-01.dwg, 10/14/2025 - 2:18 PM, jjc

SITE MAP

TRACT A, MALOIT PARK
Located in Section 2, T6S, R81W, 6th P.M.
Town of Minturn, Eagle County, Colorado



NOTES

1. DATE OF FIELD WORK: DECEMBER, 2022 TO AUGUST, 2023.
2. THE PURPOSE OF THIS SITE MAP IS TO SHOW GENERAL IMPROVEMENTS AND TOPOGRAP WITHIN AND ADJACENT TO TRACT A, MALOIT PARK.
3. THIS SITE MAP IS BASED ON THE FIRST AMENDMENT TO MALOIT PARK, RECORDED NOVEMBER 27, 2012 AT RECEPTION NO. 201223627, EAGLE COUNTY, COLORADO AND FOUND EXISTING PROPERTY CORNER MONUMENTATION.
4. THIS SITE MAP DOES NOT CONSTITUTE A TITLE SEARCH BY MERIDIAN LAND SURVEYING, LLC. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND/OR TITLE OF RECORD, MERIDIAN LAND SURVEYING LLC. RELIED UPON TITLE COMMITMENT NO. V50069739-3 ISSUED BY LAND TITLE COMPANY, EFFECTIVE DATE: OCTOBER 23, 2023.
5. SPOT ELEVATIONS AS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DAT OF 1988 (NAVD88) REFERENCED FROM THE SITE BENCHMARK AT THE NORTHWESTERLY AREA OF THE SITE HAVING AN ELEVATION OF 8039.67 AS SHOWN HEREON.
6. CONTOURS AS SHOWN HEREON WERE GENERATED FROM 2016 U.S.G.S. NAVD88 LIDAR P CLOUD DATA TILES LD27391629, LD27391632, LD27421629 AND LD27421632 AND MAY MAY NOT REPRESENT ACTUAL EXISTING GROUND TOPOGRAPHY. MERIDIAN LAND SURVEY LLC DOES NOT GUARANTEE OR CERTIFY THE ACCURACY OF THE CONTOURS AS SHOWN HEREON.
7. CONTOUR INTERVAL EQUALS 1 FOOT.
8. BUILDINGS AND ROADS AS SHOWN HEREON ARE BASED ON GOOGLE IMAGERY, ARE FOR REFERENCE PURPOSES ONLY AND ARE LIMITED TO TRACT A. MERIDIAN LAND SURVEYIN LLC DOES NOT GUARANTEE OR CERTIFY THE ACCURACY OF THE BUILDINGS AND ROADS SHOWN HEREON
9. ONLY THE BOUNDARY, VISIBLE UTILITIES, SPOT ELEVATIONS AND EDGE OF CROSS CREE HAVE BEEN LOCATED BY MERIDIAN LAND SURVEYING LLC. THERE MAY BE OTHER IMPROVEMENTS INCLUDING STRUCTURES, CULVERTS, UTILITIES, DRAINAGE FEATURES, RO ETC. UPON TRACT A AND ADJOINING PROPERTIES THAT ARE NOT SHOWN HEREON.
10. WETLANDS DELINEATION AS SHOWN HEREON IS BASED ON MAPPING PROVIDED BY AQUA RESOURCE DELINEATION. MERIDIAN LAND SURVEYING LLC DOES NOT GUARANTEE OR CERTIFY THE ACCURACY OF THE DELINEATION LIMITS AS SHOWN HEREON.
11. THE ORDINARY HIGH WATER MARK AS LOCATED IN THE FIELD AND SHOWN HEREON WA LOCATED ONLY ALONG THE EDGE OF THE MAIN RIVER BED CHANNEL OF CROSS CREEK. THERE MAY BE AREAS WITHIN PORTIONS THE DELINEATED WETLANDS AREAS AS SHOWN HEREON WHERE WATER MAY GO BEYOND THE TYPICAL "ORDINARY HIGH WATER MARK" A FLOOD DURING HIGH-WATER/RUNOFF STAGES.

LEGEND

◉	FOUND NO.4 REBAR WITH 1.5" ALUMINUM CAP LS.26598 (PROPERTY CORNER)		
◈	FOUND NO.5 REBAR WITH 1.5" ALUMINUM CAP LS.11204 (PROPERTY CORNER)		
⊡	FOUND NO.5 REBAR WITH 1.5" ALUMINUM CAP LS.20695 (PROPERTY CORNER)		
△	FOUND NO.5 REBAR (PROPERTY CORNER)		
OHWM	ORDINARY HIGH WATER MARK (SEE NOTE 11)		
	POWER/UTILITY POLE	E	ELECTRIC METER
	FIRE HYDRANT	ET	ELECTRIC TRANSFORMER
W	WATER VALVE	TP	PHONE PEDESTAL
S	SEWER MANHOLE	TV	CABLE TV PEDESTAL
W	WATER MANHOLE	G	GAS METER
⊗	SEWER CLEANOUT (PVC)	V	GAS VALVE
	LIGHT POLE		SIGN (BURIED GAS)
ou	OVERHEAD UTILITY LINE	×	EXISTING GROUND ELEVATION

THIS SITE MAP WAS PREPARED FOR EAGLE COUNTY SCHOOL DISTRICT RE-50J AND DOES NOT CONSTITUTE A BOUNDARY AND/OR IMPROVEMENT SURVEY.

O. ERON WATTS, PLS 38403
COLORADO REGISTERED PROFESSIONAL
LAND SURVEYOR

REV. 2: 09-22-2025 – ADD OHWM TEXT & NOTE.

SITE MAP	DWG NO:	23037-02
TRACT A, MALOIT PARK LOCATED IN SECTION 2, T6S, R81W, 6TH P.M. TOWN OF MINTURN, EAGLE COUNTY, COLORADO 1019 MALOIT PARK ROAD	DATE:	10/30/2023
	FLD/DFT:	EW/EW
	SHEET:	1 OF 1

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P.O. Box 2225 Gypsum, CO 81637
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NO.	DATE	DES'D	DWN	REVISION DESCRIPTION

DESIGNED BY:	RMM
DRAWN BY:	RMM
CHECKED BY:	JLS
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DATE:	09/02/2025

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1000 MALOIT PARK ROAD
MINTURN, CO 81645

SURVEY-SITE MAP

SHEET NO.
C0.2

PRELIMINARY PLAT

MALOIT PARK RESIDENTIAL SUBDIVISION

A RESUBDIVISION OF TRACT A, MALOIT PARK
Located in Section 2, T6S, R81W, 6th P.M.
Town of Minturn, Eagle County, Colorado

CERTIFICATE OF DEDICATION AND OWNERSHIP

Know all men by these presents that Eagle County School District RE–50J being sole owner in fee simple of all that real property situated in the Town of Minturn, Eagle County, Colorado described as follows:

Tract A and Parcel 2, First Amendment to Maloit Park, A Resubdivision of Tract A, Maloit Park according to the plat recorded November 27, 2012 as Reception No. 201223627, County of Eagle, State of Colorado, containing 45.94 acres more or less:

have by these presents laid out, platted and subdivided the same into tracts, parcels, and lots as shown on this preliminary plat under the name and style of 'Maloit Park Residential Subdivision', a subdivision in the County of Eagle; and dedicates to the Town those portions of the real property which are created and shown herein as utility, drainage and trail easements for only the express benefit, use, and accommodation of all public utilities, including the Town, that are, or will be, providing public utility services within Maloit Park, and that may desire to use any such utility easements for the construction, installation, maintenance, operation, removal, and reconstruction of such utility and drainage facilities, equipment, and systems; and does further dedicate to the owners of Tract A, Parcels 1 through 8 including Lots 4–A through 4–H and Lots 5–A through 5–E, for the mutual use and benefit of those portions of the real property which are shown, and hereby created, and does hereby dedicate to the (insert HOA to be established at time of final plat) Tracts O.S. 1 through O.S. 5 with easements across such HOA Tracts to the Town for emergency services access and vegetation management rights of way. Such roads shall remain private roads and are not dedicated as public roads or thoroughfares; provided, however, that an easement and right of way over and across such access roads is hereby dedicated to the Town for its use, benefit, and accommodation for exercising any of its governmental police powers, specifically including public safety purposes and other services in the interests of public health, safety, and welfare and for use by the general public.

EXECUTED this _____ day of _____, 20___.

Owner:
Address:

By: _____

STATE OF _____)
)SS
COUNTY OF _____)

The foregoing Certificate of Dedication and Ownership was acknowledged before me this ____ day of _____, 20___,

By: _____

My Commission expires _____
Witness my hand and official seal.

_____
Notary Public

CERTIFICATE OF TAXES PAID

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

Dated this _____ day of _____, A.D., 20___.

_____
Treasurer of Eagle County

TITLE CERTIFICATE

_____, does hereby certify that it has examined the title to all lands shown on this plat and that title to such lands is vested in _____ free and clear of all liens, and encumbrances, except as follows:

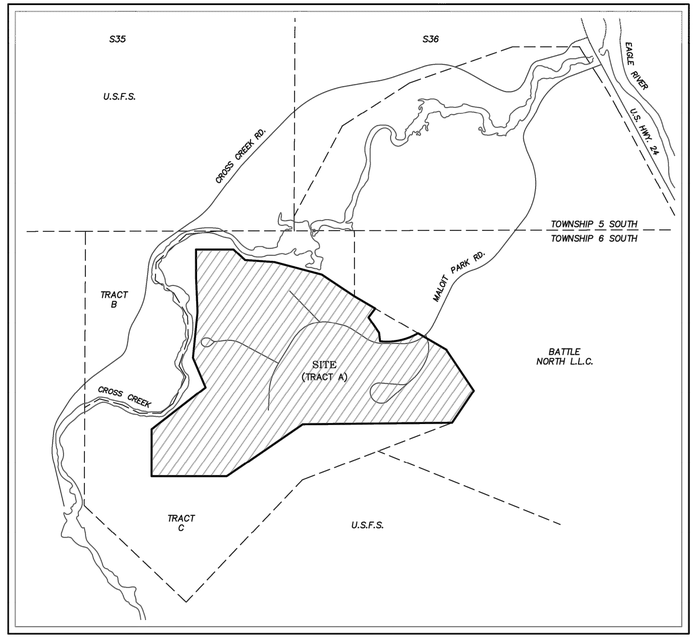
_____
_____
_____

Dated this _____ day of _____, 20___.

Agent: _____

MINTURN TOWN CERTIFICATE

This plat is approved by the Town Council of the Town of Minturn, County of Eagle, State of Colorado, this _____day of _____ A.D. 20___ for filing with the Clerk and Recorder of the County of Eagle. This plat shall supersede the prior plat, subject to the provision that approval in no way obligates the Town of Minturn for financing or construction of, improvements on lands, streets or easements dedicated except as indicated. This Certificate further evidences the vacation of any and all roadways which may have been previously designated on such prior plat or which roadway may have been otherwise conveyed to or acquired by the Town of Minturn. All right, title, or interest of Minturn to any such roadway has been divested and this certificate confirms the vacation of such roadway. Approval of this plat by the Town is a consent only and is not to be construed as an approval of the technical correctness of this plat or any documentation relating thereto.



VICINITY MAP
1" = 500'

LAND USE SUMMARY

Parcel 2:	Residential		2.175 acres
Parcel 3:	Residential		2.133 acres
Parcel 4:	Residential Duplex		1.354 acres (Total of Lots 4–A through 4–H)
Parcel 5:	Residential Duplex		0.794 acres (Total of Lots 5–A through 5–E)
Parcel 6:	Residential		1.110 acres
Parcel 7:	Residential		1.889 acres
Parcel 8:	Residential		4.103 acres
Total:			13.558 acres
Tract O.S. 1:	Open Space	0.727 acres	
Tract O.S. 2:	Open Space	0.298 acres	
Tract O.S. 3:	Open Space	0.416 acres	
Tract O.S. 4:	Open Space	0.042 acres	
Tract O.S. 5:	Open Space	0.917 acres	
Total:		2.400 acres	
Lot 4A:	Residential Duplex	0.159 acres	
Lot 4B:	Residential Duplex	0.163 acres	
Lot 4C:	Residential Duplex	0.180 acres	
Lot 4D:	Residential Duplex	0.183 acres	
Lot 4E:	Residential Duplex	0.195 acres	
Lot 4F:	Residential Duplex	0.170 acres	
Lot 4G:	Residential Duplex	0.156 acres	
Lot 4H:	Residential Duplex	0.148 acres	
Total		1.354 acres (Parcel 4)	
Lot 5–A:	Residential Duplex	0.152 acres	
Lot 5–B:	Residential Duplex	0.155 acres	
Lot 5–C:	Residential Duplex	0.155 acres	
Lot 5–D:	Residential Duplex	0.163 acres	
Lot 5–E:	Residential Duplex	0.169 acres	
Total		0.794 acres (Parcel 5)	
Tract A	26.419 acres		
R.O.W.:	3.563 acres		
Total:	45.940 acres		

DENSITY ALLOCATIONS

MAXIMUM DWELLING UNITS

Parcel 2:	12
Parcel 3:	21
Parcel 4:	16
Parcel 5:	10
Parcel 6:	10
Parcel 7:	20
Parcel 8:	48
Total:	137

Note: Maximum dwelling units within Parcels 2, 3, 6, 7 and 8 may increase by up to 20% more than indicated above, provided the total dwelling units within the Resudivision of Tract A does not exceed 137.

NOTES

1. Date of Survey: August, 2023.
2. Bearings are based on the line between HES corner 6, being a found 18"x7" granite stone scribed '6 HES 46' and HES corner 7, being a found 24"x13"x10" granite stone scribed '7 HES 46' and having a bearing of N00°15'10"E as shown hereon. Bearing was derived from the First Amendment to Maloit Park, recorded November 27, 2012 as Reception No. 201223627, Eagle County, Colorado and found existing property corner monumentation.
3. Linear units used to perform this survey were U.S. Survey Feet.
4. This Maloit Park Residential Subdivision Plat is based on the First Amendment to Maloit Park, recorded November 27, 2012 as Reception No. 201223627, Eagle County, Colorado and found existing property corner monumentation.
5. This Maloit Park Residential Subdivision Plat does not constitute a title search by Meridian Land Surveying, LLC. for all information regarding easements, rights–of–way and/or title of record, Meridian Land Surveying LLC. relied upon title commitment no. V50069739–3 issued by Land Title Guarantee Company, effective date: October 23, 2023.
6. The purpose of this Maloit Park Residential Subdivision Plat is to create Parcels 2 through 8 and Tracts O.S. 1 through 5 and the easements shown and described hereon.
7. FEMA Special Flood Hazard Area Zone A as provided by JVA Engineering. No development is permitted within Zone A until determination is made that such development has no adverse impact on the Cross Creek flood plain.
8. This property is subject to Easements and Rights–of–Way described in instrument recorded in Book 140 at Page 175 and recorded November 20, 1963 in Book 178 at Page 255. (Not on subject property)
9. This property is subject to terms, conditions and provisions of Easement as described in deed recorded September 9. 1985 in Book 424 at Page 539 and re–recorded September 13, 1985 in Book 424 at Page 977.
10. This property is subject to terms, conditions and provisions of Easement recorded February 21, 1989 in Book 500 at Page 765.
11. This property is subject to terms, conditions and provisions of Covenant Running With the Land recorded February 11, 1997 at Reception No. 614340.
12. This property is subject to terms, conditions, and provisions of Eagle County School District RE 50J Annexation Agreement recorded as Exhibit A to Town of Minturn, Colorado Ordinance No. 3–Series 2011 recorded June 6, 2011 at Reception No. 201110096.
13. This property is subject to easements, conditions, covenants, restrictions, reservations and notes on the Exemption Plat of Maloit Park recorded December 05, 2011 at Reception No. 201125777.
14. This property is subject to easements, conditions, covenants, restrictions, reservations and notes on the First Amendment Plat of Maloit Park, a Re–Subdivision of Tract A, Maloit Park recorded November 27, 2012 at Reception No. 201223627.
15. The scope of usage of the 20 ft. utility easement is limited to access purposes only to enable public utility providers to temporarily locate equipment. materials, and vehicles within the easement when utility construction and maintenance activities are conducted within the adjacent roadway. No utility lines, pipes or other permanent utility facilities shall be installed within such easement except service lines to structures on Parcel 1. Reception No. 201223627. (Not on subject property)
16. Portions of Lots 4–A, 4–B, 5–E, Tract O.S. 2 and Parcel 3 are within the 50' live stream setback. Compliance with live stream setback regulations for these lots will be determined during Town of Minturn Design Review Board process.
17. Hatched areas as shown on page 4 represent portions of the property removed from and added to the Cross Creek 100–Year Floodplain as per Letter of Map Amendment (LOMA) 24–08–0264A, approved by the Federal Emergency Management Agency on April 15, 2024.
18. The Ordinary High Water Mark (OHWM) as located in the field and shown hereon was located only along the edge of the main river bed channel of Cross Creek. There may be some areas within portions of adjoining wetlands areas where water may go beyond the typical 'Ordinary High Water Mark' and flood during high–water/runoff stages.

SURVEYOR'S CERTIFICATION

I, O. Eron Watts, 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 'Second Amendment to Maloit Park' 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 streets of said subdivision as the same are staked upon the ground in compliance with applicable regulations governing the subdivision of land.

In Witness Whereof, I have set my hand and seal this _____ day of _____, A.D., 20___.

O. Eron Watts, PLS 38403
Colorado Registered Professional
Land Surveyor

CLERK AND RECORDERS CERTIFICATE

This Plat was filed for record in the Office of the Clerk and Recorder at _____ o'clock _____, on this _____ day of _____, 20___ and is duly recorded at Reception No. _____.

_____
Clerk and Recorder

By: _____
Deputy

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

REV. 1: 02–22–2024 – REVISE PER PRELIMINARY REVIEW COMMENTS
REV. 2: 07–30–2024 – ADD 50' HIGH WATER SETBACK
REV. 3: 04–14–2025 – REVISE PER PRELIMINARY REVIEW COMMENTS
REV. 4: 10–06–2025 – REVISE PER PRELIMINARY REVIEW COMMENTS

PRELIMINARY PLAT
MALOIT PARK RESIDENTIAL SUBDIVISION
A RESUBDIVISION OF TRACT A, MALOIT PARK
LOCATED IN SECTION 2, T6S, R81W, 6TH P.M.
TOWN OF MINTURN, EAGLE COUNTY, COLORADO

DWG NO: 23037–01
DATE: 10/27/2023
FLD/DFT: EW/EW
SHEET: 1 OF 4

MERIDIAN LAND SURVEYING, L.L.C.
P.O. Box 2225 Gypsum, CO 81637
(970) 524–0963

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NO.	DATE	DES'D	DWN	REVISION DESCRIPTION

DESIGNED BY: RMM
DRAWN BY: RMM
CHECKED BY: JLS
JOB #: 3691c
DATE: 09/02/2025

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1000 MALOIT PARK ROAD
MINTURN, CO 81645

SURVEY-PRELIMINARY PLAT

SHEET NO.
C0.3

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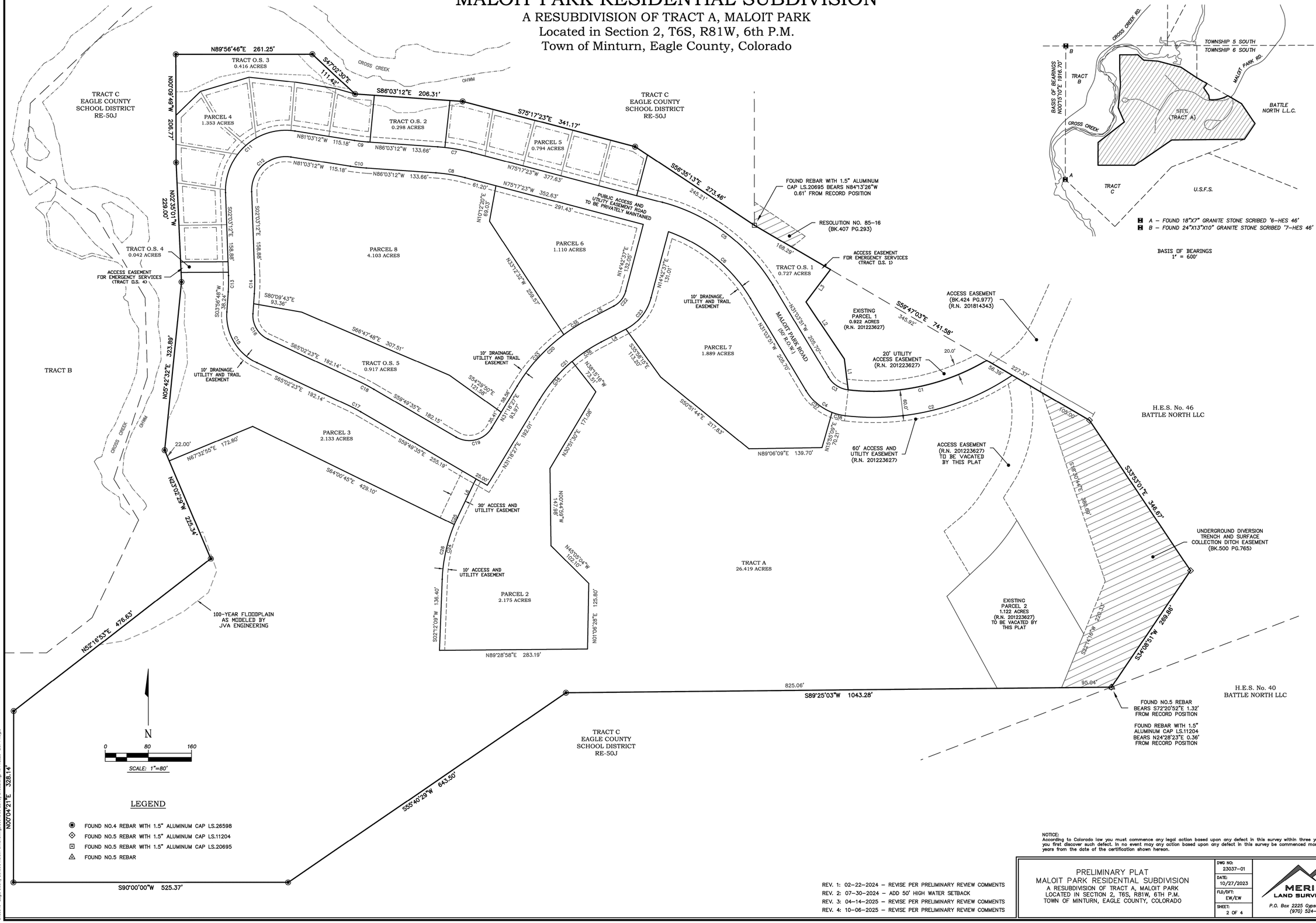
PRELIMINARY PLAT

MAPLOIT PARK RESIDENTIAL SUBDIVISION

A RESUBDIVISION OF TRACT A, MALOIT PARK
Located in Section 2, T6S, R81W, 6th P.M.
Town of Minturn, Eagle County, Colorado



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PRELIMINARY PLAT
MALOIT PARK RESIDENTIAL SUBDIVISION
A RESUBDIVISION OF TRACT A, MALOIT PARK
LOCATED IN SECTION 2, T6S, R81W, 6TH P.M.
TOWN OF MINTURN, EAGLE COUNTY, COLORADO

DWG NO: 23037-01
DATE: 10/27/2023
FLD/DFT: EW/EW
SHEET: 2 OF 4

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NO.	DATE	DES'D	DWN	REVISION DESCRIPTION

DESIGNED BY:	RMM
DRAWN BY:	RMM
CHECKED BY:	JLS
JOB #:	3691c
DATE:	09/02/2025

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1000 MALOIT PARK ROAD
MINTURN, CO 81645

SURVEY-PRELIMINARY PLAT

SHEET NO.
C0.4

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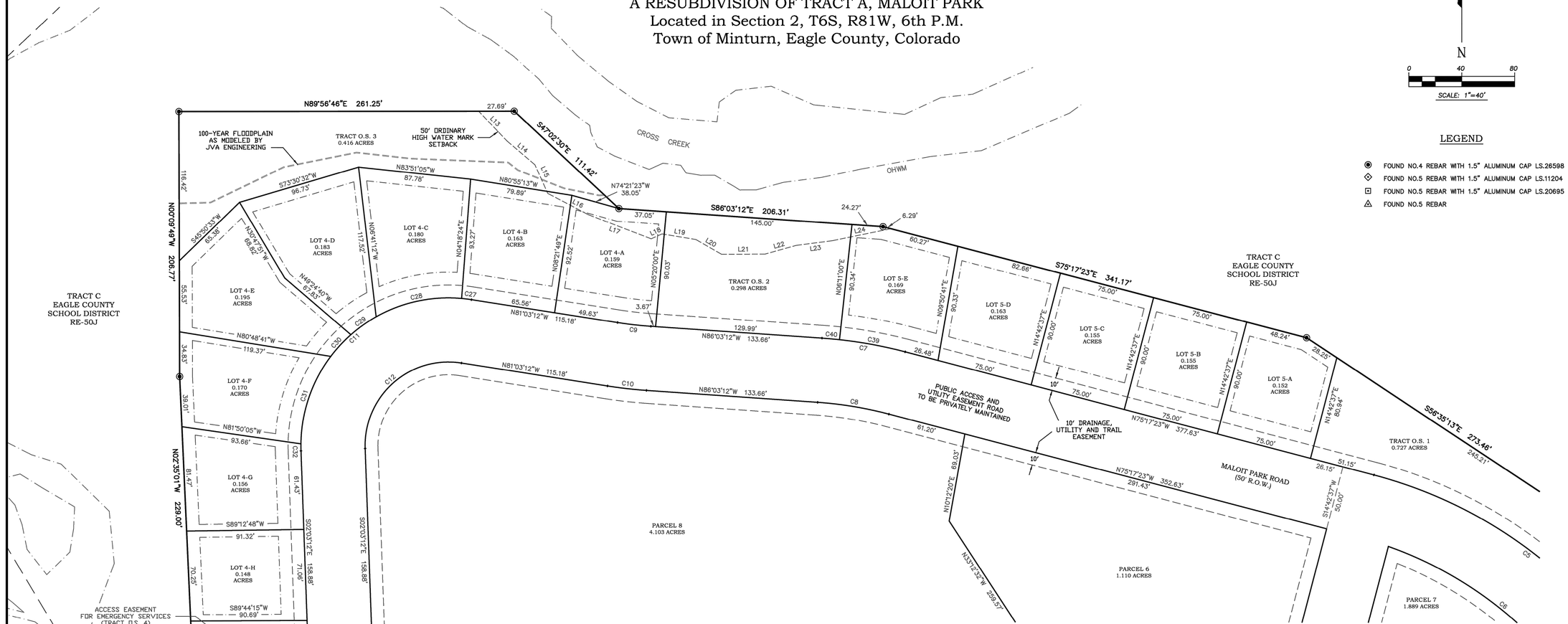
PRELIMINARY PLAT

MALOIT PARK RESIDENTIAL SUBDIVISION

A RESUBDIVISION OF TRACT A, MALOIT PARK
Located in Section 2, T6S, R81W, 6th P.M.
Town of Minturn, Eagle County, Colorado



N

0 40 80

SCALE: 1"=40'

LEGEND

- FOUND NO.4 REBAR WITH 1.5" ALUMINUM CAP LS.26598
- FOUND NO.5 REBAR WITH 1.5" ALUMINUM CAP LS.11204
- FOUND NO.5 REBAR WITH 1.5" ALUMINUM CAP LS.20695
- FOUND NO.5 REBAR

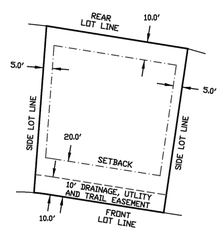
LINE TABLE

LINE	BEARING	DISTANCE
L1	N 07°04'26" W	59.61'
L2	N 33°57'09" W	131.39'
L3	N 37°04'32" E	77.71'
L4	S 62°34'30" W	53.13'
L5	S 62°34'30" W	53.13'
L6	S 25°31'30" W	82.54'
L7	N 24°28'12" E	46.80'
L8	N 15°18'44" E	70.00'
L9	N 02°19'27" W	50.50'
L10	N 09°18'52" W	25.79'
L11	N 01°59'51" E	55.41'
L12	N 21°39'12" W	20.46'
L13	S 43°28'49" E	31.95'
L14	S 49°36'54" E	28.64'
L15	S 24°07'39" E	24.52'
L16	S 62°19'34" W	35.72'
L17	S 68°55'01" E	52.46'
L18	N 65°36'22" E	9.27'
L19	S 80°35'55" E	28.74'
L20	S 80°11'16" E	23.08'
L21	N 89°45'35" E	33.74'
L22	N 74°24'56" E	25.21'
L23	N 82°38'34" E	28.60'
L24	N 78°25'33" E	46.44'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	425.00'	275.72'	37°10'15"	S 78°03'24" W	270.91'
C2	475.00'	335.74'	40°29'51"	S 76°23'36" W	328.79'
C3	51.27'	46.79'	52°17'38"	N 57°12'40" W	45.19'
C4	101.27'	92.43'	52°17'38"	N 57°12'40" W	89.25'
C5	350.00'	270.16'	44°13'39"	N 53°10'37" W	263.50'
C6	300.00'	206.54'	39°26'43"	N 50°47'15" W	202.48'
C7	350.00'	65.75'	10°45'49"	S 80°40'18" E	65.65'
C8	300.00'	56.36'	10°45'49"	N 80°40'18" W	56.28'
C9	300.00'	26.18'	5°00'00"	N 83°33'12" W	26.17'
C10	350.00'	30.54'	5°00'00"	N 83°33'12" W	30.53'
C11	115.00'	202.72'	101°00'00"	S 48°26'48" W	177.47'
C12	65.00'	114.58'	101°00'00"	S 48°26'48" W	100.31'
C13	300.00'	31.42'	6°00'00"	S 00°56'48" W	31.40'
C14	350.00'	36.65'	6°00'00"	S 00°56'48" W	36.64'
C15	100.00'	120.40'	68°59'11"	S 30°32'47" E	113.26'
C16	50.00'	60.20'	68°59'11"	S 30°32'47" E	56.63'
C17	300.00'	27.30'	5°12'48"	S 62°25'59" E	27.29'
C18	350.00'	31.85'	5°12'48"	S 62°25'59" E	31.83'
C19	50.00'	77.55'	88°51'58"	N 75°44'26" E	70.01'
C20	350.00'	191.00'	31°16'03"	N 46°56'28" E	188.64'
C21	300.00'	163.72'	31°16'03"	N 46°56'28" E	161.69'
C22	45.00'	37.59'	47°51'53"	N 38°38'33" E	36.51'
C23	95.00'	79.36'	47°51'53"	N 38°38'33" E	77.07'
C24	300.00'	122.12'	23°19'21"	S 13°51'50" W	121.28'
C25	300.00'	14.54'	2°46'39"	S 24°08'10" W	14.54'
C26	300.00'	107.57'	20°32'42"	S 12°28'30" W	107.00'
C27	115.00'	7.74'	3°51'20"	N 82°58'52" W	7.74'
C28	115.00'	69.15'	34°27'01"	S 77°51'57" W	68.11'
C29	115.00'	24.19'	12°03'14"	S 54°36'50" W	24.15'
C30	115.00'	23.07'	11°29'36"	S 42°50'25" W	23.03'
C31	115.00'	73.13'	36°26'02"	S 18°52'36" W	71.90'
C32	115.00'	5.45'	2°42'47"	S 00°41'48" E	5.45'
C33	350.00'	133.74'	21°53'39"	N 42°15'16" E	132.93'
C34	300.00'	96.39'	18°24'32"	N 40°30'43" E	95.97'
C35	350.00'	57.26'	9°22'24"	N 57°53'18" E	57.19'
C36	300.00'	67.33'	12°51'30"	N 56°08'45" E	67.19'
C37	101.27'	66.52'	37°38'06"	N 49°52'54" W	65.33'
C38	101.27'	25.91'	14°39'31"	N 76°01'43" W	25.84'
C39	350.00'	52.09'	8°31'37"	N 79°33'11" W	52.04'
C40	350.00'	13.66'	2°14'12"	N 84°56'06" W	13.66'

TYPICAL DRAINAGE, UTILITY AND TRAIL EASEMENT AND BUILDING SETBACK FOR LOTS ONLY



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

REV. 1: 02-22-2024 – REVISE PER PRELIMINARY REVIEW COMMENTS
REV. 2: 07-30-2024 – ADD 50' HIGH WATER SETBACK
REV. 3: 04-14-2025 – REVISE PER PRELIMINARY REVIEW COMMENTS
REV. 4: 10-06-2025 – REVISE PER PRELIMINARY REVIEW COMMENTS

PRELIMINARY PLAT
MALOIT PARK RESIDENTIAL SUBDIVISION
A RESUBDIVISION OF TRACT A, MALOIT PARK
LOCATED IN SECTION 2, T6S, R81W, 6TH P.M.
TOWN OF MINTURN, EAGLE COUNTY, COLORADO

DWG NO: 23037-01
DATE: 10/27/2023
FLD/DFT: EW/EW
SHEET: 3 OF 4

MERIDIAN LAND SURVEYING, L.L.C.
P.O. Box 2225 Gypsum, CO 81637
(970) 524-0963

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NO.	DATE	DESD	DWN	REVISION DESCRIPTION

DESIGNED BY:	RMM
DRAWN BY:	RMM
CHECKED BY:	JLS
JOB #:	3691c
DATE:	09/02/2025

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SURVEY-PRELIMINARY PLAT

SHEET NO.
C0.5

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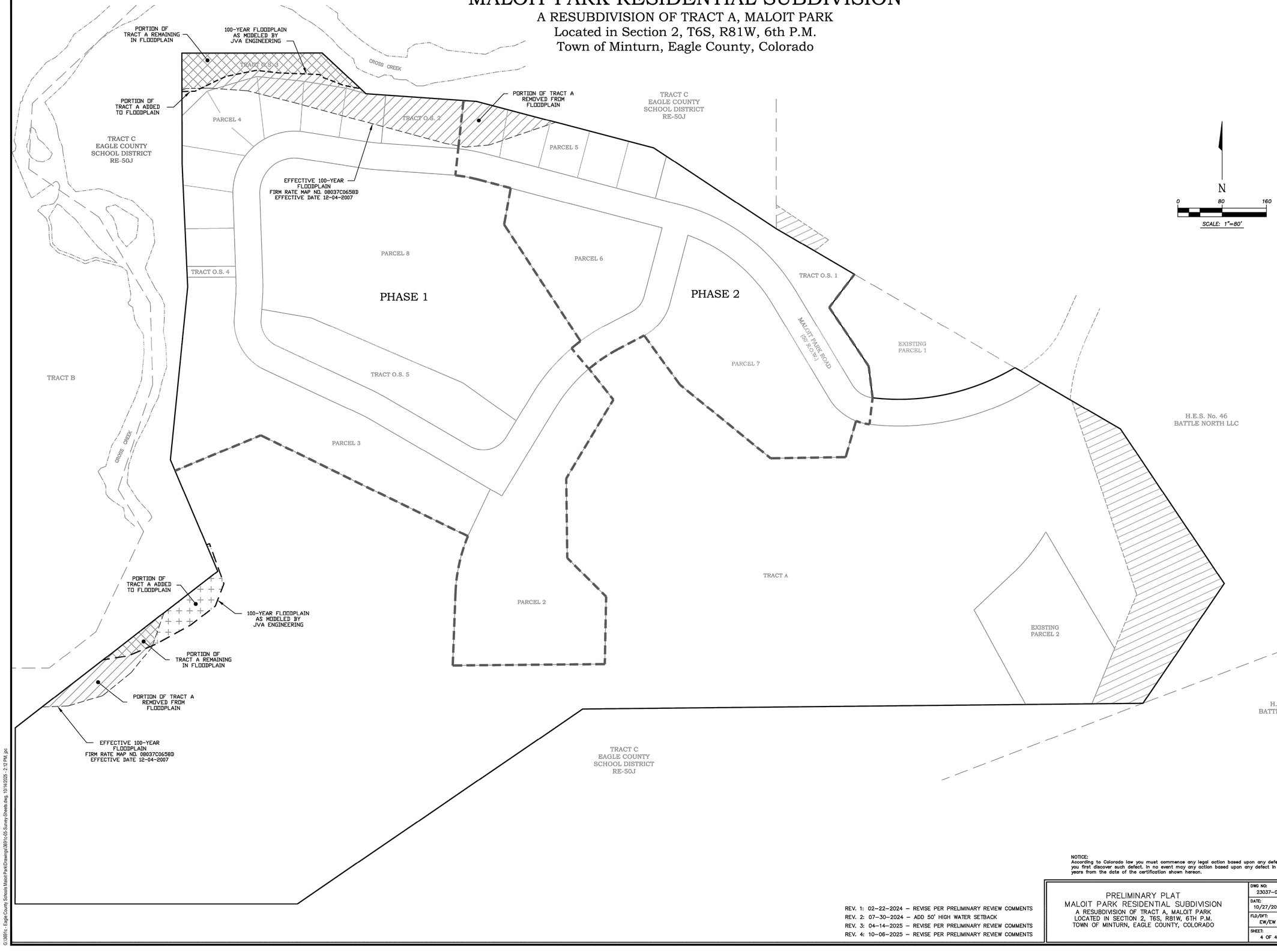
PRELIMINARY PLAT

MALOIT PARK RESIDENTIAL SUBDIVISION

A RESUBDIVISION OF TRACT A, MALOIT PARK
Located in Section 2, T6S, R81W, 6th P.M.
Town of Minturn, Eagle County, Colorado



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MALOIT PARK RESIDENTIAL SUBDIVISION
A RESUBDIVISION OF TRACT A, MALOIT PARK
LOCATED IN SECTION 2, T6S, R81W, 6TH P.M.
TOWN OF MINTURN, EAGLE COUNTY, COLORADO

DWG NO: 23037-01
DATE: 10/27/2023
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SURVEY-PRELIMINARY PLAT

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C0.6

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DEMOLITION NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. REFER TO GENERAL NOTES FOR UTILITY LOCATION AND PROTECTION.
2. ACTUAL LIMITS MAY VARY, CONTRACTOR IS RESPONSIBLE FOR ADJUSTING LIMITS OF DEMOLITION AND CONSTRUCTION AS NECESSARY. COORDINATE DEMOLITION REQUIREMENTS, LIMITS OF DEMOLITION, SALVAGE ITEMS, PROTECTION OF ITEMS TO REMAIN, TREES, FENCING, ETC. WITH OWNER, ARCHITECT, ENGINEER, AND RELEVANT CONSTRUCTION AND PHASING PLANS.
3. IF BUILDING DEMOLITION IS REQUIRED, CONTRACTOR TO PROTECT ARCHITECTURAL AND STRUCTURAL ELEMENTS CONNECTED TO BUILDING. REFER TO ARCHITECT AND APPLICABLE ENGINEERS FOR DETAILED BUILDING DEMOLITION INFORMATION INCLUDING, COLUMNS, STOOPS, FOOTINGS, ETC.
4. REPLACE EXISTING FLATWORK AT UTILITY TRENCHES AS REQUIRED.
5. ALL SAWCUTTING AND PAVEMENT REMOVAL SHOULD BE TO THE NEAREST JOINT.
6. ALL DRY UTILITY AND ELECTRIC DEMOLITION OR RELOCATION SHOULD BE COORDINATED WITH PROPERTY OWNER AND UTILITY OWNER PRIOR TO CONSTRUCTION.
7. ALL NECESSARY EROSION AND SEDIMENTATION CONTROLS MUST BE INSTALLED PRIOR TO SITE DISTURBANCE.
8. CONTRACTOR TO COMPLY WITH ALL REGULATORY REQUIREMENTS FOR HAZARDOUS MATERIAL REMOVAL AND DISPOSAL.
9. REFER TO GENERAL NOTES FOR TREE PROTECTION. WHEN FEASIBLE, TREE WELLS ARE TO BE CONSTRUCTED TO PROTECT MATURE TREES
10. CONTRACTOR TO MAINTAIN SAFE PEDESTRIAN ACCESS. PROVIDE TEMPORARY ROUTE AND SIGNAGE AS NEEDED.
11. CONTRACTOR TO TAKE NECESSARY PRECAUTIONS TO PROTECT AND MAINTAIN SERVICES DURING CONSTRUCTION.
12. CONTRACTOR TO REPAIR/REPLACE ALL DAMAGE TO EXISTING FLATWORK OR SITE FEATURES NOT INTENDED FOR DEMOLITION.

DEMOLITION LEGEND

- DEMO SUBSURFACE FEATURE
- DEMO SURFACE FEATURE
- DEMO BUILDING
- ABANDON SUBSURFACE FEATURE
- LIMITS OF SAWCUT
- REMOVE EXISTING TREE
- PROTECT EXISTING TREE

CROSS CREEK

PORTION OF TRACT TO REMAIN WITHIN FLOODPLAIN

50' ORDINARY HIGH WATER MARK SETBACK

PORTION OF TRACT TO BE REMOVED FROM FLOODPLAIN

100-YR FLOODPLAIN AS MODELED BY JVA (TYP)

PORTION OF TRACT TO BE ADDED TO FLOODPLAIN

EFFECTIVE 100-YR FLOODPLAIN (TYP)

RE-LOCATE OR DEMO EXIST BUILDING

REMOVE LIGHT POST

RE-LOCATE OR DEMO EXIST BUILDINGS

DEMO PHASING LIMIT (PHASE 1 SOUTH & WEST OF THIS LINE, PHASE 2 NORTH AND EAST OF THIS LINE)

EXIST ELECTRIC TO BE RELOCATED

DEMO EXIST HYDRANT

DEMO EXIST WATER MAIN

DEMO EXIST UTIL STRUCTURES WITHIN CONSTRUCTION LIMITS (TYP)

DEMO EXIST ASPHALT PAVEMENT

DEMO EXIST SANITARY MAIN

DEMO EXIST STUB AND WATER LINE BACK TO MAIN

DEMO PORTION OF EXIST WATER (SEE SHEET C2.0)

DEMO EXIST HYDRANT

DEMO EXIST BUILDING (TYP)

APPROX LIMITS OF EXIST HILLS TO BE PROTECTED

DEMO EXIST WATER MAIN

DEMO EXIST HYDRANT

CROSS CREEK

CROSS CREEK DRIVE

DEMO EXIST ASPHALT PAVEMENT

50' ORDINARY HIGH WATER MARK SETBACK

PHASE 1 DEMO

APPROX LIMITS OF SAWCUT (TYP)

PHASE 2 DEMO

PROTECT EXIST WATER MAIN

PROTECT EXIST HYDRANT

DEMO EXIST SANITARY MAIN

DEMO EXIST TRASH ENCLOSURE

APPROX LIMITS OF SAWCUT

DEMO PHASING LIMIT (PHASE 1 SOUTH OF THIS LINE, PHASE 2 NORTH OF THIS LINE)

DEMO EXIST BASKETBALL COURT & PAVEMENT

PROTECT EXIST HYDRANT

DEMO EXIST ASPHALT PAVEMENT

PROTECT EXIST HYDRANT

APPROX LIMITS OF SAWCUT (TYP)

PROTECT EXISTING SANITARY MAIN

RE-LOCATE OR DEMO EXIST BUILDINGS

60 0 60 120
SCALE IN FEET

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OVERALL DEMOLITION PLAN

SHEET NO.
C0.7

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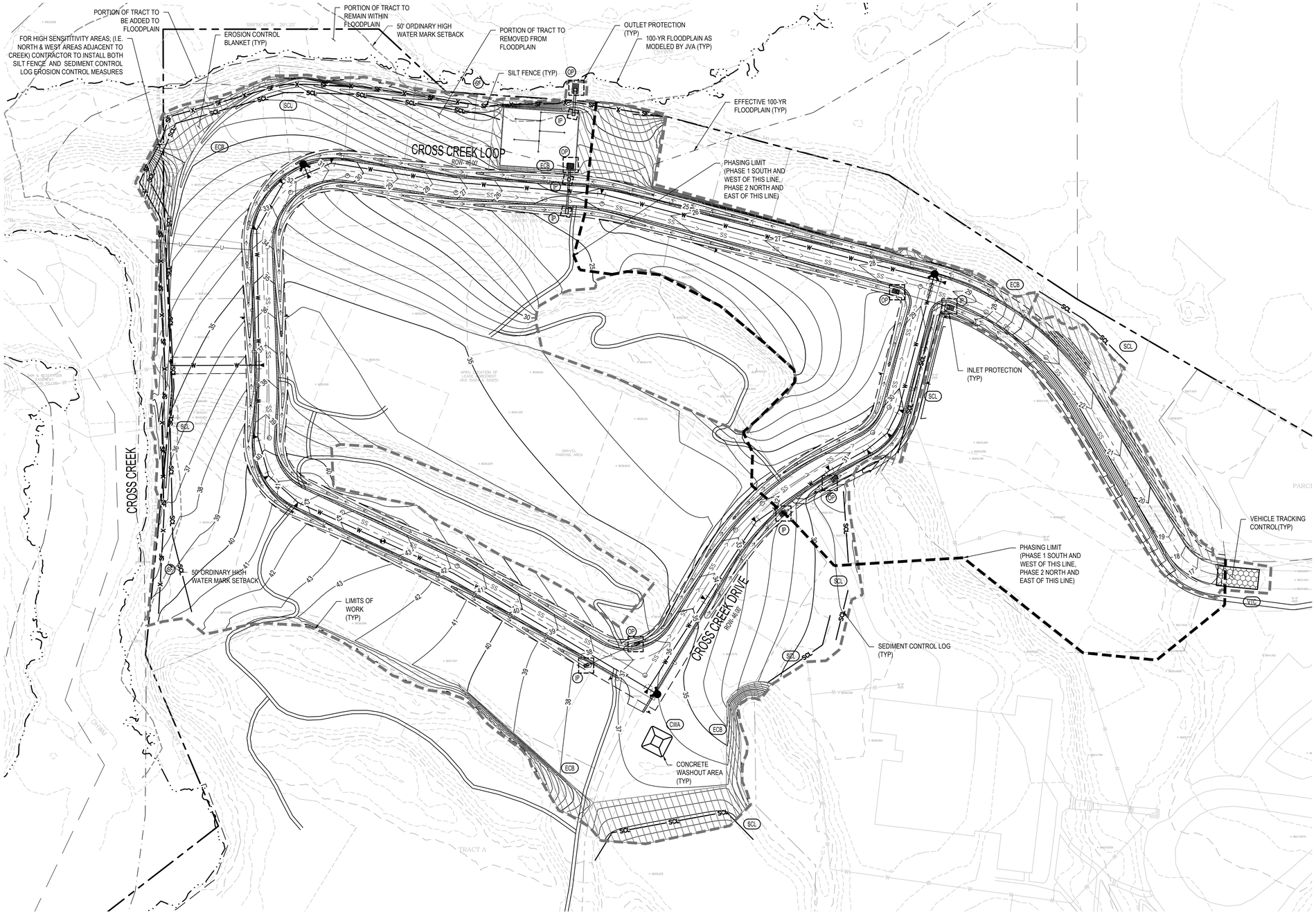
EROSION AND SEDIMENTATION NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL CONTROLS DURING INITIAL, INTERIM, AND FINAL CONDITIONS.
2. ALL CONTROLS SHALL BE INSTALLED WITHIN THE PROPERTY LINES UNLESS OTHERWISE SPECIFIED. WHEN CONSTRUCTION ACTIVITIES DISTURB ADJACENT AND/OR RIGHT-OF-WAY PROPERTIES, COORDINATION WITH PROPERTY OWNERS IS REQUIRED PRIOR TO CONSTRUCTION.



EROSION CONTROL LEGEND

- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- PROPOSED INDEX CONTOUR
- PROPOSED INTERMEDIATE CONTOUR
- LIMITS OF WORK
- IP — INLET PROTECTION
- OP — OUTLET PROTECTION
- VTC — VEHICLE TRACKING CONTROL
- SB — STRAW BALE EROSION BARRIER
- SF — SILT FENCE
- CF — CONSTRUCTION FENCE
- TSD — TEMPORARY SLOPE DRAIN
- DD — DIVERSION DITCH
- SCL — SEDIMENT CONTROL LOG
- RS — ROCK SOCK
- RCD — ROCK CHECK DAM
- RFD — ROOF DRAIN DOWNSPOUT
- CWA — CONCRETE WASHOUT AREA
- SP — TEMPORARY SEDIMENTATION POND
- ECB — EROSION CONTROL BLANKET
- CSM — CHANNEL STABILIZATION MATTING
- SR — SURFACE ROUGHENING

N

60 0 60 120
SCALE IN FEET

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OVERALL EROSION CONTROL PLAN

SHEET NO.
CE1.0

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STORMWATER MANAGEMENT PLAN (SWMP)

THIS STORMWATER MANAGEMENT PLAN IS TO BE RETAINED AND MAINTAINED ONSITE INCLUDING FINAL LANDSCAPING PLANS AND ANY OTHER EROSION CONTROL DOCUMENTATION. A SWMP ADMINISTRATOR WILL BE DESIGNATED BY THE CONTRACTOR AND IS RESPONSIBLE FOR DEVELOPING, IMPLEMENTING, MAINTAINING, AND REVISING THIS SWMP. THE SWMP ADMINISTRATOR IS THE CONTACT FOR ALL SWMP-RELATED ISSUES AND IS RESPONSIBLE FOR ITS ACCURACY, COMPLETENESS, AND IMPLEMENTATION. THE FOLLOWING HAS BEEN DESIGNATED AS THE SWMP ADMINISTRATOR FOR THIS PROJECT:

NAME: _____

CONTACT INFO: _____

_____

THE SITE IS LOCATED AT MALOIT PARK, MINTURN, CO AND AT APPROXIMATELY 39° 33' 55" LATITUDE, 106° 24' 53" LONGITUDE. THE PROPOSED PROJECT CONSISTS OF RESIDENTIAL STRUCTURES, GARAGES, LANDSCAPING, UTILITY SERVICE CONNECTIONS, PAVING OF SIDEWALKS, PLAY AREAS, PARKING LOTS, ENTRANCE DRIVES, AND UTILITY INFRASTRUCTURE CONSTRUCTION IN THE TOWN OF MINTURN, CO. THE TOTAL SITE AREA IS APPROXIMATELY 19.12 ACRES WITH AT TOTAL DISTURBANCE OF 12.00 ACRES. NO AREAS GREATER THAN 40 ACRES SHALL BE DISTURBED AT ANY GIVEN TIME. NO CONSTRUCTION ACTIVITIES SHALL OCCUR OFFSITE OR OUTSIDE OF THE CONSTRUCTION LIMITS SHOWN ON THE CONSTRUCTION DOCUMENTS. THE SEQUENCE OF CONSTRUCTION STARTS IS AS FOLLOWS:

PHASE	ESTIMATED	ACTUAL
CONSTRUCTION START	TBD	_____
ROAD AND OVERLOT GRADING	TBD	_____
UTILITY CONSTRUCTION	TBD	_____
BUILDING CONSTRUCTION	TBD	_____
PAVING	TBD	_____
SITE RESTORATION	TBD	_____

THE EXISTING SITE CONSISTS OF DEVELOPED LAND AND NATIVE GRASSLAND AND IS APPROXIMATELY 79.9% COVERED WITH VEGETATIVE GROUND COVER. THE ESTIMATED HISTORIC AND DEVELOPED RUNOFF COEFFICIENTS ARE .57 AND .62 RESPECTIVELY.

