



Agenda

Planning Commission Regular Meeting | 5:30 PM

Wednesday, February 25, 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/87532620148>

Zoom Call-In Information: 1 651 372 8299 or 1 301 715 8592 **Webinar ID:** 875 3262 0148

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 II, prior to the meeting and will be included as part of the record.

1. Call to Order

2. Roll Call and Pledge of Allegiance

3. Approval of Regular Agenda

Opportunity for amendment or deletions to the agenda.

4. Approval of Minutes

A. February 11, 2026

5. Declaration of Conflicts of Interest

6. Public Comment

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

7. Special Presentations

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

8. Design Review and Land Use Public Hearings

A. 0001 Silver Star Trail - New Single Family Residence

B. 0226 Miles End Lane - Changes to Approved Plans

9. Discussion / Direction Items

A. Staff-Commission Discussion: Best Practices for Questioning, Deliberation, and Decision-Making

10. Staff Reports

A. Manager's Report

B. Update on pending state legislation affecting local governments, including housing and municipal finance

11. Planning Commission Comments

12. Future Meetings

A. March 11, 2026

B. March 25, 2026

13. Adjourn



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

Wednesday, February 11, 2026

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

Vice Chair Michael Boyd opened the meeting at 4:00 p.m. for the purpose of holding a work session consisting of the Maloit Park Site Visit. Members of the Commission present were Michael Boyd, Amanda Mire, and Darell Wegert. Staff Members present were Planning Director Scot Hunn and Planner II Madison Harris.

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

Lynn Teach called the meeting to order at 5:30 p.m.

3. Roll Call and Pledge of Allegiance

Planning Commission Chair Lynn Teach and Planning Commission Members Jeff Armistead, Michael Boyd, Amanda Mire, Eric Rippeth, and Darell Wegert.
Staff Members Present: Planning Director Scot Hunn, Town Engineer Jeff Spanel, and Planner II Madison Harris.

4. Approval of Regular Agenda

Opportunity for amendment or deletions to the agenda.

Motion by Michael B., second by Darell W., to approve the agenda as presented. Motion passed 5-0.

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

5. Approval of Minutes

A. January 28, 2026

Michael B. would like to add on page 6 that we are revisiting clear vision setbacks on driveways.

Motion by Eric R., second by Jeff A., to approve the minutes of January 28, 2026 as amended. Motion passed 5-0.

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

6. Declaration of Conflicts of Interest

Eric R. has a conflict with agenda item 9C "Maloit Park..." and will be recusing himself.

Amanda M. served on accountability boards for the District.

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.

No public comment.

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

Madison H. introduced the agenda item. 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 included screenshots from the original and the proposed plans in the staff report to illustrate the biggest changes. They are also proposing to change some windows. 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.

Darell W. asked if this building is already in progress.

- Mr. Macik said that it is.

Public comment opened.

No public comment.

Public comment closed.

Motion by Michael B., second by Amanda M., to approve 0013 Belden Way – Changes to Approved Plans of a Single Family Residence as presented. Motion passed 5-0.

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

B. 0015 Belden Way - Changes to Approved Plans

Madison H. introduced the agenda item. 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 included screenshots from the original and the proposed plans in the staff report to illustrate the biggest changes. They are also proposing to change some windows. 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.

Michael B. commented that impervious coverage is not changing.

Public comment opened.

No public comment.

Public comment closed.

Motion by Amanda M., second by Michael B., to approve 0015 Belden Way – Changes to Approved Plans of a Single Family Residence as presented. Motion passed 5-0.

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

Note: Eric R. recused himself.

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

Scot H. introduced the agenda item. At the last hearing it was continued to allow the Planning Commission to conduct a site visit, to allow the Town Attorney to meet with ECSD's attorney to discuss District vs. Non-District and any impacts thereof on Maloit Park Road, to allow the Applicant to meet with CPW and update the Wildlife Mitigation Plan

- Michael B. clarified what standards the road would be held to for District vs. Non-District.
- Scot H. and Jeff S. clarified that the road is currently private and is not being proposed to be turned over to the Town. If it is turned over to the Town then the road will need be brought up to Town standards.

Tom Braun gave a presentation following up on comments made at the January 14, 2026 hearing on the following topics:

- Maloit Park Road/Circulation - ECSD is currently aware of some minor issues that need to be rectified on Maloit Park Road, but will continue working with the Town Engineer prior to Final Plat to further evaluate the road for adequacy. While it would be nice to have a trail running alongside Maloit Park Road all the way to Highway 24, unfortunately, the way the road meanders through the easement it sits in, it would not be possible at this time to have a consistent sized walking path.
- District/Non-District Development and Town's affordable housing regulations - Following a meeting between the District's counsel and the Town Attorney, it was determined by the Town Attorney that there will be Non-District development as part of this project due to Habitat for Humanity's involvement. However, a significant portion of the units that ECSD is collaborating with

Habitat on will still be for ECSD staff.

- Wildlife - In between the January 14th meeting and the February 11th meeting the District's representative, Tom Braun, and the District's Wildlife Biologist, Kelly Cofer, met with and corresponded with Devin Duval, CPW District Wildlife Biologist, resulting in the Applicant making the following changes to the ECSD Maloit Park Workforce Housing Wildlife Mitigation Plan:
 - No new trails on ECSD land that connect to existing or future trails on USFS land
 - Centralized dumpsters for Multi-Family and Townhome units
 - The project will prohibit the use of herbicides

There were several other points that CPW asked ECSD to consider that ECSD either did not fully agree with and made changes to partially address comments or did not agree with at all and declined to make those requested changes.

- Arminda Ditch – location of headgate - The location is on Forest Service property. The movement of the headgate will not affect the Cross Creek flood plain.
- Nordic Trail & Parking - Some parking is being maintained where it currently is located, roughly 20 parking spots, while additional spaces are available on the other side of the school building. The Applicant agreed to look again at total use of the School District's property and the need for public parking. A section of the Nordic Trail is being affected, but ECSD is working with Ski Club on the new alignment.
- Fire Hydrants - The Fire District has reviewed and stamped the plans for their adequacy and the Applicant will clarify during the final plat application process – on final civil engineering drawing package – that hydrant location and available fire flows are accounted for during construction.

Darell W. stated that maybe the road is ok now, but adding potentially 240 more cars on it. Would like ECSD to look with Battle a lot more about working the road out more. There's no mention of guard rails around Cross Creek.

- Mr. Braun stated that there will be more traffic, but their traffic study states that the road can handle the increase just fine. There is a recommended condition that requires ECSD to work further with Battle.
- Darell W. asked if there is disability accommodations planned to give views for the Nordic Trails.
- Mr. Braun said that would be more of a question for Ski Club Vail.
- Darell W. asked Mr. Braun to explain the Major Exterior Construction constraints.
- Mr. Braun said that they are proposing to not initiate major construction Nov. 15 to April 15, but can continue anything started.
- Darell W. pointed out that teachers make more than 100% AMI and thus would not qualify for the Habitat homes.
- Mr. Braun said that Habitat changed from 80% to 100% AMI, but they are still aware of the issue.
- Darell W. asked if any units will be rentals.
- Mr. Braun said it's possible, but they don't know for sure.
- Darell W. asked what will be Owner Occupied.
- Mr. Braun said that at this point only Habitat housing is guaranteed to be Owner Occupied.
- Darell W. asked if there has been survey work done.
- Mr. Braun said the last survey done was around 2022 that showed interest which all depends on pricing.

Michael B. asked how many current parking spots there are out there. Going from an estimated 80 spots to 20 spots. Asked for clarification on what will be deed restricted in Phase I.

- Mr. Braun said that there is a letter of intent for 33 units in Phase I that will be deed restricted.
- Michael B. asked if ECSD would guarantee all non-developed areas i.e. Tract A, would remain open space even if it's zoned mixed use currently.
- Scot H. pointed out that it is outside the bounds of this application and isn't relevant to the Planning Commission's review.
- Michael B. pointed out that the Town's Community Plan talks about connectivity. This is a big project that will be a big part of the Town. There needs to be a 10 foot path along the side the road for connectivity and public safety. Battle's attorney's letter needs to be addressed more.
- Mr. Braun pointed out that this project isn't done, and things will need to continue to be worked through until Final Plat. They do not have room for a 10 foot trail because the road currently meanders through the existing easement, so this would likely need to be a partnership with Battle.

Amanda M. clarified that there will be no additional hydrants

- Mr. Braun said that there will be three new hydrants coming online.
- Lynn T. requested that there be something in writing from the Fire Department that they are ok with the Utility Plan.
- Amanda M. clarified that Ski Club staff often park at the school. Would like to know who will maintain the parking area i.e. snow removal and maintenance. Asked if there will be maintenance on the 6 foot paths.
- Mr. Braun said it hasn't been hammered out but are aware that the Town will request that there be clearing during the winter.
- Amanda M. brought up that the traffic study was conducted while the school wasn't in use. Also clarified that Habitat is going to be considered Non-District.
- Mr. Braun said that is correct.
- Amanda M. clarified what the remaining units (non-Habitat) will be non-District.
- Mr. Braun said that the intent is for all of them to be District, but that can change in the future.
- Amanda M. asked how many units will be rental vs. owned.
- Mr. Braun said that hasn't been figured out.
- Amanda M. questioned if there have been negotiations between ECSD and the Town regarding Section 4.1 of the Annexation Agreement.
- Mr. Braun said that he is not aware of any negotiations that have occurred.
- Jeff S. pointed out that the traffic study was done according to CDOT standards. Also pointed out that we can require a Fire Protection Plan as part of the Construction Management Plan that will be required with the grading permit.

Jeff A. believes that this is a little confusing and easy to get into the weeds of what is being reviewed and what the Commission can do. Maloit Park Rd. is very complex. With Habitat being considered Non-District then the Town will need to take over the road. It is not a very safe road, and is especially dangerous in the winter time. Throw into the fact Battle North with another couple hundred homes that need to share the road. CDOT governs the intersection of the road and Hwy 24, but no one governs Maloit Park Rd. It's difficult to know what kind of standards to apply to this road. But as it stands right now, believes that the road is not adequate for the school, the ECSD new homes, and the Battle homes. Would like assurance from staff on how to hold a developer to bettering the road. Would like some clarification on the Town's ability to require sidewalks. Would like to request that the developer connect the Town's Phase

II sidewalks to the project.

- Scot H. pointed out that we cannot require sidewalks as that is not something that our code calls out. He also clarified that road maintenance and dedication is still up in the air.
- Mr. Braun pointed out the road will need to be brought up to standard prior to the Town assuming ownership.
- Jeff A. asked Habitat's specific criteria and rules for qualifying people. Is there a way to qualify a household to not count the second income if it goes over the AMI threshold.
- Scot H. said that this is not germane to the Commission's purview.
- Jeff A. asked if they can condition the project to evaluate evacuation routes/practices. Would like some clarification on what happens if the use on the parcels changes.
- Scot H. brought up Section 1.5 No Obligation to Develop of the Annexation Agreement. Theoretically the SIA will cover some or all of this.
- Jeff A. brought up the Arminda Ditch. The Town bumps up against our threshold during the summer months, asked who regulates the flow from the Ditch and how that affects the Town's water rights off of Cross Creek.
- Mr. Braun said that there will be a measuring device in the headgate.
- Jeff A. brought up Devin Duval's comments from the last hearing referencing Sec. 17-5-70(9)(c) wildlife mapping which hasn't occurred. Doesn't think we can adequately make a decision without CPW review. Biggest concern is needing a definition for Major Construction in the Wildlife Mitigation Plan to help protect the wildlife.

Lynn T. agrees with Jeff A. Need to look at the Wildlife Plan more. You don't have to not allow dogs, but you can require leashes or provide fenced in areas for dogs. Need to protect the wildlife from being chased by dogs. Need to think about traffic impacts now, not pushing it off to the future. Would like to hear more about evacuation on Maloit Park Rd.

Note: 5 minute recess called at 7:54 p.m.

Public Comment opened.

Devin Duval, 0088 Wildlife Way, Glenwood Springs

Thanked the Commission members to recognize the importance of Maloit Park. There has been some modest progress to come to solutions. It is a bad idea to put 300 more people into a place rife with moose, especially in the winter months. What's missing in his opinion is more ongoing dialogue. If we were to apply things like in Eagle Ranch that has HOA dues, a portion of which diverts funds for wildlife protection. There isn't much direct impact as this is already disturbed land, the issue is placing so many more people in a sensitive area. There is 50-60 moose in the 600 square miles of our Game Management Area and 15-20 of those can be found in Maloit Park. There will be conflict with dogs. The proposed plan is not mitigation, it is minimization. Need to have a way to reclaim social trails. Could not find data on how much water was being pulled off the Arminda Ditch being used for irrigation. Depending on how much is used it could dilute the diluting factor of Cross Creek on the heavy metals in the water which could affect the trout fisheries further down stream.

- Darell W. clarified how the RETT would function.
- Mr. Duval said that it could be administered by ECSD as long as it solely benefits wildlife.
- Michael B. asked if there would need to be permission granted to install a monitoring system at the Arminda Ditch and what time of year would be best.
- Mr. Duval said that they would need to get all applicable permits.
- Amanda M. wants to understand why the dialogue on bigger river setbacks

stopped. Thinks 70' setback is better. ECSD was firm at the last meeting that they will not give up units. Asked if there is anything else that could be discussed to help offset the unit yield.

- Mr. Duval said that if there is viable habitat elsewhere then there is likely already species there. So would either look to enhance an adjacent site or convert adjacent habitat areas. This requires money. There are other parcels in the area that could be conserved.
- Amanda M. asked if the Mitigation Plan at Eagle Ranch works.
- Mr. Duval said that from the HOA dues there are several plans/actionable work taking place.
- Jeff A. asked if ECSD would consider subsidizing 2-3000 dollars a year to contribute to a fund. Also asked if we don't know what the baseline is of what is being pulled out of Arminda Ditch, then when the new headgate is installed, is that upstream from where the Town is pulling our drinking water from and will that impact our drinking water system. Asked if Mr. Duval feels like his comments from the first hearing have been addressed.
- Mr. Duval said he has not had the opportunity to review the updated Wildlife Mitigation Plan. He's talked to Mr. Kelly Colfer who drafted the plan, but cannot give a definitive answer. Doesn't think the measures are quite there.

Jim Gonzales, 472 Main St

Minturn has lost a lot over the years. People move here for the location, but wildlife needs habitat. The District is using this as a cash cow. Biggest issue is the wildlife. There used to be 150 elk every winter. They're hardly seen anymore. There's a major wildlife migration corridor that goes right across the Cross Creek Trailhead. The wildlife are dead. It's sad that all that's left is scenery.

Kevin Hocht, Avon

In 2011 VSSA really didn't exist, but now there are 270 students. This property was bought for students. Everything has changed since 2011. Taking away from seniors and regular people who want to go out and enjoy the park. The new trails will not support an elderly person to get up to the ball fields. This plan needs to incorporate what the students want. There are many events for students out there. Should go back to the drawing board.

Rob Davis, 1796 Main St.

Agrees with the previous person 100%. When the New Jersey Zinc Mine gave that property to the school it was supposed to be for education. The teachers who teach at that school, they should be able to live in proximity. Any teacher in the district can live at Maloit. Will put a burden on the citizens of Minturn and Eagle County for traffic, infrastructure, and loss of wildlife. What kind of density could you have there and still mitigate it so it isn't a problem? The traffic studies don't jive with what's really happening. We'll look like main street of Breckenridge.

Geoff Grimmer, Eagle

Founding administrator for the ski academy. Most beautiful public school campus in the country. There was a bear in the building, moose running around. Support the last two speakers. If there's any appetite to engineer this acknowledge the deficit of teacher housing, but 137 units is not responsible.

Dan Wyland, Ski Club Vail

The Nordic course is currently accessible and the new course will be a little tougher as it's steeper. Housing is one of the most pressing challenges and want to be part of the solution. The 20 spaces is part of a parking plan with more parking up front. Maloit Park is a cornerstone of winter sports and serves generations of families. Would like

to make sure that progress is thoughtful and ensure a shared space.

Karl Hocht, 1 Deer Blvd Avon

Coached for over a decade at Maloit Park. Agree with his brother and Dan Wyland. Went through the groups that use Maloit Park currently. When talking road use, accessibility, parking, none of this has been thought through. The 20 car allotment is not nearly enough.

Terry Armistead, 1632 S Main St

The greater community uses that area. The Wildlife Mitigation Plan is unacceptable. Would like outdoor operations to be clarified. The Town should explore RETT to mitigate wildlife. There are 16 homes out in Maloit Park currently and at the full build out of ECSD and Battle Mountain there could be 900 people out at Maloit Park which almost doubles the Town. Density is what the area can handle, not what we think it can handle.

Tracy Andersen, 1016 Mountain Dr

Agrees with everything Devin Duval has said. Concerned with the density. Worried as a School District we are charged with teaching our children with sustaining the world, but this is showing that we can destroy our surroundings. If you want to protect the climate, maintain snow, and have clean water, this giant development does not accomplish that. District enrollment is dropping every year so don't think there will be as much housing needed. Can't rush this.

Madison H. read into the record the written public comment submitted after the packet went out and are maintained separate from these Minutes which are of public record.

Public comment closed.

Mr. Braun clarified that this property is very capable of providing housing and still maintaining the recreational use of the property. The District doesn't have a lot of other options on where to build housing. Will continue to keep working with Devin, can keep talking about RETT and dog control. There's time to improve the Wildlife Mitigation Plan. Suggested a Maloit Park Activity Management Plan to try and address comments regarding existing activities out at Maloit Park. This is not a project that will be developed quickly. Very motivated to get the Habitat 33 units in Phase I going and would like to break ground in the fall. Could come up with the phasing plan showing 1-5 years, 5-10 years, etc. to showcase the pace of development.

Scot H. went through the potential conditions generated from the Commission's discussion

1. Condition – Arminda Ditch Water Quality:
 - Jeff A. would like to add language about establishing a baseline and monitor what's going on there.
 - Mr. Braun offered a monitoring system at the headgate
 - Michael B. said that anything affecting our water rights is a big deal to him. The road is a big deal. Pushing this off to conditions isn't right.
 - Jeff A. clarifies that the condition should be to have our water consultants evaluate the use of the Arminda Ditch and how it impact the quality of the Town's water.
2. Condition – Hydrant availability
3. Condition – Wildfire evacuation
4. Condition – Wildlife fund of 2-3000 dollars in lieu of an HOA charging residents
5. Condition – Activity Management Plan
6. Condition – Maloit Park Rd
7. Condition – Phasing Plan

Motion for continuance Amanda M., second Michael B., discussion ensued.
Amanda M. withdrew her motion.

Motion by Michael B., second Amanda M., to forward a recommendation of denial to the Town Council on the basis of the application not adequately addressing the existing natural resources (wildlife), non-conformance with the Community Plan, and non-conformance with Chapter 17 – *Subdivisions* in regards to life/safety issues.
Motion passed 4-1. Jeff A. voted Nay.

10. Discussion / Direction Items

11. Staff Reports

A. Manager's Report

Note: Eric R. unrecused himself at 10:30 p.m.

12. Planning Commission Comments

Lynn T. thanked the commission for sitting through the long meeting and Happy Valentines Day!

Amanda M. disappointed that we didn't have attorney representation and that the Town Manager left.

13. Future Meetings

A. February 25, 2026

Scot H. won't be here

Eric R. will be attending via Zoom.

14. Adjourn

Motion by Amanda M., second by Michael B., to adjourn the regular meeting of February 11, 2026 at 10:33 p.m. Motion passed 5-0.

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

Lynn Teach, Commission Chair

ATTEST:

Scot Hunn, Planning Director

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



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

Design Review Board Hearing

Final Plan Review for New Home

0001 Silver Star Trail

| | |
|-------------------------------|---|
| Hearing Date: | February 25, 2026 |
| File Name and Process: | Single-Family Residence Final Plan Review |
| Owner/Applicant: | Derrick & Ashley Gerhardt |
| Representative: | Taylor Hermes & Rick Hermes, Minturn North Construction Company |
| Legal Description: | Subdivision: MINTURN NORTH PUD Lot: 39 |
| Address: | 0001 Silver Star Trail |
| Zoning: | Game Creek Character Area – Minturn North PUD Zone District |
| Staff Member: | Madison Harris, Planner II |
| Recommendation: | Approval, with Conditions |

Staff Report

I. Summary of Request:

The Applicants, Ashley and Derrick Gerhardt, request Final Plan review of a new, four-bedroom, 3,349 (gross) square foot single-family residence located at 0001 Silver Star Trail in the Game Creek Minturn North PUD Zone District. The Applicant's representatives, Taylor Hermes and Rick Hermes of the Minturn North Construction Company, have been proactive in meeting with Town staff prior to submitting plans for a new home and have provided a relatively complete and thorough set of site, landscaping, and architectural plans.

Proposed Plans

The plans show a two-story, three-bedroom structure with a maximum building height - measured to the midpoint of the roof – of 25 feet 3 and 3/8 inches, under the maximum allowable 28-foot limit within the Game Creek Minturn North PUD Zone District.

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

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

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

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

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

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

II. Summary of Process and Code Requirements:

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

If the DRB feels that the plans are complete, appropriate, and meet the intent and purposes of the Minturn Municipal Code, Chapter 16, the DRB has the option to take final action to approve the plans without conditions, or to approve with specific conditions and giving the Applicant and staff clear direction on any recommended revisions, additions or updates to the plans.

No variances are required or requested at this time.

Design Review Process

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

(d) *Administrative procedure.*

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

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

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

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

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

Staff suggests that the final plans for 0001 Silver Star Trail meet, or can be revised to meet, the required findings ‘a,’ ‘b,’ and ‘c’ or subparagraph 3 – *Necessary findings*.

III. Zoning Analysis:

Zoning

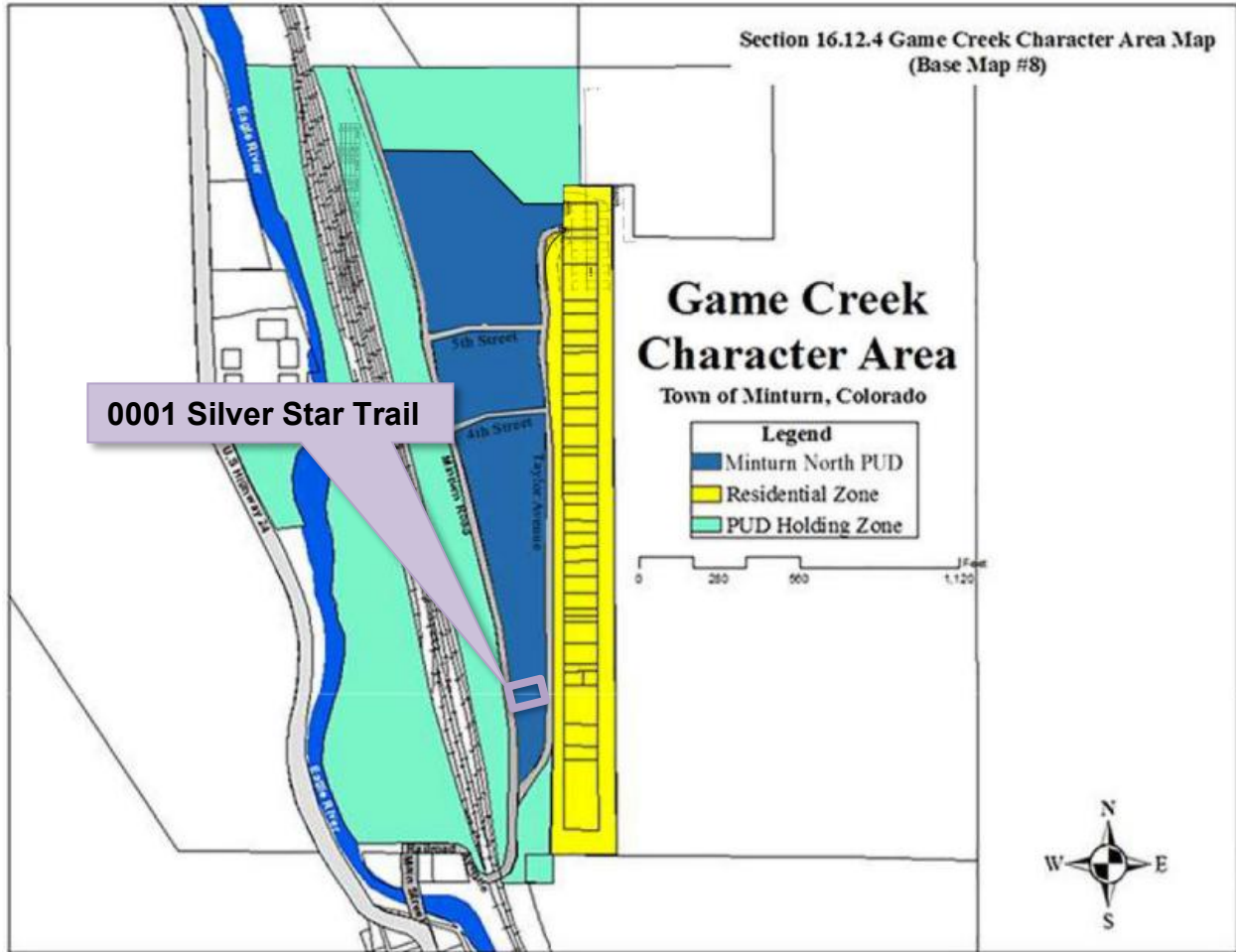
The subject property is located within the “Game Creek Character Area” Minturn North PUD Zone District Planning Area 2 (PA-2), described as follows:

“The primary intent of this Planning Area is to create a market rate, permanent resident occupied single-family residential use zone.”

- Ordinance No. 15 – Series 2023 Minturn North PUD Guide

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Figure 1: Game Creek Character Area Zoning Map



Dimensional Limitations and Development Standards

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

| Regulation | Allowed/Required | Proposed/Existing |
|--------------------------|------------------|-----------------------------|
| Minimum Lot Area: | 5,619.24 sq. ft. | 5,619.24 sq. ft. (.129 ac.) |
| Maximum Building Height: | 28 feet | 25 feet – 3 3/8 inches |
| Minimum Front Setback: | 20 feet | 20+ feet |
| Minimum Side Setback: | 5 feet | 5 feet |
| Minimum Rear Setback: | 10 feet | 10 feet |

| | | |
|------------------------------|---|---------------------------------|
| | | |
| Maximum Lot Coverage: | 50% (2,809.62 sq. ft.) | 2,022 sq. ft. (35.98%) Proposed |
| Maximum Impervious Coverage: | 65% (3,652.51 sq. ft.) | 3,076 sq. ft. (54.74%) Proposed |
| Minimum Snow Storage Area: | 5% of Lot Area (5,619.24 sq. ft. x .05 = 280.96 sq. ft.) | 355 sq. ft. |
| | | |
| Parking: | 2 spaces | 4 spaces |
| | | |

IV. Applicable Standards and Design Guideline Criteria:

Design

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

Final Site, Grading and Drainage Design

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

Mass and Form

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

“c. Massing and Scale

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

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

-Town of Minturn Design Guidelines

Staff Response:

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

V. Issues and Recommended Revisions:

Issues or Required Plan Revisions

- The Town Engineer recommends in his letter dated February 8, 2026, that additional erosion protection be added along the north property line. Staff believes this can be added to the building permit set.
- The public notice deadline for this application was February 16, 2026. President’s Day (a federal holiday) also fell on this day. So while the newspaper notice and the property sign were posted by the deadline, the adjacent property owner letters were not sent by the Applicant until February 17, 2026 due to the post office being closed the day prior. It has been the Town Attorney’s interpretation in the past that as long as there is reasonable certainty that people can still be notified through one of the three required means, then public notice requirements have been met.

The adjacent property owner letters were sent nine days ahead of the public hearing instead of ten, but that is still a reasonable time for delivery, not to mention that all adjacent property owners are aware that the Minturn North houses are being developed. Ultimately, it is up to the Planning Commission to decide if they would like the hearing to be continued to the next meeting in order to establish a full ten days of public notice, but staff is of the opinion that the spirit of the public notice section has been met.

VI. Staff Recommendation:

Staff suggests that the Final Plans for 0001 Silver Star Trail generally **comply** with or exceed the applicable provisions and/or minimum standards of Chapter 16 and the Town of Minturn Design Standards (Appendix ‘B’) of the Minturn Town Code.

Staff is **recommending approval, with conditions** of the plans.

1. The Applicant shall, prior to building permit issuance, show additional erosion protection along the north property line (common with Lot 38) in accordance with the Town Engineer’s letter dated February 8, 2026.

February 8, 2026

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

Re: 1 Silver Star Trail
Lot 39, Minturn North PUD
DRB submittal Review
Project No. 24-0001

Dear Madison:

We reviewed the plans entitled “Gerhardt Residence; 0001 Silver Star Trail; Lot 39, Minturn North, Minturn Colorado” prepared January 12, 2026, by Eggers Architecture Inc. (Plans) included in the Design Review Board (DRB) application for Lot 39, Minturn North PUD. Our review was for compliance with the engineering requirements of Section 16-21-615: Design Review applications of the Minturn Municipal Code (MMC).

MMC Section 16-21-615 Section C:

Section (C) (2) Boundary Survey:

Paragraphs a through e:

“Final Plat: Minturn North PUD” recorded March 4, 2024 (Reception No. 202402234) has been included as the Boundary Survey. This plat and associated title commitment were reviewed by the Town, and the plat is suitable as the Boundary Survey for this application.

Paragraphs f through i:

Sheet C.3 of the “Minturn North PUD Overall Grading and Drainage Plan; Construction Plan Set 5/1/24” prepared by Boundaries Unlimited Inc. is included in the application. The Town issued a Grading Permit based on the Construction Plan Set and Sheet C.3 shows the grading and utilities underway at Minturn North. This plan reflects the basis for design, and fulfills the requirements of Paragraphs f through i.

Section (C) (3) Site Plan:

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

Madison Harris

Re: 1 Silver Star Trail
Lot 39, Minturn North PUD
DRB submittal Review
Project No. 24-0001

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

Sheet C1 of the Plans "Lot 39, Minturn North PUD; Site Grading and Drainage Plan" prepared December 26, 2026, by Boundaries Unlimited presents the proposed site grading and drainage plan.

- a) Additional erosion protection along the north property line (common with Lot 38) is recommended to protect Silver Star Trail.

Review by Inter-Mountain Engineering is performed in reliance of the work of the projects design professionals. Review is for general conformance with Minturn Municipal Code requirements and is not a peer review. Review by the Town of Minturn and/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.

Respectfully,
Inter-Mountain Engineering (Town Engineer)



Jeffery M. Spanel PE

CC: Scot Hunn, Taylor Hermes, Michael Martinez





DESIGN REVIEW APPLICATION

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

| | | | |
|---|---|---------------------------------------|---|
| Project Name: | | | |
| Minturn North – Gerhardt Residence | | | |
| Project Location | | | |
| Street Address: 1 Silver Star Trail | | | |
| Zoning: Residential | | Parcel Number(s): 2103-262-30-043 | |
| Application Request: | | | |
| Design review of new single-family home | | | |
| Applicant: | | | |
| Name: Taylor Hermes & Rick Hermes – Minturn North Construction Company, LLC | | | |
| Mailing Address: [REDACTED] Edwards, CO 81632 | | | |
| Phone: [REDACTED] | | Email: [REDACTED] | |
| Property Owner: | | | |
| Name: Derrick & Ashley Gerhardt | | | |
| Mailing Address: [REDACTED] Edwards, CO 81632 | | | |
| Phone: [REDACTED] | | Email: [REDACTED] | |
| Required Information: | | | |
| Lot Size: 0.129 acres | Type of Residence (Single Family, ADU, Duplex) SFH | # of Bedrooms 4 | # On-site Parking Spaces 4 |
| # of Stories: 2 | Snow storage sq ft: 355 sf | Building Footprint sq ft: 2,022 sf | Total sq ft Impervious Surface: 3,076 sf |
| Signature: | | | |
| [Handwritten Signature] | | 1/22/26 | |
| Fee Paid: _____ | Date Received: _____ | Planner: _____ | |

DESIGN REVIEW APPLICATION

SUBMITTAL CHECKLIST REQUIREMENTS (TO BE INCLUDED WITH APPLICATION)

| Applicant | Staff | |
|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Application Fee (Non-Refundable application fee shall be collected) <ul style="list-style-type: none"> ● Design Review Board - \$200.00 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Letter of Intent -- What is the purpose of the project including; <ul style="list-style-type: none"> ● 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. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Vicinity Map -- Directional Map indicating how to get to the Property involved in the request. <ul style="list-style-type: none"> ● Zoning of Property |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Site Plan showing Precise Nature of the Proposed Use – |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | To Scale <ul style="list-style-type: none"> ● Scaled Drawings of Proposed Design of Structure <ul style="list-style-type: none"> ○ 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 <ul style="list-style-type: none"> ○ 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 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Preliminary Building Plans and Elevations <ul style="list-style-type: none"> ● Indicates Dimensions ● General Appearance ● Scale ● Interior Plan for the Buildings |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | |

Elements needed on the Site Plan

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

Architecture Details – Materials Board

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

Boundary Survey with a stamp and signature of a licensed surveyor

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

Grading and Drainage Plan

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

January 23, 2026
Town of Minturn Planning Commission
Attn: Madison Harris

RE: Gerhardt Residence
Lot 39 Minturn North – 0001 Silver Star Trail, Minturn, CO 81645
Design Review Letter of Intent

Madison:

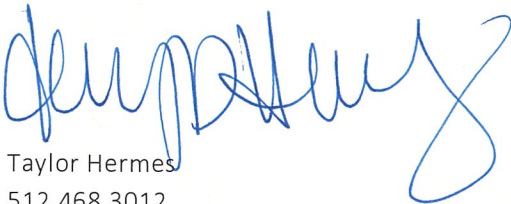
The attached submittal includes a single-family residence within the Minturn North neighborhood. The home is subject to the Minturn North PUD Guide, Town of Minturn Code and all pertinent documents approved by the Town Council.

Lot 39 is located at 0001 Silver Star Trail on a uphill sloping undisturbed vacant lot which rises in elevation approximately 8' through the building envelope. The home has been oriented facing west, parallel to the building envelope lines to maximize the site's primary view facing Meadow Mountain. The architectural style is a mix of gable forms and low pitch shed roofs to create a composition of forms rather than a single massive structure.

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

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

Sincerely,



Taylor Hermes
512.468.3012

GERHARDT RESIDENCE

0001 SILVER STAR TRAIL
 LOT 39, MINTURN NORTH
 MINTURN, COLORADO

DRB SUBMITTAL SET

JANUARY 12, 2026



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

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

GERHARDT
 0001 SILVER STAR TRAIL
 LOT 39, MINTURN NORTH
 MINTURN, COLORADO

PROJECT NO: 2412-22 L39

OWNER'S REPRESENTATIVE

RESORT CONCEPTS
 PO BOX 5127
 EDWARDS, COLORADO 81632
 (970) 926-1720

ARCHITECT

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

STRUCTURAL ENGINEER

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

LANDSCAPE ARCHITECT

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

CIVIL ENGINEER

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

SURVEYOR

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

GEOTECHNICAL ENGINEER

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

PROJECT INFORMATION:

| FLOOR AREA: | FINISHED | MECH | GARAGE | TOTAL |
|--------------|----------|-------|--------|----------|
| ENTRY LEVEL: | 1,001 SF | 67 SF | 604 SF | 1,672 SF |
| MAIN LEVEL: | 1,677 SF | | | 1,677 SF |
| TOTALS: | 2,678 SF | 67 SF | 604 SF | 3,349 SF |

| | | | |
|----------------------|-------------|---------|---------------|
| LOT AREA: | 5,619.24 SF | | |
| BUILDING COVERAGE: | 2,022 SF | 35.98 % | 50% ALLOWABLE |
| IMPERVIOUS COVERAGE: | 3,076 SF | 54.74 % | 60% ALLOWABLE |

CODE INFORMATION:

JURISDICTION: TOWN OF MINTURN, COLORADO
 CODES: 2021 INTERNATIONAL RESIDENTIAL CODE
 2021 INTERNATIONAL ENERGY CONSERVATION CODE
 + LOCAL AMENDMENTS

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

DRAWING SCHEDULE

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

| ISSUED # | DATE | BY | COMMENTS | DUE |
|----------|------|----|----------|-----|
| | | | | |

C

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

MINTURN TOWN CERTIFICATE

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

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

BY: [Signature] ATTEST: [Signature] MAYOR TOWN OF MINTURN, COLORADO TOWN CLERK TOWN OF MINTURN, COLORADO

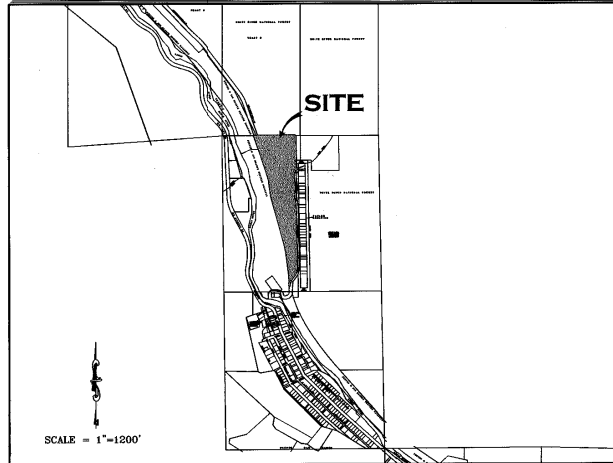
LAND USE TABLE

Table with columns: LOT, USE, AREA, ADDRESS. Lists lots 1-39 and Tract B-H with their respective uses and areas.

ADDRESSES ARE FOR INFORMATIONAL PURPOSES ONLY

FINAL PLAT MINTURN NORTH P.U.D.

Town of Minturn, County of Eagle, State of Colorado



GENERAL NOTES AND NOTES FOR CREATED EASEMENTS:

- 1) The purpose of this Final Plat is to create various lots with building envelopes, open space areas and tracts, along with easements and Right of Ways, for the purposes described herein, all pursuant to Town of Minturn Land Use Regulations and Colorado Revised Statutes concerning the subdivision of land.
2) Basis of Bearing: N27°04'04" W between monuments marking the C-W 16th Corner and the Northwest Corner Section 26, Township 5 South, Range 81 West, of the 6th P.M., shown and described herein.
3) Survey Date: December, 2022 through July 2023.
4) Legal description, easements and location of boundary lines are based on Old Republic National Title Insurance Company order number no. ABC30490645-9, dated August 03, 2023, Quitclaim Deed recorded December 02, 2014 as Reception No. 201409764 along with plats and survey monumentation referenced herein (to include the non-recorded stamped Land Survey Plat performed by Eagle Valley Survey and dated August 7, 2018).
5) These platted lands are subject to:
- The Minturn North P.U.D. Guide recorded as Reception no. 202402232
- The Declarations of Covenants, Conditions, Restrictions and Easements for Minturn North recorded as Reception No. 202502240
6) The non-exclusive Heritage Utility Easement as shown herein on page five (5) - on, over, under, above, across and through those areas designated herein as "Heritage Utility Easement" as defined in document recorded in the Eagle County Clerk and Recorder's Office as Reception No. 202316489.

PERTAINING TO HEREON CREATED EASEMENTS:

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

GENERAL NOTES CONTINUED:

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

FOLLOWING CREATED EASEMENTS DEDICATED TO TOWN OF MINTURN:

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

SURVEYOR'S CERTIFICATE

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



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

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

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

CERTIFICATE OF DEDICATION AND OWNERSHIP

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

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

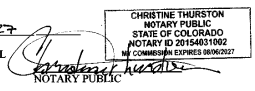
BY: RICK HERMES TITLE: MANAGER

STATE OF COLORADO) COUNTY OF EAGLE)

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

MY COMMISSION EXPIRES 6 Aug 27

WITNESS MY HAND AND OFFICIAL SEAL



SUBORDINATION BY MORTGAGEE

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

MORTGAGEE Philip Hadley

BY: [Signature] as [Signature]

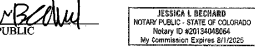
STATE OF Colorado) COUNTY OF Eagle)

The foregoing Subordination by Mortgagee was acknowledged before me this 20 day of February, 2024, by Philip Hadley as Individual

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: 01, 2025

WITNESS MY HAND AND OFFICIAL SEAL



CERTIFICATE OF TAXES PAID

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

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

[Signature] TREASURER OF EAGLE COUNTY

TITLE CERTIFICATE

LAND TITLE does hereby certify that it has examined the title to all lands shown upon this plat and that title to such is vested in MINTURN CROSSING LLC free and clear of all liens, taxes, and encumbrances, except those of trust recorded 1/13/23, 202316490

DATED THIS 20th DAY OF February, A.D., 2024

AGENT: [Signature]

CLERK AND RECORDER'S CERTIFICATE # 5398

This Plat was filed for record in the Office of the Clerk and Recorder at 1:59 p.m. on this 4th day of March, A.D. 2024

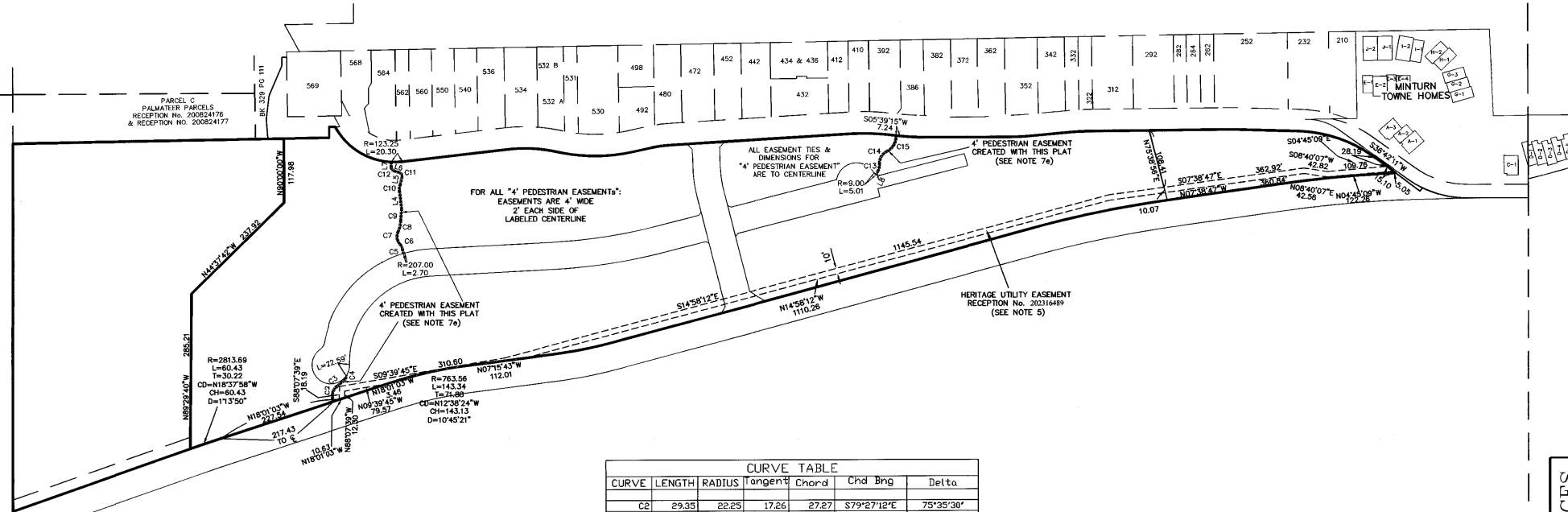
[Signature] CLERK AND RECORDER BY: [Signature] DEPUTY

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

Eagle County, CO Page 5 of 5 REC: \$55.00 DOC: \$0.00 2024022834 03/04/2024 12:59:13 PM

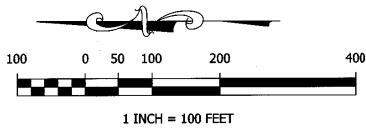
FINAL PLAT
MINTURN NORTH P.U.D.
 Town of Minturn, County of Eagle, State of Colorado
 SHEET 5 OF 5

ADDITIONAL EASEMENT DETAIL SHEET



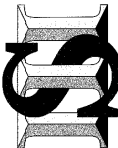
| LINE TABLE | | |
|------------|--------|-------------|
| LINE | LENGTH | BEARING |
| L4 | 32.13 | N63°15'49"E |
| L5 | 14.91 | S77°04'30"E |
| L6 | 11.48 | N12°26'21"E |
| L7 | 9.83 | S89°36'46"E |
| L8 | 7.28 | N62°43'18"W |

| CURVE TABLE | | | | | | |
|-------------|--------|--------|---------|-------|-------------|-----------|
| CURVE | LENGTH | RADIUS | Tangent | Chord | Chd Bng | Delta |
| C2 | 29.35 | 22.25 | 17.26 | 27.27 | S79°27'12"E | 75°35'30" |
| C3 | 18.66 | 276.62 | 9.33 | 18.65 | S39°43'32"E | 3°51'51" |
| C4 | 9.01 | 8.52 | 4.97 | 8.59 | S66°04'17"E | 60°33'21" |
| C5 | 7.90 | 333.24 | 3.95 | 7.90 | S79°46'25"W | 12°13'31" |
| C6 | 11.08 | 18.95 | 5.70 | 10.93 | N63°41'55"E | 33°30'33" |
| C7 | 24.01 | 20.01 | 13.69 | 22.60 | S81°19'10"W | 68°45'04" |
| C8 | 20.65 | 49.15 | 10.48 | 20.50 | S76°20'24"E | 24°04'13" |
| C9 | 22.78 | 236.37 | 11.40 | 22.77 | S85°36'54"E | 5°31'15" |
| C10 | 12.77 | 20.27 | 6.60 | 12.56 | S83°06'39"E | 36°05'40" |
| C11 | 9.29 | 7.31 | 5.39 | 8.68 | N57°19'53"E | 72°46'53" |
| C12 | 8.09 | 6.45 | 4.68 | 7.57 | N54°28'07"E | 71°50'14" |
| C13 | 15.45 | 30.72 | 7.89 | 15.28 | S77°07'28"E | 28°48'21" |
| C14 | 27.14 | 23.79 | 15.26 | 25.69 | S58°50'20"E | 65°22'36" |
| C15 | 35.79 | 30.20 | 20.33 | 33.73 | S60°06'18"E | 67°54'31" |



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

| | | |
|---|---|---------------|
| SLAGLE SURVEY SERVICES 800 Castle Drive - P.O. Box 157, Eagle, Colorado 81631 Office: matthew@slaglesurvey.com www.SlagleSurvey.com | FINAL PLAT MINTURN NORTH P.U.D. Town of Minturn, County of Eagle, State of Colorado | |
| | DRAWING NO.: 22055 DATE: 08-13-2023 | SHEET: 5 OF 5 |

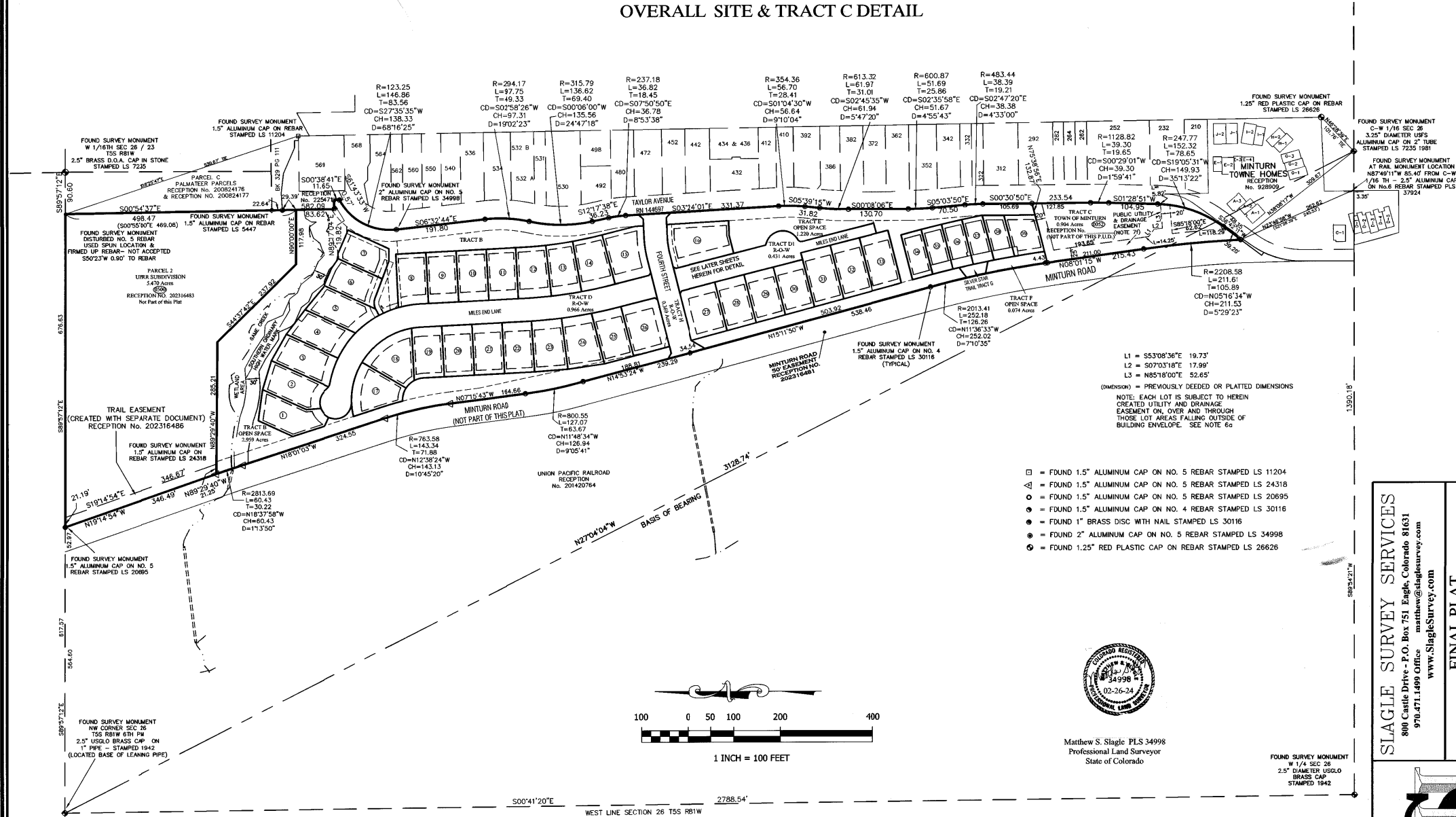


NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect, in no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

202402234

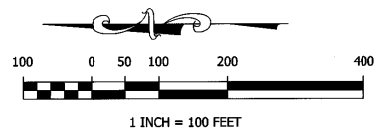
FINAL PLAT
MINTURN NORTH P.U.D.
 Town of Minturn, County of Eagle, State of Colorado
 SHEET 2 OF 5

OVERALL SITE & TRACT C DETAIL



L1 = S53°08'36\"/>
 L2 = S07°03'18\"/>
 L3 = N85°18'00\"/>
 (DIMENSION) = PREVIOUSLY DEEDED OR PLATTED DIMENSIONS
 NOTE: EACH LOT IS SUBJECT TO HEREIN
 CREATED UTILITY AND DRAINAGE
 EASEMENT ON, OVER AND THROUGH
 THOSE LOT AREAS FALLING OUTSIDE OF
 BUILDING ENVELOPE. SEE NOTE 6g

- = FOUND 1.5\"/>
- △ = FOUND 1.5\"/>
- = FOUND 1.5\"/>
- = FOUND 1.5\"/>
- ⊙ = FOUND 1\"/>
- ⊙ = FOUND 2\"/>
- ⊙ = FOUND 1.25\"/>

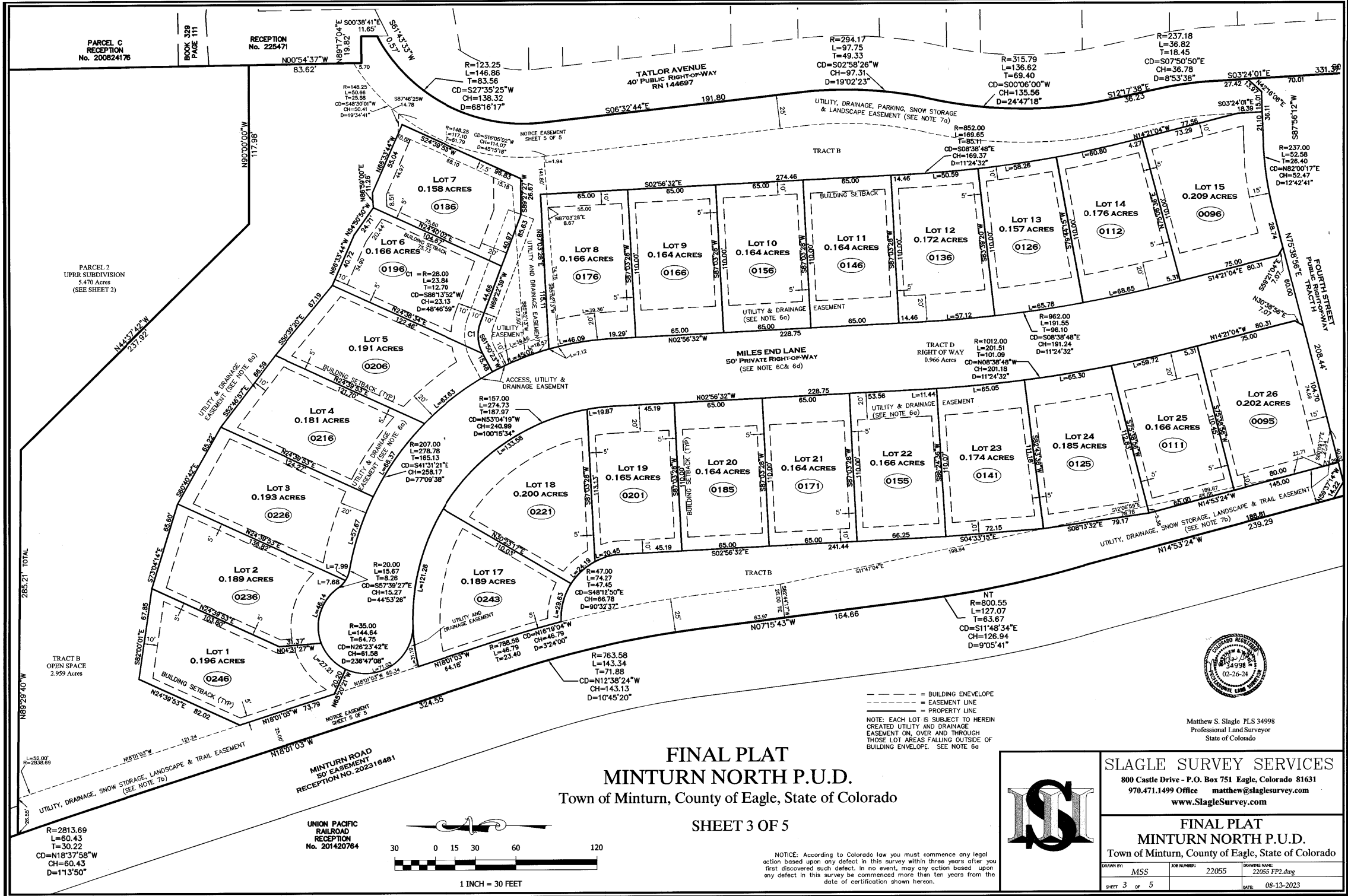


Matthew S. Slagle PLS 34998
 Professional Land Surveyor
 State of Colorado

| | | | |
|--|---|--|--|
| SLAGLE SURVEY SERVICES 800 Castle Drive - P.O. Box 751 Eagle, Colorado 81631 970.471.1499 Office mathew@slaglesurvey.com www.SlagleSurvey.com | FINAL PLAT MINTURN NORTH P.U.D. Town of Minturn, County of Eagle, State of Colorado | | FORM NUMBER: 22085 DATE: 06-15-2023 |
| | TOWN NUMBER: 22085 SHEET 2 OF 5 | FOUND SURVEY MONUMENT W 1/4 SEC 26 2.5\"/> | |

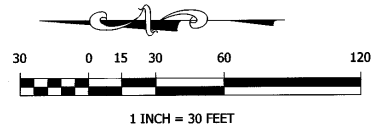
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202402234



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

SHEET 3 OF 5

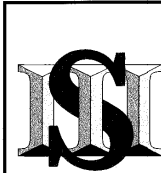


--- BUILDING ENVELOPE
 - - - EASEMENT LINE
 = PROPERTY LINE

NOTE: EACH LOT IS SUBJECT TO HEREIN CREATED UTILITY AND DRAINAGE EASEMENT ON, OVER AND THROUGH THOSE LOT AREAS FALLING OUTSIDE OF BUILDING ENVELOPE. SEE NOTE 6a



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 Professional Land Surveyor
 State of Colorado



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

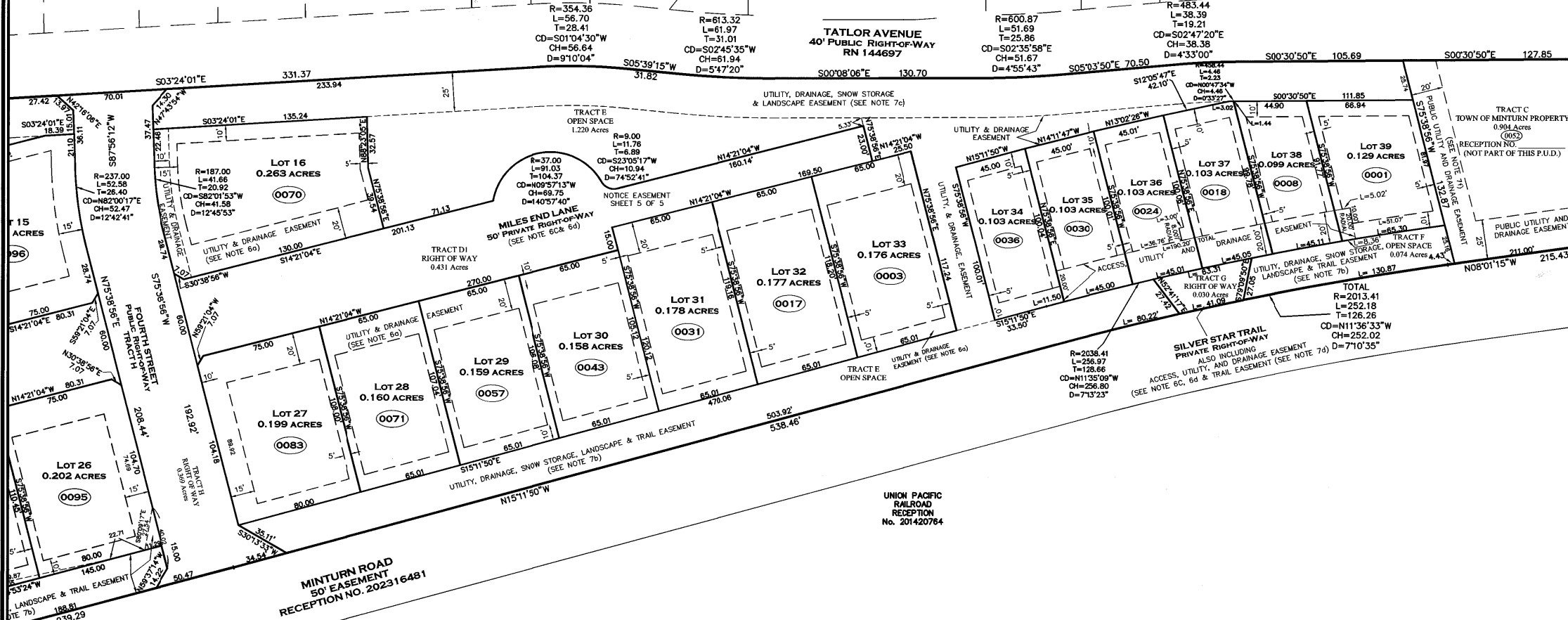
| | | |
|---------------|-------------------|-----------------------------|
| DRAWN BY: MSS | JOB NUMBER: 22055 | DRAWING NAME: 22055 FP2.dwg |
| SHEET 3 OF 5 | DATE: 08-13-2023 | |

R=2813.69
 L=60.43
 T=30.22
 CD=N18°37'58"W
 CH=60.43
 D=11°35'0"

UNION PACIFIC
 RAILROAD
 RECEPTION
 No. 201420764

202402234

FINAL PLAT
MINTURN NORTH P.U.D.
 Town of Minturn, County of Eagle, State of Colorado
SHEET 4 OF 5

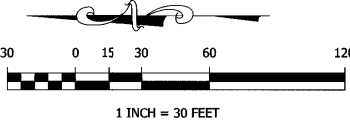


--- = BUILDING ENVELOPE
 - - - = EASEMENT LINE
 ——— = PROPERTY LINE

NOTICE: EACH LOT IS SUBJECT TO HEREIN CREATED UTILITY AND DRAINAGE EASEMENT ON, OVER AND THROUGH THOSE LOT AREAS FALLING OUTSIDE OF BUILDING ENVELOPE. SEE NOTE 6a



Matthew S. Slagle P.L.S. 34998
 Professional Land Surveyor
 State of Colorado



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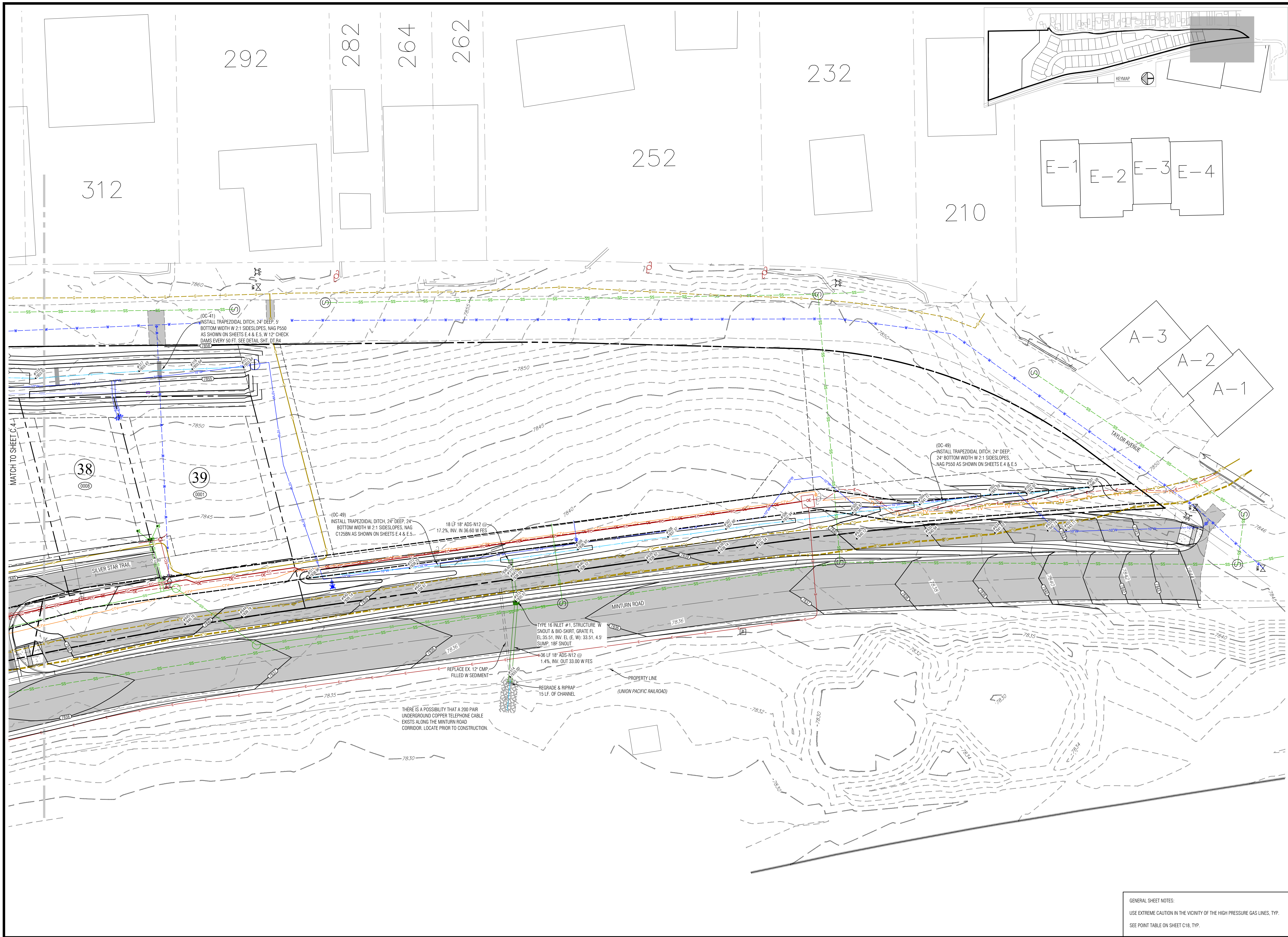


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 970.471.1499 Office matthew@slaglesurvey.com
 www.SlagleSurvey.com

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

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

202402234



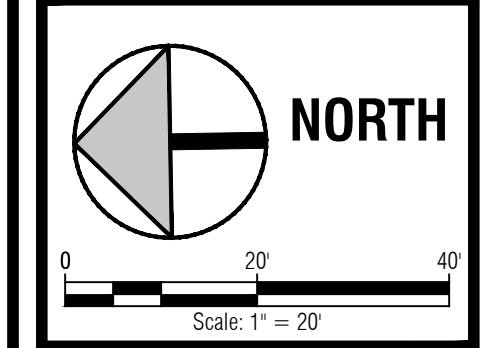
Boundaries Unlimited Inc.
Civil Engineering
Surveying
& Beyond

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

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



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



TOWN OF MINTURN, COLORADO

Minturn North P.U.D.