THERE ARE NO OFFSITE RUNOFF FLOWS ONTO THE PROPERTY. ONSITE FLOWS ARE TREATED BY A RAIN GARDEN. ONSITE DETENTION IS NOT PROVIDED. STORMWATER IS DISCHARGED FROM THIS SITE TO CROSS CREEK. A DRAINAGE REPORT FOR THIS DEVELOPMENT HAS BEEN SUBMITTED TO THE ENGINEER OF THE TOWN OF MINTURN.

OTHER POTENTIAL POLLUTION SOURCES SUCH AS VEHICLE FUELING, STORAGE OF FERTILIZER OR CHEMICALS, VEHICLE WASHING, WASTE INCINERATION, HAUL-ROADS, AND LOADING/ UNLOADING AREAS DO NOT EXIST AT THIS SITE.
NON-STORMWATER COMPONENTS OF THE DISCHARGE, SUCH AS SPRINGS AND LANDSCAPE IRRIGATION RETURN FLOW, DO NOT EXIST AT THE SITE.

BEST MANAGEMENT PRACTICES FOR STORMWATER MANAGEMENT
NON STRUCTURAL BMPS WILL BE IMPLEMENTED TO THE MAXIMUM EXTENT POSSIBLE. THE UTILIZATION OF NON STRUCTURAL BMPS WILL BE AN ONGOING PROCESS DIRECTED AT PREVENTING EROSION. THE NON STRUCTURAL BMPS WILL RECEIVE CONTINUOUS EMPHASIS THROUGHOUT CONSTRUCTION BECAUSE THEY AVERT PROBLEMS BEFORE THEY OCCUR AND REDUCE THE NEED FOR STRUCTURAL BMPS. NON STRUCTURAL BMPS WILL CONSIST PRIMARILY OF PRESERVATION OF EXISTING MATURE VEGETATION AND TREES, PLANNING AND SCHEDULING CONSTRUCTION ACTIVITIES AIMED AT ACHIEVING THE GOAL OF MINIMIZING EROSION. FURTHERMORE, CONSTRUCTION PERSONNEL WILL BE INSTRUCTED AND SUPERVISED IN CONSTRUCTION METHODS CONSISTENT WITH EROSION PREVENTION PRACTICES.

PLANNED STRUCTURAL BMPS FOR EROSION AND SEDIMENT CONTROL ARE SHOWN ON THE EROSION AND SEDIMENTATION CONTROL PLAN. IMPLEMENTING THESE MEASURES SHOULD MINIMIZE NUISANCE SILT AND SEDIMENTATION EXITING THE SITE AND PREVENT CLOGGING EXISTING STORM SEWERS AND STREET GUTTERS.

APPLICATION OF THESE BMPS FOR STORMWATER MANAGEMENT ARE FOR CONSTRUCTION PERIODS AND ARE CONSIDERED TEMPORARY. POST-DEVELOPMENT STORMWATER MANAGEMENT IS PROVIDED THROUGH VEGETATED LANDSCAPED AREAS, GRASSED SWALES, RIPRAP PROTECTION, STORM COLLECTION SYSTEM, AND THE UTILIZATION OF THE PERMANENT DETENTION AND WATER QUALITY POND.

VEHICLE TRACKING CONTROL (VTC):
A STABILIZED CONSTRUCTION ENTRANCE WILL BE PROVIDED AT CROSS CREEK ROAD. THE CONSTRUCTION ACCESS AND PARKING WILL BE GRADED AND COVERED WITH A CRUSHED STONE BASE COURSE DURING CONSTRUCTION. THE VEHICLE TRACKING CONTROL WILL BE RELOCATED WITH THE CONSTRUCTION ACCESS AS NECESSARY.

SILT FENCING (SF) AND SEDIMENT CONTROL LOGS (SCL):
SILT FENCING AND SEDIMENT CONTROL LOGS SHALL BE INSTALLED WITH RESPECT TO PROPOSED DRAINAGE PATTERNS. SILT FENCE AND SEDIMENT CONTROL LOGS SHALL BE CONSTRUCTED ALONG THE PORTIONS OF THE WEST, NORTH, AND SOUTH SIDES OF THE PROPERTY AND ALONG ANY DRAINAGE AREAS SUBJECT TO EROSION. THE SILT FENCING AND SEDIMENT CONTROL LOGS SHALL BE INSTALLED AT THE DOWNHILL SIDE OF THE EXISTING SLOPES ACROSS THE SITE AND AT ALL POINT DISCHARGE AREAS WHETHER SHOWN OR NOT, SILT FENCE AND SEDIMENT CONTROL LOGS SHALL BE MAINTAINED AS NEEDED THROUGHOUT THE CONSTRUCTION PROCESS. THE TEMPORARY SILT FENCE AND SEDIMENT CONTROL LOGS WILL REMAIN UNTIL THE STORM SEWER STRUCTURES ARE COMPLETED AND GROUND COVER IS EFFECTIVE.

INLET PROTECTION (IP):
THE INLET PROTECTION WILL BE INSTALLED AS THE STORM SEWER STRUCTURES ARE CONSTRUCTED. EACH INLET ON THE PROPOSED STORM SEWER SYSTEM WILL HAVE A TEMPORARY INLET SEDIMENT TRAP CONSTRUCTED AROUND IT. IN PAVED AREAS, THIS TRAP CONSISTS OF WIRE MESH SOCKS, CONCRETE BLOCKS, AND/OR SCREENS. TO FILTER THE STORM RUNOFF AND ALLOW ANY SILT TO SETTLE OUT. IN FIELDS OR LANDSCAPED AREAS THIS TRAP CONSISTS OF WIRE MESH SOCKS AND/OR STRAW BALE BARRIERS.

STRAW BALE DROP STRUCTURES DAMS (SB):
STRAW BALE BARRIERS WILL BE INSTALLED TO PROTECT THE PROPOSED SWALE(S) PRIOR TO LANDSCAPING THE SITE. THESE BARRIERS WILL REDUCE THE FLOW VELOCITY IN THE SWALE(S) AND ALLOW THE DISTURBED SOIL TO SETTLE OUT.

ROCK CHECK DAMS (RCD):
ROCK CHECK DAMS WILL BE INSTALLED AS SHOWN AND MAINTAINED AT LOCATIONS AROUND THE SITE WHERE FUTURE GRASS LINES SWALES WILL CARRY THE STORM RUNOFF. PRIOR TO LANDSCAPING OF THE SITE, THESE BARRIERS WILL REDUCE THE FLOW VELOCITIES IN THESE SWALES AND ALLOW THE DISTURBED SOIL TO SETTLE OUT. THE ROCK CHECK DAMS WILL BE LEFT IN PLACE AS PART OF THE PERMANENT STORMWATER MANAGEMENT PLAN.

OUTLET PROTECTION (OP):
THE STORM SEWER OUTLETS WILL BE PROTECTED WITH RIPRAP. PLACING RIPRAP AT PIPE OUTFALLS REDUCES EXIT VELOCITIES AND REDUCES SCOUR. THIS RIPRAP WILL BE LEFT IN PLACE AS PART OF THE PERMANENT STORMWATER MANAGEMENT PLAN.

DIVERSIONS DIKES (DD):
SEVERAL DIVERSION DIKES ARE TO BE INSTALLED TO DIRECT STORMWATER TO PROPOSED SWALES OR PROPOSED GUTTER PLANS. THESE TEMPORARY DIVERSIONS WILL BE NECESSARY UNTIL ALL INLETS BECOME FUNCTIONAL, SURROUNDED WITH PAVEMENT.

OVERLOT GRADING:
ALL OPEN AREAS WILL BE TREATED WITHIN 14 DAYS OF COMPLETION OF THE OVERLOT GRADING. ALL OVERLOT GRADING IN THE NON-IRRIGATED AREAS WILL HAVE THE SURFACE ROUGHENED AND WILL BE PERMANENTLY LANDSCAPED OR TEMPORARILY SEEDED UNTIL THE PLANNED INSTALLATIONS ARE COMPLETED. AT THE COMPLETION OF THE MASS GRADING, ALL EXPOSED SOIL AREAS WILL HAVE THE SURFACE ROUGHENED AND PLANTED WITH A REVEGETATION SEED MIX. VEGETATION IS TO BE MAINTAINED THROUGHOUT CONSTRUCTION BY THE CONTRACTOR UNTIL AREAS ARE PERMANENTLY LANDSCAPED. ALTERNATELY, ROUGH-CUT DRIVEWAYS OR PROPOSED PAVED AREAS CAN BE COVERED WITH A LAYER OF AGGREGATE, ROAD BASE OR ASPHALT PAVING.

DUST CONTROL MEASURES:
DISTURBED AREAS NOT YET READY TO BE SEEDED, LANDSCAPED, PAVED, OR OTHERWISE STABILIZED SHALL BE WATERED, OR RIPPED AS NECESSARY TO PRECLUDE VISIBLE DUST EMISSIONS.

ITEMS ARE SCHEDULED TO BE IMPLEMENTED ACCORDING TO THE CONSTRUCTION SCHEDULE. AS WORK PROCEEDS, IMPLEMENTATION OF INDIVIDUAL BMPS IS TO COINCIDE WITH THE CONSTRUCTION THEREBY MINIMIZING THE EXPOSURE OF UNPROTECTED AREAS. THE SILT FENCE, INLET PROTECTION (FOR EXISTING INLETS), AND GRAVELING OF THE CONSTRUCTION ENTRANCE WILL BE PERFORMED WHEN THE GRADING BEGINS. THE INLET PROTECTION WILL BE INSTALLED AS THE STORM SEWER STRUCTURES ARE CONSTRUCTED. THE RIPRAP PROTECTION WILL BE INSTALLED AS THE STORM SEWER OUTFALLS OR CULVERTS ARE CONSTRUCTED. THE STRUCTURAL BMPS THAT DO NOT BECOME PART OF THE PERMANENT STORMWATER MANAGEMENT PLAN ARE TO BE REMOVED, AS THE PAVING, LANDSCAPING, AND OTHER PERMANENT GROUNDCOVER INSTALLATIONS ARE COMPLETED. FUGITIVE DUST EMISSIONS RESULTING FROM GRADING ACTIVITIES AND/OR WIND SHALL BE CONTROLLED USING THE BEST AVAILABLE CONTROL TECHNOLOGY AS DEFINED BY THE COLORADO DEPARTMENT OF HEALTH AT THE TIME OF GRADING. THE GRAVELING IS TO BE MAINTAINED AND EXTENDED CONSTRUCTION PROGRESSES ESPECIALLY AROUND THE BUILDING SITE. THE STRUCTURAL BMPS ARE TO BE REMOVED, AS THE PERMANENT LANDSCAPING INSTALLATIONS ARE COMPLETED.

THE EROSION AND SEDIMENT CONTROL PLAN MAY BE MODIFIED BY THE DEPARTMENT OF HIGHWAYS AND TRANSPORTATION, OWNER'S ENGINEER, COUNTY ENGINEERING INSPECTORS, MUNICIPALITY OR ITS AUTHORIZED REPRESENTATIVE AS FIELD CONDITIONS WARRANT.

STORMWATER DETENTION AND WATER QUALITY:
STORMWATER DETENTION IS NOT PROVIDED ONSITE. WATER QUALITY TREATMENT IS PROVIDED ONSITE IN THE WATER QUALITY RAIN GARDEN AREA. TREATED WATER IS DISCHARGED TO CROSS CREEK.

TEMPORARY SEEDING AND MULCHING:
ALL SEEDS FURNISHED SHALL BE FREE FROM NOXIOUS SEEDS SUCH AS RUSSIAN OR CANADIAN THISTLE, COURSE FESCUE, EUROPEAN BINDWEED, JOHNSON GRASS, KNAPWEED, AND LEAFY SPURGE. THE FORMULA USED FOR DETERMINING THE QUALITY OF PURE LIVE SEED (PLS) SHALL BE (POUNDS OF SEED) X (PURITY) X (GERMINATION) = POUNDS OF PURE LIVE SEED (PLS). SEEDING RECOMMENDATIONS ARE PROVIDED BELOW, BUT MAY BE MODIFIED WITH THE OWNER'S APPROVAL TO MAKE THE BEST USE OF EXISTING CLEARINGS AND GRUBBINGS:

SPECIES	COMMON NAME	VARIETY	LBS/ACRE
AGROPYRON SMITHI	WESTERN WHEATGRASS	ARRIBA	8.0
ARRHENATHERUM ELATES	TALL OATGRASS		3.0
LOLIUM PERENNE	PERENNIAL RYEGRASS	PENNFINE	2.0

ALL SEEDS SHALL BE DRILLED NOT HYDROSEEDED. ALL DISTURBED AREAS SHALL BE SEEDED AND CRIMP MULCHED IF PERMANENT VEGETATION IS NOT IMMEDIATELY INSTALLED. AFTER SEEDING HAS BEEN COMPLETED, A RATE OF 4,000 LBS. OF STRAW PER ACRE SHALL BE APPLIED UNIFORMLY, CRIMPED IN WITH A CRIMPER OR OTHER APPROVED EQUIPMENT OR OTHERWISE ATTACHED. A TACKIFIER OR JUTE NETTING TO ATTACH MULCH MAY BE USED WITH THE OWNER'S APPROVAL. THE SEEDED AREA SHALL BE CRIMPED MULCHED AND THE MULCH ATTACHED WITHIN TWENTY-FOUR (24) HOURS AFTER SEEDING. AREAS NOT MULCHED AND ATTACHED WITHIN TWENTY-FOUR (24) HOURS AFTER SEEDING MUST BE RESEEDED WITH THE SPECIFIED MIX AT THE CONTRACTOR'S EXPENSE, PRIOR TO MULCHING AND ATTACHING. ON STEEP SLOPES OR OTHER SPECIFIED AREAS AS SHOWN ON THE PLANTING PLAN, WHICH ARE DIFFICULT TO MULCH AND ATTACH BY CONVENTIONAL METHOD, BURLAP OR OTHER BLANKETING MATERIALS PROPERLY ANCHORED AND SECURED MAY BE USED WHEN APPROVED BY THE TOWN OF MINTURN ENGINEER.

PERMANENT STABILIZATION MEASURES:
RIPRAP FOR STORM DRAIN OUTFALLS AND ROCK CHECK DAMS WILL BECOME PART OF THE PERMANENT STORMWATER MANAGEMENT PLAN AND WILL NOT BE REMOVED. PERMANENT LANDSCAPING WILL INCLUDE SODDING, SEEDING, TREES, SHRUBS, OR OTHER VEGETATIVE COVER TO OPEN AREAS. NATIVE PERENNIAL SEEDING WILL BE ESTABLISHED IN NON-IRRIGATED AREAS AND SOD OR OTHER VEGETATIVE COVER WILL BE ESTABLISHED IN IRRIGATED OPEN AREAS. ALL PERMANENT STABILIZATION MEASURES WILL BE SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER.

MATERIALS AND SPILL PREVENTION:
THE CONTRACTOR WILL STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN CONFINED AREAS ON SITE FROM WHICH RUNOFF WILL BE CONTAINED AND FILTERED. MATERIALS WILL BE STORED OFF THE GROUND AND PROTECTED FROM THE WEATHER BY A COVER OR STORED IN A CONTAINER SUCH AS A VAN OR TRAILER. AN EARTHEN DIKE WILL BE CONSTRUCTED AROUND THE PERIMETER OF THE FUEL STORAGE AREA TO PREVENT MATERIALS FROM CONTACT WITH SURFACE RUNOFF. EQUIPMENT MAINTENANCE WILL BE PERFORMED IN A DESIGNATED AREA AND STANDARD MAINTENANCE PROCEDURES, SUCH AS THE USE OF DRIP PANS, WILL BE USED TO CONTAIN PETROLEUM PRODUCTS.

INSPECTION AND MAINTENANCE:
THE EROSION CONTROL MEASURES WILL BE INSPECTED DAILY DURING CONSTRUCTION BY THE CONTRACTOR AND AFTER EACH RAIN EVENT. ALL INSPECTIONS SHALL BE DOCUMENTED AND SHALL INCLUDE THE DATE OF INSPECTION, ANY INCIDENCE OF NON-COMPLIANCE, SIGNED CERTIFICATION THAT THE SITE IS IN COMPLIANCE, AND ANY NOTES, DRAWINGS, MAPS, ETC. PERTAINING TO REPAIRS. COPIES OF ALL DOCUMENTATION SHALL BE DISTRIBUTED TO MUNICIPALITIES AND OWNER ON A REGULAR BASIS AS SPECIFIED BY OWNER. SILT FENCE AND STRAW BALE BARRIERS WILL BE CHECKED FOR UNDERMINING AND BYPASS AND REPAIRED OR EXPANDED AS NEEDED. SEDIMENT SHOULD BE REMOVED FROM INLET FILTERS AND SILT FENCING BEFORE ONE HALF OF THE DESIGN DEPTH HAS BEEN FILLED. SEDIMENTS DEPOSITED IN THE PUBLIC RIGHTS-OF-WAY WILL BE REMOVED IMMEDIATELY. THE TEMPORARY VEGETATION OF BARE SOILS WILL BE CHECKED REGULARLY AND AREAS WHERE IT IS LOST OR DAMAGED WILL BE RESEEDED. AT MINIMUM THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL BMPS EVERY 14 DAYS AND AFTER SIGNIFICANT PRECIPITATION OR SNOWMELT EVENTS. INSTALLATIONS AND MODIFICATIONS AS REQUIRED BY THE TOWN OF MINTURN WILL BE IMPLEMENTED WITHIN 48 HOURS OF NOTIFICATION. CONTRACTOR SHALL REMOVE TEMPORARY EROSION CONTROL MEASURES AND REPAIR AREAS AS REQUIRED AFTER VEGETATION IS ESTABLISHED AND ACCEPTED BY OWNER AND MUNICIPALITY.

FINAL STABILIZATION AND LONG-TERM STORMWATER QUALITY:
FINAL STABILIZATION IS REACHED WHEN ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED, AND UNIFORM VEGETATIVE COVER HAS BEEN ESTABLISHED WITH A DENSITY OF AT LEAST 70% OR PRE-DISTURBANCE LEVELS OR EQUIVALENT PERMANENT, PHYSICAL EROSION REDUCTION METHODS HAVE BEEN EMPLOYED. FINAL STABILIZATION WILL BE ACHIEVED USING SOD, NATIVE SEEDING, PERMANENT BMP'S, AND OTHER METHODS. CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL STABILIZATION REGARDLESS OF ACCEPTANCE BY OWNER OF THE CONTRACTOR ITEM.

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DESIGNED BY:	RMM
DRAWN BY:	RMM
CHECKED BY:	JLS
JOB #:	3691c
DATE:	09/02/2025

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SWMP AND EROSION CONTROL DETAILS

SHEET NO.
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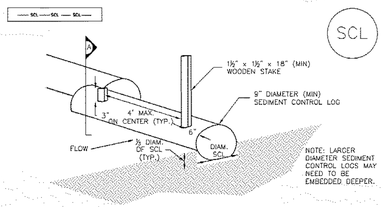
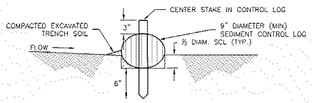
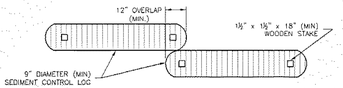
Sediment Control Log (SCL) SC-2



SEDIMENT CONTROL LOG



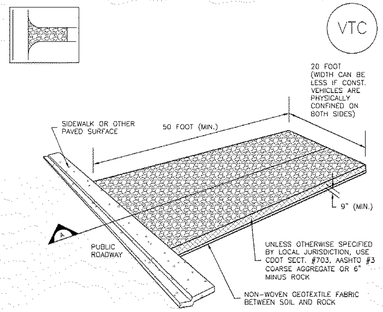
SECTION A

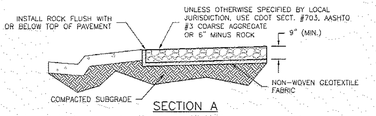


SEDIMENT CONTROL LOG JOINTS

SCL-1. SEDIMENT CONTROL LOG

Vehicle Tracking Control (VTC) SM-4

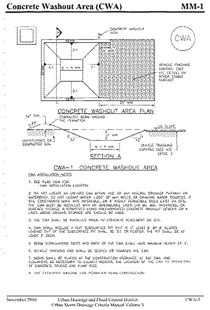




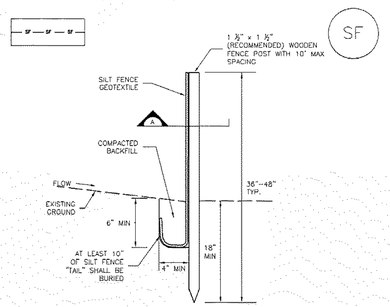
SECTION A

VTC-1. AGGREGATE VEHICLE TRACKING CONTROL

Concrete Washout Area (CWA) MM-1



Silt Fence (SF) SC-1



SILT FENCE

SECTION A

SF-1. SILT FENCE

Sediment Control Log (SCL) SC-2

SEDIMENT CONTROL LOG INSTALLATION NOTES

1. SEE PLAN VIEW FOR LOCATION AND LENGTH OF SEDIMENT CONTROL LOGS.

2. SEDIMENT CONTROL LOGS THAT ACT AS A PERIMETER CONTROL SHALL BE INSTALLED PRIOR TO ANY UPGRADIENT LAND-DISTURBING ACTIVITIES.

3. SEDIMENT CONTROL LOGS SHALL CONSIST OF STRAW, COMPOST, EXCELSIOR OR COCONUT FIBER, AND SHALL BE FREE OF ANY NOXIOUS WEED SEEDS OR DEFECTS INCLUDING RIPS, HOLES AND OBVIOUS WEAR.

4. SEDIMENT CONTROL LOGS MAY BE USED AS SMALL CHECK DAMS IN DITCHES AND SWALES. HOWEVER, THEY SHOULD NOT BE USED IN PERENNIAL STREAMS OR HIGH VELOCITY DRAINAGE WAYS.

5. IT IS RECOMMENDED THAT SEDIMENT CONTROL LOGS BE TRENCHED INTO THE GROUND TO A DEPTH OF APPROXIMATELY ⅓ OF THE DIAMETER OF THE LOG. IF TRENCHING TO THIS DEPTH IS NOT FEASIBLE AND/OR DESIRABLE (SHORT TERM INSTALLATION WITH DESIRE NOT TO DAMAGE LANDSCAPE) A LESSER TRENCHING DEPTH MAY BE ACCEPTABLE WITH MORE ROBUST STAKING

6. THE UPHILL SIDE OF THE SEDIMENT CONTROL LOG SHALL BE BACKFILLED WITH SOIL THAT IS FREE OF ROCKS AND DEBRIS. THE SOIL SHALL BE TIGHTLY COMPACTED INTO THE SHAPE OF A RIGHT TRIANGLE USING A SHOVEL OR WEIGHTED LAWN ROLLER.

7. FOLLOW MANUFACTURERS' GUIDANCE FOR STAKING. IF MANUFACTURERS' INSTRUCTIONS DO NOT SPECIFY SPACING, STAKES SHALL BE PLACED ON 4' CENTERS AND EMBEDDED A MINIMUM OF 6" INTO THE GROUND. 3" OF THE STAKE SHALL PROTRUDE FROM THE TOP OF THE LOG. STAKES THAT ARE BROKEN PRIOR TO INSTALLATION SHALL BE REPLACED.

SEDIMENT CONTROL LOG MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. SEDIMENT ACCUMULATED UPSTREAM OF SEDIMENT CONTROL LOG SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY ½ OF THE HEIGHT OF THE SEDIMENT CONTROL LOG.

5. SEDIMENT CONTROL LOG SHALL BE REMOVED AT THE END OF CONSTRUCTION. IF DISTURBED AREAS EXIST AFTER REMOVAL, THEY SHALL BE COVERED WITH TOP SOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(DETAILS ADAPTED FROM TOWN OF PARKER, COLORADO, JEFFERSON COUNTY, COLORADO, DOUGLAS COUNTY, COLORADO, AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

SM-4 Vehicle Tracking Control (VTC)

STABILIZED CONSTRUCTION ENTRANCE/EXIT INSTALLATION NOTES

1. SEE PLAN VIEW FOR
   - LOCATION OF CONSTRUCTION ENTRANCE(S)/EXIT(S).
   - TYPE OF CONSTRUCTION ENTRANCE(S)/EXITS(S) (WITH/WITHOUT WHEEL WASH, CONSTRUCTION MAT OR TRM).

2. CONSTRUCTION MAT OR TRM STABILIZED CONSTRUCTION ENTRANCES ARE ONLY TO BE USED ON SHORT DURATION PROJECTS (TYPICALLY RANGING FROM A WEEK TO A MONTH) WHERE THERE WILL BE LIMITED VEHICULAR ACCESS.

3. A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE LOCATED AT ALL ACCESS POINTS WHERE VEHICLES ACCESS THE CONSTRUCTION SITE FROM PAVED RIGHT-OF-WAYS.

4. STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

5. A NON-WOVEN GEOTEXTILE FABRIC SHALL BE PLACED UNDER THE STABILIZED CONSTRUCTION ENTRANCE/EXIT PRIOR TO THE PLACEMENT OF ROCK.

6. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.

STABILIZED CONSTRUCTION ENTRANCE/EXIT MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY TO THE STABILIZED ENTRANCE/EXIT TO MAINTAIN A CONSISTENT DEPTH.

5. SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED THROUGHOUT THE DAY AND AT THE END OF THE DAY BY SHOVELING OR SWEEPING. SEDIMENT MAY NOT BE WASHED DOWN STORM SEWER DRAINS.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

(DETAILS ADAPTED FROM CITY OF BROOMFIELD, COLORADO, NOT AVAILABLE IN AUTOCAD)

MM-1 Concrete Washout Area (CWA)

CWA MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS, ACCUMULATED IN PIT, SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2'.

5. CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY.

6. THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.

7. WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(DETAIL ADAPTED FROM DOUGLAS COUNTY, COLORADO AND THE CITY OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD).

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

SC-1 Silt Fence (SF)

SILT FENCE INSTALLATION NOTES

1. SILT FENCE MUST BE PLACED AWAY FROM THE TOE OF THE SLOPE TO ALLOW FOR WATER PONDING. SILT FENCE AT THE TOE OF A SLOPE SHOULD BE INSTALLED IN A FLAT LOCATION AT LEAST SEVERAL FEET (2-5 FT) FROM THE TOE OF THE SLOPE TO ALLOW ROOM FOR PONDING AND DEPOSITION.

2. A UNIFORM 6" X 4" ANCHOR TRENCH SHALL BE EXCAVATED USING TRENCHER OR SILT FENCE INSTALLATION DEVICE. NO ROAD GRADERS, BACKHOES, OR SIMILAR EQUIPMENT SHALL BE USED.

3. COMPACT ANCHOR TRENCH BY HAND WITH A "JUMPING JACK" OR BY WHEEL ROLLING. COMPACTION SHALL BE SUCH THAT SILT FENCE RESISTS BEING PULLED OUT OF ANCHOR TRENCH BY HAND.

4. SILT FENCE SHALL BE PULLED TIGHT AS IT IS ANCHORED TO THE STAKES. THERE SHOULD BE NO NOTICEABLE SAG BETWEEN STAKES AFTER IT HAS BEEN ANCHORED TO THE STAKES.

5. SILT FENCE FABRIC SHALL BE ANCHORED TO THE STAKES USING 1" HEAVY DUTY STAPLES OR NAILS WITH 1" HEADS. STAPLES AND NAILS SHOULD BE PLACED 3" ALONG THE FABRIC DOWN THE STAKE.

6. AT THE END OF A RUN OF SILT FENCE ALONG A CONTOUR, THE SILT FENCE SHOULD BE TURNED PERPENDICULAR TO THE CONTOUR TO CREATE A "J-HOOK." THE "J-HOOK" EXTENDING PERPENDICULAR TO THE CONTOUR SHOULD BE OF SUFFICIENT LENGTH TO KEEP RUNOFF FROM FLOWING AROUND THE END OF THE SILT FENCE (TYPICALLY 10' - 20').

7. SILT FENCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

SILT FENCE MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. SEDIMENT ACCUMULATED UPSTREAM OF THE SILT FENCE SHALL BE REMOVED AS NEEDED TO MAINTAIN THE FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 6".

5. REPAIR OR REPLACE SILT FENCE WHEN THERE ARE SIGNS OF WEAR, SUCH AS SAGGING, TEARING, OR COLLAPSE.

6. SILT FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION, OR IS REPLACED BY AN EQUIVALENT PERIMETER SEDIMENT CONTROL BMP.

7. WHEN SILT FENCE IS REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

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EROSION CONTROL DETAILS

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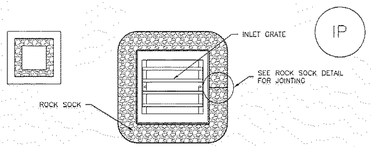
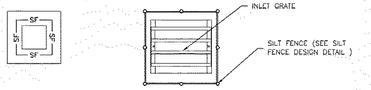


IP-3. ROCK SOCK SUMP/AREA INLET PROTECTION

ROCK SOCK SUMP/AREA INLET PROTECTION INSTALLATION NOTES

1. SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.

2. STRAW WATTLES/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF ROCK SOCKS FOR INLETS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.



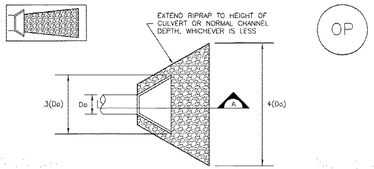
IP-4. SILT FENCE FOR SUMP INLET PROTECTION

SILT FENCE INLET PROTECTION INSTALLATION NOTES

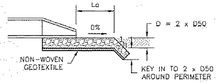
1. SEE SILT FENCE DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.

2. POSTS SHALL BE PLACED AT EACH CORNER OF THE INLET AND AROUND THE EDGES AT A MAXIMUM SPACING OF 3 FEET.

3. STRAW WATTLES/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF SILT FENCE FOR INLETS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.



TEMPORARY OUTLET PROTECTION PLAN

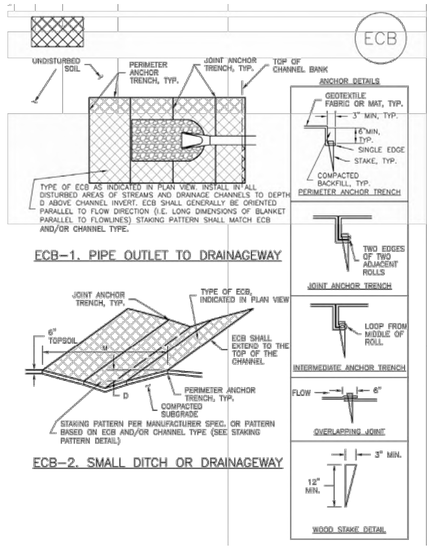


SECTION A

TABLE OP-1. TEMPORARY OUTLET PROTECTION SIZING TABLE

PIPE DIAMETER, Do (INCHES)	DISCHARGE, Q (CFS)	APRON LENGTH, Lo (FT)	RIPRAP D50 DIAMETER MIN (INCHES)
8	2.5 5	5 10	4 6
12	5 10	10 13	4 6
18	10 20 30 40	10 16 23 26	6 9 12 16
24	30 40 50 60	16 26 26 30	9 9 12 16

OP-1. TEMPORARY OUTLET PROTECTION



ECB-1. PIPE OUTLET TO DRAINAGEWAY

ECB-2. SMALL DITCH OR DRAINAGEWAY

EROSION CONTROL BLANKET INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   -LOCATION OF ECB.
   -TYPE OF ECB (STRAW, STRAW-COCONUT, COCONUT, OR EXCELSIOR).
   -AREA, A, IN SQUARE YARDS OF EACH TYPE OF ECB.

2. 100% NATURAL AND BIODEGRADABLE MATERIALS ARE PREFERRED FOR RECPs, ALTHOUGH SOME JURISDICTIONS MAY ALLOW OTHER MATERIALS IN SOME APPLICATIONS.

3. IN AREAS WHERE ECBs ARE SHOWN ON THE PLANS, THE PERMITTEE SHALL PLACE TOPSOIL AND PERFORM FINAL GRADING, SURFACE PREPARATION, AND SEEDING AND MULCHING. SUBGRADE SHALL BE SMOOTH AND MOST PRIOR TO ECB INSTALLATION AND THE ECB SHALL BE IN FULL CONTACT WITH SUBGRADE. NO GAPS OR VOIDS SHALL EXIST UNDER THE BLANKET.

4. PERIMETER ANCHOR TRENCH SHALL BE USED ALONG THE OUTSIDE PERIMETER OF ALL BLANKET AREAS.

5. JOINT ANCHOR TRENCH SHALL BE USED TO JOIN ROLLS OF ECBs TOGETHER (LONGITUDINALLY AND TRANSVERSELY) FOR ALL ECBs EXCEPT STRAW WHICH MAY USE AN OVERLAPPING JOINT.

6. INTERMEDIATE ANCHOR TRENCH SHALL BE USED AT SPACING OF ONE-HALF ROLL LENGTH FOR COCONUT AND EXCELSIOR ECBs.

7. OVERLAPPING JOINT DETAIL SHALL BE USED TO JOIN ROLLS OF ECBs TOGETHER FOR ECBs ON SLOPES.

8. MATERIAL SPECIFICATIONS OF ECBs SHALL CONFORM TO TABLE ECB-1.

9. ANY AREAS OF SEEDING AND MULCHING DISTURBED IN THE PROCESS OF INSTALLING ECBS SHALL BE RESEEDED AND MULCHED.

10. DETAILS ON DESIGN PLANS FOR MAJOR DRAINAGEWAY STABILIZATION WILL GOVERN IF DIFFERENT FROM THOSE SHOWN HERE.

TABLE ECB-1. ECB MATERIAL SPECIFICATIONS

TYPE	COCONUT CONTENT	STRAW CONTENT	EXCELSIOR CONTENT	RECOMMENDED NETTING*
STRAW*	–	100%	–	DOUBLE/ NATURAL
STRAW-COCONUT	30% MIN	70% MAX	–	DOUBLE/ NATURAL
COCONUT	100%	–	–	DOUBLE/ NATURAL
EXCELSIOR	–	–	100%	DOUBLE/ NATURAL

*STRAW ECBs MAY ONLY BE USED OUTSIDE OF STREAMS AND DRAINAGE CHANNELS.
**ALTERNATE NETTING MAY BE ACCEPTABLE IN SOME JURISDICTIONS

GENERAL INLET PROTECTION INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   -LOCATION OF INLET PROTECTION.
   -TYPE OF INLET PROTECTION (IP.1, IP.2, IP.3, IP.4, IP.5, IP.6)

2. INLET PROTECTION SHALL BE INSTALLED PROMPTLY AFTER INLET CONSTRUCTION OR PAVING IS COMPLETE (TYPICALLY WITHIN 48 HOURS). IF A RAINFALL/RUNOFF EVENT IS FORECAST, INSTALL INLET PROTECTION PRIOR TO ONSET OF EVENT.

3. MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

INLET PROTECTION MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. SEDIMENT ACCUMULATED UPSTREAM OF INLET PROTECTION SHALL BE REMOVED AS NECESSARY TO MAINTAIN BMP EFFECTIVENESS, TYPICALLY WHEN STORAGE VOLUME REACHES 50% OF CAPACITY, A DEPTH OF 6" WHEN SILT FENCE IS USED, OR ¼ OF THE HEIGHT FOR STRAW BALES.

5. INLET PROTECTION IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED, UNLESS THE LOCAL JURISDICTION APPROVES EARLIER REMOVAL OF INLET PROTECTION IN STREETS.

6. WHEN INLET PROTECTION AT AREA INLETS IS REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH TOP SOIL, SEEDED AND MULCHED, OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

NOTE: THE DETAILS INCLUDED WITH THIS FACT SHEET SHOW COMMONLY USED, CONVENTIONAL METHODS OF INLET PROTECTION IN THE DENVER METROPOLITAN AREA. THERE ARE MANY PROPRIETARY INLET PROTECTION METHODS ON THE MARKET. UDFCD NEITHER ENDORSES NOR DISCOURAGES USE OF PROPRIETARY INLET PROTECTION; HOWEVER, IN THE EVENT PROPRIETARY METHODS ARE USED, THE APPROPRIATE DETAIL FROM THE MANUFACTURER MUST BE INCLUDED IN THE SWMP AND THE BMP MUST BE INSTALLED AND MAINTAINED AS SHOWN IN THE MANUFACTURER'S DETAILS.

NOTE: SOME MUNICIPALITIES DISCOURAGE OR PROHIBIT THE USE OF STRAW BALES FOR INLET PROTECTION. CHECK WITH LOCAL JURISDICTION TO DETERMINE IF STRAW BALE INLET PROTECTION IS ACCEPTABLE.

TEMPORARY OUTLET PROTECTION INSTALLATION NOTES

1. SEE PLAN VIEW FOR
   -LOCATION OF OUTLET PROTECTION.
   -DIMENSIONS OF OUTLET PROTECTION.

2. DETAIL IS INTENDED FOR PIPES WITH SLOPE ≤ 10%. ADDITIONAL EVALUATION OF RIPRAP SIZING AND OUTLET PROTECTION DIMENSIONS REQUIRED FOR STEEPER SLOPES.

3. TEMPORARY OUTLET PROTECTION INFORMATION IS FOR OUTLETS INTENDED TO BE UTILIZED LESS THAN 2 YEARS.

TEMPORARY OUTLET PROTECTION INSPECTION AND MAINTENANCE NOTES

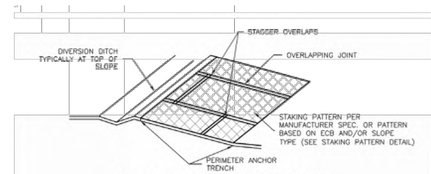
1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

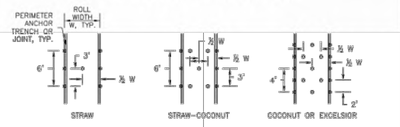
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

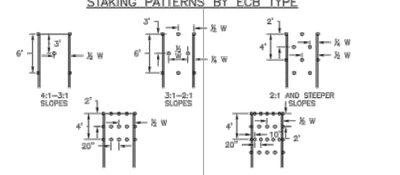
(DETAILS ADAPTED FROM AURORA, COLORADO AND PREVIOUS VERSION OF VOLUME 3, NOT AVAILABLE IN AUTOCAD)



ECB-3. OUTSIDE OF DRAINAGEWAY



STAKING PATTERNS BY ECB TYPE



STAKING PATTERNS BY SLOPE OR CHANNEL TYPE

EROSION CONTROL BLANKET MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. ECBs SHALL BE LEFT IN PLACE TO EVENTUALLY BIODEGRADE, UNLESS REQUESTED TO BE REMOVED BY THE LOCAL JURISDICTION.

5. ANY ECB PULLED OUT, TORN, OR OTHERWISE DAMAGED SHALL BE REPAIRED OR REINSTALLED. ANY SUBGRADE AREAS BELOW THE GEOTEXTILE THAT HAVE ERODED TO CREATED A VOID UNDER THE BLANKET, OR THAT REMAIN DEVOID OF GRASS SHALL BE REPAIRED, RESEEDED AND MULCHED AND THE ECB REINSTALLED.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO AND TOWN OF PARKER COLORADO, NOT AVAILABLE IN AUTOCAD)

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EROSION CONTROL DETAILS

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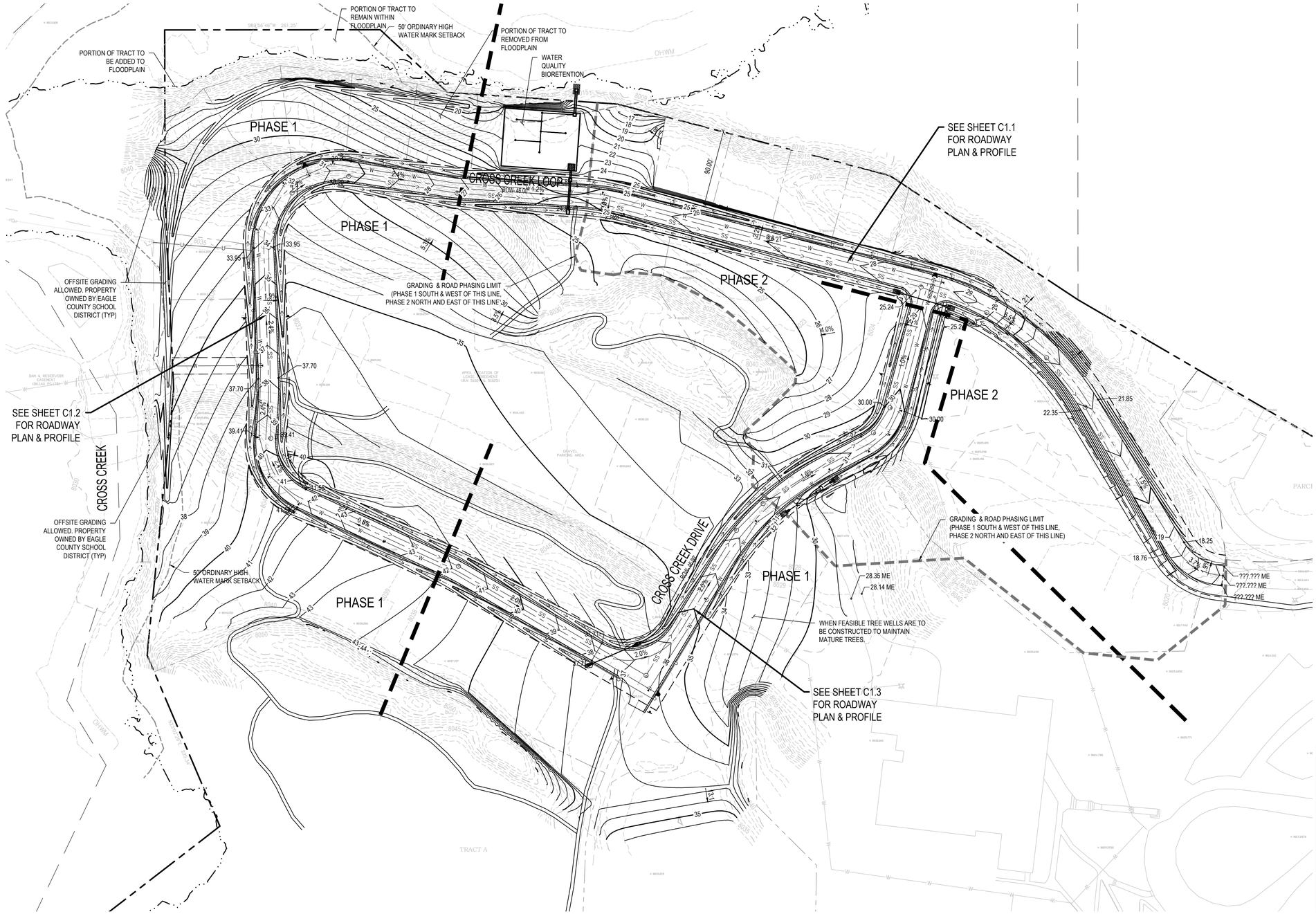

GRADING AND DRAINAGE NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. REFER TO GENERAL NOTES FOR UTILITY LOCATION AND PROTECTION.
2. CONTRACTOR TO POTHOLE EXISTING UTILITIES AT PROPOSED UTILITY CROSSINGS IN ROW PRIOR TO CONSTRUCTION.
3. REFER TO HORIZONTAL CONTROL PLAN FOR FURTHER INFORMATION PERTAINING TO CURB & GUTTER, CHASES, AND DRAINAGE PANS.
4. CONTRACTOR IS RESPONSIBLE FOR RESTORING ALL DISTURBED AREAS TO THEIR ORIGINAL CONDITIONS.
5. ALL SPOT ELEVATIONS ARE TO FINISHED GRADE OR FLOWLINE UNLESS OTHERWISE SPECIFIED.
6. IF WALL IS SHOWN, TG DENOTES THE FINISHED GRADE ADJACENT TO THE HIGH SIDE OF THE WALL. BG DENOTES THE FINISHED GRADE ADJACENT TO THE LOW SIDE OF THE WALL. REFER TO ARCH PLANS/DETAILS FOR WALL ELEVATIONS BEYOND THE ADJACENT FINISHED GRADES (EXPOSED WALL, CAP/FOOTER, ETC.)

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OVERALL GRADING AND DRAINAGE PLAN

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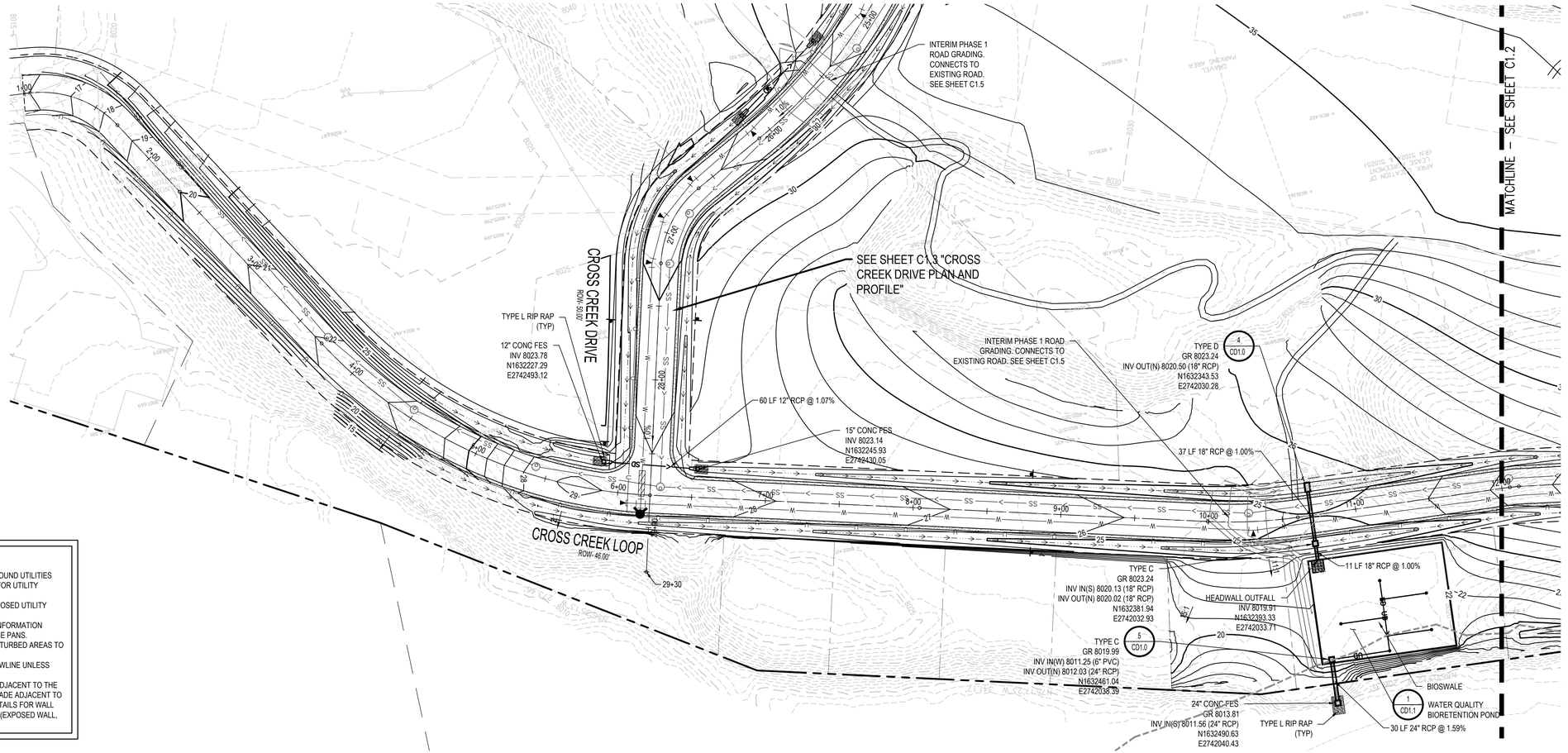

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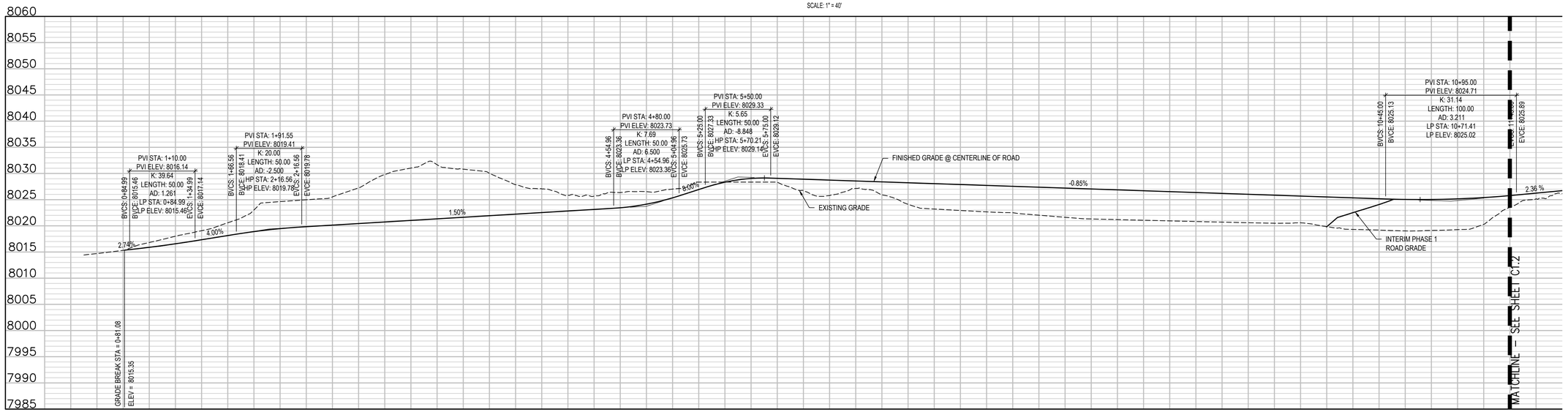
CROSS CREEK LOOP PLAN
SCALE: 1" = 40'



CROSS CREEK LOOP PROFILE
SCALE: 1"=40' HORIZ
1"=10' VERT

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CROSS CREEK LOOP PLAN AND PROFILE

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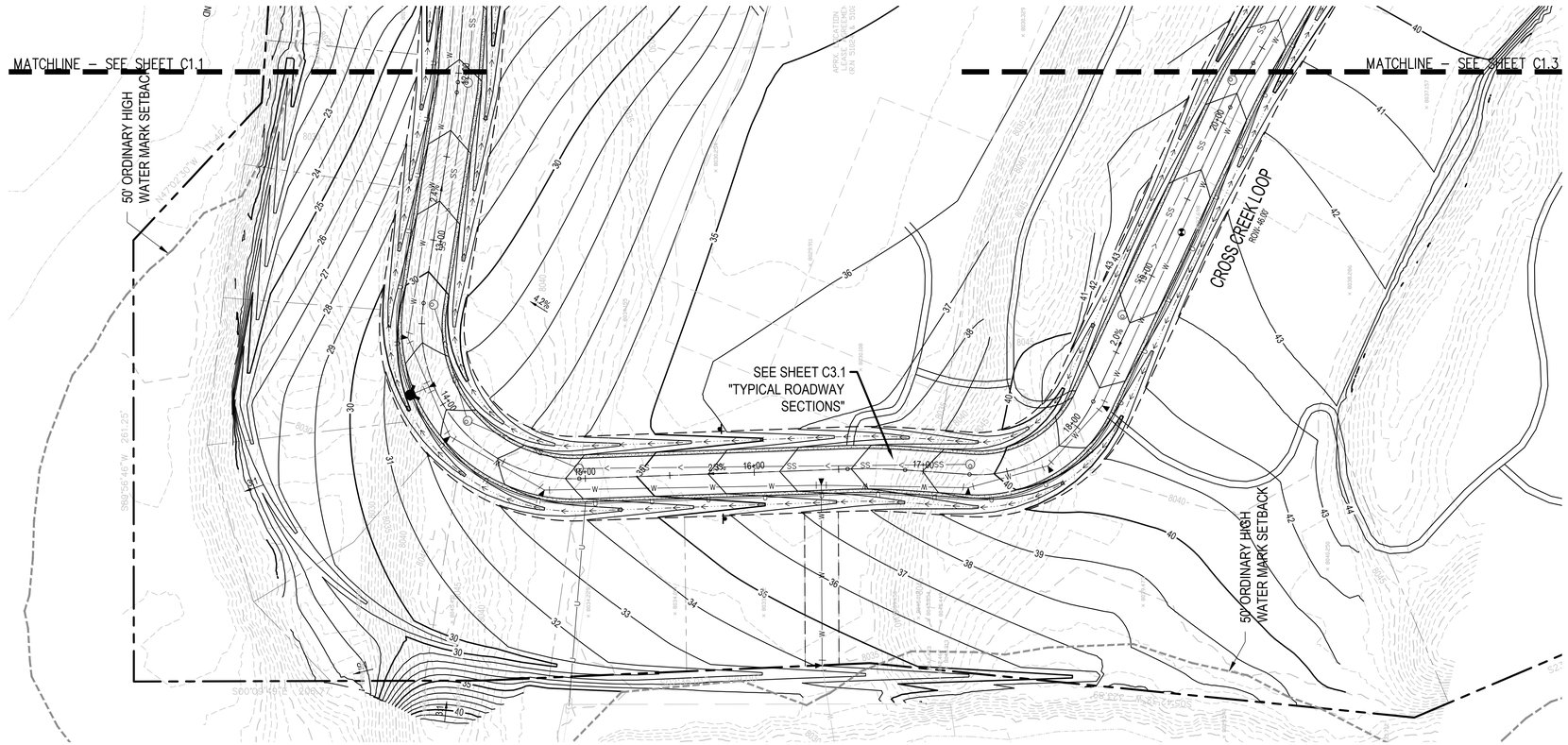

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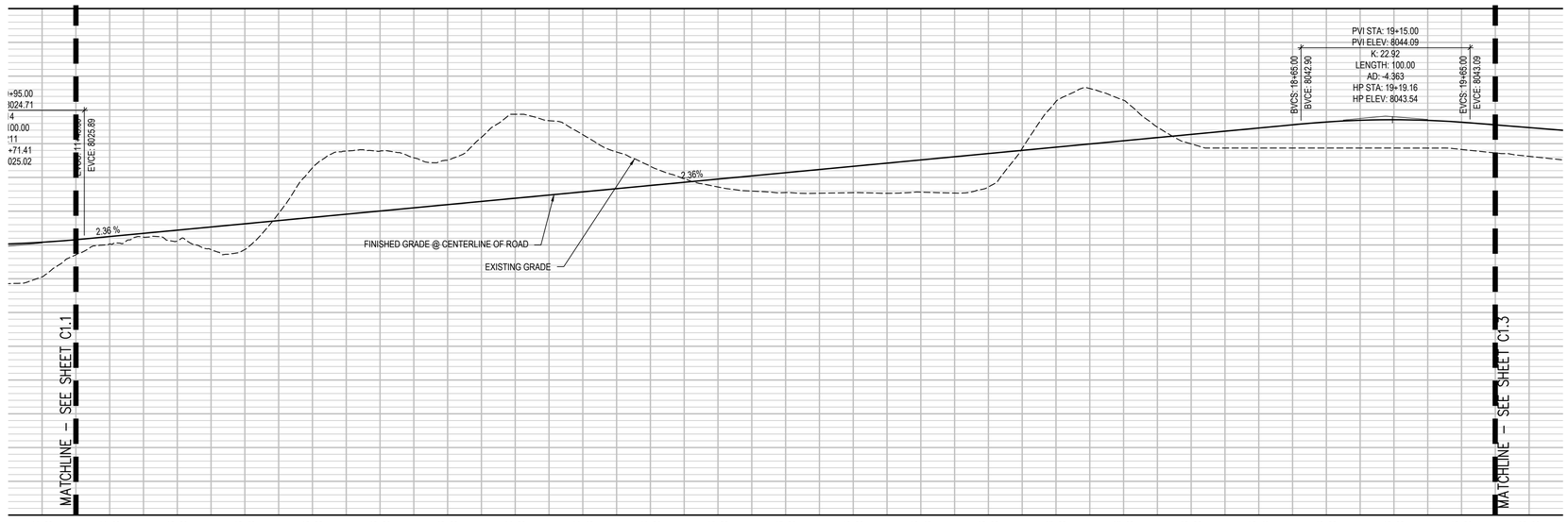
CROSS CREEK LOOP PLAN
SCALE: 1" = 40'



CROSS CREEK LOOP PROFILE
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ROAD A PLAN AND PROFILE

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GRADING AND DRAINAGE NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. REFER TO GENERAL NOTES FOR UTILITY LOCATION AND PROTECTION.
2. CONTRACTOR TO POTHOLE EXISTING UTILITIES AT PROPOSED UTILITY CROSSINGS IN ROW PRIOR TO CONSTRUCTION.
3. REFER TO HORIZONTAL CONTROL PLAN FOR FURTHER INFORMATION PERTAINING TO CURB & GUTTER, CHASES, AND DRAINAGE PANS.
4. CONTRACTOR IS RESPONSIBLE FOR RESTORING ALL DISTURBED AREAS TO THEIR ORIGINAL CONDITIONS.
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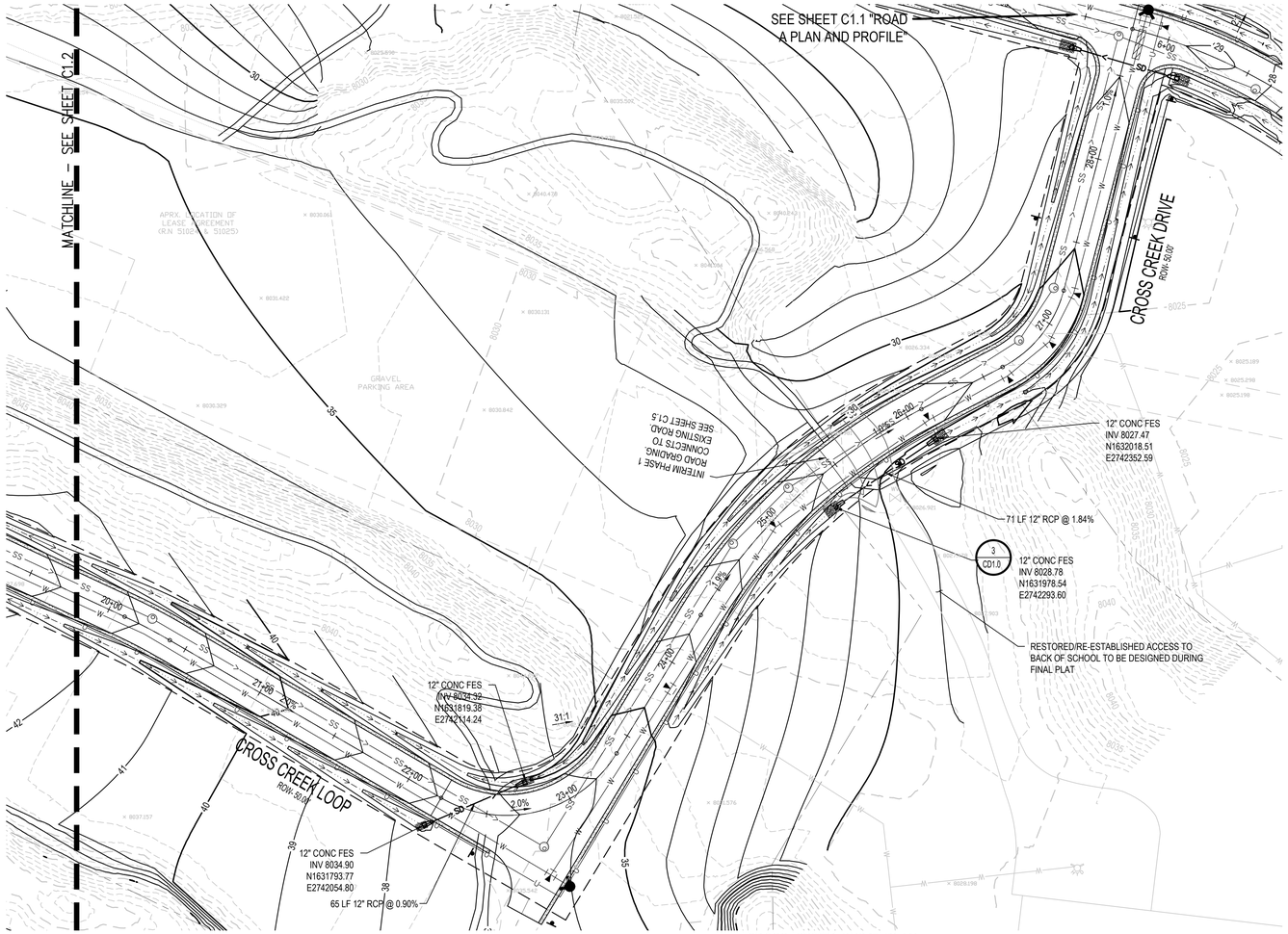
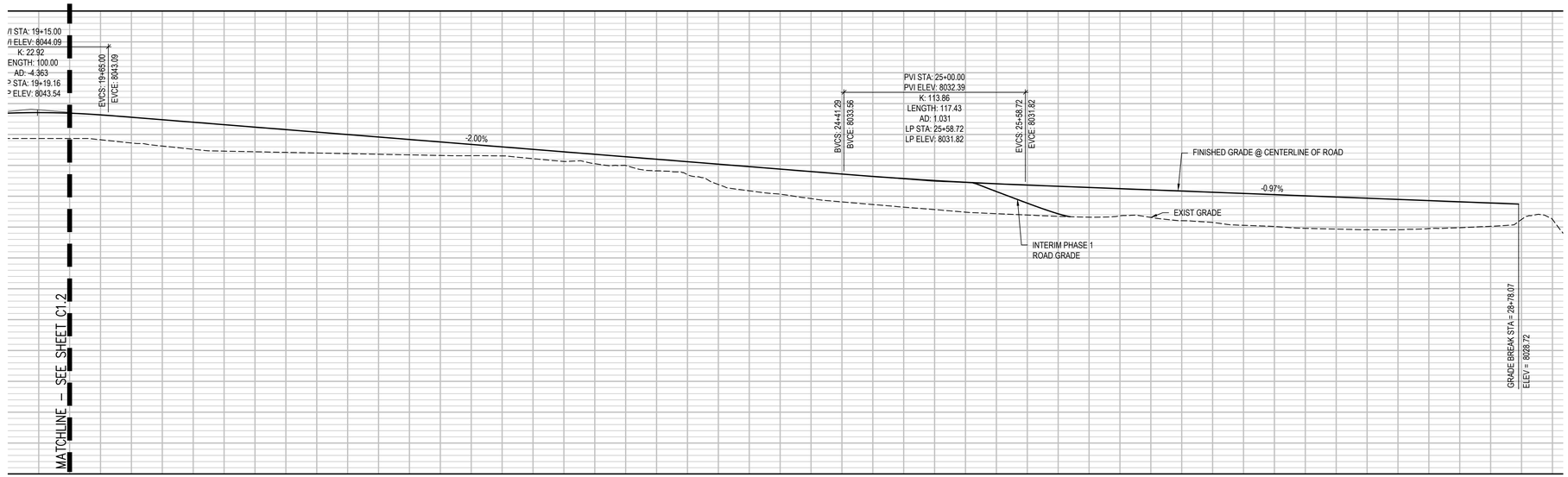


CROSS CREEK DRIVE PLAN

SCALE: 1" = 40'



CROSS CREEK DRIVE PLAN AND PROFILE

SCALE: 1"=40' HORIZ
1"=10' VERT

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GRADING AND DRAINAGE NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. REFER TO GENERAL NOTES FOR UTILITY LOCATION AND PROTECTION.
2. CONTRACTOR TO POTHOLE EXISTING UTILITIES AT PROPOSED UTILITY CROSSINGS IN ROW PRIOR TO CONSTRUCTION.
3. REFER TO HORIZONTAL CONTROL PLAN FOR FURTHER INFORMATION PERTAINING TO CURB & GUTTER, CHASES, AND DRAINAGE PANS.
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PHASE 1 - INTERIM ROAD GRADING PLAN

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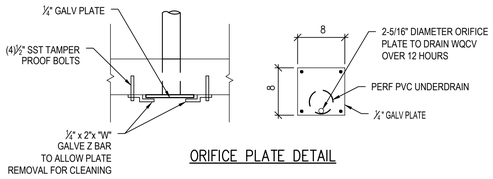
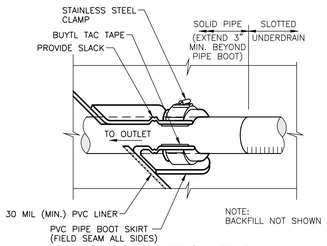
C1.4



ORIFICE PLATE DETAIL



GEOMEMBRANE LINER/UNDERDRAIN PENETRATION DETAIL

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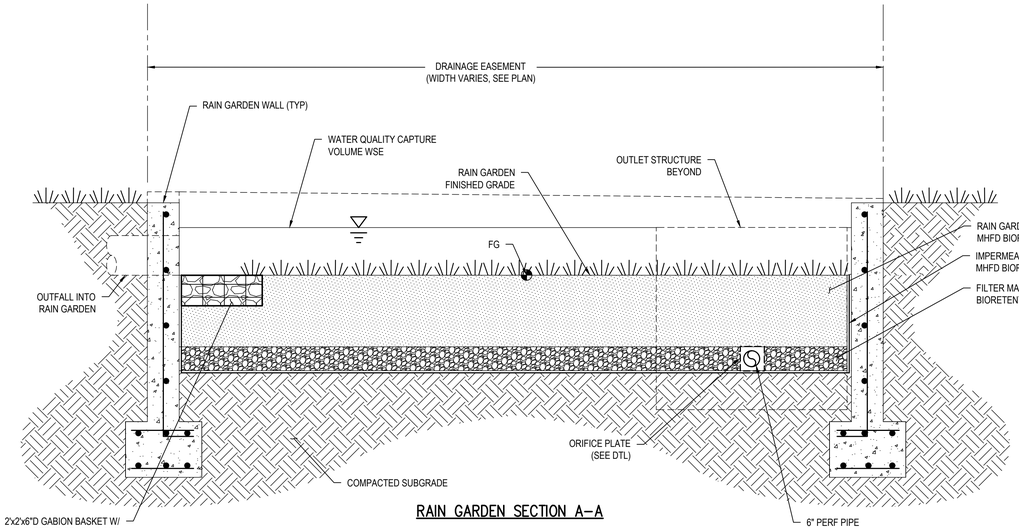
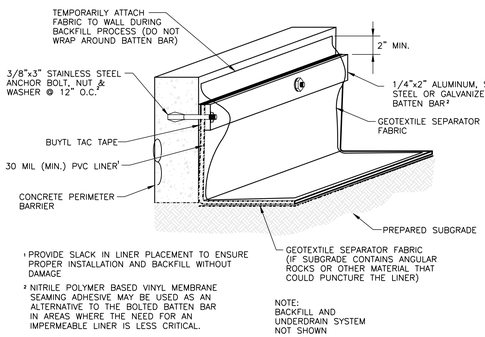


RAIN GARDEN SECTION A–A

NOTES:

1. SEE PLAN FOR BASIN AND PIPE LAYOUT, DIMENSIONS, AND INVERTS.
2. MAINTENANCE REQUIREMENTS:
   - 2.1. ROUTINE: REMOVE WEEDS, DEBRIS, AND LITTER FROM BASIN AND KEEP THE AREA CLEAN FOR AESTHETIC REASONS, WHICH ALSO REDUCES FLOATABLES BEING FLUSHED DOWNSTREAM.
   - 2.2. BIANNUALLY & AFTER LARGE STORM EVENTS: INSPECT AND REPAIR AREAS IF DAMAGED DUE TO HIGH FLOWS. CHECK THE BASINS SIDES FOR FILTER MATERIAL LAYER COVERAGE,
   - 2.3. THE SANDY LOAM FILTER LAYER WILL CLOG WITH TIME EVERY 5-10 YEARS, FILTER LAYER REMOVAL IS REQUIRED BY OWNER WHEN THE WATER IN THE RAIN GARDEN MEDIA. REMOVE AND REPLACE THE 18" OF SAND/COMPOST MIX. RESOW THE TOP LAYER OF SAND/COMPOST MIX PER SEEDMIX PROVIDED BY LANDSCAPE ARCHITECT.
3. INSTALL PERFORATED DRAINAGE PIPE WITH PERFORATIONS FACING DOWN
4. CONTRACTOR TO CHAMFER ALL EXPOSED CONC EDGES
5. REBAR IN WALL IS #4 BARS @ 12" O.C. EACH WAY, CENTERED, WITH MINIMUM 3" CLEAR COVER, TYPICAL. LAP HOOK WITH TRANSVERSE BARS BY 6". CONCRETE TO HAVE MINIMUM 5000 PSI COMPRESSIVE STRENGTH @ 28 DAYS.
6. CONTROL JOINTS IN WALL TO BE INSTALLED AT A MAXIMUM 20' SPACING.



¹ PROVIDE SLACK IN LINER PLACEMENT TO ENSURE PROPER INSTALLATION AND BACKFILL WITHOUT DAMAGE

² NITRILE POLYMER BASED VINYL MEMBRANE SEAMING ADHESIVE MAY BE USED AS AN ALTERNATIVE TO THE BOLTED BATTEN BAR IN AREAS WHERE THE NEED FOR AN IMPERMEABLE LINER IS LESS CRITICAL.

MEMBRANE LINER/CONCRETE CONNECTION DETAIL

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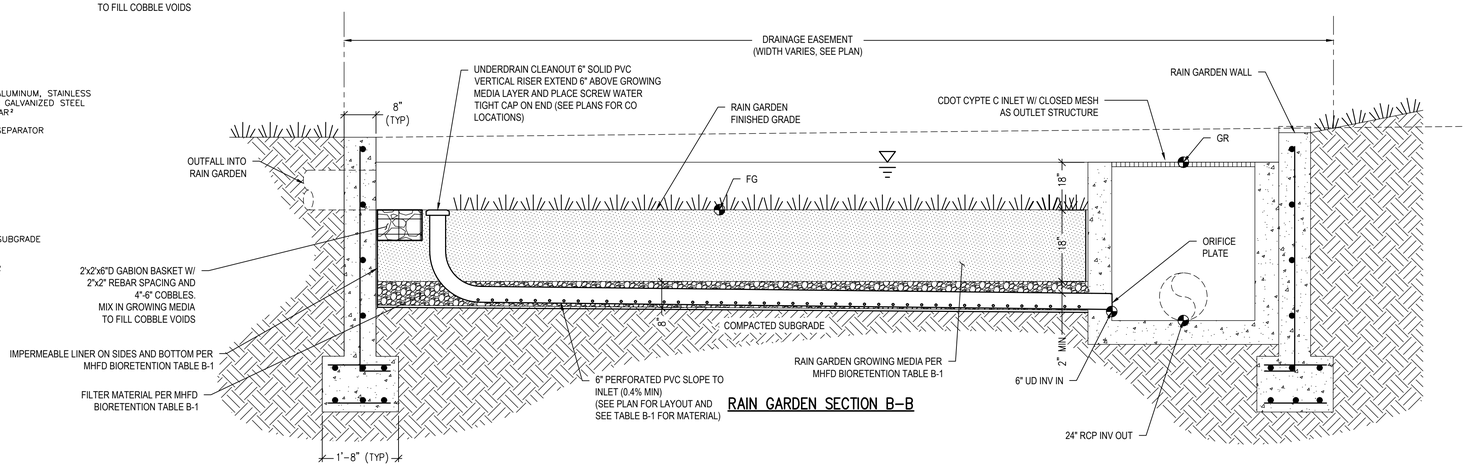

RAIN GARDEN SECTION B–B

BIORETENTION RAIN GARDEN

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Material		Specification			Submittals	Testing	Notes
Bioretention Growing Media (soil + organics)	Bioretention soil	Particle size distribution: 80-90% sand (0.05 - 2.0 mm diameter) 3-17% silt (0.002-0.5 mm diameter) 3-17% clay (<0.002 diameter) Chemical attribute and nutrient analysis: pH 6.8 - 7.5 organic matter < 1.5% nitrogen <15 ppm phosphorus < 15 ppm salinity < 6 mmhos/cm			Particle size distribution and nutrient analysis required.		Percentages are in weight.
	Bioretention organics	3 to 5% shredded mulch (by weight of growing media)					bioretention soil required. Aged 6 months (minimum).
Landscape mulch		Shredded hardwood					Aged 6 months (minimum). No weed fabric allowed
			Mass Percent Passing Square Mesh Sieve				
Underdrain aggregate	CDOT filter material (Class B or C as specified)	Sieve Size	Class B	Class C	Particle size distribution required.		
		37.5 mm (1.5")	100				
		19.0 mm (0.75")		100			
		4.75 mm (No. 4)	20-60	60-100			
		1.18 um (No. 16)	10-30				
		300 um (No. 50)	0-10	10-30			
		150 um (No. 100)		0-10			
		75 um (No. 200)	0-3	0-3			
Underdrain Pipe		Pipe diameter and type	Maximum slot width (inches)	Minimum open area (per foot)	Required	Pipe must conform to requirements of ASTM designation F949. There shall be no evidence of splitting, cracking, or breaking when the pipe is tested per ASTM test method D2412 in accordance with F949 section 7.5 and ASTM F794 section 8.5	Contech A-2000 slotted pipe (or equal)
		4-inch slotted PVC	0.032	1.90 in.²			
		6-inch slotted PVC	0.032	1.98 in.²			
Impermeable liner			Thickness 0.76 mm (30 mil)	Test method	Required	Thermal welding required for fully lined facilities (not a curtain). Leak testing in the field required.	
		Thickness, % Tolerance	+/-5	ASTM D 1593			
		Tensile strength, kN/m (lb/in)	12.25 (70)	ASTM D8 82, method B			
		Modulus at 100% elongation, kN/m	5.25 (30)	ASTM D8 82, method B			
		Ultimate elongation, %	350	ASTM D8 82, method A			
		Tear resistance, N(lbs)	38 (8.5)	ASTM D 1004			
		Low temperature impact, °C (°F)	-23 (-20)	ASTM D 1790			
		Volatile loss, % maximum	0.7	ASTM D8 82, method A			
		Pinholes, no. per 8 m² (no. per 10 yd²)	1 (max)	NA			
		Bonded seam strength, % of tensile	80	NA			

MHFD BIORETENTION TABLE B–1

Table BR-1. Growing Media Properties

Parameter Classification	Parameter No.	Soil Parameter	Test Name	Growing Media Properties
Texture				
	1	Texture/Gradation	Particle sizes based on the USDA soil classification system, silt and clay percent based on the hydrometer method	Particle Size Distribution: 70-80% Sand (0.05-2.0 mm diameter) 5-25% Silt (0.002-0.5 mm diameter) 5-15% Clay (<0.002 mm diameter) *(distribution is measured after gravel > 2 mm is removed from sample)*
	2			Gravel <10% (> 2.0 mm diameter) *(max % based on total volume of original sample)*
Salts/Sodium				
	3	Salinity/Salts (EC) dS/m or mmhos/cm	Saturated Paste	<3
	4	Sodium Adsorption Ratio (SAR)	USDA 60 6(20b)	<8
Organic Matter Content				
	5	Organic Matter (%)	ASTM D2974	<5%
Soil pH				
	6	pH	ASA/ASHTO	6.0 - 8.5
Nutrients				
	7	Calcium Carbonate ($CaCO_3$)/Lime	Calcium Carbonate Equivalent (USDA 60 6(23c))	<2%
	8	Nitrate Nitrogen (ppm)	ASA2 33-3	<30
	9	Phosphorus (ppm)	Mehlich-3, Olsen, or Ammonium bicarbonate-DTPA test	<30
	10	Potassium (ppm)	Ammonium bicarbonate-DTPA test	>60
	11	Copper (ppm)		<1.0
	12	Zinc (ppm)		<3.0
	13	Iron (ppm)		<10.0

GROWING MEDIA PROPERTIES

Property	Class B		Test Method
	Elongation < 50%[2]	Elongation > 50%[2]	
Grab Strength, N (lbs.)	800 (180)	510 (115)	ASTM D 4632
Puncture Resistance, N (lbs.)	310 (70)	180 (40)	ASTM D 4833
Trapezoidal Tear Strength, N (lbs.)	310 (70)	180 (40)	ASTM D 4533
Apparent Opening Size, mm (US Sieve Size)	AOS < 0.3mm (US Sieve Size No. 50)		ASTM D 4751
Permittivity, sec^{-1}	0.02 default value, must also be greater than that of soil		ASTM D 4491
Permeability, cm/sec	k fabric > k soil for all classes		ASTM D 4491
Ultraviolet Degradation at 500 hours	50% strength retained for all classes		ASTM D 4355

MHFD BIORETENTION TABLE B–2

Common Name	Scientific Name	Variety	PLS[3] lbs per Acre	Ounces per Acre
Sand bluestem	Andropogon hallii	Garden	3.5	
Sideoats grama	Bouteloua curtipendula	Butte	3	
Prairie sandreed	Calamovilfa longifolia	Goshen	3	
Indian ricegrass	Oryzopsis hymenoides	Paloma	3	
Switchgrass	Panicum virgatum	Blackwell	4	
Western wheatgrass	Pascopyrum smithii	Ariba	3	
Little bluestem	Schizachyrium scoparium	Patura	3	
Alkali sacaton	Sporobolus airoides		3	
Sand dropseed	Sporobolus cryptandrus		3	
Pasture sage[1]	Artemisia frigida			2
Blue aster[1]	Aster laevis			4
Blanket flower[1]	Gaillardia aristata			8
Prairie coneflower[1]	Ratibida columnifera			4
Purple prairieclover[1]	Dalea (Petalostemum) purpurea			4
Sub-Totals:			27.5	22
Total lbs per acre:			**28.9**	

MHDF BIORETENTION TABLE B–3

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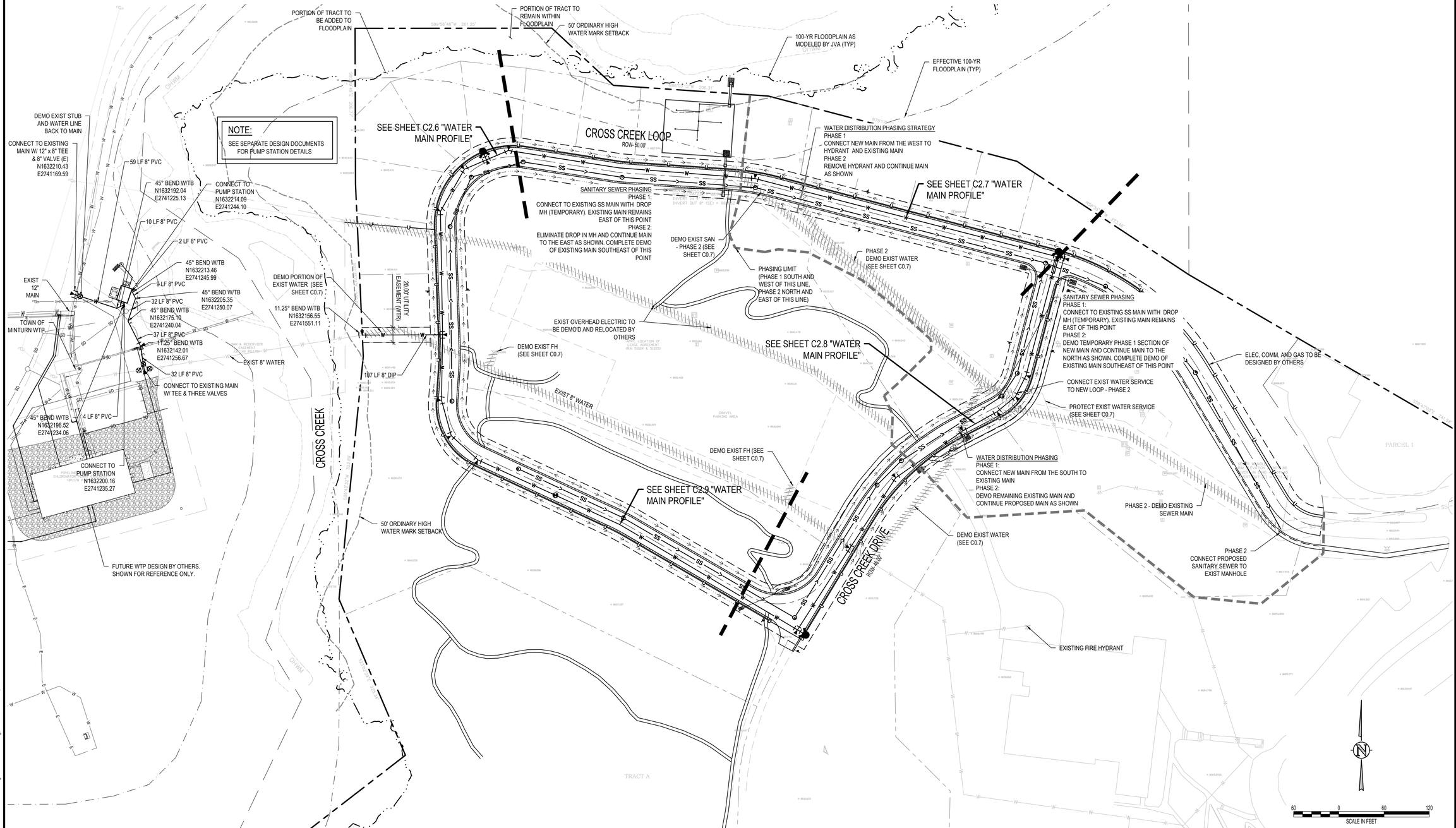

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OVERALL UTILITY PLAN

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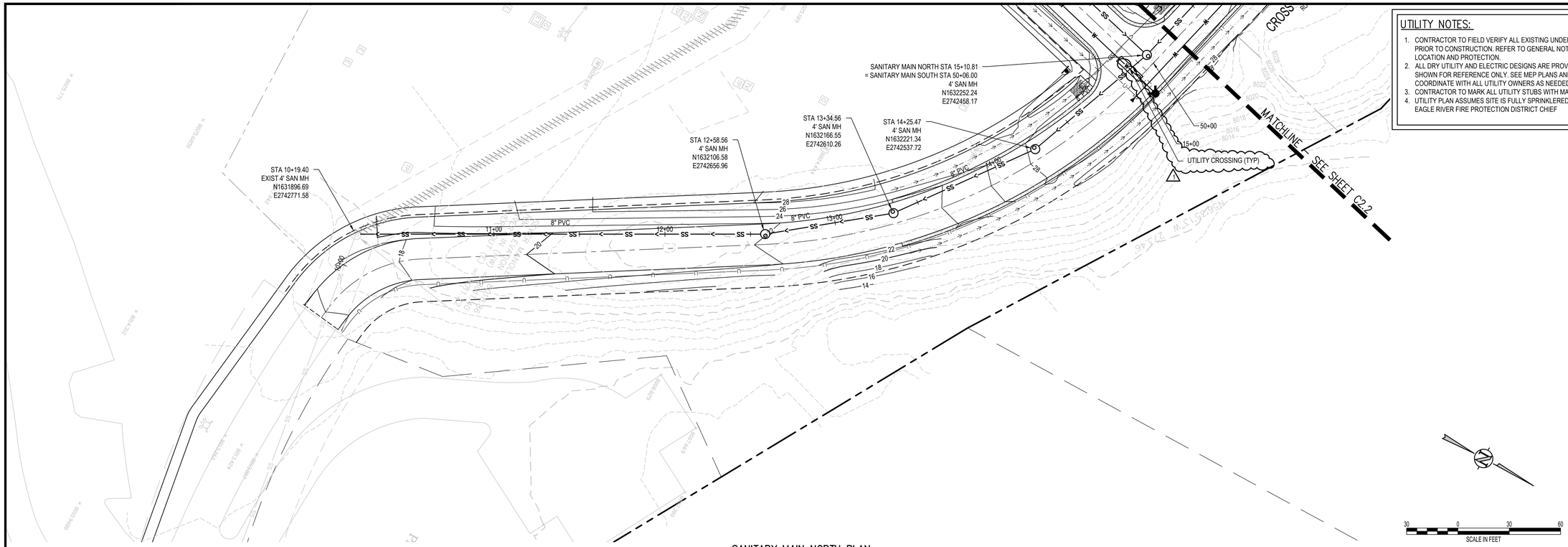

SANITARY MAIN NORTH PLAN

SCALE: 1" = 30'

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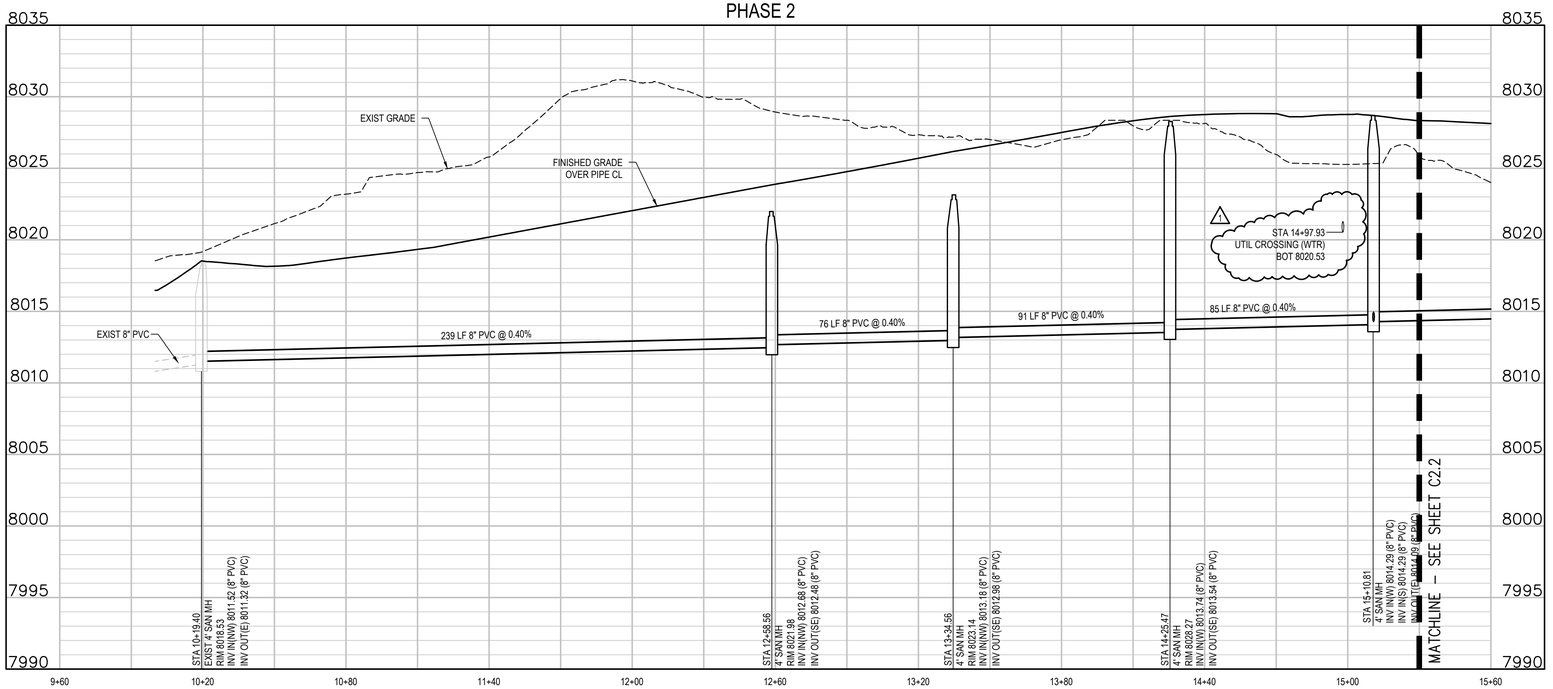
PHASE 2



SANITARY MAIN NORTH PROFILE

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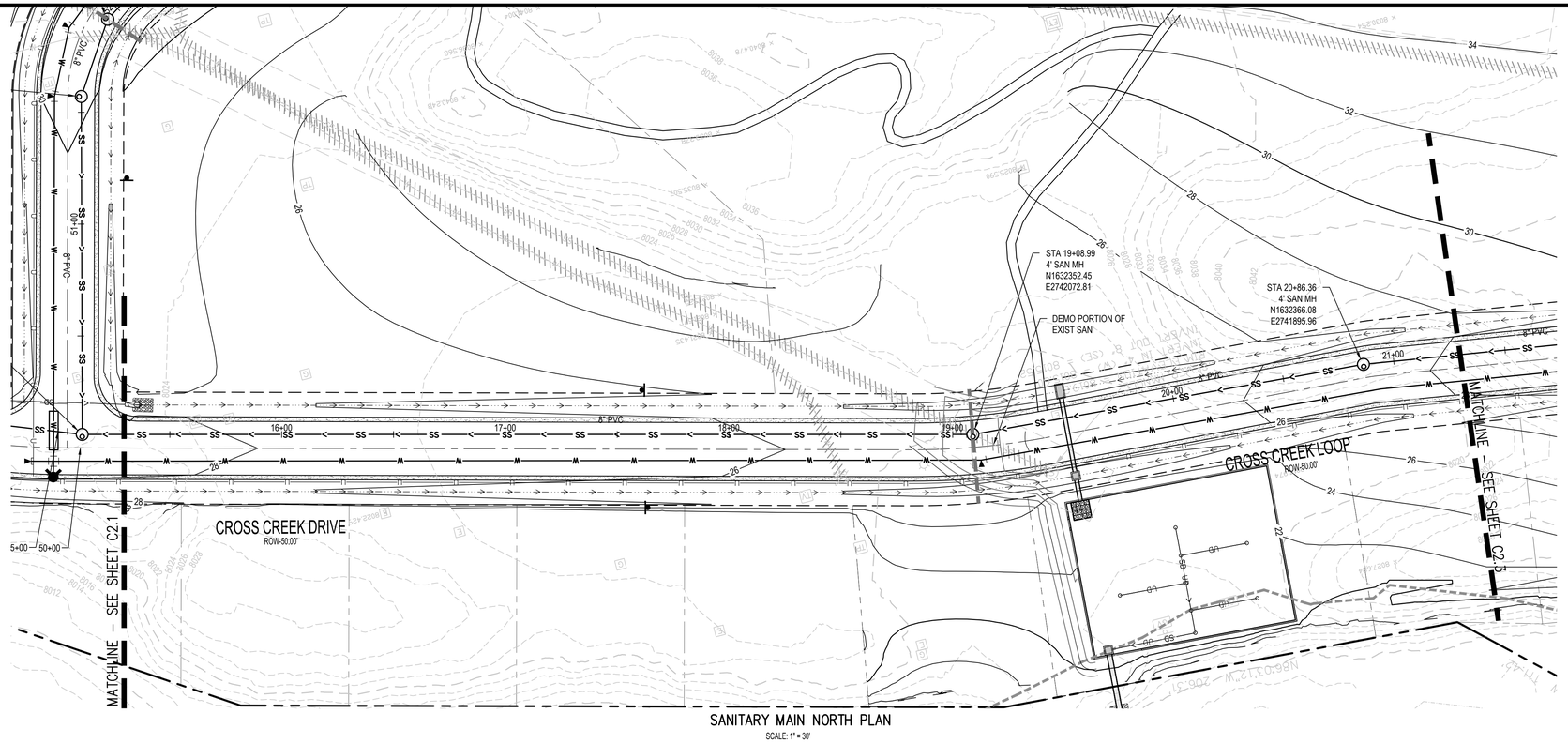

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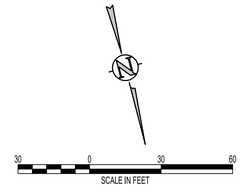

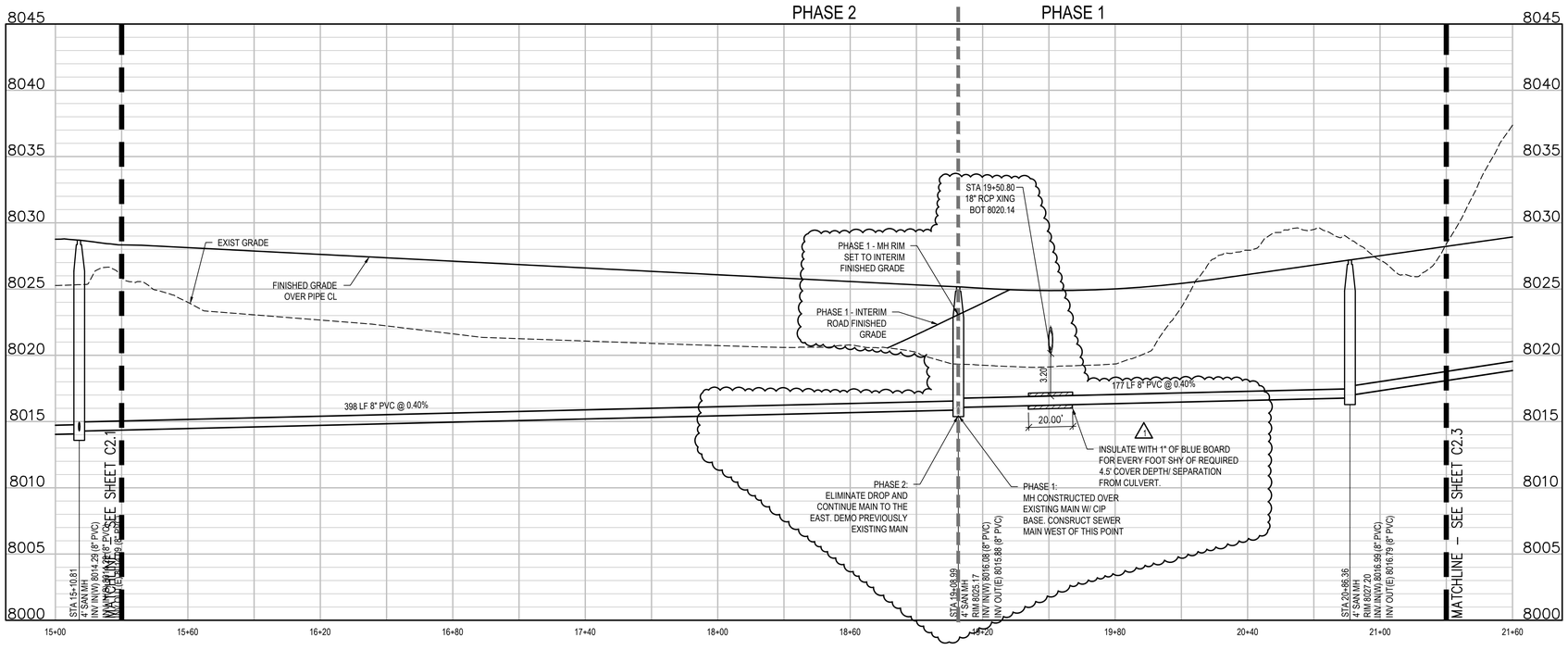

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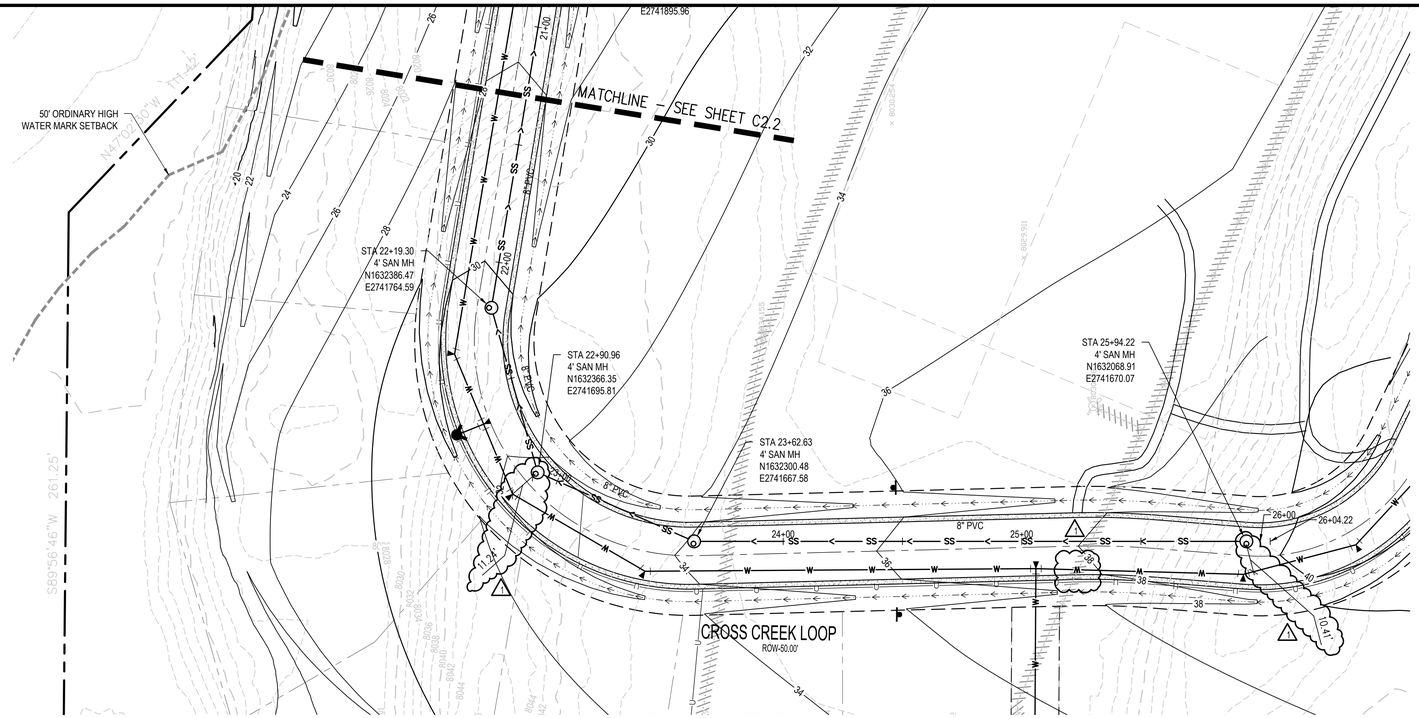

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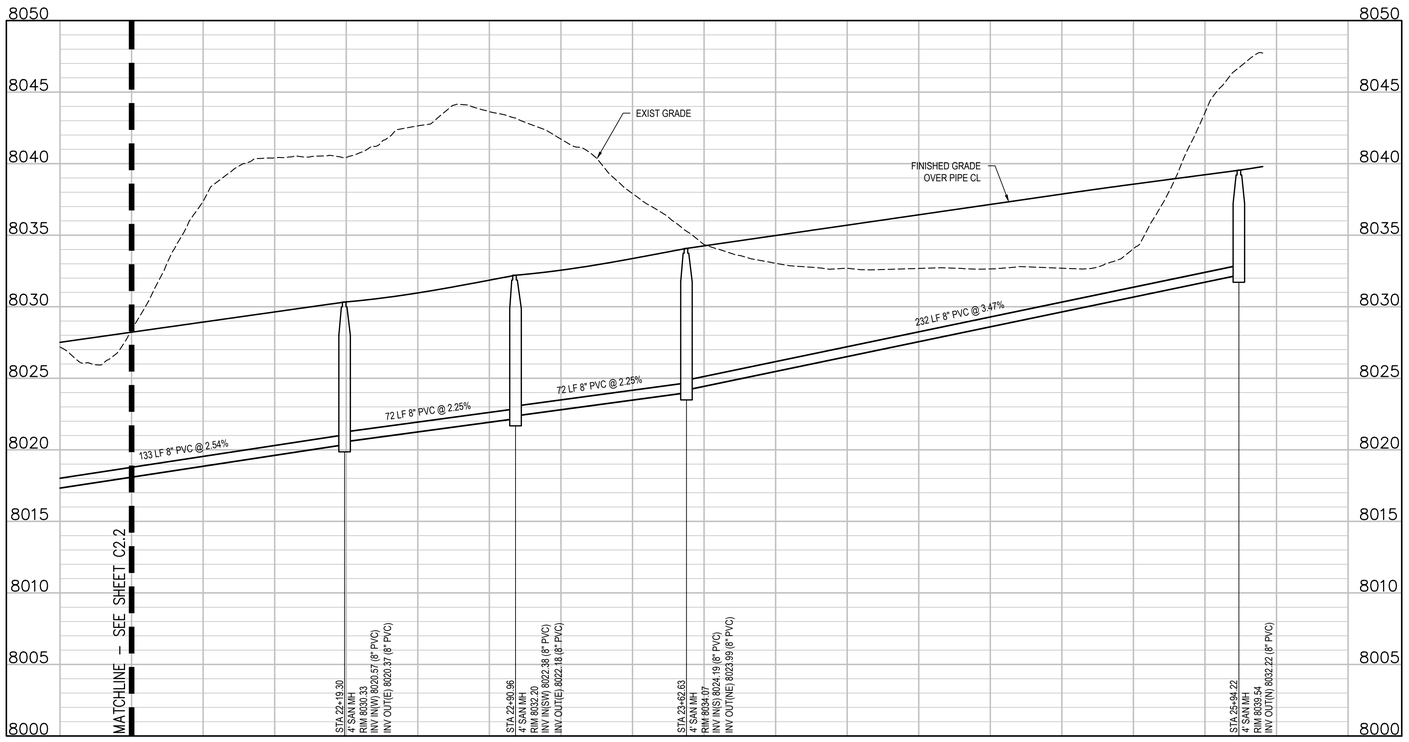