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

| No. | Date | Revision |
|-----|------|----------|
| 1 | | |
| 2 | | |
| 3 | | |
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| 9 | | |

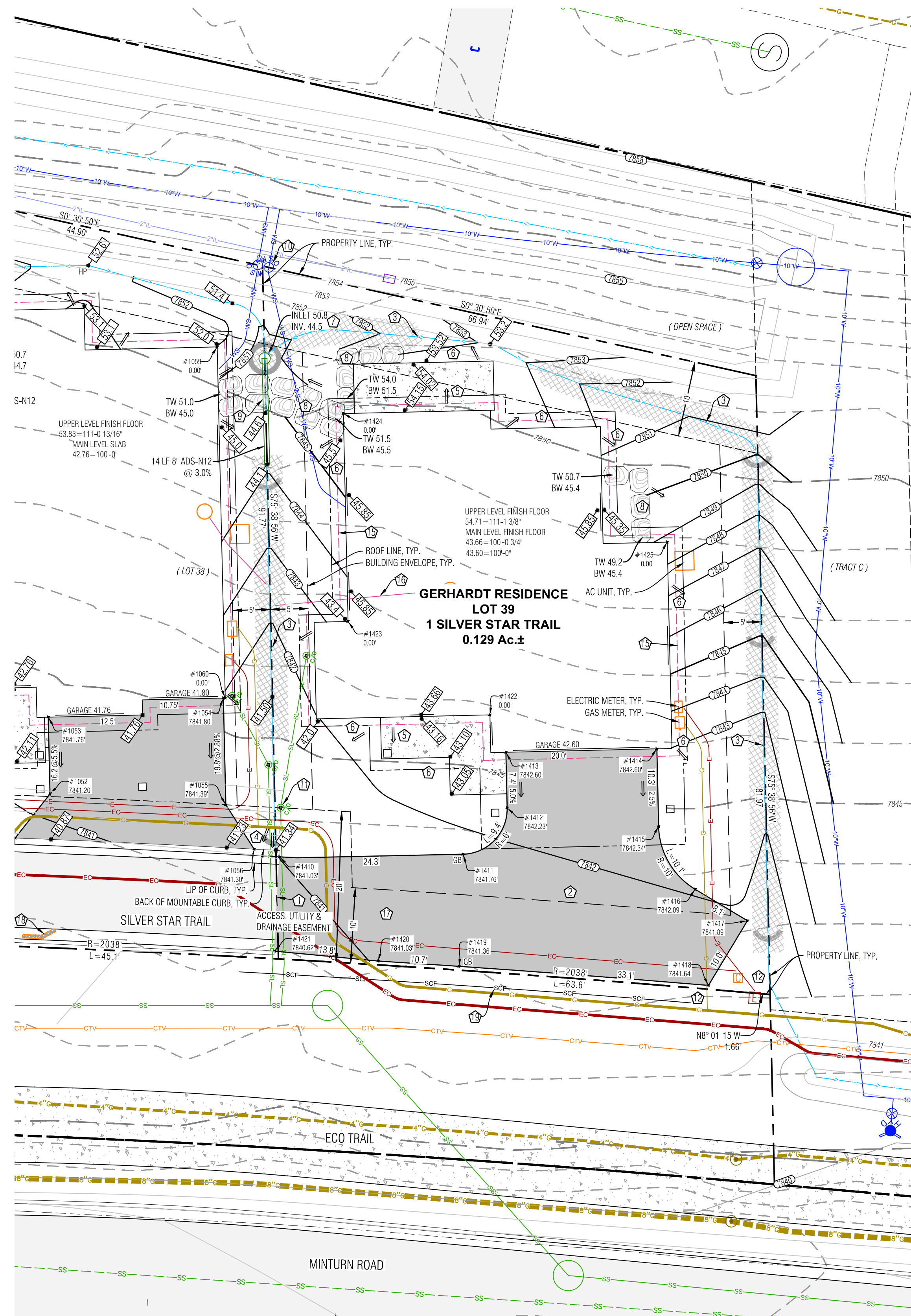
PROJECT NO. 22036
Designer: **PAH**
Checker: **BUJ**
Date: **12/26/22**

Sheet **C.3**

File Name: 22036 c-grading.dwg

GENERAL SHEET NOTES:
USE EXTREME CAUTION IN THE VICINITY OF THE HIGH PRESSURE GAS LINES, TYP.
SEE POINT TABLE ON SHEET C18, TYP.

N:\PROJECTS\2022\22036-Minturn North\Long\22036_C-Grading.dwg 5/1/2024 11:36 AM



| Point # | Desc. | Elev. | North | East |
|---------|--------------|---------|---------|---------|
| 1410 | Driveway | 7841.03 | 2951.11 | 5593.52 |
| 1411 | Driveway | 7841.76 | 2927.54 | 5599.34 |
| 1412 | Driveway | 7842.23 | 2923.21 | 5606.64 |
| 1413 | Driveway | 7842.60 | 2925.03 | 5613.77 |
| 1414 | Driveway | 7842.60 | 2905.66 | 5618.73 |
| 1415 | Driveway | 7842.34 | 2903.11 | 5608.79 |
| 1416 | Driveway | 7842.09 | 2896.52 | 5601.76 |
| 1417 | Driveway | 7841.89 | 2888.84 | 5599.26 |
| 1418 | Driveway | 7841.64 | 2891.93 | 5589.75 |
| 1419 | Driveway | 7841.36 | 2924.69 | 5584.76 |
| 1420 | Driveway | 7841.03 | 2935.29 | 5583.02 |
| 1421 | Driveway | 7840.62 | 2948.97 | 5581.21 |
| 1422 | House Corner | 0.00 | 2928.21 | 5618.12 |
| 1423 | House Corner | 0.00 | 2949.30 | 5625.93 |
| 1424 | House Corner | 0.00 | 2956.13 | 5652.61 |
| 1425 | House Corner | 0.00 | 2910.50 | 5645.71 |

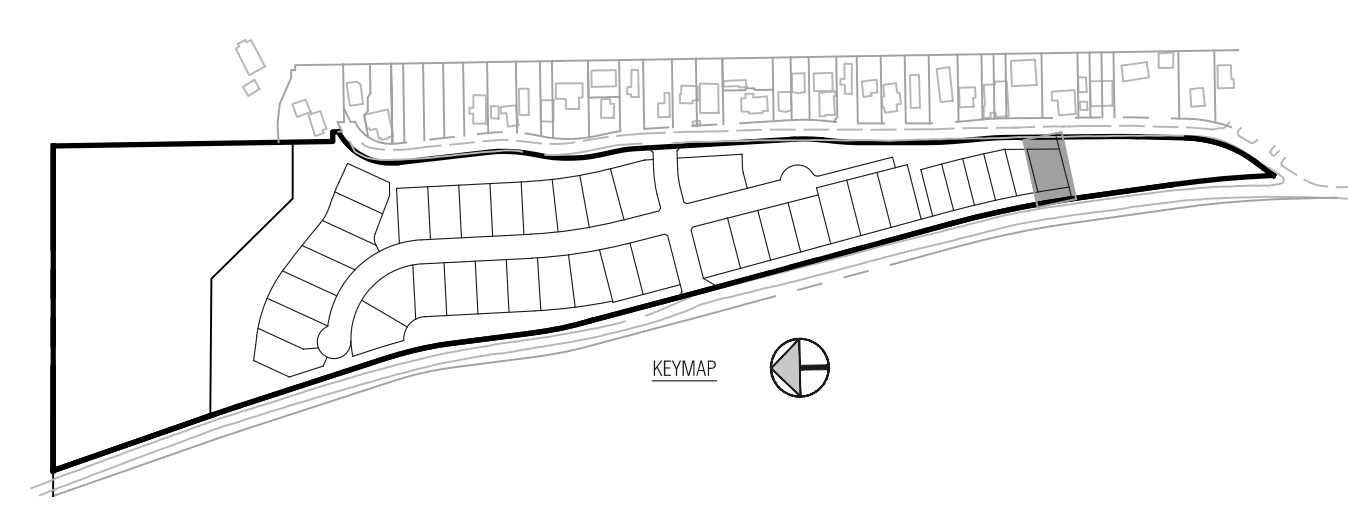
LEGEND

- TW TOP OF WALL
- BW BOTTOM OF WALL
- GB GRADE BREAK
- EX EXISTING
- LP LOW POINT
- HP HIGH POINT
- PROPOSED SPOT ELEVATION
- DRAINAGE SWALE
- FLOW ARROW
- SEDIMENT CONTROL FENCE
- PROPOSED MAJOR/MINOR CONTOUR
- EXISTING MAJOR/MINOR CONTOUR
- EROSION LOGS
- ASPHALT DRIVEWAY & AUTO-COURT
- NORTH AMERICAN GREEN SC-2508N EROSION CONTROL FABRIC, OR RIPRAP ALTERNATIVE
- FLAGNOTE
- EX CURB STOP
- POSSIBLE ELECTRIC SERVICE
- POSSIBLE GAS SERVICE
- POSSIBLE WATER SERVICE
- POSSIBLE SEWER SERVICE
- FOUNDATION DRAIN
- DOWNSPOUT & STORM DRAIN WITH SEE
- BOULDER WALL

NOTES:

- 1) BASIS OF ELEVATION: NAVD88 BASED ON THE ORIGINAL TOPOGRAPHIC MAP OF MINTURN NORTH PREPARED BY GORE RANGE SURVEYING, L.L.C., JOB NO. 19-1203, DATED 4/1/21. NO BENCHMARK WAS NOTED ON THE BASE SURVEY.
- 2) THE BOUNDARY DIMENSIONS, EASEMENTS AND RIGHTS OF WAY SHOWN HEREON ARE BASED ON THE FINAL PLAN OF MINTURN NORTH PLD. AND SURVEY CONTROL MONUMENTS FOUND AT THE TIME OF THE SURVEY AND SHOWN ON THE SURVEY REFERENCED ABOVE.
- 3) SEE ADDITIONAL SITE NOTES & DETAILS ON SHEET C2.
- 4) EXISTING CONTOUR INTERVAL IS 1 FT., PROPOSED CONTOUR INTERVAL IS 1 FT.
- 5) LOT AREA: 5.635 SF ±
DISTURBANCE AREA: 5.635 SF ±
- 6) THIS (CIVIL) PLAN SET IS INTENDED TO BE PLOTTED IN COLOR. FAILURE TO DO SO MAY RESULT IN MISSING DATA & INFORMATION CRITICAL TO THE PROJECT.

- FLAGNOTES:**
- ① MATCH NEW DRIVEWAY TO EDGE OF ROADWAY AND FLOWLINE OF CURB.
 - ② PROPOSED ASPHALT DRIVEWAY, AUTO-COURT AND CONCRETE WALKWAYS, STRUCTURAL FILL UNDER THE BUILDING TO FOLLOW THE DIRECTION OF THE GEOTECH REPORT, ALL EARTHWORK CONSTRUCTION TO BE APPROVED BY THE GEOTECHNICAL ENGINEER.
 - ③ PROVIDE DRAINAGE SWALE AS SHOWN, WITH NORTH AMERICAN GREEN SC250 EROSION FABRIC OR RIPRAP WHERE SLOPE EXCEEDS 5%. SEE DETAIL.
 - ④ WHERE PROPOSED SWALE SPILLS OVER THE TOP OF THE CURB LINE, FAN OUT DRAINAGE SWALE TO EVENLY DISSIPATE DRAINAGE, TYP.
 - ⑤ SLOPE PATIOS, DECKS AND WALKS AT 2% MIN. AWAY FROM THE STRUCTURE.
 - ⑥ GRADE AROUND THE PERIMETER OF BUILDING AS NECESSARY 10% FOR 5-FEET MIN. (10 FT. WHERE POSSIBLE) IN UNPAVED AREAS TO ENSURE PROPER DRAINAGE AWAY FROM THE FOUNDATION. IT WILL BE IMPORTANT TO CONSTRUCT AND DIRECT SURFACE DRAINAGE AWAY FROM BUILDING, WALKS AND WALLS TO EITHER THE AUTO-COURT, THE OUTLET SWALE, OR DOWNWARD SLOPING NATURAL GRADE. VERIFY DRAINAGE AND SWALE INTEGRITY ON A REGULAR BASIS.
 - ⑦ INSTALL 8" NYLOPLAST DRAIN BASIN WITH DOME GRATE. SEE DETAIL ON SHEET C2. SHAPE & DRAIN ALL SURROUNDING AREA TO LOW POINT WHICH IS THE INLET. NO DRAINAGE ALLOWED TO BOULDER WALL. INSTALL HEAT TAPE IN DRAIN BASIN AND OUTLET PIPE.
 - ⑧ INSTALL BOULDER WALL FOR LANDSCAPE AREAS PER THE DETAIL ON SHEET C2. WALL DRAIN LINES NOT SHOWN. INSTALL FENCE OR BARRIER AT TOP OF WALL WHERE APPROPRIATE.
 - ⑨ PROTECT STORM LINES AND UTILITIES WHEN CONSTRUCTING IMPROVEMENTS ABOVE FROM MATERIAL AND EQUIPMENT, TYP.
 - ⑩ LOCATE EXISTING CURB STOP. CONFIRM LOCATION AND CONNECTION WITH THE WATER & SANITATION DISTRICT. CONNECT AND EXTEND NEW WATER SERVICE TO MECHANICAL ROOM. WATER SERVICE TO BE 1-1/2" CONTINUOUS COPPER LINE FROM THE CURB STOP TO THE MECHANICAL ROOM. MAINTAIN COVER OVER NEW SERVICE PER DISTRICT REGULATIONS. INSULATE THE WATER SERVICE IF COVER IS LESS THAN 7 FEET NEAR THE RETAINING WALL AND IN THE VICINITY OF THE DRAINAGE INLET.
 - ⑪ APPROXIMATE LOCATION OF SEWER SERVICE STUB. CONFIRM INVERT PRIOR TO CONSTRUCTION FOR ABILITY TO SERVICE HOUSE BY GRAVITY, OR WHETHER A PUMP MAY BE REQUIRED. CONNECT AND EXTEND NEW SEWER SERVICE TO MECHANICAL ROOM. MAINTAIN COVER OVER NEW SERVICE PER DISTRICT REGULATIONS. INSTALL CLEANOUTS AT HOUSE EXTERIOR AND ALL BEND LOCATIONS.
 - ⑫ LOCATE, CONNECT TO, AND EXTEND GAS, ELECTRIC, AND COMMUNICATION SERVICES TO METER CABINET AND GAS METER LOCATION. MAINTAIN COVER & CLEARANCES BETWEEN/OVER NEW SERVICES PER UTILITY REGULATIONS
 - ⑬ EROSION LOGS PER DETAIL ON SHEET C2.
 - ⑭ FOUNDATION DRAIN, TYP., INSTALL IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. DRAIN @ 0.5% MIN. TO DAYLIGHT. SEE DETAIL ON SHT. C2.
 - ⑮ EXTEND THE FOUNDATION DRAIN FROM SUMP PUMP IN HOUSE TO DAYLIGHT WITH SOLID PIPE. COVER WITH A RODENT SCREEN AT END.
 - ⑯ INSTALL VEHICLE TRACKING PAD (DETAIL THIS SHEET) AT LOCATION OF DRIVEWAY. TRACKING PAD TO BE REMOVED PRIOR TO FINAL DRIVEWAY SUBGRADE PREPARATION AND PAVING.
 - ⑰ INSTALL SILT SOCKS WITHIN CURB LINE, EVERY 30 FT. ±.
 - ⑱ SILT FENCE PER DETAIL ON SHEET C2. USE CAUTION IN VICINITY OF HIGH PRESSURE GAS LINES.



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

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

Engineer or Surveyor Seal

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

NORTH

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

TOWN OF MINTURN, COLORADO
Lot 39, Minturn North P.U.D.
 Site, Grading and Drainage Plan
 DRB Review 1/12/26

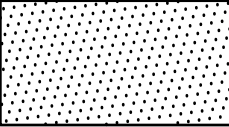
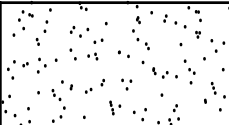
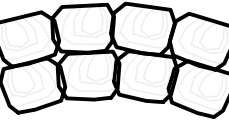

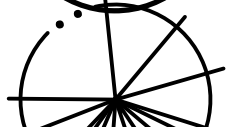

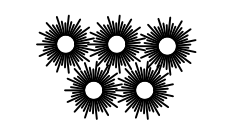
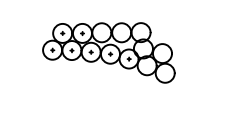

| No. | Date | Revision |
|-----|------|----------|
| 1 | | |
| 2 | | |
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| 9 | | |

PROJECT NO. 23095
 Designer: **PAH**
 Drafter: **BUJ**
 Date: **1/7/26**

Sheet **C1**

File Name: **mn lot 39 sp-01.dwg**

LEGEND

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

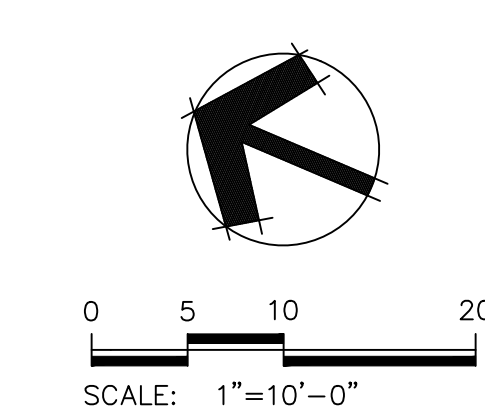
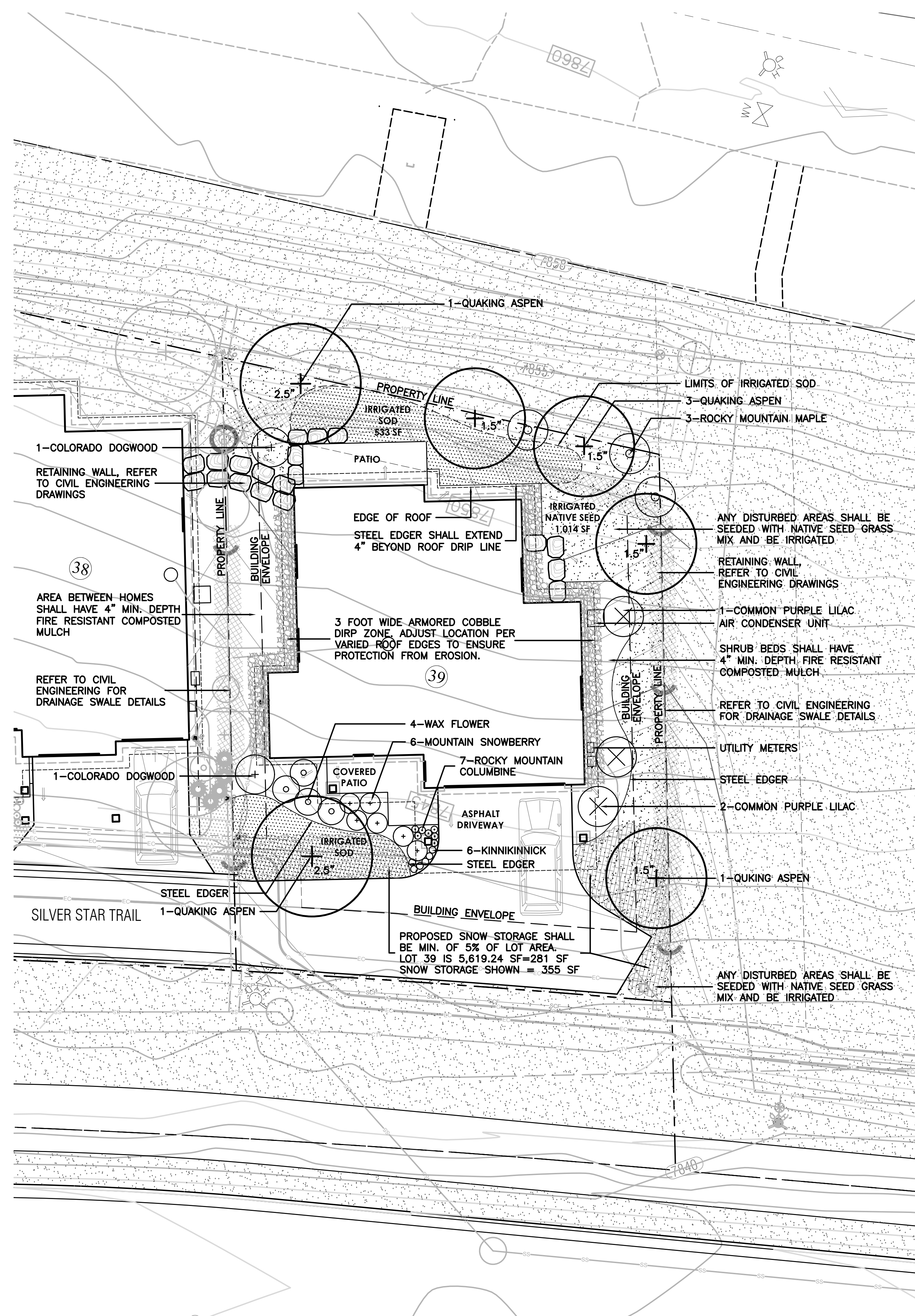


LANDSCAPE ARCHITECT:
TOMINA TOWNSEND, LA
PO BOX 3000, PMB 301
EDWARDS, CO 81632
P. 303.572.7876
TTownsend@ResortConceptsCO.com

MINTURN NORTH P.U.D.
 LOT 39 - LANDSCAPE PLAN
 TOWN OF MINTURN, COLORADO

DESIGNED: TT
 DRAWN: TT
 CHECKED: RH
 DATE: January 12, 2026
 REVISIONS:

DRB SUBMITTAL
 SHEET TITLE:
 PROPOSED
 LANDSCAPE PLAN
 SCALE: 1"=10'-0"
 SHEET NUMBER:
L1



General Notes and Specifications:

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

Revegetation Notes:

- Seed shall be broadcast and raked to 1/4" depth.
- Apply Biodegradable Green Dyed-Wood Cellulose-Fiber Mulch to all seeded Areas at a rate of 20 lbs. per 1,000 s.f.
- Prior to seeding, apply min. 6" topsoil, 10 lbs./1,000 s.f. Superphosphate and 40 lbs./1,000 s.f. Biosol Complete Fertilizer.

Fire Mitigation Recommendations:

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

| LEGEND & IRRIGATION CALCULATIONS: | | |
|---|---|------------------------------|
| | Permanent Irrigation | Square Footage of Irrigation |
| | Permanent Pop-Up Spray Irrigation For Bluegrass Sod | 533 SF |
| | Permanent Spray Irrigation For Native Seed | 1,014 SF |
| | Permanent micro-spray or drip irrigation for perennial beds | 13 PERENNIALS x 1 SF = 13 SF |
| | Permanent Drip Irrigation For B&B Trees | 6 TREES x 4.5 SF = 27 SF |
| | Permanent Drip Irrigation For 5 gal. Shrubs & Grasses | 18 SHRUBS x 3 SF = 54 SF |
| TOTAL PERMANENT IRRIGATED AREA: 1,641 SF | | |

IRRIGATION NOTES:

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

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

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

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

NOTES:

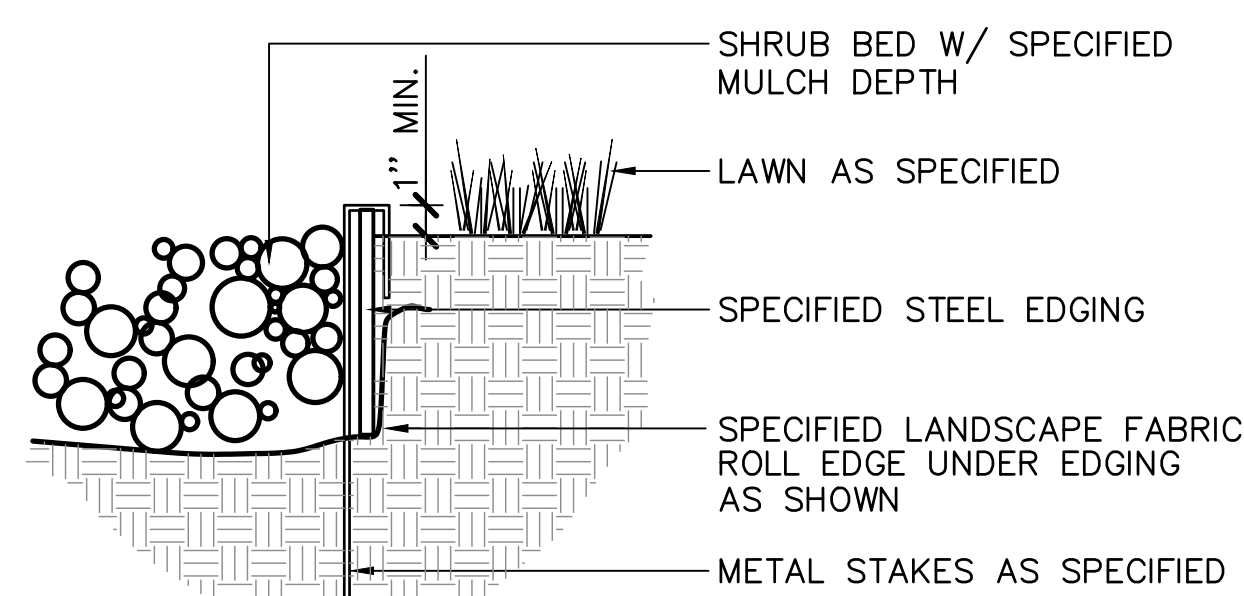
PERCENTAGES OF MIXES VARY YEAR-TO-YEAR DEPENDING ON HARVEST OF SEEDS. HYDROSEED OR HAND BROADCAST: 1 LB. PER 1,000 SQ. FT. OR 50 LBS. PER ACRE. RAKE IN 1/2" DEEP AND IRRIGATE, IF POSSIBLE UNTIL ESTABLISHED. 'DRY NATIVE MOUNTAIN' SEED MIX IS AVAILABLE FROM PAWNEE BUTTES SEED INC., 605 25TH STREET, GREELEY, CO 80632. PHONE: 1-800-782-5947 WEBSITE: PAWNEEBUTTESSEED.COM

PROPOSED PLANT MATERIALS LIST

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

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

| QUAN. | COMMON/ BOTANICAL NAME | FIRE MITIGATION ZONE | SIZE | COMMENTS |
|--|--|----------------------|-------------------|--|
| DECIDUOUS TREES | | | | |
| 4 | Quaking Aspen <i>Populus tremuloides</i> | 1 & 2 | 1.5" cal. | Specimen quality B&B, guyed |
| 2 | Quaking Aspen <i>Populus tremuloides</i> | 1 & 2 | 2.5" cal. | Specimen quality B&B, guyed |
| PERENNIAL GROUNDCOVERS (planted @ 12" O.C. spacing) | | | | |
| 6 | Kinnikinnick <i>Arctostaphylos uva-ursi</i> | 1 & 2 | 1 gal. | Container Full, 5 canes minimum |
| PERENNIAL FLOWERS (planted @ 12" O.C. spacing) | | | | |
| 7 | Rocky Mountain Columbine <i>Aquilegia coerulea</i> | 1 & 2 | Flats of 15 or 32 | |
| DECIDUOUS SHRUBS | | | | |
| 2 | Colorado Dogwood <i>Cornus sericea coloradense</i> | 1 & 2 | 5 gal. | Container, 5 canes minimum 24"-36" ht. |
| 3 | Common Purple Lilac <i>Syringa vulgaris</i> | 1 & 2 | 5 gal. | Container, 5 canes minimum 24"-36" ht. |
| 6 | Mountain Snowberry <i>Symphoricarpos oreophilus</i> | 1 & 2 | 5 gal. | Container, 5 canes minimum 12"-18" ht. |
| 3 | Rocky Mountain Maple <i>Acer glabrum</i> | 1 & 2 | 5 gal. | Container, 5 canes minimum 36"-48" ht. |
| 4 | Wax Flower <i>Jamesia americana</i> | 1 & 2 | 5 gal. | Container, 5 canes minimum 24"-36" ht. |

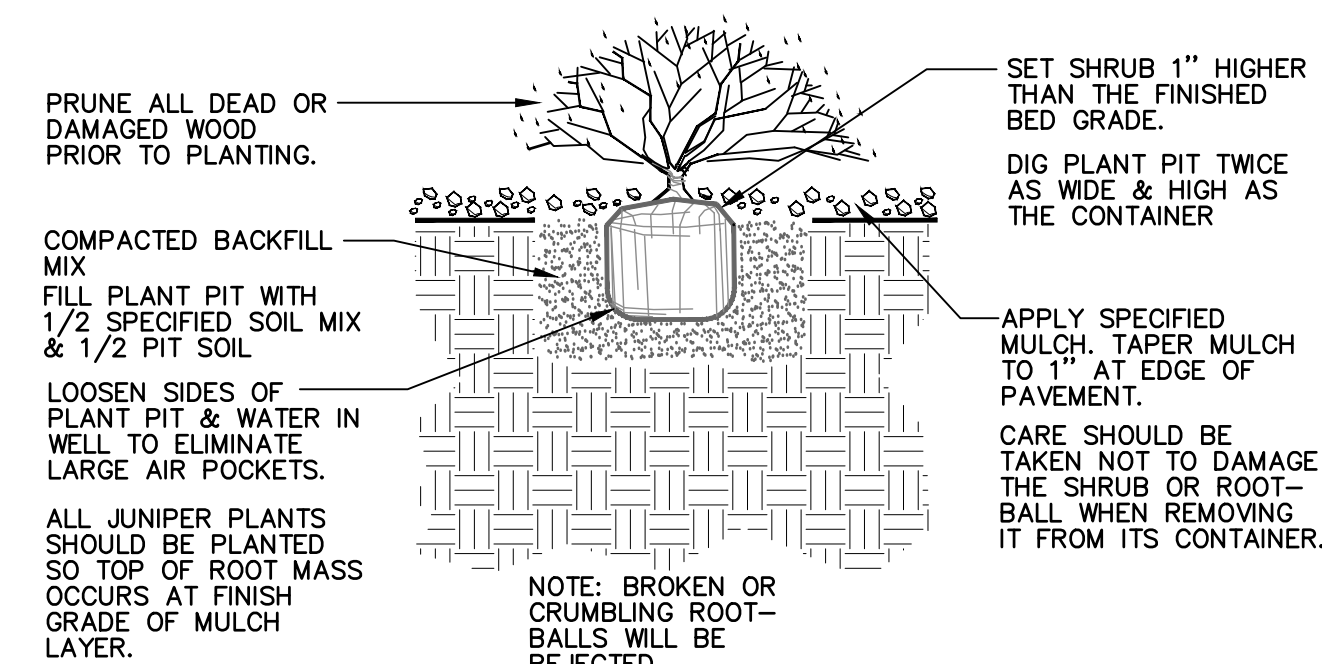


NOTES:

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

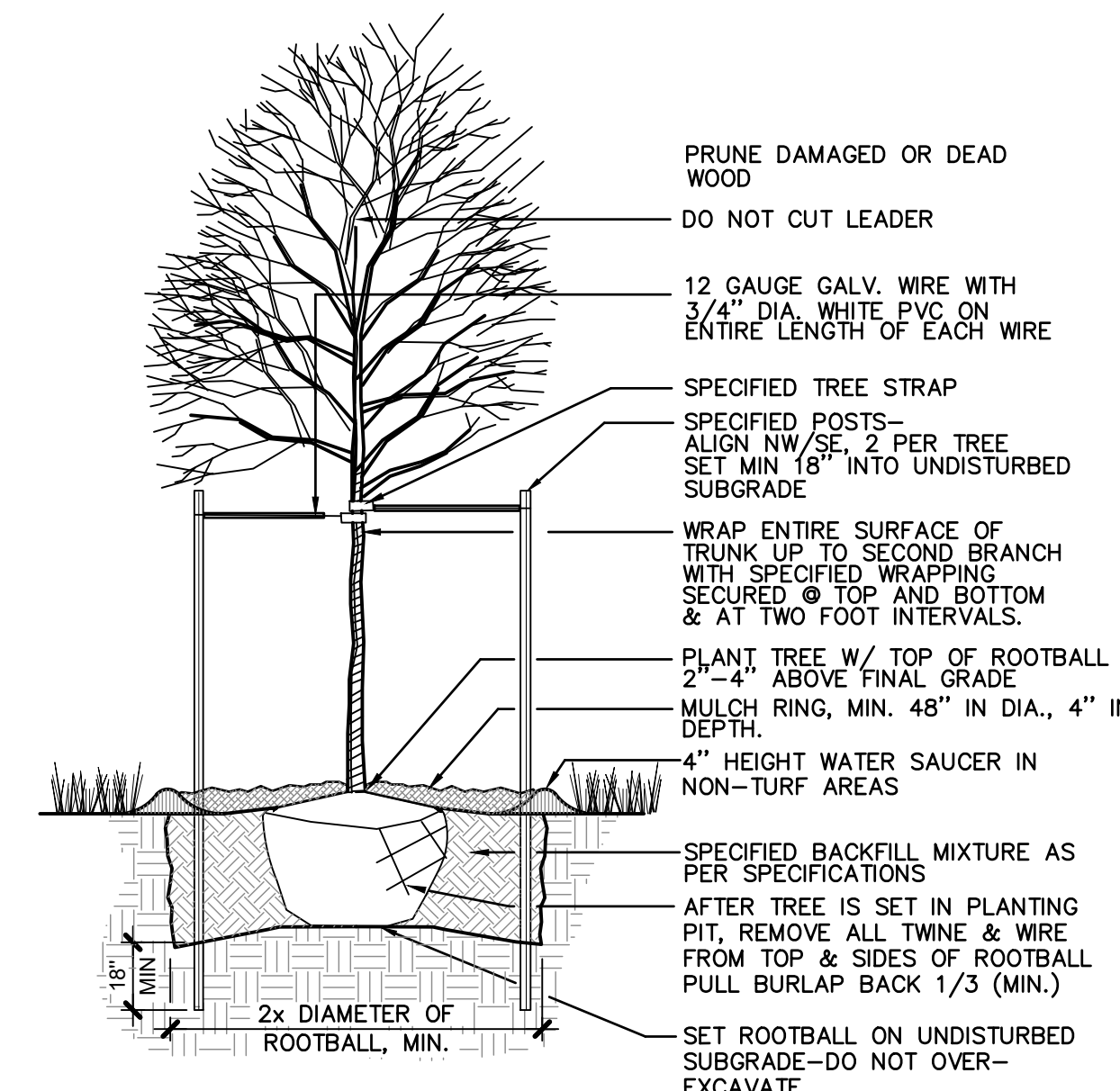
1 STEEL EDGER

NOT TO SCALE



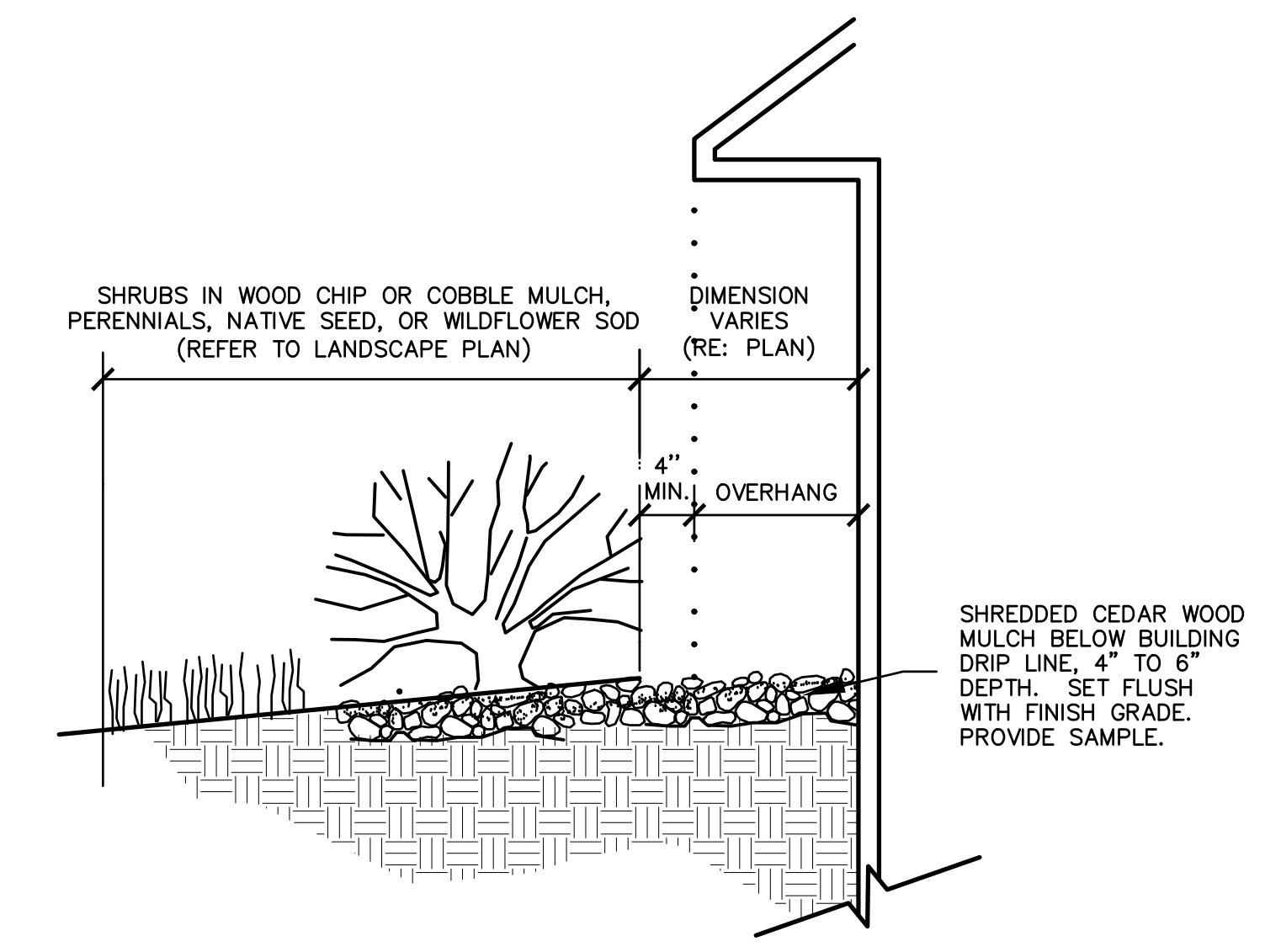
2 SHRUB PLANTING

NOT TO SCALE



3 DECIDUOUS TREE PLANTING

NOT TO SCALE



4 MULCH ARMORED DRIP LINE

NOT TO SCALE



LANDSCAPE ARCHITECT:
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EDWARDS, CO 81632
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TTownsend@ResortConceptsCO.com

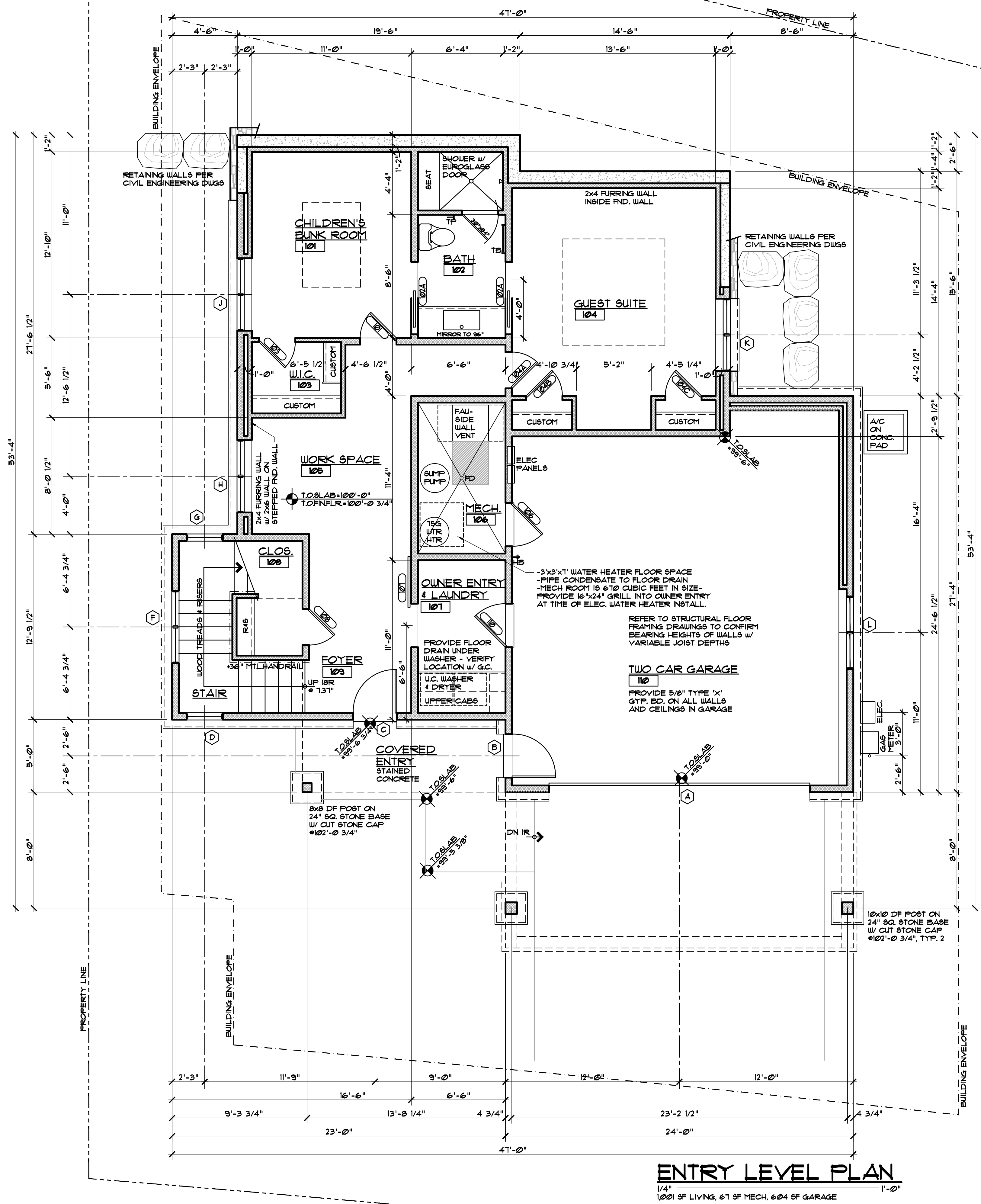
MINTURN NORTH P.U.D.
LOT 39 - LANDSCAPE PLAN
TOWN OF MINTURN, COLORADO

DESIGNED: TT
DRAWN: TT
CHECKED: RH
DATE: January 12, 2026
REVISIONS:

DRB SUBMITTAL

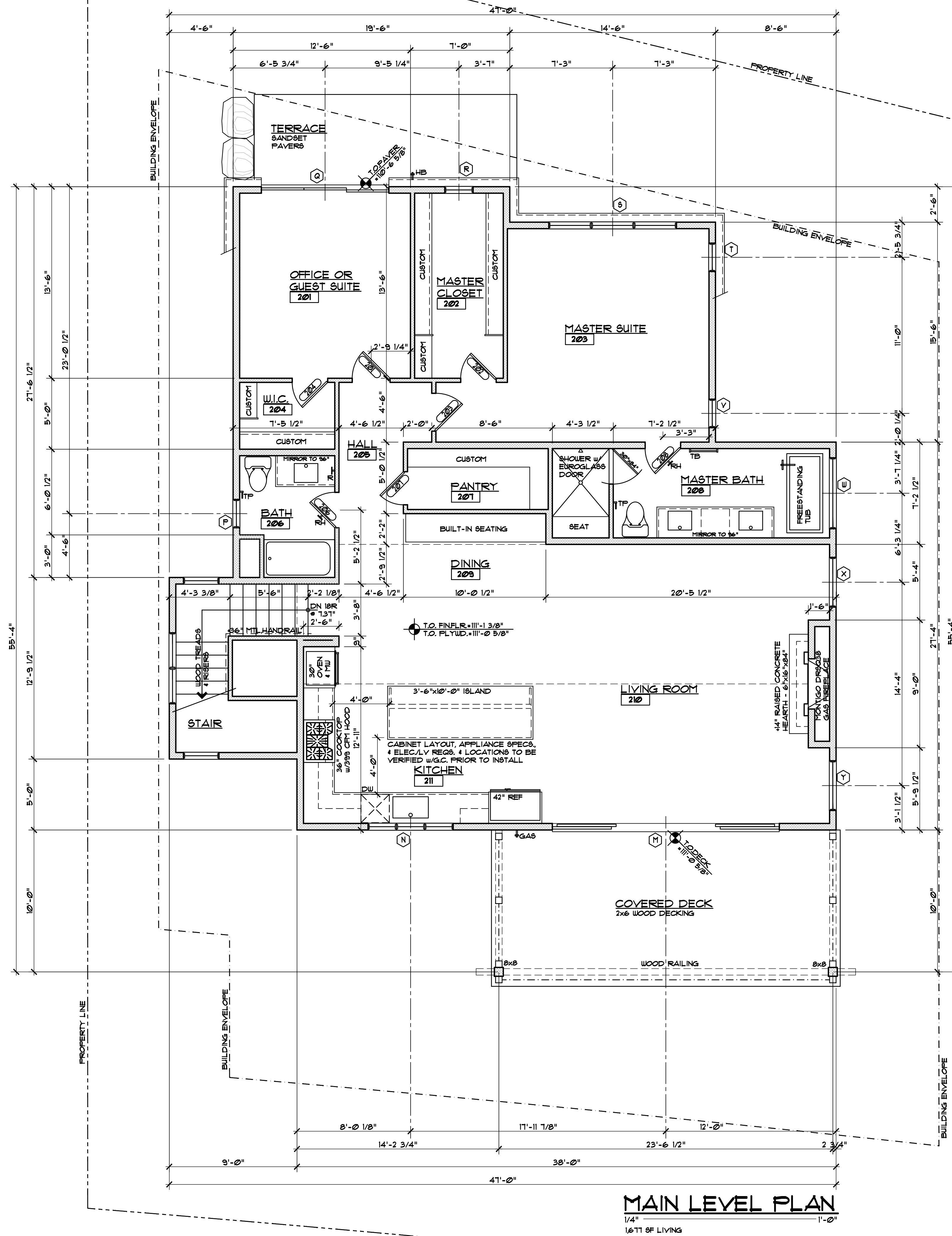
SHEET TITLE:
LANDSCAPE
NOTES & DETAILS
SCALE: NOT TO SCALE
SHEET NUMBER:

L2



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

| ISSUED | DATE | BY | COMMENTS |
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| 4 | 1-12-26 | DUE | DREB SUBMITTAL SET |

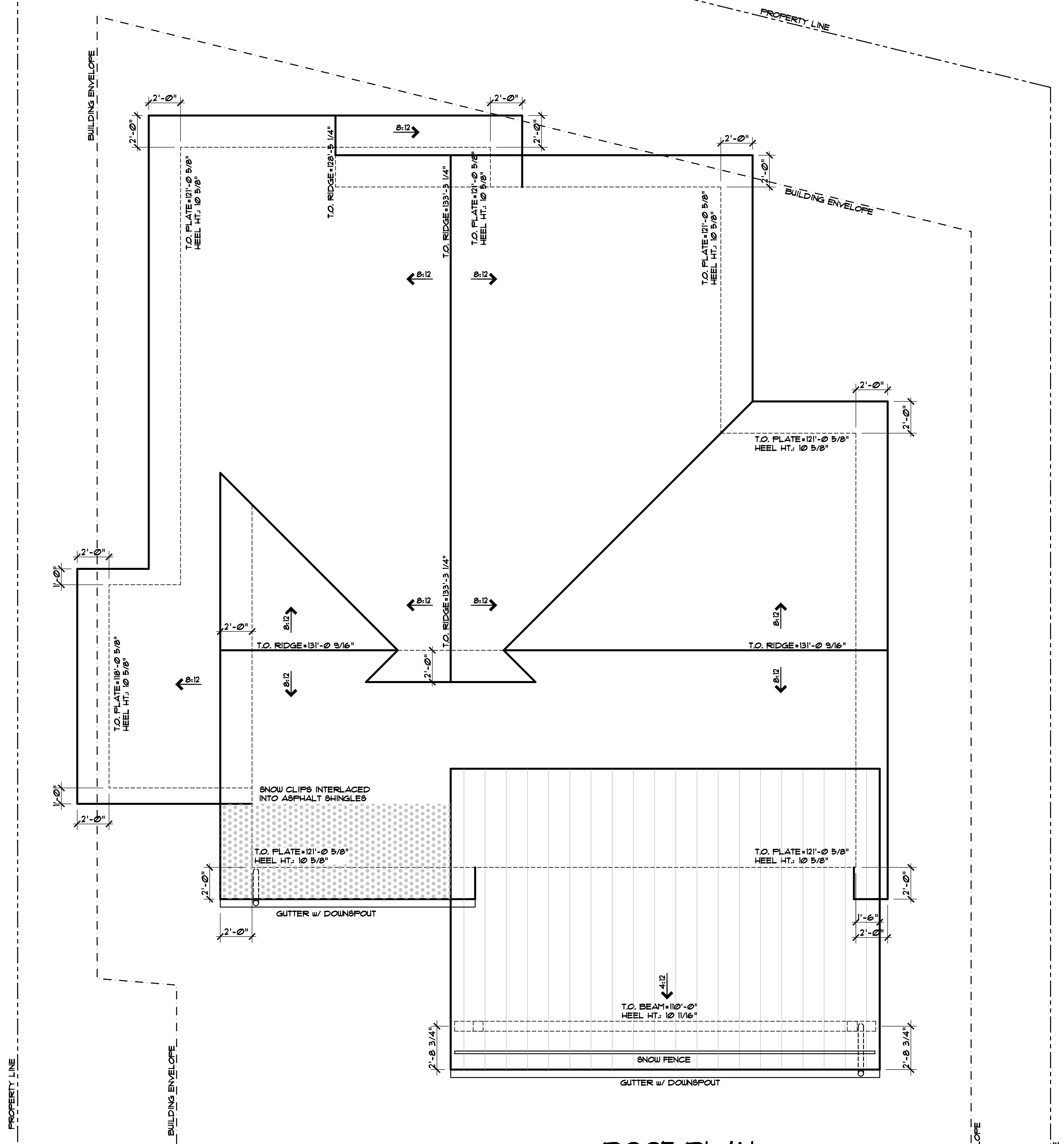


- GENERAL NOTES:**
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 12. 5/8" FIBER-REINFORCED GYPSUM PANELS OR FIBER-CEMENT BACKER BOARD SHALL BE INSTALLED IN ALL BATH LOCATIONS BEHIND TILE.
 13. 5/8" GYPSUM BOARD ON CEILING FRAMING AT 24" O.C. MUST BE INSTALLED PERPENDICULAR TO FRAMING MEMBERS.