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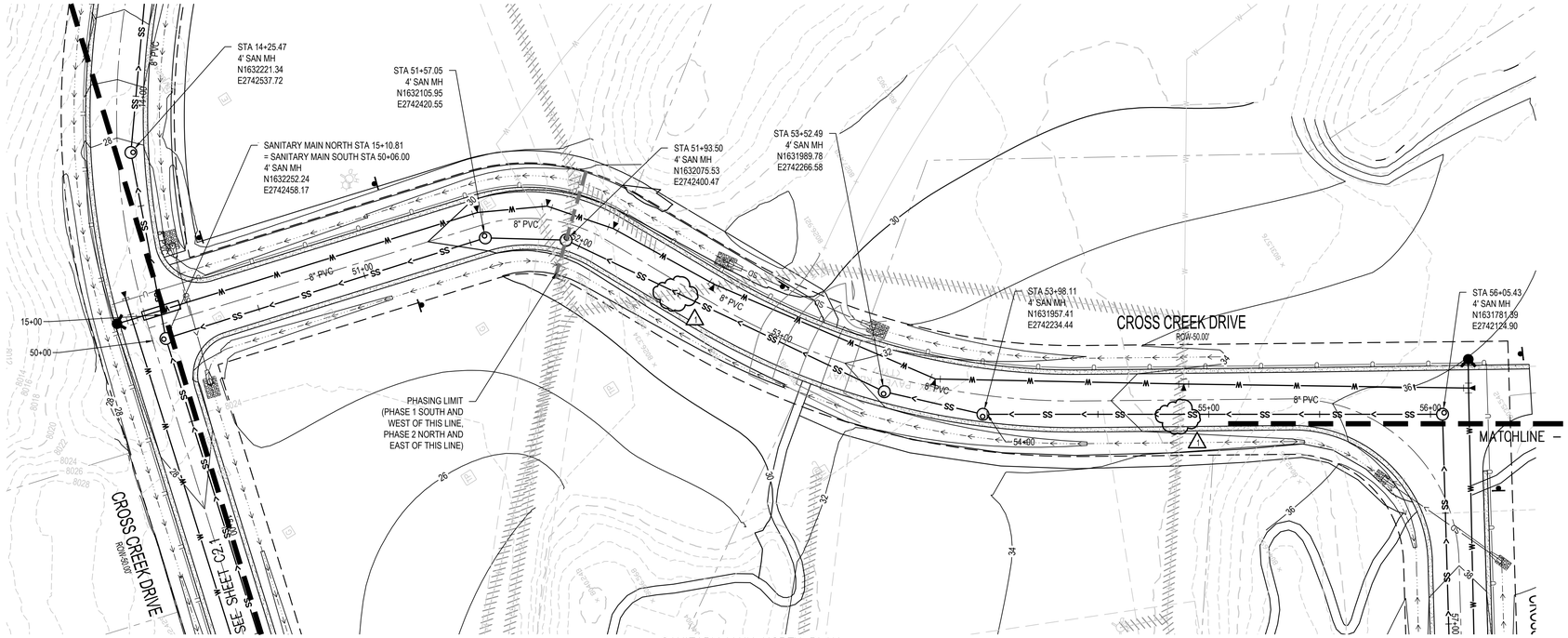

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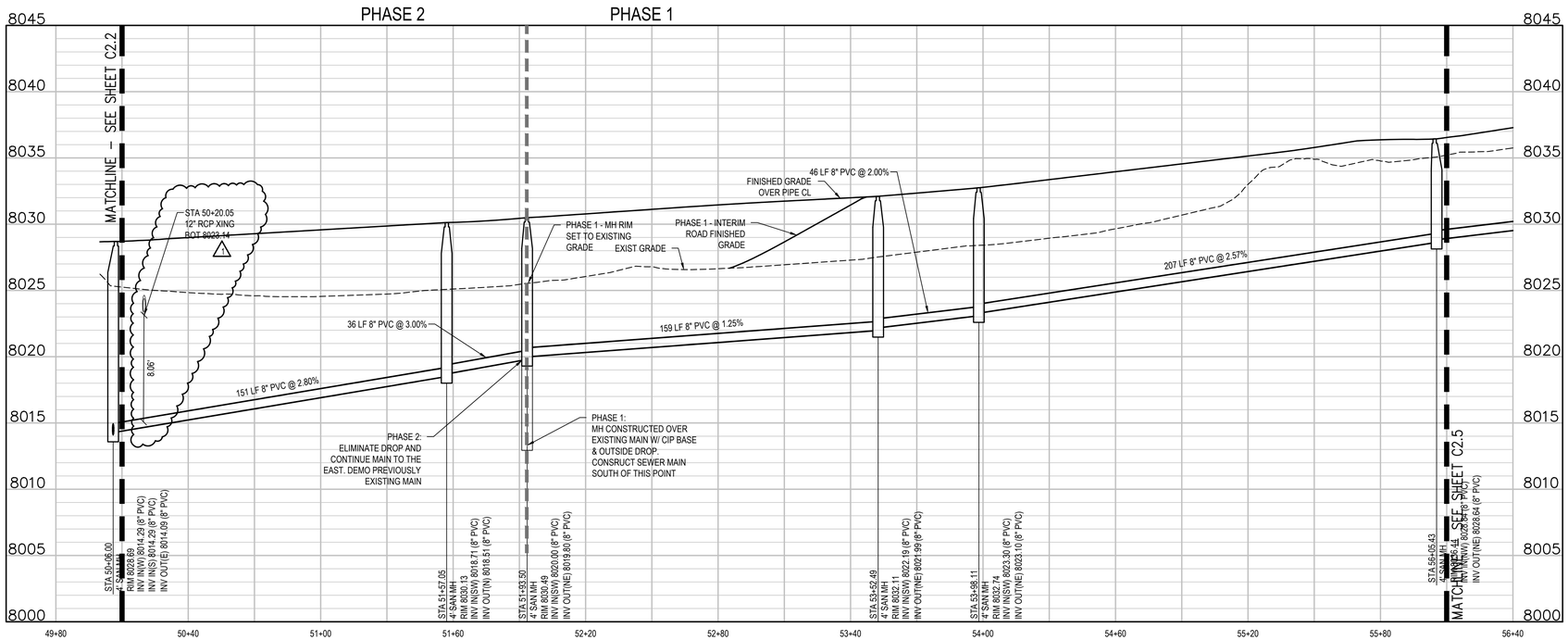
SCALE IN FEET



SANITARY MAIN SOUTH PROFILE

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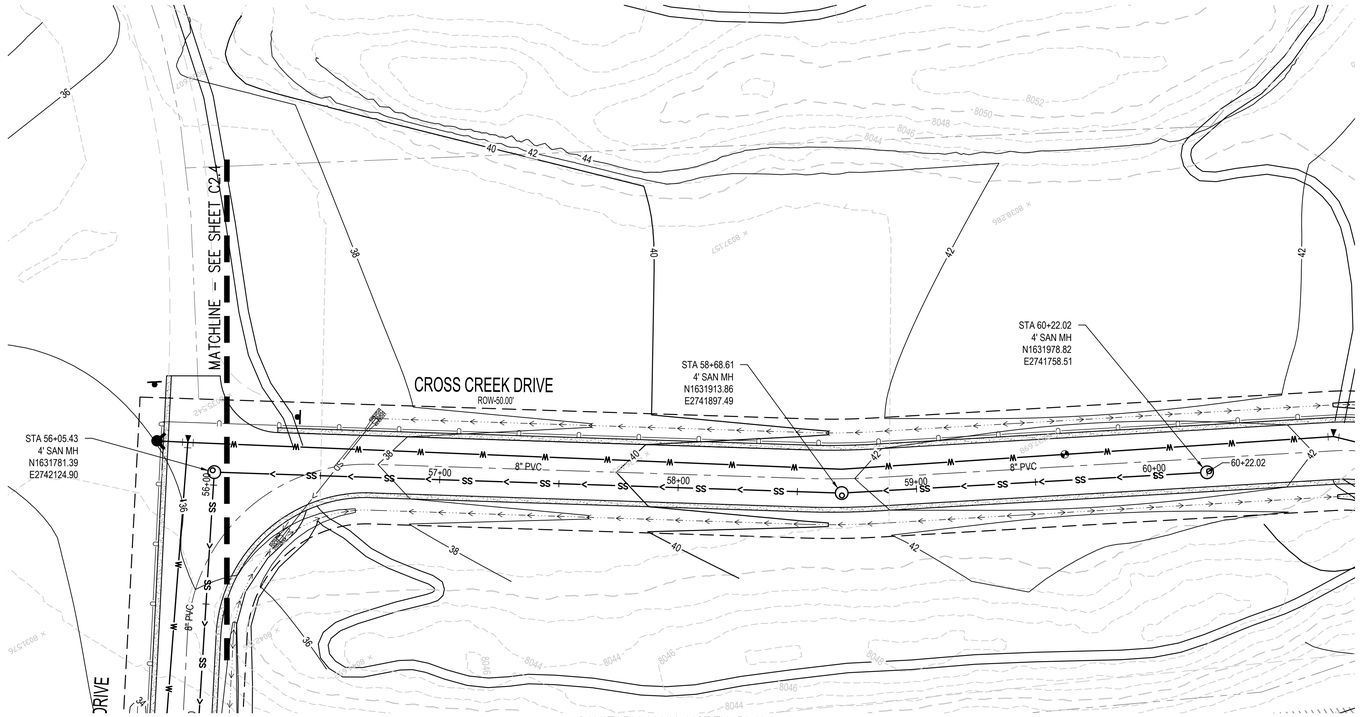
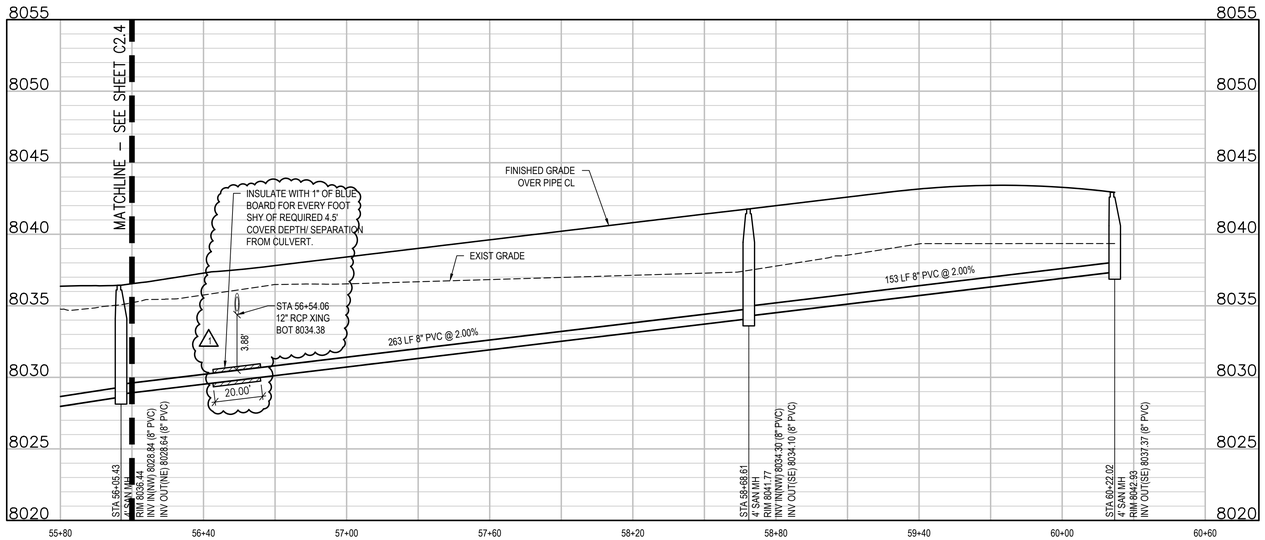


SANITARY MAIN NORTH PLAN

SCALE: 1" = 30'



SANITARY MAIN SOUTH PROFILE

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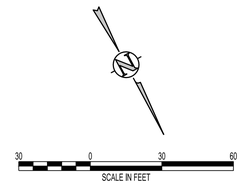
1"=5' VERT



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1	12/12/24	RMM	RMM	ERWSD REVIEW

DESIGNED BY:	RMM
DRAWN BY:	RMM
CHECKED BY:	JLS
JOB #:	3691c
DATE:	09/02/2025

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SANITARY MAIN NORTH PLAN & PROFILE

SHEET NO.

C2.5

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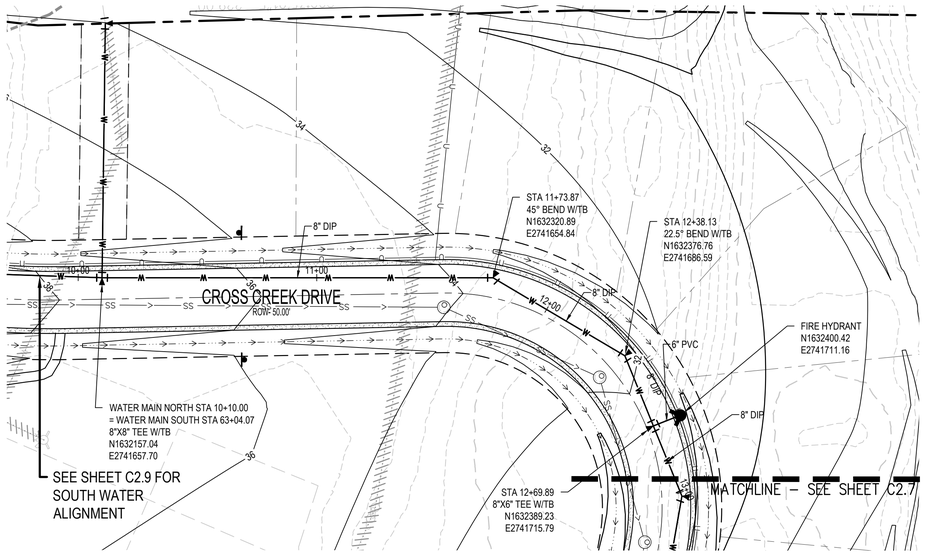
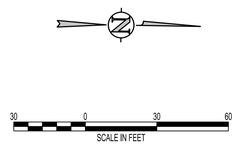
UTILITY NOTES:

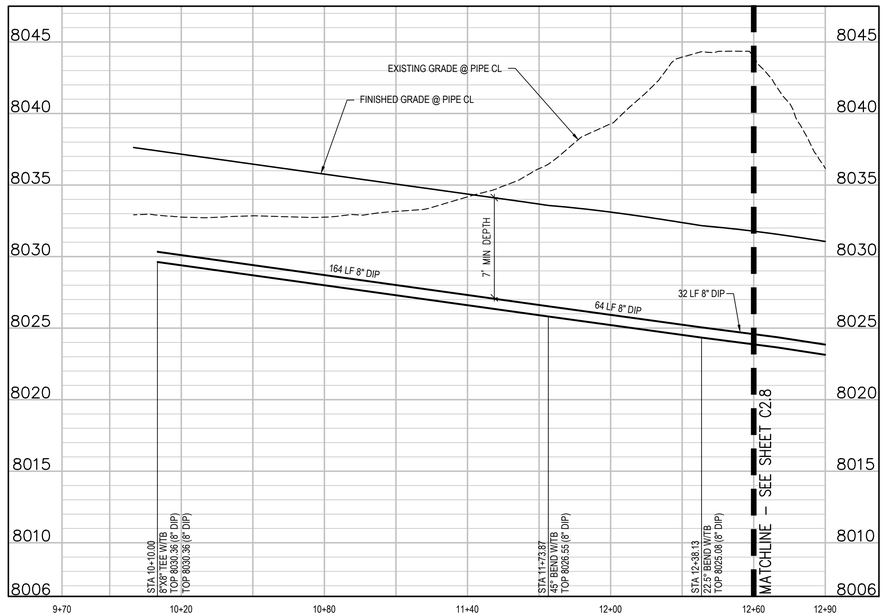
1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. REFER TO GENERAL NOTES FOR UTILITY LOCATION AND PROTECTION.
2. ALL DRY UTILITY AND ELECTRIC DESIGNS ARE PROVIDED BY OTHERS AND SHOWN FOR REFERENCE ONLY. SEE MEP PLANS AND SPECIFICATIONS AND COORDINATE WITH ALL UTILITY OWNERS AS NEEDED.
3. CONTRACTOR TO MARK ALL UTILITY STUBS WITH MARKERS.
4. UTILITY PLAN ASSUMES SITE IS FULLY SPRINKLERED AS CONFIRMED WITH EAGLE RIVER FIRE PROTECTION DISTRICT CHIEF





WATER MAIN NORTH PLAN

SCALE: 1" = 30'



WATER MAIN NORTH PROFILE

SCALE: 1"=30' HORIZ
1"=5' VERT

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NO.	DATE	DES'D	DWN	REVISION DESCRIPTION

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DRAWN BY:	RMM
CHECKED BY:	JLS
JOB #:	3691c
DATE:	09/02/2025

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WATER MAIN PLAN & PROFILE

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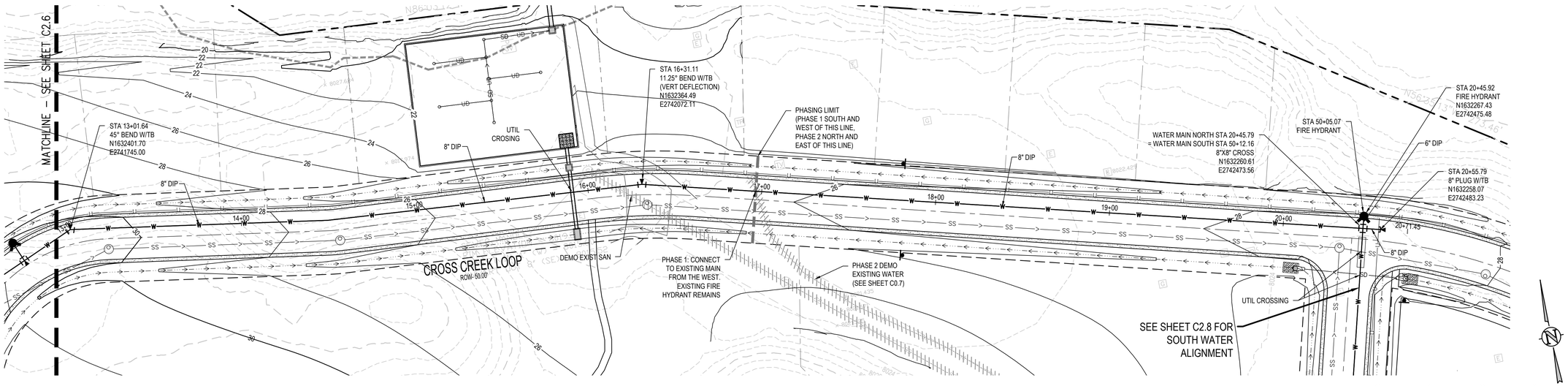
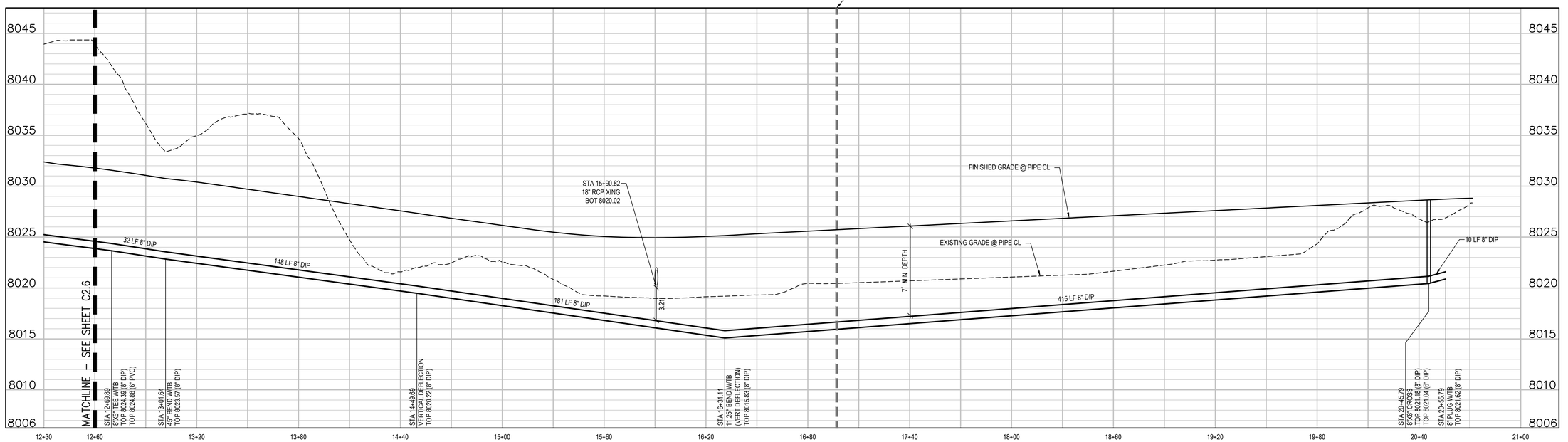
UTILITY NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. REFER TO GENERAL NOTES FOR UTILITY LOCATION AND PROTECTION.
2. ALL DRY UTILITY AND ELECTRIC DESIGNS ARE PROVIDED BY OTHERS AND SHOWN FOR REFERENCE ONLY. SEE MEP PLANS AND SPECIFICATIONS AND COORDINATE WITH ALL UTILITY OWNERS AS NEEDED.
3. CONTRACTOR TO MARK ALL UTILITY STUBS WITH MARKERS.
4. UTILITY PLAN ASSUMES SITE IS FULLY SPRINKLERED AS CONFIRMED WITH EAGLE RIVER FIRE PROTECTION DISTRICT CHIEF



WATER MAIN NORTH PLAN

SCALE: 1" = 30'



WATER MAIN NORTH PROFILE

SCALE: 1"=30' HORIZ
1"=5' VERT

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WATER MAIN PLAN & PROFILE

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UTILITY NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. REFER TO GENERAL NOTES FOR UTILITY LOCATION AND PROTECTION.
2. ALL DRY UTILITY AND ELECTRIC DESIGNS ARE PROVIDED BY OTHERS AND SHOWN FOR REFERENCE ONLY. SEE MEP PLANS AND SPECIFICATIONS AND COORDINATE WITH ALL UTILITY OWNERS AS NEEDED.
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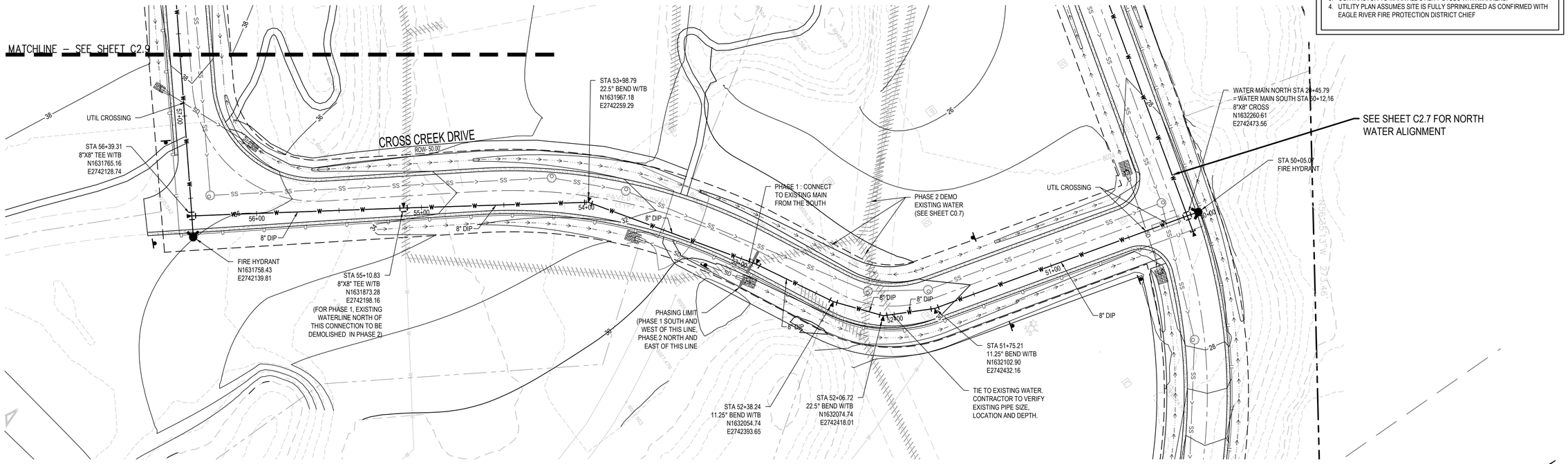
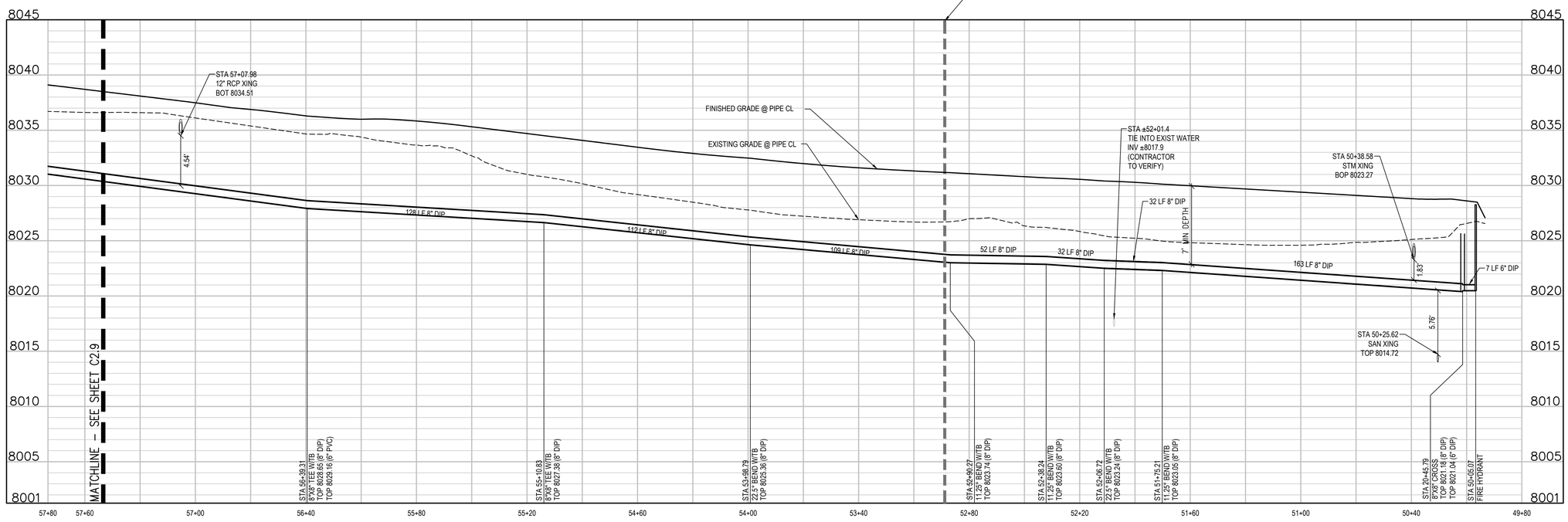


WATER MAIN NORTH PLAN

SCALE: 1" = 30'

30 0 30 60

SCALE IN FEET



WATER MAIN SOUTH PROFILE

SCALE: 1"=30' HORIZ
1"=5' VERT

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WATER MAIN PLAN & PROFILE

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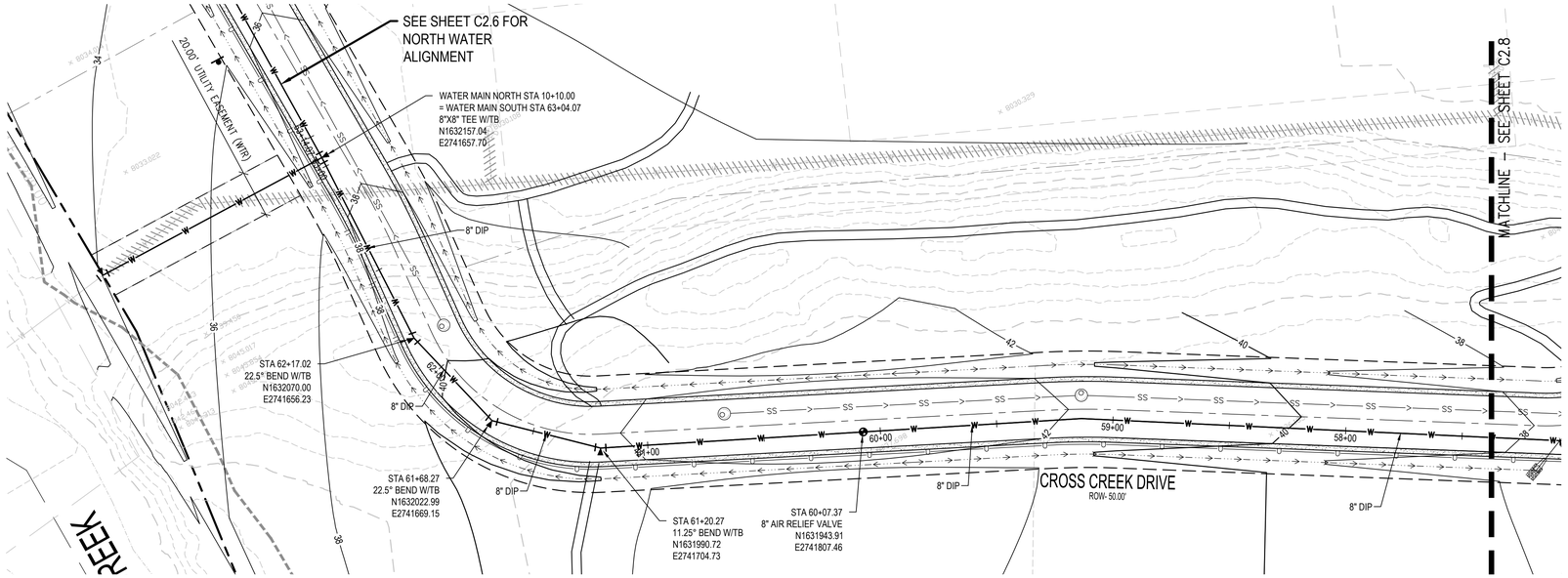
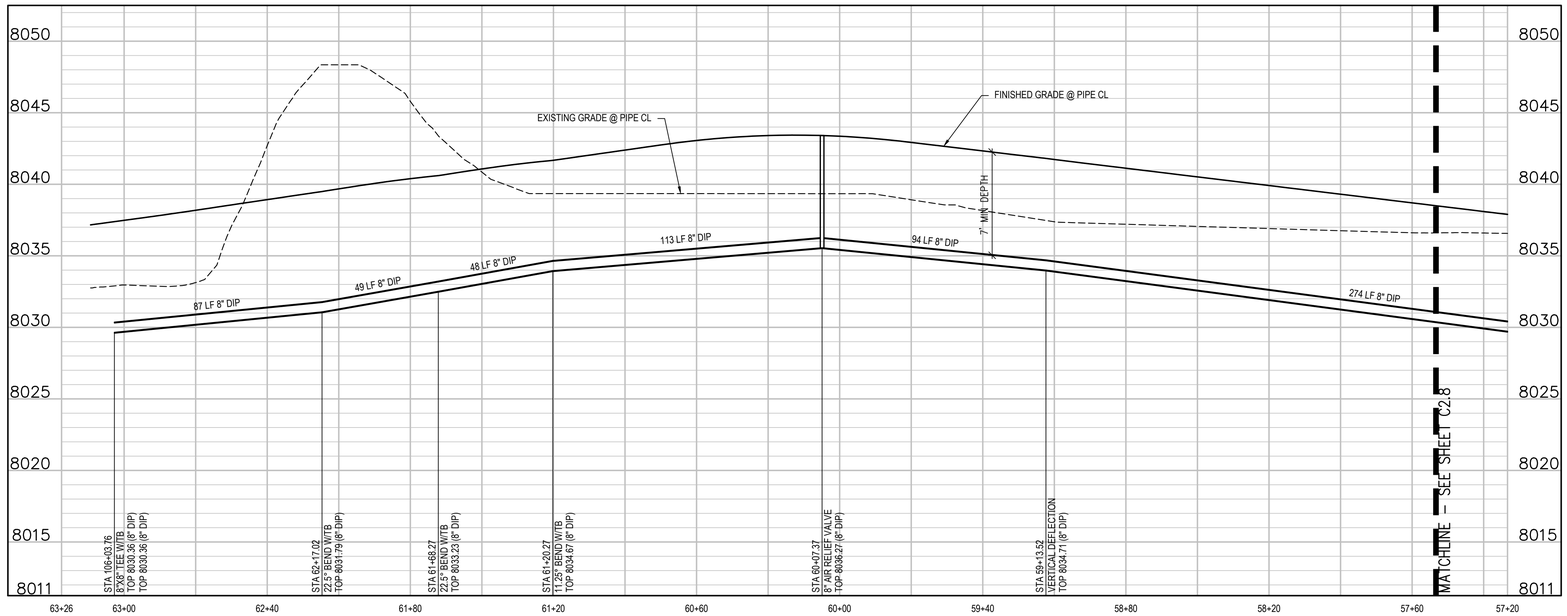


WATER MAIN SOUTH PLAN

SCALE: 1" = 30'



WATER MAIN SOUTH PROFILE

SCALE: 1"=30' HORIZ
1"=5' VERT

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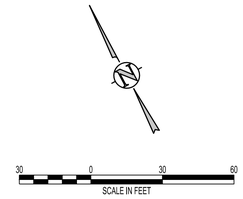

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GRADING AND DRAINAGE NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. REFER TO GENERAL NOTES FOR UTILITY LOCATION AND PROTECTION.
2. CONTRACTOR TO POTHOLE EXISTING UTILITIES AT PROPOSED UTILITY CROSSINGS IN ROW PRIOR TO CONSTRUCTION.
3. REFER TO HORIZONTAL CONTROL PLAN FOR FURTHER INFORMATION PERTAINING TO CURB & GUTTER, CHASES, AND DRAINAGE PANS.
4. CONTRACTOR IS RESPONSIBLE FOR RESTORING ALL DISTURBED AREAS TO THEIR ORIGINAL CONDITIONS.
5. ALL SPOT ELEVATIONS ARE TO FINISHED GRADE OR FLOWLINE UNLESS OTHERWISE SPECIFIED.
6. IF WALL IS SHOWN, TG DENOTES THE FINISHED GRADE ADJACENT TO THE HIGH SIDE OF THE WALL. BG DENOTES THE FINISHED GRADE ADJACENT TO THE LOW SIDE OF THE WALL. REFER TO ARCH PLANS/DETAILS FOR WALL ELEVATIONS BEYOND THE ADJACENT FINISHED GRADES (EXPOSED WALL, CAP/FOOTER, ETC.)

EROSION AND SEDIMENTATION NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL CONTROLS DURING INITIAL, INTERIM, AND FINAL CONDITIONS.
2. ALL CONTROLS SHALL BE INSTALLED WITHIN THE PROPERTY LINES UNLESS OTHERWISE SPECIFIED. WHEN CONSTRUCTION ACTIVITIES DISTURB ADJACENT AND/OR RIGHT-OF-WAY PROPERTIES, COORDINATION WITH PROPERTY OWNERS IS REQUIRED PRIOR TO CONSTRUCTION.

EROSION CONTROL LEGEND

- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- PROPOSED INDEX CONTOUR
- PROPOSED INTERMEDIATE CONTOUR
- LIMITS OF WORK
- VTC — VEHICLE TRACKING CONTROL
- SF — SILT FENCE
- CF — CONSTRUCTION FENCE
- SCL — SEDIMENT CONTROL LOG
- RCD — ROCK CHECK DAM
- CWA — CONCRETE WASHOUT AREA

LEVEL SPREADER
5 CD3.0
4' DRY WELL
33.26 ME
ROCK CHECK DAM (TYP)
RCD
DRAIN LINE TO DRYWELL
7' X 5' CONC PAD FOR GENERATOR
PROTECT EXIST TREE (TYP)
DRAINAGE SWALE
DEMO EXIST TREE
SEDIMENT CONTROL LOG (TYP)
CONC PAD & TRANSFORMER. DESIGN BY UTILITY PROVIDER
WATER PUMP STATION
FFE=8037.25' (ARCH 100'-0")
BUILDING CORNER
N1632217.89
E2741245.35
DOUBLE DOOR
ELECT DESIGN BY UTILITY PROVIDER
BUILDING CORNER
N1632203.62
E2741224.82
LIMITS OF DISTURBANCE (TYP)
LOD
37.01 ME
WTP UTILITIES SHOWN FOR REFERENCE ONLY
CWA
CONCRETE WASHOUT AREA
VTC
VEHICLE TRACKING CONTROL

SCALE IN FEET: 5 0 5 10

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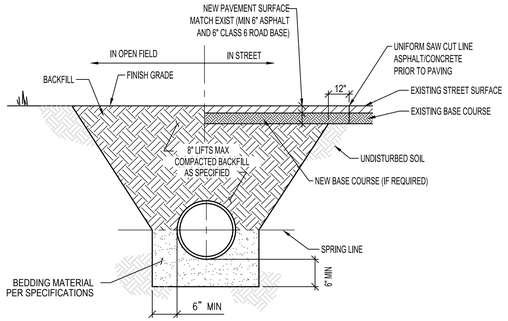
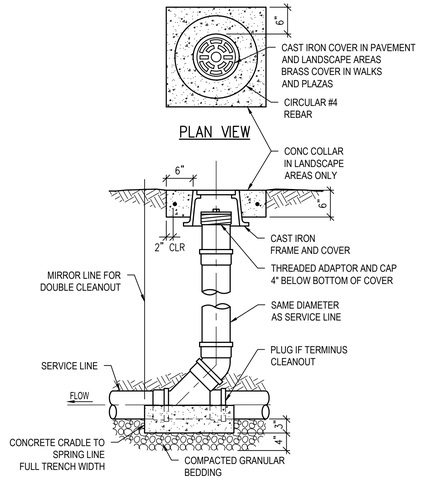


REINFORCED CONCRETE PIPE

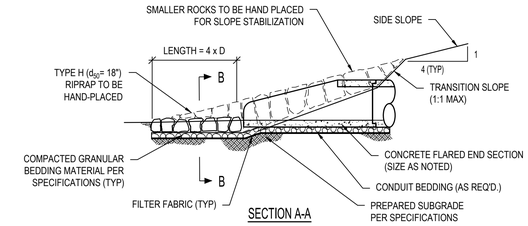
NOTES:

1. IF UNSTABLE MATERIALS ARE FOUND IN TRENCH, OVEREXCAVATED PER SPECIFICATIONS OR AS REQUIRED.
2. TRENCH TO BE BRACED OR SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKERS AND THE PROTECTION OF OTHER UTILITIES.
3. MINIMUM COVER IS 18" BELOW FINISHED GRADE.

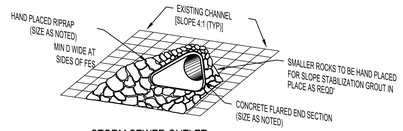
STORM SEWER PIPE BEDDING DETAIL
NTS
1
-



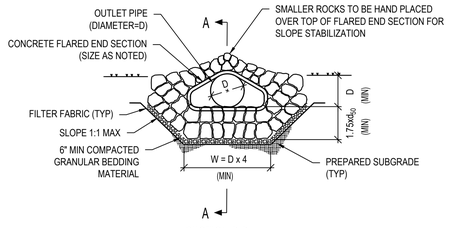
STORM CLEANOUT DETAIL
NTS
2
-



SECTION A-A

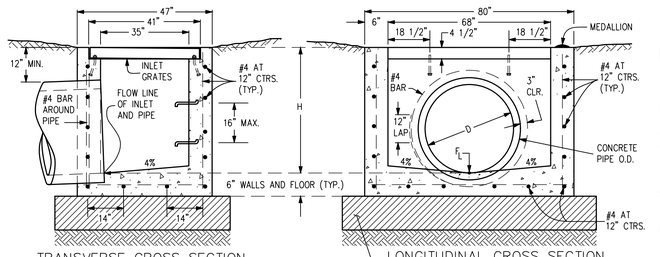


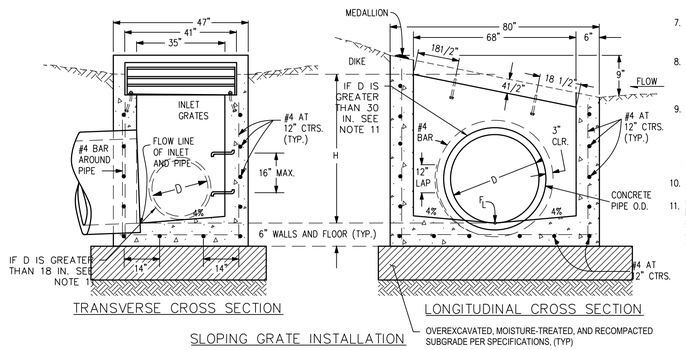
STORM SEWER OUTLET
ISOMETRIC VIEW



SECTION B-B

STORM SEWER FLARED END SECTION DETAIL
NTS
3
C1.1

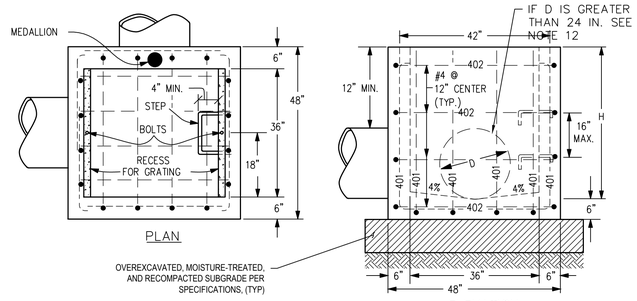




NOTES:

1. INLET TYPE D IS NOT HS-20 RATED AND SHALL NOT BE PLACED IN PAVED ROADWAYS. THIS INLET SHALL BE USED ONLY OUTSIDE PAVED ROADWAYS.
2. CONCRETE SHALL BE CLASS B. INLET MAY BE CAST-IN-PLACE OR PRECAST.
3. SEE PLANS FOR SIZE AND LOCATION OF PIPE.
4. STRUCTURAL STEEL FOR GRATES AND GRATE INSTALLATION HARDWARE SHALL BE GALVANIZED AND SHALL BE IN ACCORDANCE WITH SUBSECTION 712.06.
5. STANDARD INLET GRATES SHALL BE USED ON ALL TYPE D INLETS UNLESS CLOSE MESH GRATES ARE SPECIFIED ON THE PLANS.
6. CLOSE MESH GRATES ARE RECOMMENDED WHERE FOOT TRAFFIC OR BICYCLE ROUTES ARE IN CLOSE PROXIMITY TO GRATE. THIS GRATE IS NOT ADA COMPLIANT OR BICYCLE FRIENDLY AND SHALL NOT BE PLACED DIRECTLY IN SIDEWALKS, CROSSWALKS OR BIKE PATHS.
7. STEPS SHALL BE PROVIDED WHEN INLET DIMENSION "H" IS EQUAL TO OR GREATER THAN 3 FT.-6 IN. AND SHALL CONFORM WITH AASHTO M 199.
8. REINFORCING BARS SHALL BE EPOXY COATED AND DEFORMED #4, AND SHALL HAVE A 2 IN. MINIMUM CLEARANCE. CUT OR BEND BARS AROUND PIPE AS REQUIRED.
9. ALL INLETS SHALL HAVE A 4 IN. DIA. METAL MEDALLION WITH A "NO DUMPING DRAINS TO STREAM" MESSAGE ON IT. THE MEDALLION SHALL HAVE A FISH SYMBOL WITH A BLUE BACKGROUND. IT SHALL BE FIRMLY ATTACHED TO THE INLET'S SURFACE WITH A PERMANENT FASTENER.
10. FOR FULL DETAIL INCLUDING BAR LIST, DIMENSIONS AND QTY. TABLE, SEE CDOT DETAIL M-604-11
11. ALL CONNECTED PIPES WITH A DIAMETER (D) GREATER THAN 30" FRONT AND 18" SIDE AND/OR ENTERING AT AN ANGLE GREATER THAN 80° A CUSTOM CONC BOX MUST BE CONSTRUCTED. CONTRACTOR TO COORDINATE BOX DIMENSIONS AND SPECS WITH MANUFACTURER.

TYPE D INLET DETAIL
NTS
4
C1.1



NOTES:

1. INLET TYPE C IS NOT HS-20 RATED AND SHALL NOT BE PLACED IN PAVED ROADWAYS. THIS INLET SHALL BE USED ONLY OUTSIDE PAVED ROADWAYS.
2. CONCRETE SHALL BE CLASS B. INLET MAY BE CAST-IN-PLACE OR PRECAST.
3. REINFORCING BARS SHALL BE EPOXY COATED AND DEFORMED #4, AND SHALL HAVE A MINIMUM 2 IN. CLEARANCE. CUT OR BEND AROUND PIPES AS REQUIRED.
4. CONCRETE SLOPE AND DITCH PAVING SHALL BE IN ACCORDANCE WITH SECTION 507. REINFORCEMENT FOR CONCRETE SLOPE PAVING SHALL BE 6 X 6 - W1.4 X W1.4 OR 6 X 6 - W2.1 X W2.1.
5. STRUCTURAL STEEL FOR GRATES AND GRATE INSTALLATION HARDWARE SHALL BE GALVANIZED, AND SHALL BE IN ACCORDANCE WITH SUBSECTION 712.06.
6. THE STANDARD INLET GRATES SHALL BE USED ON ALL TYPE C INLETS UNLESS CLOSE MESH GRATES ARE SPECIFIED ON THE PLANS.
7. CLOSE MESH GRATES ARE RECOMMENDED WHERE FOOT TRAFFIC OR BICYCLE ROUTES ARE IN CLOSE PROXIMITY TO GRATE. THIS GRATE IS NOT ADA COMPLIANT OR BICYCLE FRIENDLY AND SHALL NOT BE PLACED DIRECTLY IN SIDEWALKS, CROSSWALKS OR BIKE PATHS.
8. STEPS SHALL BE PROVIDED WHEN INLET DIMENSION "H" IS EQUAL TO OR GREATER THAN 3 FT. - 6 IN., AND SHALL CONFORM TO AASHTO M 199.
9. ALL INLETS SHALL HAVE A 4 IN. DIA. METAL MEDALLION WITH A "NO DUMPING DRAINS TO STREAM" MESSAGE ON IT. THE MEDALLION SHALL HAVE A FISH SYMBOL WITH A BLUE BACKGROUND. IT SHALL BE FIRMLY ATTACHED TO THE TOP OF THE INLET WITH A PERMANENT FASTENER.
10. SEE PLANS FOR SIZE AND LOCATION OF PIPE.
11. FOR FULL DETAIL INCLUDING BAR LIST, DIMENSIONS AND QTY. TABLE, SEE CDOT DETAIL M-604-10
12. ALL CONNECTED PIPES WITH A DIAMETER (D) GREATER THAN 24" AND/OR ENTERING AT AN ANGLE GREATER THAN 80° A CUSTOM CONC BOX MUST BE CONSTRUCTED. CONTRACTOR TO COORDINATE BOX DIMENSIONS AND SPECS WITH MANUFACTURER.

TYPE C INLET DETAIL
NTS
5
C1.1

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DRAINAGE DETAILS

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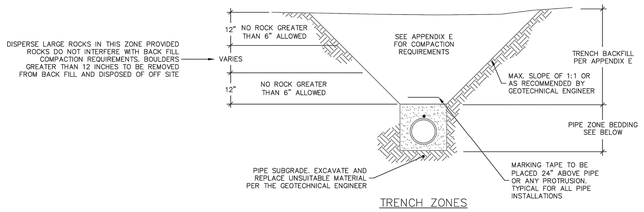
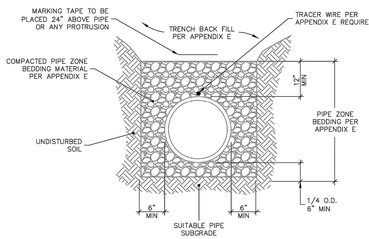


TRENCH ZONES

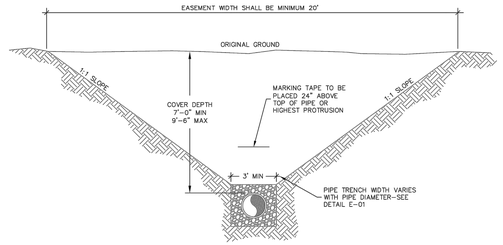


PIPE BEDDING ZONE

FOR PAVED AREAS, STOP BACKFILL AT REQUIRED DEPTH TO ALLOW FOR CONSTRUCTION OF PAVEMENT SECTION

EAGLE RIVER WATER & SANITATION DISTRICT	TYPICAL MAIN TRENCH SECTION	
846 FOREST ROAD VAIL, CO 81657 (970) 476-7480 WWW.ERWSD.ORG	DRAWN BY: JEC	DATE: 03/01/2017
	SCALE: NONE	REV: 1/21/2020
	E-01	

WATER MAIN COVER DEPTH	MINIMUM EASEMENT WIDTH REQUIRED
7'-0" TO 8'-6"	20'
8'-7" TO 9'-6"	25'



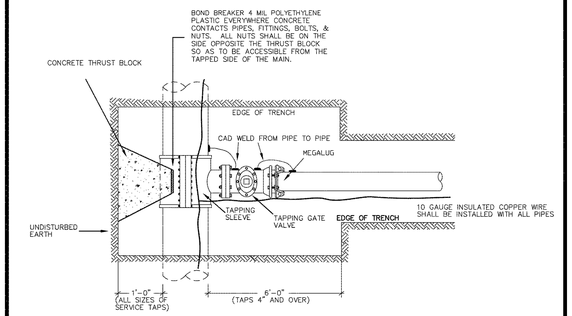
MINIMUM EASEMENT WIDTH

GENERAL NOTES

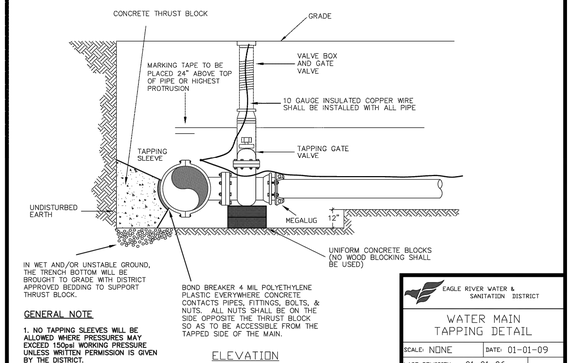
1. PIPE SHALL BE CENTERED IN EASEMENT.
2. CALCULATE EASEMENT WIDTH AS FOLLOWS:
   W = DEPTH TO TOP OF PIPE X 2 + 3 FEET
   (ROUND UP IN 5 FOOT INCREMENTS)

EXAMPLE:
9 FOOT DEEP PIPE = 9 X 2 + 3 = 21 FEET
W = 25 FOOT WIDE EASEMENT (ROUNDED UP)

EAGLE RIVER WATER & SANITATION DISTRICT	846 FOREST ROAD VAIL, CO 81657 (970) 476-7480 WWW.ERWSD.ORG	
EASEMENT WIDTH DETAIL		
DRAWN BY: JEC	DATE: 03/01/2017	
SCALE: NONE	REV: N/A	
C-15		



PLAN



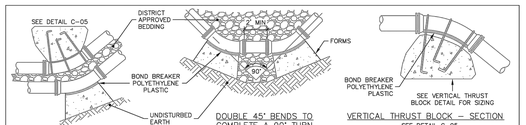
ELEVATION

GENERAL NOTE

1. NO TAPPING SLEEVES WILL BE ALLOWED WHERE PRESSURES MAY EXCEED 150psi WORKING PRESSURE UNLESS WRITTEN PERMISSION IS GIVEN BY THE DISTRICT.

2. PRIOR WRITTEN APPROVAL REQUIRED BY DISTRICT

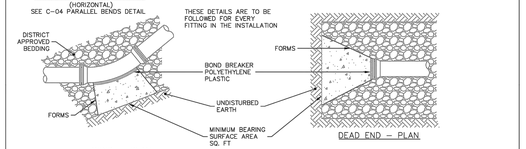
EAGLE RIVER WATER & SANITATION DISTRICT	
WATER MAIN TAPPING DETAIL	
SCALE: NONE	DATE: 01-01-09
LAST REVISION 01-01-06	W-11
APPROVED FOR YEAR 2009	



PARALLEL BENDS – PLAN

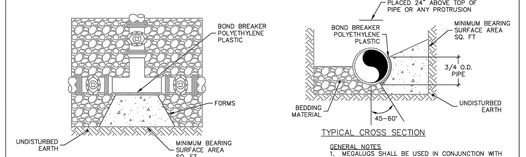
DOUBLE 45° BENDS TO COMPLETE A 90° TURN

VERTICAL THRUST BLOCK – SECTION
SEE DETAIL C-05

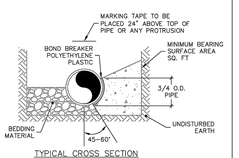


BEND – PLAN

DEAD END – PLAN



TEE – PLAN



TYPICAL CROSS SECTION

SIZE OF PIPE	REQUIRED MINIMUM BEARING SURFACE AREA (SF) BENDS 11-1/4°	22-1/2°	45°	90°	TEE OR DEAD END
4"-8"	1.2	2.5	4.8	8.9	6.3
10"	1.9	3.8	7.5	13.9	9.8
12"	2.8	5.5	10.8	20.0	14.1
16"	4.9	9.8	19.2	35.5	25.1
18"	6.2	12.4	24.3	45.0	31.8
20"	7.7	15.3	30.1	55.5	39.3
24"	11.1	22.1	43.3	80.0	56.5

200 PSI WORKING

THE MINIMUM BEARING SURFACE AREAS ARE PROVIDED FOR 200 PSI WORKING PIPE PRESSURE + 50 PSI SURGE (250 PSI TOTAL) AND 2,000 PSF SOIL BEARING CAPACITY. IF PRESSURE IS HIGHER OR SOIL BEARING POTENTIAL LOWER, CONSULT DISTRICT.

SIZE OF PIPE	REQUIRED MINIMUM BEARING SURFACE AREA (SF) BENDS 11-1/4°	22-1/2°	45°	90°	TEE OR DEAD END
4"-8"	1.5	2.9	5.8	10.7	7.5
10"	2.3	4.6	9.0	16.7	11.8
12"	3.3	6.6	13.0	24.0	17.0
16"	5.9	11.8	23.1	42.7	30.2
18"	7.5	14.9	29.2	54.0	38.2
20"	9.2	18.4	36.1	66.6	47.1
24"	13.3	26.5	51.9	96.0	67.9

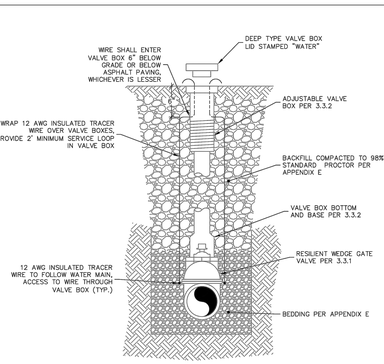
250 PSI WORKING

THE MINIMUM BEARING SURFACE AREAS ARE PROVIDED FOR 250 PSI WORKING PIPE PRESSURE + 50 PSI SURGE (300 PSI TOTAL) AND 2,000 PSF SOIL BEARING CAPACITY. IF PRESSURE IS HIGHER OR SOIL BEARING POTENTIAL LOWER, CONSULT DISTRICT.

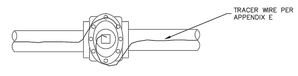
GENERAL NOTES

1. MEGALUGS SHALL BE USED IN CONJUNCTION WITH ALL FITTINGS THAT REQUIRE THE USE OF THRUST BLOCK.
2. REFER TO DISTRICT STANDARDS IN APPENDIX C SECTION 3.6 FOR REQUIREMENTS.
3. THRUST BLOCKS SHALL BE INSTALLED SO THAT ALL JOINTS ARE ACCESSIBLE. POLYWRAP FITTINGS PRIOR TO POURING THRUST BLOCK. EXTEND WRAP TO ENCLOSE ALL FITTINGS AND BOLTS.
4. THRUST BLOCKS SHALL BE FORMED AGAINST UNDISTURBED SOIL & FORMS PER APPENDIX C 4.14.
5. BLOCK HEIGHT SHALL BE ESTABLISHED SUCH THAT THE CALCULATED BLOCK WIDTH IS BETWEEN ONE AND TWO TIMES THE HEIGHT.
6. BOND BREAKER PER APPENDIX C 3.2.10.

EAGLE RIVER WATER & SANITATION DISTRICT	846 FOREST ROAD VAIL, CO 81657 (970) 476-7480 WWW.ERWSD.ORG	
CONCRETE THRUST BLOCKS		
DRAWN BY: JEC	DATE: 03/01/2017	
SCALE: NONE	REV: 1/21/2020	
C-03		



GATE VALVE – SECTION

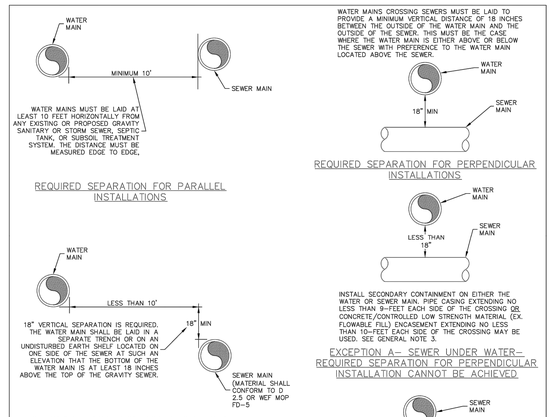


VALVE/TRACER WIRE – PLAN

GENERAL NOTES

1. VALVE BOX IS TO BE INSTALLED PLUMB, LEVEL, AND CENTERED ON 2" NUT.
2. IF THE DISTANCE FROM THE TOP OF THE OPERATING NUT TO THE TOP OF THE VALVE COVER IS GREATER THAN 9', A CENTERING RING AND EXTENSION STEM IS REQUIRED. THE EXTENSION MUST BE SECURED TO THE VALVE OPERATING NUT.
3. TRACER WIRE MATERIALS AND INSTALLATION PER APPENDIX E

EAGLE RIVER WATER & SANITATION DISTRICT	846 FOREST ROAD VAIL, CO 81657 (970) 476-7480 WWW.ERWSD.ORG	
GATE VALVE AND VALVE BOX ASSEMBLY		
DRAWN BY: JEC	DATE: 03/01/2017	
SCALE: NONE	REV: 3/31/2023	
C-09		



GENERAL NOTES

1. WATER PIPES MUST NOT PASS THROUGH OR COME IN CONTACT WITH ANY PART OF A SEWER MANHOLE. WATER MAIN SHOULD BE LOCATED AT LEAST 10 FEET FROM SEWER MANHOLES.
2. PIPE SEPARATION MUST COMPLY WITH STATE OF COLORADO DESIGN CRITERIA FOR POTABLE WATER SYSTEMS, SECTION 8.8 (ALL DETAILS REGARDING SEPARATION BETWEEN WATER AND SEWER).
3. SECONDARY CONTAINMENT–THE PIPE CASING MUST BE OF WATERTIGHT MATERIAL WITH NO JOINTS. THE CASING PIPE MATERIALS MAY BE STEEL, DUCTILE IRON, FIBERGLASS, FIBERGLASS REINFORCED POLYMER MORTAR (FRPM), OR POLYVINYLCHLORIDE (PVC) WITH SUITABLE CARRIER PIPE SUPPORTS AND CASING PIPE END SEALS.
4. SECONDARY CONTAINMENT REQUIRED UNLESS THE VERTICAL DISTANCE EXCEEDS 5 FEET. THE CASING MUST BE A SINGLE SECTION OF STEEL OR DUCTILE IRON PIPE. THE DESIGN MUST INCLUDE A MEANS TO SUPPORT THE INTERCEPTOR OR SEWER MAIN TO PREVENT SETTLEMENT AND PERMIT MAINTENANCE OF THE WATER MAIN WITHOUT DAMAGE TO THE SEWER PIPE. CROSSINGS INVOLVING JOINTLESS PIPE SUCH AS HDPE, FUSIBLE PVC OR WELDED STEEL DO NOT REQUIRE INSTALLATION OF SECONDARY CONTAINMENT.

EAGLE RIVER WATER & SANITATION DISTRICT	846 FOREST ROAD VAIL, CO 81657 (970) 476-7480 WWW.ERWSD.ORG	
WATER & SANITARY SEWER SEPARATION		
DRAWN BY: JEC	DATE: 03/01/2017	
SCALE: NONE	REV: N/A	
D-11		

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NO.	DATE	DES'D	DWN	REVISION DESCRIPTION

DESIGNED BY:	RMM
DRAWN BY:	RMM
CHECKED BY:	JLS
JOB #:	3691c
DATE:	09/02/2025

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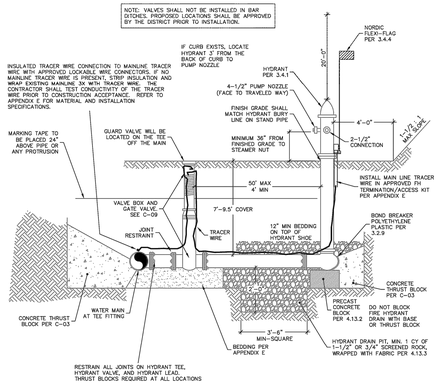

EAGLE RIVER WATER & SANITATION DISTRICT
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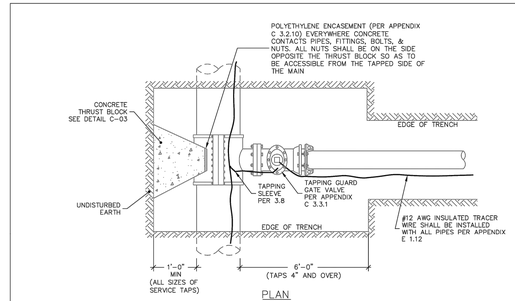
WWW.ERWSD.ORG

FIRE HYDRANT ASSEMBLY

DRAWN BY:	JEC	DATE:	03/01/2017
SCALE:	NONE	REV:	3/31/2023

C-08



GENERAL NOTES

1. TAPPING SLEEVES PERMITTED PER APPENDIX B 3.8
2. PRIOR WRITTEN APPROVAL IS REQUIRED BY THE DISTRICT.

EAGLE RIVER WATER & SANITATION DISTRICT
846 FOREST ROAD VAIL, CO 81657 (970) 476-7480
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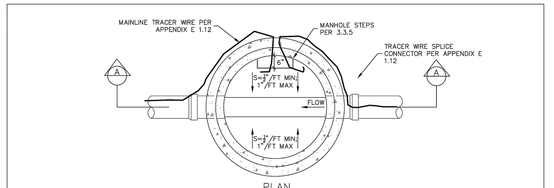
WATER SERVICE TAPPING DETAIL (WITH MAINLINE TRACER)

DRAWN BY:	JEC	DATE:	03/01/2017
SCALE:	NONE	REV:	3/31/2023

B-03



GENERAL NOTES

1. ALL CONCRETE WORK SHALL COMPLY WITH LATEST ACI-318 SPECIFICATIONS.
2. MANHOLE TROUGH SHALL HAVE A MINIMUM OF 0.2" DROP FROM ENTRANCE THROUGH EXIT.
3. FLOW CHANNEL TO BE SHAPED AS TO NOT ALLOW STANDING WATER PER 3.3.8.
4. MANHOLE SHALL CONFORM TO ASTM C478 AND ALL APPLICABLE DISTRICT STANDARDS (APPENDIX D).

EAGLE RIVER WATER & SANITATION DISTRICT
846 FOREST ROAD VAIL, CO 81657 (970) 476-7480
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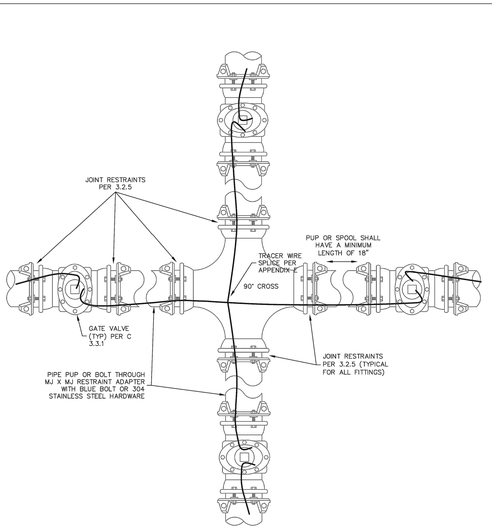
STANDARD MANHOLE

DRAWN BY:	JEC	DATE:	03/01/2017
SCALE:	NONE	REV:	3/31/2023

D-01



GENERAL NOTES

1. CROSSES SHALL BE CONSIDERED ON AN INDIVIDUAL BASIS. ALL USES OF THIS APPLICATION SHALL REQUIRE PRIOR DISTRICT APPROVAL.
2. JOINT RESTRAINT DEVICES SHALL BE REQUIRED ON ALL CROSS APPLICATIONS AND RESTRAINED LENGTH CALCULATIONS SHALL BE PROVIDED BY ENGINEER.
3. TRACER WIRE SHALL BE INSTALLED PER APPENDIX E AND CONNECTED WITH LOCKABLE SPLICE CONNECTIONS. TRACER WIRE ACCESS PER C-09.

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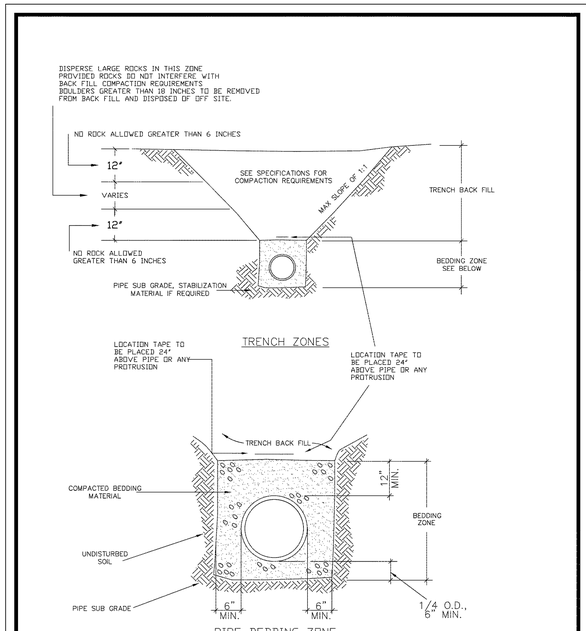
90° CROSS DETAIL

DRAWN BY:	JEC	DATE:	03/01/2017
SCALE:	NONE	REV:	3/31/2023

C-07

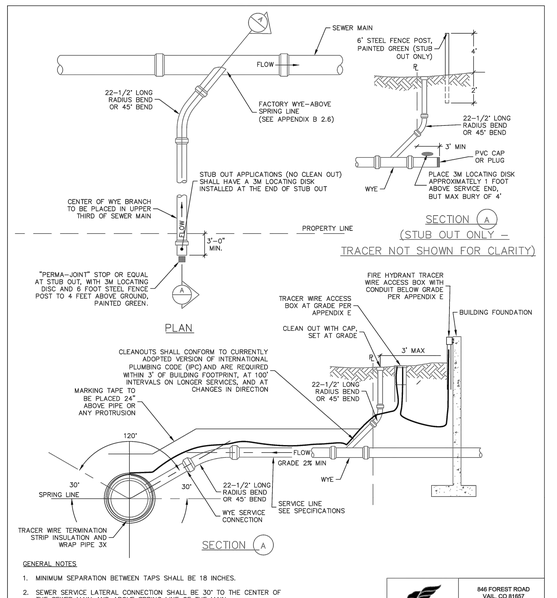


EAGLE RIVER WATER & SANITATION DISTRICT

SEWER PIPE BEDDING

SCALE:	NONE	DATE:	01-01-09
REVISIONS	12/31/01		S-10
APPROVED	FOR YEAR 2009		

Sewer Specifications 61



GENERAL NOTES

1. MINIMUM SEPARATION BETWEEN TAPS SHALL BE 18 INCHES.
2. SEWER SERVICE LATERAL CONNECTION SHALL BE 30° TO THE CENTER OF THE SEWER MAIN AND ABOVE SPRING LINE OF THE MAIN.
3. FACTORY WYE SHALL BE INSTALLED FOR SERVICES ON NEW MAINLINE INSTALLATIONS. FOR SERVICE CONNECTIONS TO EXISTING MAINS, TAP TO BE PERFORMED BY DISTRICT USING TAPPING SADDLE FOR SERVICES UP TO 6" IN DIAMETER. SERVICES 8" OR GREATER REQUIRE INSTALLATION OF A MANHOLE.
4. ALL SEWER SERVICE LINES SHALL BE ELECTRONICALLY LOCATABLE WITH A TRACER WIRE SYSTEM AS SPECIFIED IN APPENDIX E.
5. CLEANOUTS AND TRACER WIRE ACCESS BOXES MAY NEED TO BE PROTECTED BY CAST IRON ASSEMBLIES IF LOCATE IN TRAFFIC AREA
6. IF MAINLINE TRACER WIRE IS PRESENT, CONNECT SERVICE LINE WITH APPROVED SPLICE CONNECTION PER APPENDIX E 1.12.

EAGLE RIVER WATER & SANITATION DISTRICT
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SEWER SERVICE CONNECTION

DRAWN BY:	JEC	DATE:	03/01/2017
SCALE:	NONE	REV:	3/31/2023

B-08

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JOB #:	3691c
DATE:	09/02/2025

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HORIZONTAL CONTROL NOTES:

1. ALL DIMENSIONS AND RADII ARE TO FACE OF CURB, FACE OF BUILDING AND EDGE OF WALK UNLESS OTHERWISE NOTED.
2. CONTRACTOR TO REPAIR/REPLACE ALL DAMAGE TO EXISTING FLATWORK OR SITE FEATURES NOT INTENDED FOR DEMOLITION.
3. REFER TO GRADING AND DRAINAGE PLAN FOR FURTHER INFORMATION PERTAINING TO CURB & GUTTER, CHASES, AND DRAINAGE PANS.

HORIZONTAL CONTROL LEGEND

- ASPHALT PAVING
- HEAVY-DUTY ASPHALT PAVING
- CONCRETE PAVING
- HEAVY-DUTY CONCRETE PAVING
- MILL AND OVERLAY
- LIMITS OF SAWCUT

N

60 0 60 120
SCALE IN FEET

50' ORDINARY HIGH WATER MARK SETBACK

100-YR FLOODPLAIN AS MODELED BY JVA (TYP)

EFFECTIVE 100-YR FLOODPLAIN (TYP)

ROAD PLAN & PROFILES (SEE SHEETS C1.1-C1.3)

PROPERTY LINE (TYP)

CROSS CREEK LOOP
ROW- 50.00'

SPEED LIMIT SIGN, R2-1

4' WIDE SOFT SURFACE TRAIL (TYP)

50.00' R.O.W. (TYP)

24.00' DRIVE (TYP)

PHASING LIMIT (PHASE 1 SOUTH AND WEST OF THIS LINE, PHASE 2 NORTH AND EAST OF THIS LINE)

CROSS CREEK

CROSS CREEK DRIVE
ROW- 80.00'

STOP SIGN, R1-1

4 / CD3.0 — 6' WIDE SOFT SURFACE TRAIL ALONG ROAD (TYP)

3 / CD3.0 — STOP SIGN, R1-1

APPROX LIMITS OF SAWCUT

RESTORED/RE-ESTABLISHED ACCESS TO BACK OF SCHOOL TO BE DESIGNED DURING FINAL PLATTE

51.00' R.O.W.

24.00' DRIVE (TYP)

APPROX LIMITS OF SAWCUT (TYP)

SEE INSET PLAN "A" FOR CONTROL POINTS

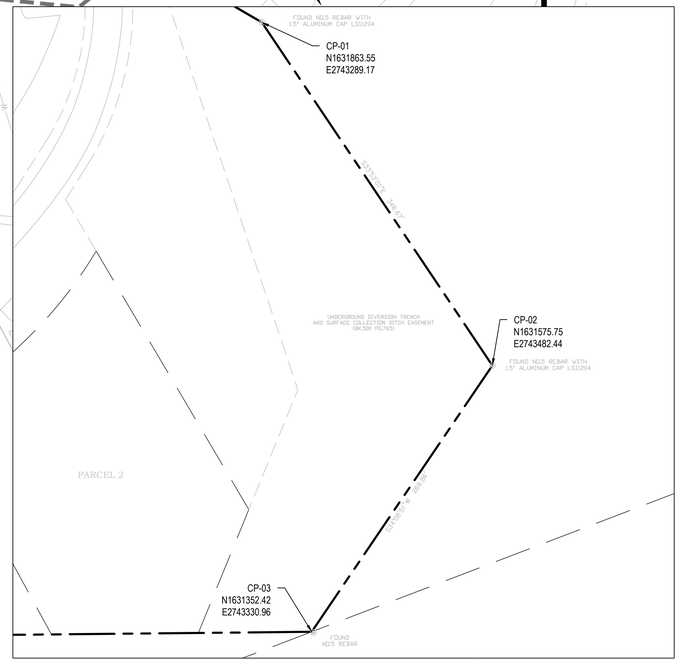
2 / CD3.0 — ASPHALT PAVEMENT (TYP)

1 / CD3.0 — APPROX LIMITS OF SAWCUT (TYP)

TRACT A

PARCEL 1

PARCEL 2



INSET "A": CONTROL POINTS
SCALE:1"=60'

A / C3.0

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JOB #:	3691c
DATE:	09/02/2025

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OVERALL HORIZONTAL CONTROL PLAN

SHEET NO.
C3.0

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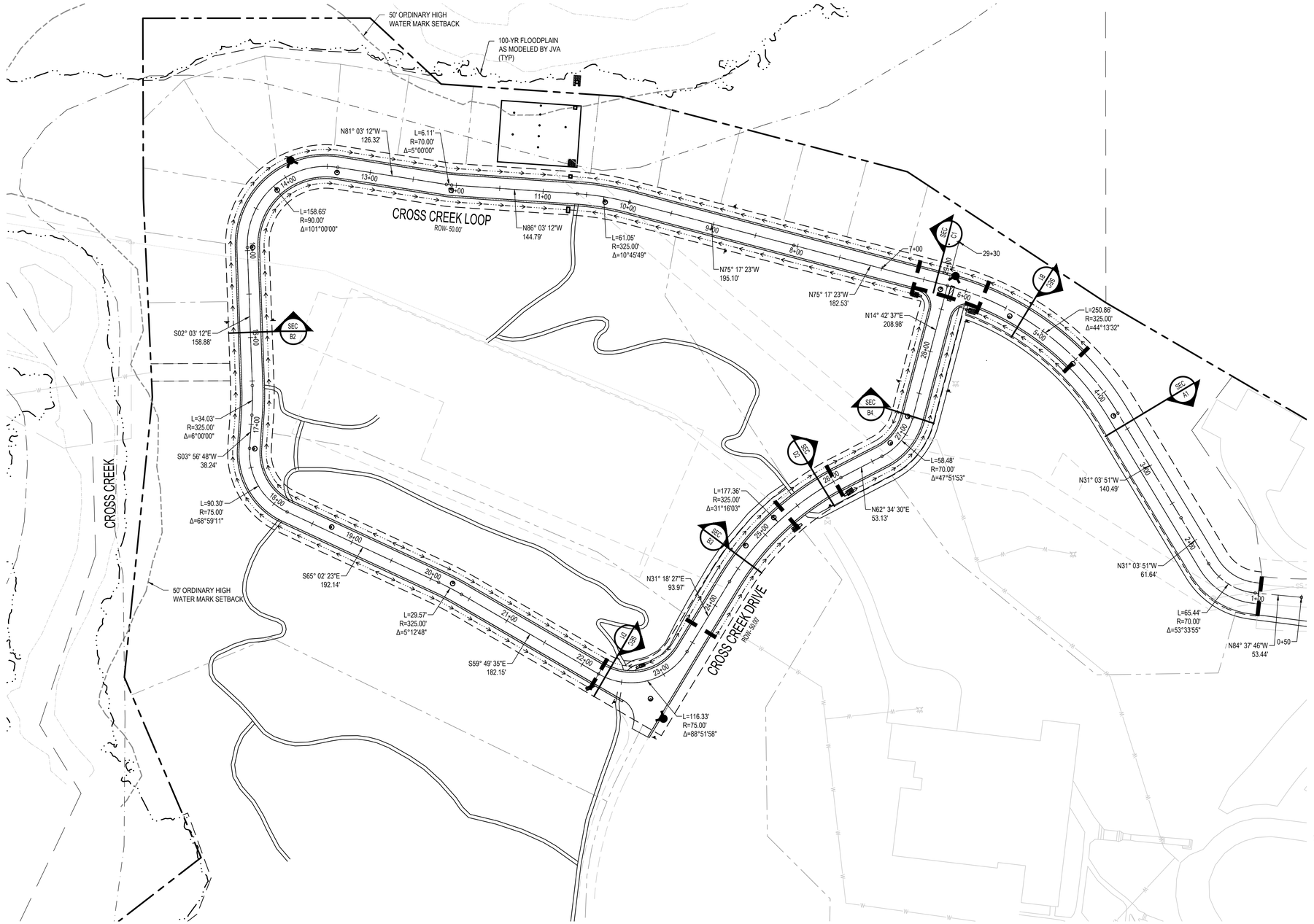
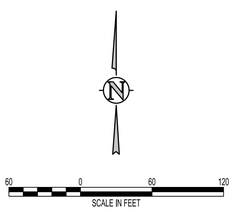


TYPICAL ROAD WAY (PLAN)

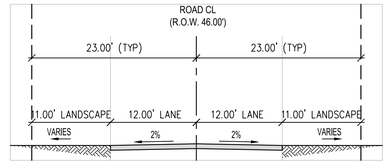
SCALE: 1" = 60.00'



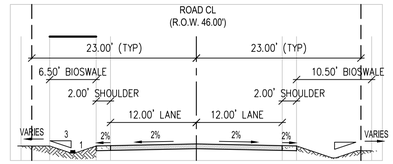
HORIZONTAL CONTROL NOTES:

1. ALL DIMENSIONS AND RADII ARE TO FACE OF CURB, FACE OF BUILDING AND EDGE OF WALK UNLESS OTHERWISE NOTED.
2. CONTRACTOR TO REPAIR/REPLACE ALL DAMAGE TO EXISTING FLATWORK OR SITE FEATURES NOT INTENDED FOR DEMOLITION.
3. REFER TO GRADING AND DRAINAGE PLAN FOR FURTHER INFORMATION PERTAINING TO CURB & GUTTER, CHASES, AND DRAINAGE PANS.

TYPICAL ROAD WAY (SECTIONS)



STA 0+00.00' - STA 3+50.00' — SEC A1

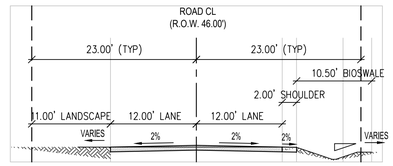


STA 3+50.00' - STA 4+80.00' — SEC B1

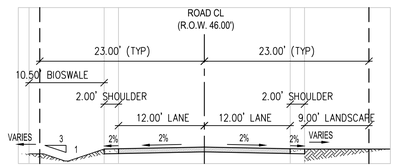
STA 5+60.00' - STA 21+22.55' — SEC B2

STA 22+65.00' - STA 24+34.29' — SEC B3

STA 25+02.19' - STA 27+49.83' — SEC B4



STA 4+80.00' - STA 5+60.00' — SEC C1



STA 21+22.55' - STA 22+65.00' — SEC D1

STA 24+34.29' - STA 25+02.19' — SEC D2

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970.404.3100
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NO.	DATE	DES'D	D'WN	REVISION DESCRIPTION

DESIGNED BY:	RMM
DRAWN BY:	RMM
CHECKED BY:	JLS
JOB #:	3691c
DATE:	09/02/2025

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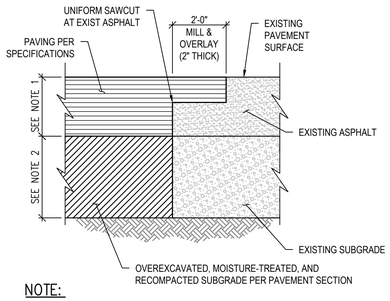
1000 MALOIT PARK ROAD
MINTURN, CO 81645

TYPICAL ROADWAY SECTIONS

SHEET NO.
C3.1

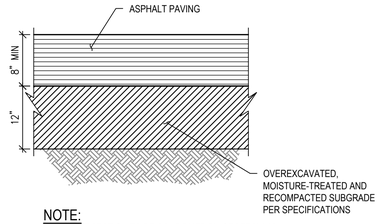
G:\3691c - Eagle County Schools Maloit Park\Drawings\3691c-03-HCP-01.dwg, 10/14/2025 - 2:29 PM, MJS



NOTE:

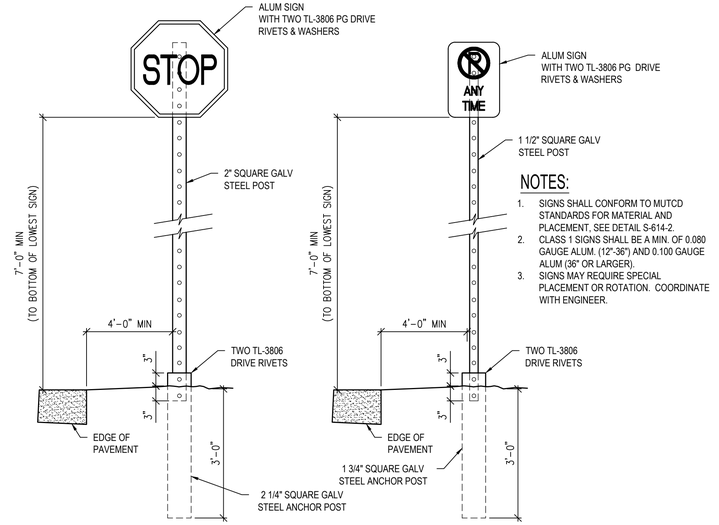
1. MATCH EXISTING DEPTH +1"
2. MATCH EXIST SUBGRADE DEPTH UNLESS OTHERWISE SPECIFIED
3. APPLY TACKIFIER AT SAWCUT AND MILL PRIOR TO PAVING.

ASPHALT "T" PATCH DETAIL
NTS — 1 / C3.0



NOTE:
PAVEMENT SECTION TO BE CONFIRMED BY GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION.

FULL DEPTH ASPHALT PAVEMENT SECTION DETAIL
NTS — 2 / C3.0



NOTES:

1. SIGNS SHALL CONFORM TO MUTCD STANDARDS FOR MATERIAL AND PLACEMENT, SEE DETAIL S-614-2.
2. CLASS 1 SIGNS SHALL BE A MIN. OF 0.080 GAUGE ALUM. (12"-36") AND 0.100 GAUGE ALUM (36" OR LARGER).
3. SIGNS MAY REQUIRE SPECIAL PLACEMENT OR ROTATION. COORDINATE WITH ENGINEER.

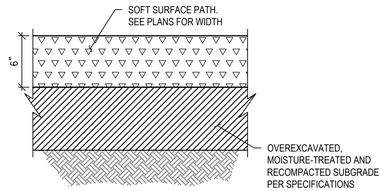
LARGE/MULTIPLE SIGN SQUARE POST

FOR USE W/ LARGER SIGNS (R5-1, R1-1, WIDTH>12", MULTIPLE SIGNS ON SAME POST & FOR ALL SIGNS IN WALKS, CONCRETE AREAS, ETC.)

REGULAR/SMALL SIGN SQUARE POST

FOR USE W/ SINGLE SMALL SIGN (MAX SIZE 12"W X 18"H)

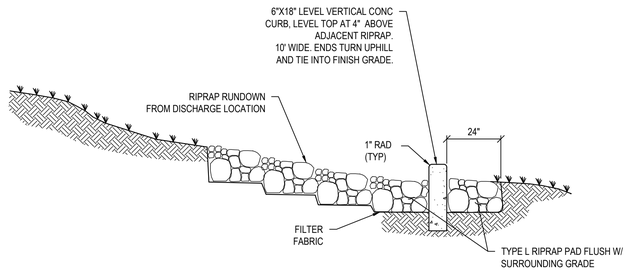
SIGN DETAIL
NTS — 3 / C3.0



NOTE:

1. PAVEMENT SECTION TO BE CONFIRMED BY GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION.
2. GRADING OF SOFT SURFACE TRAIL TO FOLLOW EXISTING AND PROPOSED CONTOURS. TRAIL WILL BE CUT AND FILLED WHERE REQUIRED.

SOFT SURFACE SECTION DETAIL
NTS — 4 / C3.0



LEVEL SPREADER DETAIL
NTS — 5 / C2.9

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NO.	DATE	DES'D	D'WN	REVISION DESCRIPTION

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SITE DETAILS

SHEET NO.
CD3.0

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50' ORDINARY HIGH WATER MARK SETBACK

FIRE HYDRANT

500' (TYP.)

CROSS CREEK LOOP
ROW- 50.00'

FIRE HYDRANT

CROSS CREEK

CROSS CREEK DRIVE
ROW- 50.00'

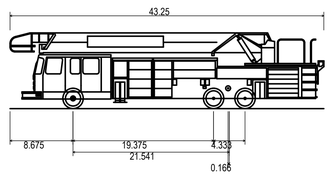
50' ORDINARY HIGH WATER MARK SETBACK

FIRE HYDRANT

TRACT A

PARCEL 1

60 0 60 120
SCALE IN FEET



43' LADDER TRUCK

Overall Length	43.250ft
Overall Width	8.000ft
Overall Body Height	10.432ft
Min Body Ground Clearance	0.862ft
Track Width	8.000ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	40.00°

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NO.	DATE	DES'D	DWN	REVISION DESCRIPTION

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MINTURN, CO 81645

FIRE TRUCK - ACCESS EXHIBIT

SHEET NO.
C4.0

O:\3691c - Eagle County Schools Maloit Park\Drawings\Exhibits-Figures\20240215_2024215_Maloit_Turning Movement.dwg, 10/14/2025 - 2:29 PM, MJS

December 10, 2025

Minturn Town Council
301 Boulder Street
Minturn, CO 81645

Re: Concern Regarding Lack of Response to CPW Comment Letter (October 7, 2024)

Dear Mayor Bidez and Members of the Minturn Town Council,

I am writing to express significant concern regarding the apparent lack of public acknowledgement or procedural response from the Town Council to the October 7, 2024 comment letter submitted by Colorado Parks & Wildlife (CPW) concerning the Maloit Park Workforce Housing Preliminary Plat. As you know, CPW's letter outlines extensive, science-based findings about habitat sensitivity in Maloit Park and raises serious questions about the scale, design, and cumulative impacts of the proposed development.

The CPW letter—signed by Area Wildlife Manager Matt Yamashita and supported by the state's statutory wildlife management authority—details **high priority habitats**, including elk severe winter range, migration corridors, moose concentration areas, black bear conflict zones, mountain lion special management areas, and critical riparian systems. The letter identifies not only direct impacts but far more consequential **indirect and cumulative impacts**, which CPW states *cannot be effectively mitigated* under the development as proposed.

Given the gravity of these findings, the absence of any visible public discussion, formal inquiry, or response from the Town Council is concerning. It is reasonable for residents to expect that when the State's wildlife agency delivers a 10-page, evidence-based evaluation—including explicit recommendations for reducing density, eliminating proposed trail alignments, establishing seasonal closures, protecting adjacent parcels via conservation easements, and significantly modifying construction timing—the Town Council will engage with these recommendations in a transparent and accountable manner.

To date, the public has not seen:

1. **A formal staff report responding to CPW's analysis**
2. **A council work session or agenda item dedicated to reviewing CPW's findings**
3. **Any request from the Town to CPW for clarification or follow-up**

4. **Any communication outlining how CPW's recommendations will be integrated—or why they might be rejected**

This lack of response creates uncertainty for the community, the applicant, and partner agencies. It also risks undermining Minturn's credibility when it comes to wildlife stewardship, land-use professionalism, and compliance with best-available science. CPW emphasized the need for a **comprehensive plan for the entire Maloit Park area prior to approving any individual projects**, yet no such process has been initiated or publicly scheduled.

Because this project exists in one of the most biologically sensitive zones in the Eagle Valley, and because wildlife issues are already a major source of conflict and public concern in Minturn, I respectfully request that the Town Council:

1. **Formally acknowledge receipt of CPW's October 7, 2024 letter**;

2. **Hold a public work session dedicated exclusively to reviewing CPW's findings and recommendations**;

3. **Direct staff to respond in writing to each of CPW's recommendations, including the request for a comprehensive Maloit Park planning effort**;

4. **Clarify how wildlife science will inform the Town's decision-making timeline for this and related land-use applications**.

Minturn has long prided itself on being a community deeply connected to the natural landscapes that surround it. The Town now faces a moment requiring clear leadership, transparent process, and respectful collaboration with the state's wildlife experts. I urge you to take the steps necessary to ensure that CPW's concerns are not overlooked but rather integrated meaningfully into the Town's review.

The interest of our firm, Net Zero Notions, in this land use file is centrally one of carbon (pollution) reduction. Thank you for your consideration. I look forward to your response and to a more transparent public process moving forward.

Respectfully,

G.K. Grimmer

Geoffrey Grimmer

President, Net Zero Notions

January 7, 2026

Minturn Planning & Zoning Commission
301 Boulder Street
Minturn, CO 81645

Re: Additional Concerns about the Maloit Park Workforce Housing proposal

Dear Chairperson Teach and Members of the Minturn Planning Commission,

I wanted to share some additional concerns, for submission alongside my December 10 comments regarding the Maloit Park Workforce Housing proposal as it continues to Minturn's Planning & Zoning Commission meeting on January 14.

1. CPW Comments Still Unaddressed by the Town
As of today, and as I said in my December 10 letter, the Town of Minturn has still not publicly acknowledged or responded to the Colorado Parks & Wildlife (CPW) comment letter submitted on October 7, 2024. This remains concerning given the scope and scientific basis of CPW's findings regarding Maloit Park's role as high-priority wildlife habitat, including elk severe winter range, migration corridors, moose concentration areas, black bear conflict zones, mountain lion special management areas, and critical riparian systems. CPW emphasized that indirect and cumulative impacts—not just direct site disturbance—represent the most consequential risks, many of which cannot be effectively mitigated under the project as proposed.

Despite more than a year passing, the Town has not provided:

- A formal staff analysis responding to CPW's findings;
- A council or P&Z work session dedicated to CPW's recommendations;
- Written findings explaining how CPW's recommendations will be incorporated or why they are being rejected; or
- Initiation of the comprehensive Maloit Park planning effort CPW explicitly requested.

2. ECSD Responses to CPW Are Now on the Record
On February 28, 2025, Eagle County School District (ECSD) formally responded to CPW's recommendations. While ECSD acknowledged CPW's concerns, it declined many of the most substantive recommendations, including reductions in density and footprint, off-site conservation easements, broader riparian setbacks, trail enforcement responsibilities, and a real estate transfer tax to support habitat enhancement. ECSD also declined to delay development pending a comprehensive Maloit Park planning effort, agreeing only to participate if initiated by others.

These responses place CPW's science-based recommendations and ECSD's development priorities squarely in conflict—yet the Town has still not weighed in publicly.

3. Public Subsidy and Infrastructure Cost-Sharing
Battle North LLC, the adjacent landowner, is splitting upfront infrastructure costs 50/50 with ECSD. ECSD's share is being paid with voter-approved bond funds, meaning Eagle County taxpayers are directly subsidizing infrastructure associated with this for-profit development.

This public financial participation elevates the need for transparency and accountability in how wildlife impacts, land-use tradeoffs, and long-term community outcomes are evaluated.

4. Housing Need Mismatch and Master Leasing
It is increasingly clear that the scale and location of the proposed 137 housing units does not align cleanly with current ECSD staff housing needs.

ECSD has acknowledged that it does not have sufficient internal demand to occupy all proposed units. As a result, portions of the development are expected to be master-leased to third-party employers, including East West Partners, Vail Health, and the Vail Valley Foundation.

At the same time, the number of teachers and school staff living up-valley continues to decline each year, with workforce housing demand increasingly concentrated down-valley—roughly 20–30 miles away. This raises legitimate questions about whether Maloit Park is appropriately sited to meet its stated workforce housing purpose, or whether it is increasingly functioning as generalized employee housing for other for-profit institutions.

5. Displacement of Existing Teacher Homeowners
The proposal also has direct implications for the 17 existing teacher families who currently own their homes at Maloit Park. Under the current redevelopment plan, these families will be required to either transition from homeownership into renting within the new development or relocate elsewhere in the valley. This represents a meaningful loss of housing stability for long-term educators and raises equity and community-impact considerations that have not been clearly addressed.

6. Fire Protection, IFC Standards, and Escalating Wildfire Risk
The local fire protection chief has provided technical comments tied to International Fire Code (IFC) and Wildland-Urban Interface (WUI) standards. However, these must be viewed in light of escalating wildfire risk following the Derby Fire and the reality that Minturn's existing town codes are antiquated and insufficiently calibrated to modern wildfire behavior, especially for backcountry, single-access, multi-phase developments.

IFC compliance establishes minimum thresholds, but it does not guarantee functional safety under real-world conditions involving wind-driven fire, winter weather, traffic congestion, and phased population increases.

7. Water and Sanitation Capacity Concerns (ERWSD)
Eagle River Water and Sanitation District (ERWSD) submitted referral comments on October 3, 2024 identifying unresolved concerns regarding sewer main slope, sizing, cover, and the

absence of a basis-of-design report demonstrating projected wastewater flows and velocities. ERWSD noted that earlier comments had not been addressed and that no approvals had been issued.

These unresolved utility issues further underscore the risks of advancing approvals without validating that core infrastructure systems can serve both the initial phase and the full build-out scenario.

8. Electric and Gas Utility Constraints (Public Service Company of Colorado / Xcel Energy)
Public Service Company of Colorado (PSCo) has also reviewed the Maloit Park plat and identified extensive utility requirements that remain unresolved at this stage. These include:

- Dedication and graphic depiction of **significant dry-utility easements** (10’ along front lot lines and streets; 5’ around multi-family and common areas);
- Accommodation of **transformers, switchgear, gas mains, meters, and running lines**, each with strict clearance, siting, and easement requirements;
- Prohibitions on placing electrical equipment within drainage easements;
- Requirements for detailed utility plans, load calculations (including EV charging), meter locations, and building elevations prior to design approval; and
- The possibility that **gas and electric infrastructure reinforcement may be required** following Xcel’s capacity checks, with associated costs potentially borne by the developer or public partners.

PSCo also noted the absence of a proposed running line for gas and electric utilities in the materials reviewed to date. Collectively, these comments indicate that utility layout, capacity, and easement conflicts remain unresolved and may materially affect site design, road widths, drainage, and emergency access—particularly when considered across the full three-phase development.

9. Traffic Study Concerns and Emergency Access
The traffic study identifies vehicle volumes approaching or exceeding 900–1,000 daily movements. When combined with single-egress reliance, winter conditions, wildfire evacuation scenarios, and unresolved utility and infrastructure constraints, these volumes raise serious concerns about access reliability and emergency response.

10. Maloit Park as Phase One of a Larger Development System
Critically, Maloit Park is not an isolated project. It is the first phase of a much larger development trajectory that includes:

- Approximately **$12 million homes on 54 acres southwest of Maloit Park**, owned by the Town of Minturn and accessed via the same infrastructure enabled by the 50/50 cost-sharing deal; and

- An additional **~250 housing units on a 540-acre parcel even deeper into this pristine backcountry**, extending development into high-risk wildfire terrain and intact wildlife habitat.

Road width, access geometry, utility corridors, evacuation capacity, and emergency response assumptions established in Phase 1 **cannot be separated from the total build-out scenario**.

11. Why This Must Be Considered as One Integrated System
Developments of this nature cannot be segmented for safety, infrastructure, or utility analysis. **Road width, access, evacuation capacity, fire protection, water, sewer, and electric/gas infrastructure must be evaluated based on the fully built three-part development—not the initial phase alone.** Anything less creates a false sense of security and exposes the Town, residents, and first responders to foreseeable risk.

Taken together—unaddressed CPW science, ECSD's rejection of key wildlife recommendations, public bond funding and shared infrastructure costs, housing-need mismatch, displacement of existing teacher homeowners, outdated codes, escalating wildfire risk, unresolved water and utility constraints, traffic volumes, and a clear trajectory toward deeper backcountry development—this proposal warrants especially careful and transparent review before further approvals move forward.

From Net Zero Notions' perspective, our interest in this file is centrally focused on carbon and pollution reduction, assessed through the Drawdown framework. However, climate outcomes, land-use decisions, habitat integrity, wildfire safety, housing stability, infrastructure reliability, traffic performance, and public financial stewardship are inseparable in this setting. CPW's science-based recommendations deserve clear, on-the-record consideration before Minturn commits to a development path that will be difficult—or impossible—to reverse.

Best regards,

G.K. Grimmer

Geoffrey Grimmer
President, Net Zero Notions
Eagle, Colorado
970.987.9790
geoff@netzeronotions.com

OTTENJOHNSON
ROBINSON NEFF + RAGONETTI PC

December 5, 2025

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BY E-MAIL SCOT@HUNNPLANNING.COM; MJS@MOUNTAINLAWFIRM.COM

Scot Hunn
Town of Minturn
Planning & Zoning Department
302 Pine Street
Minturn, Colorado 81645

Michael J. Sawyer
Karp, Neu, Hanlon PC
201 14th Street, Suite 200
P.O. Box 2030
Glenwood Springs, CO 81602

Re: Comment Letter – Maloit Park Workforce Housing Project, Preliminary Plat Subdivision

Dear Scot:

This firm represents Battle North, LLC, a Colorado limited liability company ("**Battle North**") with respect to the real property it owns in the Town of Minturn ("**Town**") located generally west of the Highway 24 and Maloit Park Road intersection. Battle North's property is adjacent to and shares the same Maloit Park Road access as the Eagle County School District's ("**ECSD**") property subject to the Maloit Park Workforce Housing Project, Preliminary Plat Subdivision application ("**Application**"). On behalf of Battle North, we appreciate the opportunity to comment on the Application in advance of the December 10, 2025, Planning Commission hearing on the Application. Please include this letter in the packet and record for the public hearing on the Application. Battle North requests that the Town include a condition of approval requiring ECSD to enter into a cooperation/cost sharing agreement with Battle North to improve Maloit Park Road and the Highway 24 intersection, which is necessary to address the Applications' deficiencies as described below.

1. The Application Fails to Comply with Code and Engineering Standards.

Maloit Park Road was initially constructed before 1985 and is in need of substantial improvement. Despite the Application's proposal to add 137 dwelling units, which the Application estimates will result in an average of 972 vehicle trips on Maloit Park Road per day, the Application does not contemplate any improvements to Maloit Park Road or even purport to evaluate its compliance with applicable Town standards. The Application alludes to an anticipated future agreement with Battle North "to potentially include cost sharing of road improvements and proposing the dedication of Maloit Park Road to the Town. This collaboration will likely occur at such time the development of the [Battle North] site is proposed." The Town should require this cooperation/cost sharing agreement as a condition of the Application.

In reviewing a preliminary plat application for approval, the Town's Municipal Code ("**Code**") Section 17-5-80(2) requires the Town to find that the preliminary plat "conforms to [the Code] and other applicable regulations, policies and guidelines of the Town." The Application's proposed use of the

existing Maloit Park Road is contrary to the requirements set forth in the Code and the Town's other applicable regulations, policies, and guidelines.

The Town's Engineering Standards and Specifications ("**Engineering Standards**") set forth the "minimum acceptable criteria for public and private utilities and facilities within the Town." The Engineering Standards primarily refer to the Colorado Depart of Transportation's ("**CDOT**") roadway requirements. While this letter does not attempt to describe the full scope of such deficiencies, the Application both ignores and fails to propose how ECSD will remedy Maloit Park Road's noncompliance with Code and Engineering Standards such as emergency vehicle turnaround, slope, lane/shoulder width, lane marking, pavement design, material, thickness and provisions for curb, gutter, and sidewalk improvements.

For example, Engineering Standards Section 1.01 provides that "in addition to the approval of the subdivision plat and/or site plan, adequate detail drawings and specifications of all necessary public improvements and private construction work . . . shall be submitted for review and approval." The Application does not include any drawings or specifications about the proposed improvements to Maloit Park Road necessary to bring it into compliance with the Engineering Standards.