MAIN LEVEL PLAN
 1/4"
 1/6" = 1' OF LIVING

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

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| 4 | 1-12-26 | DUE | DRE SUBMITTAL SET |



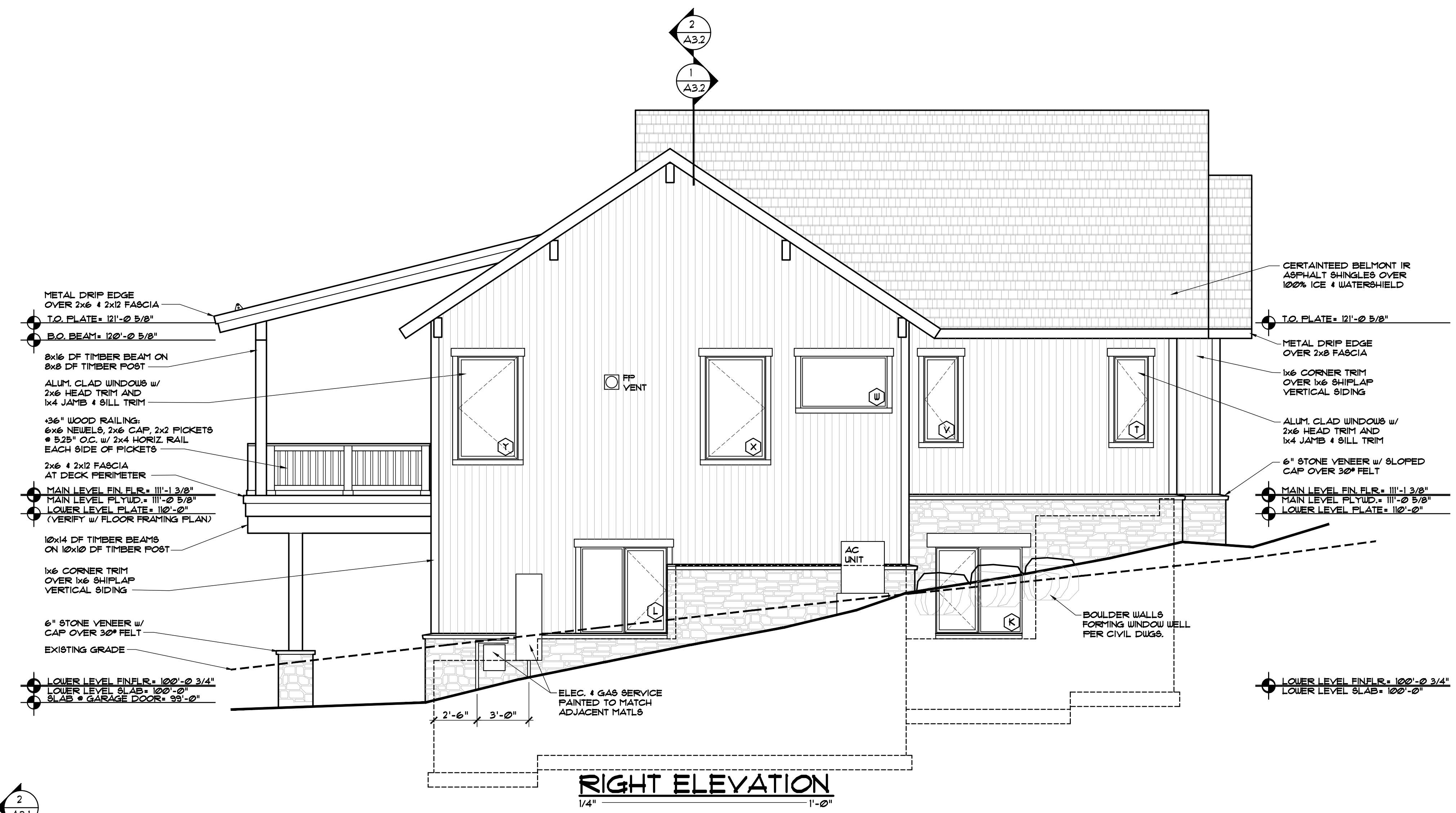
- GENERAL NOTES:**
1. PRIMARY ROOF PITCHES ARE 8:12, SECONDARY ROOF PITCHES ARE 4:12.
 2. PRIMARY ROOFING MATERIAL IS CERTAINTED BELMONT IR ASPHALT SHINGLES.
 3. SECONDARY ROOF MATERIAL IS STANDING SEAM METAL.
 4. ALL GUTTERS & DOWNSPOUT TO MATCH METAL ROOF COLORS AND HAVE HEAT TAPE TO DAYLIGHT.
 5.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

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

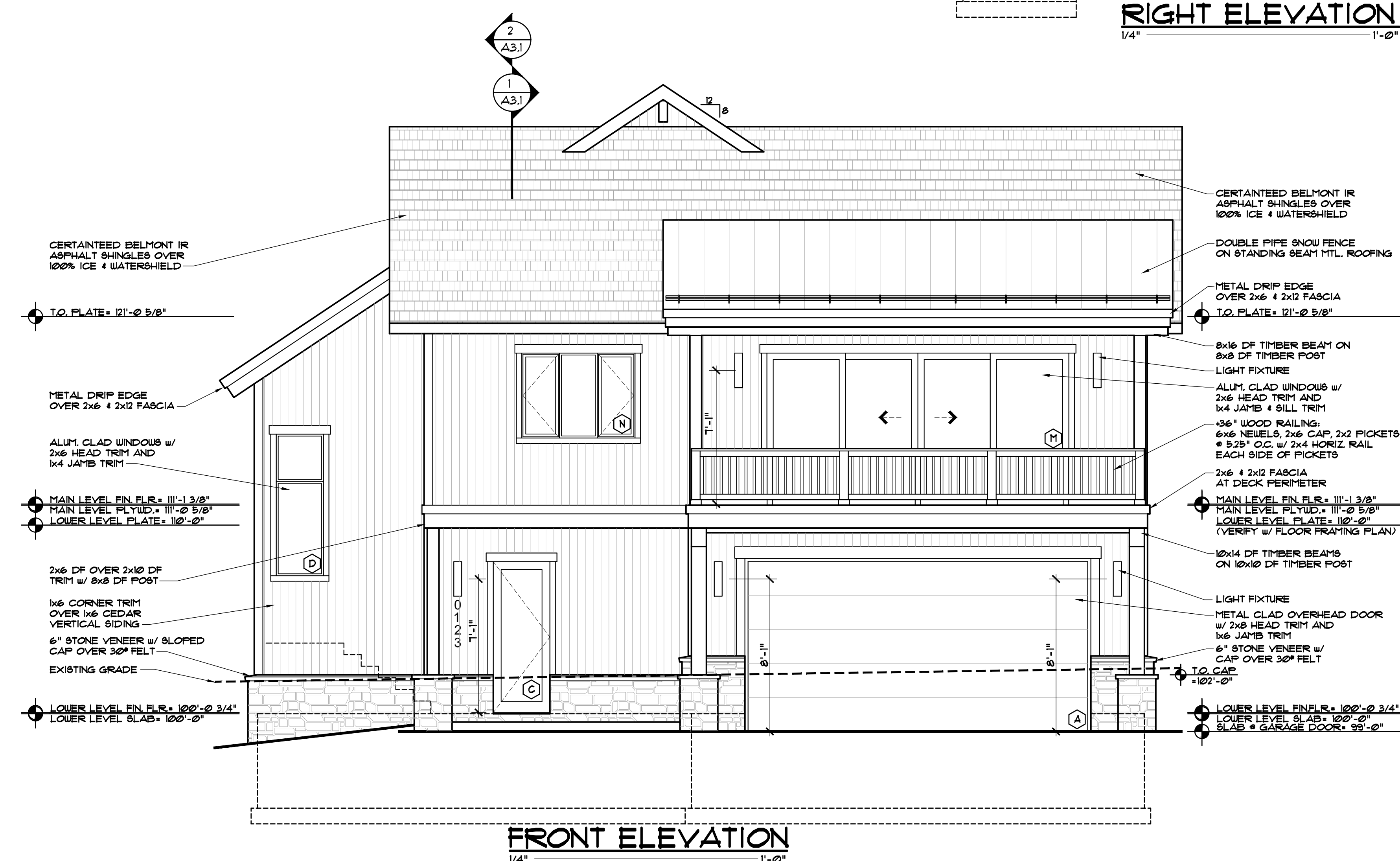
DISCLAIMER: ALL PLANS, RENDERINGS, SPECIFICATIONS AND MARKETING MATERIALS ARE SUBJECT TO REVISIONS AND MODIFICATIONS AT DEVELOPERS SOLE DISCRETION DUE TO SITE SPECIFIC GRADING CONDITIONS, AVAILABILITY OF MATERIALS, AVAILABILITY OF LABOR, MANUFACTURER SUPPLY SHORTAGES, AND GOVERNMENTAL AGENCY CHANGES.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

| ISSUED # | DATE | BY | COMMENTS |
|----------|---------|-----|--------------------|
| 4 | 1-12-26 | DUE | DREB SUBMITTAL SET |

| ISSUED # | DATE | BY | COMMENTS | DUE | DRAWING SET |
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| 4 | 1-12-26 | | | | DREB SUBMITTAL SET |



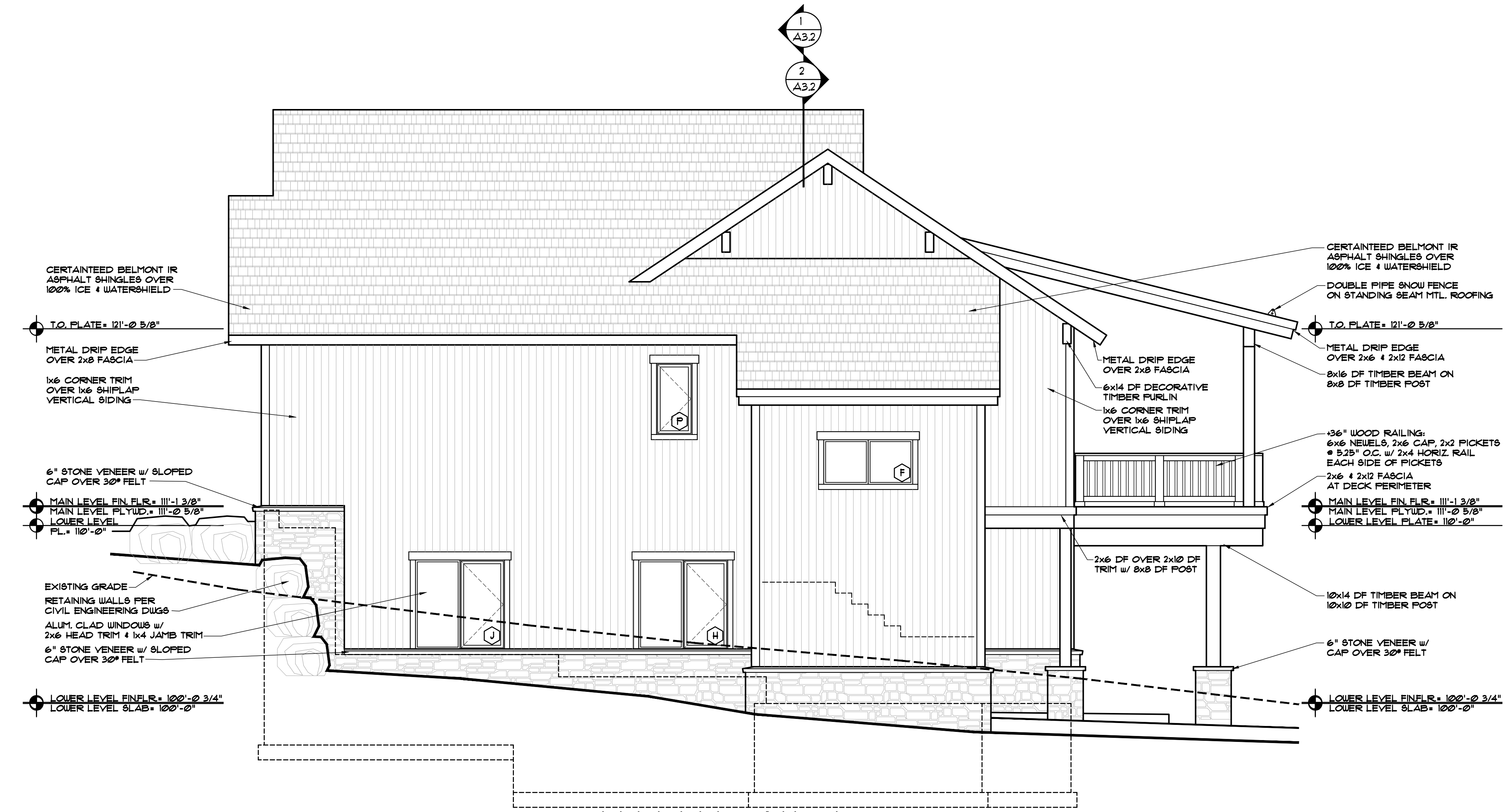
RIGHT ELEVATION
 1/4" = 1'-0"



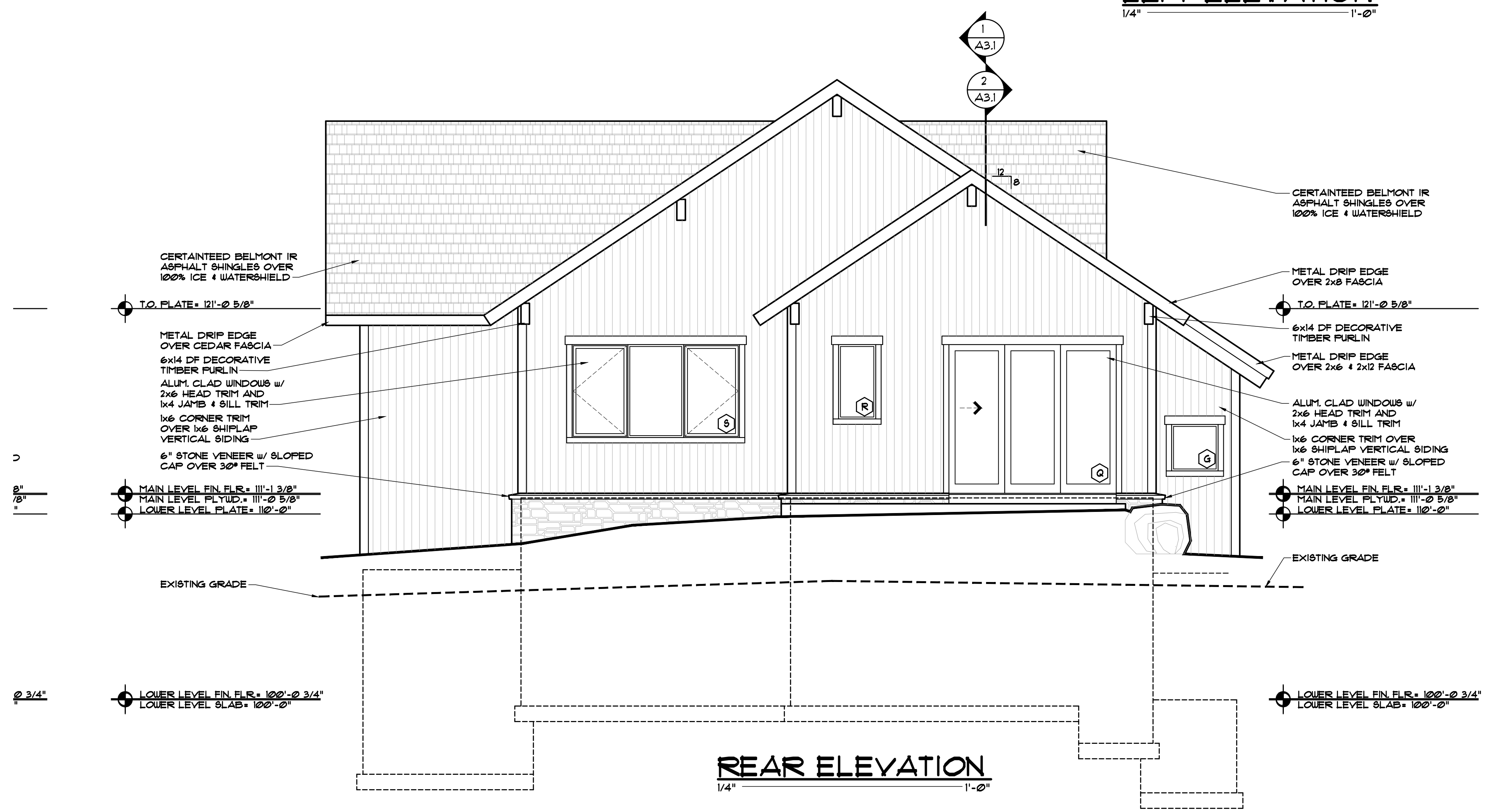
FRONT ELEVATION
 1/4" = 1'-0"

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

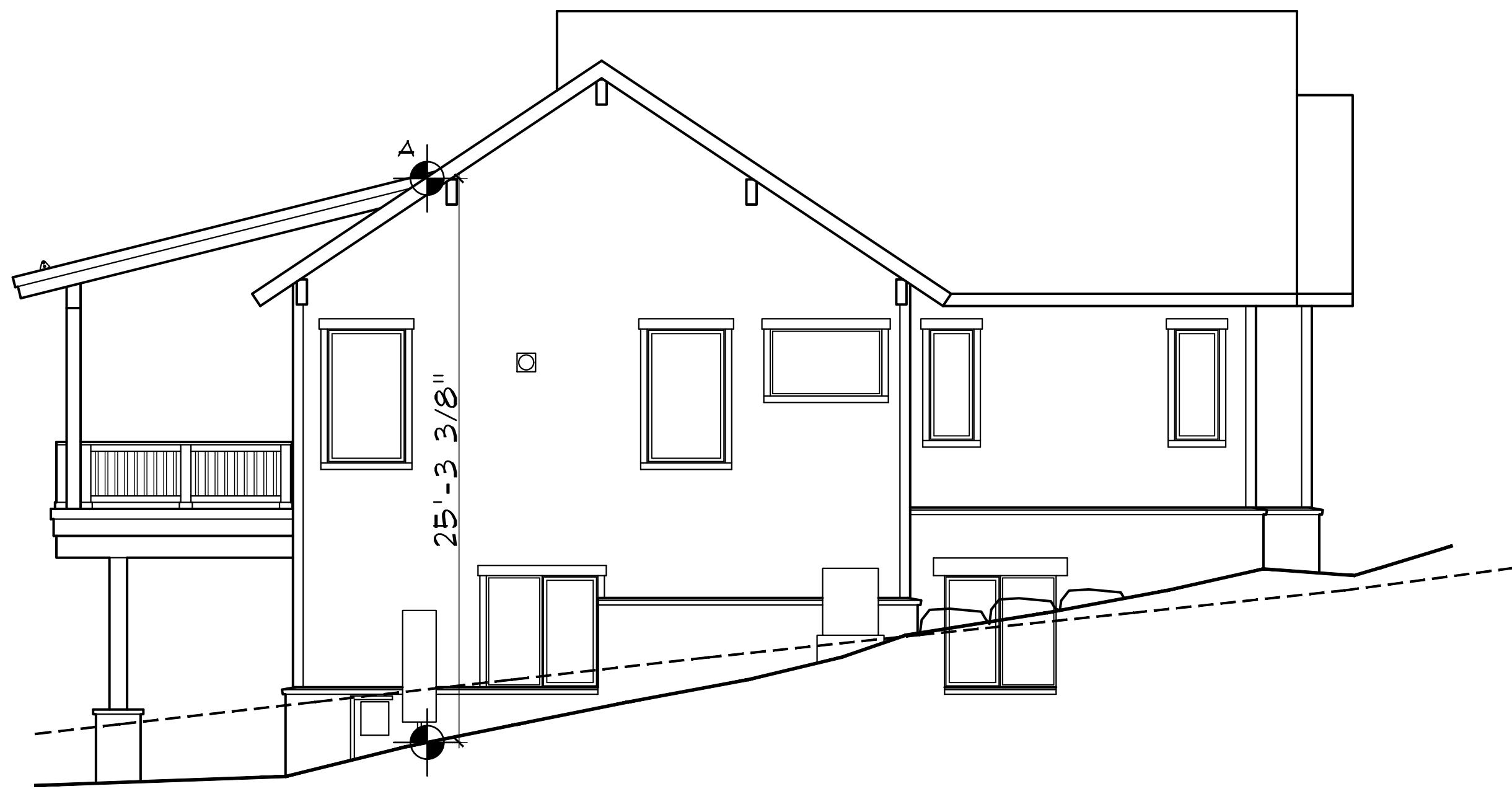


REAR ELEVATION
 1/4" = 1'-0"

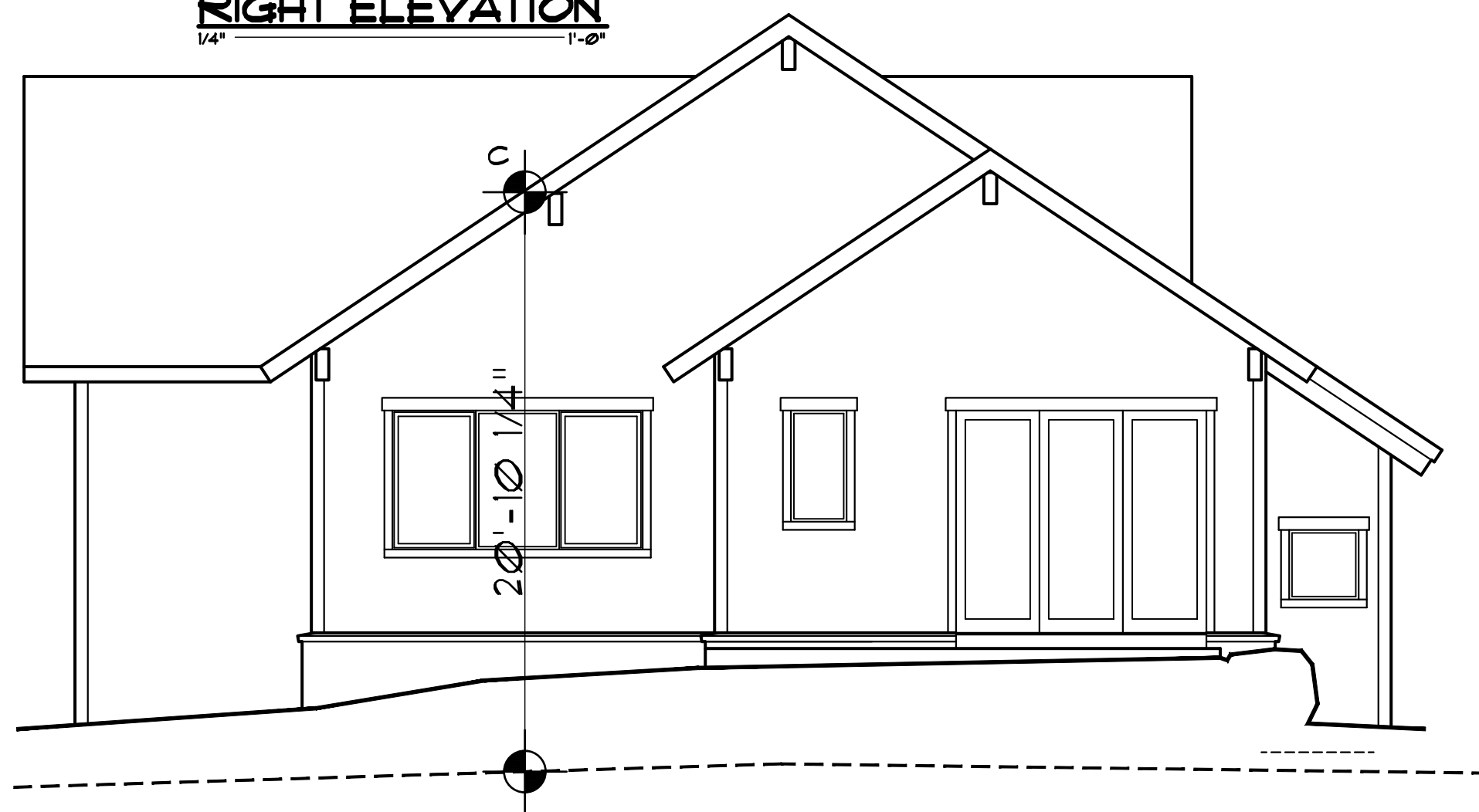
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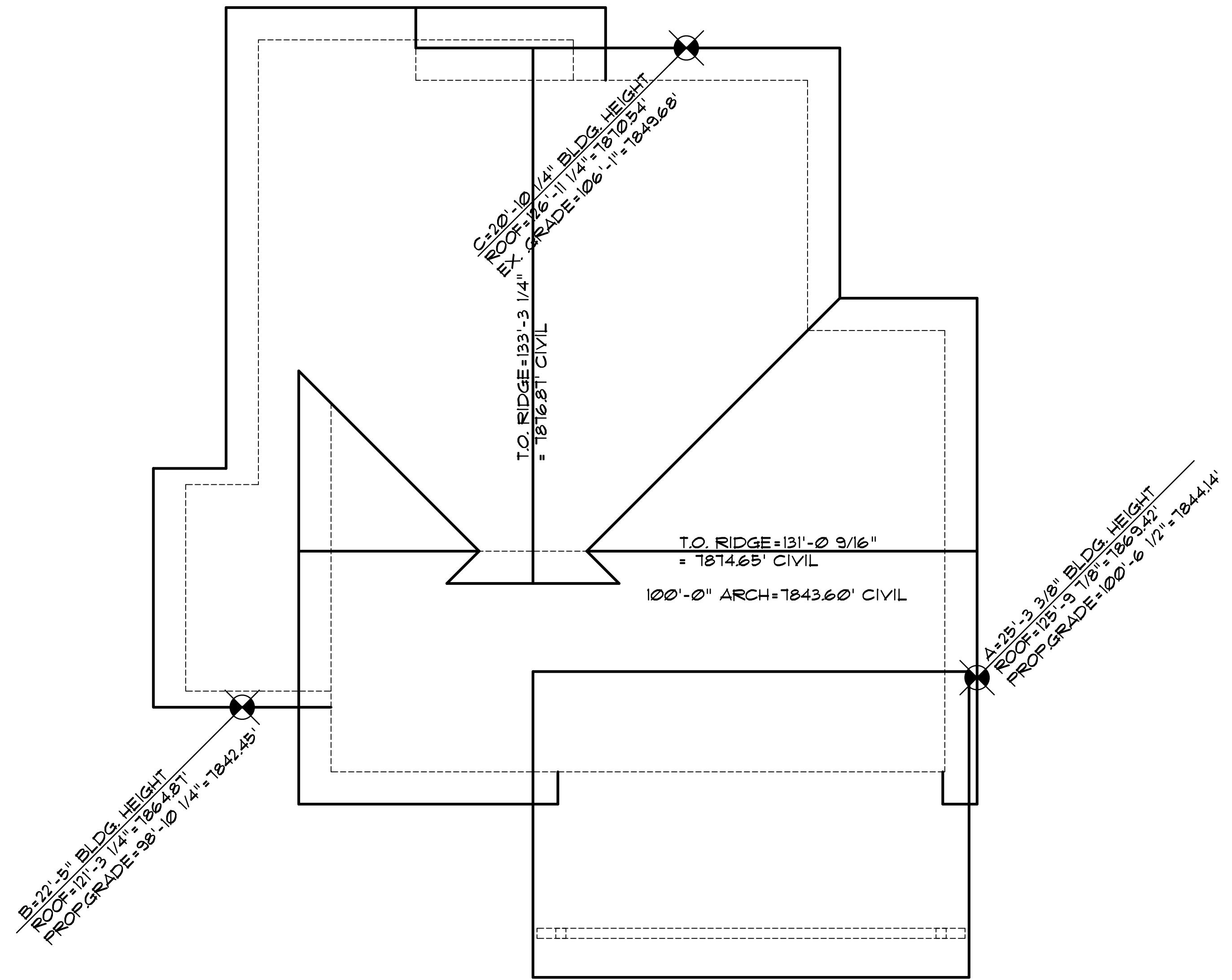
FRONT ELEVATION
1/4" = 1'-0"



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



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



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



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

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| ISSUED # | DATE | BY | COMMENTS | DUE | DRAWING SET |
|----------|---------|----|----------|-----|--------------------|
| 4 | 1-12-26 | | | | DREB SUBMITTAL SET |



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

MINTURN NORTH - LOT 39

DRB DESIGN REVIEW - 3D VIEWS

JANUARY 22, 2026

EGGERS
ARCHITECTURE, INC

AXISVU
DESIGN



RESORT CONCEPTS



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

MINTURN NORTH - LOT 39

DRB DESIGN REVIEW - 3D VIEWS

JANUARY 22, 2026

EGGERS
ARCHITECTURE, INC

AXISVU
DESIGN



RESORT CONCEPTS



Terraces & Walkways
Stained Concrete



Exterior Stone
Colorado Buff



Fascia & Columns
Color: Custom Stain



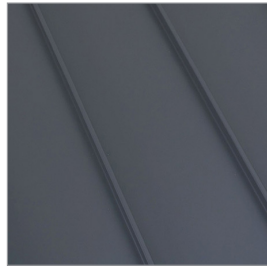
Vertical Siding, Soffits & Railing
1"x8" – Butt Joint, Smooth
Color: Custom Stain



Wood Columns per Plan
Color: Custom Stain



Exterior Roofing
Certainteed Presidential Shake
Color: Charcoal Black



Roofing
Standing Seam Metal
Color: Matte Black



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



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



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



Entry Door
Solid Wood
Color: Custom Stain



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

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 20, 2026
To: Minturn Planning Commission
From: Madison Harris, Planner II
Re: 0226 Miles End Lane - 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, building height is changing, so this was brought through as a Major Change.

Analysis:

This is a single family home in the Minturn North PUD Zone District. It is two stories that originally had a stepped down approach from back to front with multiple varying roof lines on the front elevation. What is being proposed is to expand the second story over the garage creating about 685 square feet of more livable space, but not changing the building footprint. Staff has included screenshots from the original and the proposed plans below to illustrate the biggest changes.

The most restrictive building height point does change from 27 feet 5 and $\frac{3}{8}$ inches along the left elevation to become 27 feet 8 and $\frac{1}{4}$ inches along the front elevation. This is still under the 28 foot height limitation, so staff believes that the proposal meets the standards laid out in the Minturn Municipal Code and the Minturn North PUD Guide just like the original application.

Note:

The public notice deadline for this application was February 16, 2026. President's Day (a federal holiday) also fell on this day. So while the newspaper notice and the property sign were posted by the deadline, the adjacent property owner letters were not sent by the Applicant until February 17, 2026 due to the post office being closed the day prior. It has been the Town Attorney's interpretation in the past that as long as there is reasonable certainty that people can still be notified through one of the three required means, then public notice requirements have been met.

The adjacent property owner letters were sent nine days ahead of the public hearing instead of ten, but that is still a reasonable time for delivery, not to mention that all adjacent property owners are aware that the Minturn North houses are being developed. Ultimately, it is up to the Planning Commission to decide if they would like the hearing to be continued to the next meeting in order to establish a full ten days of public notice, but staff is of the opinion that the spirit of the public notice section has been met.

Recommendation:

Staff is recommending approval of the plans.

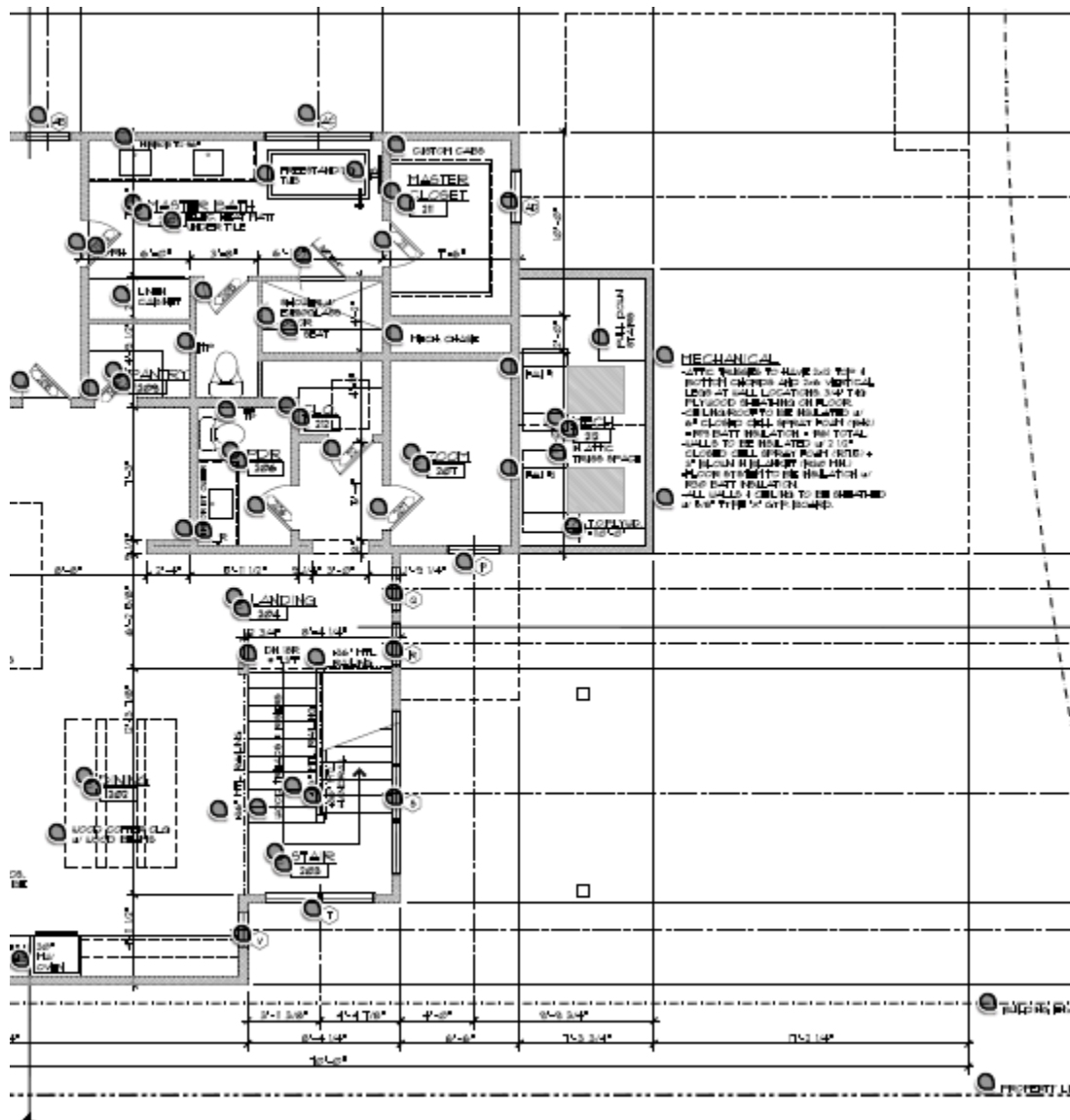
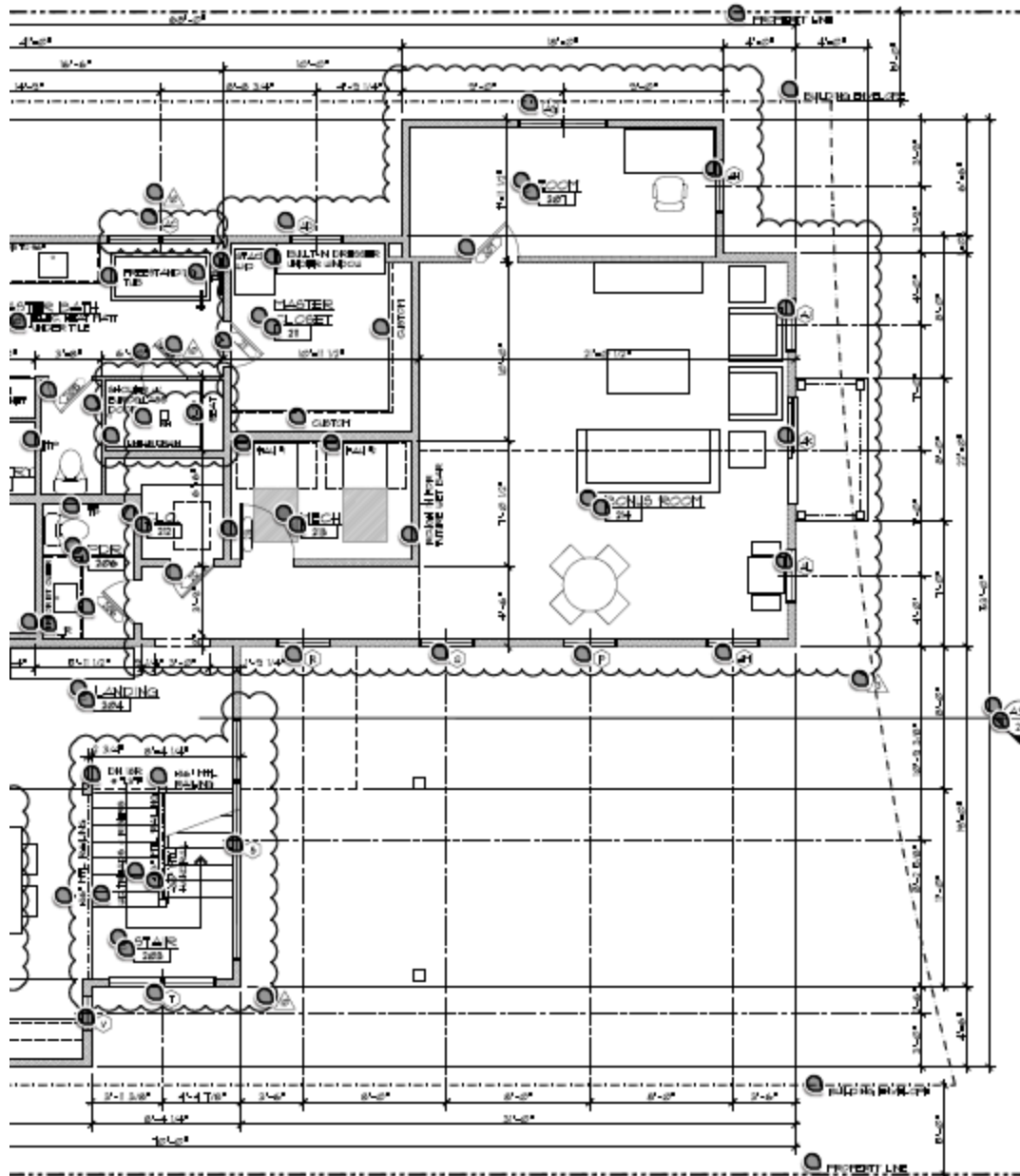


Figure 1: Portion of Original Floor Plan for Main Level



MAIN LEVEL PLAN
 1/4" = 1'-0"
 1/8" = 1'-0"

Figure 2: Portion of Proposed Floor Plan of Main Level

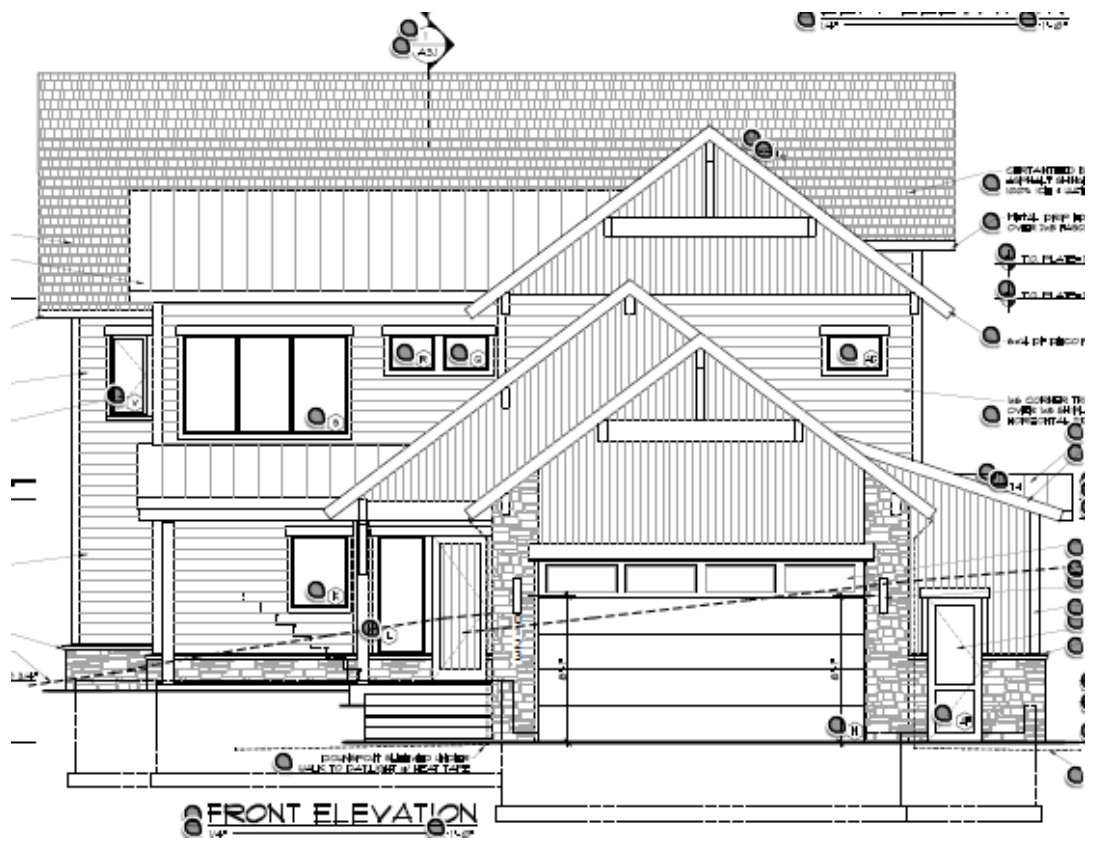


Figure 3: Original Front Elevation



Figure 4: Proposed Front Elevation

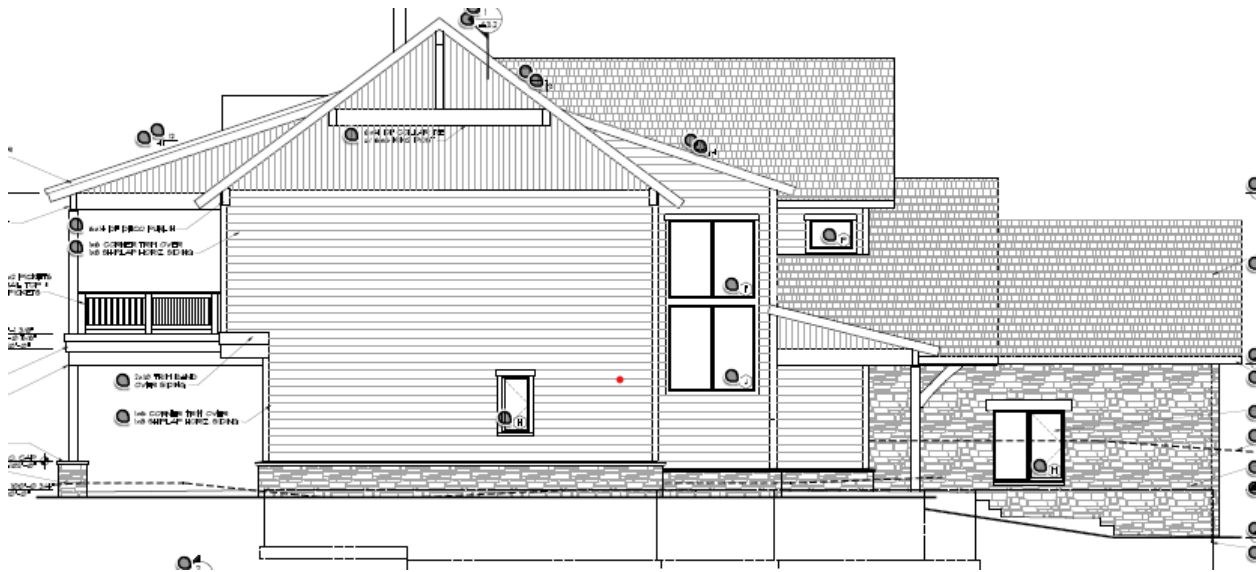


Figure 5: Original Left Side Elevation

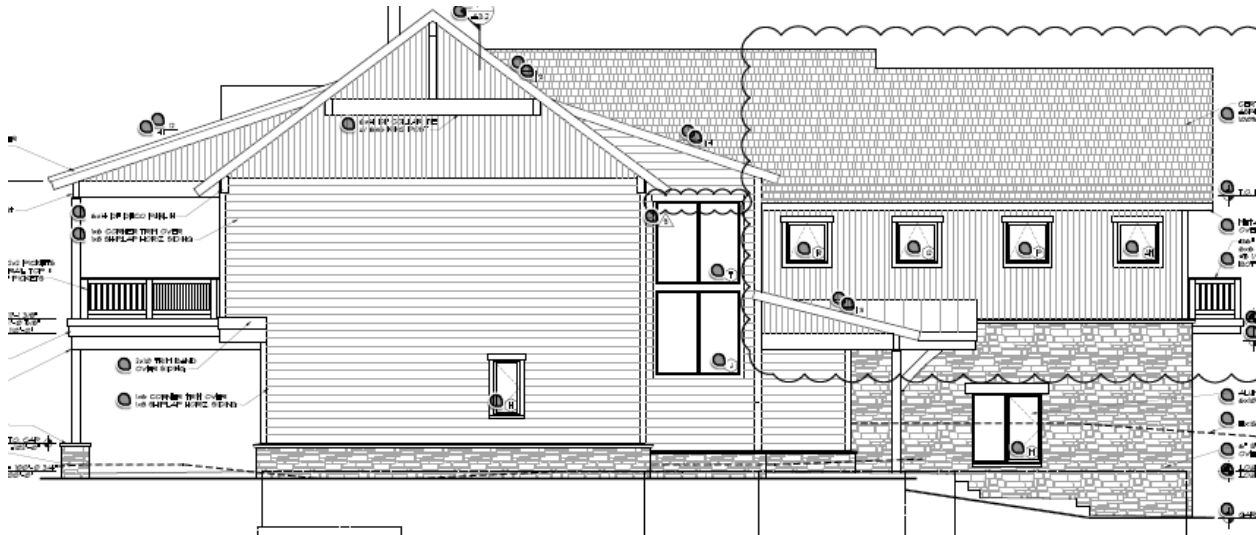


Figure 6: Proposed Left Side Elevation



Figure 7: Original Right Side Elevation

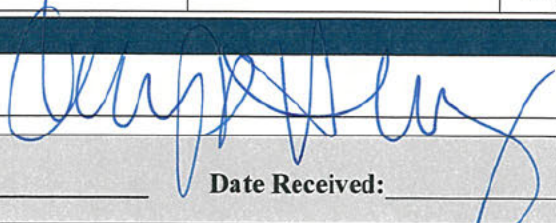


Figure 8: Proposed Right Side Elevation



DESIGN REVIEW APPLICATION

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

| | | | |
|---|--|--|--|
| Project Name: Minturn North – Goicoechea Residence | | | |
| Project Location Street Address: 0226 Miles End Lane | | | |
| Zoning: Residential | | Parcel Number(s): 2103-262-30-003 | |
| Application Request: DRB Modifications | | | |
| Applicant: Name: Taylor Hermes & Rick Hermes – Minturn North Construction Company, LLC | | | |
| Mailing Address: [REDACTED] Edwards, CO 81632 | | | |
| Phone: [REDACTED] | | Email: [REDACTED] | |
| Property Owner: Name: Mikel Goicoechea & Stephanie Gulledge | | | |
| Mailing Address: [REDACTED] Boulder, CO 80306 | | | |
| Phone: [REDACTED] | | Email: [REDACTED] | |
| Required Information: | | | |
| Lot Size: 0.193 ac | Type of Residence (Single Family, ADU, Duplex) SFH | # of Bedrooms 4 | # On-site Parking Spaces 4 |
| # of Stories: 2 | Snow storage sq ft: 511 sf | Building Footprint sq ft: 3,061 sf | Total sq ft Impervious Surface: 3,798 sf |
| Signature:  2/11/20 | | | |
| Fee Paid: _____ | Date Received: _____ | Planner: _____ | |

2021 IECC ENERGY COMPLIANCE
CLIMATE ZONE: 6 COMPLIANCE PATH: PRESCRIPTIVE (R402.1)

| LOCATION | REQUIRED PER R402.1.3 | R-VALUE PROVIDED | DESCRIPTION |
|---------------------------------|-----------------------|----------------------------------|--|
| CEILING | R-60 | R-61.5 | 4 1/2" CLOSED CELL FOAM (R31.5) + 1" KRAFT FACED BATT (R30) = R61.5 |
| WOOD WALLS | R-30 | R-30.35 | 2 1/2" CLOSED CELL FOAM (R12.5) + 3" BLOWN IN BLANKET (R17.85) = R30.35 |
| FLOOR | R-30 | R-31.5 | 4 1/2" CLOSED CELL FOAM (R31.5) |
| BSMT WALLS | R-15 | R-21 | 3" CLOSED CELL FOAM (R21) |
| SLABS LESS THAN 12" BELOW GRADE | R-10 or 4 FT. | R-10 | 2" RIGID POLYSTYRENE BOARD VERTICAL FROM TOP OF SLAB TO 48" BELOW GRADE MIN. |
| FENESTRATION | U=0.30 SHGC=0.21 | U=0.30 MIN PER INDIVIDUAL WINDOW | |

- GENERAL NOTES:**
1. THE BUILDING THERMAL ENVELOPE INCLUDES ALL EXTERIOR WALLS, CANTILEVERED FLOOR AREAS, ROOFS, FOUNDATION WALLS AND GARAGE WALLS & ROOF.
 2. THE VAPOR BARRIER IS A CLASS II SPRAY FOAM INSULATION PER (R102.1) INSTALLED AT THE INSIDE FACE OF EXTERIOR SHEATHING.
 3. ATTIC SPACES ARE INSULATED AT UNDERSIDE OF ROOF SHEATHING AND ARE UNVENTED.
 4. ALL HOT WATER PIPING MUST BE INSULATED WITH MINIMUM R-9 INSULATION (R403.2).
 5. THREE ADDITIONAL ENERGY EFFICIENCY REQUIREMENTS MUST BE PROVIDED (R402.1.5). REFER TO THE LIST BELOW FOR ADDED COMPLIANCE REQUIREMENTS.
 6. A PERMANENT CERTIFICATE SHALL BE POSTED WITHIN THE MECHANICAL ROOM (R401.3). REFER TO THE LIST BELOW FOR ITEMS REQUIRED ON THE CERTIFICATE.

ADDED ENERGY EFFICIENCY REQUIREMENTS (R402.2)

- | | |
|--|--|
| 1. 408.2.2 MORE EFFICIENT HVAC EQUIPMENT: | 1. GREATER THAN OR EQUAL TO 95 AFUE NATURAL GAS FURNACE AND 16 SEER AIR CONDITIONER. |
| 2. 408.2.3 REDUCED ENERGY WATER HEATING: | 1. GREATER THAN OR EQUAL TO 0.82 EF F0661L FUEL SERVICE WATER HEATING SYSTEM. |
| 3. 408.2.4 MORE EFFICIENT DUCT THERMAL DISTRIBUTION: | 1. 100% OF DUCTS AND AIR HANDLERS LOCATED ENTIRELY WITHIN BUILDING THERMAL ENVELOPE. 3. 100% OF DUCT THERMAL DISTRIBUTION SYSTEM LOCATED IN CONDITIONED SPACE PER SECTION 409.3.2 |
| 4. 408.2.5 IMPROVED AIR SEALING: | 1. THE MEASURED AIR LEAKAGE RATE SHALL BE LESS THAN OR EQUAL TO 3.0 ACH50, WITH EITHER AN ERY OR HRY INSTALLED. |

CERTIFICATE LISTING REQUIREMENTS (R401.3)

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

GOICOECHEA RESIDENCE

226 MILES END LANE

LOT 3, MINTURN NORTH

MINTURN, COLORADO

DRB SUBMITTAL SET
REVISED DRB SUBMITTAL
DRB SUBMITTAL #2 SET
BUILDING PERMIT SET
BUILDING PERMIT SET
OWNER REVISIONS
OWNER REVISIONS
OWNER REVISIONS
CONSTRUCTION SET
OWNER REVISIONS

JUNE 14, 2024
JULY 10, 2024
NOVEMBER 25, 2024
MAY 30, 2025
JUNE 13, 2025
JULY 24, 2025
OCTOBER 7, 2025
NOVEMBER 17, 2025
DECEMBER 12, 2025
FEBRUARY 04, 2026



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

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



GOICOECHEA
226 MILES END LANE
LOT 03, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L03

| ISSUED | # | DATE | BY | COMMENTS |
|--------|----|----------|-----|------------------|
| | 13 | 2-04-26 | DUE | OWNER REVISIONS |
| | 12 | 12-12-25 | DUE | CONSTRUCTION SET |
| | 11 | 11-17-25 | DUE | OWNER REVISIONS |
| | 10 | 10-11-25 | DUE | OWNER REVISIONS |

C

OWNER'S REPRESENTATIVE

RESORT CONCEPTS
PO BOX 5127
EDWARDS, COLORADO 81632
(970) 926-1720

LANDSCAPE ARCHITECT

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

PROJECT INFORMATION:

| FLOOR AREA: | FINISHED | GARAGE | TOTAL |
|--------------|----------|--------|----------|
| LOWER LEVEL: | 1,770 SF | 677 SF | 2,447 SF |
| MAIN LEVEL: | 2,491 SF | | 2,491 SF |
| TOTALS: | 4,261 SF | 677 SF | 4,938 SF |



| | | |
|----------------------|-------------|-----------------------|
| LOT AREA: | 8,407.08 SF | |
| BUILDING COVERAGE: | 3,061 SF | 36.41 % 50% ALLOWABLE |
| IMPERVIOUS COVERAGE: | 3,798 SF | 45.18 % 60% ALLOWABLE |

CODE INFORMATION:

JURISDICTION: TOWN OF MINTURN, COLORADO
CODES: 2021 INTERNATIONAL RESIDENTIAL CODE
2021 INTERNATIONAL ENERGY CONSERVATION CODE
+ LOCAL AMENDMENTS

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

CIVIL ENGINEER

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

SURVEYOR

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

GEOTECHNICAL ENGINEER

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

DRAWING SCHEDULE

| | | | |
|------|---|------|---------------------------------------|
| C | COVER | S1.1 | STRUCTURAL NOTES & DETAILS5 |
| | FINAL PLAT MINTURN NORTH P.U.D. | S2.1 | FOUNDATION PLAN |
| C.7 | MINTURN NORTH P.U.D. OVERALL GRADING PLAN | S2.2 | MAIN LEVEL FLOOR FRAMING PLAN5 |
| | | S2.3 | ROOF FRAMING PLAN |
| | | S3.1 | FOUNDATION DETAILS |
| | | S3.2 | FRAMING DETAILS |
| C1 | SITE GRADING, DRAINAGE & EROSION CONTROL PLAN | E1.1 | ENTRY LEVEL SCHEMATIC ELECTRICAL PLAN |
| C2 | CIVIL DETAILS | E1.2 | MAIN LEVEL SCHEMATIC ELECTRICAL PLAN |
| L1 | LANDSCAPE PLANTING PLAN | E1.3 | ROOF SCHEMATIC ELECTRICAL PLAN |
| L2 | LANDSCAPE SCHEDULES & DETAILS | | |
| A1.1 | ENTRY LEVEL PLAN | | |
| A1.2 | MAIN LEVEL PLAN | | |
| A1.3 | ROOF PLAN | | |
| A2.1 | BUILDING ELEVATIONS | | |
| A2.2 | BUILDING ELEVATIONS | | |
| A3.1 | BUILDING SECTIONS | | |
| A3.2 | BUILDING SECTIONS | | |
| A3.3 | DETAILS | | |
| A3.4 | DETAILS | | |
| A3.5 | DOOR/WINDOW SCHEDULE & DETAILS | | |
| A4.1 | ENTRY LEVEL CEILING PLAN | | |
| A4.2 | MAIN LEVEL CEILING PLAN | | |
| BH1 | BUILDING HEIGHT CALCULATIONS | | |

DEFERRED SUBMITTALS:
1. ALL PLUMBING, MECHANICAL AND HVAC SCHEDULES & DIAGRAMS TO BE SUBMITTED UNDER SEPARATE COVER PRIOR TO COMPLETION OF FRAMING.
2. TRUSS ENGINEERING WILL BE PROVIDED TO FIELD INSPECTOR AT TIME OF FRAMING INSPECTION.

MINTURN TOWN CERTIFICATE

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

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

BY: [Signature] ATTEST: [Signature] MAYOR TOWN OF MINTURN, COLORADO TOWN CLERK TOWN OF MINTURN, COLORADO

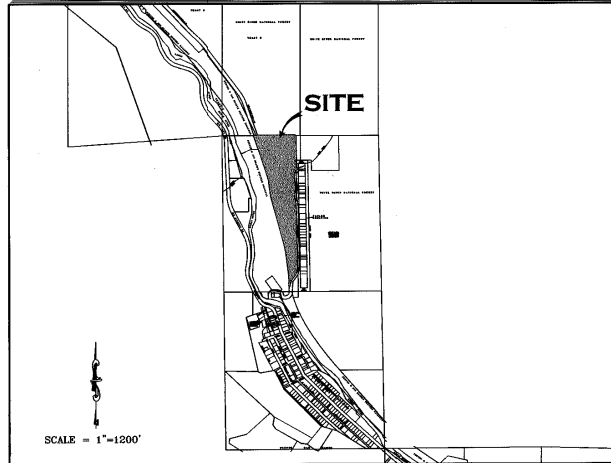
LAND USE TABLE

Table with columns: LOT, USE, AREA, ADDRESS. Lists lots 1-39 and Tract B-H with their respective uses and areas.

ADDRESSES ARE FOR INFORMATIONAL PURPOSES ONLY

FINAL PLAT MINTURN NORTH P.U.D.

Town of Minturn, County of Eagle, State of Colorado



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

GENERAL NOTES AND NOTES FOR CREATED EASEMENTS:

- 1) The purpose of this Final Plat is to create various lots with building envelopes, open space areas and tracts, along with easements and Right of Ways, for the purposes described herein, all pursuant to Town of Minturn Land Use Regulations and Colorado Revised Statutes concerning the subdivision of land.
2) Basis of Bearing: N27°04'04" W between monuments marking the C-W 16th Corner and the Northwest Corner Section 26, Township 5 South, Range 81 West, of the 6th P.M., shown and described herein. This bearing is based on the non-recorded stamped Land Survey Plat performed by Eagle Valley Survey and dated August 7, 2018.
3) Survey Date: December, 2022 through July 2023.
4) Legal description, easements and location of boundary lines are based on Old Republic National Title Insurance Company order number no. ABC30490645-9, dated August 03, 2023, Quitclaim Deed recorded December 02, 2014 as Reception No. 201409764 along with plats and survey monumentation referenced herein (to include the non-recorded stamped Land Survey Plat performed by Eagle Valley Survey and dated August 7, 2018). In regards to items referenced in schedule B II of this title commitment referenced above: Items 1-8, 10, 21, 24, 27 and 30 were not researched by surveyor or found to contain easement restrictions or other survey or platting related issues.
Item 9 - Pipe easement does not effect this platted parcel, falls in Northeast Quarter of the Northwest Quarter of Sec 26, T5S, R81W.
Item 11 & 12- Ordinance and Dedication regarding Taylor Avenue. Depicted hereon by eastern Boundary, recorded in Book 248 at Page 178 and Book 248 at Page 452.
Item 13 - 20 foot Sewer Easement, Does not effect this platted Parcel.
Item 14 - Conveyance to State Department of Highways, Does not Effect these platted lands.
Item 15 - Does not effect these Platted lands but references vacation of portions of Taylor Addition to the Town of Minturn.
Item 16 - effects subject parcel as it is an Annexation of property to Town of Minturn recorded in Book 333 at Page 349.
Item 17 & 18 - Do not effect subject Parcel.
Item 19 - Conveyance described in Book 687 at Page 268 does not contain any easements not already defined hereon.
Item 20 - Does not effect these Platted lands. (k.a. subject parcel)
Item 21 - Public Service Company of Colorado Easement, Reception No. 897924, falls off subject Parcel.
Item 22 - Boundary Agreement recorded as Reception No. 200824177, called out as adjoiner hereon.
Item 25 & 26 - Parcel is subject to Mapping of Piping and Ditches in area of this subject parcel defined in document recorded as Reception No. 201703240, and 201703454 any rights or restrictions and exact location thereof not clear to surveyor from face of documents.
Item 29 - Parcel is subject to 1904-40 foot wide easement for right of way from Denver Rio Grand Railroad to Eagle County, the location of which is not determinable from face of document. This Agreement has to be have been Terminated prior to the Recording of this Plat.
5) These platted lands are subject to:
- The Minturn North P.U.D. Guide recorded as Reception no. 202402232
- The Declarations of Covenants, Conditions, Restrictions and Easements for Minturn North recorded as Reception No. 202502240
- The non-exclusive Heritage Utility Easement as shown herein on page five (5) - on, over, under, above, across and through those areas designated herein as "Heritage Utility Easement" as defined in document recorded in the Eagle County Clerk and Recorder's Office as Reception No. 202316489.

PERTAINING TO HEREON CREATED EASEMENTS:

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

GENERAL NOTES CONTINUED:

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

FOLLOWING CREATED EASEMENTS DEDICATED TO TOWN OF MINTURN:

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

SURVEYOR'S CERTIFICATE

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



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

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

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

CERTIFICATE OF DEDICATION AND OWNERSHIP

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

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

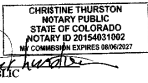
BY: RICK HERMES TITLE: MANAGER

STATE OF COLORADO) COUNTY OF EAGLE)

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

MY COMMISSION EXPIRES 6 Aug 27

WITNESS MY HAND AND OFFICIAL SEAL



SUBORDINATION BY MORTGAGEE

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

MORTGAGEE Philip Hadley

BY: [Signature] as [Signature]

STATE OF Colorado) COUNTY OF Eagle)

The foregoing Subordination by Mortgagee was acknowledged before me this 20 day of February, 2024, by Philip Hadley as Individual

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: [Signature] 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 January 1, 2023, upon all parcels of real estate described on this Plat are paid in full.