The Application seems to justify these deficiencies by referring to Section 4.4(5) of the Eagle County School District RE 50J Annexation Agreement recorded on June 6, 2011 at Reception No. 201110096 ("**Annexation Agreement**"), which states that the "single point of access and alignment of the existing access road from Highway 24 to the Property are sufficient for both current and anticipated development of the Property." However, that provision does not negate the requirement in Sections 1.4, 4.1, 4.3, and 5.3 of the Annexation Agreement that future development of ECSD's property must comply with all applicable Code requirements. Neither the Annexation Agreement, the Code nor the Engineering Standards authorize the Town to approve a preliminary or final plat that does not demonstrate compliance with or even meaningfully address Code and Engineering Standards for the single point of access to ECSD's land without requiring ECSD to bring the road into compliance with current Engineering Standards.

2. ECSD Does Not Have Legal Access for the Application's Scope of Uses.

The Application proposes a mixture of 137 multi-family, townhome, and duplex homes on ECSD's land. All 137 dwelling units would rely on the existing Maloit Park Road as the single point of vehicular ingress and egress. Battle North owns fee title to the land on which Maloit Park Road is located. Pursuant to a Quit Claim Deed recorded on September 9, 1985, in Book 424 at Page 539 and re-recorded on September 13, 1985, in Book 424 at Page 977 ("**Easement**"), Battle North's predecessor, Battle Mountain Corporation, granted ECSD a 50-foot wide easement appurtenant to ECSD's land "for access and maintenance of an existing road."

The Application proposes an impermissible expansion of the scope and intensity of ECSD's use of the Easement. Under Colorado law, the grantee of an easement may not unilaterally expand the scope or intensity of the easement beyond the original parties' intent or expectations. In 1985, ECSD's land was zoned "Resource" in unincorporated Eagle County, and Maloit Park Road provided access for the mining, silvicultural, and similar non-residential uses permitted under the Resource zoning district. Annexation

Agreement § 1.4. ECSD's proposed development of medium- and high-density housing and addition of roughly 29,000 vehicle trips every month would constitute an impermissible and material expansion of ECSD's use far beyond the original parties' intent that could reasonably be anticipated given the land's nonresidential zoning and use in 1985.

Since the Easement does not permit the Application's proposed expansion in scope and intensity, the Application fails to comply with Code Section 17-3-40, which requires that all subdivision plats ensure "all lots and parcels created by the subdivision will have access to the state highway system." The Town cannot approve a preliminary or final plat that does not have legal access for the proposed use. That the Annexation Agreement (26 years after the Easement) contemplates the scope of development the Application (40 years after the Easement) proposes does not negate the fact that the scope and intensity of the proposed residential use is not within the scope of ECSD's allowed use of the Easement. However, Battle North is open to amending the Easement to accommodate ECSD's proposed development if ECSD enters into a cooperation/cost sharing agreement addressing CDOT requirements for the Highway 24 intersection and improving Maloit Park Road to comply with the Engineering Standards.

3. The Town Should Not Accept the Maloit Park Road Improvements for Ownership and Maintenance Until Such Improvements Comply With the Town's Engineering Standards.

It is unclear from the Application materials whether ECSD intends to dedicate the existing Maloit Park Road improvements to the Town for ownership and maintenance. Section 4.4(3) of the Annexation Agreement states that when the Town approves any non-school related development of ECSD's property, such as the Application, the "Town shall include in such approval a commitment to assume the maintenance of all roads, streets, and rights of way that are dedicated to the public" in connection with such development. The Town's acceptance of substandard improvements would not only be contrary to the Town's practice, provisions of the Annexation Agreement, and requirements set forth in the Code and Engineering Standards, it would burden the Town's taxpayers by shifting to the Town the cost of maintaining and bringing Maloit Park Road up to current standards.

The Code and Engineering Standards set forth detailed procedures for the Town's approval of construction plans, inspection, initial acceptance, and final acceptance of public improvements. Engineering Standards Section 3.01 states that "[f]inal acceptance will be issued in writing when ALL defects are corrected. When final acceptance has been issued, the project will become the responsibility of the Town." The Code and Engineering Standards require that all public improvements be free from defects *prior* to the Town's final acceptance to ensure that the taxpayers are not left to subsidize new development. The Code and Engineering Standards require that the Town impose the burden of improving Maloit Park Road on ECSD, not the taxpayers.

4. The Town Should Require the Application and CDOT Access Permit to Account for Future Development of Battle North's Property.

Code Section 17-3-40 requires that all lots created by a subdivision have access to the state highway system in conformance with the State Highway Access Code. To permit the development contemplated by the Application and comply with the State Highway Access Code, ECSD must obtain an access permit from CDOT for the Maloit Park Road and Highway 24 intersection. In an e-mail to representatives of Battle North and ECSD dated September 29, 2025, CDOT's Region 3 Access Program Manager (Brian Killian) states that "[i]f the developments move forward with two separate permits, which is not recommended, CDOT would like assurance that the two parties will work in good faith and complete the permitting requirements in an efficient manner. CDOT will require commitment from both developments to ensure the two projects work together by letter or email."

As part of an access permit application, CDOT may require the applicant "to comply with the requirements of the local jurisdiction and the [State Highway Access] Code, pertaining to public improvements, auxiliary lanes, and other access design criteria to the extent possible in order to maintain safe operations of the roadway system in accordance with the needs of the access category." Per the Development and Vested Property Rights Agreement Implementing the Bolts Lake Settlement Agreement recorded on September 13, 2024, at Reception No. 2002410799 ("**Development Agreement**"), development of the Battle North property is projected to include up to 250 dwelling units and 50,000 square feet of leasable commercial area. Code Sections 17-3-40 and 17-5-80(2) authorize the Town to include approval conditions on the Application and subsequent final plat application to require ECSD to account for Battle North's planned development in the access permit. Doing so will ensure ECSD and Battle North are jointly responsible for improvements CDOT requires to mitigate traffic impacts their respective developments generate.

5. The Town Should Require a Cooperation/Cost Sharing Agreement Between ECSD and Battle North.

The Town can and should include approval conditions on the Application and subsequent final plat requiring ECSD to enter into a cooperation/cost sharing agreement with Battle North and pay its equitable *pro rata* share of the capital costs to finance the design and construction of any shared improvements to Maloit Park Road and the Highway 24 access.

The Town must require ECSD to address the impacts of its development on Maloit Park Road, and neither the Town nor ECSD should willfully ignore Battle North's future development and fail to account for the foreseeable impacts of both ECSD's and Battle North's developments. The Code and Engineering Standards require that the Application has legal access for the proposed level of development and that Maloit Park Road complies with the Town's roadway standards. The Town cannot approve the Application, or any subsequent final plat for ECSD's land, without requiring ECSD to comply with all applicable requirements set forth in the Code and Engineering Standards.

Pursuant to its Code and Engineering Standards, the Town has the legal authority to require ECSD to mitigate the impact of its proposed development, including its (and Battle North's) *pro rata* participation in bringing Maloit Park Road into compliance with Town standards. The Town's authority to impose such a condition is limited by federal and state law regarding unconstitutional exactions, but the Town's imposition of such a condition on the Application satisfies federal and state laws requiring an essential nexus to a legitimate government interest and rough proportionality to the impacts of the proposed development. As such, the Town could require ECSD to design and construct all of the required Maloit Park Road and Highway 24 improvements (accounting for traffic to be generated both by development of ECSD's property and Battle North's property) when it develops its land pursuant to the Application and subsequent final plat application, in which case ECSD presumably would seek to have Battle North contribute its *pro rata* share of such costs when Battle North subsequently develops its land.

However, it will be more efficient to defer the Maloit Park Road and Highway 24 access improvement obligations until Battle North develops its property and the combined traffic impacts of both developments are fully accounted for. Per Development Agreement Section 2.3, Battle North committed to bring Maloit Park Road into compliance with the Code and Engineering Standards and to dedicate Maloit Park Road to the Town for ownership and maintenance when Battle North develops its property. In exchange for this commitment, the Town must use good faith efforts to require the properties that benefit from those improvements, like ECSD's land, to contribute their equitable *pro rata* share of the capital costs of such improvements. Development Agreement § 2.1.c.

Battle North does not object to approval of the Application so long as the Town conditions approval of the Application on ECSD entering into a cooperation/cost sharing agreement with Battle North to contribute ECDS's equitable *pro rata* share of the capital costs for those improvements when Battle North develops its property based on the respective traffic counts resulting from the two developments. This will ensure the parties complete the requisite improvements in an efficient and well-coordinated manner. Alternatively, and less desirable, the Town should require ECSD to design and construct all of the required Maloit Park Road and Highway 24 improvements accounting for projected traffic impacts from development of Battle North's property.

On behalf of Battle North, we appreciate your consideration of these concerns. Please contact me if you have any questions about the matters raised in this letter.

Sincerely,

Munsey L. Ayers
For the Firm

MLA/lkl

January 14, 2026

Minturn Planning and Zoning
Minturn Town Council

Please do not build in the park.

Maloit Park was created almost a century ago as a recreation area for the employees of the New Jersey Zinc Company. It was dedicated and named for its founder, Frank Maloit, July 4, 1959.
The park is heavily used today by many groups and members of the community. Walking Mountain Science Center uses Maloit Park for outdoor education for students and adults, CHSAA holds cross country running races, ski meets, and bike races, The NCAA DU invitational is held here in February, There are GOPRO races, Vail Recreation and Mountain Recreation programs for youth and adults, the Future Stars program and many others. The Minturn Seniors, Paragon Guides, Vail Resorts use the park and the trails. Where would these programs relocate? The park is a huge asset for the schools and the community.

Phase One A & B eliminates use and access to important trails and parts of the park. Phase One A also seems too close to the school. Phase One C seems too close to Cross Creek. Are the setbacks compliant with the current science for stream health and the floodplain?

Can we build the first phase of the teacher housing in Phase One C and begin with a smaller number of units? It seems unreasonable to build 120 to 138 units in a remote location off the main valley corridor. Could the school district build on the land next to Homestake Peak School? The infrastructure is already in place. What if the district bought into existing projects up and down the valley so there are options closer to all valley schools. Maloit Park is only close to VSSA.

There are currently teachers and other ECSD employees living in Maloit Park. Many work at VSSA. The Habitat income limits would not allow these current residents to purchase or rent a unit in Maloit Park. Where would they relocate? How would you replace them? If employee retention is the goal, please keep these people who currently live and work in Maloit Park.

The road into Maloit Park is narrow, without shoulders, and is barely able to handle the current traffic from residents, VSSA, the fitness center, and the community. There is no dual access and no room for emergency vehicles if there are other cars on the road. Try driving the road at school dismissal time with cars leaving and cars arriving for other programs. Monday 3:40 pm is very congested and so is Wednesday at 5 pm.

Maloit Park is home to deer, elk, moose, beavers, and other wildlife, and many birds. There is no mention or provision in the housing plan for these residents. Maloit Park is an important winter habitat for many of these animals.

Maloit Park has water rights on Cross Creek. Did anyone notice the trickle in Cross Creek this fall? We are 25 years into a megadrought, our snowpack is the lowest ever recorded for this date, and our December temperatures the warmest on record. Our snowpack is our water source. If the water levels in Cross Creek are low can the creek still fill the tank???

Are the water treatment plant and sewer system in place and ready for more development?

Maloit Park is very important to keep as a park. We can have housing and the park, too.

Please keep Maloit Park as it is.

Respectfully submitted,

Christie Hochtl
Vail Resident since 1972
cjbhochtl@gmail.com

Madison Harris

From: Minturn CO <noreply@civicplus.com>
Sent: Monday, January 12, 2026 4:11 PM
To: Madison Harris
Subject: Maloit Park - ECSD Preliminary Plat

Name: Devin Duval - District Wildlife Manager CPW
Email: devin.duval@state.co.us

Message:

Chairwoman Teach and Planning Commission Members,

With regards to the Maloit Park Preliminary Plat landuse file, I wanted to bring to your attention the absence of the applicant's Wildlife Mitigation Plan in the application packet. Additionally, any updates, amendments, or changes to this plan have not been made available after initial referral agency comments were provided in October 2024. The applicant provided a brief response in February 2025. However, CPW was not provided these comments until December 23rd, 2025. Due to the late notification and absence of an updated Wildlife Mitigation Plan, CPW continues to have concerns about the adequacy of the proposed plan and the lack of opportunity to review an updated plan. I invite additional dialog about these concerns at the upcoming P&Z Commission meeting. CPW looks forward to continued work with the Town of Minturn and the Town's support in perpetuating the wildlife species of the State of Colorado.

Respectfully,

Devin Duval

District Wildlife Manager - CPW

Tanya Rippeth

23 Park Lane, Minturn, CO 81645 • (970) 471-3893 • tanya_rippeth@yahoo.com

13 Jan 2026

Dear Members of the Minturn Planning Commission,

I am writing to submit formal written comment regarding the proposed development of Tract A at Maloit Park and to request that the Commission carefully consider the pace, scale, and sequencing of this proposal in light of the Town's adopted planning framework, the Commission's recent record, and the direct impacts to existing Minturn residents.

My comments are not intended as opposition to employee housing. Rather, they are offered in support of responsible, phased development that is consistent with the Town's annexation findings, the Minturn Three Mile Plan for Annexation, and updated information regarding environmental, infrastructure, and public safety constraints at Maloit Park.

Since the original annexation and zoning approvals, the Town has received new and material information. In July 2023, the Planning Commission heard expert testimony from Colorado Parks and Wildlife identifying Maloit Park as one of the remaining reproductive core areas for the local elk population and describing it as a highly sensitive, high-conflict habitat. That testimony detailed cumulative impacts of development, including habitat fragmentation, loss of connectivity, winter disturbance, and reduced survival of young. These concerns are now part of the official Planning Commission record and warrant careful consideration in current land-use decisions.

In addition, the 2010 Minturn Three Mile Plan for Annexation anticipates managed growth over time and conditions development on the Town's ability to provide infrastructure, transportation, emergency access, fire protection, and environmental stewardship in an orderly and cost-effective manner. Inclusion of Maloit Park within the Three Mile Plan was never intended to guarantee immediate or full build-out, but rather to allow the Town to guide development consistent with community character, service capacity, and protection of sensitive ecological areas.

Beyond environmental considerations, the proposed scale of development in Tract A raises significant impacts to existing Minturn residents. Maloit Park is accessed via Highway 24 and local streets that run directly through the center of town, with no alternate route or bypass. All construction traffic, daily residential traffic, service vehicles, and emergency response traffic associated with this development would be funneled through Minturn's core.

Minturn has limited commercial and civic infrastructure. The town center includes a single gas station, one small post office, and a compact commercial corridor designed to serve a small population. A rapid increase in residential density at Maloit Park would place additional strain on these facilities, increase congestion through the heart of town, and directly affect residents' daily mobility, safety, and access to essential services.

In reviewing the application materials, I respectfully note several material omissions that warrant attention. While certain impacts are referenced broadly in prior planning documents, they are not

clearly disclosed or evaluated in the current proposal. These include the absence of guaranteed secondary emergency access prior to increased density; the lack of demonstrated fire protection capacity and fire-flow readiness before displacement or occupancy; the deferral of wildlife mitigation despite documented habitat sensitivity; the absence of a cumulative traffic and service-impact analysis on Minturn's town core; and the lack of a clear sequencing plan to prevent displacement of existing residents before replacement housing is available. Collectively, these omissions obscure the full scope of impacts to current Maloit Park residents and the Town of Minturn and shift risk onto the community before essential safety, infrastructure, and environmental protections are in place.

Advancing full residential density within Tract A at one time front-loads these impacts before transportation capacity, emergency access, fire readiness, wildlife mitigation, and service demands are adequately addressed. This approach is inconsistent with Town planning documents that emphasize infrastructure readiness, public safety, and orderly growth as prerequisites to increased intensity.

For these reasons, I respectfully request that the Planning Commission consider procedural options that are well within its authority, including but not limited to requiring phased development with a reduced initial unit count, capping residential density pending updated impact analysis, conditioning additional development on completion of secondary emergency access and verification of fire protection capacity, or continuing the application to allow unresolved issues to be fully addressed.

These measures do not prevent employee housing. They ensure that it proceeds in a manner that aligns with adopted Town policies, protects existing residents, safeguards public safety and environmental resources, and reflects the intent of the annexation and planning documents governing Maloit Park.

Thank you for your time, thoughtful consideration, and service to the Town of Minturn. I appreciate the opportunity to submit these comments for the record.

Respectfully submitted,

Maloit Park & Minturn Resident

Karp Neu Hanlon PC
ATTORNEYS AT LAW

Michael J. Sawyer, Esq.
Partner

Email: mjs@mountainlawfirm.com
Direct: 970.928.2118
Office: 970.945.2261 x 117

January 4, 2026

Sent via Email

Scot Hunn
Town of Minturn
Planning Director
Scot@hunnplanning.com

Re: Maloit Park Road / Eagle County School District Subdivision Application

Dear Scot:

The Town of Minturn ("Town") received a comment letter from attorney Munsey Ayers dated December 5, 2025 ("Letter") on behalf of his client Battle North, LLC ("Battle"). Battle owns property that, similar to the land owned by the Eagle County School District ("District"), derives access from Maloit Park Road. The Battle Letter raises several concerns about the status of Maloit Park Road to serve the proposed subdivision and development of District property. The Letter questions whether the information about Maloit Park Road submitted by the District as part of its preliminary plat application is sufficient to meet Town Code requirements. My letter addresses issues related to Maloit Park Road from a legal and Code compliance standpoint.

The current legal status of Maloit Park Road is that it is a private road owned and maintained by the District that is used to access primarily District property (although some other privately owned lands also are accessed by the road including the Minturn Fitness Center and portions of property owned by Battle). Maloit Park Road extends from Highway 24 to the District property. The road is located pursuant to an easement across property owned by Battle (Book 424 Page 927). **Exhibit 1**. The easement is for "access and utilities" and is "appurtenant to the real property" owned by the District.

Maloit Park Road is discussed in the Eagle County School District RE 50J Annexation Agreement between the Town and the District approved by the Town May 18, 2011 ("Annexation Agreement"). Relevant portions of the Annexation Agreement are:

a. Section 4.1. "The parties agree that the uses and densities of the Maloit Park Character Area and herein are in compliance with the Town's applicable goals, policies, and objectives and, accordingly, <u>any future subdivision review of any non-District development shall be based solely upon conformance with applicable design standards</u>

as required by the Municipal Code including without limitation those pertaining to engineering, safety, planning, grading and drainage, erosion, and revegetation, together with an appropriate subdivision improvements agreement consistent with the requirements of the Municipal Code and the provisions herein." Compliance with the Municipal Code for non-District development is also required under Sections 1.4 and 5.3.

b. Section 4.4 1.c. "Non-utility easements and rights of way shall be identified and dedicated at the time of development/land use approvals pursuant to Section 4.1 above, as appropriate; provided, however, that the existing access to the current District facilities from State Highway 24 shall not be altered except with the express consent of the District."
c. Section 4.4 3. "At such time as any non-District Development within the Property is approved, the Town shall include in such approval a commitment to assume the maintenance of all roads, streets, and rights of way that are dedicated to the public in connection with the non-District development."
d. Section 4.4 5. "The Town acknowledges that the single point of access and the alignment of the existing access road from Highway 24 to the Property are sufficient for both current and anticipated development of the Property, including both District and non-District development."

A threshold question is whether the development proposed by the District is "non-District development." If the lots will contain non-District development, the Annexation Agreement identifies the possible need for the District to convey to the Town the right of way for Maloit Park Road at the time of final plat. While the District has not been specific as to whether the subdivided lots will be District or non-District Development, staff assumes that at least a portion will be non-District because the District has not opted to proceed pursuant to C.R.S. 22-32-124 or C.R.S. 30-28-110. Assuming some portion is non-District development, the District will need to provide legal evidence of its capacity to convey the right of way easement for Maloit Park Road to the Town.

As a condition of approval "Prior to a public hearing for approval of the Final Plat, the District shall indicate whether the lots being created by the subdivision will be used for District development or non-District development (or a mixture of the two) as those terms are defined in the Annexation Agreement and will demonstrate that the Maloit Park Road easement can be conveyed to the Town."

The Annexation Agreement contemplates that the Town will assume "maintenance of all roads, streets, and rights of way that are dedicated to the public in connection with the non-District development." This would seemingly include Maloit Park Road. As such, ensuring that Maloit Park Road is compliant with Town standards is paramount to ensure the Town is not exposed to unforeseen costs.

The Annexation Agreement makes clear that the subdivision of the District property must comply with "applicable design standards as required by the Municipal Code including without limitation those pertaining to engineering, safety, planning, grading and drainage, erosion, and revegetation . . ." Legal and physical access is a required element of any subdivision approval under the Municipal Code:

> **Sec. 17-3-40. - Access requirement.**
> No person shall submit an application for subdivision approval to the Town Council unless the subdivision plat ensures, pursuant to Section 43-2-147, C.R.S., that all lots and parcels created by the subdivision will have access to the state highway system in conformance with the State Highway Access Code.

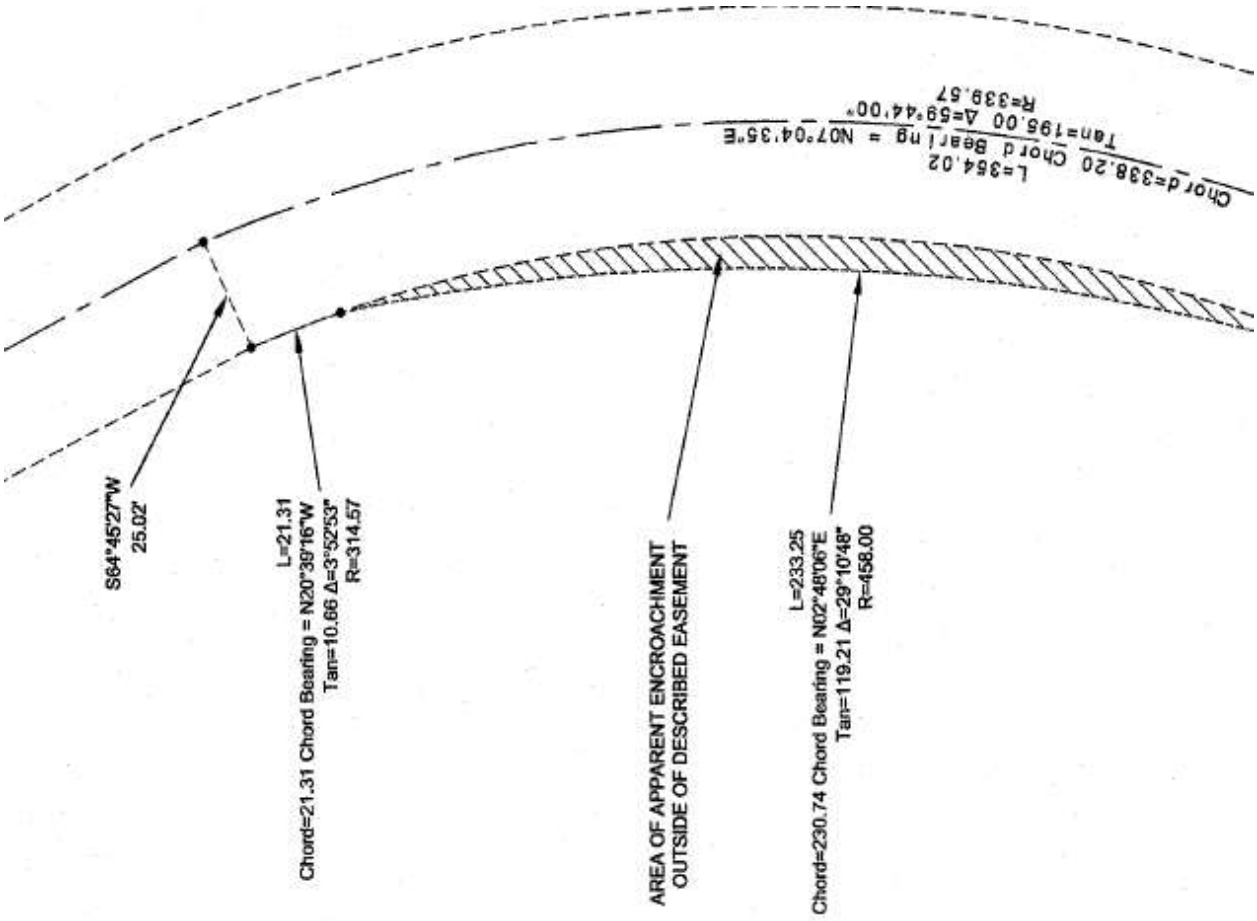
Here, access to the lots the District seeks to subdivide is provided solely by Maloit Park Road. The Annexation Agreement states: "The Town acknowledges that the single point of access and the alignment of the existing access road from Highway 24 to the Property are sufficient for both current and anticipated development of the Property . . ." As such, the Town has agreed to the alignment of Maloit Park Road but not to its compliance with "standards as required by the Municipal Code" as to how the road is constructed, whether the road is in the easement, or whether improvements to Maloit Park Road are required as part of the subdivision process.

The District's application narrative contains a statement that "With the exception of minor variations to Road Cross Slope, Maloit Park Road conforms with the Town's road standards, re: width of travel lanes, curve radius, grade. The road existing road provides access that is capable of serving existing and proposed development at Maloit Park." The engineering materials submitted by the District do not contain an analysis supporting this conclusory statement.

Town Engineer Jeff Spanel has prepared two comment letters: (a) one addressing items raised in the Battle Letter and (b) one addressing the requirements that the District will need to fulfill related to Maloit Park Road prior to Final Plat approval in order for the Town to take responsibility for the road. **Exhibit B**. Chapter 8, Section 3.01 of the Town's Engineering Standards requires: "Final acceptance will be issued in writing when ALL defects are corrected." Staff recommends adding the following condition of approval: "Prior to a public hearing for approval of the Final Plat, the District shall comply with the requirements outlined in Intermountain Engineering's setter dated December 18, 2025 and December 30, 2025 and include within a Subdivision Improvements Agreement requirements to remedy all defects in Maloit Park Road as part of the public improvements."

The District needs to further address the question of legal access to the Property from Highway 24. The District has submitted as part of its application a copy of an easement over the Battle property. The easement allows for access and utilities without any specific limitations. The Battle Letter states the position that the proposed subdivision is beyond the scope of the easement rights held by the District. Ultimately that question is a private matter between Battle and the District. The District has submitted prima-facie evidence of access rights between the District property and Highway 24.

A survey prepared by Gamba & Associates for Battle depicts the location of the Maloit Park Road easement. The survey shows at least one area where the physical road may extend beyond the bounds of the easement.



The legal impact of any encroachments is a matter between the District and Battle Mountain that should be resolved prior to Final Plat approval. Staff recommends a condition of approval: "The Town will not take ownership of nor maintenance responsibility for Maloit Park Road until either (a) the District provides the Town with a survey demonstrating that all physical elements of the road are located within the easement, or (b) the District provides the Town with an agreement between the District and Battle North, LLC creating the legal right for all physical elements of the road to remain and be maintained in its current place.

The District and Battle should enter into an agreement addressing the development and financing of common infrastructure including Maloit Park Road. Material representations of the applicant are deemed binding conditions of the approval. Here, the District has stated in its application materials:

ECSD is aware of the potential residential development on the Battle Mountain property adjacent to Maloit Park, and this neighboring project plans to utilize Maloit Park Road for site access. ECSD has been in coordination with Battle Mountain. It is anticipated that the two entities will collaborate on site access and Maloit Park Road, to potentially include cost sharing of road improvements and proposing the dedication of Maloit Park Road to the Town. This collaboration will likely occur at such time the development of the Battle Mountain site is proposed.

Unfortunately, the timing for an agreement between the District and Battle Mountain to address joint infrastructure including Maloit Park Road cannot wait until after the District's subdivision approval has been granted. The Battle Letter cites CDOT as requesting a combined access permit (District and Battle) with roadway improvements associated with both developments addressed.

Staff recommend including as a condition of approval:

"Prior to a public hearing for approval of the Final Plat, the District shall present the Town with an executed agreement between the District and Battle Mountain addressing the design, construction and financing of jointly used infrastructure including improvements to Maloit Park Road."

Staff looks forward to discussing this matter further in the public hearings.

Sincerely,

KARP NEU HANLON, P.C.

Michael J. Sawyer, Esq.

Recorded at _____ o'clock _____ M., _____
Reception No. _____ _____ Recorder.

QUIT CLAIM DEED

320804
BOOK 424
PAGE 539
JOHNNETTE PHILLIPS
EAGLE CTY. RECORDER
SEP 9 4 49 PM '85

THIS DEED, Made this 3d day of September, 19 85, between

Battle Mountain Corporation

of the *County of and State of Colorado, grantor(s), and

EAGLE COUNTY SCHOOL DISTRICT RE 50J

whose legal address is P.O. Box 740, Eagle, Colorado 81631

of the County of Eagle and State of Colorado, grantee(s)

WITNESSETH, That the grantor(s), for and in consideration of the sum of

TEN---------- DOLLARS

the receipt and sufficiency of which is hereby acknowledged, has remised, released, sold, conveyed and QUIT CLAIMED, and by these presents does remise, release, sell, convey and QUIT CLAIM unto the grantee(s), its heirs, successors and assigns, forever, all the right, title, interest, claim and demand which the grantor(s) has in and to the real property, together with improvements, if any, situate, lying and being in the County of Eagle and State of Colorado, described as follows:

An easement for access and utilities, which is described on the attached Exhibit A, and which is appurtenant to the real property described on the attached Exhibit B.

Date: 9.9.85
$ 102(2)a
Eagle County
State Doc. Fee

321242
BOOK 424
PAGE 977
JOHNNETTE PHILLIPS
EAGLE CTY. RECORDER
SEP 13 4 29 PM '85

also known by street and number as: N/A

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of the grantor(s), either in law or equity, to the only proper use, benefit and behoof of the grantee(s), its heirs and assigns forever.

IN WITNESS WHEREOF, The grantor(s) has executed this deed on the date set forth above.

Battle Mountain Corporation
a Colorado corporation

by M. Craig Nagler
President

STATE OF ~~COLORADO~~ Nevada
County of Lyon } ss.

The foregoing instrument was acknowledged before me this 3rd day of ~~August~~ September, 19 85, by M. Craig Nagler, as President of Battle Mountain Corporation.

My commission expires Jan. 4, 1988, 19. Witness my hand and official seal.

Carol Troop
Notary Public

CAROL TROOP
NOTARY PUBLIC - NEVADA
LYON COUNTY
My Appointment Expires Jan. 4, 1988

*If in Denver, insert "City and."

mountain engineering & land surveying co.

p.o. box 14 gypsum, colorado 81637 524-9414 945-8356
406 s. hyland square, suite a-1
glenwood springs, colorado 81601
945-2045

April 24, 1984

LEGAL

School District Re-50J (Maloit Park)

A parcel of land located in the southwest one-quarter (SW 1/4) of Section 36, Township 5 South, Range 81 West of the 6th Principal Meridian according to the Dependent Resurvey of said township and range as approved by the Supervisor of Surveys in Denver, Colorado on September 13, 1943. Also being located in the easterly portion of H.E.S. 46 of unsurveyed Section 2, Township 6 South, Range 81 West of the 6th Principal Meridian. All bearings are relative to a bearing of South 89°55'30" West from a brass cap set for corner No. 1 of H.E.S. 46 to a brass cap set for for the corner common to Sections 35 and 36.

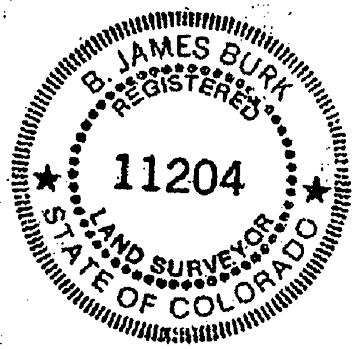
Said parcel is for the purpose of creating an easement for access and maintenance of an existing road. Said easement being 25.00 feet on each side of the following described centerline:

Beginning at a point on the westerly right-of-way of U.S. Highway No. 24 whence a brass cap set for the corner common to Sections 35 and said Section 36 bears South 61°36'25" West, 2397.06 feet; Thence South 68°53'51" West, 206.51 feet to the P.C. of curve No. 1, Thence 240.84 feet on the arc of a curve to the left to the P.T. of curve No. 1 with a radius of 364.44 feet, central angle of 37°51'49" and a chord bearing of South 49°49'43" West a distance of 236.48 feet; Thence South 30°53'49" West, 227.20 feet to the P.C. of curve No. 2; Thence 127.73 feet on the arc of a curve to the left to the P.T. of curve No. 2 with a radius of 136.19 feet, central angle of 53°44'12" and a chord bearing of South 04°01'39" West, a distance of 123.10 feet; Thence South 27°50'30" East, 143.66 feet to the P.C. of curve No. 3; Thence 354.02 feet on the arc of a curve to the right to the P.T. of curve No. 3 with a radius of 339.57 feet, central angle of 59°44'00" and a chord bearing of South 07°01'30" West a distance of 338.20 feet; Thence South 36°53'30" West, 391.25 feet to the P.C. of curve No. 4; Thence 138.12 feet on the arc of a curve to the right to the P.T. of curve No. 4 with a radius of 247.80 feet, central angle of 31°56'10" and a chord bearing of South 52°51'38" West a distance of 136.34 feet; Thence South 68°49'43" West, 124.82 feet to the P.C. of curve No. 5; Thence 104.95

feet on the arc of a curve to the left to the P.T. of Curve No. 5 with a radius of 135.37 feet, central angle of 44°25'11" and a chord bearing of South 46°37'05" West a distance of 102.34 feet; Thence South 24°24'28" West, 303.76 feet to the P.C. of curve No. 6 also being the intersection of two roads; Thence 104.04 feet on the arc of a curve to the left to the point of intersection with the easterly boundary of the School District Re-50J, Maloit Park Parcel with a radius of 372.87 feet, central angle of 15°59'11" and a chord bearing of South 16°24'53" West a distance of 103.70 feet and the end of said easement.

ALSO a second road described as follows:

Beginning at the P.C. of said curve No. 6, also being the P.C. of curve No. 7, Thence 88.13 feet on the arc of a curve to the right to the P.T. of curve No. 7 with a radius of 176.89 feet, central angle of 28°32'43" and a chord bearing of South 38°40'50" West a distance of 87.22 feet; Thence South 52°57'14" West, 15.59 feet to the point of intersection with the easterly boundary of the School District Re-50J, Maloit Park Parcel and the end of said easement.



A tract of land embracing a portion of Homestead Entry Survey No. 46 in the northwest quarter (NW¼) and the west one-half of the northeast quarter (W½NE¼) of Section 2 of unsurveyed Township 6 South of Range 81 West of the 6th P.M., more particularly described as follows:

Beginning at corner No. 1 on the first standard parallel south from which the corner common to Sections 35 and 36 of Township 5 South of Range 81 West of the 6th P.M., bears south 89°55'30" west 420.19 ft. distant; thence south 89°55'30" west 1880.9 ft. to corner No. 2, identical with corner No. 7 of said Homestead Entry Survey No. 46; thence south 0°15'10" west 1916.74 ft. to corner No. 3, identical with corner No. 6 of said Homestead Entry Survey No. 46; thence south 46°31'30" east 980.73 ft. to corner No. 4, identical with corner No. 5 of said Homestead Entry Survey No. 46; thence north 43°43'40" east 1177.61 ft. to corner No. 5, identical with corner No. 4 of said Homestead Entry Survey No. 46; thence north 69°11' east 1120.0 ft. to corner No. 6, on line 3-4 of said Homestead Entry Survey No. 46; thence north 34°15'10" east 269.63 ft. to corner No. 7; thence north 33°49'40" west 346.69 ft. to corner No. 8; thence north 59°42'40" west 743.48 ft. to corner No. 9; thence north 459.11 ft. to corner No. 1, the place of beginning.

TOGETHER WITH that portion of the Arminda Ditch (Priority No. 339, adjudicated March 5, 1918, in the amount of 3.0 cfs, with a date of appropriation of December 29, 1892) which has historically been used upon the real property conveyed herein; reserving to Gulf & Western Industries, Inc., all remaining interest in this water right.

County of Eagle,
State of Colorado.

Inter-Mountain ENGINEERING
Civil Engineers & Surveyors

December 30, 2025

Mr. Scot Hunn
Town of Minturn
PO Box 309
Minturn CO 81645
Via email: scot@hunnplanning.com

RE: Maloit Park
2025.12.19 Battle North Comments to Maloit Park Preliminary Plat Application
Project No. 23-0061

Dear Scot:
Inter-Mountain Engineering reviewed December 5, 2025, comment letter from Battle North, LLC regarding the Eagle County School District (ECSD) Preliminary Plan Application ("Application") for Maloit Park. The *"Preliminary Plat; Second Amendment to Maloit Park"* included in the Application identifies the Maloit Park Road Easement as *"Access Easement (BK 424 PG 977; RN 201814343)"* ("Access Easement"). The recorded easement is attached for reference. The "*Battle Mountain North Exemption Plat (Reception Number 202410734)*" shows the Access Easement crossing the property and references it in Note 28 on Sheet 2.

We compared the easement and information provided in the Application to the comments provided by Battle North.

1. **The Application Fails to Comply with Code and Engineering Standards**.
    a. The Access Easement is a Quit Claim Deed granting an easement across Battle Mountain Corporation property for access and utilities to the ECSD.
    b. The attached letter captioned *"2025.12.18 Maloit Park Road Acceptance Requirements"* provides recommendations and requirements which would provide necessary data for the Town to evaluate if the existing Maloit Park Road meets the engineering requirements of the Minturn Municipal Code .
    c. The 2011 Annexation Agreement acknowledged the existing single point of access is sufficient for the anticipated development of the property. The Eagle River Fire Protection District and Eagle County Paramedic Services reviewed and confirmed the single point of access is acceptable.

2. **ECSD Does Not Have Legal Access for the Application's Scope of Uses**
    a. This is a legal matter and will be addressed by the Town Attorney.

3. **The Town Should Not Accept the Maloit Park Road Improvements for Ownership and Maintenance Until Such Improvements Comply With the Town's Engineering Standards.**
    a. The attached letter captioned "*2025.12.18 Maloit Park Road Acceptance Requirements*" provides recommendations and requirements which would provide necessary data for the Town to evaluate if the existing Maloit Park Road meets the engineering requirements of the Minturn Municipal Code .

Mr. Scot Hunn
RE: Maloit Park
2025.12.19 Battle North Comments to Maloit Park Preliminary Plat Application
Project No. 23-0061

b. If the roadway is found to meet acceptable standards and the Town is willing to accept the road, Maloit Park Road lies within an easement across property owned by Battle Mountain and dedication would require approval of the property owner.

4. **The Town Should Require the Application and CDOT Access Permit to Account for Future Development of Battle North's Property.**
   a. CDOT required Battle North traffic to be removed from Fox Tuttle Maloit Park Traffic Letter and Access Permit Application. The ECSD Application includes the attached May 16, 2025, response from Cassie Slade PE of Fox Tuttle to CDOT Comments to the "*Maloit Park Traffic Letter*". The following is an excerpt from the response to CDOT:

      CDOT Comment 4: *Because the Battle Mountain development hasn't submitted applications to the Town or CDOT, it should not be assumed as background traffic in all cases. Please revise the TIS and provide long term future traffic without the Battle Mountain (BM) development (i.e., future background traffic plus project traffic, without BM traffic).*

      Fox Tuttle Response: *Traffic associated with Battle Mountain was removed from the volumes, analysis, and report.*

   b. The Town will need an additional traffic report to evaluate if the existing Maloit Park Road meets the engineering requirements of the Minturn Municipal Code:
      i. The report will need to include the following traffic impacts: the proposed ECSD development, the Vail Ski and Snowboard Academy (VSSA), the Minturn Fitness Center, the approved Battle Mountain development and development of any additional properties served by Maloit Park Road.
      ii. Provide recommendations for the width of travel lanes and shoulders, turn lanes, accel/decel lanes, and attached or detached pedestrian trails or sidewalks.
      iii. Reevaluate the intersection of Maloit Park Road and US 24 to meet future traffic demand.

5. **The Town Should Require a Cooperation/Cost Sharing Agreement Between ECSD and Battle North.**
   a. This requirement is a legal matter and will be addressed by the Town Attorney.
   b. The ECSD Application includes the following statement: "*ECSD is aware of the potential residential development on the Battle Mountain property adjacent to Maloit Park, and this neighboring project plans to utilize Maloit Park Road for site access. ECSD has been in coordination with Battle Mountain. It is anticipated that the two entities will collaborate on site access and Maloit Park Road, to potentially include cost sharing of road improvements and proposing the dedication of Maloit Park Road to the Town. This collaboration will likely occur at such time the development of the Battle Mountain site is proposed."*
   c. ECSD reports providing maintenance of Maloit Park Road, however any dedication or maintenance agreement must include Battle Mountain as the property owner.

Mr. Scot Hunn
RE: Maloit Park
2025.12.19 Battle North Comments to Maloit Park Preliminary Plat Application
Project No. 23-0061

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

Sincerely,
Inter-Mountain Engineering

Jeffery M. Spanel PE

CC: Rob Gutierrez; Michael Sawyer, Madison Harris

Recorded at _____ o'clock _____ M., _____
Reception No. _____ _____ Recorder.

12

QUIT CLAIM DEED

THIS DEED, Made this 3d day of September, 19 85, between

Battle Mountain Corporation

of the *County of and State of Colorado, grantor(s), and

320804
BOOK 424
PAGE 539
JOHNNETTE PHILLIPS
EAGLE CTY. RECORDER
SEP 9 4 49 PM '85

EAGLE COUNTY SCHOOL DISTRICT RE 50J

02(2)A

whose legal address is P.O. Box 740, Eagle, Colorado 81631

of the County of Eagle and State of Colorado, grantee~~(s)~~

WITNESSETH, That the grantor(s), for and in consideration of the sum of

TEN----------DOLLARS

the receipt and sufficiency of which is hereby acknowledged, has remised, released, sold, conveyed and QUIT CLAIMED, and by these presents does remise, release, sell, convey and QUIT CLAIM unto the grantee~~(s)~~, its heirs, successors and assigns, forever, all the right, title, interest, claim and demand which the grantor~~(s)~~ has in and to the real property, together with improvements, if any, situate, lying and being in the County of Eagle and State of Colorado, described as follows:

An easement for access and utilities, which is described on the attached Exhibit A, and which is appurtenant to the real property described on the attached Exhibit B.

Date: 9.9.85
$ 10.2(2)a
Eagle County
State Doc. Fee

321242
BOOK 424
PAGE 977
JOHNNETTE PHILLIPS
EAGLE CTY. RECORDER
SEP 13 4 29 PM '85

also known by street and number as: N/A

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of the grantor(s), either in law or equity, to the only proper use, benefit and behoof of the grantee(s) its heirs and assigns forever.

IN WITNESS WHEREOF, The grantor~~(s)~~ has executed this deed on the date set forth above.

Battle Mountain Corporation
a Colorado corporation

by _____
President

STATE OF ~~COLORADO~~ Nevada }
} ss.
County of Lyon }

The foregoing instrument was acknowledged before me this 3rd day of ~~August~~ September, 19 85,

by M. Craig Nagler, as President of Battle Mountain Corporation.

My commission expires Jan. 4, 1988, 19 . Witness my hand and official seal.

_____
Notary Public

CAROL TROOP
NOTARY PUBLIC - NEVADA
LYON COUNTY
My Appointment Expires Jan. 4, 1988

*If in Denver, insert "City and."

No. 933. Rev. 3-85. QUIT CLAIM DEED Bradford Publishing, 5825 W. 6th Ave., Lakewood, CO 80214 — (303) 233-6900 3-85

mountain engineering & land surveying co.

p.o. box 14 gypsum, colorado 81637 524-9414 945-8356
406 s. hyland square, suite a-1
glenwood springs, colorado 81601
945-2045

April 24, 1984

LEGAL

School District Re-50J (Maloit Park)

A parcel of land located in the southwest one-quarter (SW 1/4) of Section 36, Township 5 South, Range 81 West of the 6th Principal Meridian according to the Dependent Resurvey of said township and range as approved by the Supervisor of Surveys in Denver, Colorado on September 13, 1943. Also being located in the easterly portion of H.E.S. 46 of unsurveyed Section 2, Township 6 South, Range 81 West of the 6th Principal Meridian. All bearings are relative to a bearing of South 89°55'30" West from a brass cap set for corner No. 1 of H.E.S. 46 to a brass cap set for for the corner common to Sections 35 and 36.

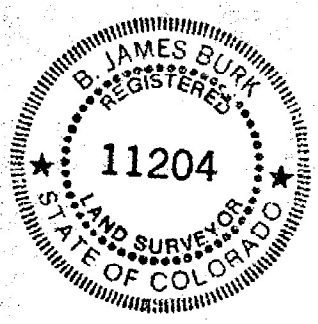
Said parcel is for the purpose of creating an easement for access and maintenance of an existing road. Said easement being 25.00 feet on each side of the following described centerline:

Beginning at a point on the westerly right-of-way of U.S. Highway No. 24 whence a brass cap set for the corner common to Sections 35 and said Section 36 bears South 61°36'25" West, 2397.06 feet; Thence South 68°53'51" West, 206.51 feet to the P.C. of curve No. 1, Thence 240.84 feet on the arc of a curve to the left to the P.T. of curve No. 1 with a radius of 364.44 feet, central angle of 37°51'49" and a chord bearing of South 49°49'43" West a distance of 236.48 feet; Thence South 30°53'49" West, 227.20 feet to the P.C. of curve No. 2; Thence 127.73 feet on the arc of a curve to the left to the P.T. of curve No. 2 with a radius of 136.19 feet, central angle of 53°44'12" and a chord bearing of South 04°01'39" West, a distance of 123.10 feet; Thence South 27°50'30" East, 143.66 feet to the P.C. of curve No. 3; Thence 354.02 feet on the arc of a curve to the right to the P.T. of curve No. 3 with a radius of 339.57 feet, central angle of 59°44'00" and a chord bearing of South 07°01'30" West a distance of 338.20 feet; Thence South 36°53'30" West, 391.25 feet to the P.C. of curve No. 4; Thence 138.12 feet on the arc of a curve to the right to the P.T. of curve No. 4 with a radius of 247.80 feet, central angle of 31°56'10" and a chord bearing of South 52°51'38" West a distance of 136.34 feet; Thence South 68°49'43" West, 124.82 feet to the P.C. of curve No. 5; Thence 104.95

feet on the arc of a curve to the left to the P.T. of Curve No. 5 with a radius of 135.37 feet, central angle of 44°25'11" and a chord bearing of South 46°37'05" West a distance of 102.34 feet; Thence South 24°24'28" West, 303.76 feet to the P.C. of curve No. 6 also being the intersection of two roads; Thence 104.04 feet on the arc of a curve to the left to the point of intersection with the easterly boundary of the School District Re-50J, Maloit Park Parcel with a radius of 372.87 feet, central angle of 15°59'11" and a chord bearing of South 16°24'53" West a distance of 103.70 feet and the end of said easement.

ALSO a second road described as follows:

Beginning at the P.C. of said curve No. 6, also being the P.C. of curve No. 7, Thence 88.13 feet on the arc of a curve to the right to the P.T. of curve No. 7 with a radius of 176.89 feet, central angle of 28°32'43" and a chord bearing of South 38°40'50" West a distance of 87.22 feet; Thence South 52°57'14" West, 15.59 feet to the point of intersection with the easterly boundary of the School District Re-50J, Maloit Park Parcel and the end of said easement.



A tract of land embracing a portion of Homestead Entry Survey No. 46 in the northwest quarter (NW¼) and the west one-half of the northeast quarter (W½NE¼) of Section 2 of unsurveyed Township 6 South of Range 81 West of the 6th P.M., more particularly described as follows:

Beginning at corner No. 1 on the first standard parallel south from which the corner common to Sections 35 and 36 of Township 5 South of Range 81 West of the 6th P.M., bears south 89°55'30" west 420.19 ft. distant; thence south 89°55'30" west 1880.9 ft. to corner No. 2, identical with corner No. 7 of said Homestead Entry Survey No. 46; thence south 0°15'10" west 1916.74 ft. to corner No. 3, identical with corner No. 6 of said Homestead Entry Survey No. 46; thence south 46°31'30" east 980.73 ft. to corner No. 4, identical with corner No. 5 of said Homestead Entry Survey No. 46; thence north 43°43'40" east 1177.61 ft. to corner No. 5, identical with corner No. 4 of said Homestead Entry Survey No. 46; thence north 69°11' east 1120.0 ft. to corner No. 6, on line 3-4 of said Homestead Entry Survey No. 46; thence north 34°15'10" east 269.63 ft. to corner No. 7; thence north 33°49'40" west 346.69 ft. to corner No. 8; thence north 59°42'40" west 743.48 ft. to corner No. 9; thence north 459.11 ft. to corner No. 1, the place of beginning.

TOGETHER WITH that portion of the Arminda Ditch (Priority No. 339, adjudicated March 5, 1918, in the amount of 3.0 cfs, with a date of appropriation of December 29, 1892) which has historically been used upon the real property conveyed herein; reserving to Gulf & Western Industries, Inc., all remaining interest in this water right.

County of Eagle,
State of Colorado.

Inter-Mountain ENGINEERING
Civil Engineers & Surveyors

December 18, 2025

Mr. Scot Hunn
Town of Minturn
PO Box 309
Minturn CO 81645
Via email: scot@hunnplanning.com

RE: Maloit Park
2025.12.18 Maloit Park Road Acceptance Requirements
Project No. 23-0061

Dear Scot:
Inter-Mountain Engineering reviewed the December 5, 2025 comment letter from Battle North, LLC regarding the Eagle County School District (ECSD) Preliminary Plan Application for Maloit Park. The purpose of our review was to suggest recommendations and requirements for future Town acceptance of Maloit Park Road.

Land Surveying -Boundary & Topographic Survey:
A qualified Professional Land Surveyor should prepare a current boundary and topographical survey of the road:

- Detailed boundary survey of the road corridor delineating property boundaries and easements.
- Label ownership of the easement parcel and adjacent lands.
- The survey should be based on a current Title Report, which is provided to the Town along with the stamped survey.
- The topographical survey should include sufficient information for an engineering analysis of the existing roadway platform. At a minimum, the survey should depict the limits and dimensions of the asphalt, shoulders, striping, signage, and field located utilities.
- Include centerline curve radii and location of the existing asphalt in relation to the recorded easement.
- Provide an existing centerline profile and spot elevations at 100 foot stations along the centerline of the roadway.
- Identify and provide elevations at approximate grade breaks.
- Show the location of streams, drainage ditches, culverts, storm sewers, manholes, inlets, and headwalls. Include information for typical ditch cross sections, manhole and inlet type, pipe size, material, and invert elevations.
- Topography to extend into the adjacent property a minimum of 100 feet beyond both edges of the existing easement.

Geotechnical Engineering -Pavement Evaluation:
A qualified Professional Engineer should evaluate the existing roadway section. The evaluation report should include:

- Field inspection of the existing asphalt pavement to identify cracks, potholes, and any other visible defects.

- Core drilling to determine thickness of the existing pavement, base course, and subgrade conditions. Core samples should be taken at 1000-foot intervals along the middle of travel lanes, alternating sides, and to a depth a 3-foot minimum or per Geotechnical Engineers recommendations.
- Recommendations for repairs of the existing asphalt roadway section to support current traffic loads and traffic volumes.
- Recommendations for pavement design required to provide a roadway platform with an anticipated 20-year life cycle based upon anticipated future traffic.

Traffic Study and CDOT Approvals:

A qualified Professional Engineer should update the Traffic Study and CDOT Access Permit:

- Updated study to include future traffic impact to Maloit Park Road from the anticipated development of any additional properties served by Maloit Park Road.
- Provide recommendations for the width of travel lanes and shoulders, turn lanes, accel/decel lanes, and attached or detached pedestrian trails or sidewalks.
- Reevaluate the intersection of Maloit Park Road and US 24 to meet future traffic demand.
- Obtain new CDOT Access Permits.

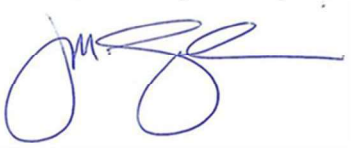
Engineering Report:

A qualified Professional Engineer should provide a design report and construction plans:

- Evaluate and summarize the survey, traffic, and geotechnical information into a summary report.
- Provide drainage recommendations based on the anticipated development of adjoining property.
- Prepare construction plans for roadway and drainage improvements per current AASHTO and ITE standards and incorporating the Geotechnical Engineers report recommendations for Maloit Park Road.
- Prepare construction plans for the intersection of Maloit Park Road and U.S. Highway 24.
- The report should include an Engineers Opinion of Probable Costs (EOPC) for recommended future construction.

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

Sincerely,
Inter-Mountain Engineering



Jeffery M. Spanel PE

CC: Rob Gutierrez; Michael Sawyer, Madison Harris

MEMORANDUM

To: Colorado Department of Transportation Region 3 Traffic & Safety Staff

From: Cassie Slade, PE, PTOE

Date: May 16, 2025

Project: Maloit Park Traffic Letter

Subject: Response to Comments

Fox Tuttle Transportation Group received comments dated 4/29/2025 from CDOT in reference to the access permit application of the Maloit Park Traffic Letter. We appreciate your thorough review and thoughtful comments. The responses for the traffic related comments are listed below:

Comment 1. Please use ITE's "Peak Hour of Generator" rates for the trip generation instead of "Peak Hour of Adjacent Street Traffic".

Response: The trip rates were updated, which resulted in updated trip assignment.

Comment 2. Future year analysis should be 20 years from build-out, not 20 years from today; e.g. if build-out is expected in 2027, the future year should be 2047, not 2045.

Response: The future year was updated which resulted in updated future volumes and analysis.

Comment 3. Please provide more details on the ECO/CORE Transit improvements to justify the 5% multimodal reduction. There is an existing path connecting Maloit Park Rd to the VSSA building and bus stop, but it is not shown on the site plan. Will this path be maintained?

Response: Discussion was added to the transit section and trip generation section. The existing bus stop will remain but there are no plans for improvements. The bus stop is serviced by two routes: Leadville and Minturn. It is anticipated that residents will utilized transit and it is likely that a few residents will by employed at VSSA and not leave the neighborhood for work.

1580 Logan Street | Suite 600 – PMB 0604 | Denver, CO 80203
Phone: 303.652.3571 | www.FoxTuttle.com

Comment 4. Because the Battle Mountain development hasn't submitted applications to the Town or CDOT, it should not be assumed as background traffic in all cases. Please revise the TIS and provide long term future traffic without the Battle Mountain (BM) development (i.e. future background traffic plus project traffic, without BM traffic).

Response: Traffic associated with Battle Mountain was removed from the volumes, analysis, and report.

\CRS

EAGLE COUNTY, CO
TEAK J SIMONTON
Pgs: 7 08:28:41AM
REC: $41.00 DOC: $
201110094
06/06/2011

TOWN OF MINTURN, COLORADO
ORDINANCE NO. 1 - SERIES 2011

AN ORDINANCE ANNEXING TO THE TOWN OF MINTURN, COUNTY OF EAGLE, STATE OF COLORADO, THE EAGLE COUNTY SCHOOL DISTRICT MALOIT PARK PARCEL NO. 1

WHEREAS, pursuant to Section 31-12-107 (1) (a), C.R.S., a petition for annexation to the Town of Minturn, Colorado of unincorporated territory located in the County of Eagle, State of Colorado as more particularly described in the legal description, a copy of which is attached hereto as Exhibit A and incorporated herein by reference, was submitted to the Town Clerk on November 17, 2010, and referred there from to the Town Council of the Town of Minturn, and;

WHEREAS, the owners of one hundred percent of the area that is the subject of the petition have petitioned for annexation to the Town of Minturn, and;

WHEREAS, the Town Council of the Town of Minturn passed Amended Resolution No. 18 - 2010 finding and determining that a public hearing should be held to determine if the proposed annexation complies with Section 30 of Article II of the State Constitution, Sections 31-12-104 and 31-12-105, C.R.S., or such parts thereof as may be required to establish eligibility for annexation to the Town of Minturn under the terms of Sections 31-12-101 to 31-12-123 C.R.S., and;

WHEREAS, the Town Council of the Town of Minturn had an annexation impact report prepared and filed in accordance with the provisions of C.R.S. 31-12-108.5, and;

WHEREAS, the Town Council of the Town of Minturn, provided notice of the public hearing in accordance with 31-12-108 C.R.S. and held such a public hearing commencing on February 16, 2011, which date was not less than 30 days nor more than 60 days after the effective date of the resolution setting the hearing, and;

WHEREAS, the Town Council of the Town of Minturn passed Resolution No. 2 – 2011 in which it set forth its findings of fact and its conclusions on the petition for annexation, Eagle County School District Maloit Park Parcel No. 1, in accordance with the requirements of 31-12-110 C.R.S. and other applicable provisions of the Municipal Annexation Act of 1965 and resolving that such resolution be confirmed and adopted by Ordinance and that said parcel should be annexed to the Town of Minturn, Colorado by Ordinance in accordance with Section 30 of Article II of the State Constitution and Section 31-12-111, C.R.S. and;

WHEREAS, the Town Council of the Town of Minturn determines that it is in the best interest of the Town of Minturn to annex said territory to the Town.

NOW, THEREFORE, THE TOWN OF MINTURN, COLORADO, ORDAINS as follows:

Section 1. That the owners of one hundred percent of the area that is the subject of the petition have petitioned for annexation to the Town of Minturn, that findings of fact and

conclusions were made by resolution by the Town Council confirming that the requirements of Section 30 of Article II of the State Constitution and Sections 31-12-104 and 31-12-105, C.R.S. have been met, that an election is not required under Section 30 (1)(a) of Article II of the State Constitution and Section 31-12-107(2) C.R.S., and that no additional terms and conditions are to be imposed, and therefore the property described in Exhibit A, heretofore attached, be, and hereby is, annexed to the Town of Minturn and made a part of said Town, to be known as the Eagle County School District Maloit Park Parcel No. 1.

Section 2. The annexation shall take effect in accordance with the Municipal Annexation Act of 1965, as amended. This ordinance shall take effect in accordance with the Charter of the Town of Minturn.

Section 3. As required by Section 31-12-113(2) C.R.S., the Town Clerk of the Town of Minturn is directed as follows:

1. File one copy of the annexation map with the original of this annexation Ordinance in the office of the Town Clerk for the Town of Minturn.
2. File for recording three certified copies of this annexation Ordinance and map of the area annexed containing a legal description of such area with the county clerk and recorder of Eagle County, Colorado.

Section 4. Severability. If any part, section, sub-section, clause or phrase of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this Ordinance; and the Town Council for the Town of Minturn, Colorado hereby declares it would have passed this Ordinance and each part, section, sub-section, sentence, clause or phrase thereof, irrespective of the fact that any one or more parts, sections, sub-sections, sentences, clauses or phrases be declared invalid.

Section 5. The Town Council hereby finds, determines and declares that this Ordinance is necessary and proper for the health, safety and welfare of the Town of Minturn and the inhabitants thereof.

Section 6. The repeal or the repeal and re-enactment of any provision of the Minturn Municipal Code as provided in this ordinance shall not affect any right which has accrued, and duty imposed, any violation that occurred prior to the effective date hereof, any prosecution commenced, nor any other action or proceeding as commenced under or by virtue of the provision repealed and re-enacted. The repeal of any provision hereby shall not revive any provision or any ordinance previously repealed or superseded unless expressly stated herein.

INTRODUCED, READ BY TITLE, APPROVED ON THE FIRST READING, APPROVED AND ORDERED PUBLISHED IN FULL THE 16th DAY OF March, 2011. A public hearing on this Ordinance shall be held at the regular meeting of the Town Council of the Town of Minturn, Colorado, on the 6th day of April, 2011, at 7 P.M. in the Minturn Town Center in the Town of Minturn, Colorado.

Mayor

Attest:

Town Clerk

INTRODUCED, READ BY TITLE, PASSED ON SECOND READING, APPROVED AND ORDERED PUBLISHED IN FULL THIS 18th DAY OF May, 2011.

Mayor

Attest:

Town Clerk

Exhibit A

LEGAL DESCRIPTION

Property Owned by Eagle County School District RE-50J

Parcel 1

A tract of land embracing a portion of Homestead Entry Survey No. 46 in the Northwest Quarter and the West One-half of the Northeast Quarter of Section 2 of unsurveyed Township 6 South Range 81 West of the Sixth Principal Meridian, being also a portion of the parcel described in the Deed and Agreement recorded March 19, 1984 in Book 380 at Page 574, more particularly described as follows:

Beginning at corner No. 7 of Homestead Entry Survey No. 46 (HES 46), a found 24 x 13 x 10" granite stone scribed "7 HES 46", whence a 250' witness corner (found 2" aluminum cap on 5/8" rebar, "LS 33655") bears N89°51'07"E, 674.15 feet; thence S00°15'10"W, 1916.70 feet to Corner No. 6 of said HES 46 (18"x7" granite stone scribed "6-HES 46"; thence S46°35'38"E, 980.10 feet to Corner No. 5 of said HES 46 (1.4'x 0.5' quartzite stone scribed "4-HES 46"; thence N01°52'29"E, 1741.9 feet to a point on Line 7-2 of said HES 46; thence S89°51'07"W, 1458.51 feet to the Point of Beginning.

The described parcel contains 75.907 acres more or less.

EAGLE COUNTY, CO
TEAK J SIMONTON
Pgs: 7 08:28:42AM
REC: $41.00 DOC: $
201110095
06/06/2011

TOWN OF MINTURN, COLORADO
ORDINANCE NO. 2 - SERIES 2011

AN ORDINANCE ANNEXING TO THE TOWN OF MINTURN, COUNTY OF EAGLE, STATE OF COLORADO, THE EAGLE COUNTY SCHOOL DISTRICT MALOIT PARK PARCEL NO. 2

WHEREAS, pursuant to Section 31-12-107 (1) (a), C.R.S., a petition for annexation to the Town of Minturn, Colorado of unincorporated territory located in the County of Eagle, State of Colorado as more particularly described in the legal description, a copy of which is attached hereto as Exhibit A and incorporated herein by reference, was submitted to the Town Clerk on November 17, 2010, and referred there from to the Town Council of the Town of Minturn, and;

WHEREAS, the owners of one hundred percent of the area that is the subject of the petition have petitioned for annexation to the Town of Minturn, and;

WHEREAS, the Town Council of the Town of Minturn passed Amended Resolution No. 19 - 2010 finding and determining that a public hearing should be held to determine if the proposed annexation complies with Section 30 of Article II of the State Constitution, Sections 31-12-104 and 31-12-105, C.R.S., or such parts thereof as may be required to establish eligibility for annexation to the Town of Minturn under the terms of Sections 31-12-101 to 31-12-123 C.R.S., and;

WHEREAS, the Town Council of the Town of Minturn had an annexation impact report prepared and filed in accordance with the provisions of C.R.S. 31-12-108.5, and;

WHEREAS, the Town Council of the Town of Minturn, provided notice of the public hearing in accordance with 31-12-108 C.R.S. and held such a public hearing commencing on February 16, 2011, which date was not less than 30 days nor more than 60 days after the effective date of the resolution setting the hearing, and;

WHEREAS, the Town Council of the Town of Minturn passed Resolution No. 3 – 2011 in which it set forth its findings of fact and its conclusions on the petition for annexation, Eagle County School District Maloit Park Parcel No. 2, in accordance with the requirements of 31-12-110 C.R.S. and other applicable provisions of the Municipal Annexation Act of 1965 and resolving that such resolution be confirmed and adopted by Ordinance and that said parcel should be annexed to the Town of Minturn, Colorado by Ordinance in accordance with Section 30 of Article II of the State Constitution and Section 31-12-111, C.R.S. and;

WHEREAS, the Town Council of the Town of Minturn determines that it is in the best interest of the Town of Minturn to annex said territory to the Town.

NOW, THEREFORE, THE TOWN OF MINTURN, COLORADO, ORDAINS as follows:

Section 1. That the owners of one hundred percent of the area that is the subject of the petition have petitioned for annexation to the Town of Minturn, that findings of fact and

conclusions were made by resolution by the Town Council confirming that the requirements of Section 30 of Article II of the State Constitution and Sections 31-12-104 and 31-12-105, C.R.S. have been met, that an election is not required under Section 30 (1)(a) of Article II of the State Constitution and Section 31-12-107(2) C.R.S., and that no additional terms and conditions are to be imposed, and therefore the property described in Exhibit A, heretofore attached, be, and hereby is, annexed to the Town of Minturn and made a part of said Town, to be known as the Eagle County School District Maloit Park Parcel No. 2.

Section 2. The annexation shall take effect in accordance with the Municipal Annexation Act of 1965, as amended. This ordinance shall take effect in accordance with the Charter of the Town of Minturn.

Section 3. As required by Section 31-12-113(2) C.R.S., the Town Clerk of the Town of Minturn is directed as follows:

1. File one copy of the annexation map with the original of this annexation Ordinance in the office of the Town Clerk for the Town of Minturn.
2. File for recording three certified copies of this annexation Ordinance and map of the area annexed containing a legal description of such area with the county clerk and recorder of Eagle County, Colorado.

Section 4. Severability. If any part, section, sub-section, clause or phrase of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this Ordinance; and the Town Council for the Town of Minturn, Colorado hereby declares it would have passed this Ordinance and each part, section, sub-section, sentence, clause or phrase thereof, irrespective of the fact that any one or more parts, sections, sub-sections, sentences, clauses or phrases be declared invalid.

Section 5. The Town Council hereby finds, determines and declares that this Ordinance is necessary and proper for the health, safety and welfare of the Town of Minturn and the inhabitants thereof.

Section 6. The repeal or the repeal and re-enactment of any provision of the Minturn Municipal Code as provided in this ordinance shall not affect any right which has accrued, and duty imposed, any violation that occurred prior to the effective date hereof, any prosecution commenced, nor any other action or proceeding as commenced under or by virtue of the provision repealed and re-enacted. The repeal of any provision hereby shall not revive any provision or any ordinance previously repealed or superseded unless expressly stated herein.

INTRODUCED, READ BY TITLE, APPROVED ON THE FIRST READING, APPROVED AND ORDERED PUBLISHED IN FULL THE 16th DAY OF March, 2011. A public hearing on this Ordinance shall be held at the regular meeting of the Town Council of the Town of Minturn, Colorado, on the 6th day of April, 2011, at 7 P.M. in the Minturn Town Center in the Town of Minturn, Colorado.

Mayor

Attest:

Town Clerk

INTRODUCED, READ BY TITLE, PASSED ON SECOND READING, APPROVED AND ORDERED PUBLISHED IN FULL THIS 18 DAY OF May, 2011.

Mayor

Attest:

Town Clerk

Exhibit A

LEGAL DESCRIPTION

Property Owned by Eagle County School District RE-50J

Parcel 2

A tract of land embracing a portion of Homestead Entry Survey No. 46 in the Northwest Quarter and the West One-half of the Northeast Quarter of Section 2 of unsurveyed Township 6 South Range 81 West of the Sixth Principal Meridian, being also a portion of the parcel described in the Deed and Agreement recorded March 19, 1984 in Book 380 at Page 574, more particularly described as follows:

Beginning at corner No. 4 of Homestead Entry Survey No. 46 (HES-46), a found 1.3' x 0.6' quartzite stone scribed "4-HES 46", whence Corner No. 5 of said HES 46 (1.3' x 0.6' granite stone scribed "5-HES 46" bears S43°35'12"W, 1777.60 feet; thence along the southerly line of said HES 46 N69°07'30"E, 1119.80 feet; thence departing said southerly line N34°08'51"E, 269.86 feet; thence N33°53'01"W, 346.67 feet; thence N59°47'03"W, 741.58 feet; thence N00°04'23"W, 458.67 feet to Line 7-2 of HES 46; thence along said Line 7-2 S89°51'07"W, 420.16 feet; thence departing said Line7-2 S01°52'29"E 1741.90 feet to the Point of Beginning.

The described parcel contains 28.645 acres more or less.

EAGLE COUNTY, CO
TEAK J SIMONTON
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REC: $156.00 DOC: $
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TOWN OF MINTURN, COLORADO
ORDINANCE NO 3- SERIES 2011

AN ORDINANCE AUTHORIZING THE MAYOR OF THE TOWN OF MINTURN, COLORADO, TO SIGN AN ANNEXATION AGREEMENT

WHEREAS, by Ordinances No. 1 & 2, Series 2011, the Town of Minturn has annexed to the Town approximately 105 acres of land in Eagle County commonly known as the Eagle County School District Maloit Park property (the "Property") in accordance with the applicable provisions of Section 30 of Article II of the Constitution of the State of Colorado, the Municipal Annexation Act of 1965 and the Minturn Municipal Charter and Code; and

WHEREAS, the Town of Minturn, Colorado, a home rule municipal corporation, ("Town") has entered into negotiations with the Eagle County School District RE 50J for an Annexation Agreement pertaining to the two annexation petitions filed by Eagle County School District RE 50J in November 2010, which petitions in the aggregate cover approximately 104.552 acres of land; and

WHEREAS, in connection with the annexation of the Property, the Eagle County School District RE50J and the Town of Minturn have reached agreement on the terms and conditions of a proposed Annexation Agreement for the Property, a copy of which is attached hereto as Exhibit A (the "Eagle County School District RE 50J Annexation Agreement"); and

WHEREAS, the Home Rule Charter of the Town of Minturn, Colorado, the Minturn Municipal Code, and C.R.S. Sec. 31-15-101, as amended, authorize the Town to enter into such agreements.

NOW, THEREFORE, THE TOWN OF MINTURN, COLORADO, ORDAINS:

Section 1. The Town Council approves the Eagle County School District RE50J Annexation Agreement.

Section 2. The Town Mayor is authorized to sign the Eagle County School District RE 50J Annexation Agreement.

Section 3. This Ordinance shall not take effect until the Eagle County School District RE 50J Annexation Agreement is signed by the representatives of all of the necessary parties thereto.

Section 4. Severability. If any part, section, sub-section, clause or phrase of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this Ordinance; and the Town Council for the Town of Minturn, Colorado hereby declares it would have passed this Ordinance and each part, section, sub-section, sentence, clause or phrase thereof, irrespective of the fact that any one or more parts, sections, sub-sections, sentences, clauses or phrases be declared invalid.

Section 5. The Town Council hereby finds, determines and declares that this Ordinance is necessary and proper for the health, safety and welfare of the Town of Minturn and the inhabitants thereof.

Section 6. The repeal or the repeal and re-enactment of any provision of the Minturn Municipal code as provided in this ordinance shall not affect any right which has accrued, and duty imposed, any violation that occurred prior to the effective date hereof, any prosecution commenced, nor any other action or proceeding as commenced under or by virtue of the provision repealed and re-enacted. The repeal of any provision hereby shall not revive any provision or any ordinance previously repealed or superseded unless expressly stated herein.

INTRODUCED, READ BY TITLE, APPROVED ON THE FIRST READING, APPROVED AND ORDERED PUBLISHED IN FULL THE 16th DAY OF March, 2011. A public hearing on this ordinance shall be held at the regular meeting of the Town Council of the Town of Minturn, Colorado, on the 6th day of April, 2011, at 7 P.M. in the Minturn Town Center in the Town of Minturn, Colorado.

Hawkeye Flaherty
Mayor

Attest:

Town Clerk

TOWN OF MINTURN, COLORADO SEAL 1904

INTRODUCED, READ BY TITLE, PASSED ON SECOND READING, APPROVED AND ORDERED PUBLISHED IN FULL THIS 18th DAY OF MAY, 2011.

Hawkeye Flaherty
Mayor

Attest:

Town Clerk

TOWN OF MINTURN, COLORADO SEAL 1904

EAGLE COUNTY SCHOOL DISTRICT RE 50J
ANNEXATION AGREEMENT

The parties to this Annexation Agreement (this "Agreement") and the **TOWN OF MINTURN, COLORADO**, a home rule municipal corporation ("Town"), and EAGLE **COUNTY SCHOOL DISTRICT RE50J**, a Colorado school district, ("District"), collectively referred to herein as "parties."

Recitals

A. **WHEREAS**, in 2010, the District filed with the Town two petitions for annexation ("Annexation Petitions") which cover approximately 104.552 acres of land south of the Town in Eagle County as legally described in the annexation resolutions and annexation ordinances as defined below (the "Property");

B. **WHEREAS**, the District. owns 100% of the Property, exclusive of dedicated streets and alleys;

C. **WHEREAS**, on November 17, 2010, the Town Clerk referred the Annexation Petitions to the Town Council;

D. **WHEREAS**, on February 16, 2011 the Town Council conducted a public hearing at which it adopted Resolution Nos. 2-2011 and 3-2011 wherein it determined that the petitions for the proposed annexation complied with C.R.S. Section 31-12-107, as amended;

E. **WHEREAS**, the Property is presently zoned Resource under the Eagle County zoning regulations and currently is used for school facilities, administration facilities, housing, open space, municipal utility facilities, and related purposes;

F. **WHEREAS**, the Town and District desire to enter into an agreement setting forth more fully the terms of the annexation, zoning and future redevelopment rights of the Property, with full acknowledgement of the existing uses of the Property;

G. **WHEREAS**, it is the intent of the parties to allow for the development of those portions of the Property retained by the District as a mixed use Project ("Project") which will include both school and District related facilities ("District Development") and, public, residential and recreation uses ("non-District Development") as more specifically permitted under the zoning for the Maloit Park Character Area, consistent with the uses identified in Minturn's 2010 Three Mile Plan for Annexation;

H. **WHEREAS**, the District desires to complete the conveyance of approximately 18 acres of property to the Town, which property is used primarily for the Town's potable and raw water collection, treatment and distribution facilities;

I. **WHEREAS**, the District may in the future complete the conveyance of approximately 1 acre to Meet the Wilderness, a Colorado non-profit corporation, which property if so conveyed will be used for education related purposes, consistent with that certain Purchase Agreement dated June 8, 2005 between the District and Meet the Wilderness, Inc. to the extent it has been extended or modified by the parties;

J. **WHEREAS**, the Project may contribute to the economic and attainable growth of the Town, and the Town desires to annex the Property in order to provide for orderly long term growth in

and around the Town and to secure easements for Town infrastructure across the Property consistent with the possible redevelopment scenarios and current development of the Property;

K. **WHEREAS**, the development of the Property in accordance with this Agreement and the Maloit Park Character Area will provide for orderly growth in accordance with the policies and goals set forth in the Town's Community Plan, ensure reasonable certainty, stability, and fairness in the land use planning process, stimulate economic growth, foster cooperation between the public and private sectors in the area of land use planning and otherwise achieve the goals and purposes of the Town and the District; in exchange for these benefits and the other benefits to the Town contemplated by this Agreement, together with the public benefits served by the orderly development of the Property, the District desires to receive assurance that it may, in the future, proceed with redevelopment of the Property consistent with the terms and conditions contained in this Agreement;

L. **WHEREAS**, the Town and the District agree that the matters hereinafter set forth are reasonable conditions and requirements in connection with the acceptance and favorable action on the Annexation Petitions; the Town recognizing and reciting that such matters are necessary to protect, promote, and enhance the public welfare; and

M. **WHEREAS**, the parties agree that it is desirable for the District to annex the Property to the Town and after public hearing, it is anticipated that the Town Council will approve the Annexation Petition and annex the Property to the Town under Resolution No. 2 Series 2011 and Ordinance 1 and Resolution No. 3 Series 2011 and Ordinance 2.

NOW THEREFORE, in consideration of Ten Dollars and other good and valuable consideration including the mutual promises and covenants stated herein including the transfer of certain lands to the Town by the District by separate conveyance and the creation of certain encumbrances on the District's property and water rights as more fully set forth herein and the approval of the described zoning of the Property, the receipt, adequacy and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

ARTICLE 1.
ANNEXATION AND ZONING OF THE PROPERTY

Section 1.4 Zoning. The Property has been zoned Resource in Eagle County. With the consent of the District and consistent with the requirements of C.R.S. Section 31-12-115(2), the Town has contemporaneously herewith zoned the Property by amending the official Zone District Map of the Town, also known as the Character Area Zone Map, to create the Maloit Park Character Area which consists of approximately 45.6 acres designated as Mixed Use, approximately 41.2 acres as Open Space, and approximately 18.2 acres as Public Facilities. The intent of this rezoning is to provide for the following general purposes: (a) District Development purposes; (b) public utility, facilities and infrastructure and up to ten individual dwelling units for Town employees; (c) District and non-District residential dwellings; (d) public recreational facilities; and (d) similar structures and uses directly related or accessory to such enumerated uses. The specific uses in the Character Area shall be as prescribed by the Maloit Park Character Area and include the following: schools and related school and District facilities; public utilities, including water diversion, potable and raw water transmission, potable water treatment and storage; single family residential, duplexes, multi-family residential, apartments, and structures and facilities that are accessory to such residential uses, recreational facilities, municipal or local government office facilities; passive and active recreational areas and facilities; community uses; and open space. Industrial uses, wastewater treatment plant, a dump, boneyard, bus barn and maintenance facility, or other such uses shall not be permitted uses within the Maloit Park Character Area. This agreement is conditioned upon the approval of the

zoning described herein. It is further anticipated that the District property remaining after the subdivision exemption approval provided for herein will be subject to specific subdivision as deemed appropriate by the District and approved by the Town consistent with the provisions and intent of zoning created in accordance with this Agreement and the Municipal Code; provided, however, that any such future subdivision and attendant development shall strictly conform to the Maloit Park Character Area designation. Any rezoning in the future shall not reduce the residential densities, change the specified uses or the land areas within the development area set forth herein and on the attached exhibits, except upon the request of the District. All current and existing uses, including without limitation the mobile home dwelling units, shall continue to be permitted under this zoning for the Maloit Park Character Area.

Section 1.5 No Obligation to Develop. The District shall have no obligation under this Agreement to develop all or any portion of the Project or Property and shall have no liability under this Agreement to the Town or any other person or entity for its decision not to develop all or any part of the Project or Property.

ARTICLE 2.
WATER

Section 2.1 Continuation of Existing Water Service. The Property is currently provided potable water service by the Town pursuant to the terms and conditions of that certain Agreement between the parties dated May 5, 1964 ("1964 Agreement"). Paragraph 1 of the 1964 Agreement is hereby amended to provide that the water service shall be provided to the District at the Town's regular in-town metered and service fee rate, as established by Town Council pursuant to Section 13-4-70 of the Minturn Municipal Code. The first full paragraph on page 2 of the 1964 Agreement is hereby amended to provide that the District shall pay the pumping power costs for the pumping of water from the Minturn water plant clear well to the Property and within the Property, because the 1964 Agreement specified that the justification for the Town's payment of such costs was the fact that the District was previously paying out-of-town metered rates. The 1964 Agreement is hereby amended further to provide that it shall remain in full force and effect with respect to any water service being provided to the Property for District, and Non-District Development including District residential dwellings and public recreational facilities. All other provisions of the 1964 Agreement shall remain in full force and effect. The District owns interests in the Arminda Ditch and uses the same for the irrigation of school recreation fields, open space, and landscaping. Additional water service to be provided to any non-District Development on the Property will be provided by the Town pursuant to applicable rules and regulations and provisions for in the Minturn Municipal Code and this Annexation Agreement. In the event that District Development of the Property is modified in such a manner as to create a material change in water service, which for purposes of this Annexation Agreement only, are defined as a proposed use requiring more than 5.80 acre feet per year, which represents a twenty-five percent (25%) increase in the historical water demands under the 1964 agreement established by averaging the water monthly demands for the three (3) years of record with the highest annual demand prior to the date of this agreement, the District will need to purchase additional taps from the Town, which taps shall count against the 150 single family equivalents in paragraph 2.3 below.

Section 2.2 Grants of Easements for Water System Infrastructure. The parties agree that the District will grant easements across the Property to the Town for water lines and associated facilities and infrastructure. Upon written request from the Town based on a specific projected need to construct water lines and associated facilities and infrastructure and wastewater infrastructure, as appropriate, and finalize the grant of the easements for the same, the District agrees to deliver to

the Town specific easements for potable and raw water lines and associated facilities and infrastructure and wastewater collection and transmission lines, as appropriate, along alignments that are compatible, at that time, with the then existing infrastructure and other structures and development on the District property. Such alignments are anticipated to begin in the areas generally depicted along Cross Creek and end in the areas on the easterly side of the Property shown on **Exhibit A** hereto. In the event that the Town needs such public utility easements prior to any further District or non-District Development, due to development off-site of the Property or other needs of the Town, the parties shall confer and in good faith specifically locate and legally describe such easements for conveyance in order to lessen any adverse impacts upon either District or non-District development on the Property. It is expressly acknowledged and understood that the alignment of such easements may not be the most direct or shortest alignments, but rather alignments that shall be deemed to be the least impactful on the District's current and future use of the Property. The Town further agrees that any potable or raw water lines installed by the Town within such easements shall be appropriately sized to provide capacity for any District or non-District Development on the Property, as such development is contemplated by the Maloit Park Character Area. The District shall not be required to participate in any cost-recovery or line reimbursement agreement regarding such potable or raw water lines. Such easements shall be substantially in the form attached hereto as **Exhibit B** and shall be recorded in the Eagle County Clerk and Recorder's office upon execution.

Section 2.3 Water Rights Dedication. In consideration of the District's grant of the 18 acre parcel and of utility easements requested by the Town for development off-site of the Property, and contingent upon the Arminda Ditch Water Right being used for raw water irrigation, the Town shall waive dedication requirements under the Minturn Municipal Code, Article 13, Section 13-2-20 for up to and including 150 single family equivalents on the Property.

Section 2.4 Arminda Ditch. The District owns an interest in the Arminda Ditch, Priority No. 339, adjudicated March 5, 1918, appropriation date December 29, 1892, for the portion of the Arminda Ditch water right that has been historically used upon and in connection with and is appurtenant to the Property ("Arminda Ditch Water Right"). The Arminda Ditch Water Right is important to the water service of the Property for irrigation purposes and potentially for municipal water service purposes in the future. Accordingly, the parties agree to the following provisions with regard to the Arminda Ditch Water Right:

1. At such time as the District or its successor request new taps that include outdoor irrigation to serve the 45.6 acres designated as Mixed Use in paragraph 1.4 above, not including any taps covered by the 1964 agreement pursuant to paragraph 2.1 above, the District shall convey such Arminda Ditch Water Rights to the Town. The District shall retain the first right to use the Arminda Ditch Water Right for outdoor irrigation of any portion of the Property.

2. Subsequent to conveyance to the Town, the Town shall assume all operations, maintenance and administration duties with respect to such Arminda Ditch Water Right (including ditch operation and maintenance). The users of the yield of the Arminda Ditch Water Right on the Property shall be charged no more than a pro rata share of such costs for operation, maintenance and administration based on the amount of raw water use.

3. The Town shall have the right of first refusal to purchase the Arminda Ditch Water Right. In the event the District receives a bona fide offer for the sale of the Arminda Ditch Water Right separate from the Property from a third party that is accepted by the District or that is negotiated by the District into an acceptable agreement for such sale (collectively "Third Party Sale"), the Town shall have the right to exercise its right of first refusal and become the purchaser of the Arminda Ditch Water Right under the same terms and conditions of the Third Party Sale. The Town shall have sixty (60) days from the date of receipt of the written notice from the District of the Third Party Sale to exercise its right of first refusal by agreeing to purchase the Arminda Ditch Water Right on the same terms as the Third Party Sale. If the right of first refusal is not exercised within such time period or otherwise waived by the Town, the sale may be made to such third party purchaser. This right of first refusal shall not terminate simply because the Town has previously been offered the first right to purchase the Arminda Ditch Water Right under subparagraph 2.4(2) and declines to exercise such right, whether once or numerous times.

4. In the event the District determines to sell the Arminda Ditch or portions thereof, any sale shall not include the amount of water that is being and is intended to be used on the Property for irrigation as provided herein. All irrigation on the Property will be served by the Arminda Ditch or pursuant to the 1964 Agreement between the parties, as it is amended herein and as set forth herein.

ARTICLE 3.
WASTEWATER TREATMENT SERVICE

Section 3.1 Wastewater Treatment Service. Wastewater treatment service is currently provided by the Eagle River Water and Sanitation District. It is anticipated that such district will continue service for any development of the Property. The easements provided for in Section 2.2 may also include the capability for the installation, operation, and maintenance of wastewater collection and transmission and facilities, provided, however, that nothing herein shall be construed as a grant of permission to utilize any easement, property, or property interest to be conveyed pursuant to this Agreement for purposes of wastewater treatment.

ARTICLE 4.
GENERAL DEVELOPMENT OF THE PROPERTY

Section 4.1 Future Development. It is agreed that all future development of non-District Development maybe the subject of one of the following processes: (a) a Planned Unit Development and a Planned Unit Overlay Zone District ("Zone District") may be created upon application therefore by the District; (b) Subdivision Plat Application pursuant to Town regulations and ordinances governing such process; or (c) permitted development pursuant to the Maloit Park Character Area zoning in accordance with the Town regulations and ordinances governing such development. The parties agree that the uses and densities of the Maloit Park Character Area and herein are in compliance with the Town's applicable goals, policies, and objectives and, accordingly, any future subdivision review of any non-District Development shall be based solely upon conformance with applicable design standards as required by the Municipal Code including without limitation those pertaining to engineering, safety, platting, grading and drainage, erosion, and revegetation, together with an appropriate subdivision improvements agreement consistent with the requirements of the Municipal Code and the provisions herein. Future District Development may, or may not be a part of

such non-District Development, at the discretion of the District. In addition, the Zone District shall strictly comply and be consistent with the uses set forth for the Maloit Park Character Area described in Section 1.4, elsewhere in this Agreement and as set forth in the zoning approval for the Property as provided herein.

The parties agree and acknowledge that the District hereby reserves its rights pursuant to Title 22, Article 32 of the Colorado Revised Statutes to expand or redevelop the existing middle school or to build other schools or District related facilities, (collectively referred to in this Article 4 as "District Development") according to the development procedures applicable to District Development as set forth in Title 22, Article 32 as such procedures may be amended from time to time.

In the event the District leases or otherwise authorizes third parties to use buildings or facilities within the retained Property or otherwise materially increases its uses with the result that there is a greater demand on Town services, the costs to the Town will be identified and the parties agree in good faith to negotiate a memorandum of understanding that provides for the District or lessee to offset such costs for such uses that are not the subject of property tax payments to the Town. To the extent that any entity leasing or using the buildings or facilities is holding a special event, such entity shall pay the costs of the additional services that are required by the Town in connection with the event, or to the extent the Town has in place a special event permitting process at the time the event is held, such entity shall comply with the Town's special event permitting process.

Section 4.2 Subdivision Exemptions. At the same time as the approval of the annexation of the Property, the Town has approved subdivision exemption to create the Town of Minturn 18 acre parcel with access thereto based upon application for the same that has been submitted by the District.

Section 4.3 Development and Control of Development. It is understood by the parties that the District's plans for the Property are in a state of evolution in the context of the District's assessment of its educational mission and use of its properties and facilities and the location of its facilities. Consequently, the District has no definitive plans for the Property and its development or redevelopment with the exception of the conveyance of the 18 acre parcel on the northwest side of Cross Creek to the Town and the possible conveyance of the 1 acre parcel to Meet the Wilderness. Nevertheless, the parties agree that the retained Property is appropriately situated for District Development, public utilities, water-storage, single family residential, duplexes, multi-family residential, accessory apartments, accessory dwellings, recreational facilities, community uses, town related office facilities and recreational facilities and open space. Accordingly, the District and the Town agree to cooperate in good faith in the planning and design of the development of the Property, with the exception of the development of District Development (submission of a site plan for which

shall be made consistent with the requirements of applicable state statutes, including C.R.S. Section 22-32-124(1)), as it may be amended from time to time, in order to facilitate the public process for the review and approval of the same. The District has the right to develop the retained Property for non-District Development for up to 150 residential units subject to terms and conditions of this Agreement and, as appropriate, the completion of the land use process consistent with the provisions of the Minturn Municipal Code referenced herein. In the event the District determines to include within the District Development any residential units, such units shall be included in the total of 150 units allocated to the retained Property herein. The District shall have no liability to the Town or any other party for a decision not to develop all or any part of the retained Property.

Section 4.4 Rules Regulations, and Official Policies.

1. Fees, Conditions and Dedications. In partial consideration of the mutual covenants and promises set forth herein, the District shall make only those dedications and pay only those fees expressly provided for in this Agreement for District Development and non-District Development:

    a. No separate real estate dedications or fees in lieu thereof shall be required for parks/recreation and/or open space in excess of that depicted as open space areas on the Character Map.

    b. The raw water dedications, which are required pursuant to Minturn Municipal Code Section 13-2-20 as may be amended from time to time, for up to and including 150 SFEs shall be deemed waived, regardless of whether such SFEs are utilized for District Development or non-District Development. For purposes of this Agreement, an SFE is defined as a residential unit of up to 3,000 square feet, with assumed potable water requirements for each SFE of an average of 2.3 people using 88 gallons of water per person per day; each 1,000 square feet or fraction thereof greater than the 3,000 square feet base is calculated at 0.3 SFE. In-building use for commercial space is projected to be 6/10ths of an SFE per 1000 square feet. The SFE unit values assigned to water taps for non-residential, non-commercial and non-industrial development projects, which projects may include efficiency rooms, shall be calculated for each project by estimating the volume of water consumptively used as compared to the volume of water consumptively used by an SFE.

    c. Non-utility easements and rights of way shall be identified and dedicated at the time of development/land use approvals pursuant to Section 4.1 above, as appropriate; provided, however, that the existing access to the current District facilities from State Highway 24 shall not be altered except with the express consent of the District. Any additional access required by the Town or applicable fire codes regarding future non-District Development shall be granted by the Town through the Town's 18 acre parcel, consistent with the provisions of paragraph 4.4.5 below.

d. Public utility easements shall be granted to the Town for public purposes. The exact location and extent of such utility easements shall be determined in consultation with the District so as to be complimentary with both future District and non-District development.

e. Water tap fees shall be waived for District Development that fall under the 1964 Agreement as described in paragraph 2.1 above.

2. Improvements Guarantee. Notwithstanding any provision in the Code to the contrary, the District agrees that the financial security to guarantee any non-District Development improvements for which the security is to be provided under the Municipal Code will be 125% of the estimated costs of such improvements. No guarantee shall be required for District Development, provided that the District demonstrates to the Town's reasonable satisfaction that the District has duly budgeted and appropriated funds for such public improvements for District Development.

3. Road Maintenance. At such time as any non-District Development within the Property is approved, the Town shall include in such approval a commitment to assume the maintenance of all roads, streets, and rights of way that are dedicated to the public in connection with the non-District development.

4. Park, Open Space, and Public Recreational Areas. In the event that the District determines that its recreational area needs are diminished based upon future District Development or change of District usage in the existing facilities, the parties shall meet and confer regarding the possible transfer of use and maintenance of District recreational areas for Town usage as additional park, open space and recreational areas in order to maintain a generally similar level and quality of recreational uses and facilities that exist at the time of this agreement.

5. Access and Emergency Access. The Town acknowledges that the single point of access and the alignment of the existing access road from Highway 24 to the Property are sufficient for both current and anticipated development of the Property, including both District and non-District Development. In the event that the fire department and ambulance service having jurisdiction over the Property, or both require a secondary access for emergency access to any future District or non-District Development, the Town agrees that the Town's access road to the 18 acre parcel may be utilized for such emergency access by authorized responders to the extent authorized by the U.S. Forest Service, the owner of the land on which portions of such road is located. The Town shall coordinate with such agencies regarding such access, including gates, road widths, turnarounds, etc. and the District shall accommodate such requirements and pay for the same; all use of the U.S. Forest Service road would be subject to U.S. Forest Service authorization and subject to such use not materially interfering with Minturn's use of such road consistent with its permit.

Section 4.5 Conveyance. In partial consideration of the mutual covenants, promises, and representations stated herein, in addition to the conveyance of easements as provided in paragraph 2.2 herein, the District agrees to convey to the Town, by general warranty deed, title to the 18 acre parcel upon which the Town currently has located and operates its municipal potable water treatment plant and related facilities. The District's conveyance of the 18 acre parcel to the Town

shall contain a reserved right of establishing an access through the parcel for emergency vehicles if such access is required by any fire/emergency rescue local authority, together with other reserved easements or covenants, all as more fully set forth herein in paragraph 4.4.5 and shall be subject to a covenant running with the land restricting the use of the 18 acre parcel for only ten individual dwelling units for Town employees and municipal utility purposes and associated municipal offices and facilities excluding wastewater treatment, storage, or collection other than for collection of wastewater from the uses thereon. Any remodel or replacement of the water treatment plant will be done in a rustic aesthetic manner consistent with the small town character of Minturn and shall have appropriate landscaping. All such dwelling units, offices, and facilities shall be in accordance with the applicable design standards as required by the Municipal Code. The District's conveyance of the 18 acre parcel shall also contain a reserved nonexclusive easement for the benefit of the Property to provide recreational access to the segment of Cross Creek that crosses the Property, including the bed of Cross Creek and extending 20 feet onto the banks of Cross Creek located on the 18 acres. Such reserved easement will preserve the right of the District, subject to prior consultation with the Town, to impose reasonable controls with respect to fishing activities within such easement (e.g., catch and release restrictions) and reserve the right of the District, in coordination with the Town, to construct or cause to be constructed stream improvements provided such improvements do not interfere with the Town's current or future water, water related, and water treatment plant facilities. Either by covenants running with the land, appropriate instrument, or by a grant of a similar easement, the District shall ensure public recreational access and reserve rights to impose reasonable controls with respect to such recreational activities on the retained parcel along the opposite side of Cross Creek, including the bed of Cross Creek. Such covenants, easements, or instruments shall not restrict public access, including without limitation the District's invitees and licensees, to either side of Cross Creek or to crossover the bed of said Creek. The deed and easement or other appropriate instruments shall be prepared, executed, and recorded within 30 days after the effective date of the annexation ordinance.

ARTICLE 5.

COOPERATION & IMPLEMENTATION

Section 5.1 Statement of Intent. It is the express intent of the District and the Town to cooperate and diligently work to implement any PUD zoning and related preliminary subdivision plat and final subdivision plat, associated land use approvals, building permits or approvals which are necessary or desirable in connection with the development of the Property in substantial conformance with any land use approvals except as modified by this Agreement. The Town and the applications submitted by the District; and their dealings with one another in connection with all phases and aspects of the Project each shall conform to a high standard of good faith and fair dealing.

Section 5.2 Scope of this Agreement.

1. This Agreement is intended to set forth the parties' understanding and agreements regarding the annexation of the Property pursuant to the Municipal Annexation Act of 1965, as amended; as to procedures, limitations and standards applicable to the

construction of future non-District improvements that may be installed to serve the Property and District improvements, to the extent applicable; to the responsibilities of the parties for various costs, fees and charges; and to such other matters the parties believe can be adequately addressed at this time.

2. Except as otherwise provided in this Agreement, this Agreement is not intended to address those matters which are more appropriately considered at the time the District submits to the Town for its review and approval appropriate land use applications for non-school development of the Property.

3. It is not the intention of the parties in any to diminish or limit the Town's legislative, judicial, quasi-judicial or other non-delegable discretionary powers. Except as otherwise provided in this Agreement, it is not the intention of the parties to impose on the Town any duty, beyond its ordinances and regulations as they may from time to time exist, nor to impose any special obligation on the Town to approve or accept any items submitted by the District or its successors and assigns including, but not limited to, plans, drawings, reports, security documents, improvements, and conveyance.

4. The future consideration to be provided by the Town for the conveyances by the District and restrictions on the District's property right rights described above shall survive any conveyance or dedication by the District.

Section 5.3 Processing. If necessary or required, upon satisfactory completion by the District of all required preliminary actions and payments of appropriate processing fees, if any, the Town shall proceed to complete all steps required or necessary for the implementation of this Agreement and the non-District Development by the District of the Property in accordance with this Agreement and the applicable provisions of the Minturn Municipal Code, including but not limited to, the following:

1. Scheduling, convening and concluding all required public hearings in a manner consistent with applicable laws and regulations in force as if the date the applicable applications are submitted.

2. Processing and approval as appropriate in an expeditious manner, of all plats, plans, grading permits, land use permits, building plans and specifications and other plans relating to the development of the Property.

3. Scheduling and processing any matters related to the District Development that properly come before the Town.

Section 5.4 Other Governmental Permits. The Town shall cooperate with the District in its efforts to obtain such other permits and approvals as may be required by other governmental or quasi-governmental agencies having jurisdiction over the Property in connection with the development of, or provision of services to, the Property, and shall from time to time at the request of the District, attempt with due diligence and in good faith to enter into binding agreements with any such entity necessary to assure the availability of such permits and approvals or services, provided such agreements are reasonable and not detrimental to the Town.

Section 5.5 Cooperation in the Event of a Legal Challenge. In the event of any Legal Challenge or other legal or equitable act, action or other proceeding instituted by a third party, other governmental entity or official challenging the validity of any provision of this Agreement, the parties

hereby agree to cooperate in defending said action or proceeding. In the event the Town and the District are unable to select mutually agreeable legal counsel to defend such action or proceeding or it is inappropriate to do so, each party may select its own legal counsel.

Section 5.6 Severability. If any part of this Agreement is held to be invalid or of no effect by a court of competent jurisdiction, such judicial determination shall not affect any other part of this Agreement, which will continue in full force and effect. If any part of this Agreement is determined by a court of competent jurisdiction to be in excess of party's power and authority, such part shall be unenforceable by either party to this Agreement. In the event of a judicial determination of the nature described herein, which determination has the effect of materially and adversely impairing to a substantial degree any of either party's rights expressly established pursuant to this Agreement, such party may elect either to honor this Agreement as judicially reformed, or to terminate this Agreement and without liability or penalty to either party, in which event this Agreement shall be of no further force or effect.

ARTICLE 6.
MISCELLANEOUS

Section 6.1 Time of the Essence. Time is of the essence with respect to the performance of each party's obligations hereunder. However, neither party shall be liable for delays or failures to perform due to acts of God, strikes, civil commotions, epidemics, quarantines, freight embargoes, or other cause of similar nature not reasonably within such party's control.

Section 6.2 Term. The term of this Agreement shall commence upon the date hereof and shall extend until all of the commitments hereunder are satisfied. After the expiration of the term, this Agreement shall be deemed terminated and of no further force or effect; provided however, that such termination shall not affect (a) the annexation of the Property to the Town; and (b) any right arising from Town permits, approvals or other entitlements for the Property or the Project which were granted or approved prior to, concurrently with, or subsequent to the approval of this Agreement.

Section 6.3 Amendment of Agreement. Except as otherwise provided herein, this Agreement, may be amended from time to time by mutual consent of the original parties or their successors in interest in writing following the applicable public notice and public hearing procedures required in the Minturn Municipal Code for approval of this Agreement. Neither the approval of nor any amendment to land use approvals nor any subdivision or resubdivision of the Property (or any part thereof) shall require an amendment to this Agreement.

Section 6.4 Default and Remedies. A "breach" or "default by either party under this Agreement shall be defined as failure to fulfill or perform any material obligation of a party contained in this Agreement. In the event of default by one party in the performance of its obligations under this Agreement, written notice of such default shall be given to the defaulting party by the nondefaulting party. If the default is failure to pay any amount of money due pursuant to the terms of this Agreement or to post security as provided herein, then such default shall be cured within thirty (30) days after notice of default is given to the defaulting party. If such default constitutes a breach or violation of any term or provision of this Agreement other than the payment of a monetary amount or the posting of a letter of credit, the defaulting party shall have thirty (30) days after written notice of default is given to the defaulting party within which to institute corrective action and shall proceed diligently thereafter to cure the default within no more than six months from the date of the notice of default. In the event of a material breach or default by such party that is not timely cured, as provided in this Section the non-defaulting party shall be entitled to one or more of the following remedies as applicable: (1) the right to seek and obtain injunctive relief; (2) the right to seek and

obtain specific performance; and (3) have all rights and remedies allowed at law or in equity.

Section 6.5 No Joint Venture or Partnership. The parties hereby renounce the existence of any form of joint venture or partnership between them and agree that nothing contained herein or in any document executed in connection herewith shall be construed as making them joint ventures or partners.

Section 6.6 No Third Party Beneficiaries. Nothing expressed or implied in this Agreement is intended or shall be construed to confer upon, or to give to, any legal person other than the parties, any right, remedy, or claim under or by reason of this Agreement or any covenants, terms, conditions or provisions hereof, and all of the covenants, terms, conditions and provisions in this Agreement by and on behalf of the Parties shall be for the sole and exclusive benefit of the parties. Nothing in this Agreement is intended to interfere with the agreements of the parties with third parties.