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

[Signature] TREASURER OF EAGLE COUNTY

TITLE CERTIFICATE

LAND TITLE [Signature] does hereby certify that it has examined the title to all lands shown upon this plat and that title to such is vested in MINTURN CROSSING LLC free and clear of all liens, taxes, and encumbrances, except those of trust recorded 1/13/23, 202316490

DATED THIS 20th DAY OF February, A.D., 2024

AGENT: [Signature]

CLERK AND RECORDER'S CERTIFICATE # 539

This Plat was filed for record in the Office of the Clerk and Recorder at 1:59 p.m. on this 4th day of March, A.D. 2024

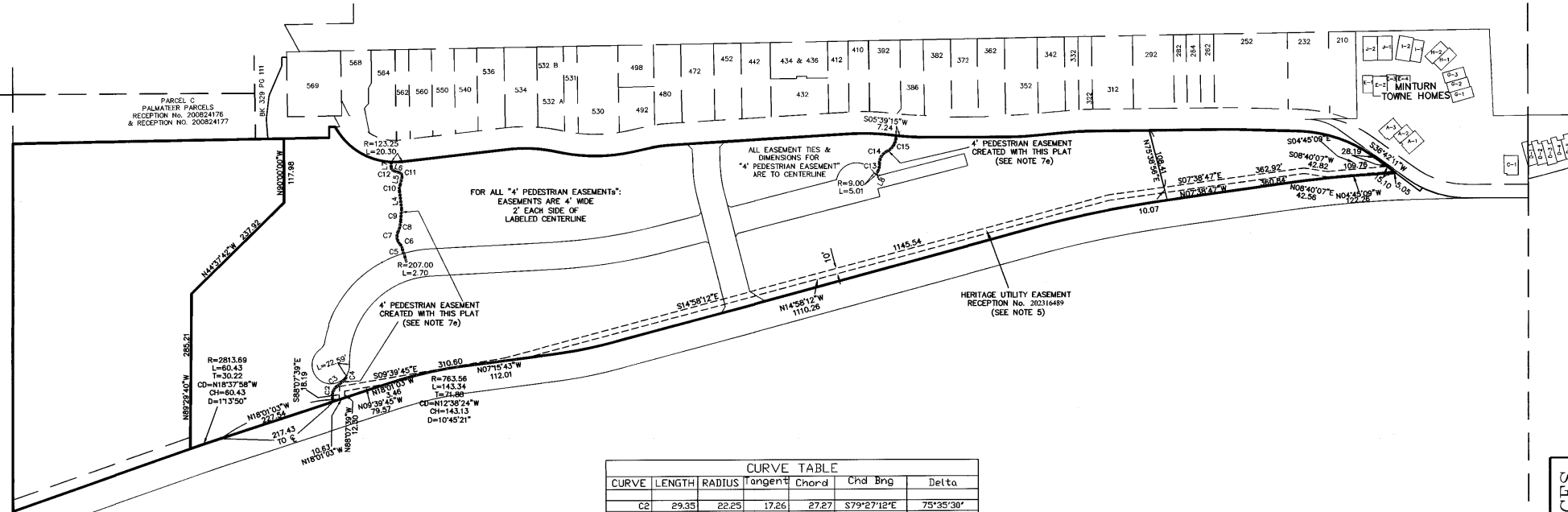
[Signature] CLERK AND RECORDER BY: [Signature] DEPUTY

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

Eagle County, CO Page 5 of 5 REC: \$55.00 DOC: \$0.00 202402234 03/04/2024 12:59:13 PM

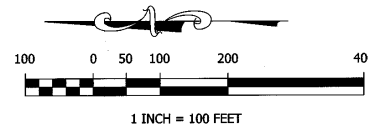
FINAL PLAT
MINTURN NORTH P.U.D.
 Town of Minturn, County of Eagle, State of Colorado
 SHEET 5 OF 5

ADDITIONAL EASEMENT DETAIL SHEET



| LINE TABLE | | |
|------------|--------|-------------|
| LINE | LENGTH | BEARING |
| L4 | 32.13 | N63°15'49"E |
| L5 | 14.91 | S77°04'30"E |
| L6 | 11.48 | N12°26'21"E |
| L7 | 9.83 | S89°36'46"E |
| L8 | 7.28 | N62°43'18"W |

| CURVE TABLE | | | | | | |
|-------------|--------|--------|---------|-------|-------------|-----------|
| CURVE | LENGTH | RADIUS | Tangent | Chord | Chd Bng | Delta |
| C2 | 29.35 | 22.25 | 17.26 | 27.27 | S79°27'12"E | 75°35'30" |
| C3 | 18.66 | 276.62 | 9.33 | 18.65 | S39°43'32"E | 3°51'51" |
| C4 | 9.01 | 8.52 | 4.97 | 8.59 | S68°04'17"E | 60°33'21" |
| C5 | 7.90 | 333.24 | 3.95 | 7.90 | S79°46'25"W | 12°13'31" |
| C6 | 11.08 | 18.95 | 5.70 | 10.93 | N63°41'55"E | 33°30'33" |
| C7 | 24.01 | 20.01 | 13.69 | 22.60 | S81°19'10"W | 68°45'04" |
| C8 | 20.65 | 49.15 | 10.48 | 20.50 | S76°20'24"E | 24°04'13" |
| C9 | 22.78 | 236.37 | 11.40 | 22.77 | S85°36'54"E | 5°31'15" |
| C10 | 12.77 | 20.27 | 6.60 | 12.56 | S83°06'39"E | 36°05'40" |
| C11 | 9.29 | 7.31 | 5.39 | 8.68 | N57°19'53"E | 72°46'53" |
| C12 | 8.09 | 6.45 | 4.68 | 7.57 | N54°28'07"E | 71°50'14" |
| C13 | 15.45 | 30.72 | 7.89 | 15.28 | S77°07'28"E | 28°48'21" |
| C14 | 27.14 | 23.79 | 15.26 | 25.69 | S58°50'20"E | 65°22'36" |
| C15 | 35.79 | 30.20 | 20.33 | 33.73 | S60°06'18"E | 67°54'31" |



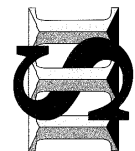
Matthew S. Slagle PLS 34998
 Professional Land Surveyor
 State of Colorado

SLAGLE SURVEY SERVICES
 800 Castle Drive - P.O. Box 157, Eagle, Colorado 81631
 Office: matthew@slaglesurvey.com
 www.SlagleSurvey.com

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

DATE: 08-13-2023

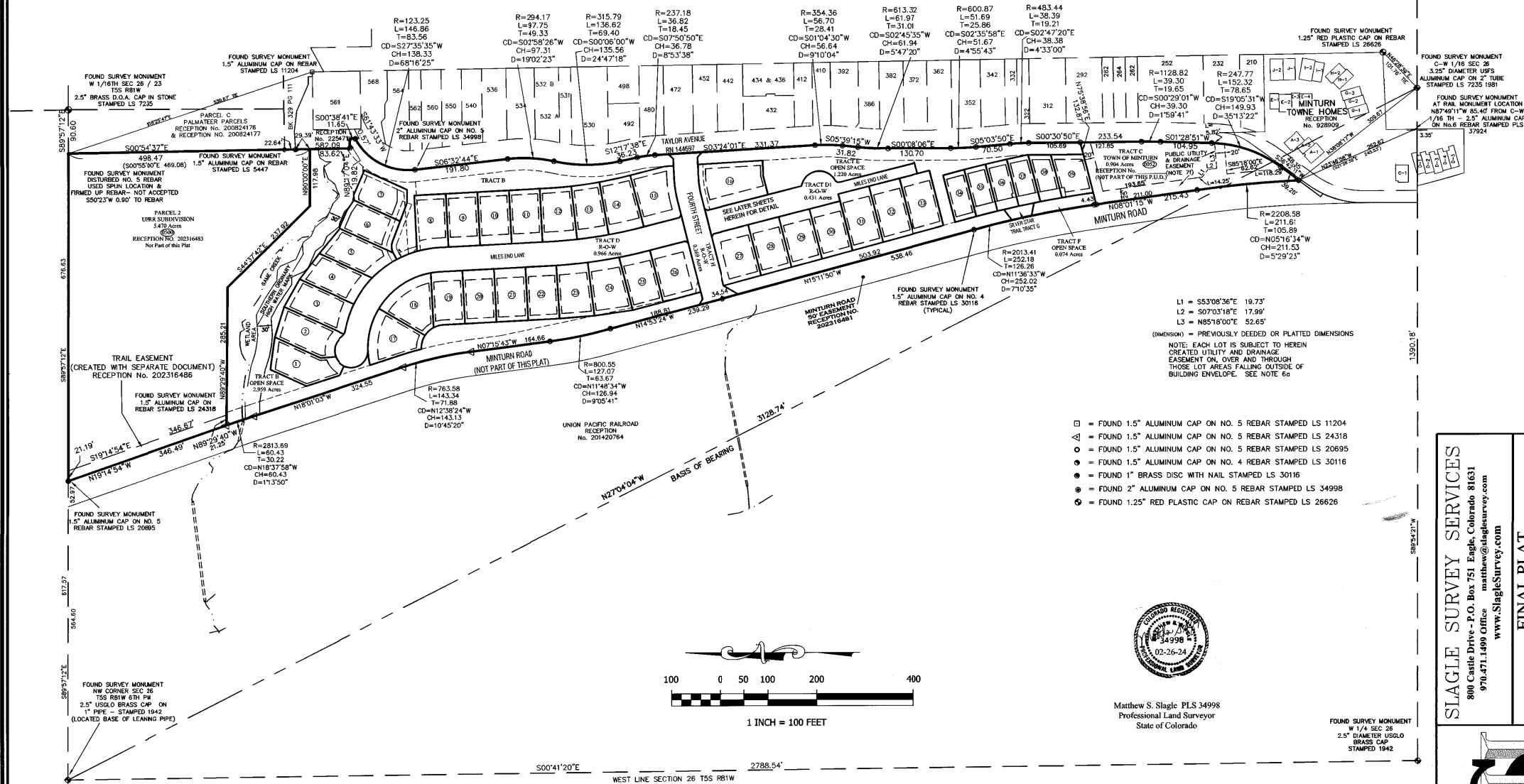
DRAWN BY: MGS



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

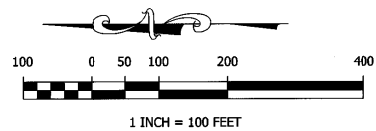
FINAL PLAT
MINTURN NORTH P.U.D.
 Town of Minturn, County of Eagle, State of Colorado
 SHEET 2 OF 5

OVERALL SITE & TRACT C DETAIL



L1 = S53°08'36"E 19.73'
 L2 = S07°03'18"E 17.99'
 L3 = N85°18'00"E 52.65'
 (DIMENSION) = PREVIOUSLY DEEDED OR PLATTED DIMENSIONS
 NOTE: EACH LOT IS SUBJECT TO HEREIN
 CREATED UTILITY AND DRAINAGE
 EASEMENT ON, OVER AND THROUGH
 THOSE LOT AREAS FALLING OUTSIDE OF
 BUILDING ENVELOPE. SEE NOTE 6g

- = FOUND 1.5" ALUMINUM CAP ON NO. 5 REBAR STAMPED LS 11204
- △ = FOUND 1.5" ALUMINUM CAP ON NO. 5 REBAR STAMPED LS 24318
- = FOUND 1.5" ALUMINUM CAP ON NO. 5 REBAR STAMPED LS 20695
- = FOUND 1.5" ALUMINUM CAP ON NO. 4 REBAR STAMPED LS 30116
- ⊙ = FOUND 1" BRASS DISC WITH NAIL STAMPED LS 30116
- ⊛ = FOUND 2" ALUMINUM CAP ON NO. 5 REBAR STAMPED LS 34998
- ⊜ = FOUND 1.25" RED PLASTIC CAP ON REBAR STAMPED LS 26626

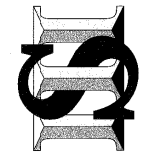


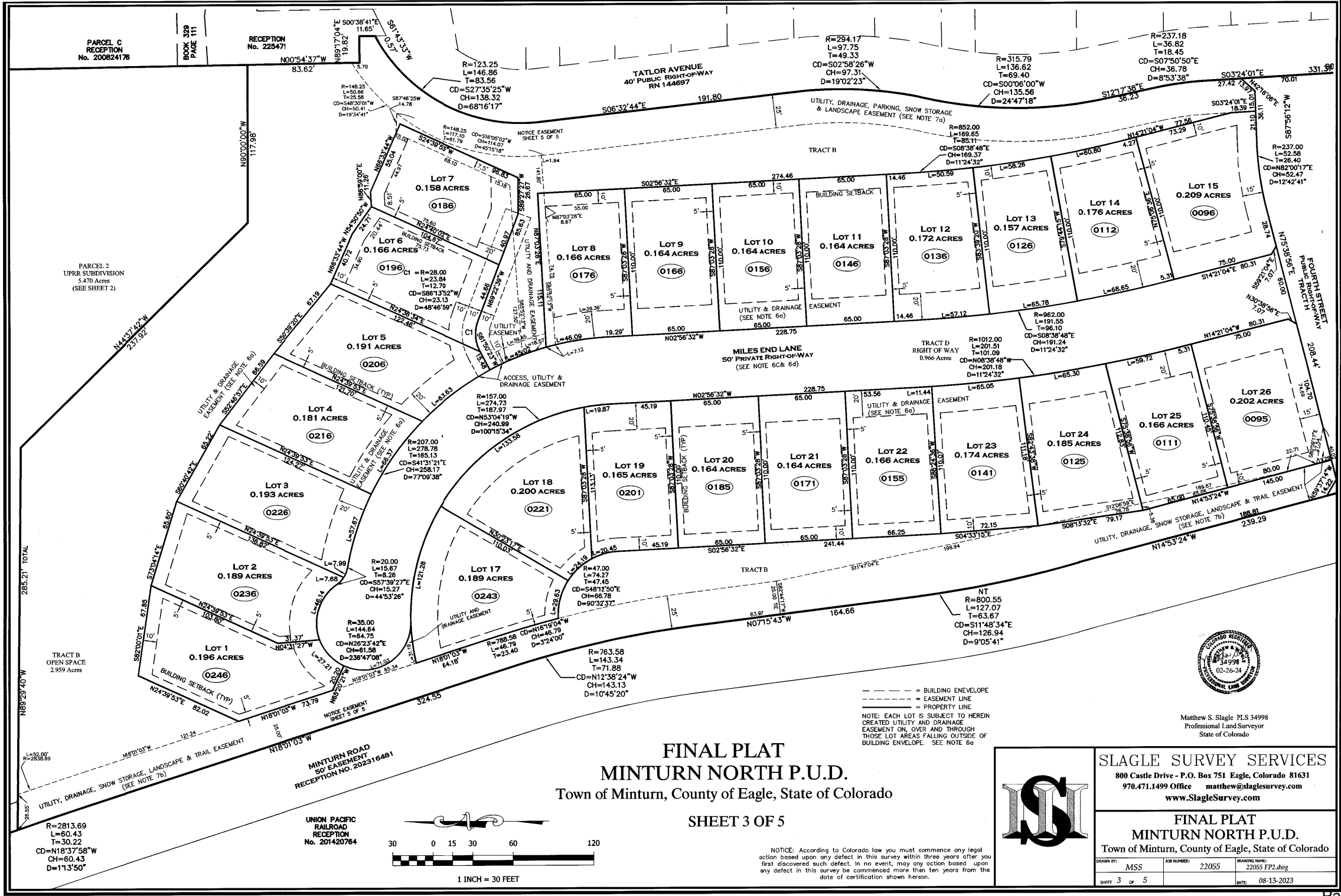
Matthew S. Slagie PLS 34998
 Professional Land Surveyor
 State of Colorado

| | |
|---|------------|
| SLAGIE SURVEY SERVICES | |
| 800 Castle Drive - P.O. Box 751 Eagle, Colorado 81631 | |
| 970.471.1499 Office mathew@slagiesurvey.com | |
| www.SlagieSurvey.com | |
| FINAL PLAT | |
| MINTURN NORTH P.U.D. | |
| Town of Minturn, County of Eagle, State of Colorado | |
| FORM NO.: | PLS 22085 |
| DATE: | 06-13-2023 |
| SHEET: | 2 OF 5 |

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

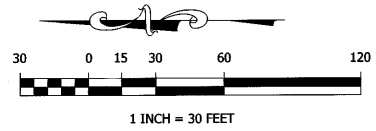
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FINAL PLAT
MINTURN NORTH P.U.D.
 Town of Minturn, County of Eagle, State of Colorado

SHEET 3 OF 5

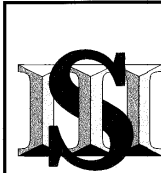


--- BUILDING ENVELOPE
 --- EASEMENT LINE
 --- PROPERTY LINE

NOTE: EACH LOT IS SUBJECT TO HEREIN CREATED UTILITY AND DRAINAGE EASEMENT ON, OVER AND THROUGH THOSE LOT AREAS FALLING OUTSIDE OF BUILDING ENVELOPE. SEE NOTE 6a



Matthew S. Slagle PLS 34998
 Professional Land Surveyor
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FINAL PLAT
MINTURN NORTH P.U.D.
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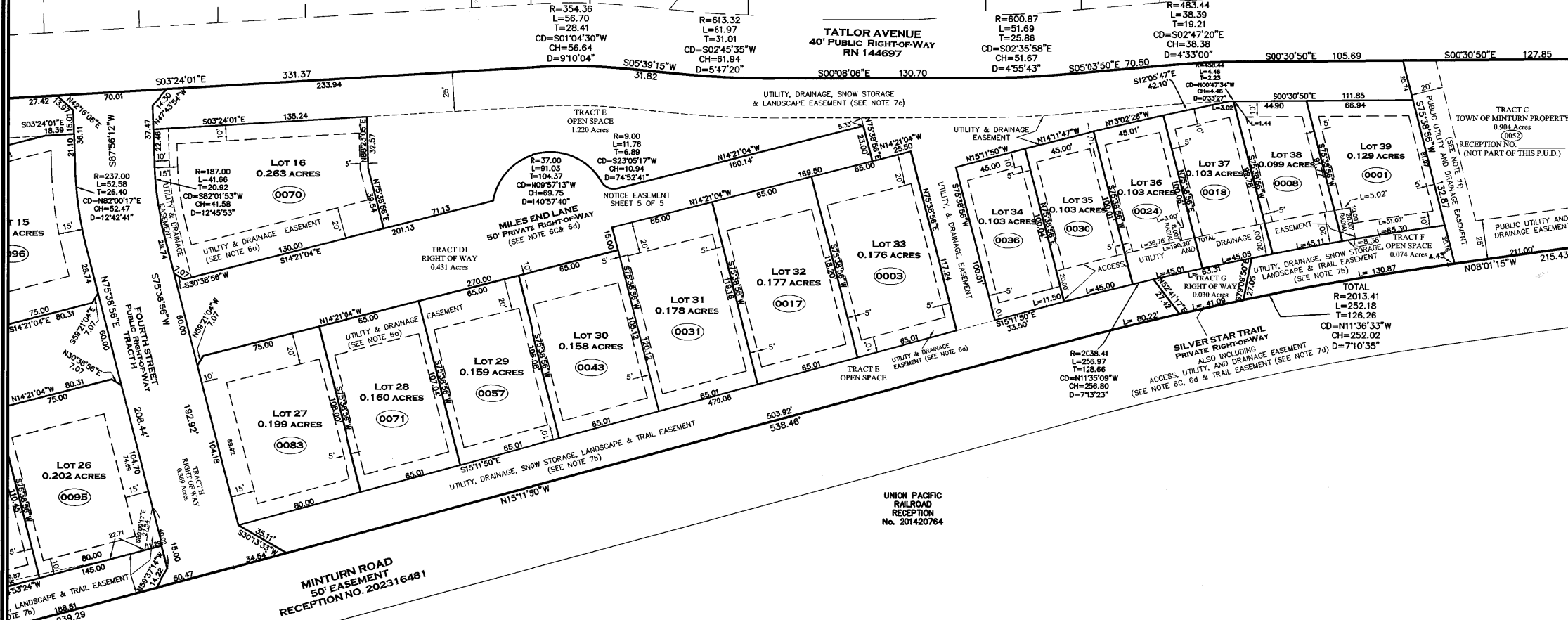
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| SHEET 3 of 5 | DATE: 08-13-2023 | |

R=2813.69
 L=60.43
 T=30.22
 CD=N18°37'58"W
 CH=60.43
 D=11°35'0"

UNION PACIFIC
 RAILROAD
 RECEPTION
 No. 201420764

202402234

FINAL PLAT
MINTURN NORTH P.U.D.
 Town of Minturn, County of Eagle, State of Colorado
SHEET 4 OF 5

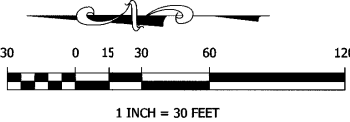


--- = BUILDING ENVELOPE
 - - - = EASEMENT LINE
 ——— = PROPERTY LINE

NOTE: EACH LOT IS SUBJECT TO HEREIN CREATED UTILITY AND DRAINAGE EASEMENT ON, OVER AND THROUGH THOSE LOT AREAS FALLING OUTSIDE OF BUILDING ENVELOPE. SEE NOTE 6a



Matthew S. Slagle P.L.S. 34998
 Professional Land Surveyor
 State of Colorado



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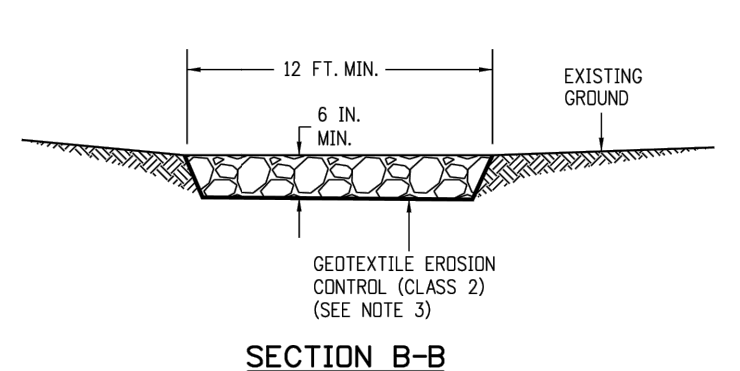
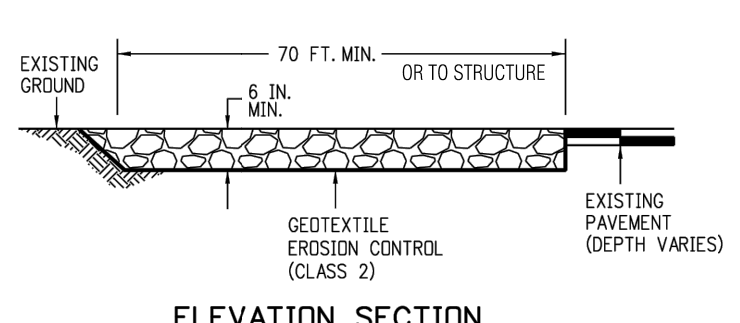
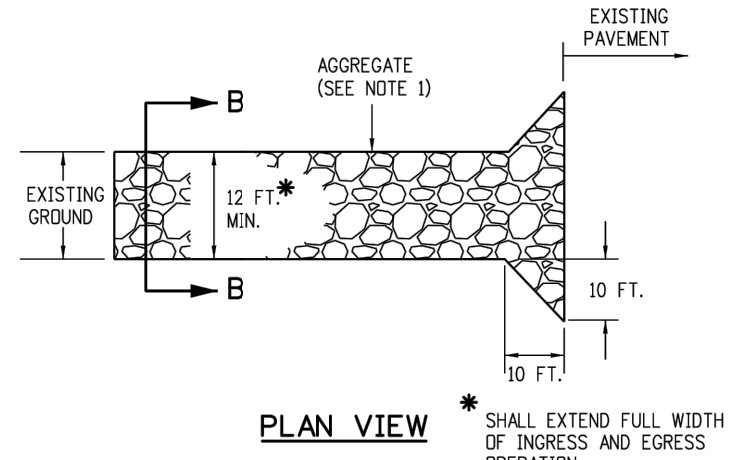


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FINAL PLAT
MINTURN NORTH P.U.D.
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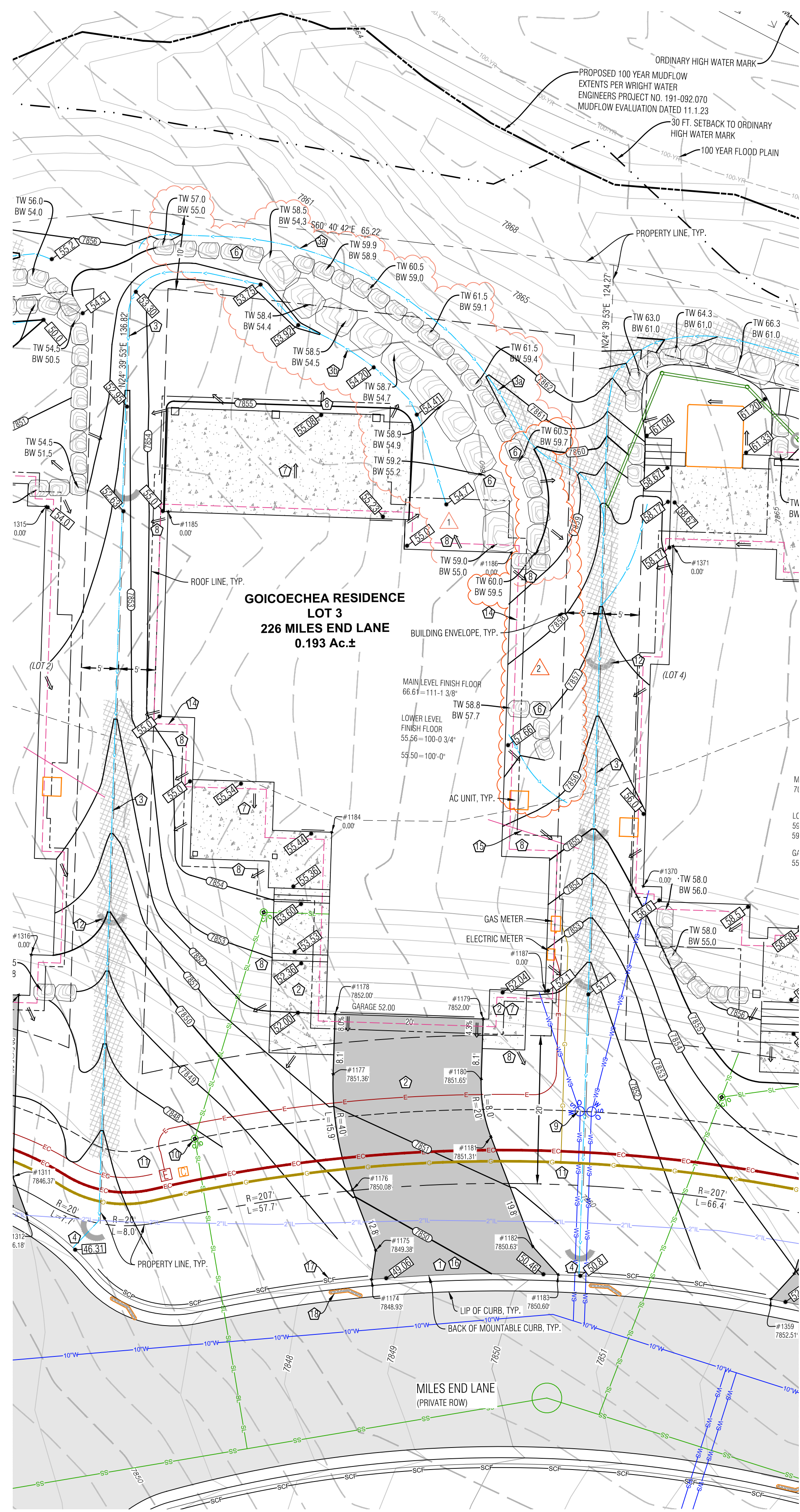
| | | |
|---------------|-------------------|-----------------------------|
| DRAWN BY: MSS | JOB NUMBER: 22055 | DRAWING NAME: 22055 FP2.dwg |
| SHEET 4 OF 5 | DATE: 08-13-2023 | |

202402234



- NOTES:
1. AGGREGATE SHALL CONFORM TO SUBSECTION 208.02 (1).
 2. THE CONTRACTOR SHALL PROTECT CURB AND GUTTER THAT CROSSES THE ENTRANCE FROM DAMAGE, WHILE NOT BLOCKING FLOW OF WATER THRU STRUCTURE. PROTECTION OF THE CURB AND GUTTER SHALL BE INCLUDED IN THE COST OF WORK AND NOT PAID FOR SEPARATELY.
 3. GEOTEXTILE SHALL CONFORM TO SUBSECTION 712.08.
 4. ALL MATERIALS AND LABOR TO COMPLETE THE VEHICLE TRACKING PAD SHALL BE INCLUDED IN THE COST OF WORK AND NOT PAID FOR SEPARATELY.
 5. THE PAY ITEM NUMBER FOR VEHICLE TRACKING PAD (EACH) IS 208-0070.

VEHICLE TRACKING PAD



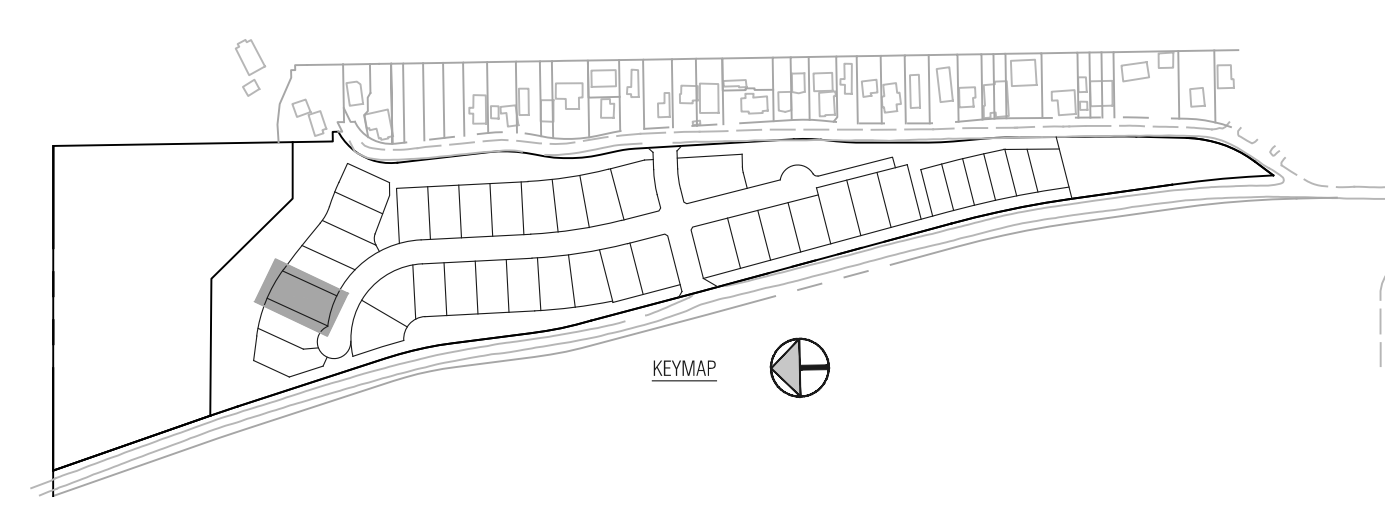
| Point Table | | | | |
|-------------|--------------|---------|---------|---------|
| Point # | Desc. | Elev. | North | East |
| 1174 | Driveway | 7848.93 | 4408.46 | 5332.76 |
| 1175 | Driveway | 7849.38 | 4411.84 | 5334.79 |
| 1176 | Driveway | 7850.08 | 4420.61 | 5335.08 |
| 1177 | Driveway | 7851.36 | 4436.00 | 5338.70 |
| 1178 | Driveway | 7852.00 | 4443.37 | 5342.09 |
| 1179 | Driveway | 7852.00 | 4435.02 | 5360.27 |
| 1180 | Driveway | 7851.69 | 4427.65 | 5356.88 |
| 1181 | Driveway | 7851.31 | 4419.95 | 5355.07 |
| 1182 | Driveway | 7850.63 | 4404.12 | 5354.55 |
| 1183 | Driveway | 7850.60 | 4399.28 | 5356.24 |
| 1184 | House Corner | 0.00 | 4466.16 | 5351.18 |
| 1185 | House Corner | 0.00 | 4514.59 | 5347.56 |
| 1186 | House Corner | 0.00 | 4491.59 | 5388.15 |
| 1187 | House Corner | 0.00 | 4435.22 | 5369.43 |

LEGEND

- TW TOP OF WALL
- BW BOTTOM OF WALL
- GB GRADE BREAK
- EX EXISTING
- LP LOW POINT
- HP HIGH POINT
- PROPOSED SPOT ELEVATION
- DRAINAGE SWALE
- FLOW ARROW
- SEDIMENT CONTROL FENCE
- PROPOSED MAJOR/MINOR CONTOUR
- EXISTING MAJOR/MINOR CONTOUR
- EROSION LOSS
- ASPHALT DRIVEWAY & AUTO-COURT
- NORTH AMERICAN GREEN SC-2508N EROSION CONTROL FABRIC, OR RIPRAP ALTERNATIVE
- FLAGNOTE
- EX CURB STOP
- POSSIBLE ELECTRIC SERVICE
- POSSIBLE GAS SERVICE
- POSSIBLE WATER SERVICE
- POSSIBLE SEWER SERVICE
- FOUNDATION DRAIN
- DOWNSPOUT & STORM DRAIN WITH SEE
- MSE WALL
- BOULDER WALL

- NOTES:**
- 1) BASIS OF ELEVATION: NAVD88 BASED ON THE ORIGINAL TOPOGRAPHIC MAP OF MINTURN NORTH PREPARED BY GORE RANGE SURVEYING, LLC, JOB NO. 19-1203, DATED 4/1/21. NO BENCHMARK WAS NOTED ON THE BASE SURVEY.
 - 2) THE BOUNDARY DIMENSIONS, EASEMENTS AND RIGHTS OF WAY SHOWN HEREON ARE BASED ON THE FINAL PLAT OF MINTURN NORTH PLD, AND SURVEY CONTROL MONUMENTS FOUND AT THE TIME OF THE SURVEY AND SHOWN ON THE SURVEY REFERENCED ABOVE.
 - 3) SEE ADDITIONAL SITE NOTES & DETAILS ON SHEET C2.
 - 4) EXISTING CONTOUR INTERVAL IS 1 FT., PROPOSED CONTOUR INTERVAL IS 1 FT.
 - 5) LOT AREA: 8,424 SF ±
DISTURBANCE AREA: 7,710 SF ±
 - 6) THIS (CIVIL) PLAN SET IS INTENDED TO BE PLOTTED IN COLOR. FAILURE TO DO SO MAY RESULT IN MISSING DATA & INFORMATION CRITICAL TO THE PROJECT.
 - 7) CONSTRUCTION ACCESS TO BE LIMITED TO THE AREA WITHIN THE VEHICLE TRACKING PAD. SILT SOCKS TO BE INSTALLED EVERY 30 FEET WITHIN THE CURB LINE ALONG THE LOT FRONTAGE. DIRT TRACKED ONTO PUBLIC ROW TO BE CLEANED AFTER ANY MAJOR STORM EVENT OR WITHIN THREE WORKING DAYS.

- FLAGNOTES:**
- MATCH TO BACK OF EXISTING CURB.
 - PROPOSED ASPHALT DRIVEWAY, AUTO-COURT AND CONCRETE WALKWAYS, STRIP ALL TOPSOIL. ALL EARTHWORK CONSTRUCTION TO BE APPROVED BY THE GEOTECHNICAL ENGINEER, STRUCTURAL FILL FOR THE SITE AND UNDER THE BUILDING AND DRIVEWAY TO FOLLOW THE DIRECTION OF THE GEOTECH REPORT.
 - PROVIDE DRAINAGE SWALE AS SHOWN, WITH NORTH AMERICAN GREEN SC250 EROSION FABRIC OR RIPRAP WHERE SLOPE EXCEEDS 5%. SEE DETAIL.
 - PROVIDE 6" DEEP SWALE 1 FT. FROM WALL & DIVERT DRAINAGE TO LOTLINE SWALES.
 - CREATE DRAINAGE SWALE. LOCATE FLOWLINE AT LEAST 1 FT. HORIZONTALLY AND 6" VERTICALLY LOWER FROM BASE OF WALL.
 - SPILL THE LOCAL CHANNEL OVER THE TOP OF THE CURB LINE, FAN OUT DRAINAGE SWALE TO EVENLY DISSIPATE DRAINAGE, TYP.
 - INSTALL MSE WALL PER THE DETAIL ON SHEET C2. WALL DRAIN LINES NOT SHOWN.
 - INSTALL BOULDER WALL PER THE DETAIL ON SHEET C2. WALL DRAIN LINES NOT SHOWN. INSTALL FENCE OR BARRIER AT TOP OF WALL WHERE APPROPRIATE.
 - SLOPE PATIOS, DECKS AND WALKS AT 2% MIN. AWAY FROM THE STRUCTURE.
 - GRADE AROUND THE PERIMETER OF BUILDING AS NECESSARY 10% FOR 5-FEET MIN. (10 FT. WHERE POSSIBLE) IN UNPAVED AREAS TO ENSURE PROPER DRAINAGE AWAY FROM THE FOUNDATION. IT WILL BE IMPORTANT TO CONSTRUCT AND DIRECT SURFACE DRAINAGE AWAY FROM BUILDING. WALKS AND WALLS TO EITHER THE AUTO-COURT, THE OUTLET SWALE, OR DOWNWARD SLOPING NATURAL GRADE. VERIFY DRAINAGE AND SWALE INTEGRITY ON A REGULAR BASIS.
 - LOCATE EXISTING CURB STOP. CONFIRM LOCATION AND CONNECTION WITH THE WATER & SANITATION DISTRICT. CONNECT AND EXTEND NEW WATER SERVICE TO MECHANICAL ROOM. WATER SERVICE TO BE 1-1/2" CONTINUOUS COPPER LINE FROM THE CURB STOP TO THE MECHANICAL ROOM. MAINTAIN COVER OVER NEW SERVICE PER DISTRICT REGULATIONS.
 - APPROXIMATE LOCATION OF SEWER SERVICE STUB. CONNECT AND EXTEND NEW SEWER SERVICE TO MECHANICAL ROOM. MAINTAIN COVER OVER NEW SERVICE PER DISTRICT REGULATIONS. INSTALL CLEANOUTS AT HOUSE EXTERIOR AND ALL BEND LOCATIONS.
 - LOCATE, CONNECT TO, AND EXTEND GAS, ELECTRIC, AND COMMUNICATION SERVICES TO METER CABINET AND GAS METER LOCATION. MAINTAIN COVER & CLEARANCES BETWEEN OVER NEW SERVICES PER UTILITY REGULATIONS
 - EROSION LOSS PER DETAIL ON SHEET C2.
 - FOUNDATION DRAIN, TYP., INSTALL IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. DRAIN @ 0.5% MIN. TO DAYLIGHT, SEE DETAIL ON SHT. C2.
 - EXTEND THE FOUNDATION DRAIN FROM SUMP PUMP IN HOUSE TO DAYLIGHT WITH SOLID PIPE. COVER WITH A RODENT SCREEN AT END.
 - INSTALL VEHICLE TRACKING PAD. SEE DETAIL THIS SHEET, AT LOCATION OF DRIVEWAY. TRACKING PAD TO BE REMOVED PRIOR TO FINAL DRIVEWAY SUBGRADE PREPARATION AND PAVING.
 - SILT FENCE PER DETAIL ON SHEET C2.
 - INSTALL SILT SOCKS WITHIN CURB LINE, EVERY 30 FT. ±.



N:\PROJECTS\2025\2025-Minturn North Individual Lots\Lot 3 Goicoechea\Lot 3 5/10/24.dwg 2/2/2025 10:34 AM

Civil Engineering Surveying & Beyond
Boundaries Unlimited Inc.

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

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

Engineer or Surveyor Seal
COLORADO LICENSED PROFESSIONAL ENGINEER
6/13/25
19082

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

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

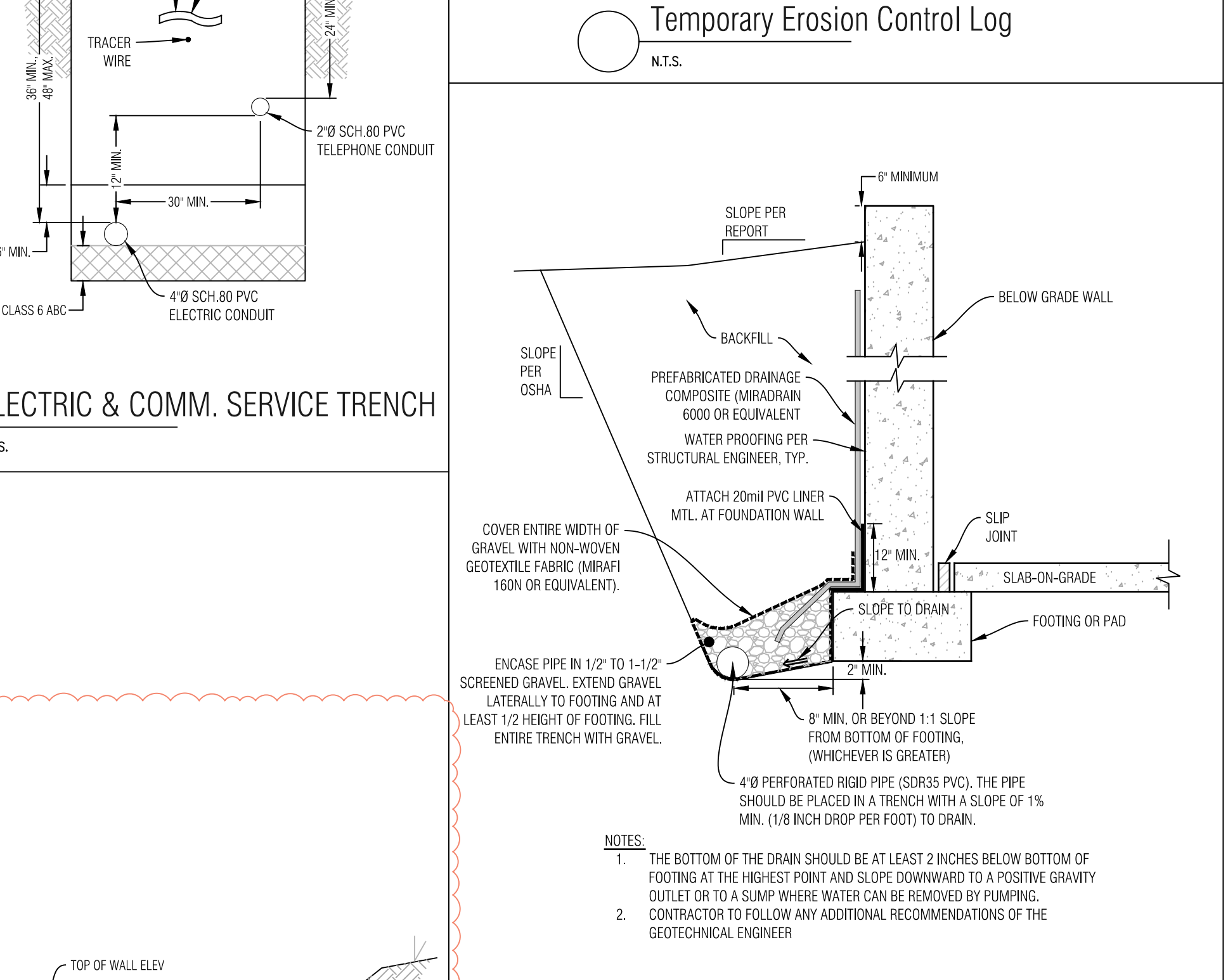
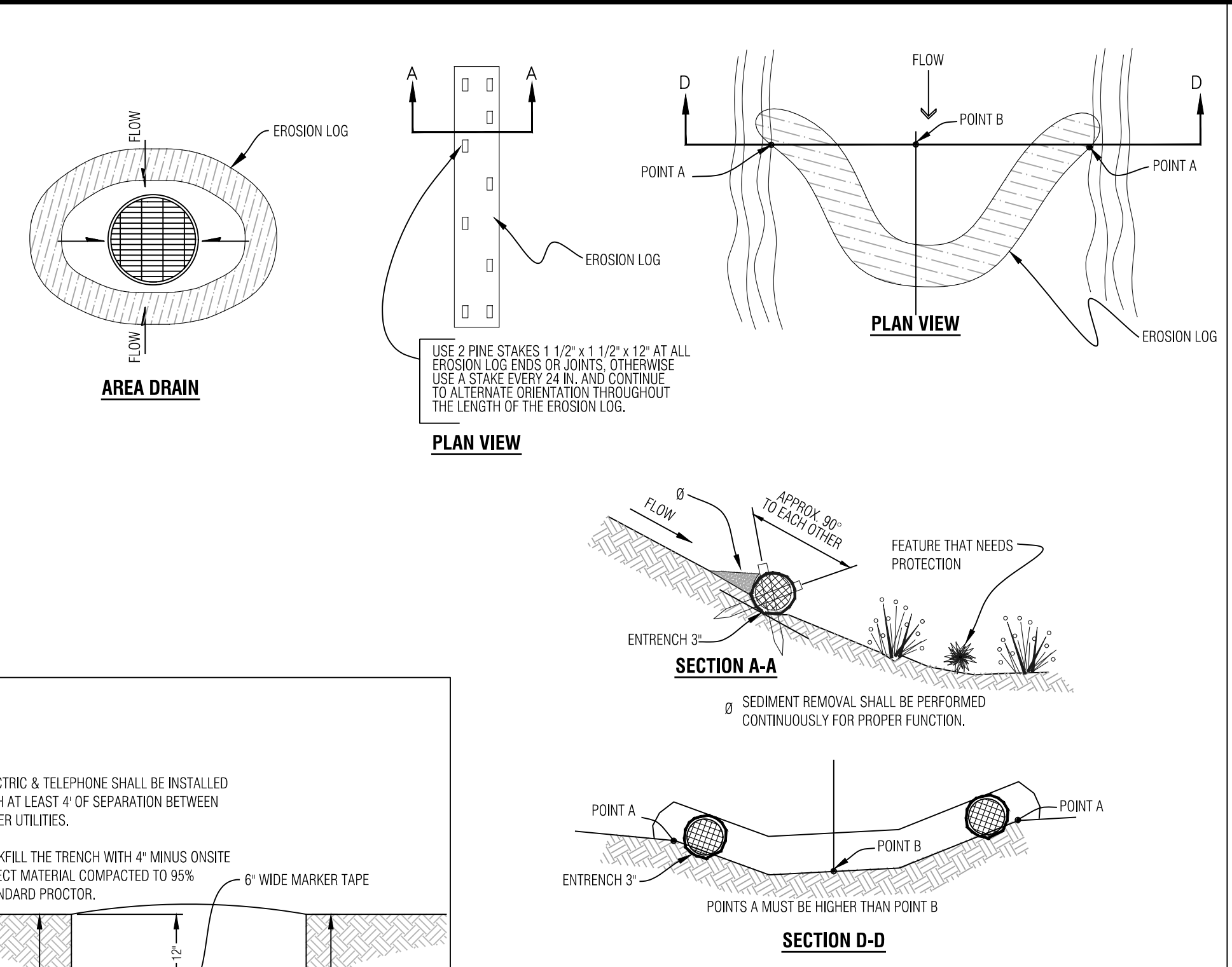
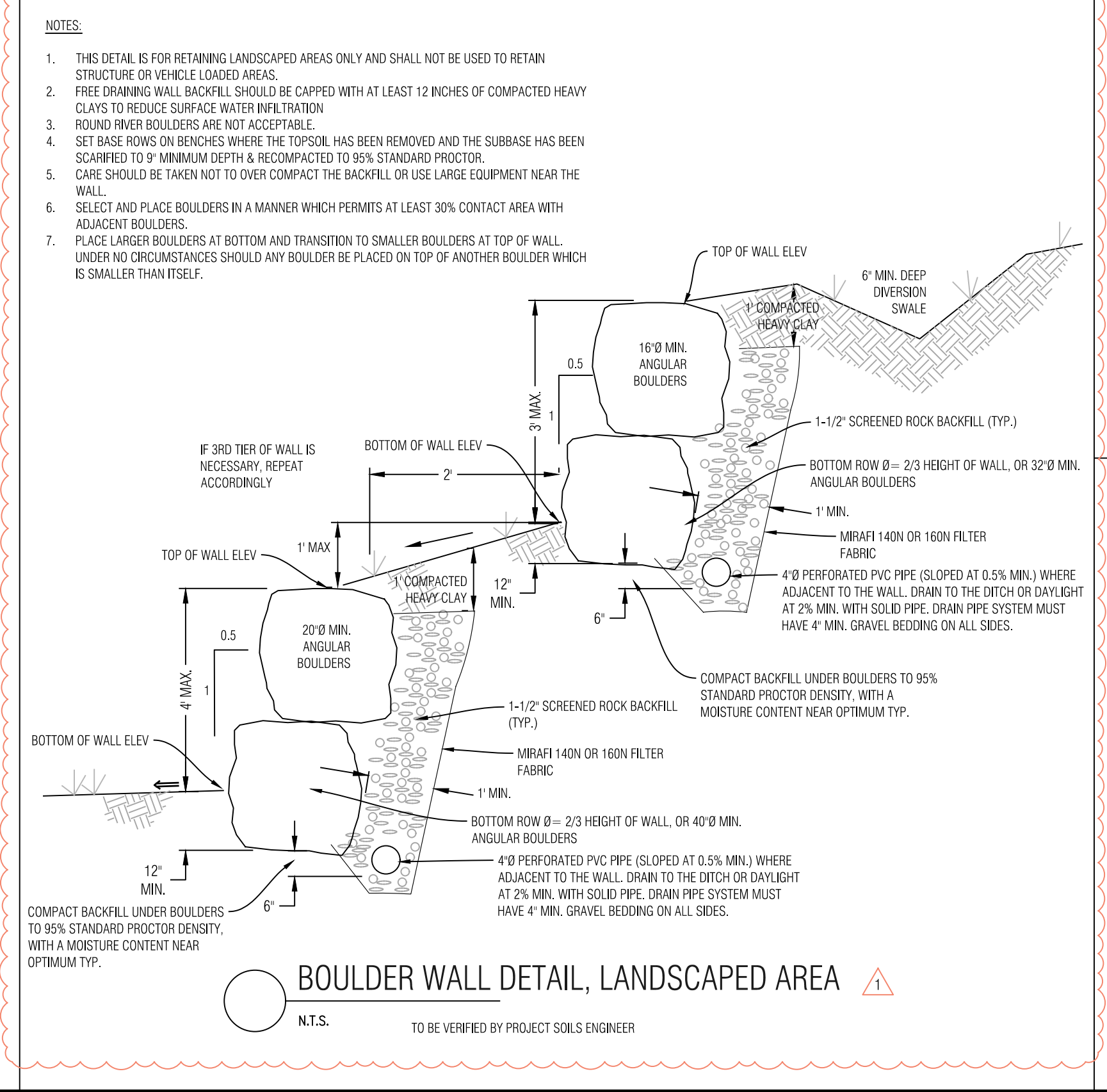
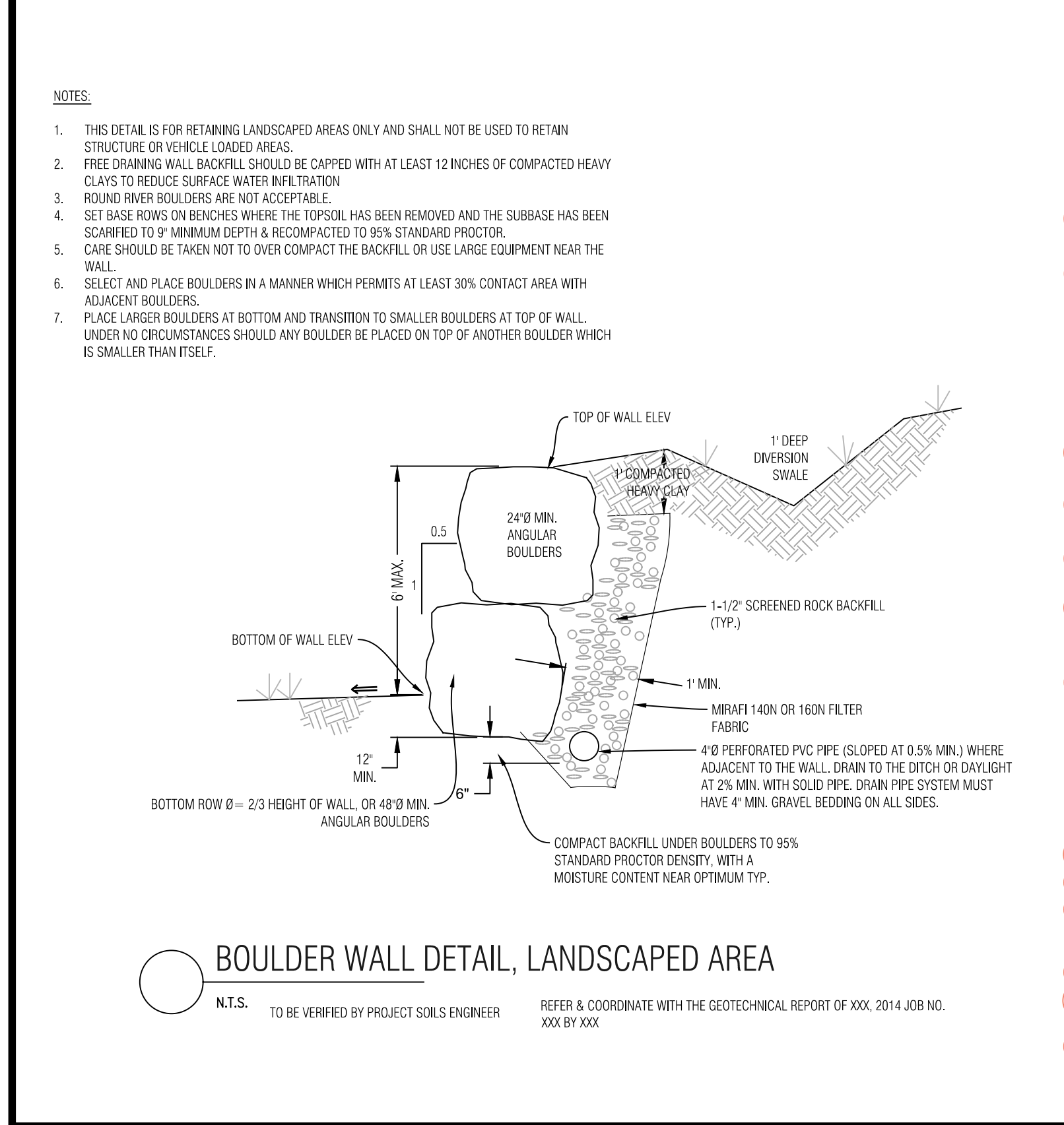
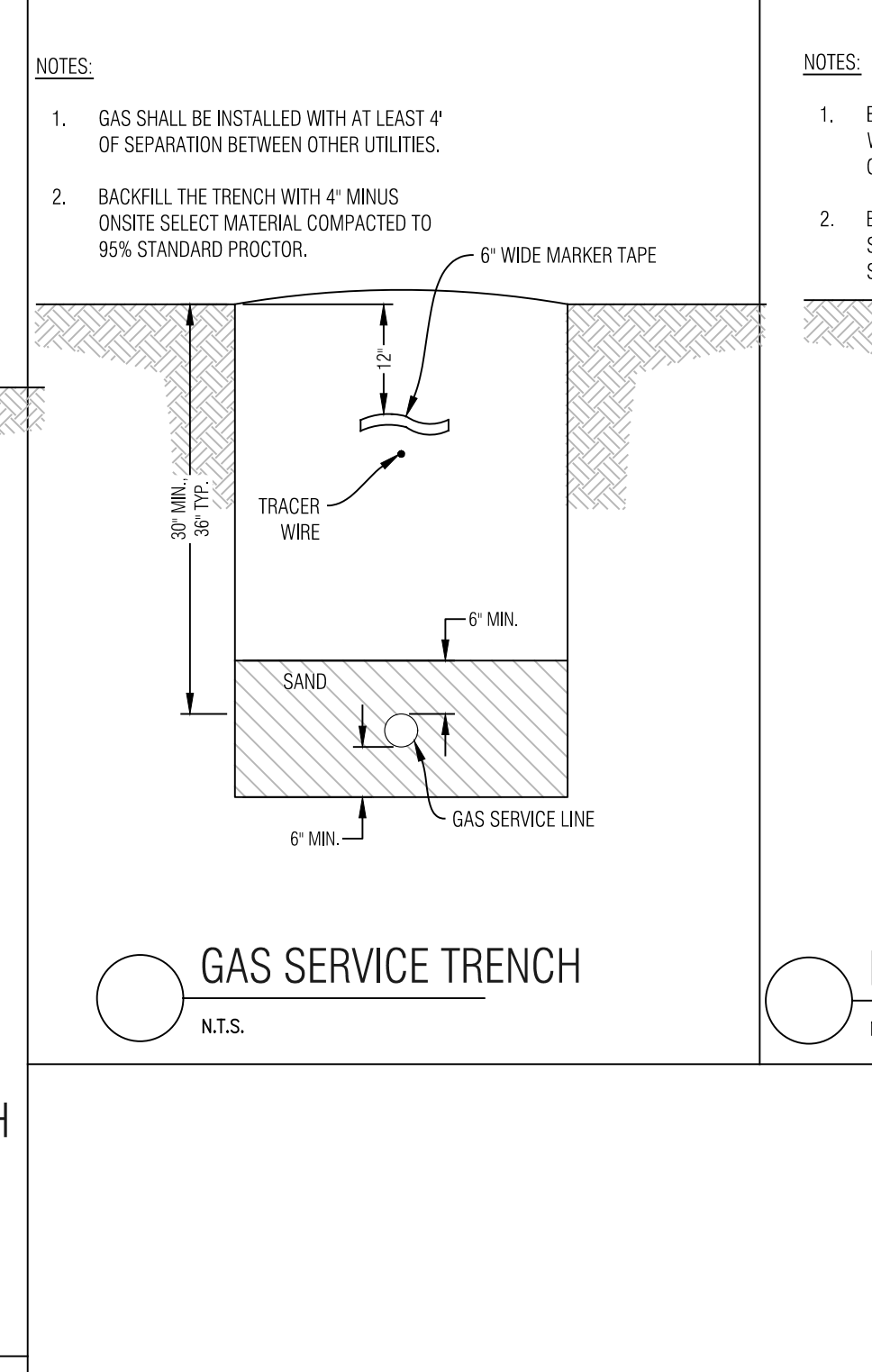
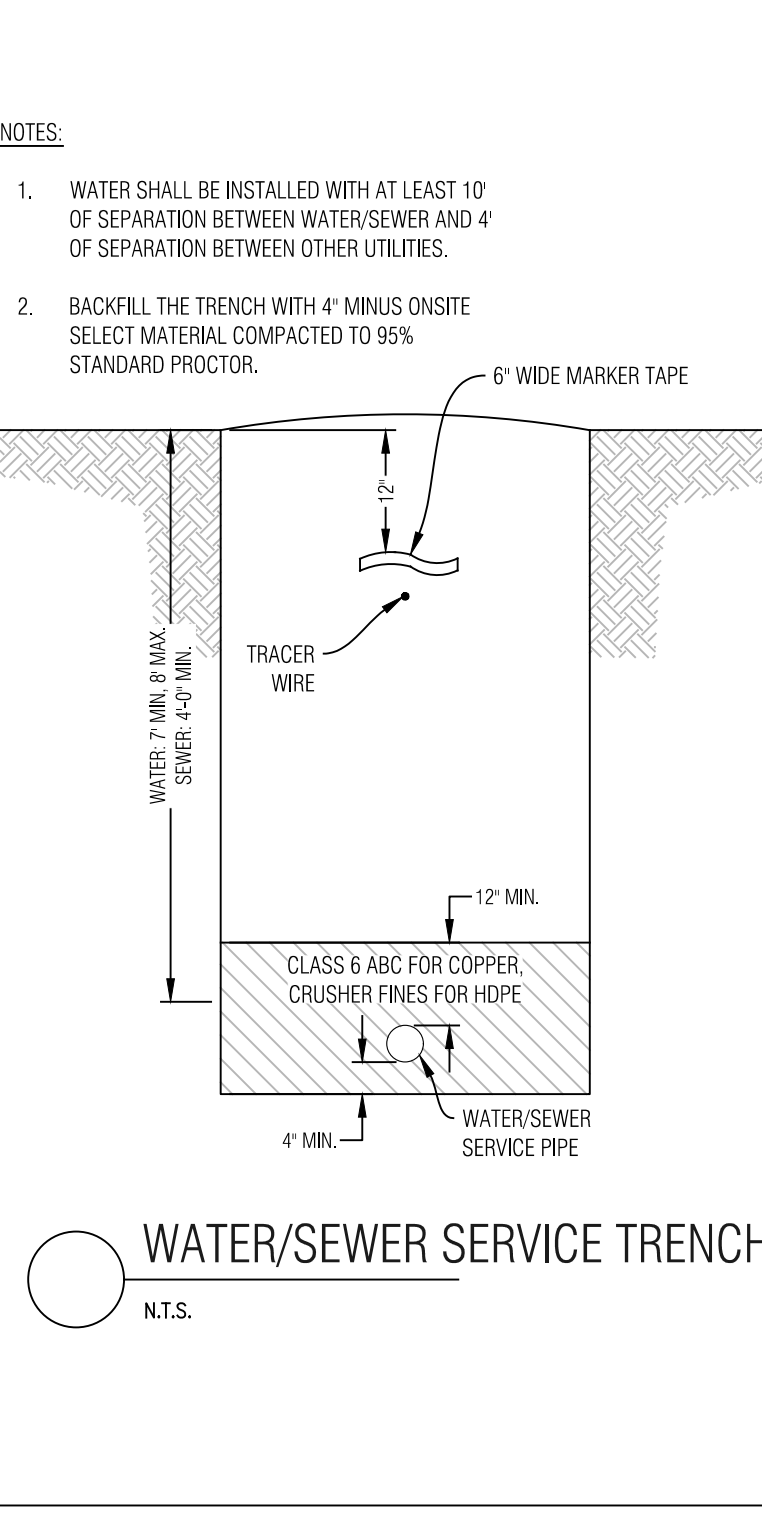
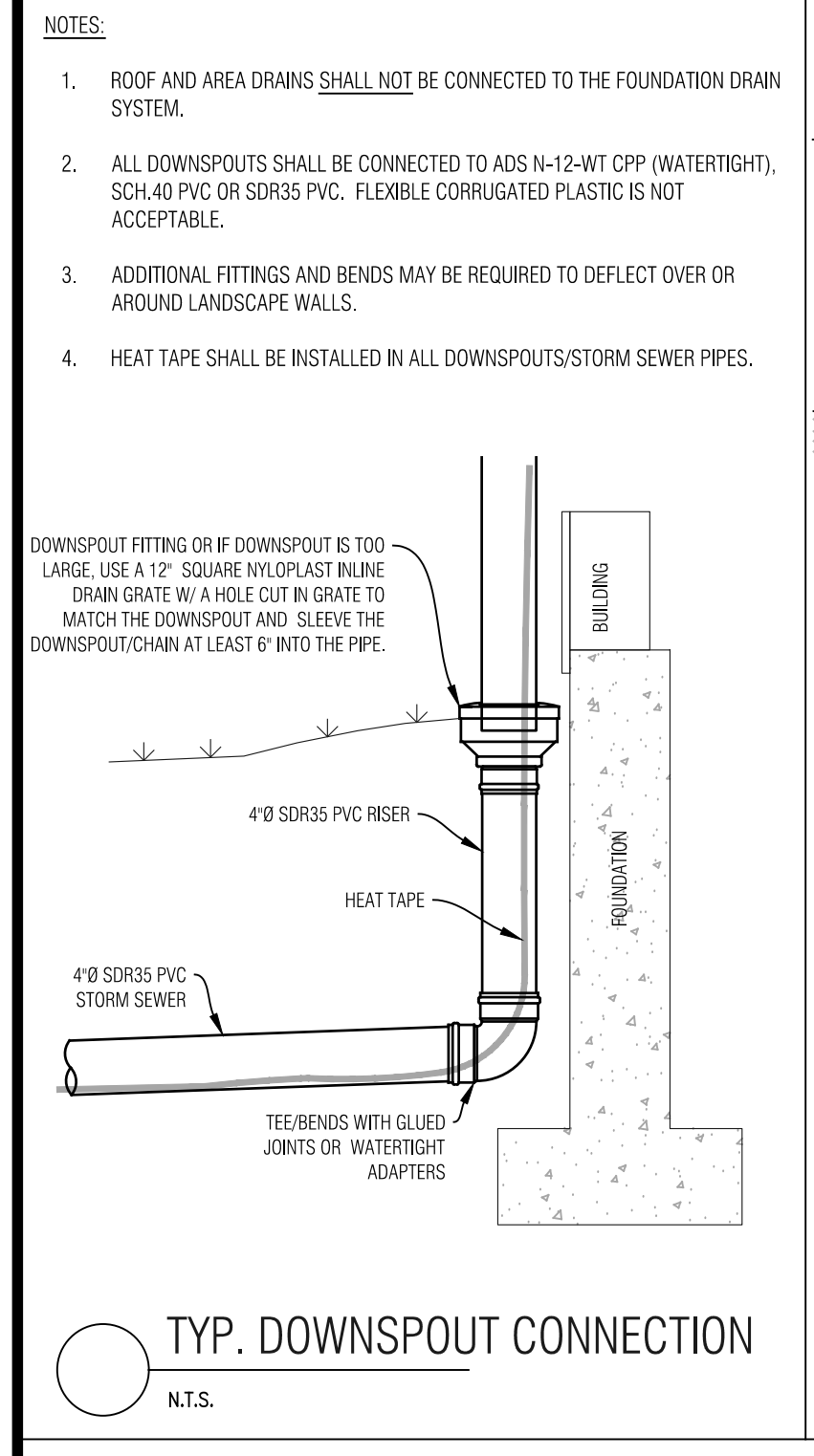
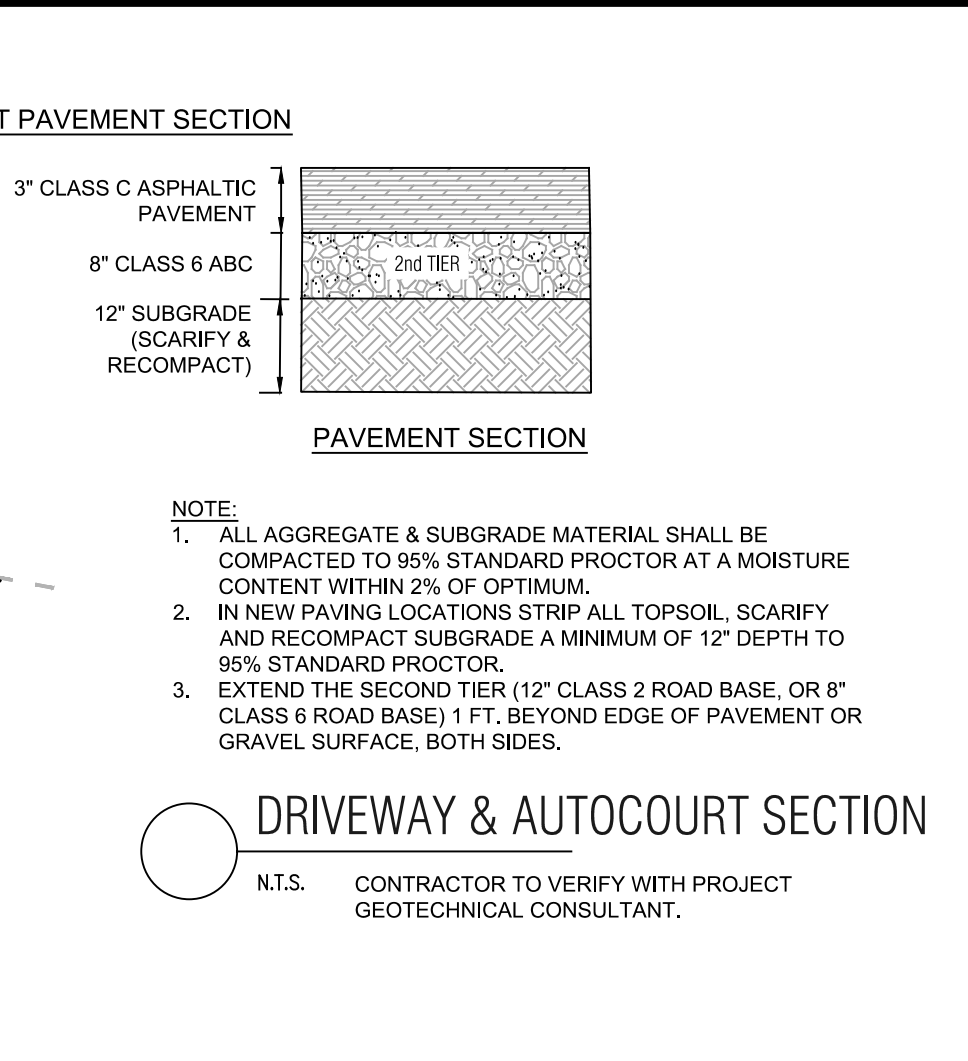
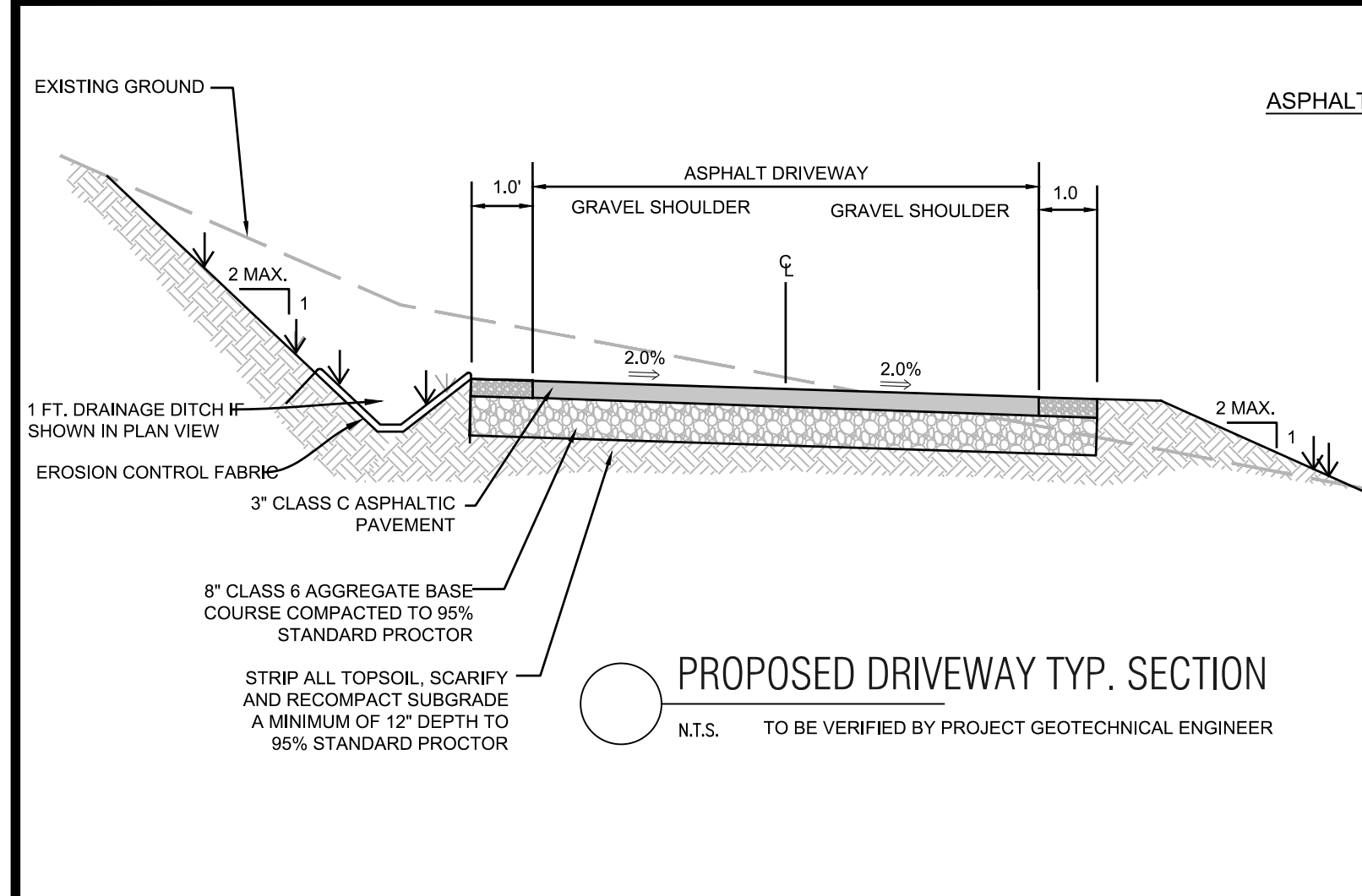
TOWN OF MINTURN, COLORADO
Lot 3, Minturn North P.U.D.
Site, Grading and Drainage Plan
Permit Set 6/13/25

| No. | Date | Revision | By | PH | PH | PH | PH | PH | PH | PH | PH | PH | PH | PH | PH | PH | PH | PH |
|-----|----------|--------------------|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|
| 1 | 10/9/25 | BOULDER WALL | | | | | | | | | | | | | | | | |
| 2 | 12/12/25 | LOWEDED GRADING | | | | | | | | | | | | | | | | |
| 3 | 2/2/26 | DRAINAGE REVISIONS | | | | | | | | | | | | | | | | |
| 4 | | | | | | | | | | | | | | | | | | |
| 5 | | | | | | | | | | | | | | | | | | |
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PROJECT NO. 23095
Designer: **PAH**
Checker: **BUJ**
Date: **5/10/24**

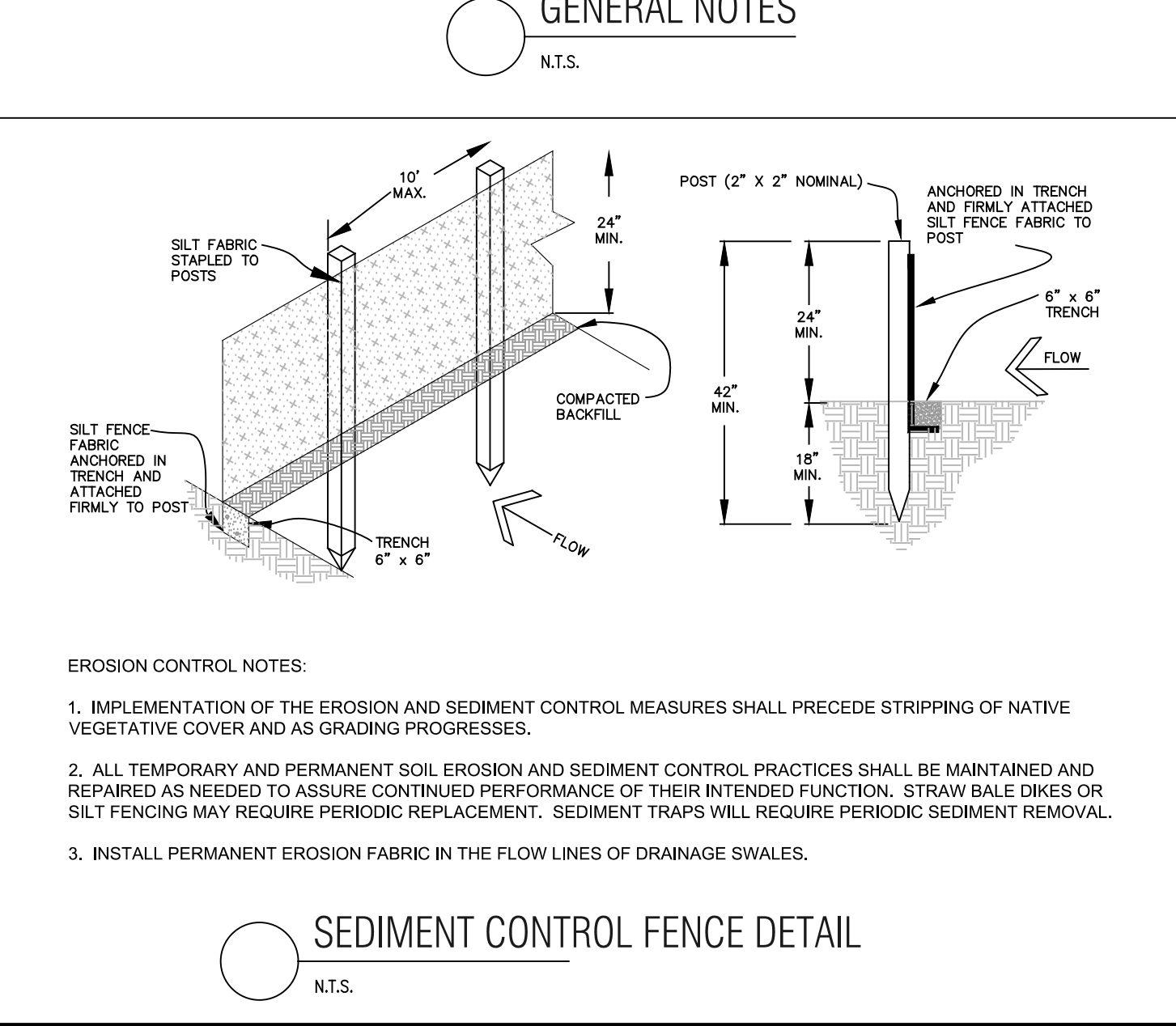
Sheet **C1**

File Name: **lot 3 sp-01.dwg**



GENERAL NOTES:

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



Civil Engineering Surveying & Beyond
Boundaries Unlimited Inc.
 923 Cooper Ave., Ste. 201
 Glenwood Springs, CO 81601
 (773) 970.945.5252
 www.bu-inc.com

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

Engineer or Surveyor Seal
 COLORADO LICENSED PROFESSIONAL ENGINEER
 6/13/25
 19082

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

NORTH
 Scale: 1" = 10'

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

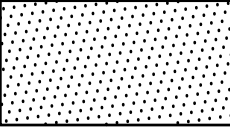
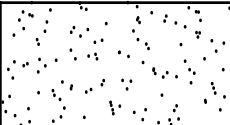
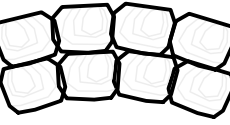

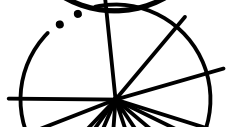

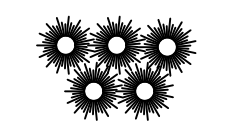
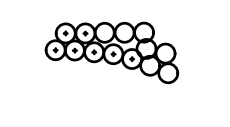

TOWN OF MINTURN, COLORADO
Lot 3, Minturn North P.U.D.
 Details and Notes
 Permit Set 6/13/25

| No. | Date | By | PH | PH |
|-----|---------|----|----|----|
| 1 | 10/9/25 | | | |
| 2 | 2/2/26 | | | |
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PROJECT NO. 23085
 Designer: BUI
 Date: 5/10/24
 Sheet: C2
 File Name: lot 3 sp-01.dwg

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LEGEND

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



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

MINTURN NORTH P.U.D. LOT 3-LANDSCAPE PLAN TOWN OF MINTURN, COLORADO

DESIGNED: TT
DRAWN: TT
CHECKED: RH
DATE: June 14, 2024

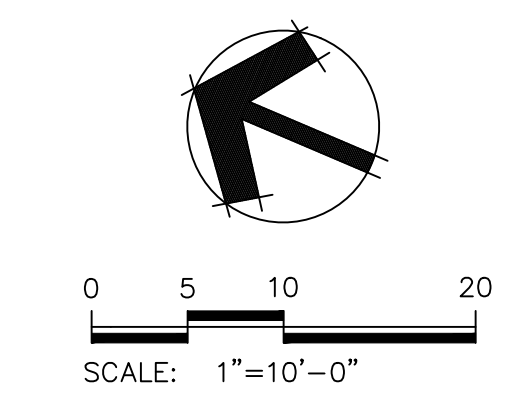
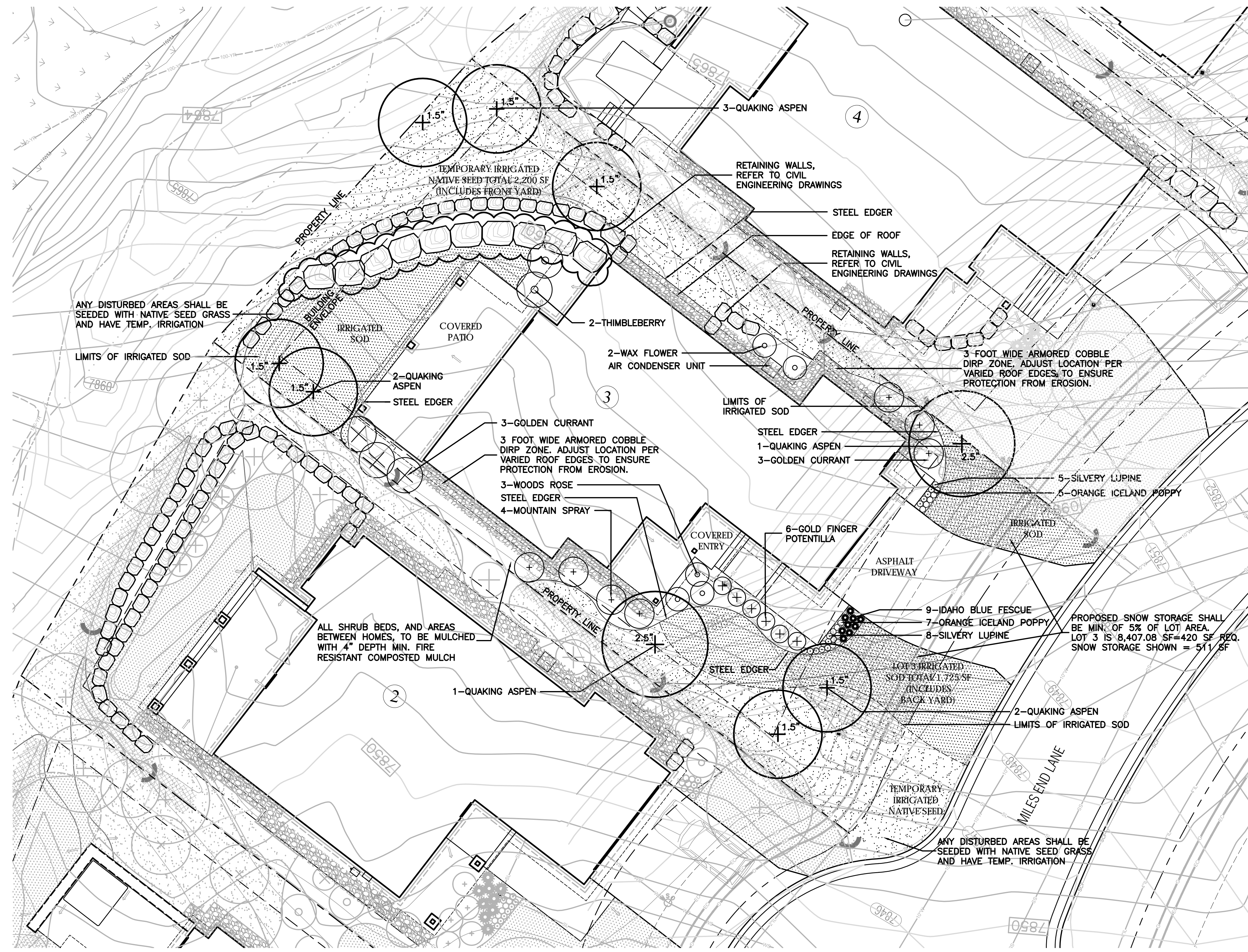
REVISIONS:
REVISED DRB SUBMITTAL: 7.10.24
REVISED DRB SUBMITTAL: 11.25.24
(2 TREE LOCATIONS SHIFTED SLIGHTLY DUE TO CONFLICTS WITH UPDATED UTILITY LOCATIONS AND MODIFIED LANDSCAPE FOR REVISED WALL LAYOUT AND FRONT PATIO LAYOUT)
PERMIT SET: 6.13.25
(SLIGHT SHIFT OF LANDSCAPE BED EDGE, PATIO AND SNOW STORAGE AREA)
PERMIT SET: 10.29.25 REVISED WALL & ADDED ARMORED DRIP ZONE
REVISED DRB SUBMITTAL BASED ON OWNER REVISIONS: 2.2.26

DRB SUBMITTAL

SHEET TITLE:
PROPOSED
LANDSCAPE PLAN

SCALE: 1"=10'-0"

SHEET NUMBER:
L1



General Notes and Specifications:

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

Revegetation Notes:

- Seed shall be broadcast and raked to 1/4" depth.
- Apply Biodegradable Green Dyed-Wood Cellulose-Fiber Mulch to all seeded Areas at a rate of 20 lbs. per 1,000 s.f.
- Prior to seeding, apply min. 6" topsoil, 10 lbs./1,000 s.f. Superphosphate and 40 lbs./1,000 s.f. Biosol Complete Fertilizer.

Fire Mitigation Recommendations:

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

| LEGEND & IRRIGATION CALCULATIONS: | | Square Footage of Irrigation |
|-----------------------------------|---|---|
| | Permanent Irrigation | |
| | Permanent Pop-Up Spray Irrigation For Bluegrass Sod | 1,725 SF |
| | Permanent micro-spray or drip irrigation for perennial beds | 25 PERENNIALS x 1 SF = 25 SF |
| | Permanent Drip Irrigation For B&B Trees | 9 TREES x 4.5 SF = 40.5 SF |
| | Permanent Drip Irrigation For 5 gal. Shrubs & Grasses | 32 SHRUBS x 3 SF = 96 SF |
| | | TOTAL PERMANENT IRRIGATED AREA: 1,887 SF |
| | Temporary Spray Irrigation For Native Seed | 2,200 SF |

IRRIGATION NOTES:

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

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

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

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

NOTES:

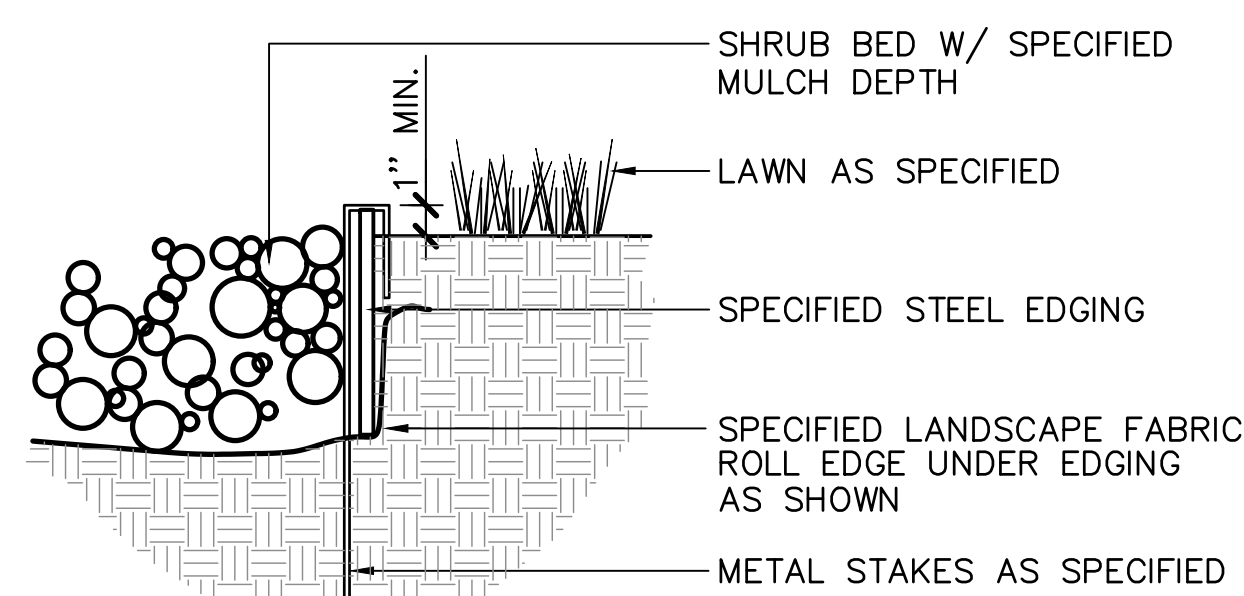
PERCENTAGES OF MIXES VARY YEAR-TO-YEAR DEPENDING ON HARVEST OF SEEDS, HYDROSEED OR HAND BROADCAST: 1 LB. PER 1,000 SQ. FT. OR 50 LBS. PER ACRE. RAKE IN 1" DEEP AND IRRIGATE, IF POSSIBLE UNTIL ESTABLISHED. 'DRY NATIVE MOUNTAIN' SEED MIX IS AVAILABLE FROM PAWNEE BUTTES SEED INC., 605 25TH STREET, GREELEY,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

PROPOSED PLANT MATERIALS LIST

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

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

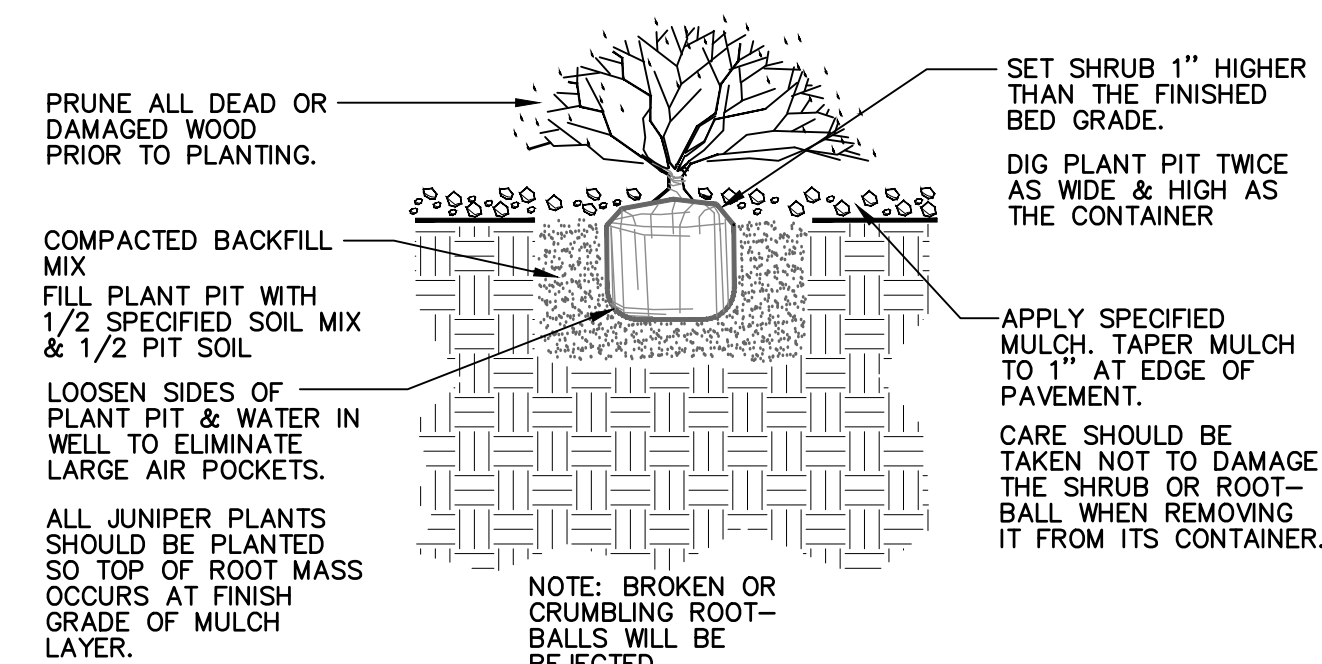
| QUAN. | COMMON/ BOTANICAL NAME | FIRE MITIGATION ZONE | SIZE | COMMENTS |
|--|---|----------------------|-------------------|--|
| DECIDUOUS TREES | | | | |
| 5 | Quaking Aspen Populus tremulaoides | 1 & 2 | 1.5" cal. | Specimen quality B&B, guyed |
| 4 | Quaking Aspen Populus tremulaoides | 1 & 2 | 2.5" cal. | Specimen quality B&B, guyed |
| ORNAMENTAL GRASSES (planted @ 12" O.C. spacing) | | | | |
| 9 | Idaho Fescue Grass, Festuca idahoensis 'Siskiyou Blue' | 1 & 2 | 1 gal. | Container Full |
| PERENNIAL FLOWERS (planted @ 12" O.C. spacing) | | | | |
| 12 | Orange Iceland Poppy Papaver nudicaule | 1 & 2 | Flats of 15 or 32 | |
| 13 | Silvery Lupine Lupinus argenteus | 1 & 2 | Flats of 15 | |
| DECIDUOUS SHRUBS | | | | |
| 6 | Golden Currant Ribes aureum | 1 & 2 | 5 gal. | Container, 5 canes minimum 24"-36" ht. |
| 6 | Goldfinger Potentilla Potentilla fruticosa 'Goldfinger' or 'Gold Drop' | 1 & 2 | 5 gal. | Container, 5 canes minimum 12"-18" ht. |
| 4 | Mountain Spray Holodiscus dumosus | 1 & 2 | 5 gal. | Container, 5 canes minimum 18"-24" ht. |
| 2 | Thimbleberry Rubus parviflorus | 1 & 2 | 5 gal. | Container, 5 canes minimum 18"-24" ht. |
| 2 | Waxflower Jamesia americana | 1 & 2 | 5 gal. | Container, 5 canes minimum 24"-36" ht. |
| 3 | Wood's Rose Rosa woodsii | 1 & 2 | 5 gal. | Container, 5 canes minimum 12"-18" ht. |



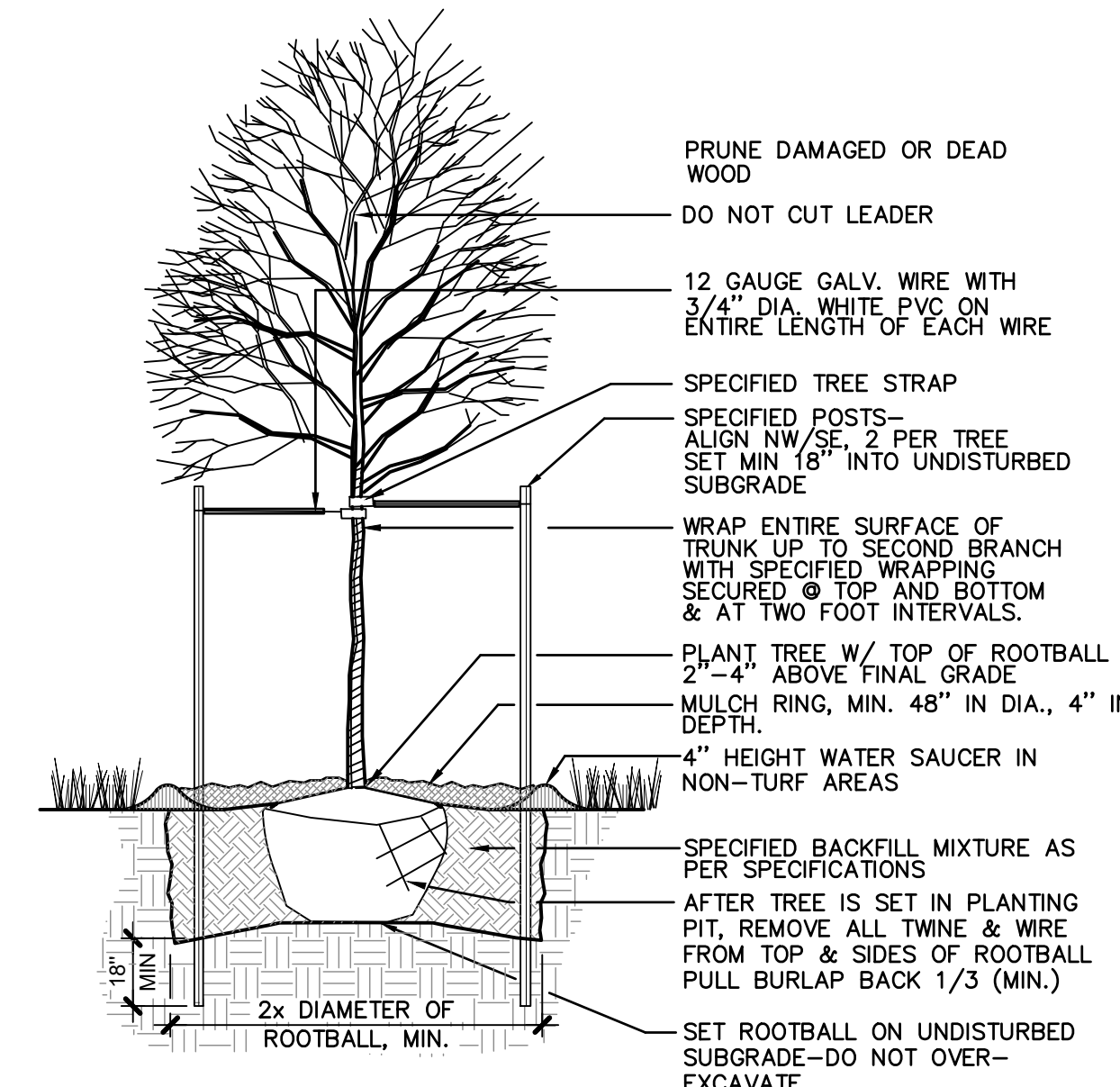
NOTES:

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

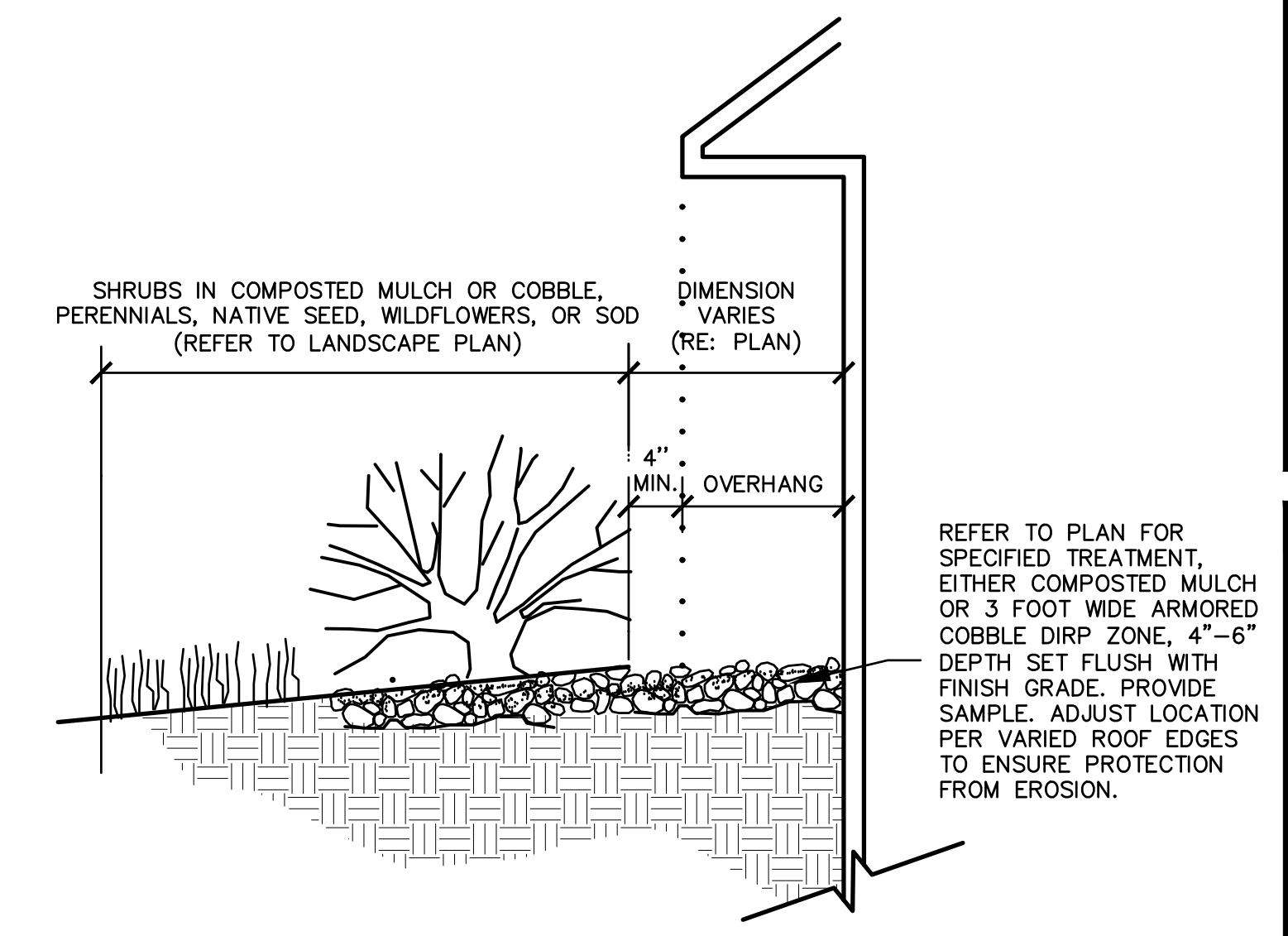
2 STEEL EDGER
L2 NOT TO SCALE



3 SHRUB PLANTING
L2 NOT TO SCALE



4 DECIDUOUS TREE PLANTING
L2 NOT TO SCALE



5 MULCH ARMORED DRIP LINE
L2 NOT TO SCALE

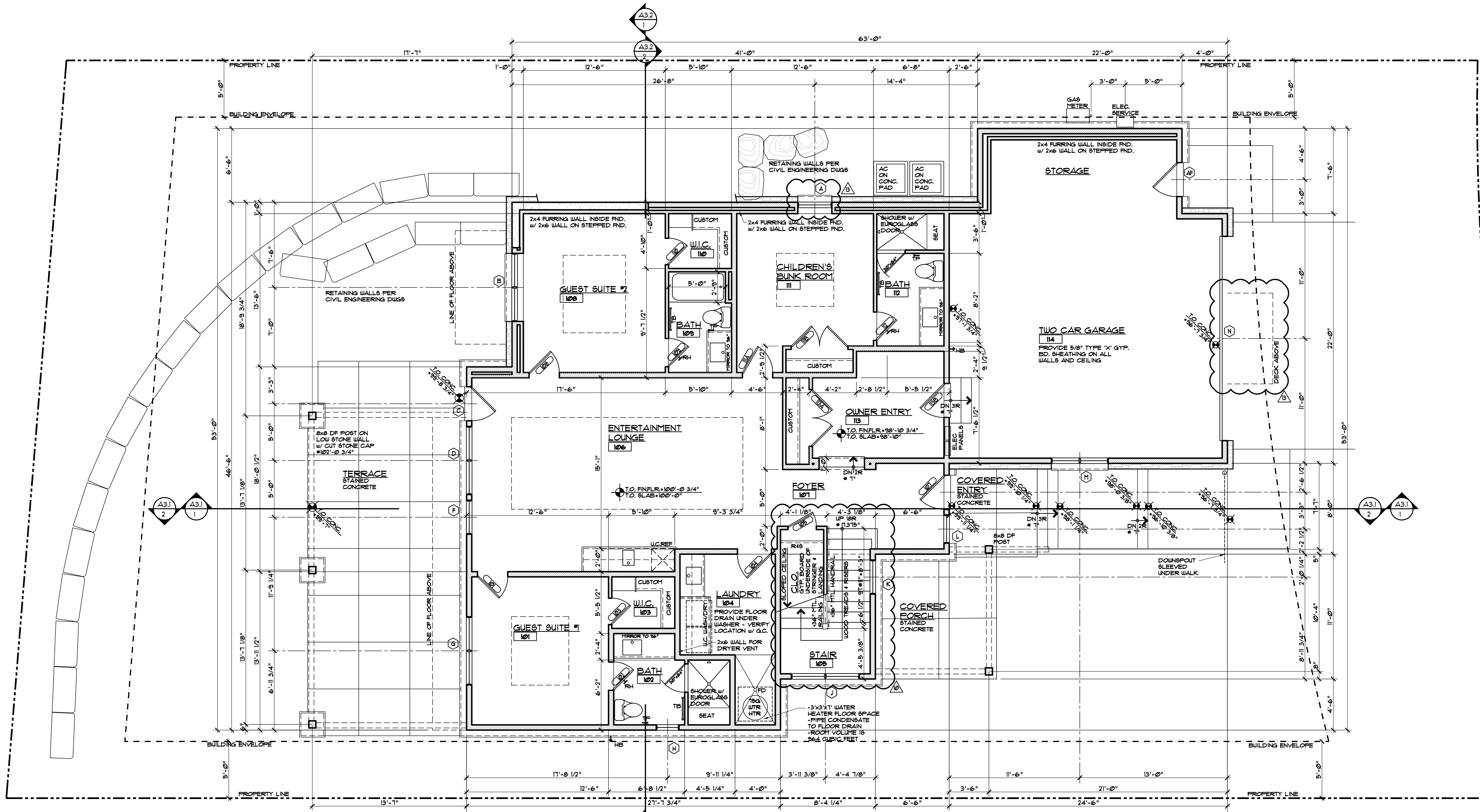


LANDSCAPE ARCHITECT:
TOMINA TOWNSEND, LA
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EDWARDS, CO 81632
P. 303.572.7876
TTownsend@ResortConceptsCO.com

MINTURN NORTH P.U.D.
LOT 3-LANDSCAPE PLAN
TOWN OF MINTURN, COLORADO

DESIGNED: TT
DRAWN: TT
CHECKED: RH
DATE: June 14, 2024
REVISIONS:
REVISED DRB SUBMITTAL: 7.10.24
(2 TREE LOCATIONS SHIFTED SLIGHTLY DUE TO CONFLICTS WITH UPDATED UTILITY LOCATIONS AND MODIFIED LANDSCAPE FOR REVISED WALL LAYOUT AND FRONT PATIO LAYOUT)
PERMIT SET: 6.13.25
(SLIGHT SHIFT OF LANDSCAPE BED EDGE, PATIO AND SNOW STORAGE AREA)
PERMIT SET: 10.29.25 REVISED WALL & ADDED ARMORED DRIP ZONE
REVISED DRB SUBMITTAL BASED ON OWNER REVISIONS: 2.2.26

DRB SUBMITTAL
SHEET TITLE:
LANDSCAPE NOTES & DETAILS
SCALE: NOT TO SCALE
SHEET NUMBER:
L2



GENERAL NOTES:

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

LOWER LEVEL PLAN

1/4" = 1'-0"
1,110 SF LIVING + 671 SF GARAGE

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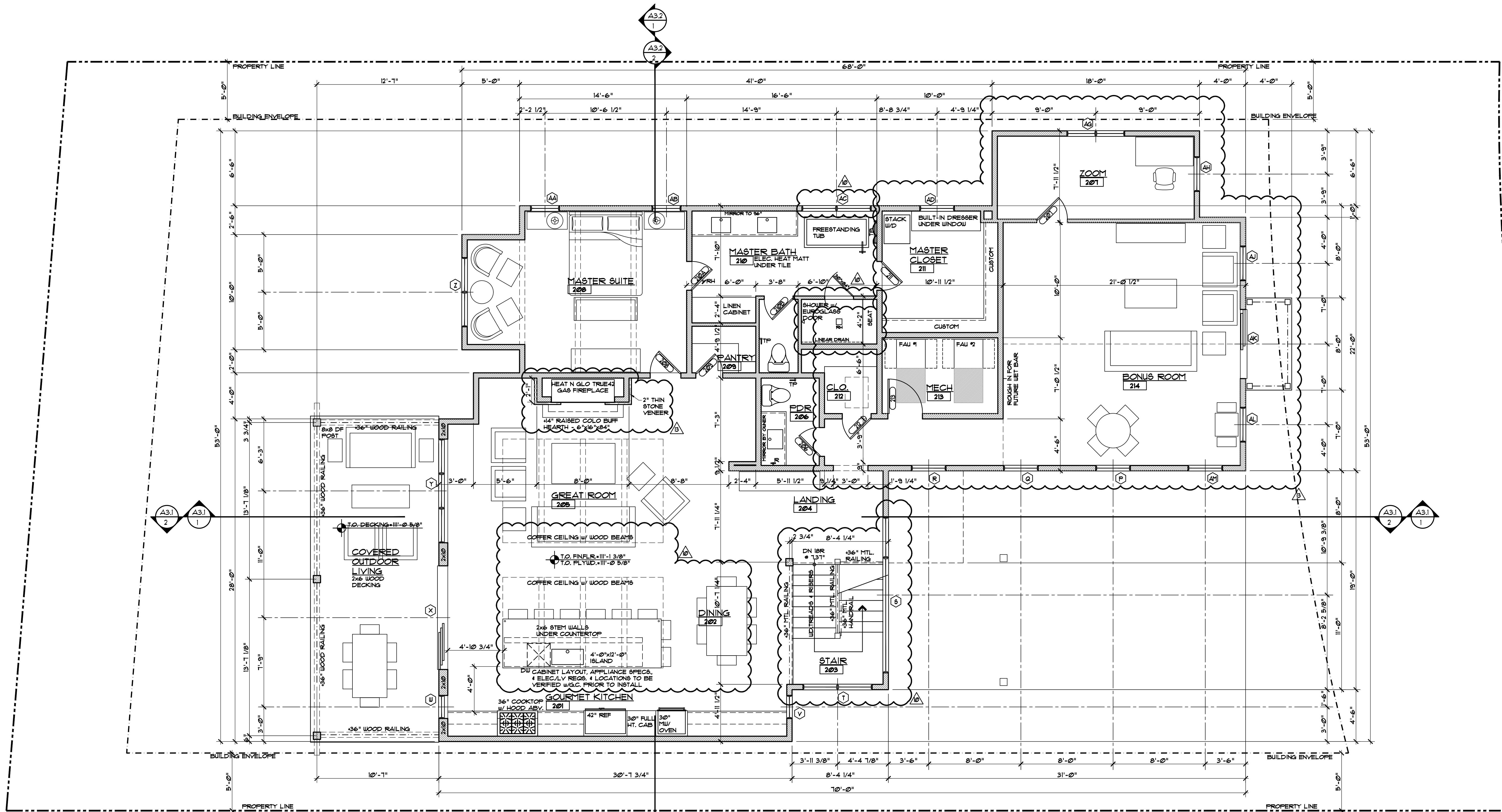


GOICOECHEA
226 MILES END LANE
LOT 03, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L03

| ISSUED | # | DATE | BY | COMMENTS |
|--------|----|----------|-----|------------------|
| | 13 | 2-04-26 | DUE | OWNER REVISIONS |
| | 12 | 12-12-25 | DUE | CONSTRUCTION SET |
| | 11 | 11-17-25 | DUE | OWNER REVISIONS |
| | 10 | 10-11-25 | DUE | OWNER REVISIONS |

A1.1



GENERAL NOTES:

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

MAIN LEVEL PLAN
1/4" = 1'-0"
1/80% OF LIVING

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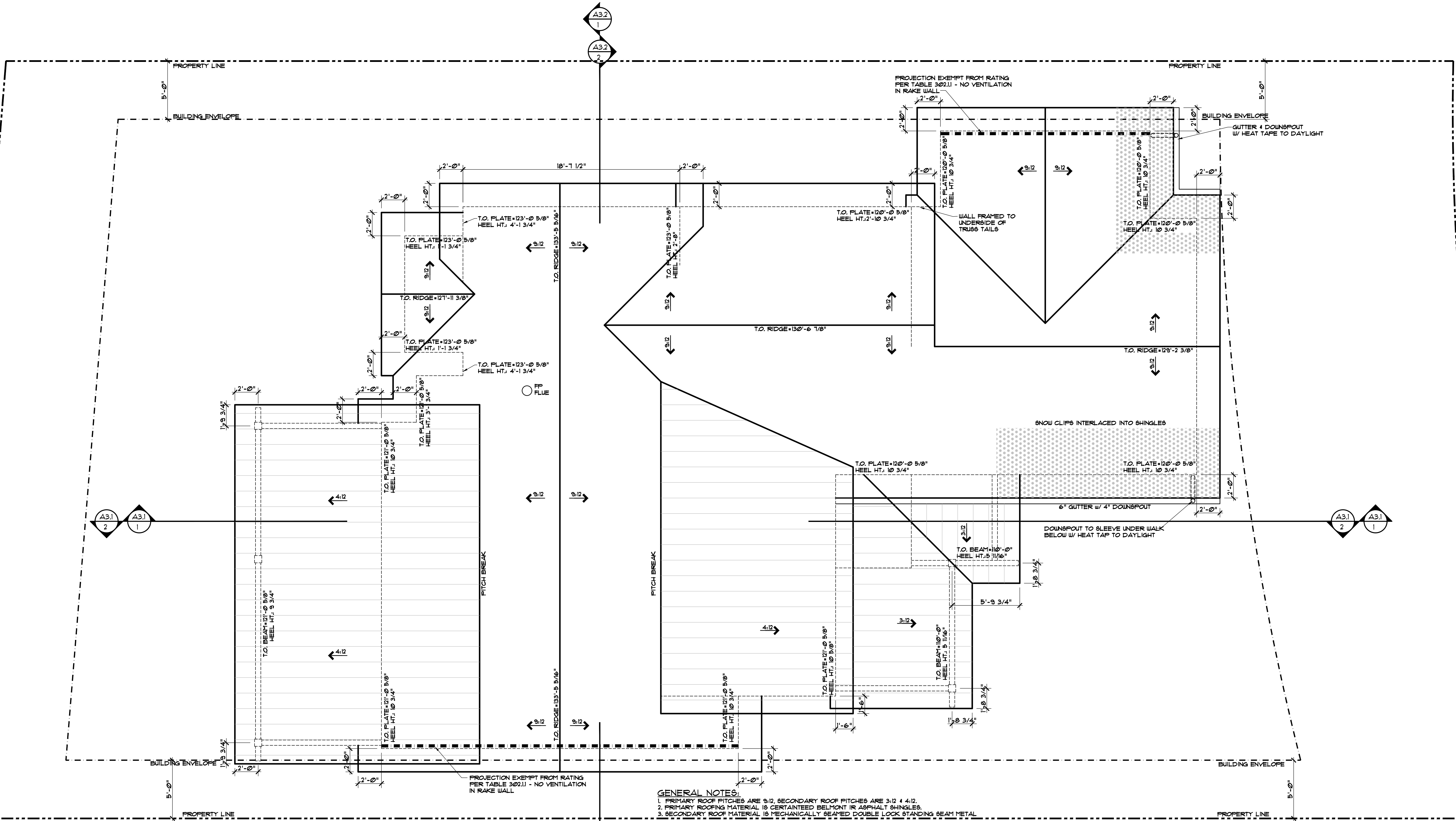


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226 MILES END LANE
LOT 03, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L03

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| | 10 | 10-17-25 | DUE | OWNER REVISIONS |

A1.2

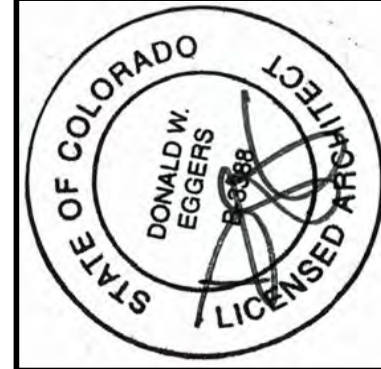


- GENERAL NOTES:**
1. PRIMARY ROOF PITCHES ARE 3:12, SECONDARY ROOF PITCHES ARE 3:12 & 4:12.
 2. PRIMARY ROOFING MATERIAL IS CERTAINTED BELMONT IR ASPHALT SHINGLES.
 3. SECONDARY ROOF MATERIAL IS MECHANICALLY SEALED DOUBLE LOCK STANDING SEAM METAL.
 4. ROOF WITH BEAM TAPE AT 3:12 PITCHES, STANDARD STANDING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

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

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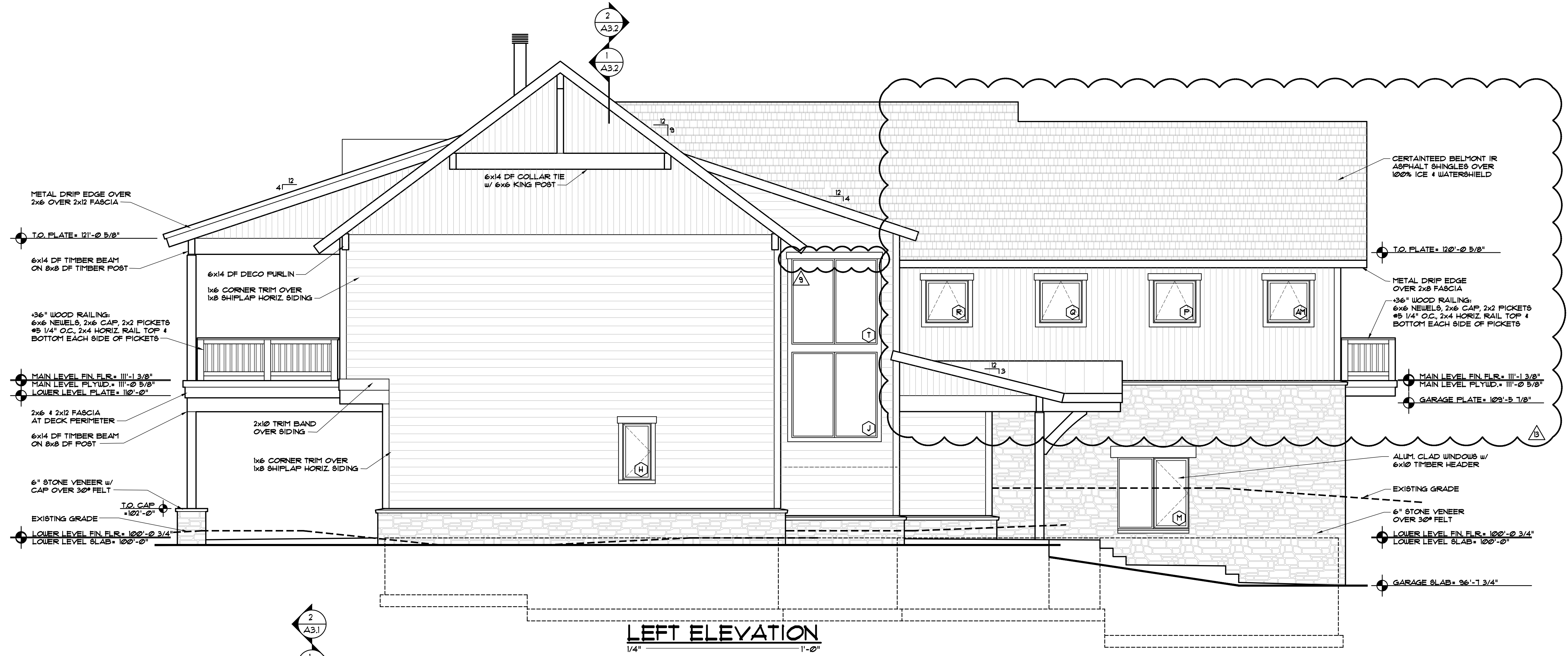


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LOT 03, MINTURN NORTH
MINTURN, COLORADO

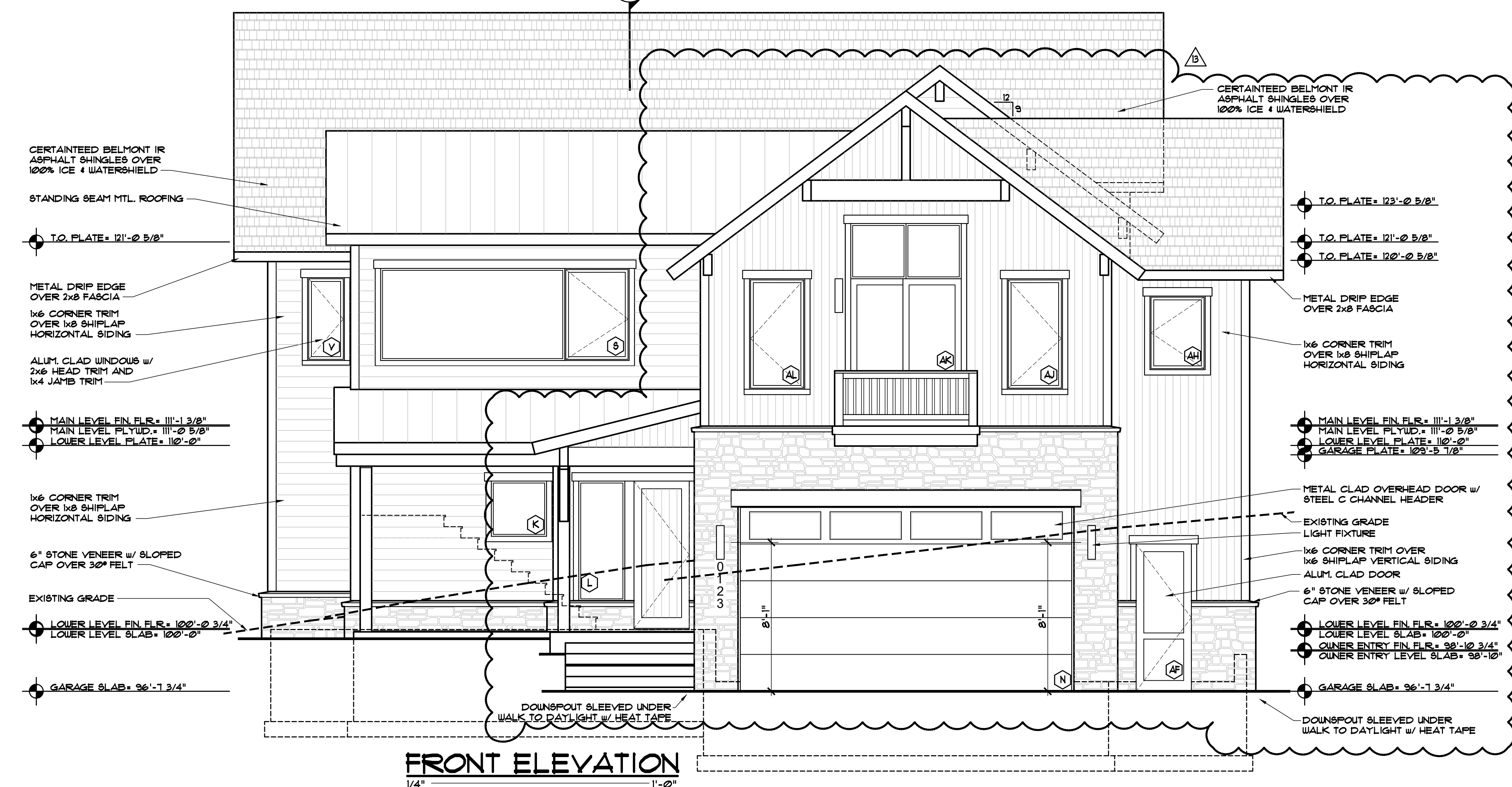
PROJECT NO: 2412-22 L03

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A1.3



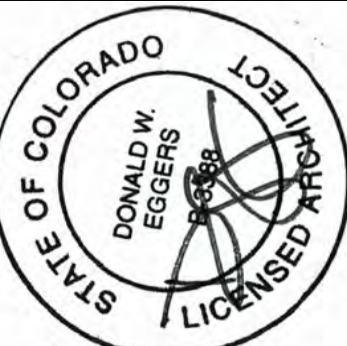
LEFT ELEVATION
1/4" = 1'-0"



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

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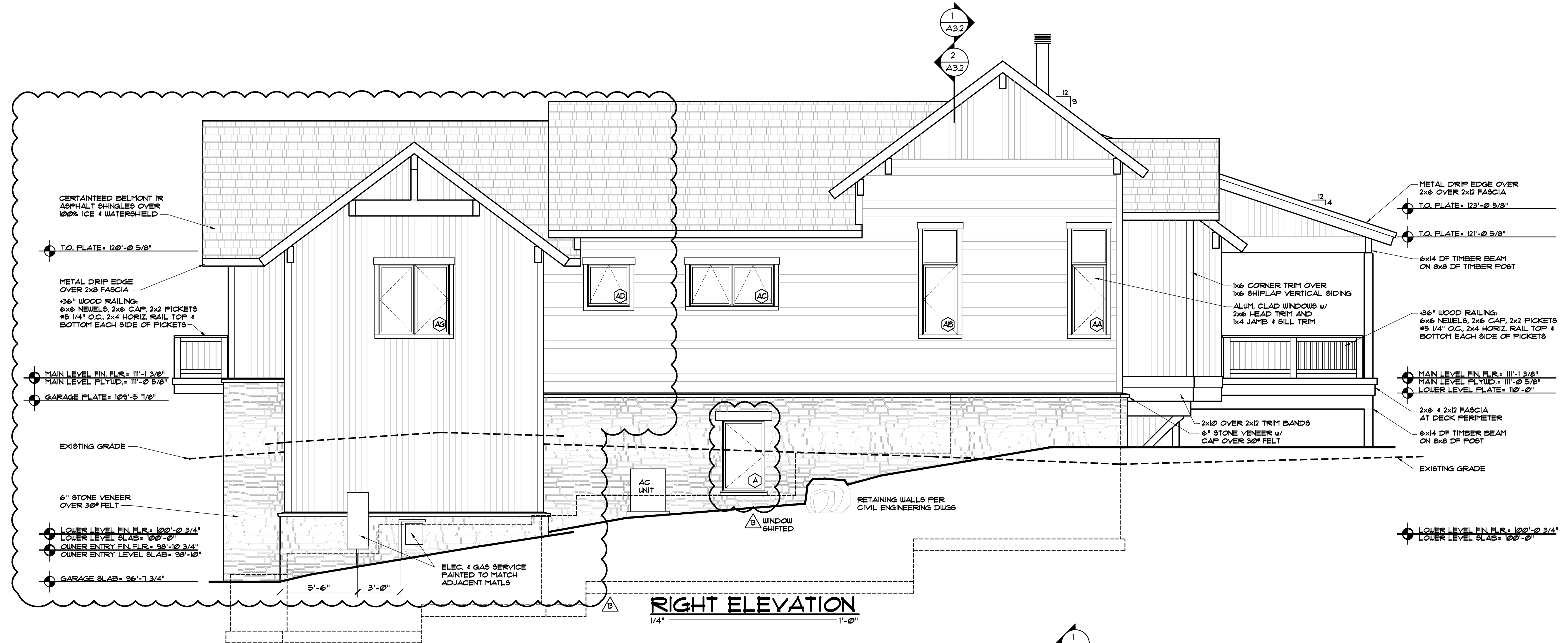
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A2.1

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



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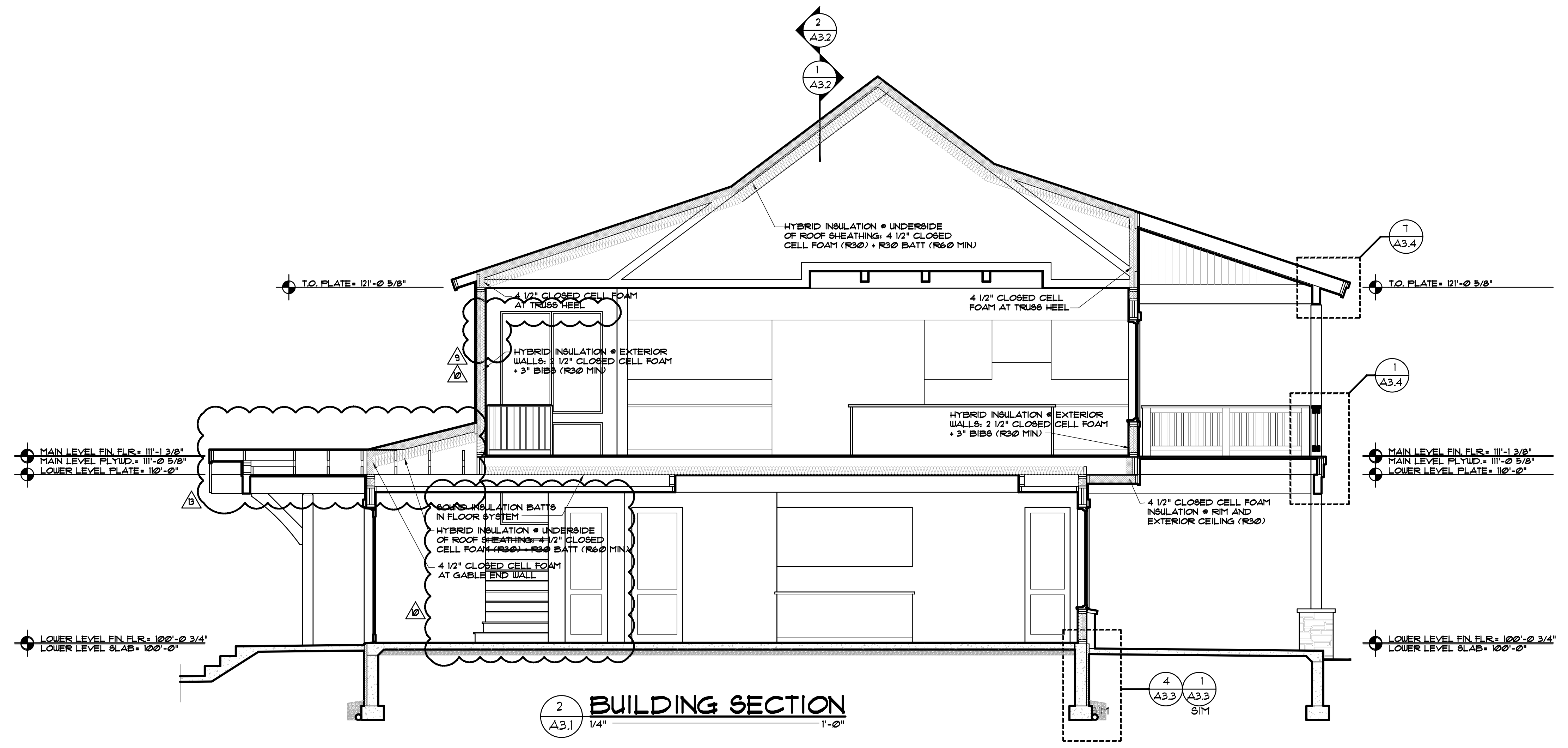
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226 MILES END LANE
LOT 03, MINTURN NORTH
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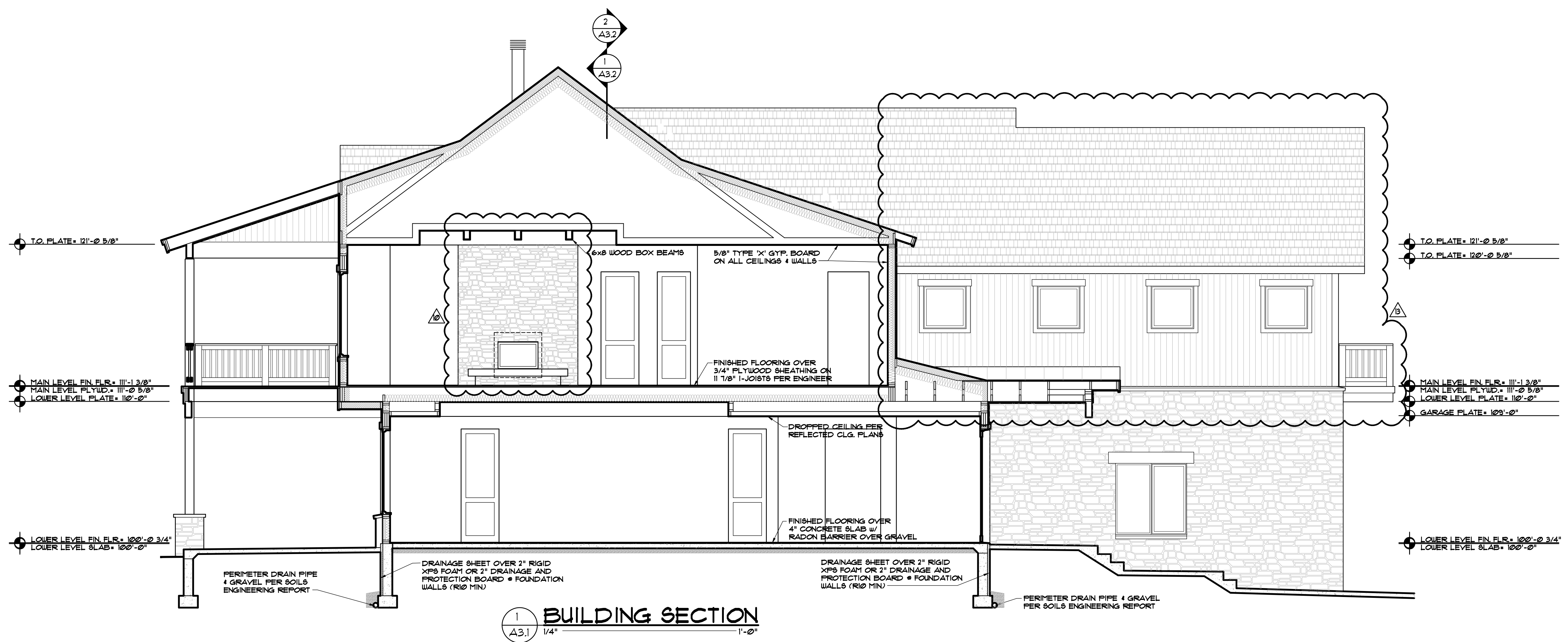
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A2.2