Section 6.7 Notices. Any notice or communication required hereunder between the Town and the District must be in writing, and may be given either personally or by registered or certified mail, return receipt requested. If given by registered or certified mail, the same shall be deemed to have been given and received on the first to occur of (a) actual receipt by any of the addresses designated below as the party to whom notices are to be sent, or (ii) five (5) days after a registered or certified letter containing such notice, properly addresses, with postage prepaid, is deposited in the United States mail. If personally delivered, a notice shall be deemed to have been given when delivered to the party to whom it is addressed. Any party hereto may at any time, by giving written notice to the other party hereto as provided herein, designate any other address in substitution of or in addition to the address to which such notice or communication shall be given. Such notices or communications shall be given to the parties at their addresses set forth below:

If to the Town:
Town of Minturn
302 Pine Street
P.O. Box 309
Minturn, CO 81645
Attention: Town Manager

with a copy to:
Allen C. Christensen, Esq.
97 Main St. Suite W 206
P.O. Box 4128
Edwards, CO 81632

If to the District:
Office of the Superintendent
Eagle County School District RE-50J
P.O. Box 740
Eagle, CO 81631

with a copy to:
Richard N. Lyons, Esq.
Lyons Gaddis Kahn & Hall, P.C.
PO Box 978
Longmont, CO 80502-0978

Section 6.8 Assignment. This Agreement shall be binding upon and inure to the benefit of the successors in interest or the legal representatives of the parties hereto. The District shall

have the right to assign or transfer all or any portion of its interests, rights or obligations under this Agreement to third parties acquiring any interest or estate in the Property, including but not limited to purchasers or long-term ground lessees of individual lots, parcels, or of any improvements now or hereafter located within the Property. In connection with any such assignment, the express assumption of any of the District's obligations and commitments under this Agreement by its assignee or transferee shall thereby relieve the District of any further obligation under this Agreement with respect to the matter so assumed.

Section 6.9 Authorization. The signatories to this Agreement affirm that they are fully authorized to enter into and execute this Agreement, and all necessary actions, notices, meetings and/or hearings pursuant to any law required to authorize their execution of this Agreement have been made.

Section 6.10 Governing Law. This Agreement be construed and enforced in accordance with the laws of the State of Colorado.

Section 6.11 Enforcement. Unless this Agreement is amended or terminated pursuant to the provisions of this Agreement, this Agreement shall be enforceable by any party hereto notwithstanding, any change hereafter enacted or adopted in any applicable zoning ordinance, subdivision ordinance or any other land use ordinances or building ordinances, resolutions or other rules, regulations or policies adopted by the Town which changes, alters or amends the rules, regulations or policies applicable to the development of the Property at the time of the approval of this Agreement subject to the provisions hereof. This Agreement shall not prevent the Town in subsequent actions applicable to the Property from applying new rules, regulations and policies which apply equally to all citizens and property owners in the Town as provided herein subject to the provisions hereof.

Section 6.12 Conflict with Provisions of the Town's Municipal Code. The parties acknowledge and agree that this Agreement is in conformity with the current Municipal Code. In the event any provision of this Agreement or the application thereof conflicts with any provision of the Municipal Code in the future, as it may be amended from time to time, this Agreement shall control the determination of the rights and obligations of the parties with respect to such conflicting matter.

Section 6.13 Waiver of Breach. The waiver by any party to this Agreement of a breach of any term or provision of this Agreement shall not operate or be construed as a waiver of any other term or provision or of any subsequent breach by any party.

Section 6.14 Entire Agreement. This Agreement represents the entire agreement between the parties and supersedes any oral or collateral agreements or understandings between the parties.

Section 6.15 No Additional Annexation Conditions Imposed. The Town and the District acknowledge and affirm that this Agreement does not impose additional terms and conditions within the meaning of Section 31-12-107(1) (g), C.R.S. To the extent that Section 31-12-107(1)(g), C.R.S. might be construed as being ambiguous as to what might be considered additional terms and conditions, the District, as the owner of 100% of the Property, hereby declares that it has voluntarily entered into this Agreement.

Section 6.16 Execution of Other Documents. The parties agree to execute, any additional documents and to take any additional actions necessary to carry out this Agreement.

Section 6.17 Counterparts: Facsimile. This Agreement may be executed in multiple

constitute one and the same agreement. This Agreement may be executed by facsimile.

IN WITNESS WHEREOF, the Town and the District have executed this Agreement affective as of May 18 2011.

TOWN OF MINTURN

By: _____
Mayor

ATTESTED BY:

_____
Town Clerk

TOWN OF MINTURN, COLORADO SEAL 1904

APPROVED, as to legal form by:

_____
Allen C. Christensen, Town Attorney

EAGLE COUNTY SCHOOL DISTRICT

By: _____

ATTESTED BY:

_____

APPROVED, as to legal form by:

_____
Richard N. Lyons, Attorney for the District

constitute one and the same agreement. This Agreement may be executed by facsimile.

IN WITNESS WHEREOF, the Town and the District have executed this Agreement affective as of May 18 2011.

TOWN OF MINTURN

By: _____
Mayor

ATTESTED BY:

_____
Town Clerk

APPROVED, as to legal form by:

_____
Allen C. Christensen, Town Attorney

EAGLE COUNTY SCHOOL DISTRICT

By: _____

ATTESTED BY:

_____

APPROVED, as to legal form by:

_____
Richard N. Lyons, Attorney for the District

5029149_11.DOC

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IN WITNESS WHEREOF, the Town and the District have executed this Agreement affective as of May 18 2011.

TOWN OF MINTURN

By: _____
Mayor

ATTESTED BY:

_____
Town Clerk

APPROVED, as to legal form by:

_____
Allen C. Christensen, Town Attorney

EAGLE COUNTY SCHOOL DISTRICT

By: _____

ATTESTED BY:

_____

APPROVED, as to legal form by:

_____
Richard N. Lyons, Attorney for the District

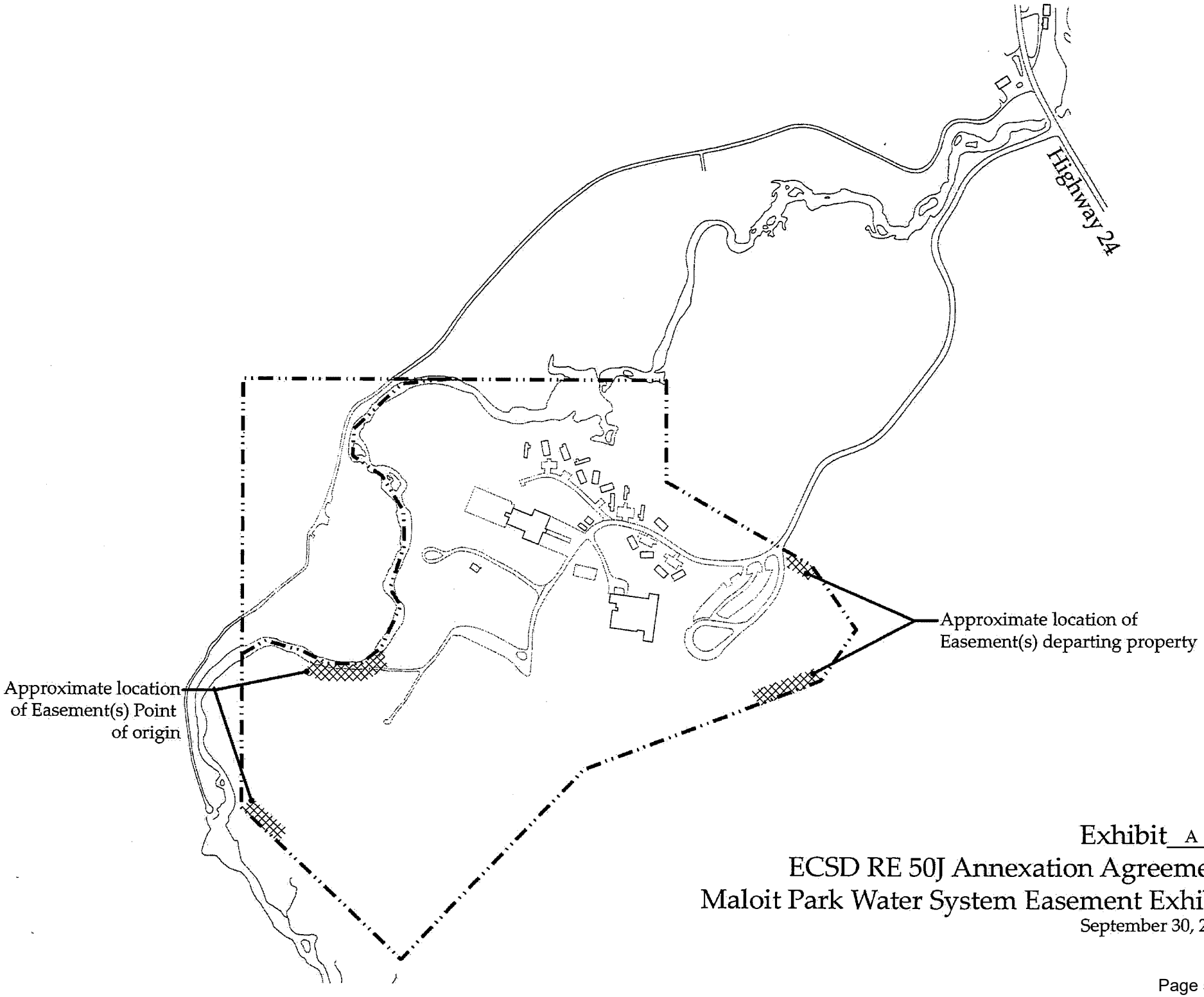


Exhibit A

ECSD RE 50J Annexation Agreement

Maloit Park Water System Easement Exhibit

September 30, 2010

EXHIBIT B
TO THE EAGLE COUNTY SCHOOL DISTRICT RE 50J
ANNEXATION AGREEMENT

WATER LINE EASEMENT AGREEMENT

This Water Line Easement Agreement ("Easement") is entered into this _____ day of _____, 20___, by and between TOWN OF MINTURN, a Colorado municipal corporation and home rule city located at 302 Pine Street, Minturn, CO 81645 (the "Town"), and EAGLE COUNTY SCHOOL DISTRICT RE50J, a Colorado school district located at 948 Chambers Avenue, Eagle, CO 81631 ("Grantor").

RECITALS

WHEREAS, the Town owns and operates the Town of Minturn municipal water treatment and distribution system; and

WHEREAS, pursuant to the Eagle County School District RE50J Annexation Agreement dated May 28, 2011, and recorded at Reception No. _____, Eagle County, Colorado records ("Annexation Agreement") the Town annexed land owned by the Grantor south of the Town, as more specifically described in the Annexation Agreement (the "Property"); and

WHEREAS, pursuant to the Annexation Agreement, the Grantor desires to grant and convey to the Town specific easements for potable and raw water lines and associated facilities and infrastructure and wastewater collection and transmission lines along alignments that are least impactful to the Property at the time they are to be granted and conveyed, as appropriate, on the Property on the terms and conditions herein provided;

THEREFORE, IN CONSIDERATION of the promises and agreements set forth below, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Grant of Easements. Grantor hereby grants and conveys to the Town one or more perpetual non-exclusive easements and rights of way (the "Easements") for the purposes of excavation, installation, operation, use, maintenance, repair, and replacement of the Town's potable and raw water lines and associated facilities and infrastructure and wastewater collection and transmission lines located within the Easements. The Easements shall be_____ feet wide and are described on **Exhibit A**, which is attached hereto and incorporated herein by reference. The Easements, and access thereto, are granted over, upon, across, under, in and through Grantor's Property. This grant of easements shall run with the land for the benefit of the Town, and shall be binding upon and inure to the benefit of the Town, and its successors and assigns.

2. Temporary Construction Easement. The Easements include an additional _____ feet temporary construction easement extending on either side of the outer edges of such Easements for temporary construction purposes only. This temporary construction easement shall not extend into such areas where such extension would interfere with Grantor's use of its permanent facilities, other than roads, as provided below, which are located on the Property.

3. Ingress and Egress. The Town shall have the right of ingress and egress for equipment, vehicles, and persons over and across the Property to and from the Easements and along such Easements; provided, however, that such right of ingress and egress shall, to the extent practicable, be along established roadways on the Property, as they may be located and relocated from time to time.

4. Use of Easements By the Town. The Town's agents, employees, contractors and other designated persons may enter and go upon the Easements at all reasonable times to undertake routine use, operation and maintenance of the Town's potable and raw water lines and associated facilities and infrastructure and wastewater collection and transmission lines. Notwithstanding the foregoing, the Town may enter and go upon the Easements at any time in the event of any emergency situation or condition and may undertake such repair or replacement activities it deems necessary to remedy the emergency. In the event the Town plans major repairs or replacement of infrastructure or excavation within the Easements, it shall provide Grantor with reasonable advance notice of the work to be undertaken, and the estimated time of completion.

After the exercise of any of its rights hereunder, the Town shall grade, re-seed or re-sod to the reasonable comparable pre-disturbance condition and contour, provided however, that the Town shall not be required to restore or replace any trees, bushes, brush, gardens or other vegetation on the Easements, nor any structures or paving thereon. To the extent the Town's exercise of its rights granted herein involves the excavation of any roads existing on the Property prior to execution of this Agreement, the Town shall repair any work done with the same materials and at the same grade as the affected road within a reasonable time after the completion of the work.

5. Use of Easements by Grantor. Grantor shall retain the right to use and enjoy the Property including the portions subject to the Easements so long as such use and enjoyment do not interfere with the Town's rights hereunder. Grantor (and Grantor's heirs, executors, administrators, personal representatives, successors, successors-in-interest, and assigns) shall not bore, drill, tunnel or undertake any digging or excavation on or under the Easements or impair the lateral or subjacent support of the Easements and shall not install, build, make or construct any building, structure, fence, lake, pond, dam, drainage ditches, excavation, engineering works, roads, streets, driveways, pipelines, sewer lines, water lines, natural gas or oil lines, electric lines, telephone lines, cable lines or other utilities of any kind, whether above ground or underground, or improvement of any kind (each, an "Improvement") nor place any trees, shrubs, bushes, plantings (excluding shallow root crops), or other vegetation (other than naturally growing grasses or shallow root shrubbery or plants)

("Landscaping") in, on, over or across the Easements, nor change the contour or grade of, or add or remove dirt from the Easements, without, in each case, first obtaining the prior written consent of the Town, which consent will not be unreasonably withheld, provided that each of the following are satisfied: (i) the safety and integrity of the water lines and associated infrastructure are not impaired by the applicable Landscaping or Improvement, (ii) the applicable Landscaping or Improvement does not unreasonably diminish the utility or usefulness of the Easements to the Town, and (iii) the applicable Landscaping or Improvement does not materially impair the ability of or increase the cost to the Town to undertake any of the activities described or allowed in this Agreement, including the ability to install additional water lines and related infrastructure in the Easements and general maintenance. In the event items (i) through (iii) above have not been satisfied, as reasonably determined by the Town, then the Town may withhold its consent at its sole discretion. The Town's consent to any Landscaping or Improvement shall not constitute any agreement, representation, or warranty by the Town about the safety, condition, or sufficiency of any such Landscaping or Improvement or compliance with laws and regulations for any such Landscaping or Improvement, and such risks, which shall remain solely with the Grantor. In the event that the Town consents to the replanting of any Landscaping, or installation of any Improvements, that may have been disturbed, damaged or destroyed by the Town's exercise of its rights hereunder, such replanting or installation shall not interfere with the maintenance or integrity of the water lines and related infrastructure and shall be at Grantor's sole cost and expense. The Town shall have the right, but not the obligation, to notify and require Grantor, at Grantor's cost, to immediately remove any such unauthorized Improvement or Landscaping from the Easements, and if Grantor fails to remove such unauthorized Improvement or Landscaping within 30 days after receipt of the Town's notice, then the Town shall have the right to remove them at Grantor's cost and that the Town shall have no responsibility or liability for any damage or destruction thereto, or to the Property as a result of such removal.

In the event Grantors discover an emergency condition pertaining to the Town's potable and raw water lines and associated facilities and infrastructure and wastewater collection and transmission lines located on, over, in or through the Easements, Grantors shall make reasonable attempts to promptly notify the Town of such condition.

6. Abandonment of Easements. Non-use shall not constitute abandonment of the Easements and other rights granted herein or be grounds for termination of this Agreement, and shall have no effect on the validity of the Easements. If the Easements are no longer useful to the Town for the purposes stated herein, as determined by the Town in its sole discretion, the Town may execute and record a termination of this Agreement. The Town may, but shall have no obligation to, remove the water lines and related infrastructure in connection with such termination.

7. Liability to Others. Each party shall be responsible for any and all claims, demands, actions, losses, liabilities, or expenses of whatever sort, including attorneys' fees, that are incurred by any person or entity arising out of or in connection with such party's use or occupation of the Easements, or the use or occupation the Easements by its agents, employees, contractors, invitees or licensees. In the event the Town and

Grantor, or their respective officers, directors, members, employees, agents, contractors, representatives, heirs or assigns may be held jointly and severally liable under any statute, decision, or other law provided for such joint and several liability for their respective activities on the Easements, the obligations of each to respond in damages shall be apportioned, as between the Town and Grantor collectively, in proportion to the contributions of each as measured by the acts and omissions of each which in fact caused such legal injury, damage or harm and the Town and Grantor shall indemnify each other to the extent necessary to assure such apportionment.

8. Damages Limitation. Any damages awarded to either party under this Agreement shall be limited to only the actual damages directly incurred by such party and neither party shall be liable for consequential, incidental, punitive, exemplary or indirect damages in tort or in contract, or under any legal theory, and all such damages are hereby excluded and waived by the parties hereto with respect to this Agreement and the exercise of rights hereunder.

9. Notices. All notices required or permitted hereunder shall be given by certified mail, postage prepaid, return receipt requested, by overnight express delivery by a nationally recognized overnight courier, or by facsimile directed as follows:

If intended for the Town, to:

Town of Minturn
302 Pine Street
P.O. Box 309
Minturn, CO 81645
Fax: (970) 827-5545
Attention: Town Manager

With a copy to:

Allen C. Christensen, Esq.
97 Main Street, Suite W 206
P.O. Box 4128
Edwards, CO 81632

If intended for Grantor, to:

Office of the Superintendent
Eagle County School District RE50J
P.O. Box 740
Eagle, CO 81631
Fax: (970) 328-1024

With a copy to:

Richard N. Lyons, Esq.
Lyons Gaddis Kahn & Hall, P.C.
P.O. Box 978
Longmont, CO 80502

Such notice delivered by (a) certified mail in accordance with the foregoing procedures shall be deemed to have been duly given after such notice is deposited with the United States Post Office, (b) overnight express delivery by a nationally recognized overnight courier shall be deemed to have been duly given one business day after such notice is deposited with such overnight courier with instructions to deliver such notice the next following business day, or facsimile shall be deemed effective when received if an electronic confirmation of sending is available. Any party may specify a different address for notices by delivery of written notice to the other party.

10. Covenants Running with the Land; Assignment. The rights granted in this Agreement are appurtenant to, and covenants running with, the land and shall extend to and be binding upon, and inure to the benefit of, Grantor and the Town and each of their respective heirs, executors, administrators, personal representatives, successors and assigns. This Agreement does not create rights in any other third party, unless specifically provided herein. Any sale, transfer, conveyance or other disposition of the Property or any interest therein by Grantor shall be subject to the Easements granted herein. Deeds to subsequent owners of the Property shall provide notice of this Agreement and the obligations contained herein. The Town may assign to any other party the rights and Easements herein granted, either in whole or in part, without Grantor's consent.

11. Recording. This Agreement shall be recorded with the Eagle County Clerk and Recorder, and shall impose easements and covenants running with the land upon the Property.

12. Governing Law; Venue; Attorneys' Fees. This Agreement and the rights and obligations of the parties hereunder shall be governed by and construed in accordance with the laws of the State of Colorado. Venue for all actions arising under this Agreement shall be Eagle County, Colorado. In the event legal remedies must be pursued to resolve any dispute or conflict regarding the terms of this Agreement or the rights and obligations of the parties hereto, the prevailing party shall be entitled to recover costs incurred in pursuing such remedies, including expert witness fees and reasonable attorneys' fees.

13. Severability; Construction. If any provision of this Agreement shall be held invalid or unenforceable, the remainder of this Agreement and the application of such provision to persons or situations other than those to which it shall have been held invalid or unenforceable, shall not be affected thereby, but shall continue valid and enforceable to the fullest extent permitted by law. This Agreement shall not be construed against either party in the event of an ambiguity or other form of dispute as to its interpretation.

14. Entire Agreement, Amendments. This Agreement constitutes the entire agreement between Grantor and the Town relating to the subject matter hereof, and supersedes all prior and contemporaneous agreements, understandings, negotiations, representations, statements, and discussions between the parties, whether oral or written, except for this Agreement. This Agreement may be modified or amended only by a writing signed by each of the parties hereto.

15. Authorization of Signatures. The parties acknowledge and represent to each other that all procedures necessary to validly contract and execute this Agreement have been performed and that the persons signing for each party have been duly authorized to do so.

16. Headings; Construction. The section headings in this Agreement are for convenience only and shall not be used in its interpretation or considered part of this Agreement. Whenever appropriate from the context, the use of any gender (including, but not limited to, neuter) shall include any other or all genders, and the singular number shall include the plural, and the plural shall include the singular. Unless otherwise expressly provided, the word "including" does not limit the preceding words or terms.

17. Waiver. Failure of any party hereto to insist upon the strict performance of any provision of this Agreement shall not be construed as a waiver for the future of any such provision.

18. Counterparts. This Agreement may be signed using counterpart signature pages, with the same force and effect as if all parties signed on the same signature page.

IN WITNESS WHEREOF, the parties have executed this Agreement the date and year first above written.

TOWN OF MINTURN

_____

Name: _____

Address _____

EAGLE COUNTY SCHOOL DISTRICT RE50J

_____

Name: _____

Address _____

STATE OF COLORADO)
)
COUNTY OF EAGLE)

The foregoing instrument was acknowledged before me by _____
_____, this _____ day of _____, 2011.

Witness my hand and official seal.

_____
Notary Public

My commission expires: _____
SEAL

STATE OF COLORADO)
)
COUNTY OF EAGLE)

The foregoing instrument was acknowledged before me by _____
_____, this _____ day of _____, 2011.

Witness my hand and official seal.

_____
Notary Public

My commission expires: _____
SEAL

TOWN OF MINTURN
ORDINANCE NO 4 – SERIES 2011

AN ORDINANCE ESTABLISHING ZONING ON PARCELS OF LAND KNOWN AS THE EAGLE COUNTY SCHOOL DISTRICT MALOIT PARK PROPERTY ANNEXED TO THE TOWN OF MINTURN, COLORADO AND AMENDING THE OFFICIAL ZONE DISTRICT MAP OF THE TOWN OF MINTURN, CO.

WHEREAS, the Town of Minturn, Colorado annexed the Eagle County School District Maloit Park Parcels No. 1 and 2, County of Eagle, State of Colorado pursuant to Ordinances Nos. 1 and 2 – Series 2011; and

WHEREAS, C.R.S. Section 31-12-115 (2) requires the Town to Zone property that is annexed to the Town within ninety days after the effective date of the annexation ordinance; and

WHEREAS, an application has been filed with the Town of Minturn to amend the Official Zone District Map of the Town of Minturn through the inclusion of the area known as the Eagle County School District Maloit Park Parcels No. 1 and 2; and

WHEREAS, this Amendment to the Official Zone District Map will create the Maloit Park Character Area and the following Zone Districts: the Maloit Park Mixed-Use Zone; the Maloit Park Public Facilities Zone and the Maloit Park Recreation and Open Space Zone, all of which are depicted in Exhibit A (attached); and

WHEREAS, the Purpose and Objective of the Maloit Park Character Area is defined in Exhibit B (attached); and

WHEREAS, the allowable uses for the Maloit Park Character Area are defined in Exhibit C (attached); and

WHEREAS, the land use term community-oriented building, facility or use, as stated in the Maloit Park Character Area Use Table, is defined as follows: *A predominantly non-commercial use established primarily for the benefit and service of the general public or the community in which it is located. Such facilities include, but are not limited to: community centers; art/performing arts or cultural centers, libraries, museums and other similar uses*; and

WHEREAS, the following dimensional standards will apply to the Maloit Park Character Area; and

Character Area	Zones	*Min. lot area (sq. ft.)*	*Min. lot dimension (feet)*	*Max. lot coverage (%)*	*Front Setback (feet)*	*Rear Setback*	*Side Setback*	River Setback
Maloit Park	Mixed Use	5,000	50	40	20	10	5	C.C.= 50
	Public Facilities	N/A	N/A	N/A	20	10	10	

	Recreation/Open Space	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	

WHEREAS, public notice was provided pursuant to Section 16-21-610 of the Minturn Municipal Code; and

WHEREAS, the Minturn Planning Commission held public hearings on January 12, 2011 and January 26, 2011 to review the application and made a recommendation to the Minturn Town Council to approve the Amendment to the Official Zone District Map with the following recommendation:

At the time of subdivision review, the Open Space and Recreation Plan of the Subdivision Improvement Agreement shall provide reasonable public access to the Recreation and Open Space Zone through the Mixed Use Zone of the Maloit Park Character Area; and

WHEREAS, a public hearing was held before the Minturn Town Council on March 16, 2011 and after review of presented evidence, testimony, exhibits, review of the Town Master Plan, comments of public officials and referred agencies, comments from the public and recommendation from Town Staff, the Town Council finds as follows:

1. That proper publication and public notice were provided as required by law for hearings before the Planning Commission and Town Council; and

2. The proposed amendment is consistent with the purposes, goals, policies and Character Area Zoning Map of the Master Plan. The subject property is being annexed to the Town and there is no existing Town zoning on the property. The proposed amendment will zone property and create consistency with the existing Official Zone District Map through the creation of the Maloit Park Character Area and associated zoning districts.

3. The proposed amendment is compatible with existing and proposed uses surrounding the subject land.

4. The proposed amendment is necessary because there will be a change in condition due to the fact that the property has been annexed into the Town and therefore the property is required by state law to be zoned.

5. The proposed amendment will not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm-water management, wildlife habitat, vegetation, and wetlands.

6. The proposed amendment does address a demonstrated community need. The zoning for the property will provide for the orderly and planned development of the property. As well, it may provide for more property and sales tax revenue for the Town.

7. The proposed amendment will result in a logical and orderly development pattern. The proposed amendment will not constitute spot zoning.

8. The resulting development can logically be provided with necessary public facilities and services.

9. The proposed amendment is changing to such a degree that it **is** in the public interest to encourage a new use or density in the area.

NOW, THEREFORE, THE TOWN OF MINTURN, COLORADO, ORDAINS as follows:

SECTION 1. Section 16-3-10 of the Municipal Code of the Town of Minturn is amended by the addition of a new subsection 12 as follows: "(12) Maloit Park Character Area. The character and uses within the Maloit Park Character Area shall be as set forth in Article 16-14(a).

SECTION 2. Section 16-2-20 of the Municipal Code of the Town of Minturn is amended by the addition of a definition for community-oriented building, facility or use as follows: "A predominantly non-commercial use established primarily for the benefit and service of the general public or the community in which it is located. Such facilities include, but are not limited to: community centers; art/performing arts or cultural centers, libraries, museums and other similar uses".

SECTION 3. The Municipal Code of the Town of Minturn amended by the addition of a new Chapter 16, Article 14(a) as set forth in Exhibits B and C hereto and the dimensional standards set forth above.

SECTION 4. The amendment to the Official Zoning Map of the Town of Minturn, Colorado provided for herein shall take effect in accordance with the Charter and ordinances of the Town of Minturn, and the Mayor and Town Clerk are hereby authorized to execute such documents as may be required to reflect amendment herein authorized.

SECTION 5. Severability. If any part, section, sub-section, clause or phrase of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this Ordinance; and the Town Council for the Town of Minturn, Colorado hereby declares it would have passed this Ordinance and each part, section, sub-section, sentence, clause or phrase thereof, irrespective of the fact that any one or more parts, sections, sub-sections, sentences, clauses or phrases be declared invalid.

SECTION 5. The Town Council hereby finds, determines and declares that this Ordinance is necessary and proper for the health, safety and welfare of the Town of Minturn and the inhabitants thereof.

SECTION 6. The repeal or the repeal and re-enactment of any provision of the Minturn Municipal code as provided in this ordinance shall not affect any right which has accrued, and duty imposed, any violation that occurred prior to the effective date hereof, any prosecution commenced, nor any other action or proceeding as commenced under or by virtue of the provision repealed and re-enacted. The repeal of any provision hereby shall not revive any provision or any ordinance previously repealed or superseded unless expressly stated herein.

INTRODUCED, READ BY TITLE, APPROVED ON THE FIRST READING, APPROVED AND ORDERED PUBLISHED IN FULL THE 16th DAY OF March, 2011. A public hearing on this ordinance shall be held at the regular meeting of the Town Council of the Town of Minturn, Colorado, on the 6th day of April, 2011, at 7 P.M. in the Minturn Town Center in the Town of Minturn, Colorado.

Mayor

Attest:

Town Clerk

TOWN OF MINTURN, COLORADO SEAL 1904

INTRODUCED, READ BY TITLE, PASSED ON SECOND READING, APPROVED AND ORDERED PUBLISHED IN FULL THIS 18th DAY OF MAY, 2011.

Mayor

Attest:

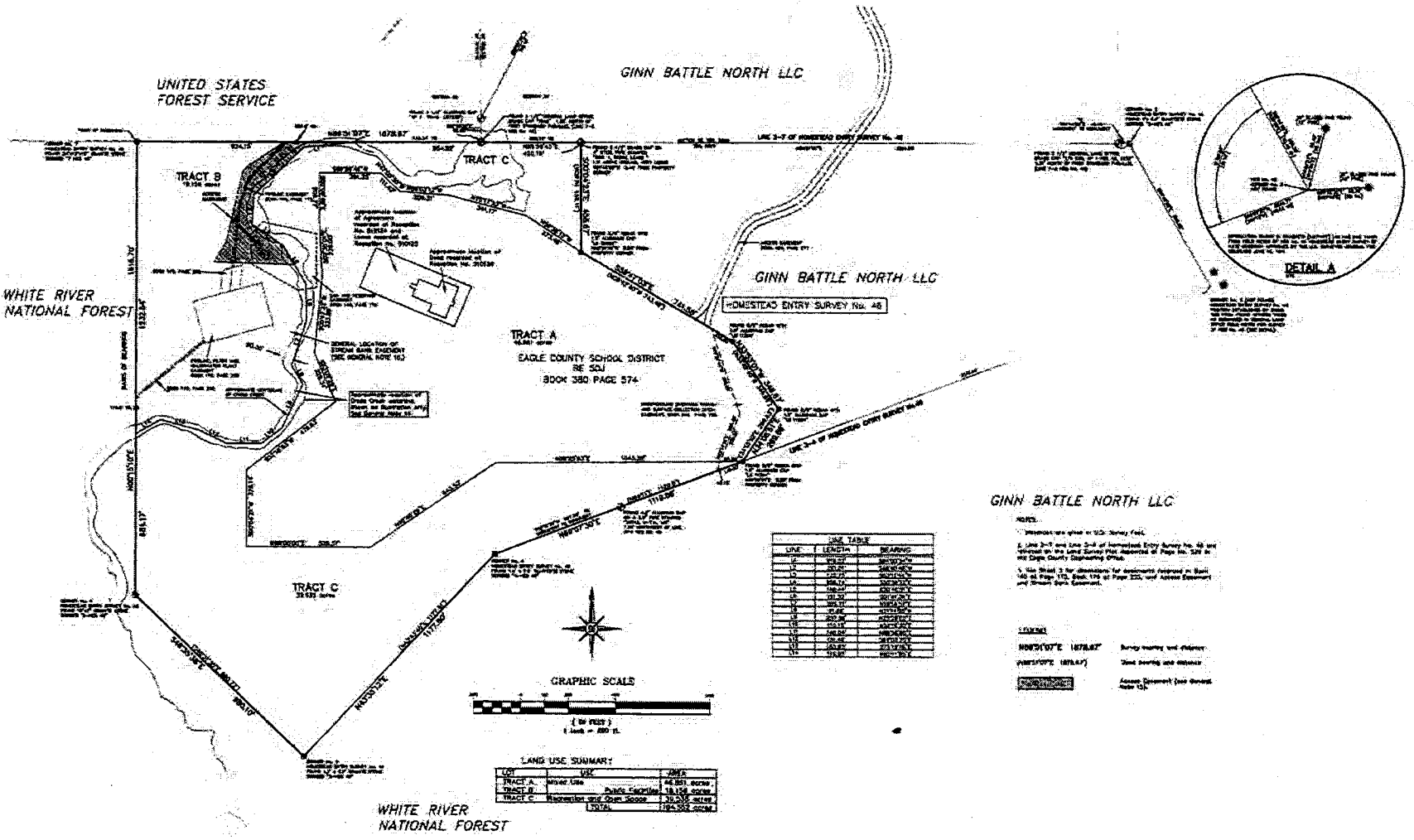
Town Clerk

TOWN OF MINTURN, COLORADO SEAL 1904

Exhibit A

MALOIT PARK

A PART OF HOMESTEAD ENTRY SURVEY No. 46
IN SECTION 2 OF UNSURVEYED TOWNSHIP 6 SOUTH, RANGE 81 WEST
of the 6th PRINCIPAL MERIDIAN
TOWN OF MINTURN
EAGLE COUNTY, COLORADO



LINE TABLE

LINE	LENGTH	BEARING
L1	1078.87'	N89°31'07"E
L2	1078.87'	N89°31'07"E
L3	1078.87'	N89°31'07"E
L4	1078.87'	N89°31'07"E
L5	1078.87'	N89°31'07"E
L6	1078.87'	N89°31'07"E
L7	1078.87'	N89°31'07"E
L8	1078.87'	N89°31'07"E
L9	1078.87'	N89°31'07"E
L10	1078.87'	N89°31'07"E
L11	1078.87'	N89°31'07"E
L12	1078.87'	N89°31'07"E
L13	1078.87'	N89°31'07"E
L14	1078.87'	N89°31'07"E
L15	1078.87'	N89°31'07"E
L16	1078.87'	N89°31'07"E
L17	1078.87'	N89°31'07"E
L18	1078.87'	N89°31'07"E
L19	1078.87'	N89°31'07"E
L20	1078.87'	N89°31'07"E

LAND USE SUMMARY

LOT	USE	AREA
TRACT A	Mixed Use	44.383 acres
TRACT B	Public Facilities	19.156 acres
TRACT C	Recreation and Open Space	39.205 acres
	TOTAL	184.592 acres

NOTES:

1. Bearings are given in U.S. Survey Feet.
2. Lines 3-7 and Line 3-8 of Homestead Entry Survey No. 46 are referenced on the Land Survey Plat deposited at Page No. 329 in the Eagle County Clerk and Recorder's Office.
3. See Sheet 3 for dimensions for easements reserved in Book 140 at Page 170, Book 174 at Page 225, and Access Easement and Stream Bank Easement.

LEGEND:

N89°31'07"E 1078.87' — Survey bearing and distance
(N89°31'07"E 1078.87') — Deed bearing and distance
Access Easement (see detail, Sheet 3)

ALPINE ENGINEERING INC

SHEET 2 OF 3

Job #07043

Exhibit B

ARTICLE XX

Maloit Park Character Area

Zoning Regulations

Section 16.X.X Character Area Characteristics

The Maloit Park is a relatively undeveloped 105 acre parcel that over the years has provided for a variety of public and institutional-oriented community uses. The property is currently owned by the Eagle County School District. Existing uses on the property include the Minturn Middle School and associated uses, school/staff housing, the Eagle County Community Fund/Rummage Sale, and the Town of Minturn water plant. Cross Creek bisects the property, portions of which border United States Forest Service lands.

In 2001 the School District completed a master plan for Maloit Park. The Plan was prepared with a great deal of public involvement. The essence of this Plan was to balance the needs of the School District while also preserving the natural features that make this property special. It is the intention of these regulations that mixed use development on suitable portions of Maloit Park be allowed while preserving the natural characteristics of the Cross Creek corridor, wildlife resources and other areas.

Section 16.X.X Maloit Park Mixed Use Zone

1. Zone Characteristics

The Maloit Park Mixed Use Zone includes 46.8 acres and encompasses the portion of Maloit Park that is already developed or has been previously disturbed. The terrain over vast majority of this zone is very flat and readily accessible via the existing access road. With the exception of the Town's water plant, all existing uses at Maloit Park are located within the Residential/Mixed Use Zone.

2. Purpose and Objectives

The purpose of the Mixed Use Zone is to provide an area to accommodate a variety of land uses. These may include residential development, educational facilities, recreation and other similar uses, and other community-oriented buildings, facilities and uses. The Mixed Use Zone allows for the continuation of all existing land uses.

Section 16.X.X Maloit Park Public Facilities Zone

1. Zone Characteristics

The Maloit Park Public Facilities Zone is located west of Cross Creek and currently accommodates the Town's water treatment plant and related uses. The zone is approximately 18.2 in size. The zone borders Cross Creek and USFS lands. Access to the site is via an access easement from Hwy 24.

2. Purpose and Objectives

The purpose of this area is to provide a site for the Town's water treatment plant. Other than potential recreational improvements and a limited amount of employee housing no other uses are contemplated for this portion of the Maloit Park Character Area.

Section 16.X.X Maloit Park Recreation and Open Space Zone

1. Zone Characteristics

The Recreation and Open Space Zone consists of approximately 39.5 acres and includes the Cross Creek corridor and the southern portion of Maloit Park. The Cross Creek corridor includes associated riparian and wetlands and the flood plain associated with Cross Creek. The Recreation and Open Space Zone at the southern portion of Maloit Park is comprised of relatively steep slopes and wildlife habitat.

2. Purpose and Objectives

It is intended that the Recreation and Open Space zone remain predominantly undeveloped. Uses are generally limited to infrastructure and utility installations, trails and other passive recreation uses.

EXHIBIT C

MALOIT PARK CHARACTER AREA USE TABLE

Use	All Residential Zones	All Commercial Zones	All Mixed-Use Zones	All Recreation and Open Space Zones	All Federally Regulated Zones	Public Facilities Zone	PUD Holding Zone	Railroad Right-of-Way / Transportation Zone
R=Use by Right								
N=Not Permitted								
C=Conditional Use								
L=Limited Use								
Accessory Apartment			R	N		R		
Accessory Dwelling			R	N		R		
Accessory Uses customarily associated with allowable uses			R	R		R		
Athletic fields			R	N		R		
Automotive detail shops			N	N		N		
Automotive parts sales			N	N		N		
Bakeries and confectionaries			N	N		N		
Bakeries and delicatessens with food service			N	N		N		
Banks and financial institutions			N	N		N		
Barbershops			N	N		N		
Beauty shops			N	N		N		
Business and office services			N	N		N		
Car washes			N	N		N		
Cocktail lounges, taverns			N	N		N		
Commercial accommodations			N	N		N		
Community-oriented buildings, facilities and uses			R	N		N		
Convenience stores			N	N		N		
Day care, Early Learning								
Delicatessen and specialty food stores			N	N		N		
Dormitory Housing			R	N		N		
Drive thru/up establishments			N	N		N		
Drugstores and pharmacies			N	N		N		
Dry cleaners			N	N		N		
Duplex/Two-family dwellings			R	N		R		
Educational or training facilities and uses			R	N		N		
Garden landscaping supply and seed stores			N	N		N		
Gas stations			N	N		N		
Grocery stores			N	N		N		
Health/medical offices			N	N		N		
Health/wellness Center			R	N		N		
Laundries			N	N		N		
Laundromats			N	N		N		
Liquor stores			N	N		N		
Overnight lodging associated with allowable health/wellness or conference centers			R	N		N		
Manufacturing, light			N	N		N		
Multi-family dwellings			R	N		R		
Office use			N	N		N		
Offices associated with community-oriented or non-profit organizations			R	N		N		
Parks and Playgrounds			R	R		N		
Pawn shops			N	N		N		
Photographic studios			N	N		N		
Professional activites			N	N		N		

EXHIBIT C

MALOIT PARK CHARACTER AREA USE TABLE

Professional offices, business offices and studios			N	N		N		
Radio and television stores and repair shops			N	N		N		
Arts, recreation , senior or civic centers			R	N		N		
Restaurants			N	N		N		
Retail stores including: apparel stores; art supply stores and galleries; bookstores; camera stores and photographic studios; candy stores; chinaware and glassware stores; florists; gift shops; hobby stores; household appliance stores; jewelry stores; leather good stores; luggage stores; music and record stores; newstands and tobacco stores; sporting goods stores; stationary sores; toy stores; variety stores; yardage and dry goods stores stores			N	N		N		
Retail uses greater than five thousand(5,000) square feet			N	N		N		
School related uses and facilities in accordance with C.R.S. 22-32-124			R	N		N		
Senior housing, retirement communities			R	N		N		
Service businesses			N	N		N		
Single family dwellings			R	N		R		
Small appliance repair shops, excluding furniture repair			N	N		N		
Studios for arts, crafts, performing arts			R	N		N		
Tailors and dressmakers			N	N		N		
Theaters			N	N		N		
Theaters, meeting rooms and conference centers*			R	N		N		
Trails, trailheads			R	R		R		
Travel and ticket agencies			N	N		N		
Water treatment facilities			N	N		R		
Utility facilities and improvements, including but not limited to water storage, transmission lines, transformers, etc.			R	R		R		
Other uses determined to be similar in nature to other permitted uses			R	R		R		

TOWN MANAGER'S REPORT
FEBRUARY 2026

Minturn
Your civil service, at work.

Town Manager's Report

February 2026

Capital Projects

New Water Treatment Plant (WTP)

Design & Regulatory Review

The Water Treatment Plant design is approximately **90 percent complete** and has been submitted to, and accepted by, the Colorado Department of Public Health & Environment (CDPHE) for formal review. Plans have also been submitted for local building and zoning review.

Cost Estimates and Project Financing

The current project cost estimate is approximately **$11 million**, based on the **60 percent design**. Staff expect to receive an updated cost estimate associated with the **90 percent design** by **February 4**.

Staff have completed a public solicitation for **private bank financing** of the project and have received financing proposals from **three banks**. These proposals will be presented to Town Council for discussion at the **February 4 meeting**.

The Town submitted an application for **subsidized public financing** through the Colorado Water Resources and Power Development Authority on January 5. Staff continue to work with the State to respond to questions related to the Town's water enterprise. A final determination on the application is not expected until **mid-April at the earliest**.

At its **January 21 meeting**, Town Council approved a resolution authorizing staff to apply to the Department of Local Affairs' **Energy and Impact Assistance Fund (EIAF)** grant program. If awarded, the Town could receive between **$500,000 and $1,000,000** in grant funding toward the project.

Also at the January 21 meeting, Town Council approved a resolution authorizing the selection of **Mr. Tom Peltz of Kutak Rock** to serve as **bond counsel** for the Town.

Town Hall 2-Bedroom Apartment Reconstruction

Status:

All proposals were independently evaluated by three members of Town staff, with Coleman Custom Homes receiving the highest overall score. At the January 7, 2026, Town Council meeting, Council approved initiation of contract negotiations with Coleman Custom Homes for the project. Staff are currently working with Coleman Custom Homes to develop a contract, and an initial coordination meeting was held on January 13, 2026.

Next Steps:

Staff are continuing to work through contract negotiations.

Taylor Street Repaving

Status:

Design is complete, and the project is pending a public bid process. The Town Engineer has completed the project bid documents and we anticipate it to be posted in the next few weeks.

Town Manager's Report

February 2026

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 continuing discussions with Xcel Energy and Phoenix Industries regarding the scope, schedule, and cost implications associated with a potential 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:

Based on initial pricing and technical discussions, staff are pursuing Holophane as the preferred streetlight manufacturer. Proposed fixture and pole concepts were informally reviewed by the Colorado Department of Transportation (CDOT), and staff believe the designs will satisfy applicable regulatory requirements. Staff met with the Town Engineer on Tuesday, January 27, to discuss next steps in project planning. On-street site visits will be conducted over the coming weeks to evaluate potential pathways for providing electrical service to the new lights.

Halophane Memphis Teardrop Roadway LED
100/200 Block

Halophane AUCL3 Arlington LED Full Cutoff
Blocks Above 300

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:
Staff are still working to identify additional funding opportunities for the estimated $6 million construction cost.

Little Beach Park Improvements

Status:
Installation of the new retaining wall and asphalt access road is complete. An RFQ for playground design and installation has been posted. Staff held a pre-bid meeting with potential respondents on Tuesday, January 13, 2026, to review project objectives and answer initial questions.

Next Steps:
Staff held an optional site visit with potential respondents on Tuesday, January 20, at Little Beach Park. To allow additional coordination and questions from respondents, the RFQ timeline was extended by two weeks. The RFQ will close on February 9, 2026, with final selection anticipated on February 18, 2026.

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. Highway 24** at the south end of Town. The property was conveyed to the Town after the developer failed to meet financial obligations associated with the construction of a new water treatment plant.

On **November 19, 2025**, Town Council approved a contract with **Slifer Smith & Frampton** to list the property for sale. This action followed a recommendation from a **Council-appointed committee** tasked with identifying a qualified broker and evaluating the market value of the property.

Status:
At the **January 21 meeting**, staff facilitated a discussion with Town Council and members of the public regarding actions taken by Council to date related to the Highlands Parcels. The discussion was informational in nature, and **no additional direction was provided to staff**.

Minturn USFS Shooting Range

Background:
At the **November 19, 2025, Town Council meeting**, Council directed staff to explore options for Town management of the **Minturn Shooting Range** in order to address long-standing community concerns related to **safety, noise, and environmental impacts**. The shooting range is located on **federal land south of the Minturn Bike Park**.

Town Manager's Report

February 2026

Status:
On **January 8, 2026**, staff met with **U.S. Forest Service (USFS) District Ranger Leanne Veldhuis** to discuss the process for seeking a **Special Use Permit** to operate the shooting range. Staff are awaiting follow-up from USFS regarding several outstanding questions related to the permitting process.

Policy & Planning Initiatives

Minturn Forward Land Use Code Update

No updates for this report.

Comprehensive Impact Fee Study

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

Status:
At the **January 7, 2026, Town Council meeting**, Council approved the selection of **BBC/FCS** to conduct the comprehensive impact fee study. Staff are currently working with the **Town Attorney** to negotiate a professional services agreement with the firm.

Rural Technical Assistance Program

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

Status:
Work is ongoing under RTAP. Staff convened a **Steering Committee meeting on January 28**, during which residents and staff provided feedback to the graduate student team on several topics related to outdoor recreation and the local economy.

Housing Affordability and Neighborhood Stability

Staff are coordinating with the Avon–Eagle County Multijurisdictional Housing Authority study team. Additional information and potential discussion items are expected for Council at a February meeting.

Temporary & Mobile Business Pilot Program

Staff have prepared a proposed resolution for Town Council consideration at the **February 4 meeting** to establish a **Temporary and Mobile Business Pilot Program** through **October 31, 2026**. The proposed pilot would allow the licensing of **modular and mobile businesses on Town-owned property**.

The purpose of the pilot program is to evaluate the **feasibility, operational considerations, and potential economic impacts** of such uses prior to considering any permanent amendments to the Town Code.

Public Engagement:
If the pilot program is approved, **public comment will be accepted throughout the duration of the pilot program**. Written comments may be submitted to **manager@minturn.org**.

Public Works

Weekly Report (Jan 19-25, 2026)

Overview

The Public Works Department completed all scheduled operational responsibilities during the reporting period. Core activities included utility locates, water treatment plant operations, equipment maintenance, and routine servicing of trash and dog waste stations. Staff also remained prepared for forecasted winter weather, with snow and ice mitigation operations conducted as needed to maintain public safety.

Key Activities & Accomplishments

Staff conducted a weekly safety meeting focused on compressed gas cylinder safety and the proper use of power tools. Street sweeping operations were completed throughout Town, including Main Street, Taylor Street, and the south side of Town. Crews also cleared sidewalks, plowed snow at Little Beach, filled potholes, and trimmed vegetation obstructing traffic signage.

Seasonal holiday lighting was removed and stored at Town Hall, Bellum Bridge, and the 100 Block. Water system work included programming and repair of water meters at multiple Minturn North locations and coordination with property management regarding wiring issues outside Town responsibility. Staff also completed inventory organization of water meter supplies, with improvements to tracking and accountability being implemented.

A damaged fire hydrant valve box at Taylor Street and 4th Avenue was identified and temporarily repaired; a permanent repair is planned for spring. Public Works staff coordinated with external agencies and vendors, including Sturgeon Electric, Ferguson Supply, Kimball Midwest, and the Town of Vail, on infrastructure protection, material delays, inventory management, and potential equipment acquisition.

Equipment & Maintenance

Routine servicing and greasing of Town equipment were completed during the reporting period. Staff repaired and upgraded snowplow and loader components, installed a snowplow on a 2023 Chevy pickup, and ordered replacement sweeper brushes and tools to support ongoing maintenance operations.

Safety Summary

All work during the reporting period was completed safely, with no reported incidents or injuries.

Town Manager's Report

February 2026

Weekly Report Photos

1: Christmas light removal, 2: Water meter inventory project, 3: Snowplow repair.

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Town Manager's Report

February 2026

4: 500 Block Street Sweeping.

5. Snowplowing Little Beach Park

Town Manager's Report

February 2026

Weekly Report (Jan 12-18)

Overview

Public Works staff completed all scheduled operational responsibilities during the reporting period. Core activities included daily water treatment plant operations, utility locates, equipment maintenance, and routine servicing of trash and dog waste stations. Staff remained prepared for winter weather conditions and conducted snow and ice mitigation activities as needed to maintain public safety and accessibility.

Operations & Maintenance

Routine operations included trash and dog waste station servicing, chlorine additions at the Water Treatment Plant, and required Colorado 811 training for the new Exactix ticketing system. Staff responded to multiple frozen and damaged water lines and meters, completed meter replacements and reprogramming, and coordinated with Municipal Billing as needed. Equipment servicing and routine greasing of loaders, snowplows, and other equipment were also completed.

Winter Operations & Public Safety

Snow and ice control activities included applying cinders to icy streets, hauling snow from storage areas to the Town snow dump, plowing and scraping streets and sidewalks, and clearing access routes to critical water infrastructure. These efforts ensured continued access to Town facilities and supported safe travel throughout the community.

Infrastructure & Facilities

Staff completed a range of infrastructure and facility maintenance tasks, including repairs to the cinder shed door, installation and correction of street signage, tree trimming to improve visibility of traffic and speed signage, and general upkeep at Town facilities. Preparatory work was also completed in advance of meetings related to the new Water Treatment Plant, including plowing access routes and site coordination.

Coordination & Meetings

Public Works staff coordinated with several external agencies and departments during the reporting period, including HDR Engineering, Intermountain Engineering, Code Enforcement, the Town of Vail, All Mountain Tech, and the Town of Avon. Coordination focused on water infrastructure planning, site security considerations, gate installation, electrical troubleshooting, equipment evaluation, and staff training requirements.

Safety Summary

All work during the reporting period was completed safely, with no reported incidents or injuries.

Town Manager's Report

February 2026

Weekly Report Photos

1: New Norman Ave Street Signs, 2: Pine No Parking Sign Replacement, 3: Tree Branch Cutting

4: Ice removal in front of 245 and 253 Pine Street

Town Manager's Report

February 2026

5: Ice Scraping 200 Block

6. Power Washing Equipment

Town Manager's Report

February 2026

7. Snow Dump Operations