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2 BUILDING SECTION
A3.1 1/4" 1'-0"



1 BUILDING SECTION
A3.1 1/4" 1'-0"

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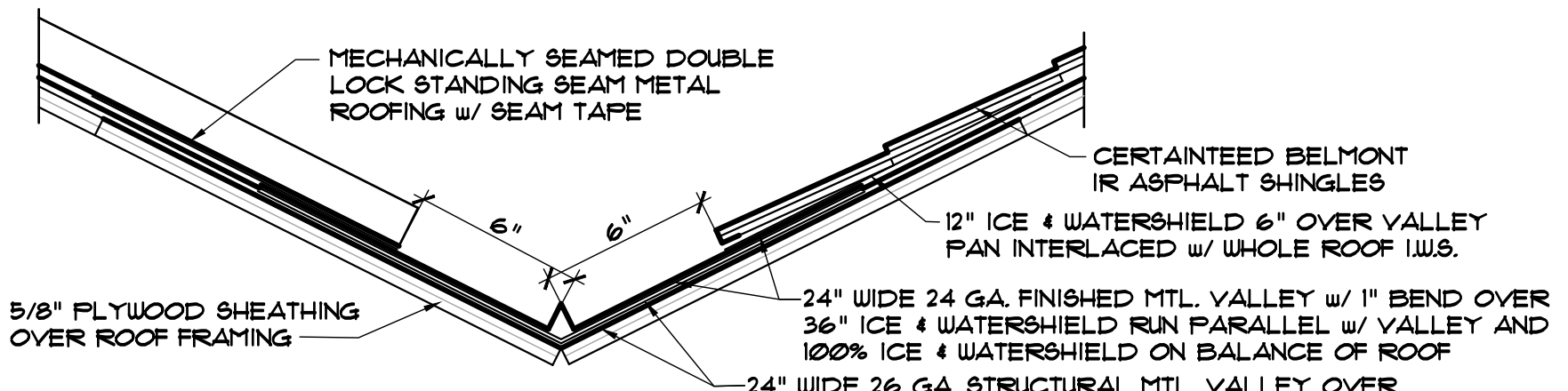
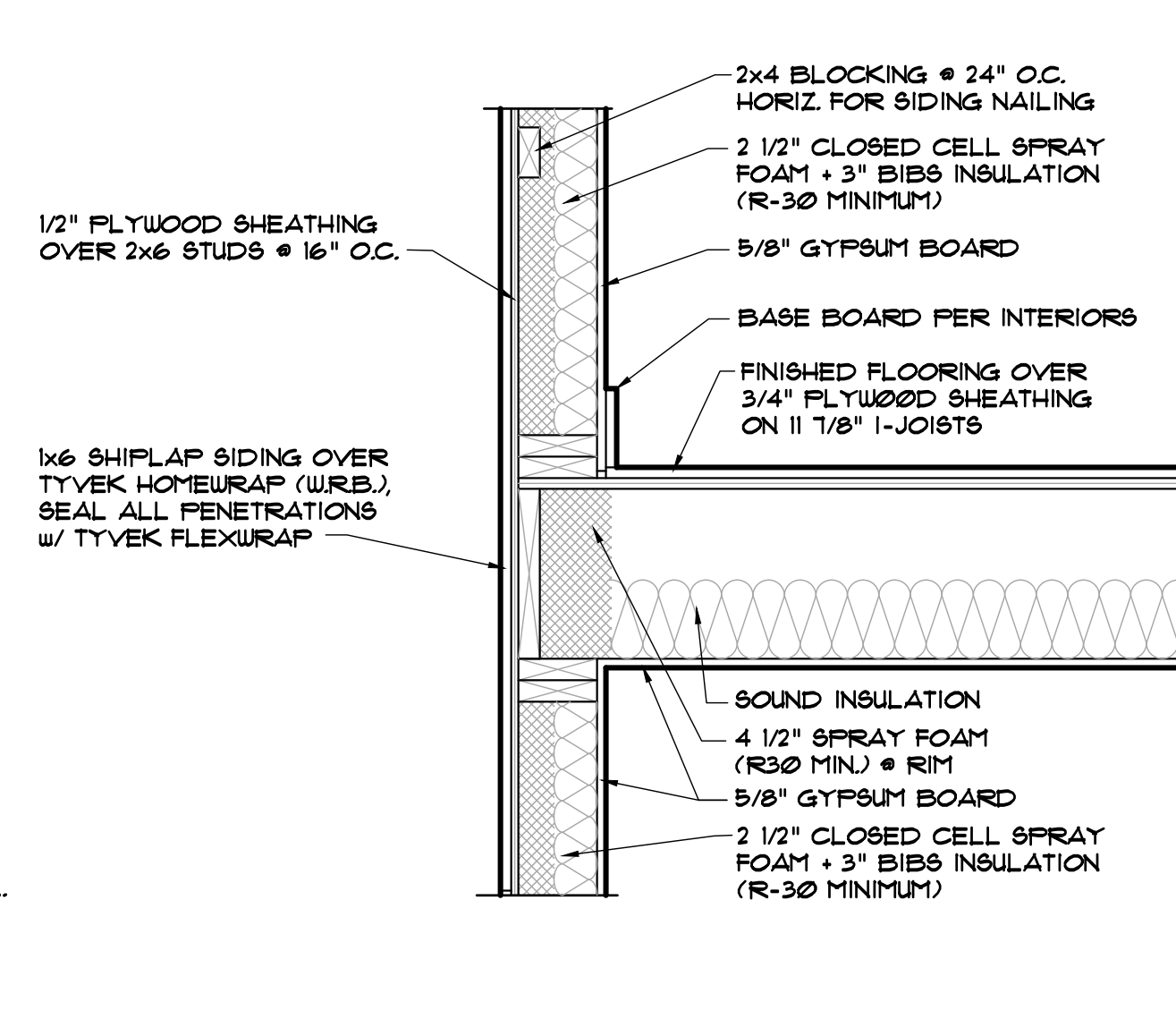
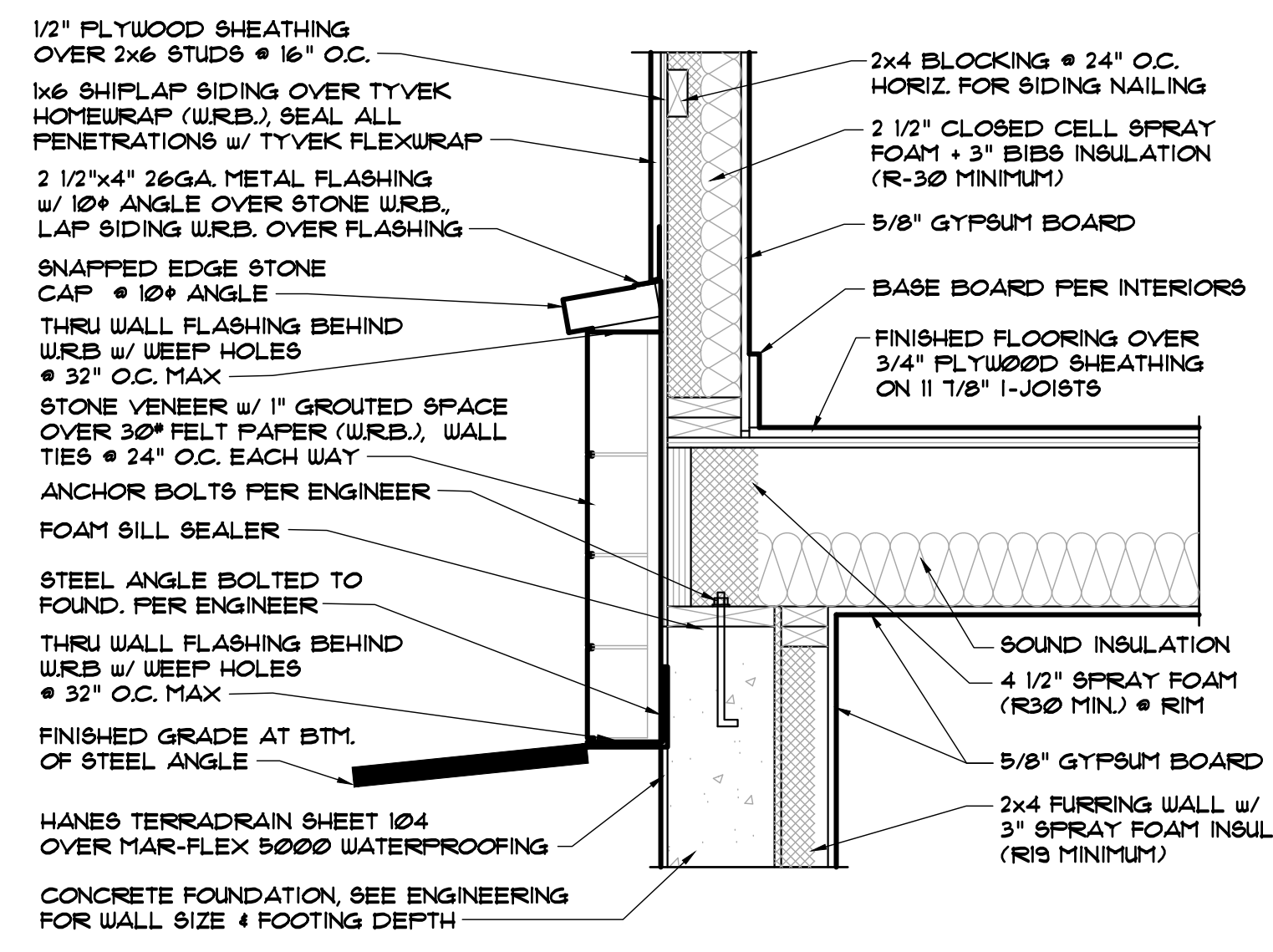
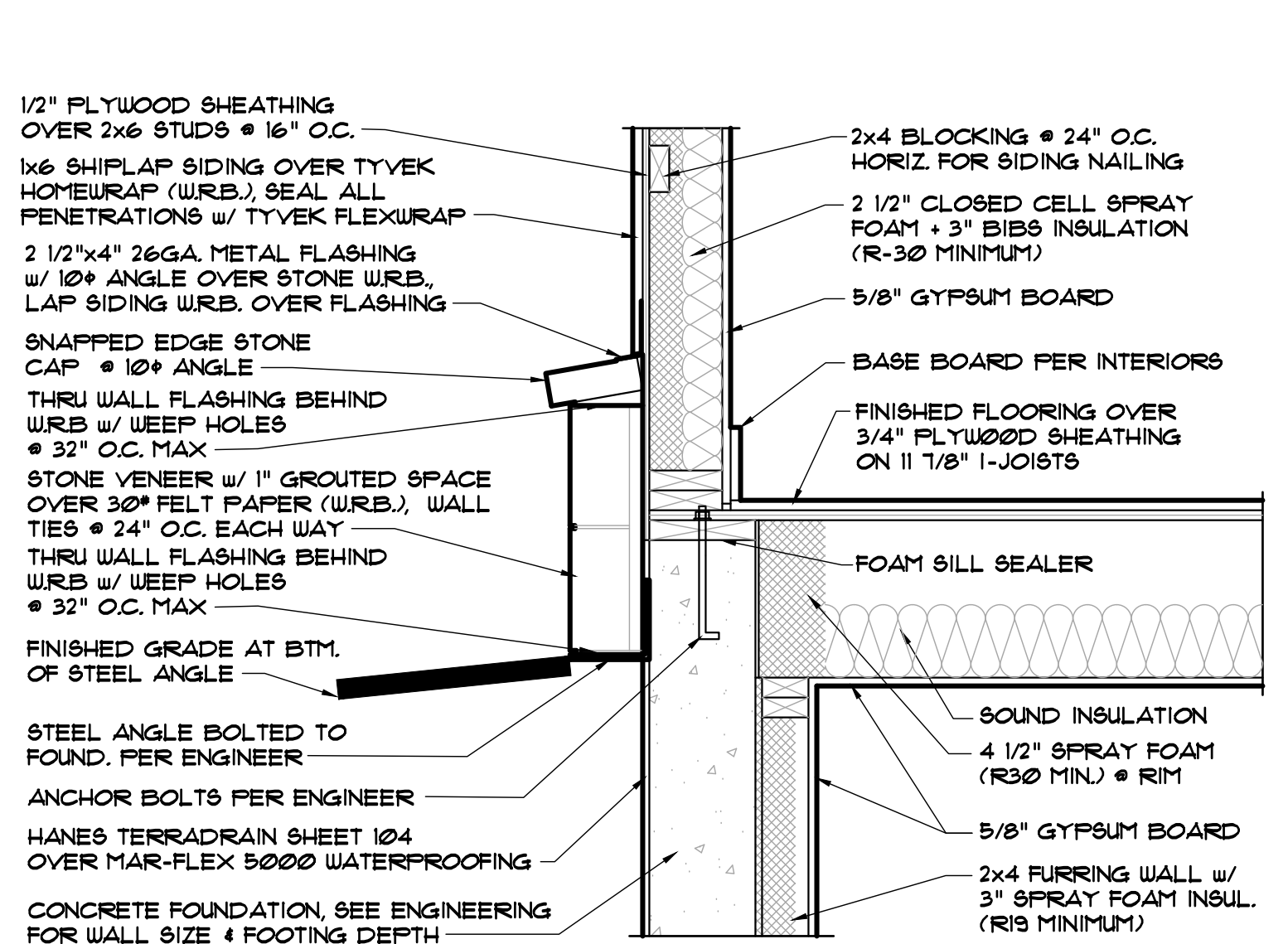
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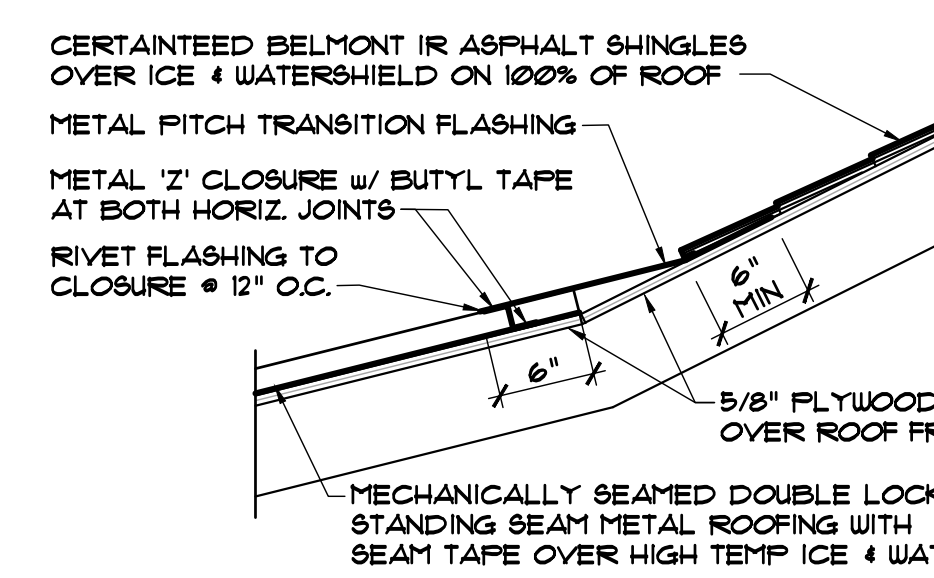
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A3.1

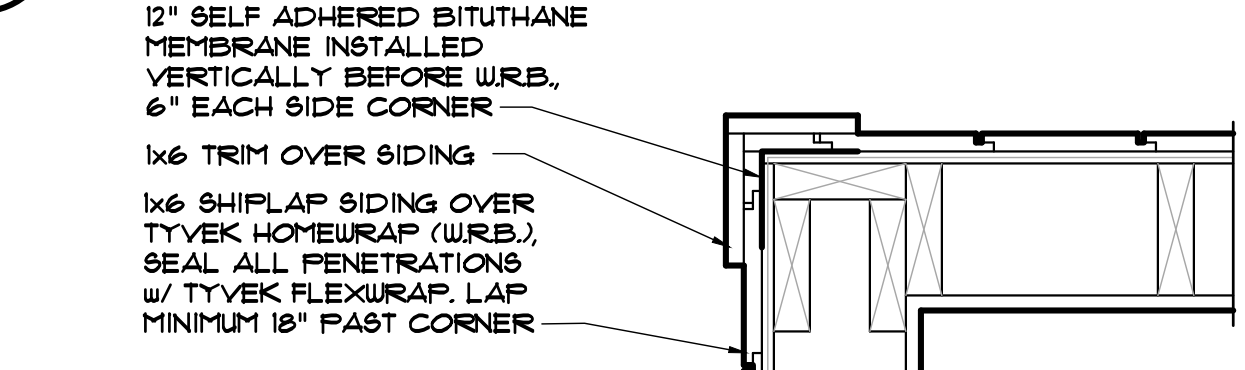
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13 VALLEY FLASHING
A3.3 NT9



12 PITCH CHANGE FLASHING
A3.3



VERTICAL SIDING

11 EXTERIOR CORNER DETAIL
A3.3

SUBSLAB DEPRESSURIZATION RADON SYSTEM (PASSIVE):

1. 4" GAS PERMEABLE GRAVEL OVER SUB-GRADE.
2. SOIL-GAS-RETARDER FABRIC OVER GRAVEL & SEALED TO ALL PENETRATIONS.
3. 1" FITTING VENT PIPE INSTALLED TO THE GRAVEL AND EXTENDING TO 12" ABOVE ROOF.
4. A VENT PIPE SHALL BE INSTALLED IN EACH ZONE BROKEN BY INTERNAL SPREAD FOOTINGS.
5. RADON VENTS MUST RUN THROUGH INTERIOR FRAME WALLS.
6. ROUTING TO BE DETERMINED BY GENERAL CONTRACTOR.

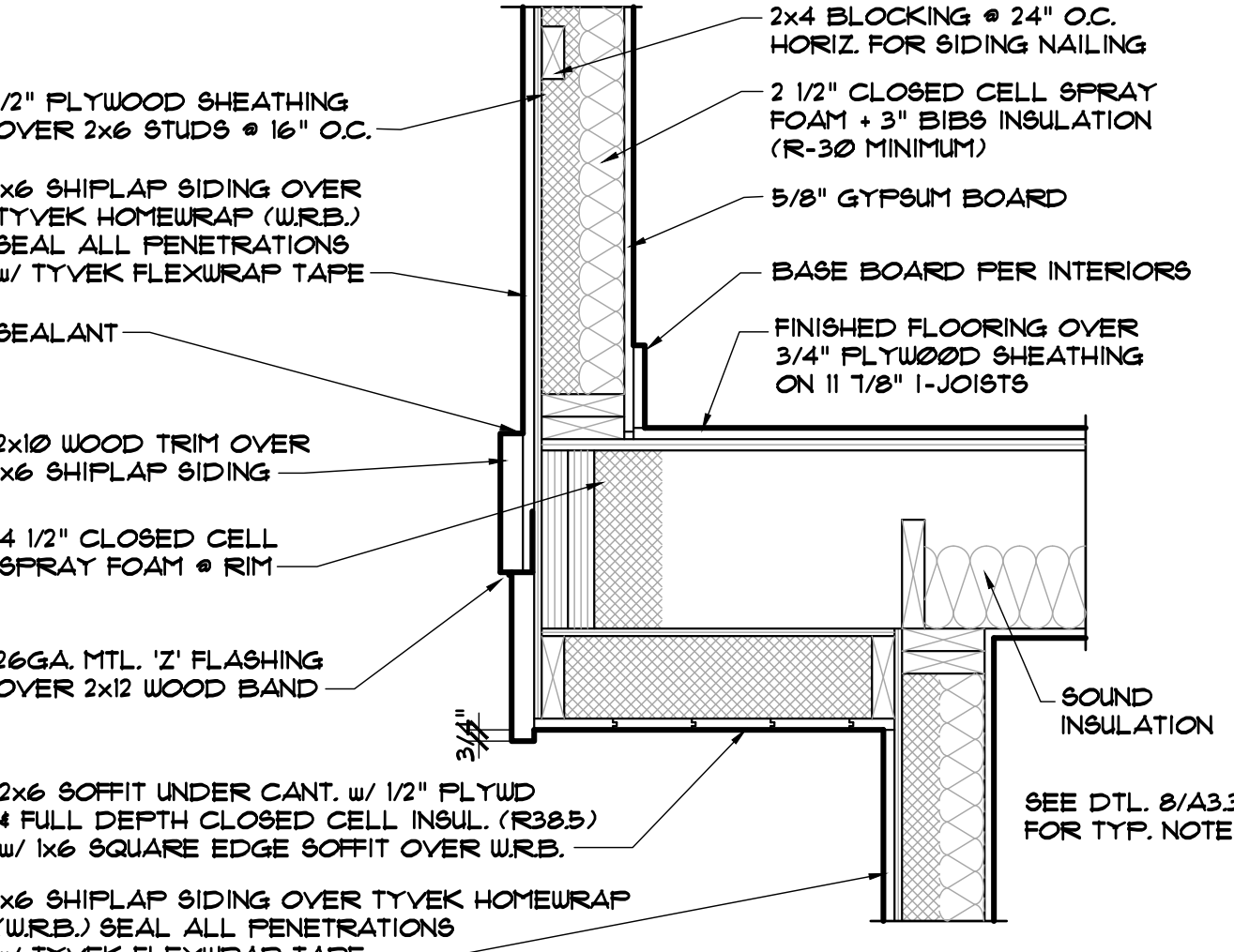
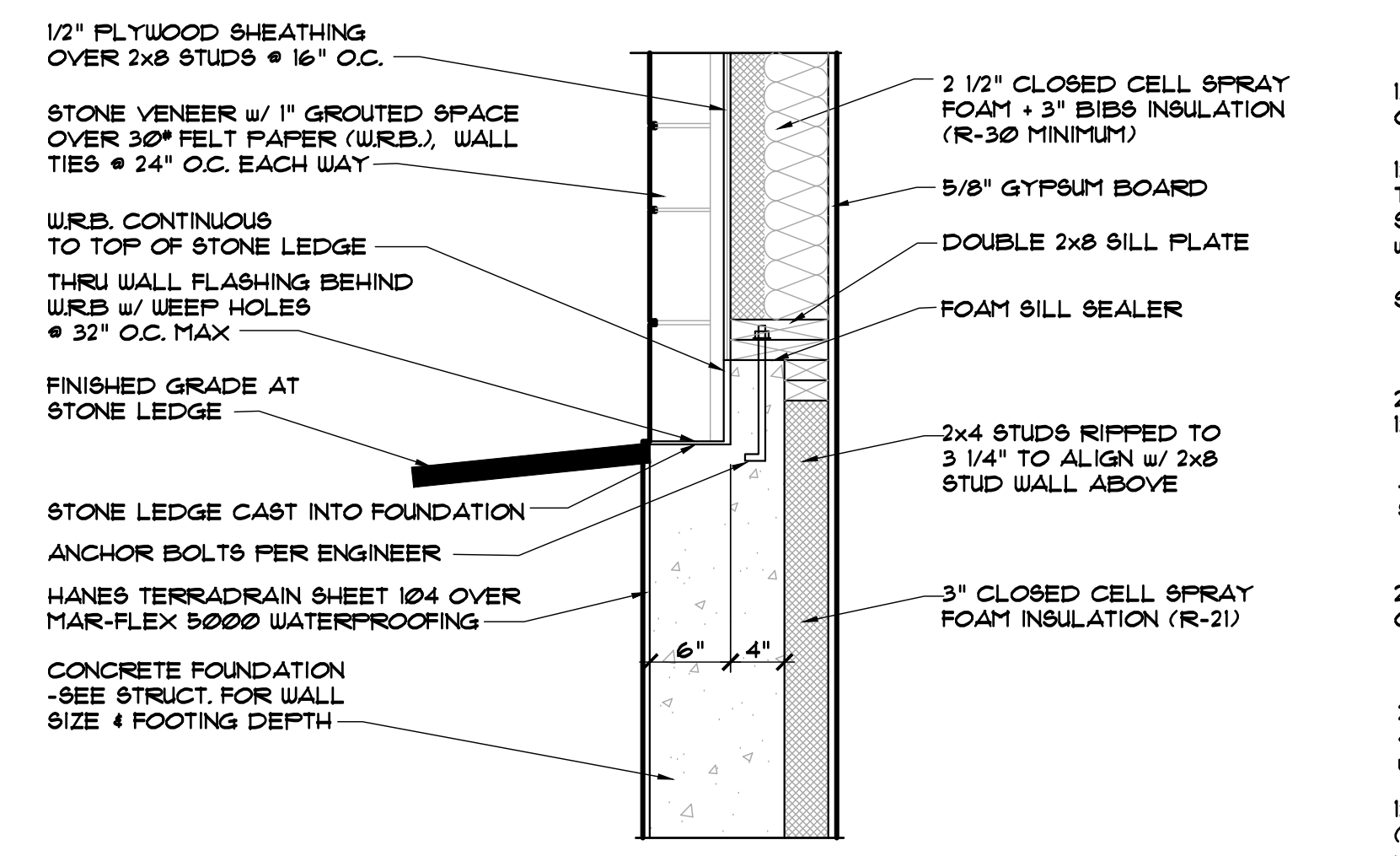
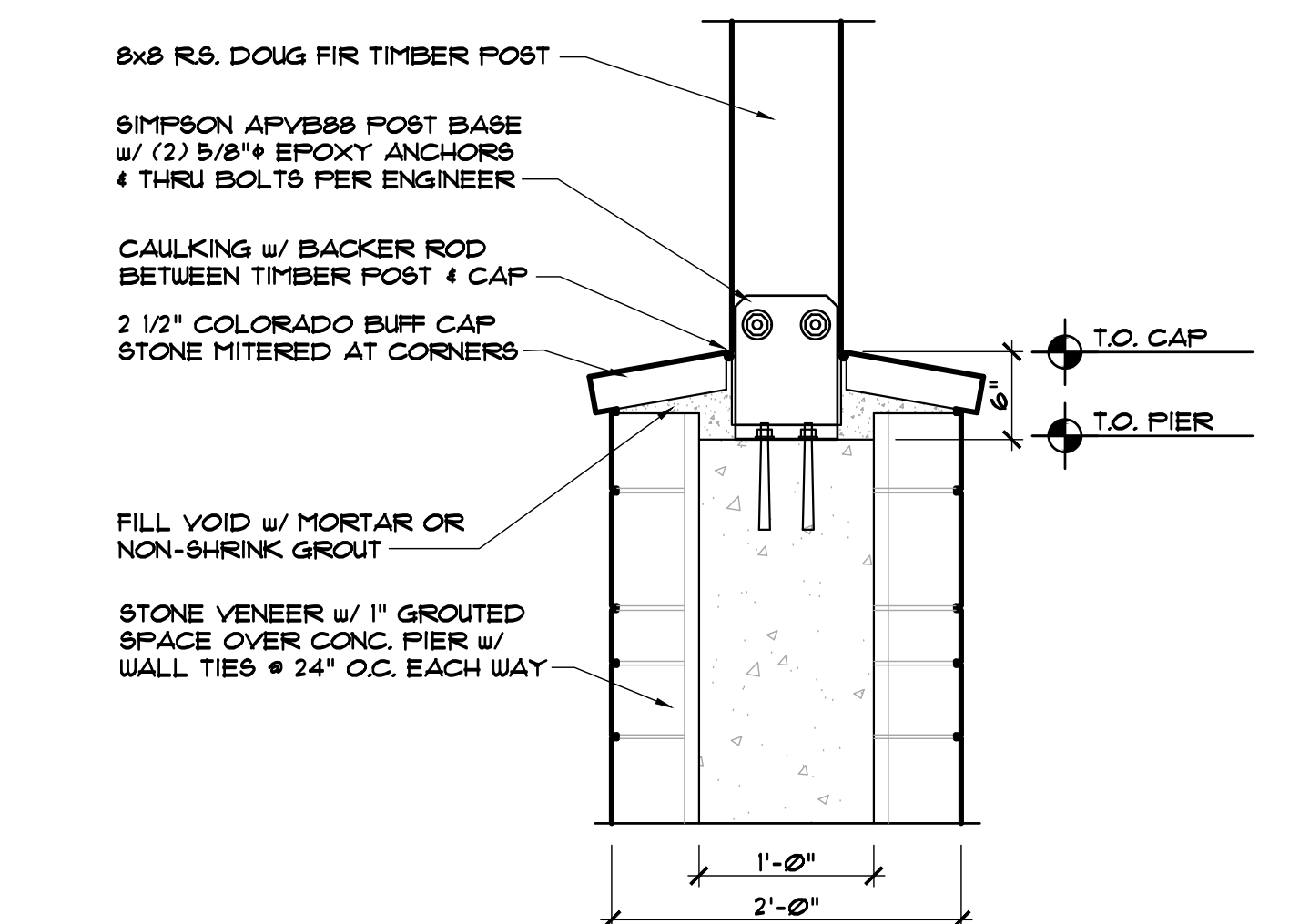
FOUNDATION INSULATION & WATERPROOFING:

1. ALL FOUNDATION WALLS TO RECEIVE MARFLEX 5000 SPRAY ON WATERPROOFING.
2. WHERE CONCRETE SLAB IS LESS THAN 12" BELOW GRADE (WALK-OUT CONDITIONS & GARAGE SLABS) 2" RIGID FOAM INSULATION BOARD (R-10 MIN) IS TO BE INSTALLED TO 4'-0" MINIMUM DEPTH BELOW GRADE.
3. HANE5 TERRADRAIN SHEET 104 DRAINAGE MATT TO BE INSTALLED AT ALL WALLS PER SOILS REPORT.

8 FLOOR ASSEMBLY HANGING INSIDE FOUNDATION WALL
A3.3

9 FLOOR ASSEMBLY BEARING ON FOUNDATION WALL
A3.3

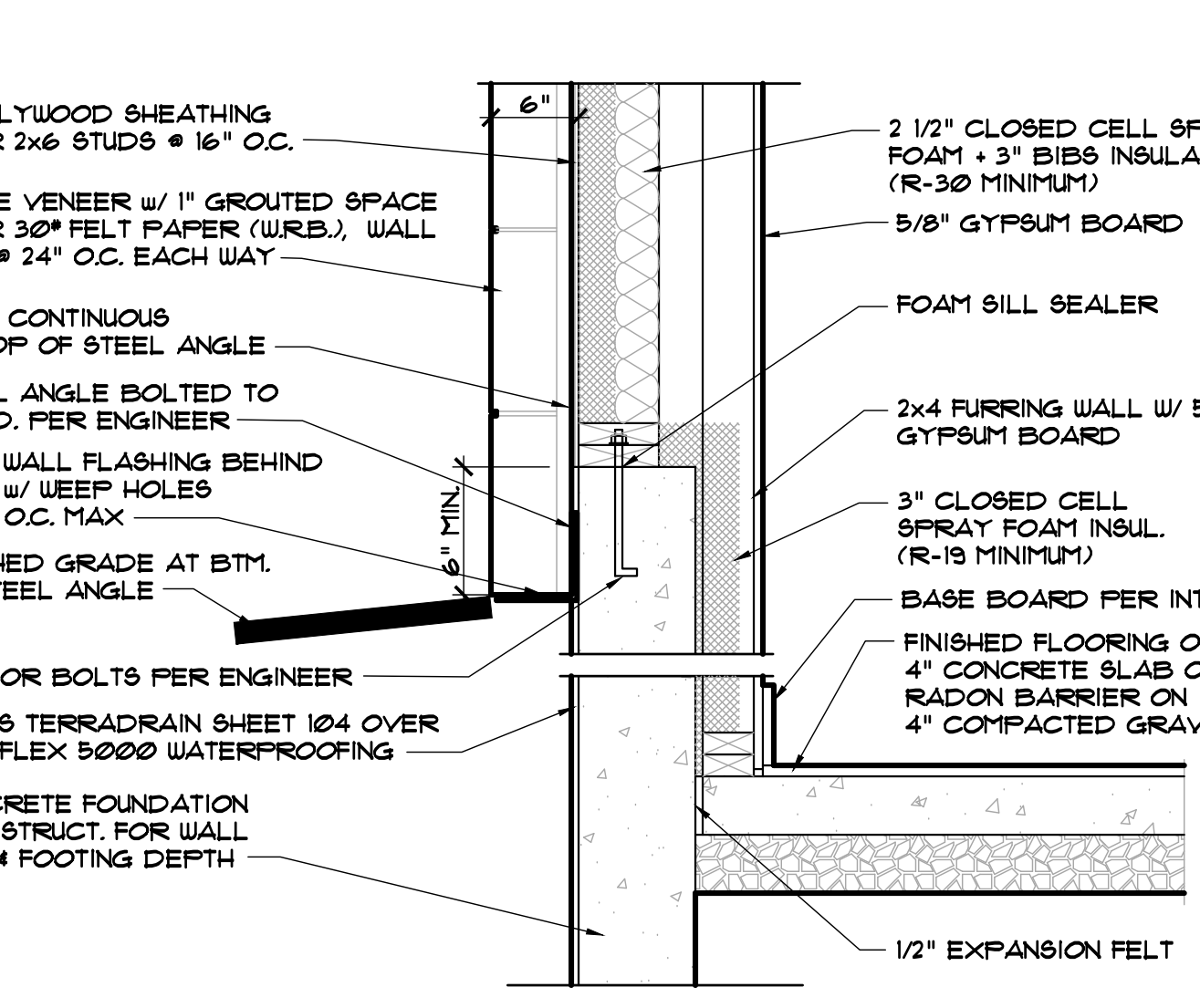
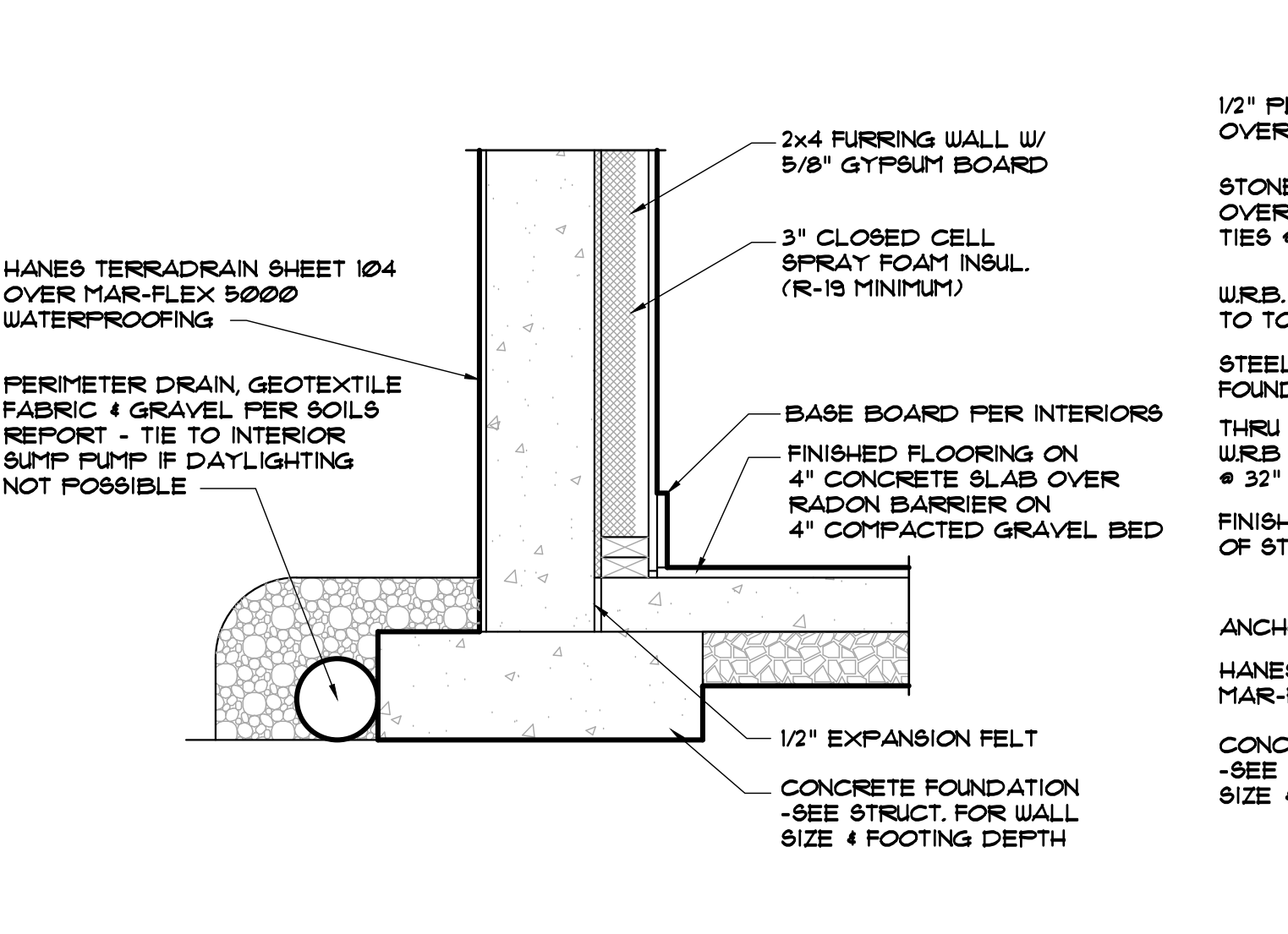
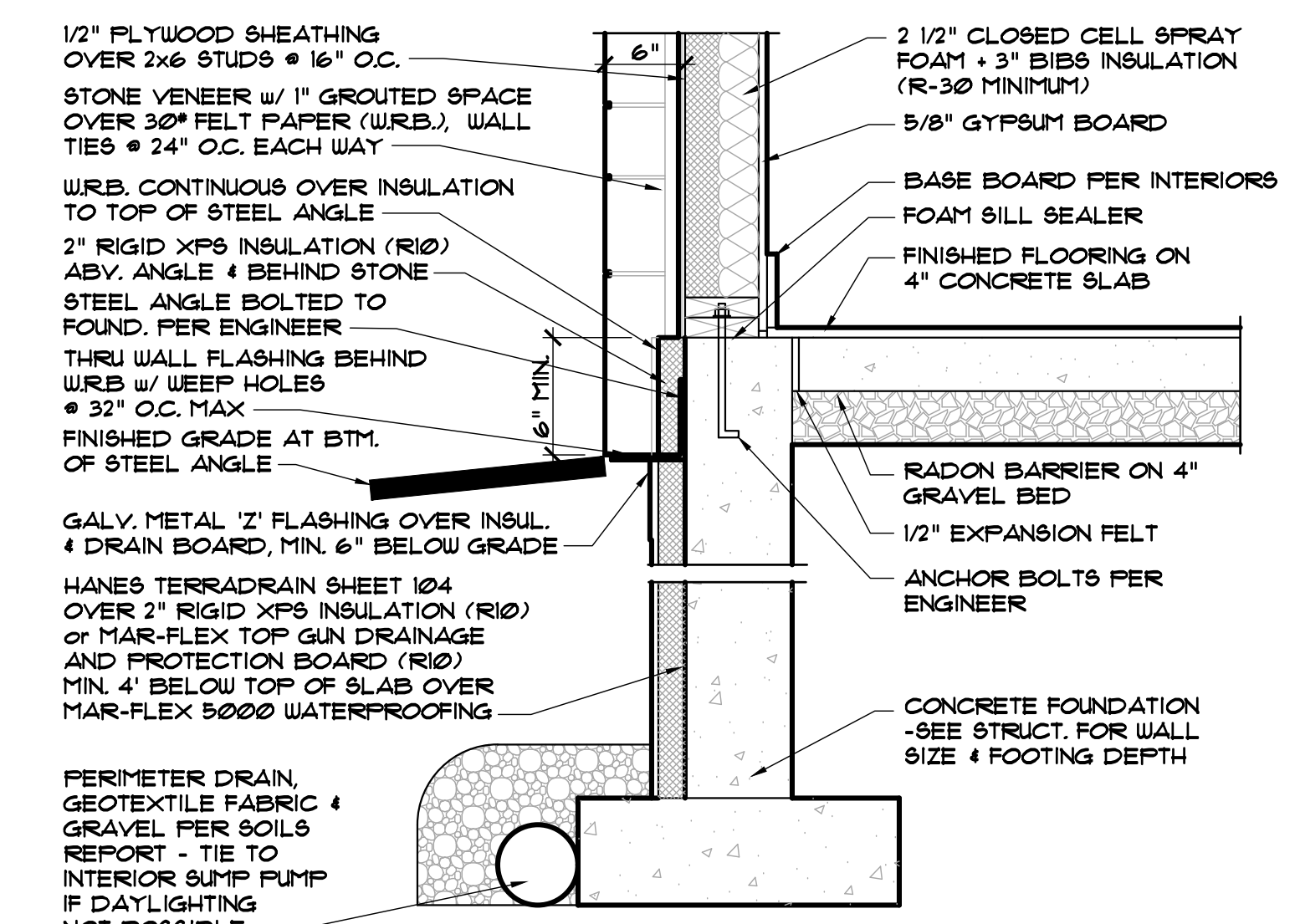
10 FLOOR ASSEMBLY ON FRAMING WALL BEARING
A3.3



5 STANDARD TIMBER POST ON STONE BASE
A3.3

6 FOUNDATION @ CORNER STAIR WITH STONE LEDGE SUPPORT
A3.3

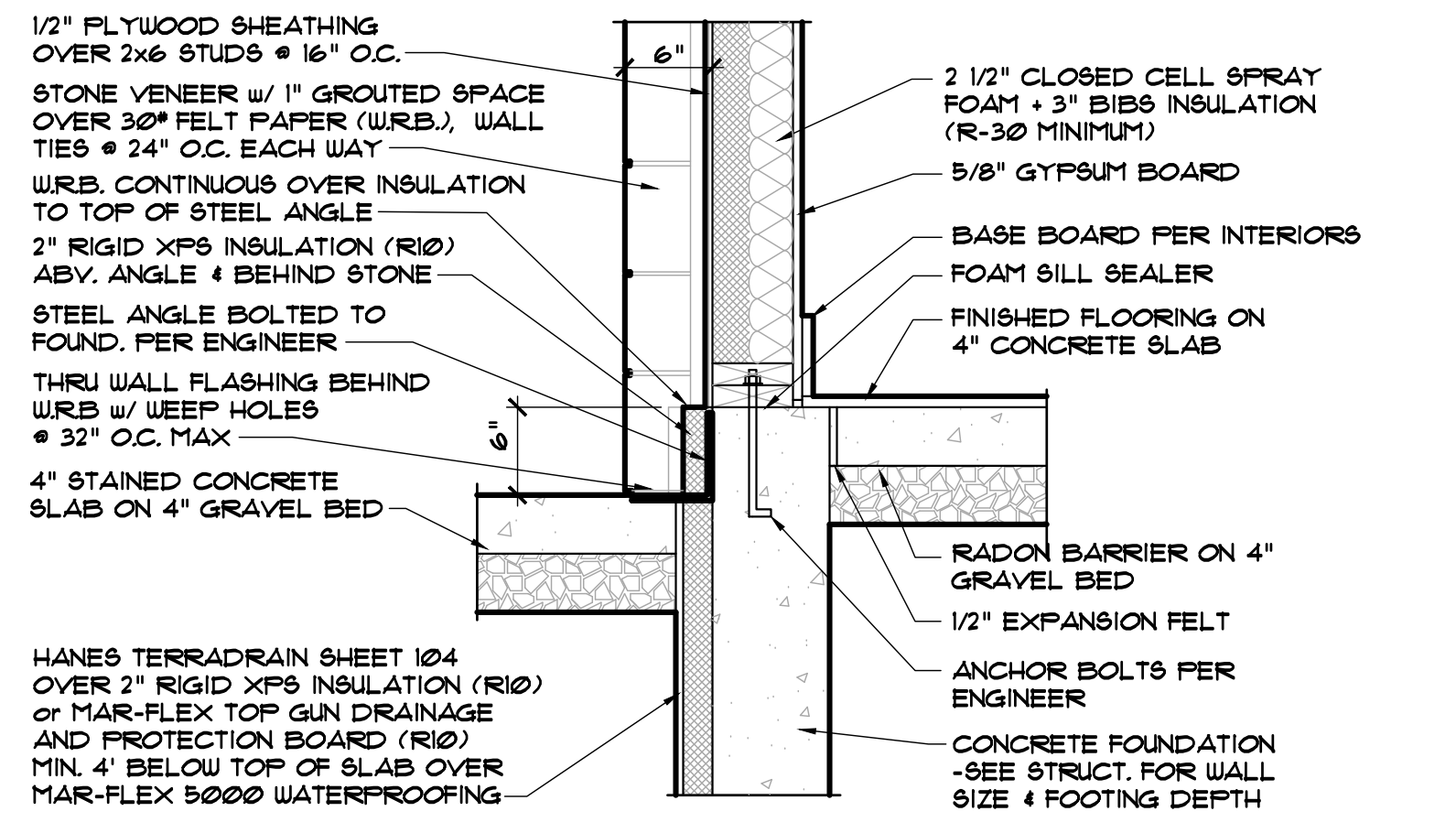
7 CANTILEVERED FLOOR OVER FRAME WALL
A3.3



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

2 FULL FOUNDATION WALL WITH SLAB
A3.3

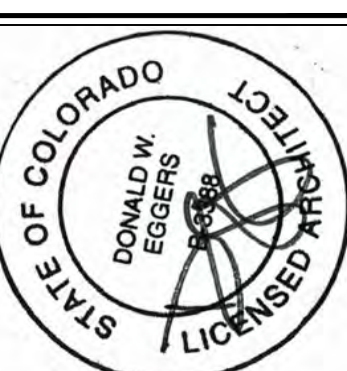
3 FOUNDATION ABOVE SLAB HEIGHT WITH STEEL STONE SUPPORT
A3.3



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

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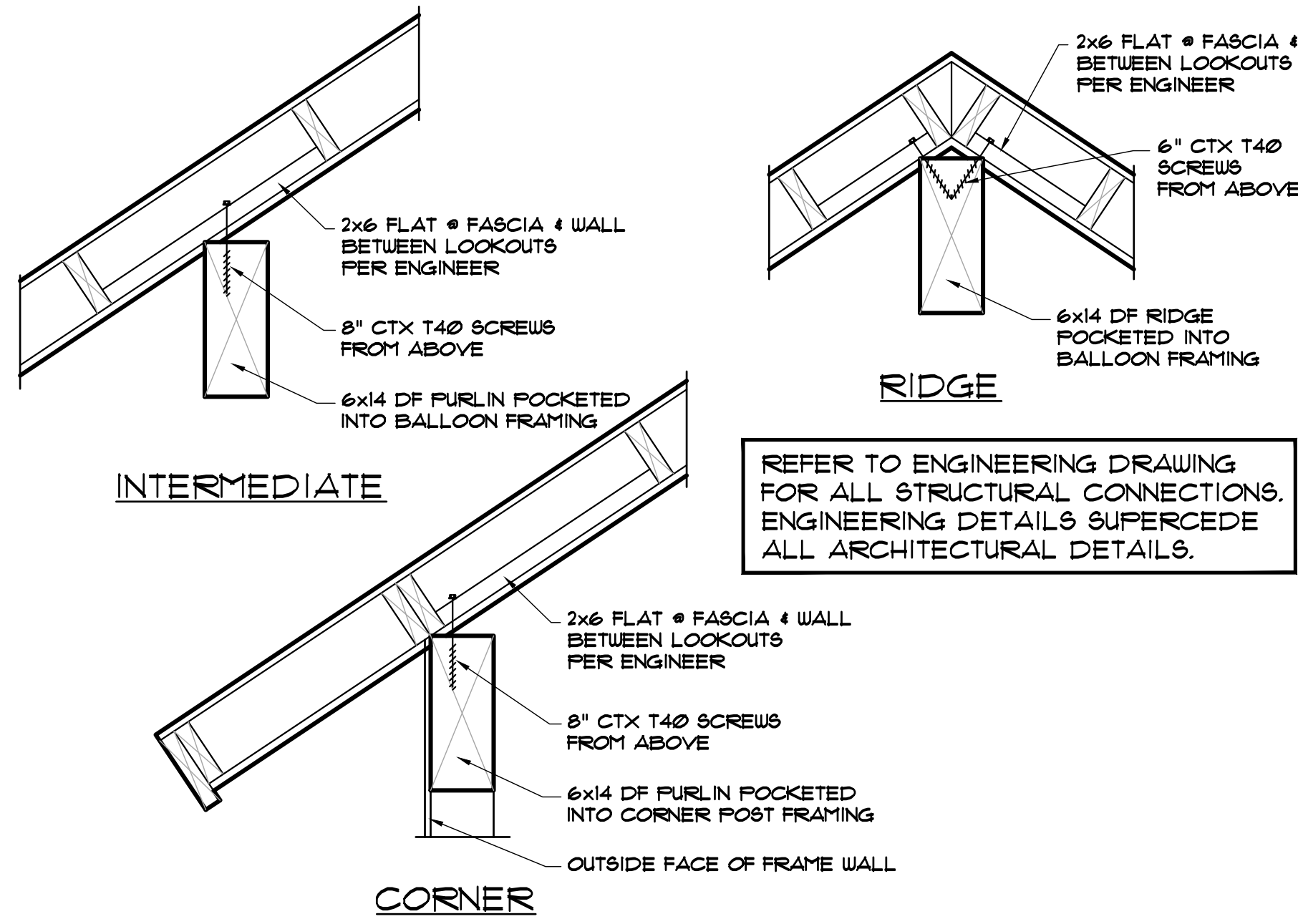
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PROJECT NO: 2412-22 L03

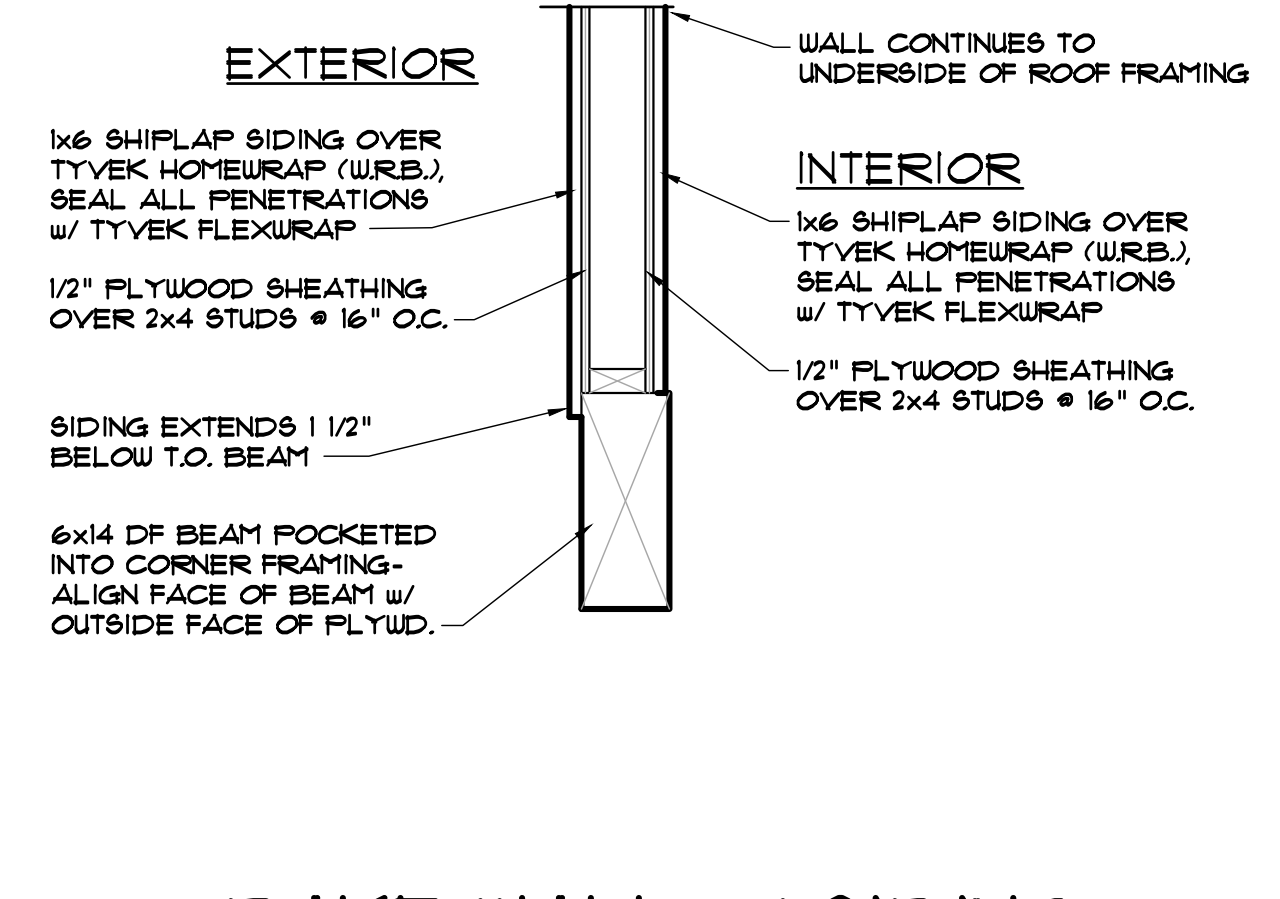
| ISSUED | DATE | BY | COMMENTS |
|--------|----------|-----|------------------|
| 13 | 2-04-26 | DUE | OWNER REVISIONS |
| 12 | 12-12-25 | DUE | CONSTRUCTION SET |
| 11 | 11-17-25 | DUE | OWNER REVISIONS |
| 10 | 10-11-25 | DUE | OWNER REVISIONS |

A3.3

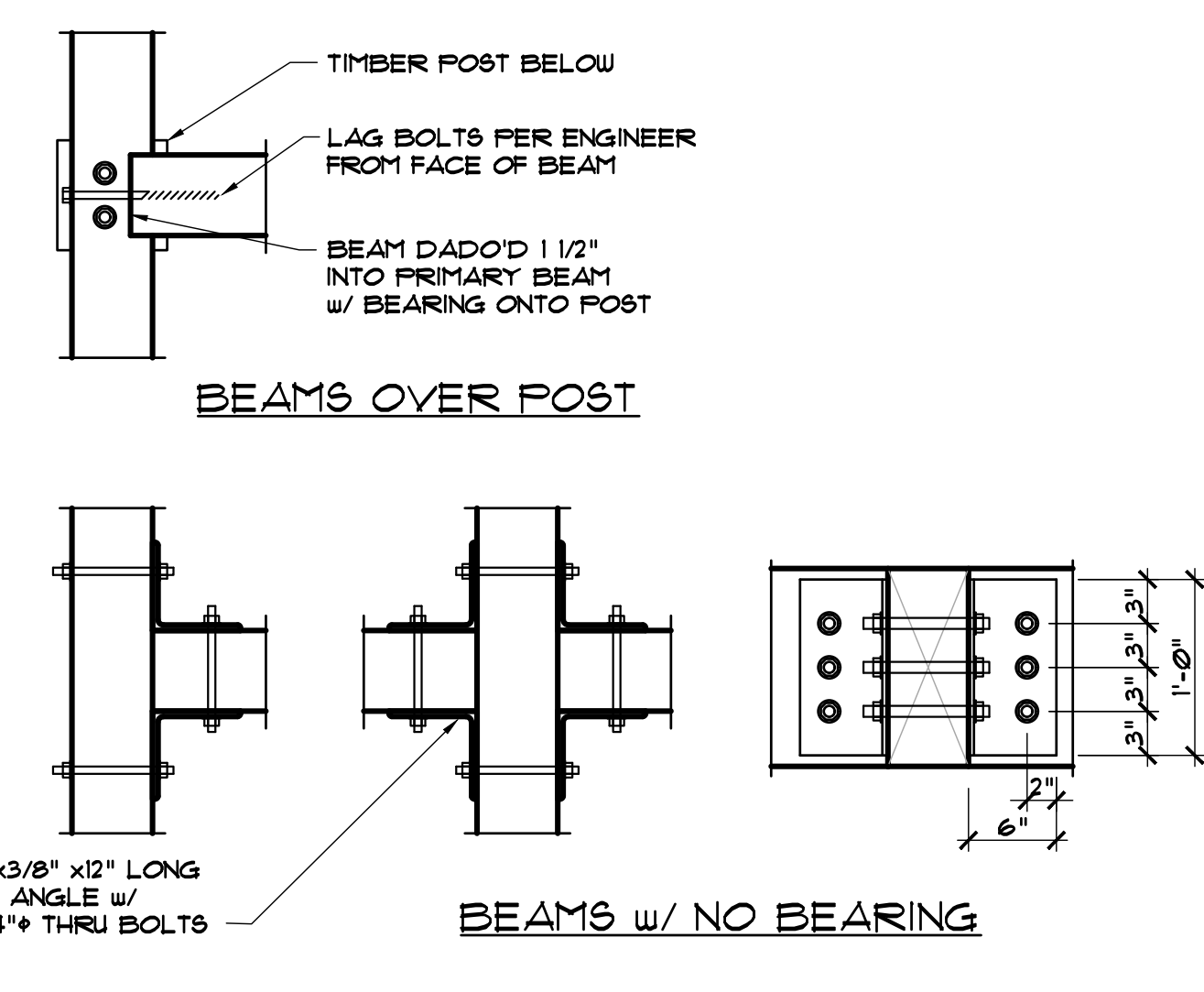
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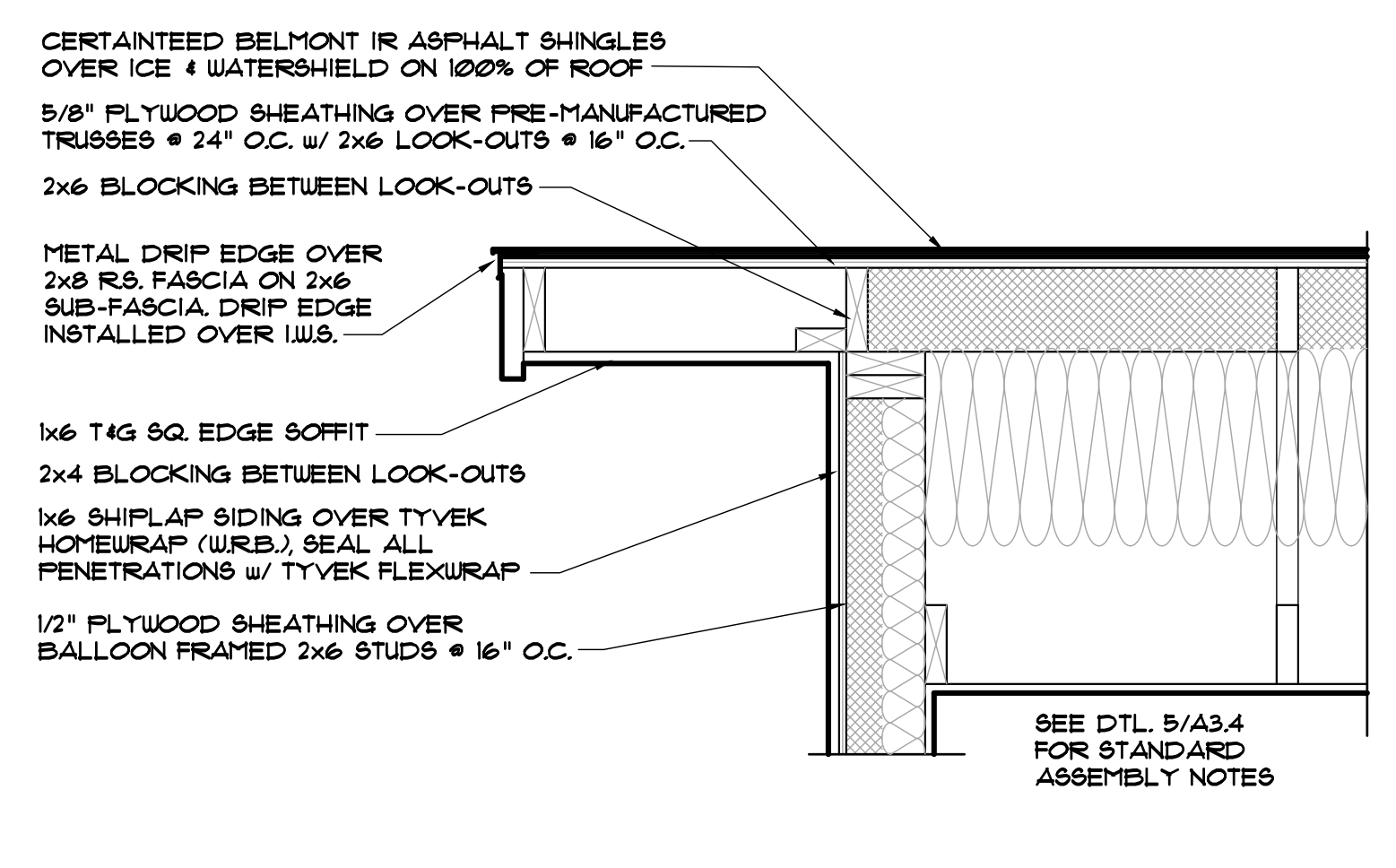
9 DECO PURLIN ATTACHMENT
A3.4 1" 1'-0"



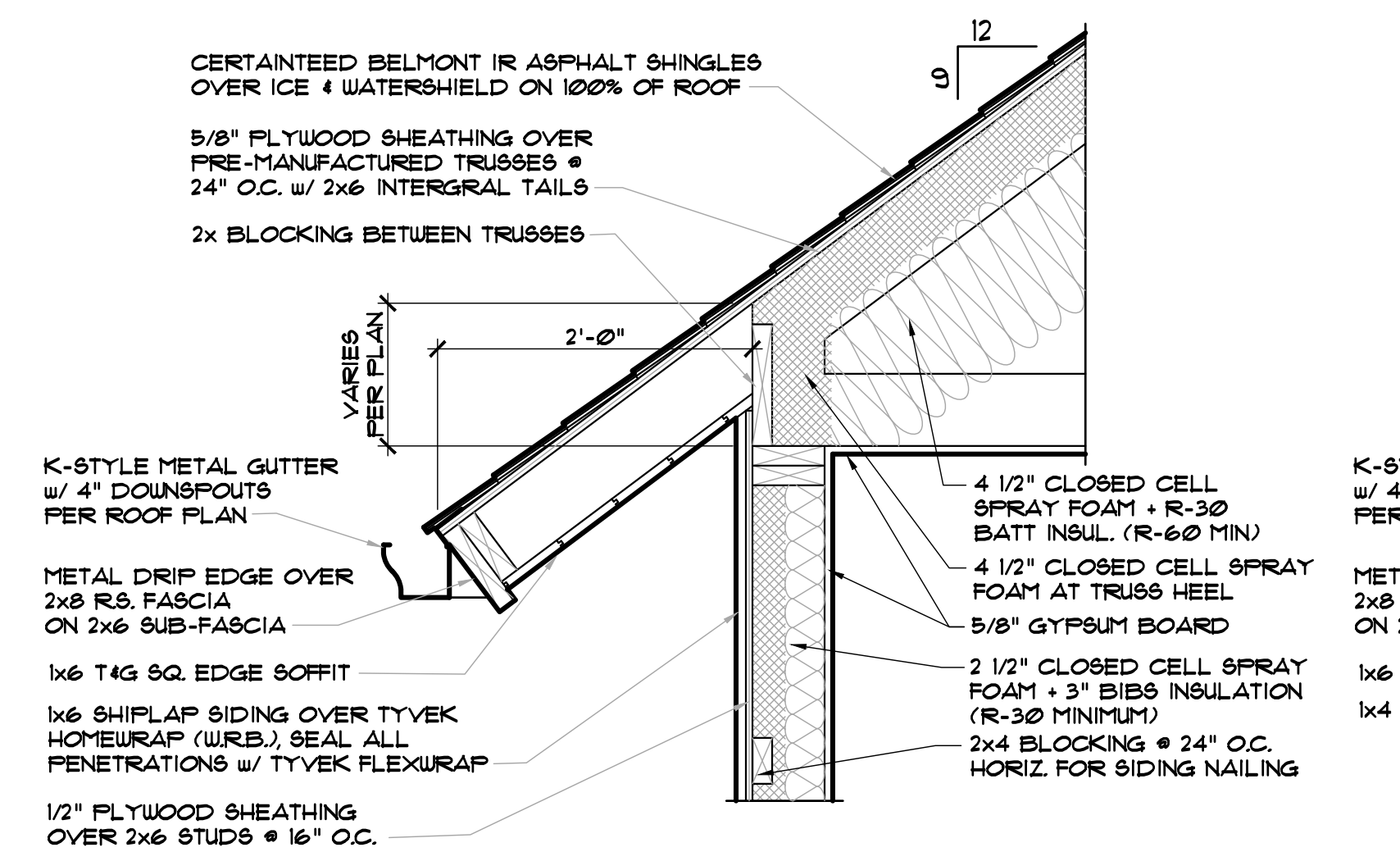
10 RAKE WALL w/ SIDING ABOVE TIMBER BEAM
A3.4 1" 1'-0"



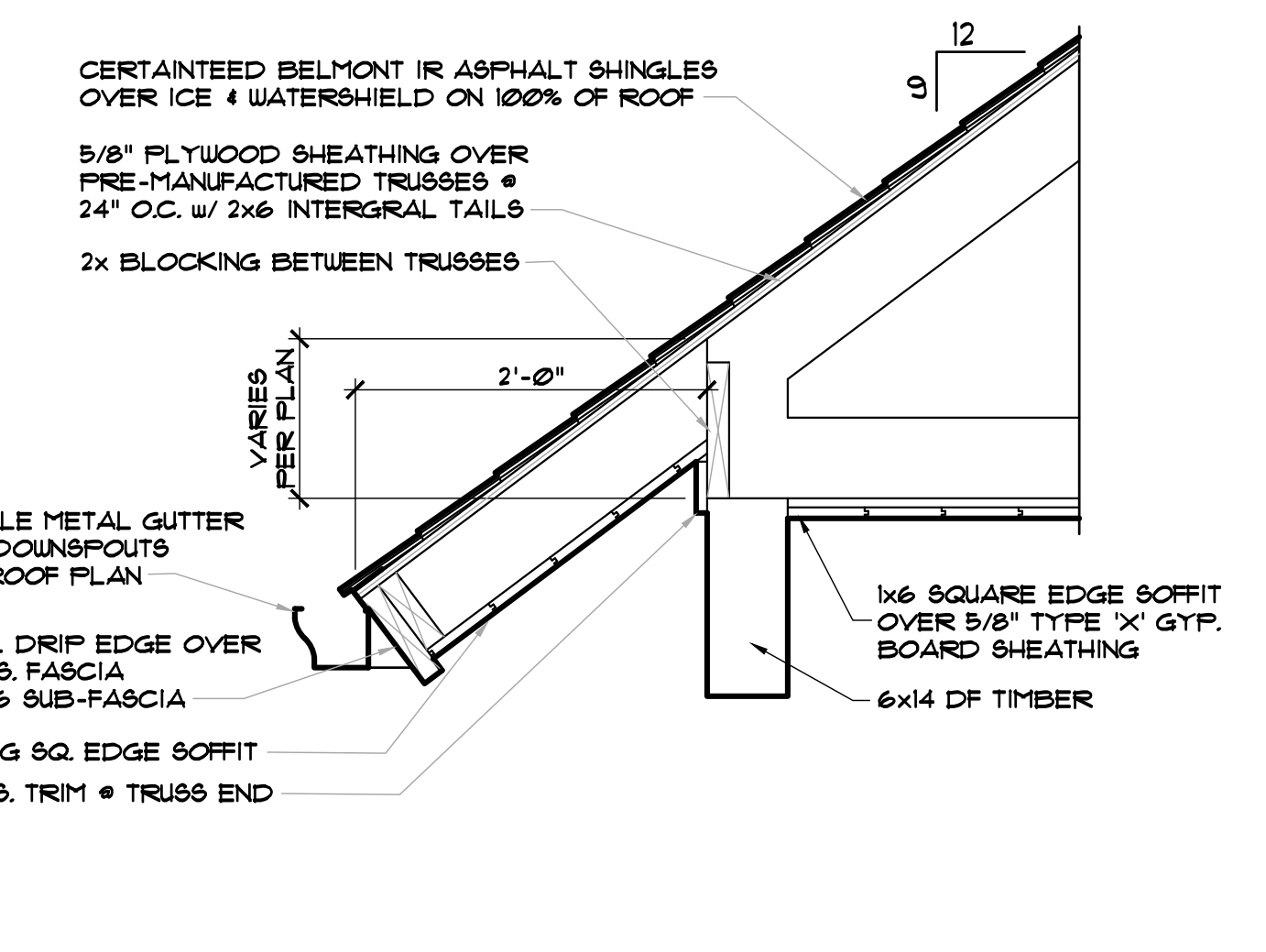
11 TIMBER BEAM CONNECTIONS
A3.4 1" 1'-0"



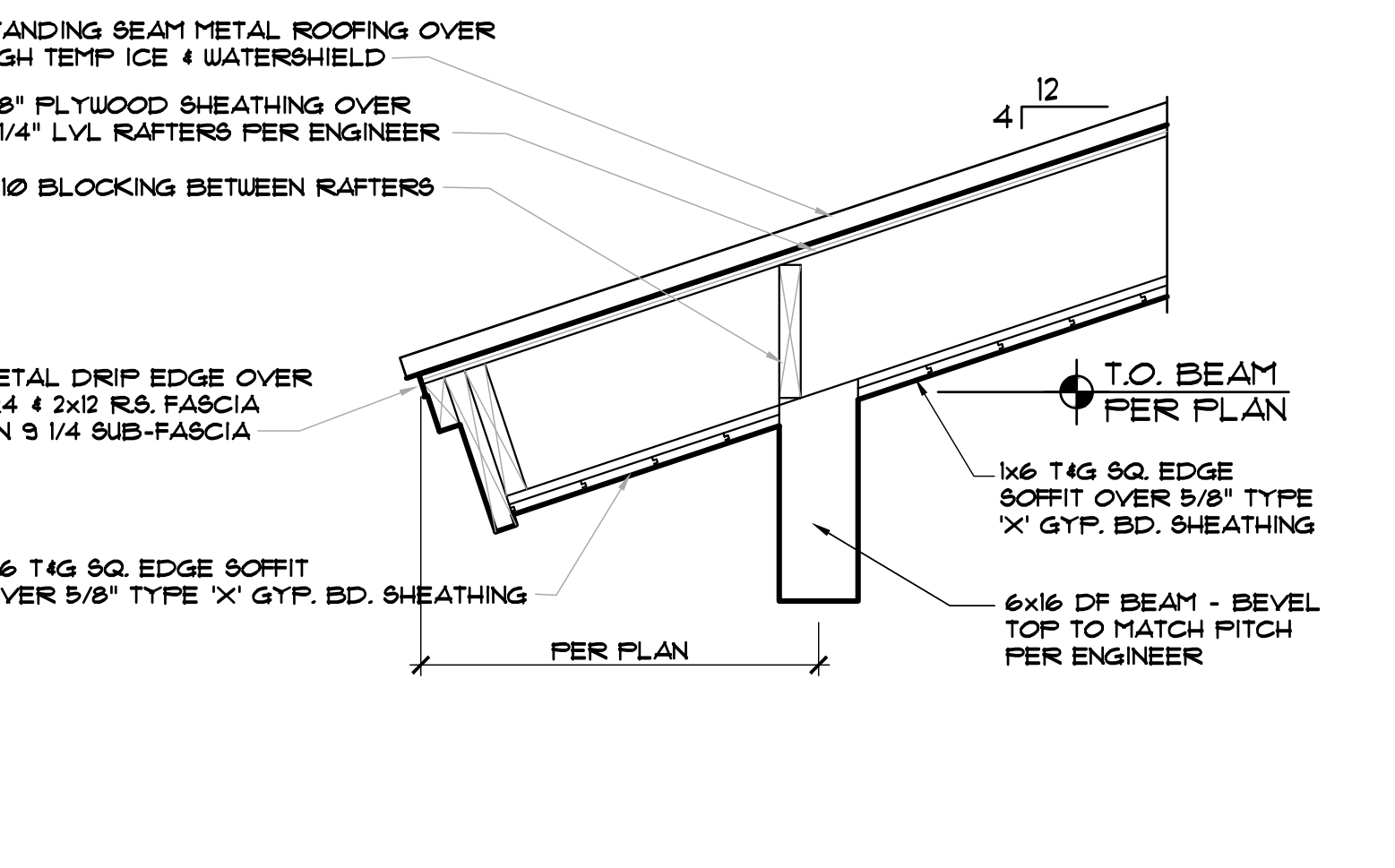
12 RAKE DETAIL w/ SHINGLES
A3.4 1" 1'-0"



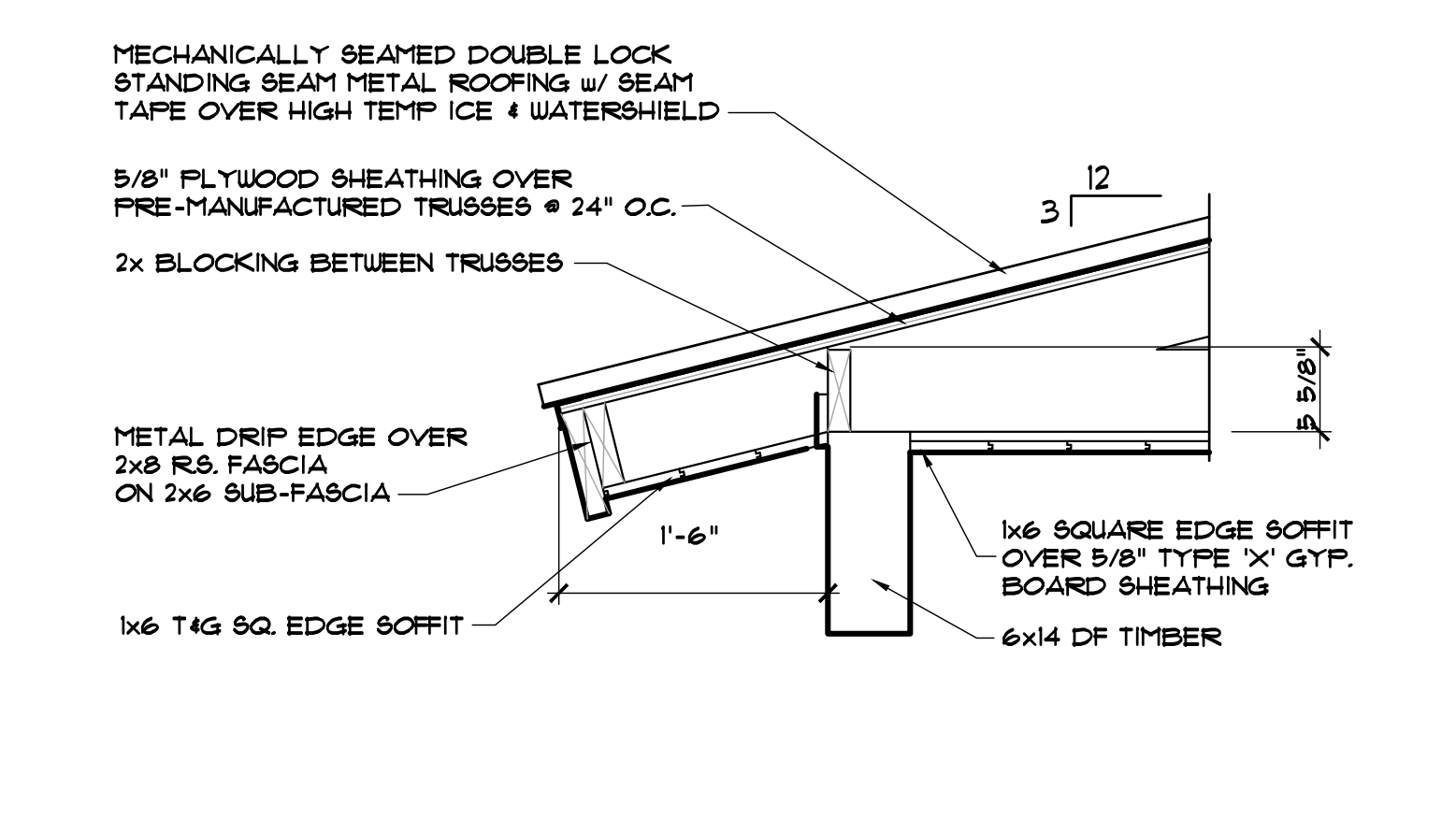
5 EAVE DETAIL w/ 9:12 PITCH ON BEARING WALL
A3.4 1" 1'-0"



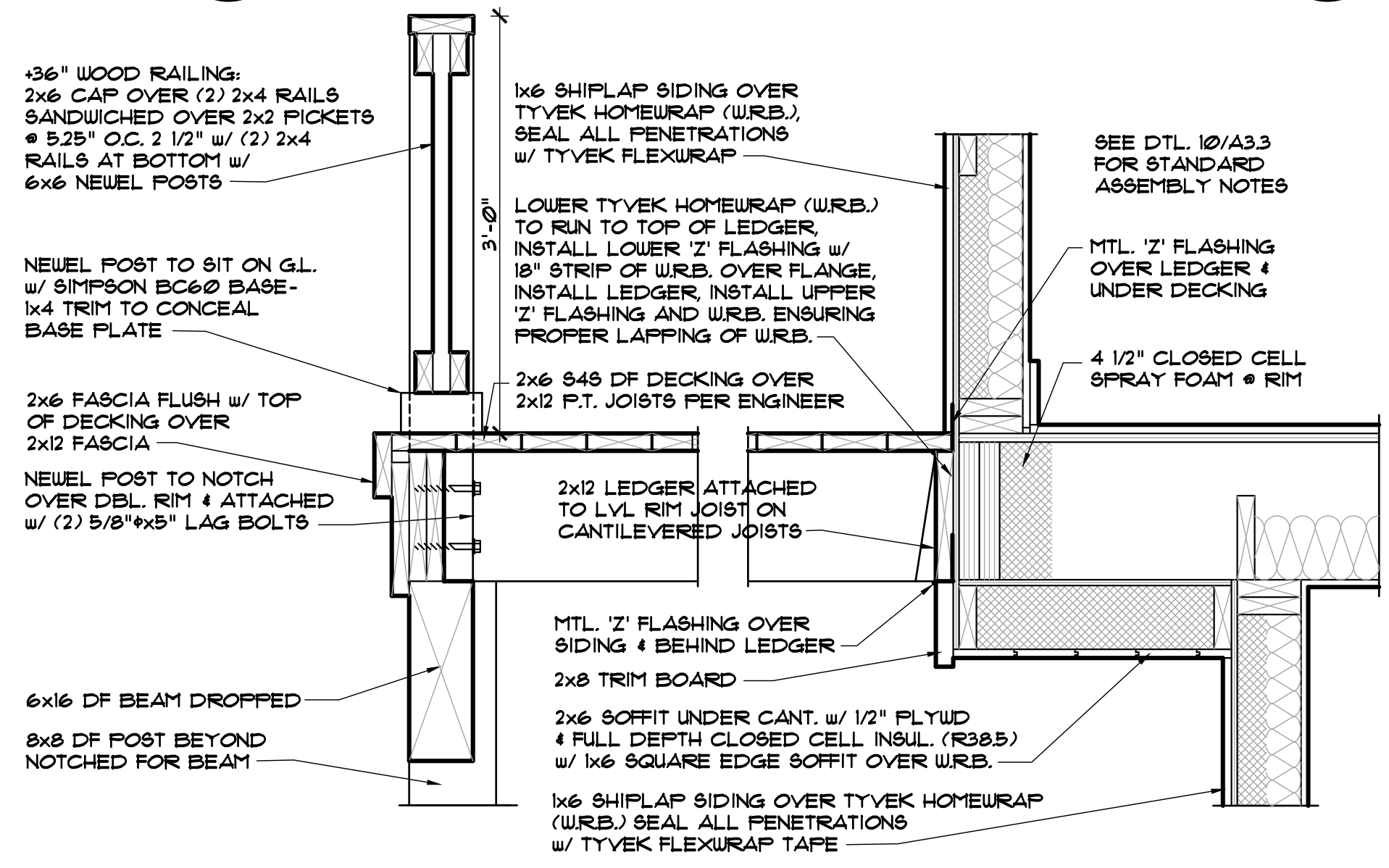
6 EAVE DETAIL w/ 9:12 PITCH ON TIMBER BEAM
A3.4 1" 1'-0"



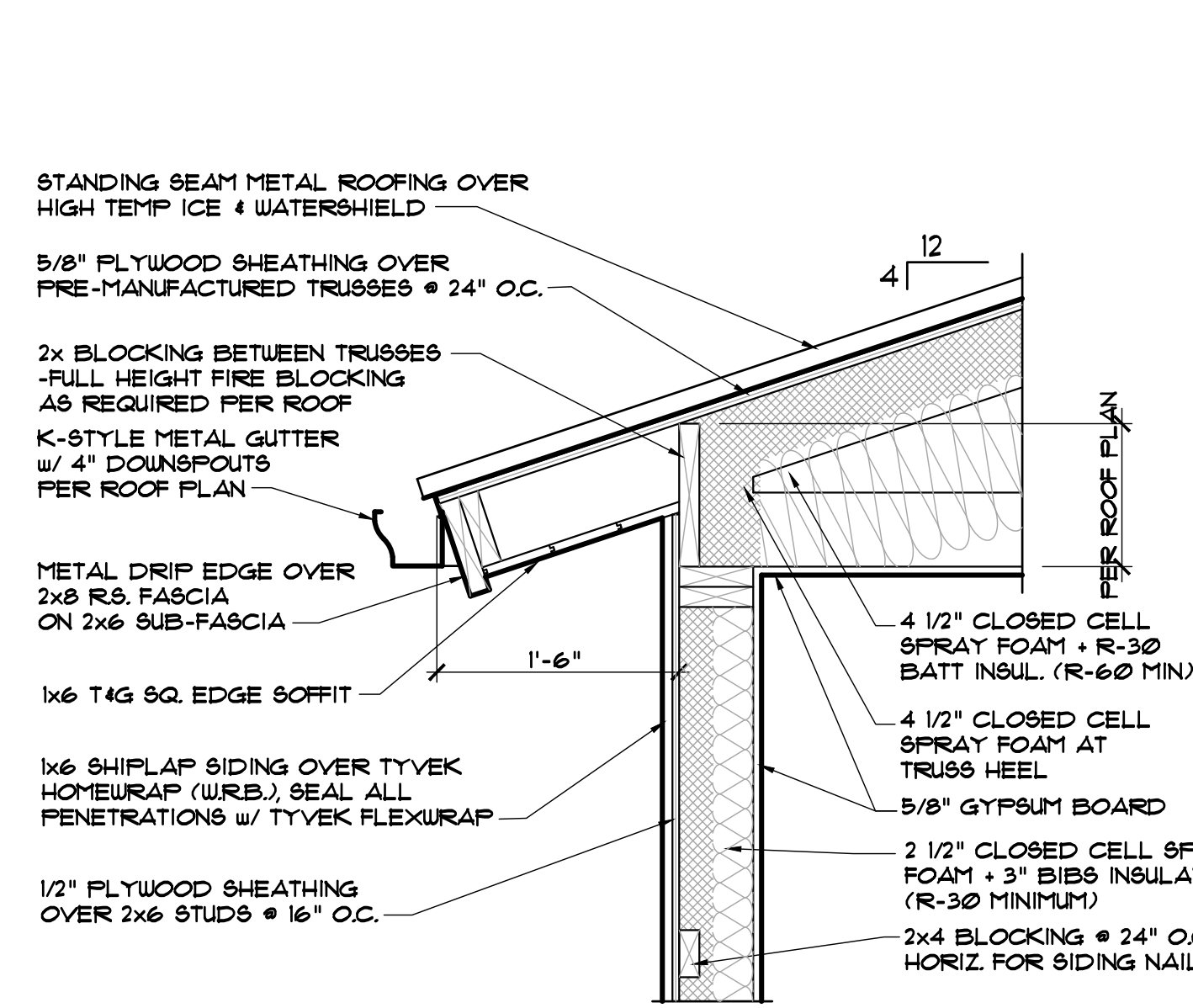
7 EAVE DETAIL w/ 4:12 PITCH RAFTERS ON TIMBER BEAM
A3.4 1" 1'-0"



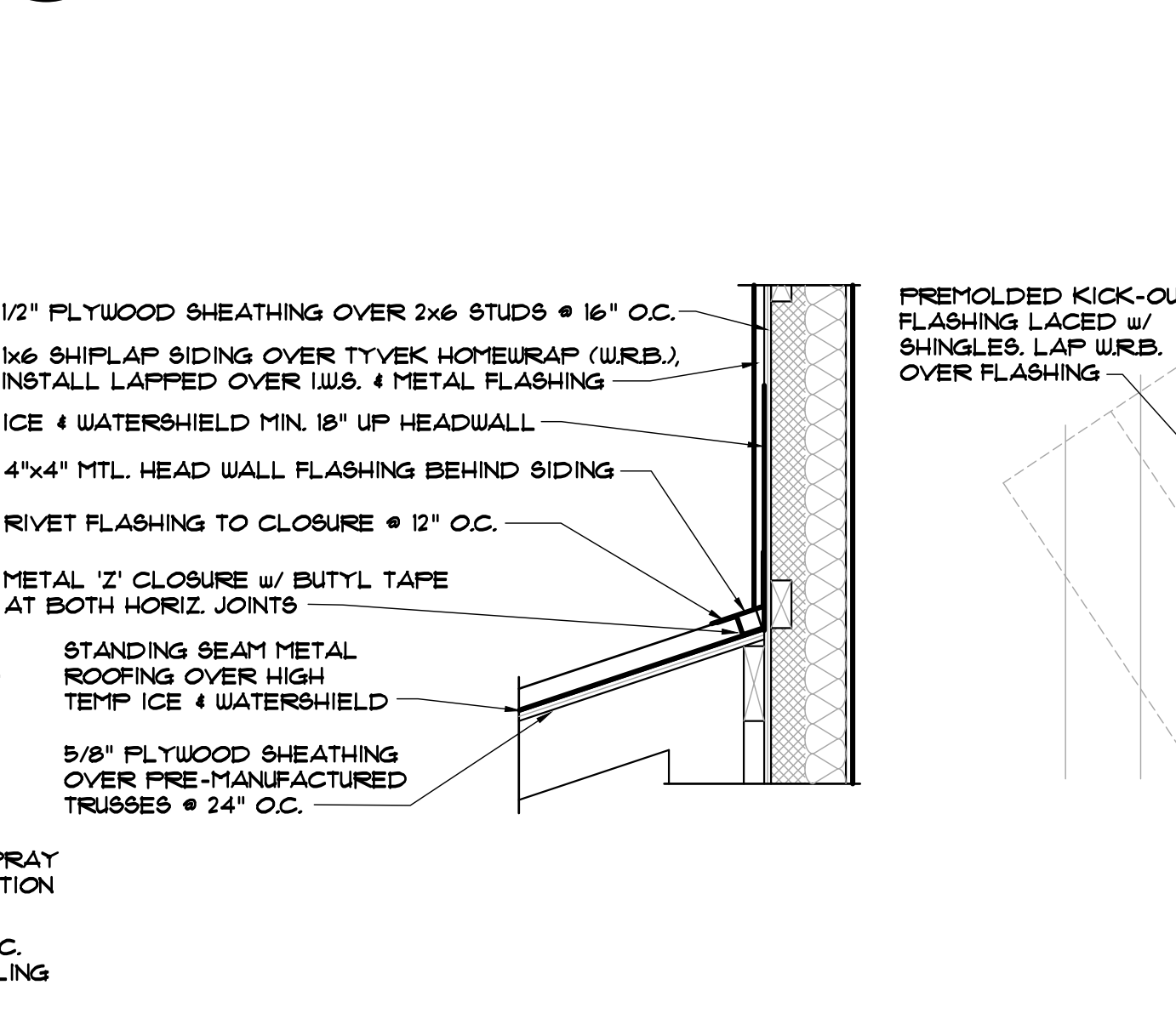
8 EAVE DETAIL w/ 3:12 PITCH ON TIMBER BEAM
A3.4 1" 1'-0"



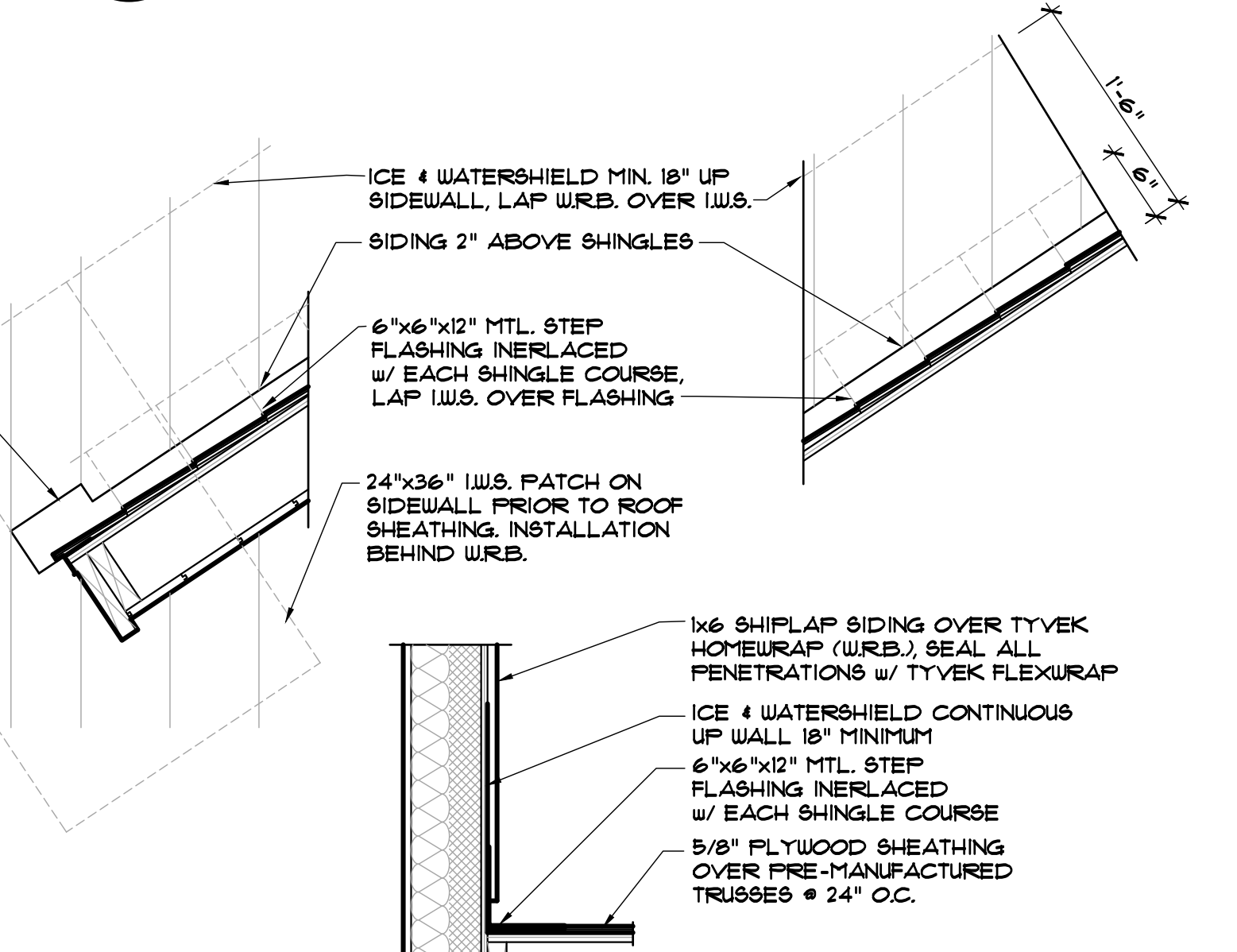
1 DECK RAILING, DECK EDGE AND DECK ASSEMBLY AT WALL
A3.4 1" 1'-0"



2 EAVE DETAIL w/ 4:12 PITCH ON BEARING WALL
A3.4 1" 1'-0"



3 HEAD WALL FLASHINGS
A3.4 1" 1'-0"

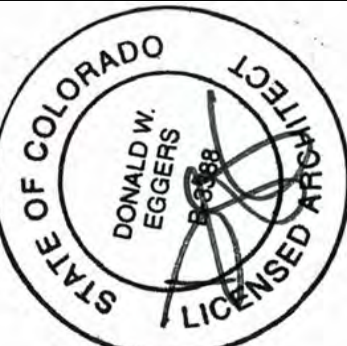


4 SIDE WALL FLASHINGS
A3.4 1" 1'-0"

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RESORT CONCEPTS
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EDWARDS, COLORADO
(970) 926-1720

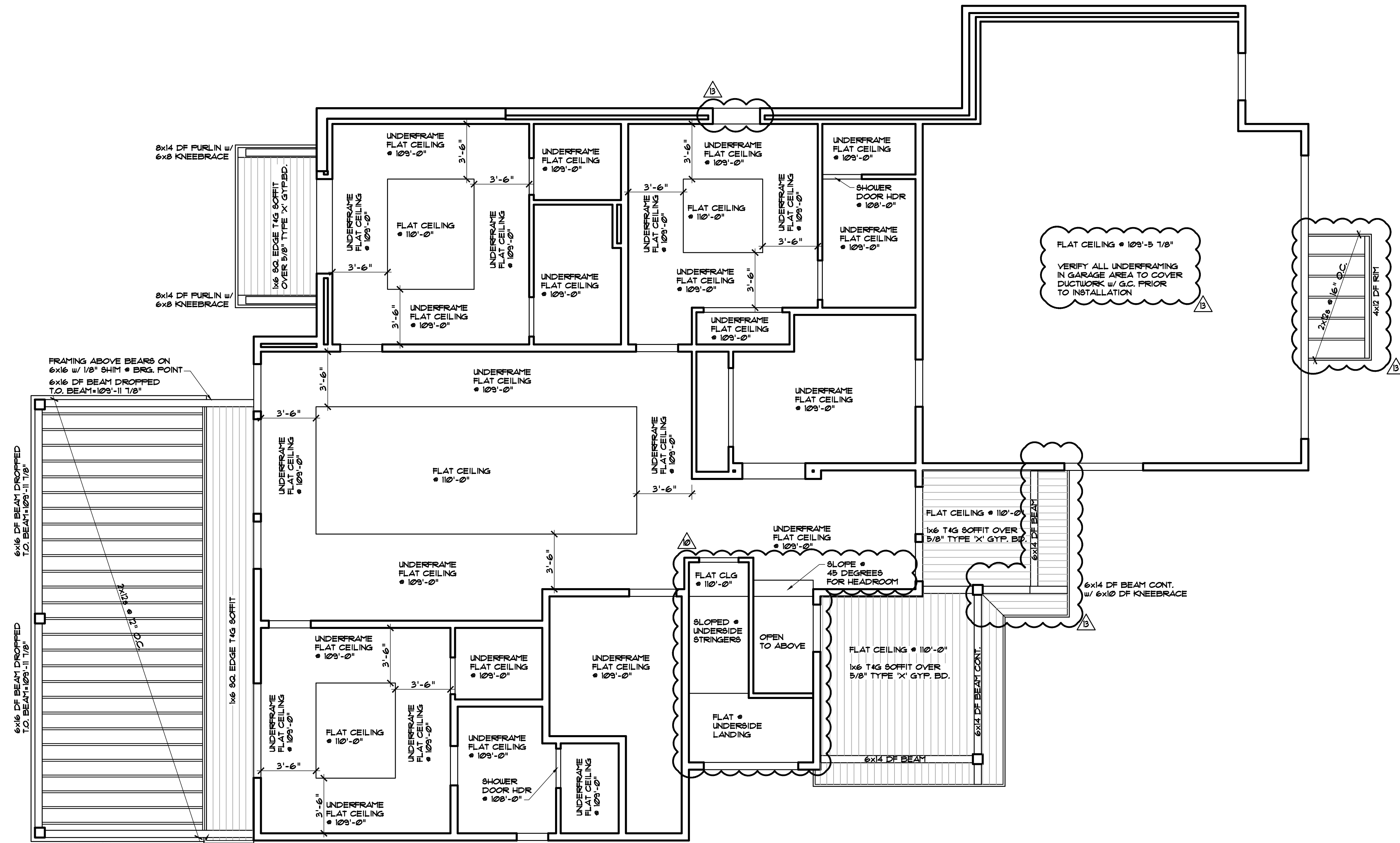


GOICOECHEA
226 MILES END LANE
LOT 03, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO. 2412-22 L03

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| | 10 | 10-11-25 | DUE | OWNER REVISIONS |

A3.4



- GENERAL NOTES:**
1. ALL DIMENSIONS ARE TO ROUGH FRAMING.
 2. ALL SOFFIT IS 1/4" T&G WOOD.
 3. ALL SOFFIT GREATER THAN 4'-0" REQUIRES 5/8" TYPE 'X' GYP. BD. SHEATHING UNDER SOFFIT.
 4. DROP CEILING ARE TO BE LOCATED AND SIZED AFTER MECHANICAL INSTALLATION. DO NOT INSTALL UNTIL AFTER MECHANICAL COMPLETED.

LOWER LEVEL CEILING

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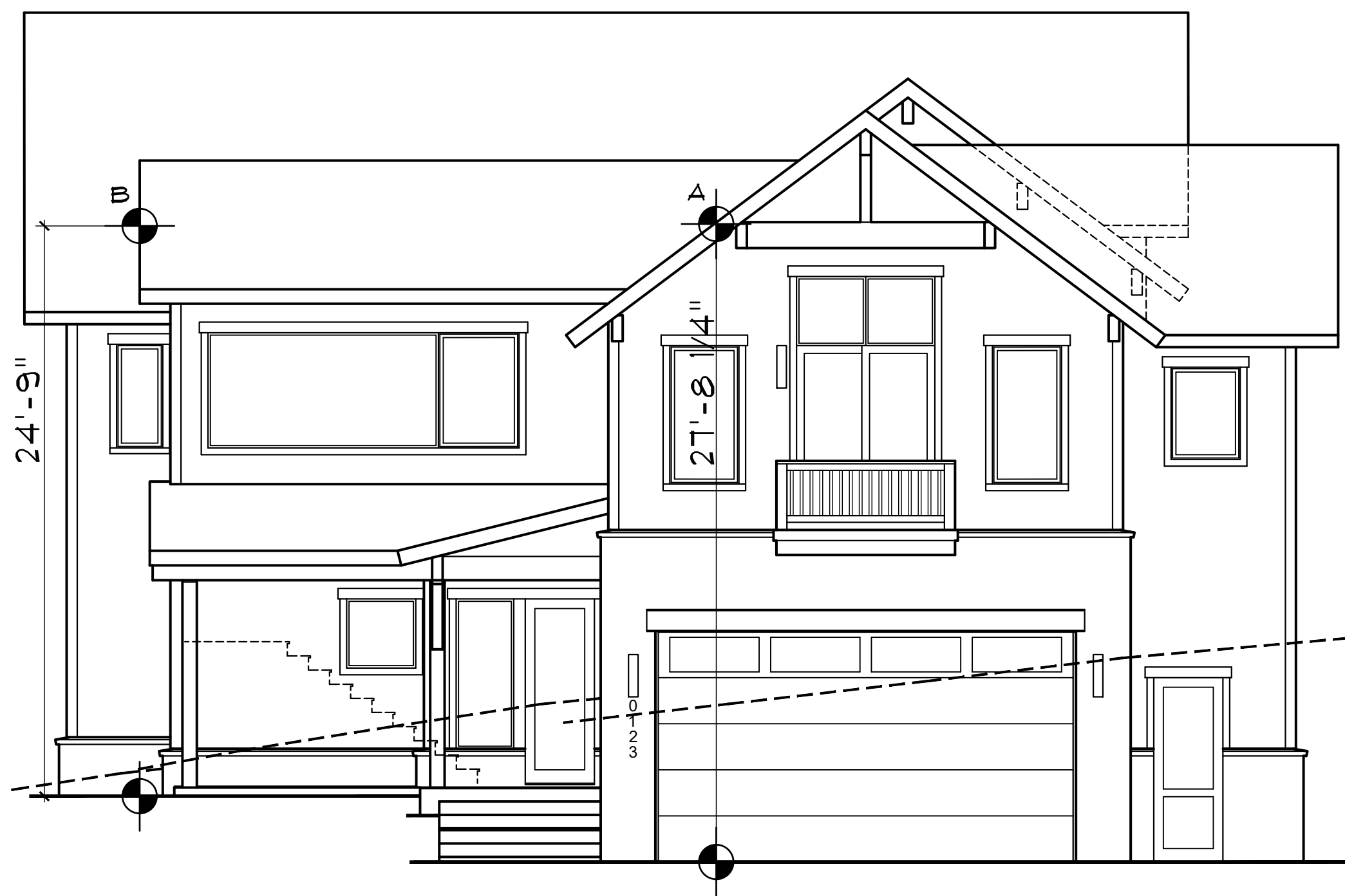


GOICOECHEA
 226 MILES END LANE
 LOT 03, MINTURN NORTH
 MINTURN, COLORADO

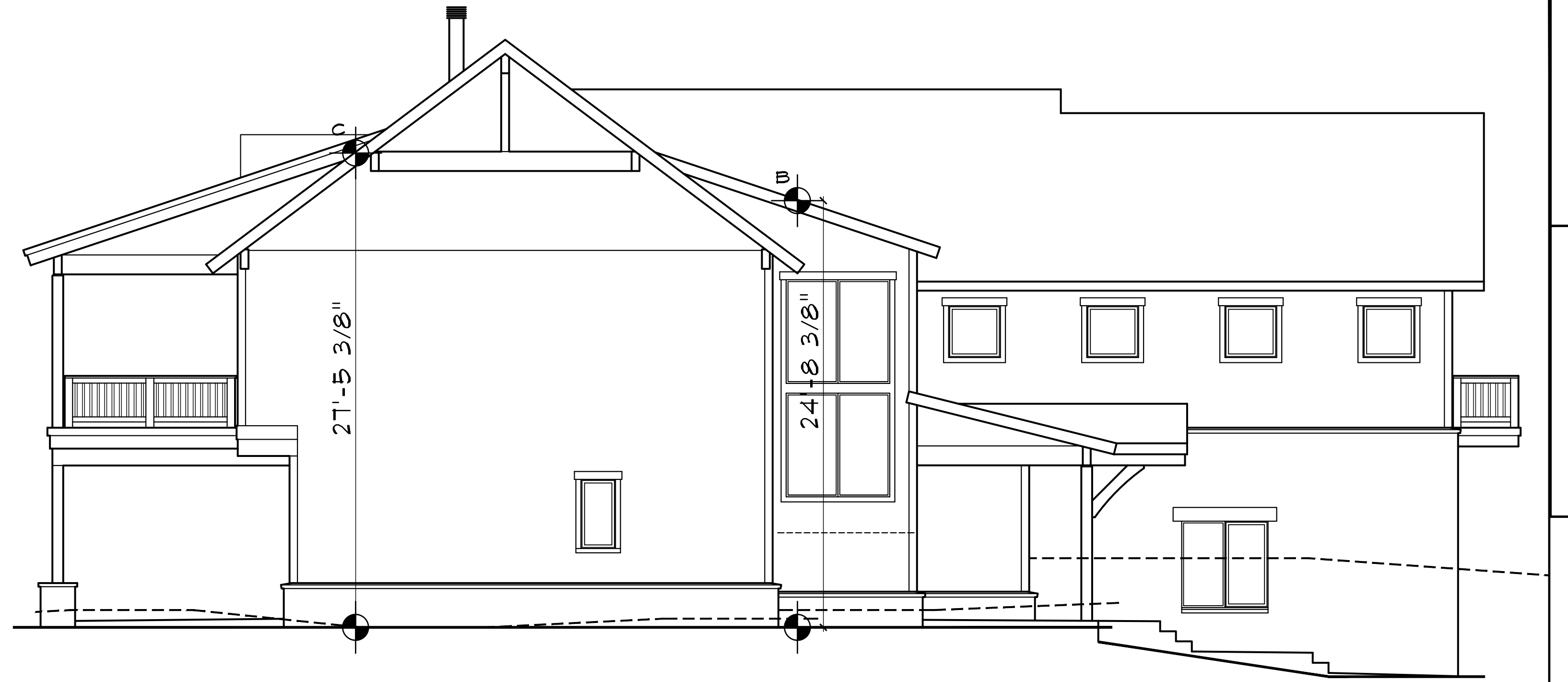
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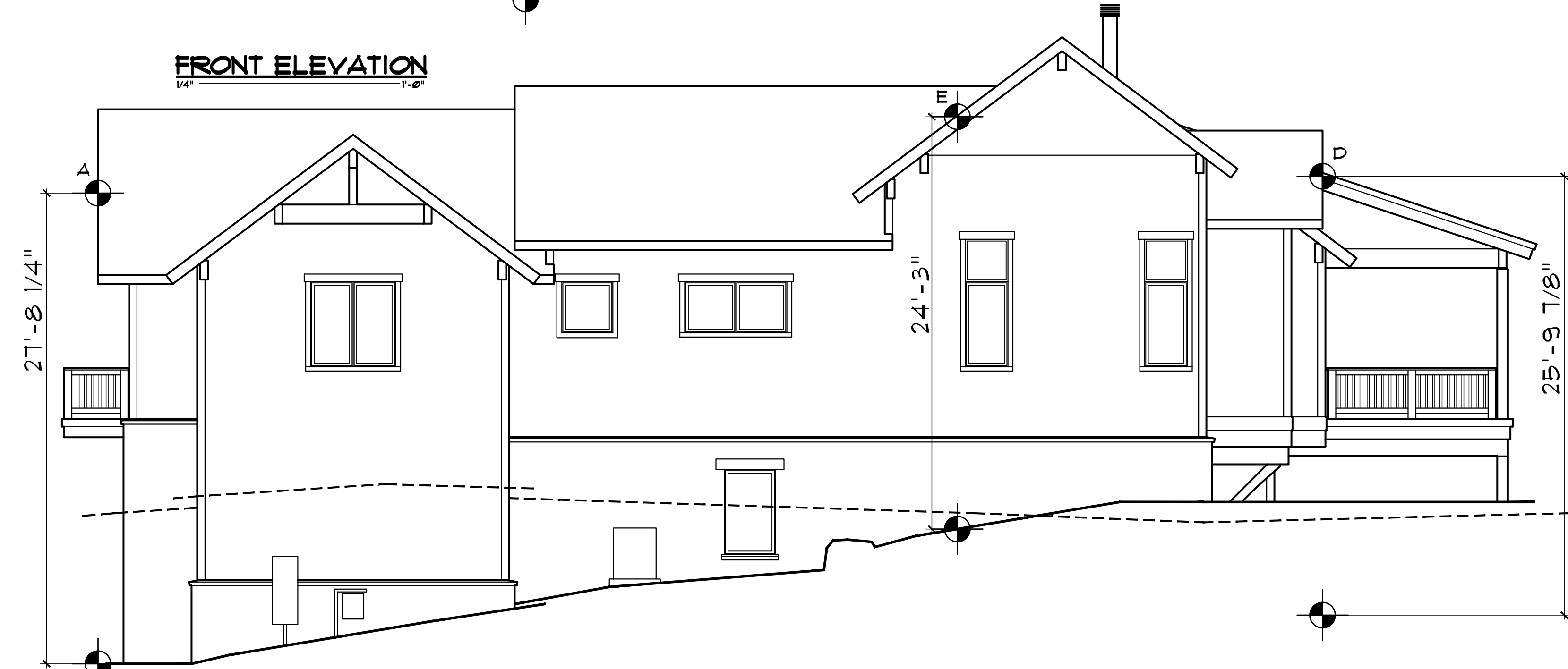
A4.1



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



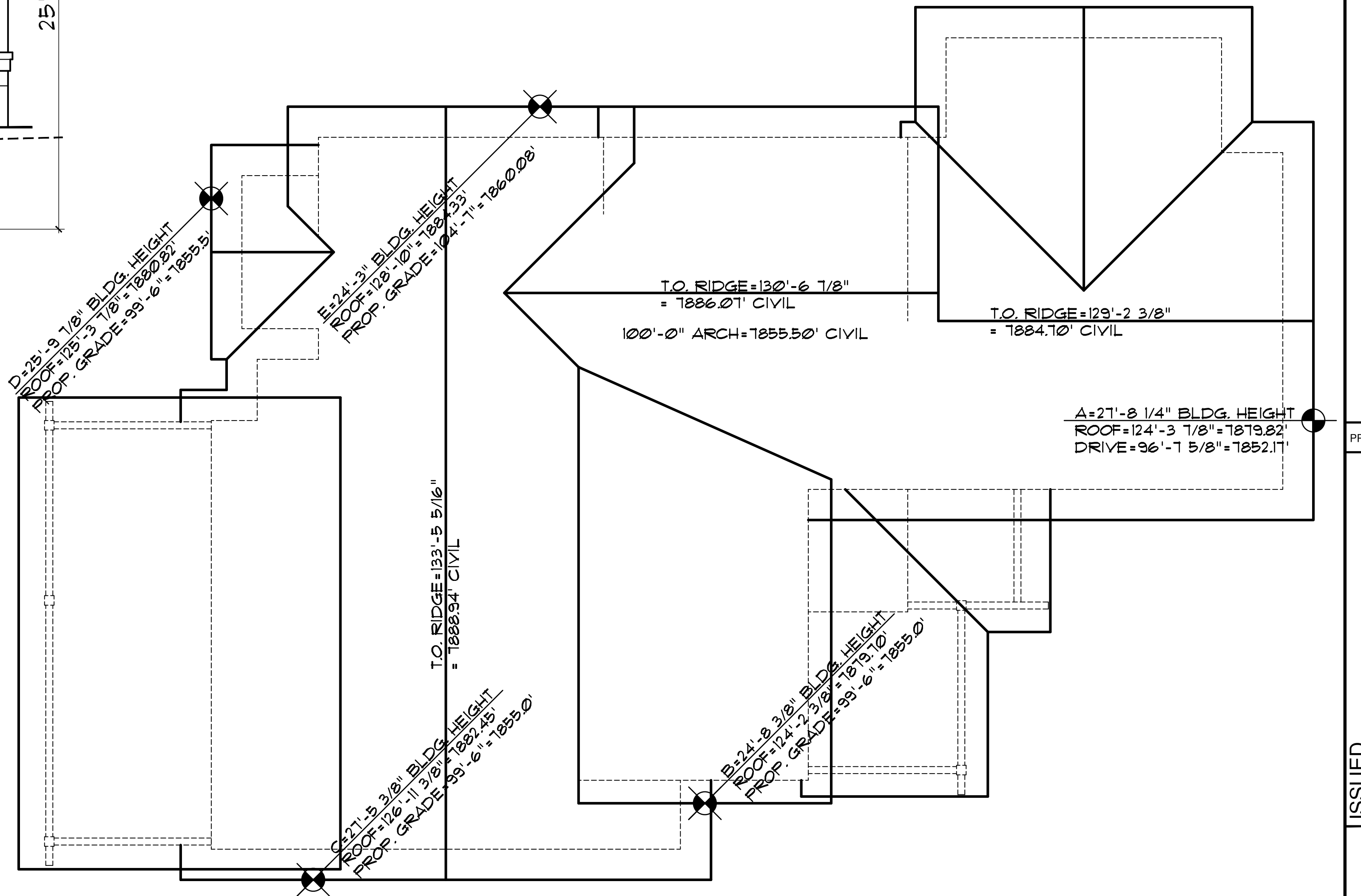
LEFT ELEVATION
1/4" = 1'-0"



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



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



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

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| | 10 | 10-11-25 | DUE | OWNER REVISIONS |

BH1

| DRAWING SYMBOLS AND ABBREVIATIONS | |
|--|--|
| <p>DETAIL NUMBER → X</p> <p>DETAIL LOCATION (SHEET NUMBER) → X</p> <p>DETAIL NUMBER → X</p> <p>DETAIL LOCATION (SHEET NUMBER) → X</p> <p>DETAIL NUMBER → X</p> <p>DETAIL LOCATION (SHEET NUMBER) → X</p> <p>T.O.W. XX'-XX"</p> <p>T.O.F. XX'-XX"</p> <p>T.O.C. XX'-XX"</p> <p>T.O.L. XX'-XX"</p> <p>(XX'-XX')</p> <p>(XX'-XX')</p> | <p>XX'-XX" T.O. SLAB TOP OF SLAB ELEVATION</p> <p>XX'-XX" T.O. SHEATHING TOP OF FLYWOOD SHEATHING ELEVATION</p> <p>XX'-XX" T.O. DECKING TOP OF DECKING ELEVATION</p> <p>(A) PAD FOOTING MARK</p> <p>(A) BASE PLATE MARK</p> <p>(A) REVISION NUMBER MARK</p> <p>STEP T.O.W. LOCATION OF STEP IN TOP OF WALL</p> <p>STEP T.O.F. LOCATION OF STEP IN TOP OF FOOTING</p> |
| <p>A. BOLT ANCHOR BOLT</p> <p>ARCH. ARCHITECTURAL</p> <p>B.O. BOTTOM OF</p> <p>BCI 1-JOIST (BOISE CASCADE)</p> <p>BRG. BEARING</p> <p>C CHANNEL (AISC)</p> <p>C.J. CONTROL JOINT</p> <p>CMU CONCRETE MASONRY UNIT</p> <p>CONC. CONCRETE</p> <p>CONT. CONTINUOUS</p> <p>CTR. CENTER</p> <p>DIA. DIAMETER</p> <p>DL DEAD LOAD</p> <p>EXP. EXPANSION</p> <p>EXT. EXTERIOR</p> <p>F.O. FACE OF</p> <p>F.S. FAR SIDE</p> <p>FDN. FOUNDATION</p> <p>FT. FEET</p> <p>GL. GLU-LAMINATED MEMBER</p> <p>H.A.S. HEADED ANCHOR STUD</p> <p>HORIZ.: H. HORIZONTAL</p> <p>HSS HOLLOW STEEL SECTION</p> <p>IN. INCHES</p> <p>INT. INTERIOR</p> <p>JT. JOINT</p> <p>KIP 1,000 POUNDS</p> <p>klf KIPS PER LINEAL FOOT</p> <p>ksf KIPS PER SQUARE FOOT</p> <p>ksi KIPS PER SQUARE INCH</p> <p>L ANGLE (AISC)</p> <p>LBS. POUNDS</p> <p>LL DOUBLE ANGLE (AISC)</p> <p>LVL LAMINATED VENEER LUMBER</p> <p>MAX. MAXIMUM</p> <p>MC MISC. CHANNEL (AISC)</p> <p>MIN. MINIMUM</p> <p>N.S. NEAR SIDE</p> <p>o.c. ON-CENTER SPACING</p> <p>plf POUNDS PER LINEAL FOOT</p> <p>psf POUNDS PER SQUARE FOOT</p> <p>psi POUNDS PER SQUARE INCH</p> <p>PRE-ENG. PRE-ENGINEERED MEMBER</p> <p>PROJ. PROJECTED</p> <p>RE. REFERENCE; REFER TO</p> <p>REINF. REINFORCE (MENT)</p> <p>REV. REVISION</p> <p>SL SNOW LOAD</p> <p>STD. STANDARD</p> <p>T&G TONGUE AND GROOVE</p> <p>T.O. TOP OF</p> <p>TS TUBE STEEL (AISC)</p> <p>TYP. TYPICAL</p> <p>VERT.: V. VERTICAL</p> <p>W WIDE FLANGE (AISC)</p> <p>W.W.F. WELDED WIRE FABRIC</p> <p>WL WIND LOAD</p> <p>WT TEE SECTION (AISC)</p> | <p>1 Typical Control Joint (C.J.)</p> <p>2 Typical Floor Blocking Detail</p> <p>3 Typical Corner Reinforcing</p> <p>4 Typical Intersection Reinforcing</p> <p>5 Typical Footing Step Detail</p> <p>6 Typical Beam Pocket Detail</p> <p>7 Typical Floor Framing Detail</p> <p>8 Typical Floor Framing Detail</p> |

GENERAL STRUCTURAL NOTES

| STRUCTURAL DESIGN CRITERIA: | STRUCTURAL CONCRETE: | STRUCTURAL TIMBER (CONT.): | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|---|-----------------------------|---------|---------------------------|-------------|---------------------|---------------|---|-----------------------|--------|--------------------|---------|-------------------|---------|-------------------|---------------------------|-----------------------------|-------------------|-----------------------------|------------------------|--|--|---|---------------------|-----------|-------------|-----------|-------------------|-----------|---|----------|---|--------------|-----------------------------|--------------|---|
| <p>1. These General Structural Notes apply to these Structural Drawings and supplement the project Specifications. Refer to the Project Manual for additional requirements.</p> <p>2. This project is located in Minturn, Colorado and has been designed in accordance with the 2021 Edition of the International Residential Code (including applicable amendments and supplements).</p> <p>3. Design Loads:</p> <table border="1"> <tr> <td>A. Roof Live Load:</td> <td>Uniform Snow</td> <td>100 psf</td> </tr> <tr> <td rowspan="4">B. Floor Live Loads:</td> <td>Residential</td> <td>40 psf</td> </tr> <tr> <td>Light Storage</td> <td>125 psf</td> </tr> <tr> <td>Mechanical Room Areas</td> <td>50 psf</td> </tr> <tr> <td>Stairs & Corridors</td> <td>100 psf</td> </tr> <tr> <td>Balconies & Decks</td> <td>100 psf</td> </tr> <tr> <td rowspan="2">C. Wind Analysis:</td> <td>Basic Wind Speed Exposure</td> <td>105 mph (3-second gust) 'C'</td> </tr> <tr> <td>Seismic Analysis:</td> <td>Seismic Design Category 'B'</td> </tr> <tr> <td>D. Frost / Fdn. Depth:</td> <td>48" minimum below exterior ground surface to bottom of footing elevation</td> <td></td> </tr> </table> <p>4. Structural Design References:</p> <p>American Concrete Institute (ACI): ACI 301, ACI 318, ACI 530 American Institute of Steel Construction (AISC): ASD 9th Edition American Institute of Timber Construction (AITC): 4th Edition American Iron and Steel Institute (AISI) American Plywood Association (APA) American Society of Civil Engineers (ASCE): ASCE 7 American Society for Testing and Materials (ASTM) American Welding Society (AWS) National Design Specification for Wood Construction (NDS) International Residential Code (IRC)</p> | A. Roof Live Load: | Uniform Snow | 100 psf | B. Floor Live Loads: | Residential | 40 psf | Light Storage | 125 psf | Mechanical Room Areas | 50 psf | Stairs & Corridors | 100 psf | Balconies & Decks | 100 psf | C. Wind Analysis: | Basic Wind Speed Exposure | 105 mph (3-second gust) 'C' | Seismic Analysis: | Seismic Design Category 'B' | D. Frost / Fdn. Depth: | 48" minimum below exterior ground surface to bottom of footing elevation | | <p>1. Concrete has been designed and shall be constructed in accordance with the American Concrete Institute (ACI). Refer to the "Field Observations" paragraph of these General Structural Notes for observation requirements. All concrete shall be of stone aggregate, unless noted otherwise. Refer to the Project Manual and Specifications for additional requirements (durability, color, finish, etc.). The use of any concrete additive containing chlorides is prohibited.</p> <p>2. Minimum 28-day compressive strength shall be as follows:</p> <table border="1"> <tr> <td>A. Foundation Walls</td> <td>3,000 psi</td> </tr> <tr> <td>B. Footings</td> <td>3,000 psi</td> </tr> <tr> <td>C. Slabs on Grade</td> <td>4,000 psi</td> </tr> </table> <p>3. Reinforcing is to be new billet steel ASTM A615 Grade 60 (field bent or welded bars shall be ASTM A706, Grade 60). No welding of reinforcement is permitted unless detailed. No splices of reinforcement are permitted except as detailed or authorized by Structural Engineer. Provide corner and bars to match all horizontal reinforcing. Provide minimum (2)#5 bars around all sides of all openings in concrete and extend 2'-0" minimum past edges of openings. Where permitted, use contact lap splices (40 bar diameters minimum lap). Welded wire fabric (W.W.F.) shall be in accordance with ASTM A185. Provide a minimum (1) full mesh lap at splice locations.</p> <p>4. Placing of Reinforcement: Form ties are to be used for bar supports only when the clear dimensions shown on the details can be maintained. Provide wire chairs, bolsters, additional reinforcement, and accessories necessary to support reinforcement at position shown in the Structural Drawings. Support of reinforcement on wood, brick, or other unacceptable material will not be permitted.</p> <p>5. The following minimum concrete cover over reinforcing shall be provided unless noted otherwise:</p> <table border="1"> <tr> <td>A. Concrete cast against and permanently exposed to earth</td> <td>3 inches</td> </tr> <tr> <td>B. Concrete exposed to earth or weather (#5 bars and smaller)</td> <td>1-1/2 inches</td> </tr> <tr> <td>C. Piers, Beams and Columns</td> <td>1-1/2 inches</td> </tr> </table> | A. Foundation Walls | 3,000 psi | B. Footings | 3,000 psi | C. Slabs on Grade | 4,000 psi | A. Concrete cast against and permanently exposed to earth | 3 inches | B. Concrete exposed to earth or weather (#5 bars and smaller) | 1-1/2 inches | C. Piers, Beams and Columns | 1-1/2 inches | <p>7. Glue-Laminated (GL) members shall Visually Graded Western Species, conforming to combination 24F-V4 (multiple span beams shall be 24F-V8) strength and stiffness requirements, unless otherwise noted. Ship members to the jobsite stored in manufacturer's protective wrapping. Refer to Architectural drawings for appearance grade requirements.</p> <p>8. Pre-Engineered wood roof trusses shall be designed by a registered Professional Engineer licensed in the State of Colorado. Calculated live load deflections of all trusses shall not exceed 1/240 of the span length. Shop drawings and calculations bearing the seal and signature of the design engineer shall be submitted for the review of the Structural Engineer. These submittals shall indicate the design loads, locations of all trusses, connection plate sizes and capacities, and the size and grade of lumber to be used. Shop drawing review by the Structural Engineer must be completed prior to truss fabrication. The truss manufacturer shall indicate and provide blocking at bearing locations and lateral bridging as required for truss stability.</p> <p>9. Tongue and Groove (T&G) Wood Decking shall be installed with tongues oriented upslope on sloped roofs. It shall be laid with patterned faces down and exposed on the underside. Controlled random lay-up shall be provided with a minimum distance of two feet between end joints in adjacent rows. Each row shall be toe-nailed through the tongue and face nailed with one nail to each support. Provide 16d nails for 2" nominal decking and 40d toe-nails and 60d face-nails for 3" and 4" nominal decking. Spike rows together with 8" spikes at 30" o.c. through pre-drilled holes in 3" and 4" nominal decking.</p> |
| A. Roof Live Load: | Uniform Snow | 100 psf | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| B. Floor Live Loads: | Residential | 40 psf | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Light Storage | 125 psf | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Mechanical Room Areas | 50 psf | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Stairs & Corridors | 100 psf | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Balconies & Decks | 100 psf | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| C. Wind Analysis: | Basic Wind Speed Exposure | 105 mph (3-second gust) 'C' | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Seismic Analysis: | Seismic Design Category 'B' | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| D. Frost / Fdn. Depth: | 48" minimum below exterior ground surface to bottom of footing elevation | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| A. Foundation Walls | 3,000 psi | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| B. Footings | 3,000 psi | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| C. Slabs on Grade | 4,000 psi | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| A. Concrete cast against and permanently exposed to earth | 3 inches | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| B. Concrete exposed to earth or weather (#5 bars and smaller) | 1-1/2 inches | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| C. Piers, Beams and Columns | 1-1/2 inches | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>COORDINATION:</p> <p>1. Dimensions: Written dimensions take precedence over scaled dimensions. All dimensions noted within the Structural Drawings shall be verified with the Architectural Drawings. Refer to Mechanical, Electrical, Plumbing, and Architectural Drawings for openings not noted within the Structural Drawings. Any dimensional discrepancies shall be noted in writing for review by the Architect and Structural Engineer.</p> <p>2. Shop Drawings: Shop drawings shall be prepared by the fabricator. Copying of these Construction Documents for use as shop drawings will not be permitted.</p> <p>3. Field Verification: The Contractor shall verify existing conditions prior to commencement of work, and shall notify the Architect and Structural Engineer for any interpretation or clarification.</p> <p>4. Field Modifications to Structural Members: The Contractor is responsible for securing the Architect's and Structural Engineer's approval prior to any cutting, notching, drilling or other modifications which may affect the integrity of the structure. When such modifications have been approved, they are to be completed in accordance with applicable building codes and manufacturer's instructions.</p> <p>5. Duty of Cooperation: Issuance of these documents presupposes further cooperation among the Owner, Contractor, Architect and Structural Engineer. Building design and construction are complex, and every contingency cannot be anticipated. Although the Structural Engineer(s) have performed their services with due care and diligence, they cannot guarantee perfection. Any ambiguity or discrepancy discovered through the use of these documents shall be promptly reported to the Architect and Structural Engineer for further clarification. Failure to do so may compound misinterpretation and increase construction costs, and such failure shall relieve the Structural Engineer of responsibility from consequences which may arise.</p> <p>6. Changes to the Work: Substitution of noted structural products or "approved equivalent" products will be acceptable only with the written approval of the Structural Engineer. Changes to the Contract Documents made without approval are unauthorized and shall relieve the Structural Engineer of responsibility from consequences which may arise.</p> <p>7. Jobsite Safety: These drawings do not include the necessary components for construction safety. The General Contractor shall provide for the jobsite safety of all personnel, work, materials, utilities, equipment and adjacent properties in accordance with accepted codes, regulations and industry practices.</p> | <p>FOUNDATIONS:</p> <p>1. The structure shall be founded upon spread footings placed upon APPROVED undisturbed native soils OR compacted structural fill with a maximum allowable bearing pressure of 2,500 psf.</p> <p>2. Retaining walls have been designed in accordance with the following design values:</p> <table border="1"> <tr> <td>A. Coefficient of Friction</td> <td>0.40</td> </tr> <tr> <td>B. Lateral Earth Pressure</td> <td>55 pcf</td> </tr> <tr> <td>C. Passive Pressure</td> <td>325 pcf</td> </tr> </table> <p>3. Refer to Geotechnical Report #SU01922.000-120-R1, dated 08-26-2020, prepared by CTL Thompson, Inc., Breckenridge, Colorado for other pertinent soils information. The Contractor shall be fully familiar with all aspects of the report before beginning construction and shall refer to the report for specifications and details for placement of structural fill, vapor barriers, gravel layers, perimeter drains, and any other soils related items.</p> <p>4. Foundation walls are designed to be supported top and bottom by floor construction. Walls are not to be backfilled until such floors are in place or adequate shoring is provided.</p> <p>5. Provide 1-1/2" void below all non-bearing partitions constructed upon concrete slabs-on-grade, IF in-place subgrade soils show potential for expansion/swell conditions. The Soils Engineer is to review subgrade conditions as part of an "open-hole" investigation, and should provide further direction if expansive soils are present.</p> <p>The Soils Engineer shall review all foundation excavations prior to the placement of formwork or reinforcement. All structural fill shall be observed and tested by the Soils Engineer during the grading and fill placement process.</p> | A. Coefficient of Friction | 0.40 | B. Lateral Earth Pressure | 55 pcf | C. Passive Pressure | 325 pcf | <p>SPECIAL INSPECTIONS:</p> <p>1. It is the responsibility of the Contractor to coordinate all structural inspections as required by governing building codes and the Construction Documents. A qualified independent testing company is to provide Special Inspections for portions of the Work, as indicated in the Construction Documents and as required by local jurisdictions.</p> <p>2. The Special Inspector shall be responsible for completing, maintaining, and resubmitting all special inspection logs and forms required by Local Building Officials.</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| A. Coefficient of Friction | 0.40 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| B. Lateral Earth Pressure | 55 pcf | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| C. Passive Pressure | 325 pcf | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

1 Typical Control Joint (C.J.)

2 Typical Floor Blocking Detail

3 Typical Corner Reinforcing

4 Typical Intersection Reinforcing

5 Typical Footing Step Detail

6 Typical Beam Pocket Detail

7 Typical Floor Framing Detail

8 Typical Floor Framing Detail

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 226 Miles End Lane
 Minturn, Colorado

| | |
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| Date | • 06/13/2025 |
| SDG Project No. | • 24-125 |
| Drawn By | • SDG |
| Checked By | • JDS |

| | |
|----------|-------------------|
| Date | • Issue |
| 08/22/24 | • Review Set |
| 11/25/24 | • Pricing Set |
| 05/27/25 | • Review Set |
| 06/13/25 | • Building Permit |
| • | • |
| • | • |

| | |
|-------|--------------------------------------|
| Title | • General Notes and Standard Details |
|-------|--------------------------------------|

S1.1

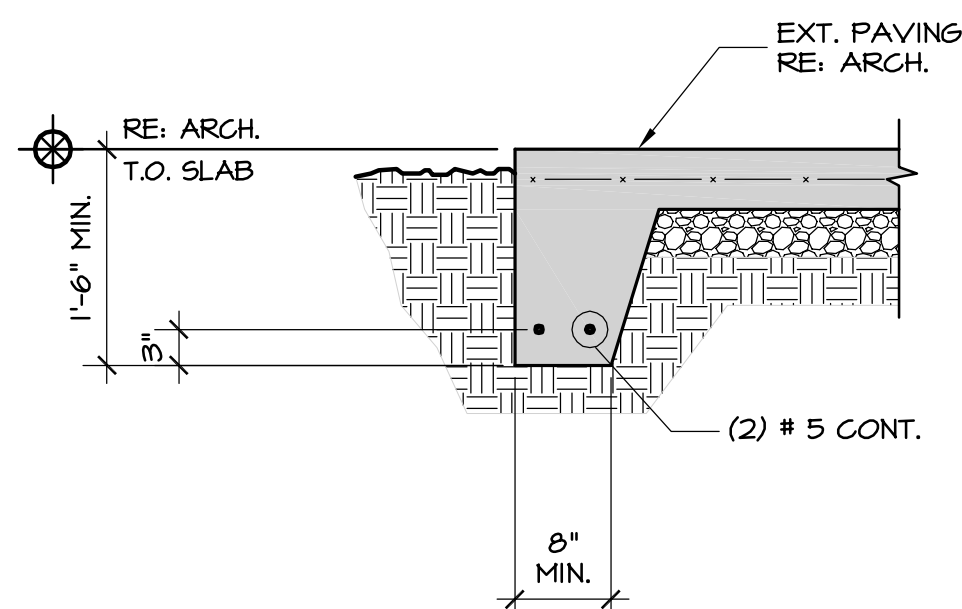
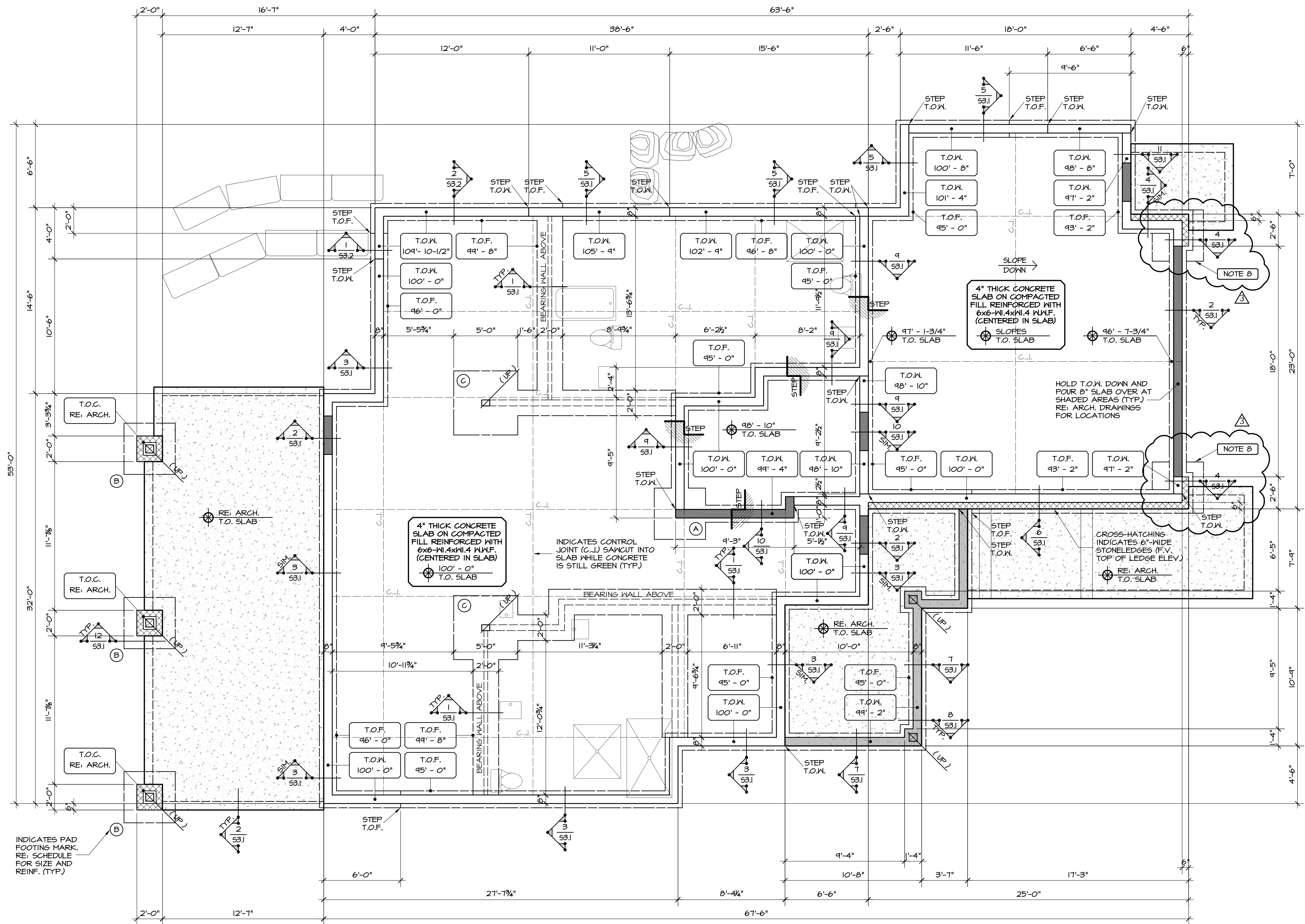


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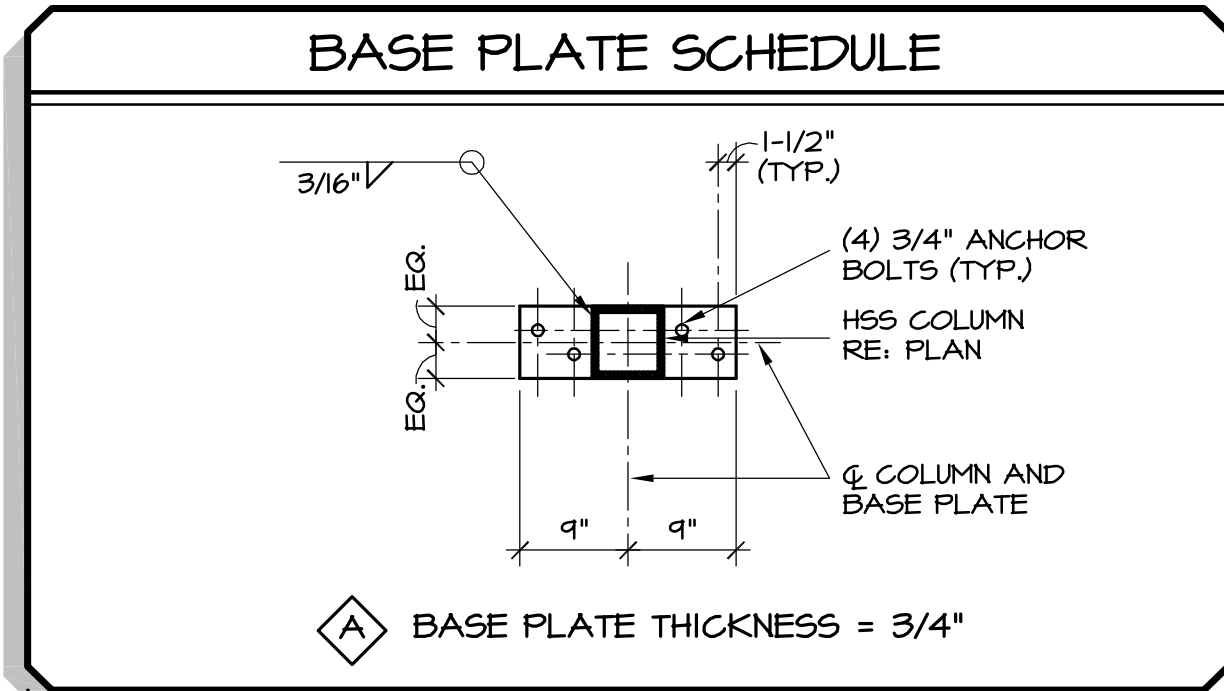
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Minturn, Colorado



2 Exterior Slab Edge Detail
S2.1 3/4\"/>



PAD FOOTING SCHEDULE

| MARK | FOOTING DIMENSIONS Plan Size | Depth | REINFORCING |
|------|---------------------------------|-------|-------------|
| (A) | 4'-0\"/> | | |
| (B) | 4'-0\"/> | | |
| (C) | 5'-0\"/> | | |

NOTES: 1. PAD FOOTINGS ARE TO BE CENTERED BELOW COLUMN CENTERLINES (U.N.O.).
2. PROVIDE 3\"/>

1 Foundation Plan
SCALE: 1/4\"/>

- NOTES:
- REFER TO SHEET S1.1 FOR GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS.
 - REFER TO SOILS REPORT FOR ALL EXCAVATION, FILL, COMPACTION, AND OTHER SUBGRADE CONSIDERATIONS. COORDINATE ALL DRAINAGE, WATERPROOFING, VAPOR BARRIERS AND OTHER PREPARATIONS WITH ARCHITECTURAL DRAWINGS AND SOILS REPORT.
 - REFER TO ARCHITECTURAL DRAWINGS FOR MISC. FOUNDATION PENETRATIONS.
 - REFER TO ARCHITECTURAL DRAWINGS FOR PLUMBING FIXTURE LOCATIONS.
 - REFER TO DETAIL 6/S1.1 FOR TYPICAL BEAM POCKET REQUIREMENTS.
 - O.C. IS TO VERIFY THAT A MINIMUM FROST DEPTH OF 48\"/>
 - O.C. TO COORDINATE UFER GROUND LOCATION (CEE).

8. PROVIDE 4'-0\"/>

| | |
|-----------------|------------|
| Date | 02/04/2026 |
| SDG Project No. | 24-125 |
| Drawn By | SDG |
| Checked By | JDS |

| | |
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| 11/25/24 | Pricing Set |
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| 02/04/26 | Owner Revision #3 |

Title • Foundation Plan

S2.1



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TYPICAL WALL HEADER NOTES

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

I-JOIST HANGER SCHEDULE

| SINGLE I-JOIST | | |
|-----------------------|------------------|------------------|
| JOIST HEIGHT | TOP FLANGE MODEL | FACE MOUNT MODEL |
| 11-7/8" BCI 5000 | ITS2.06/11.88 | IUS2.06/11.88 |
| 11-7/8" BCI 6000 / 60 | ITS2.37/11.88 | IUS2.37/11.88 |
| 11-7/8" BCI 90 | ITS3.56/11.88 | IUS3.56/11.88 |

LVL BEAMS AND HEADER HANGER SCHEDULE

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

| MEMBER | TOP FLANGE MODEL | FACE MOUNT MODEL |
|---------|------------------|------------------|
| 11-7/8" | MIT11.88 | HUI1 |

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

| MEMBER | TOP FLANGE MODEL | FACE MOUNT MODEL |
|---------|------------------|------------------|
| 11-7/8" | HB3.56/11.88 | HHU5410 |

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

| MEMBER | TOP FLANGE MODEL | FACE MOUNT MODEL |
|---------|------------------|------------------|
| 11-7/8" | H6LTV3.37 | H6U5.50/12 |

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

| MEMBER | TOP FLANGE MODEL | FACE MOUNT MODEL |
|---------|------------------|------------------|
| 11-7/8" | H6LTV1 | H6UT.25-SD5 |

TYPICAL FRAMING PLAN NOTES

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

BEAM BEARING CONDITION:

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

HEADER BEARING CONDITION:

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

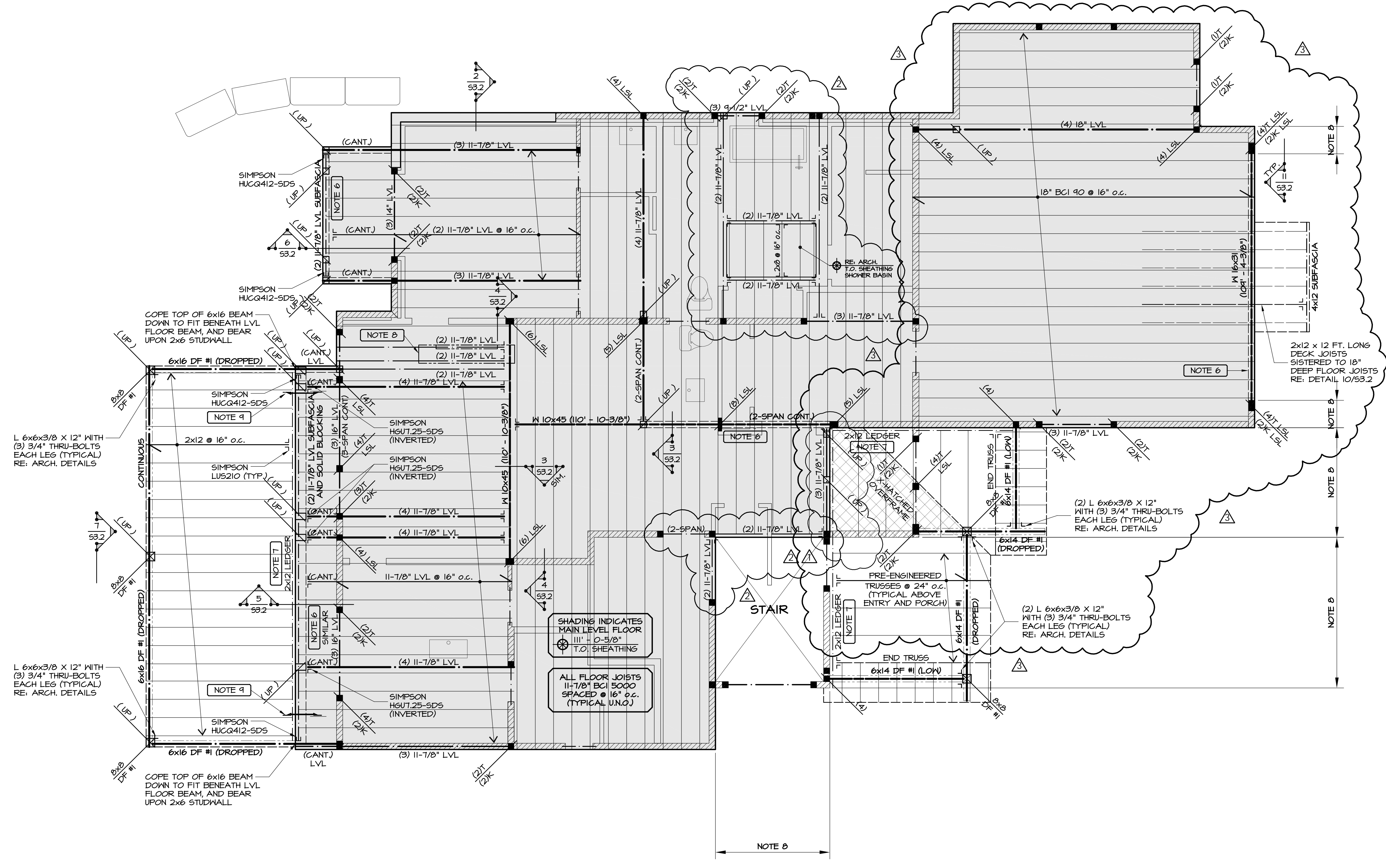
MISCELLANEOUS CONDITIONS:

(UP) INDICATES COLUMN / STUDS FROM A LEVEL ABOVE, POSTING DOWN TO THE CURRENT FRAMING LEVEL
(DN) INDICATES COLUMN / STUDS POSTING DOWN TO THE FRAMING MEMBER NOTED ON THE CURRENT FRAMING LEVEL

TYPICAL SHEATHING NAILING NOTES

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

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



| Date | Issue |
|------------|---------------------|
| 02/04/2026 | • 02/04/2026 |
| 08/22/24 | • Review Set |
| 11/25/24 | • Pricing Set |
| 05/27/25 | • Review Set |
| 06/13/25 | • Building Permit |
| 07/25/25 | • Owner Revision #1 |
| 10/07/25 | • Owner Revision #2 |
| 02/04/26 | • Owner Revision #3 |

Title: Main Floor and Low Roof Framing Plan



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TYPICAL WALL HEADER NOTES

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

PRE-ENGINEERED ROOF TRUSSES

MINIMUM STRUCTURAL DESIGN CRITERIA:

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

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

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

TYPICAL FRAMING PLAN NOTES

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

BEAM BEARING CONDITION:

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

HEADER BEARING CONDITION:

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

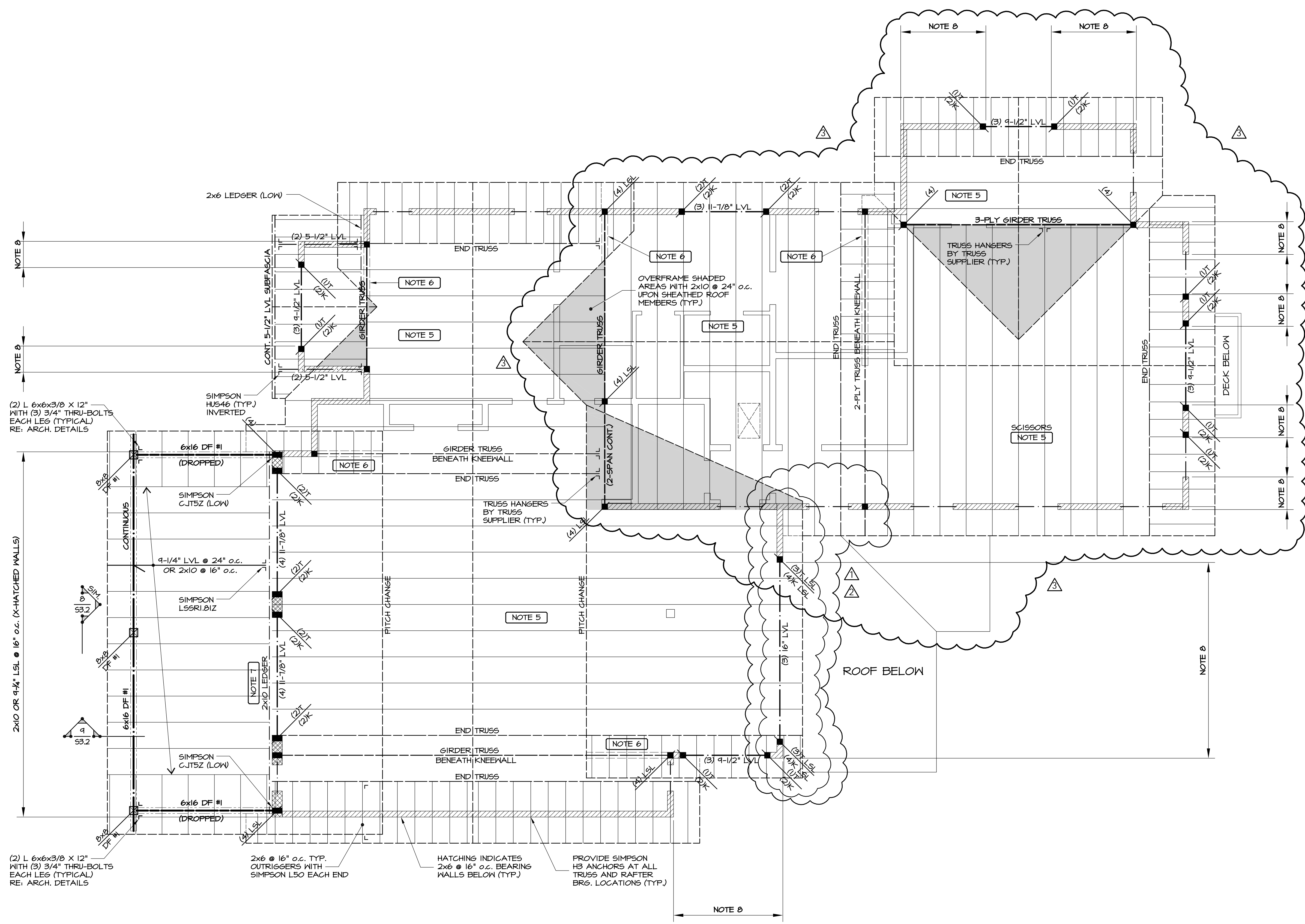
MISCELLANEOUS CONDITIONS:

(UP) INDICATES COLUMN / STUDS FROM A LEVEL ABOVE POSTING DOWN TO THE CURRENT FRAMING LEVEL
(DN) INDICATES COLUMN / STUDS POSTING DOWN TO FRAMING MEMBER NOTED ON THE CURRENT FRAMING LEVEL

TYPICAL SHEATHING NAILING NOTES

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

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



1 High Roof Framing Plan

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

- NOTES:
1. REFER TO SHEET S11 FOR GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS.
 2. REFER TO ARCHITECTURAL DRAWINGS FOR MISC. ROOF PENETRATIONS.
 3. ALL 2x AND LVL BEAMS ARE FLUSH-FRAMED (UNLESS NOTED OTHERWISE).
 4. ALL HEAVY TIMBER AND GLU-LAM ROOF BEAMS ARE DROPPED (U.N.O.).
 5. ALL ROOF MEMBERS ARE PRE-ENGINEERED TRUSSES @ 24" o.c. (U.N.O.).
 6. INDICATES 2x6 @ 16" o.c. KNEEWALL DOWN TO LOWER ROOF PLANE.
 7. ATTACH LEDGER TO WALL/RIM WITH (3) ROWS OF 5"-LONG LEDGER-LOCK SCREWS SPACED @ 16" o.c. (MAX).
 8. THIS WALL IS TO BE FRAMED WITH 1-3/4" x 5-1/2" LSL STUDS @ 16" o.c.
 9. ALL WALL STUDS THAT EXCEED 15 FT. IN HEIGHT ARE TO BE FRAMED USING LSL/LVL MATERIAL.

| | |
|-----------------|--------------|
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| SDG Project No. | • 24-125 |
| Drawn By | • SDG |
| Checked By | • JDS |

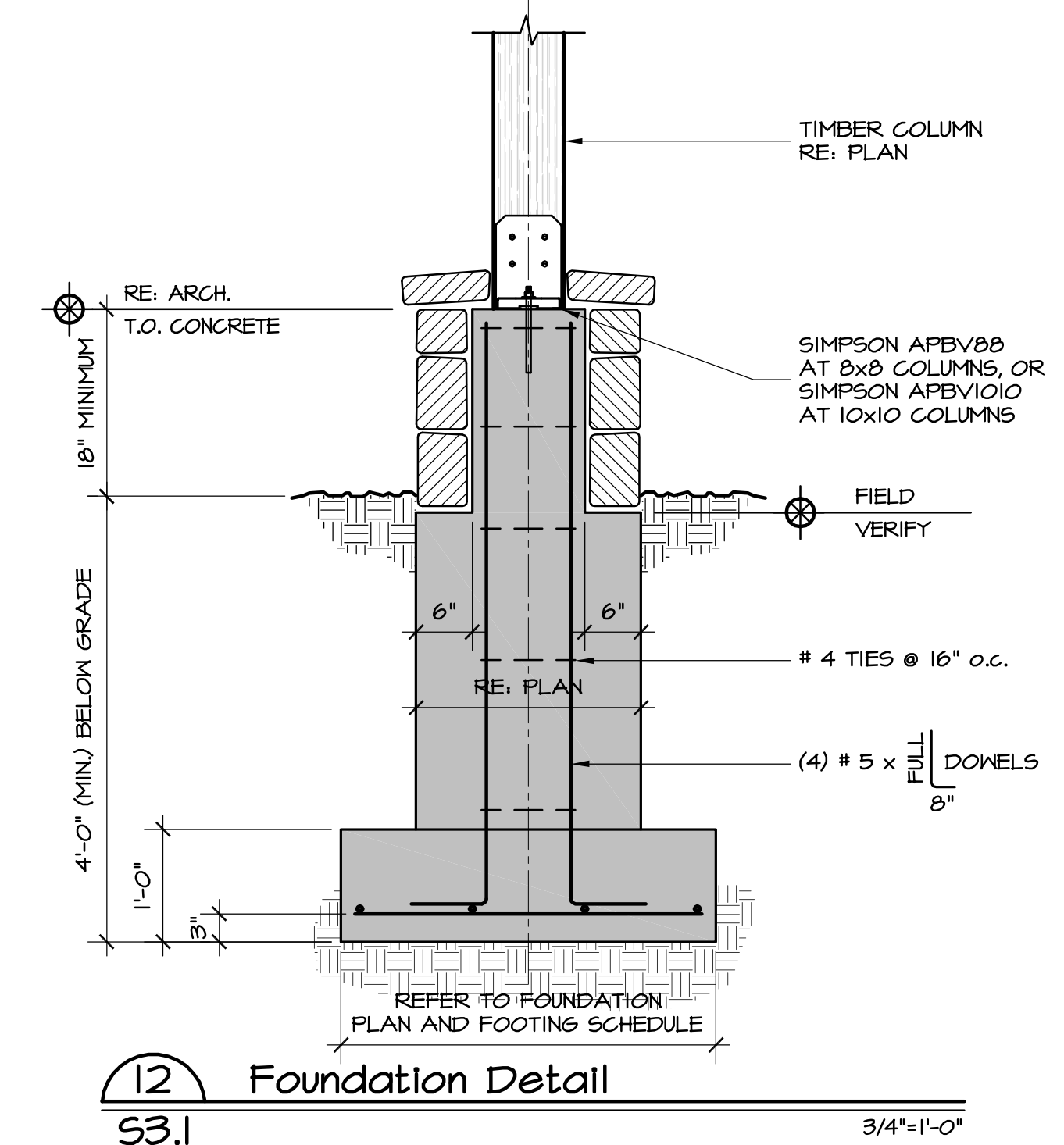
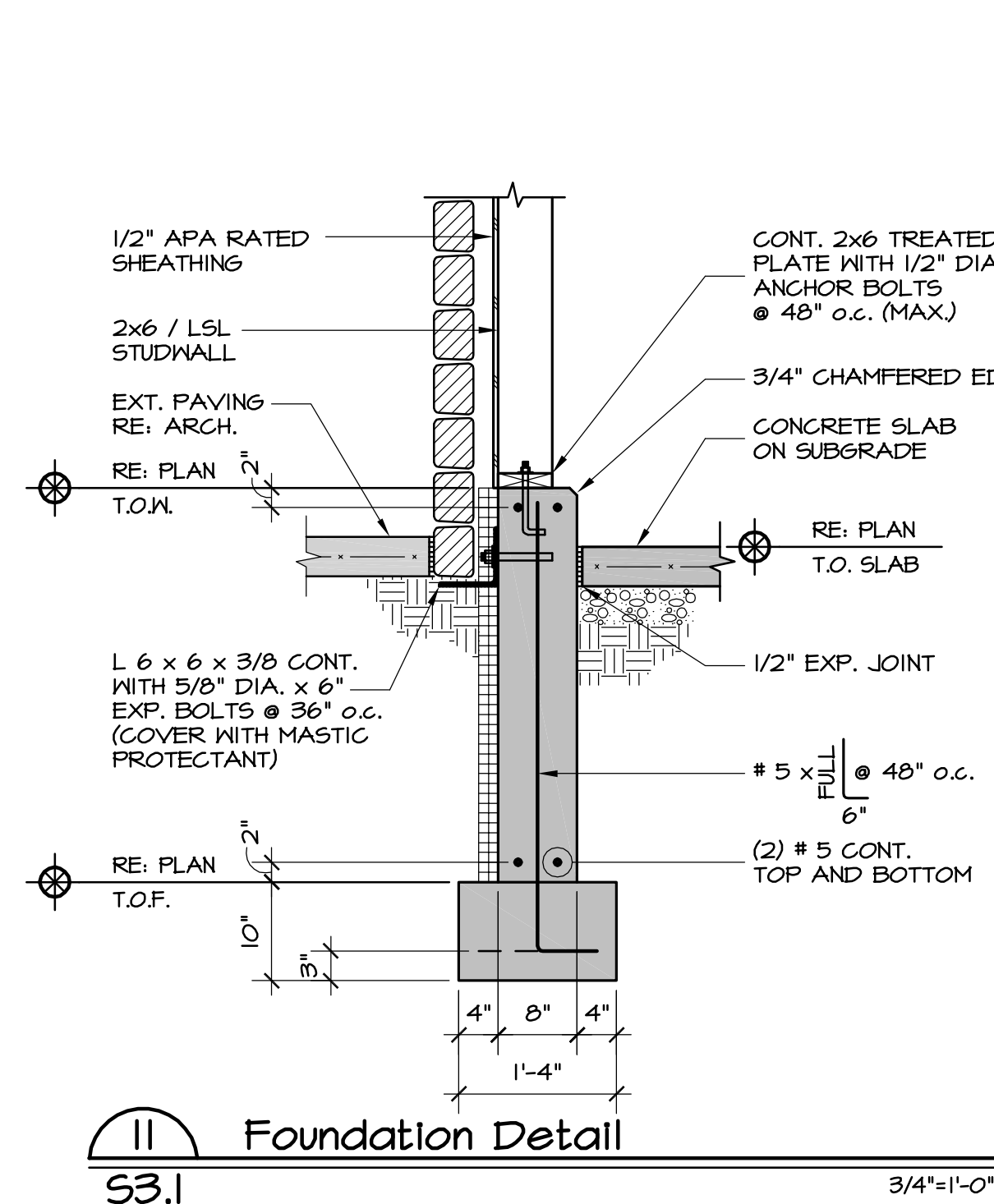
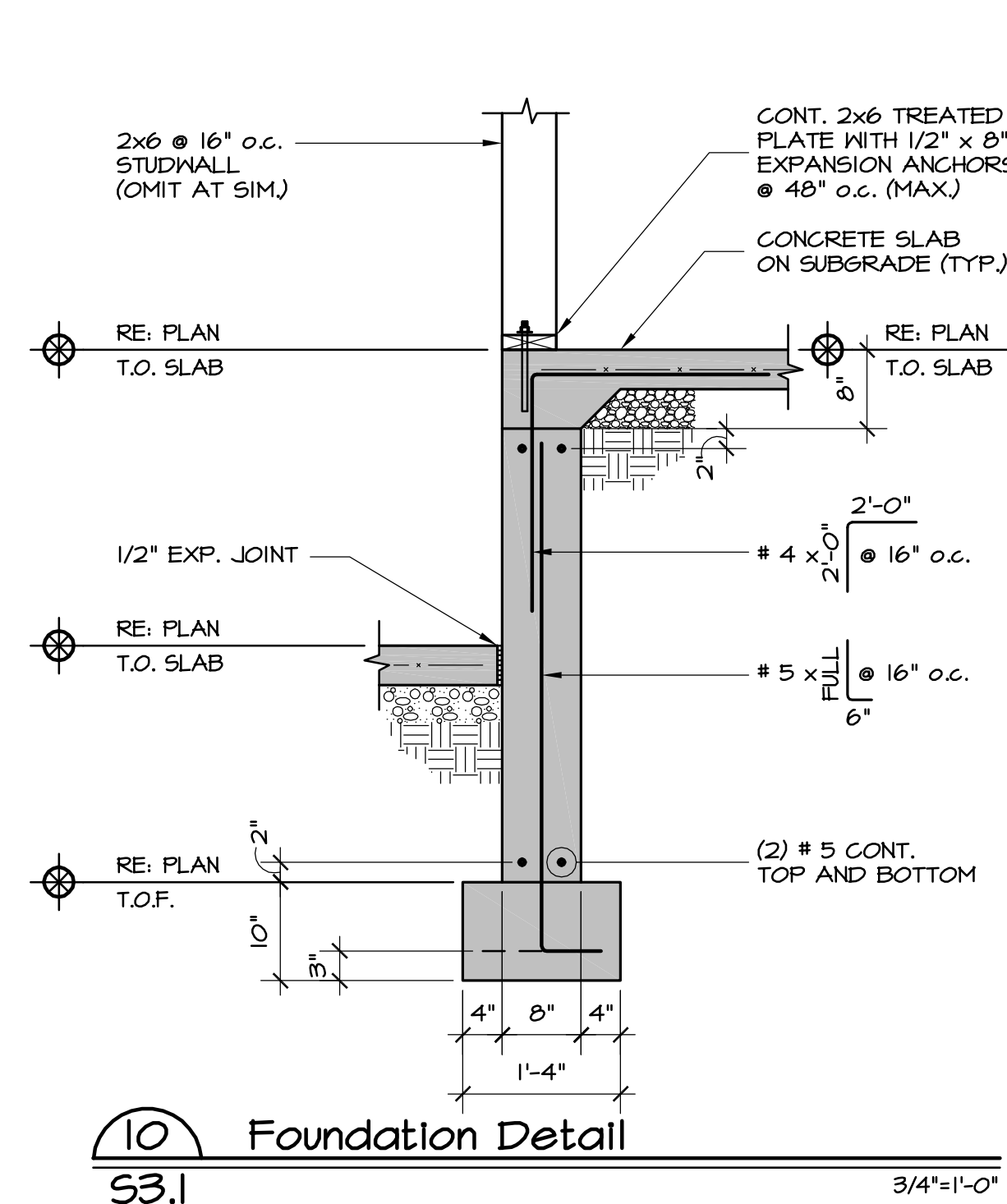
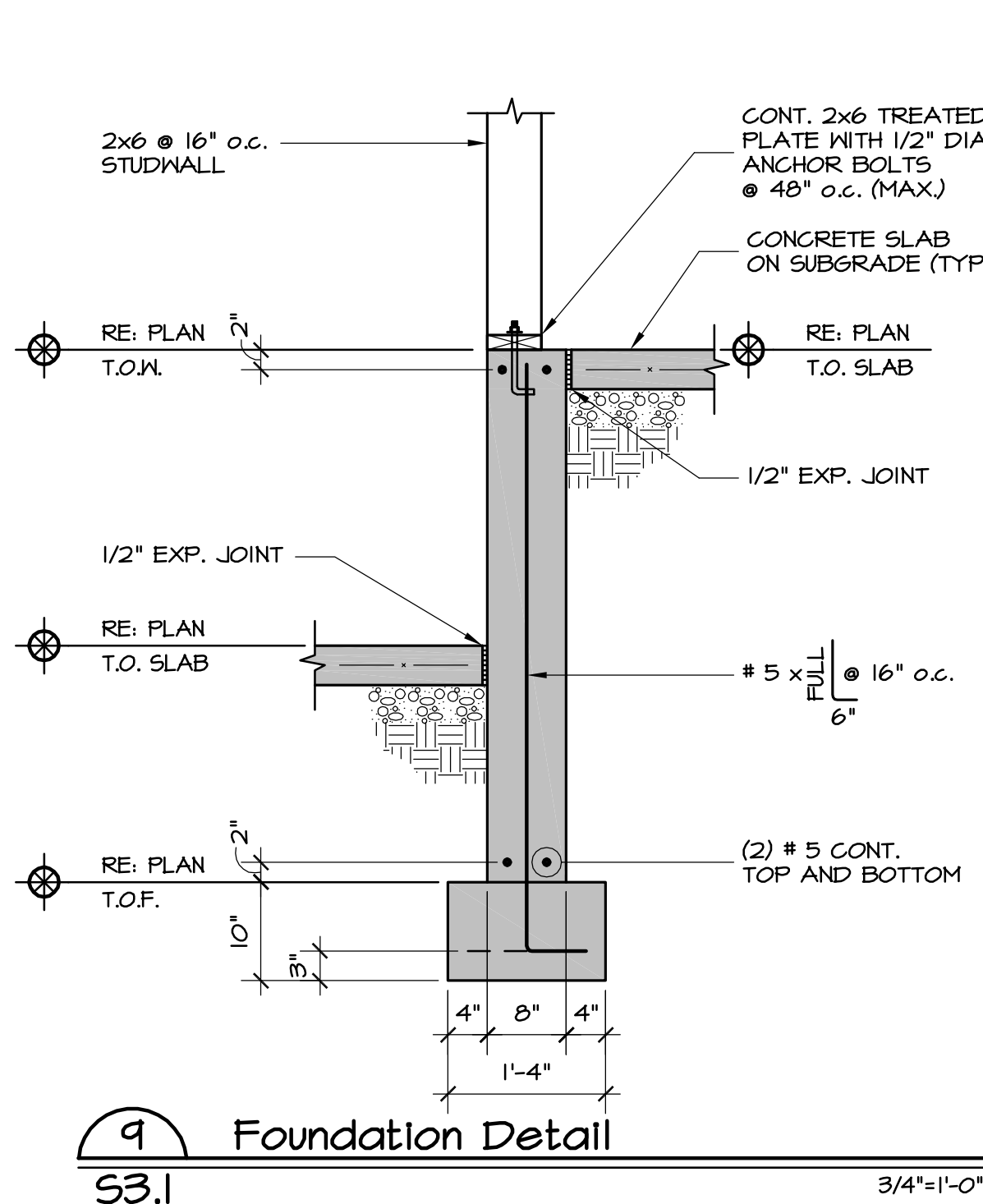
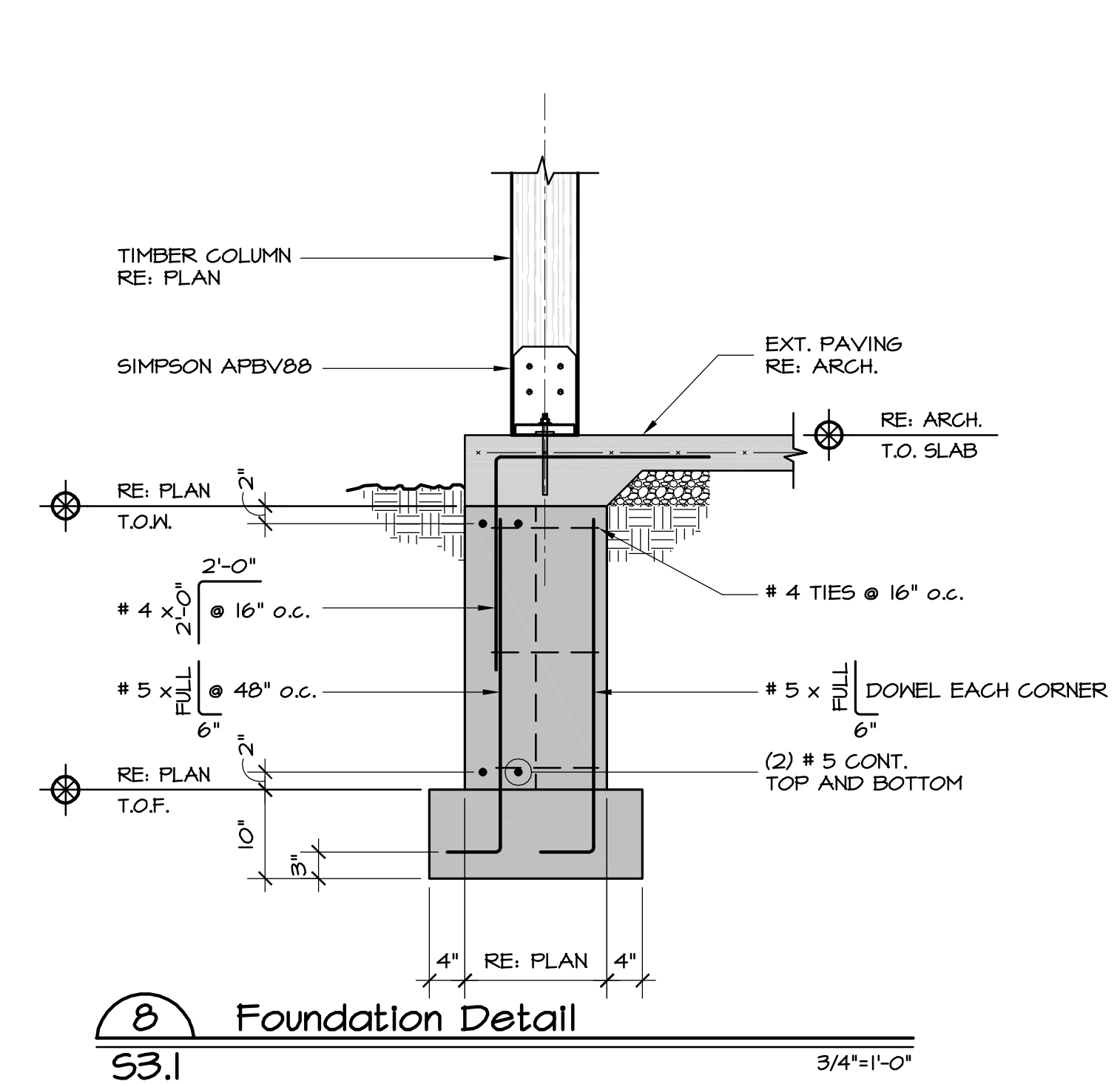
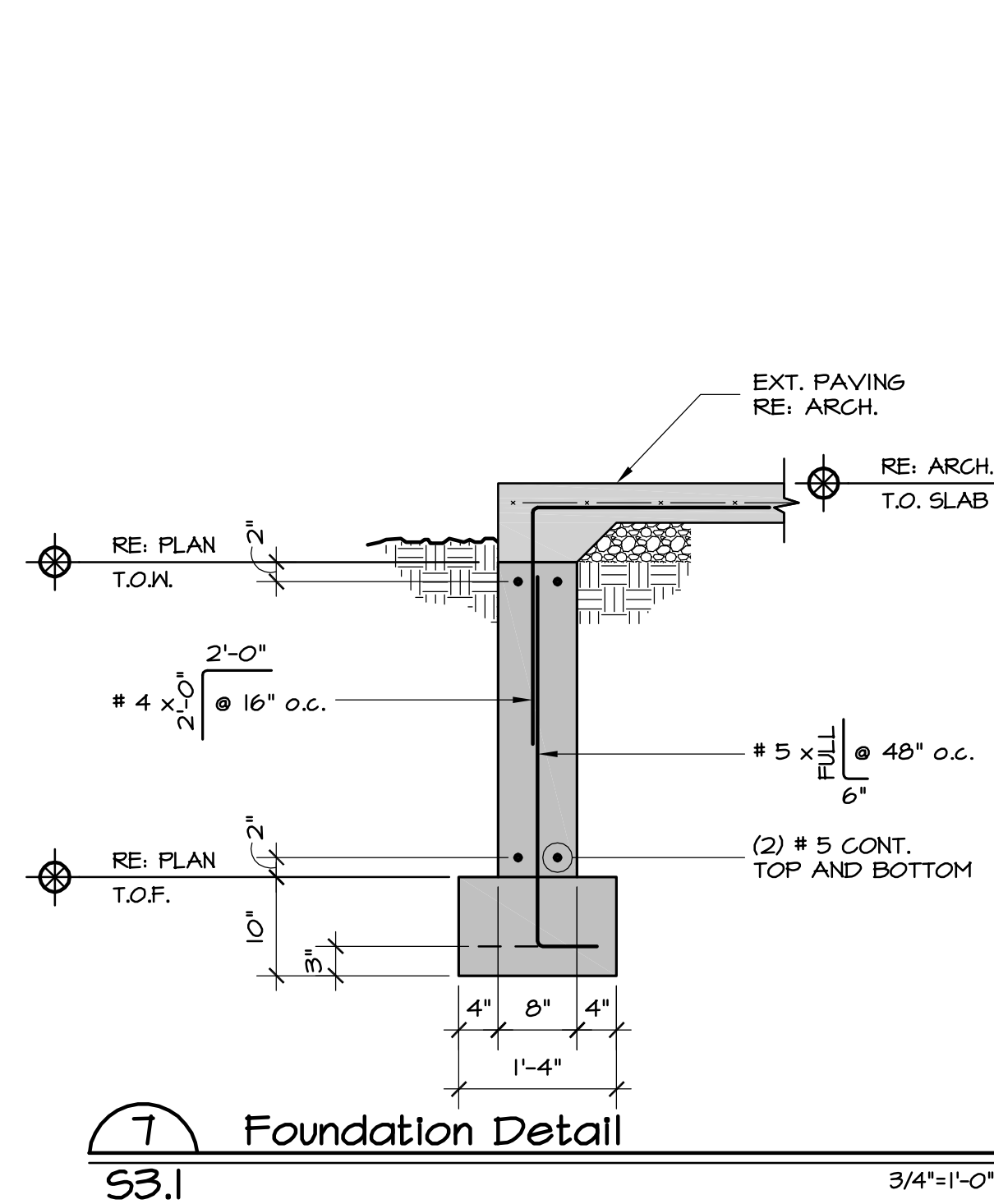
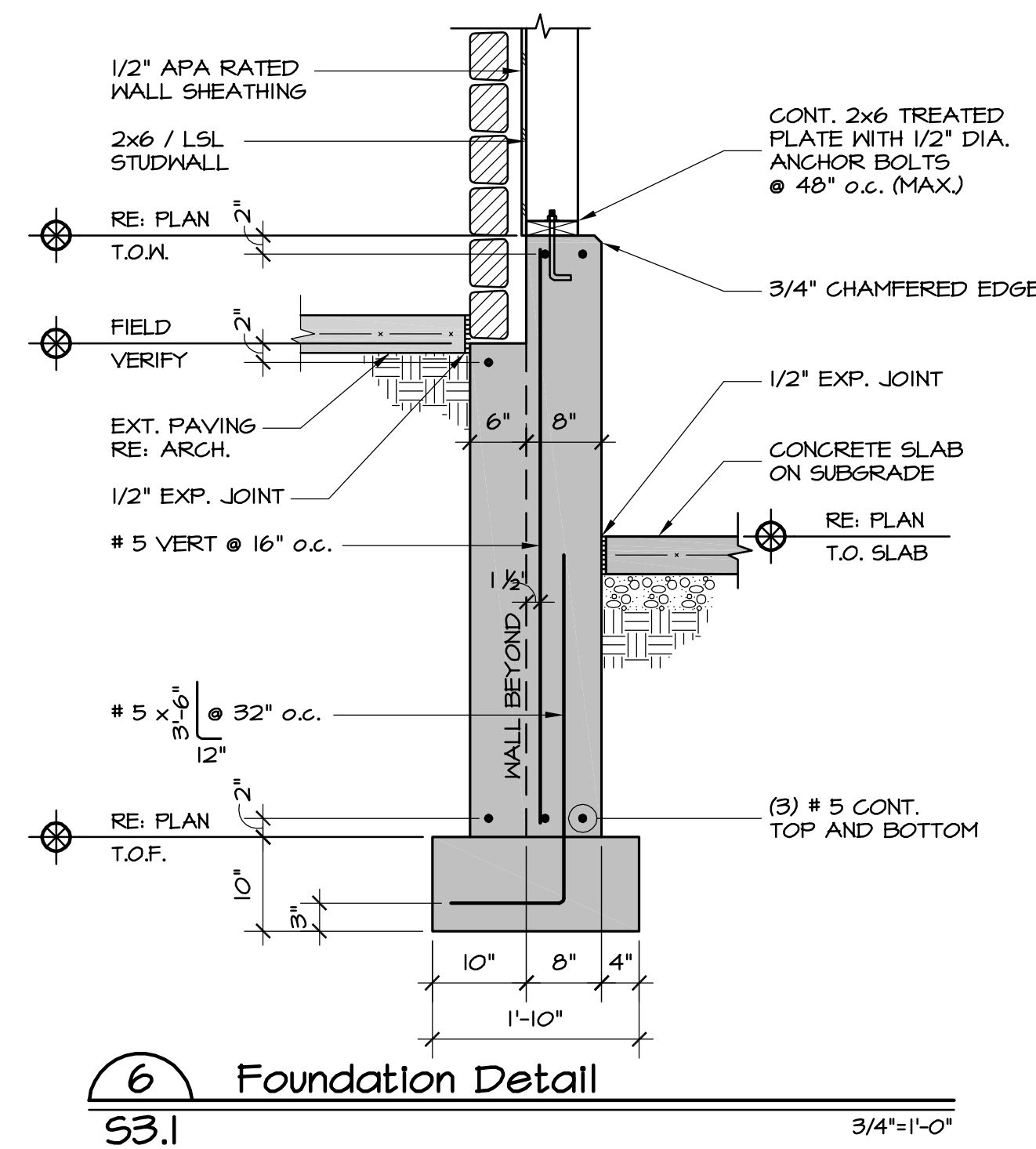
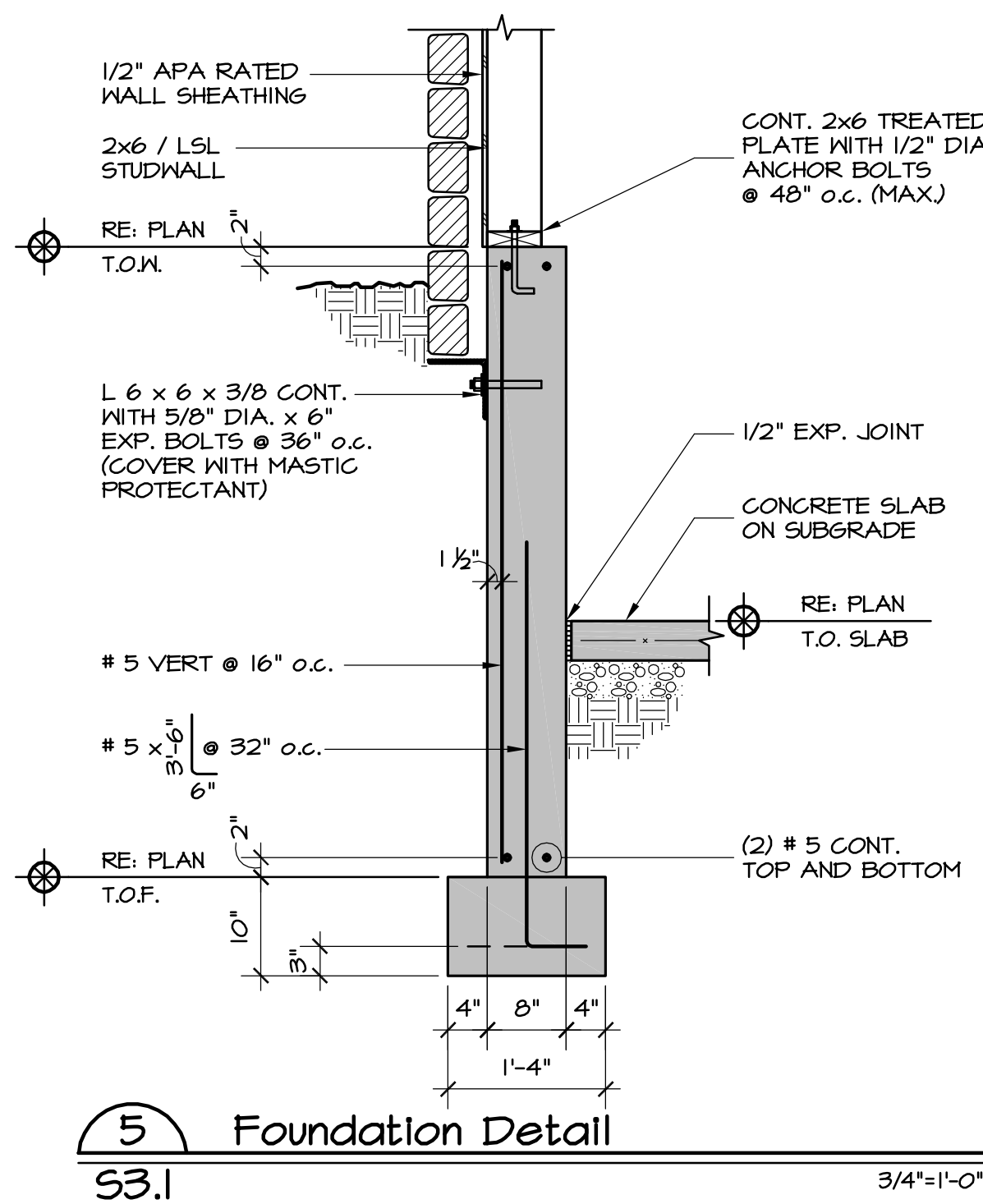
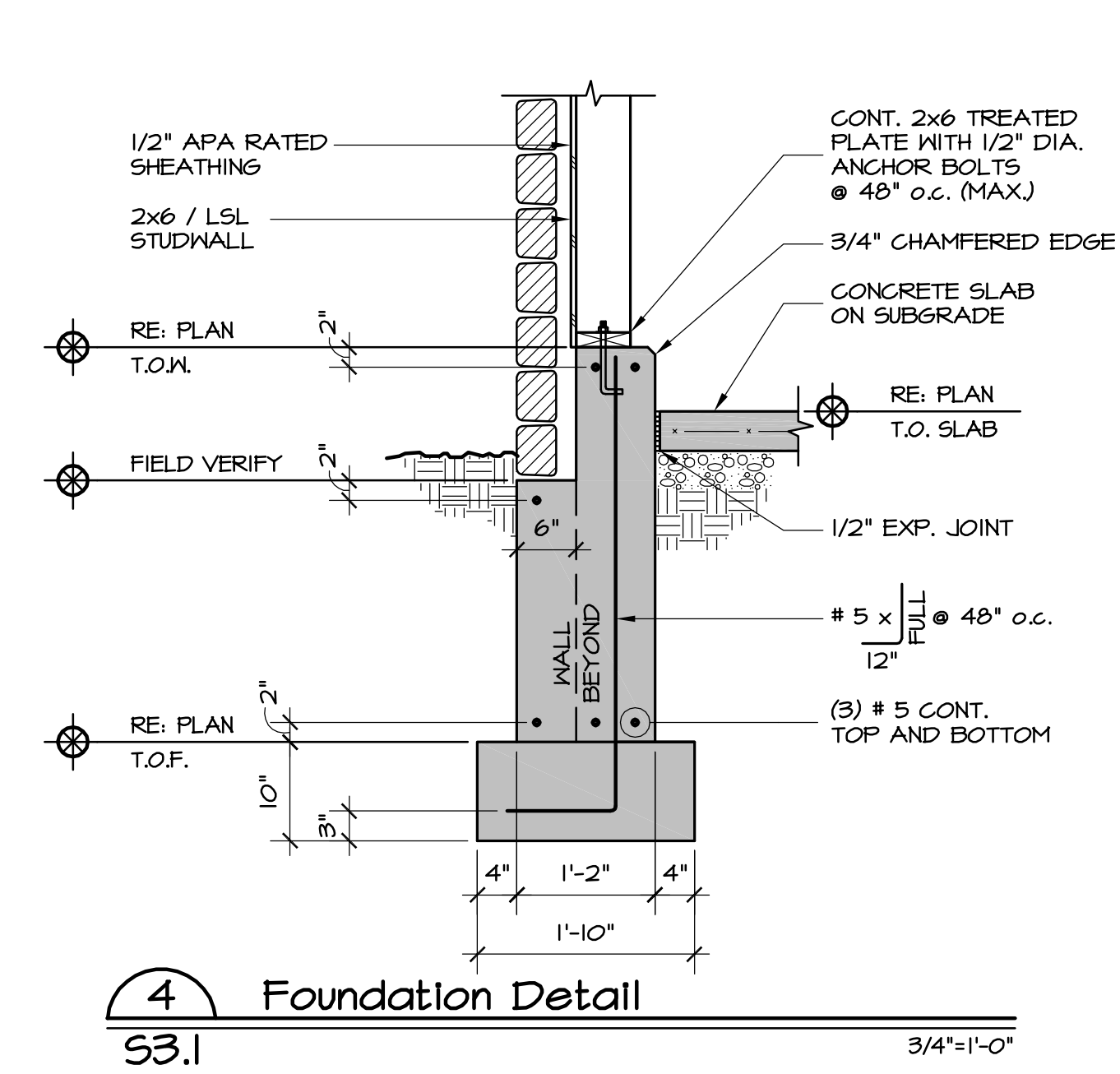
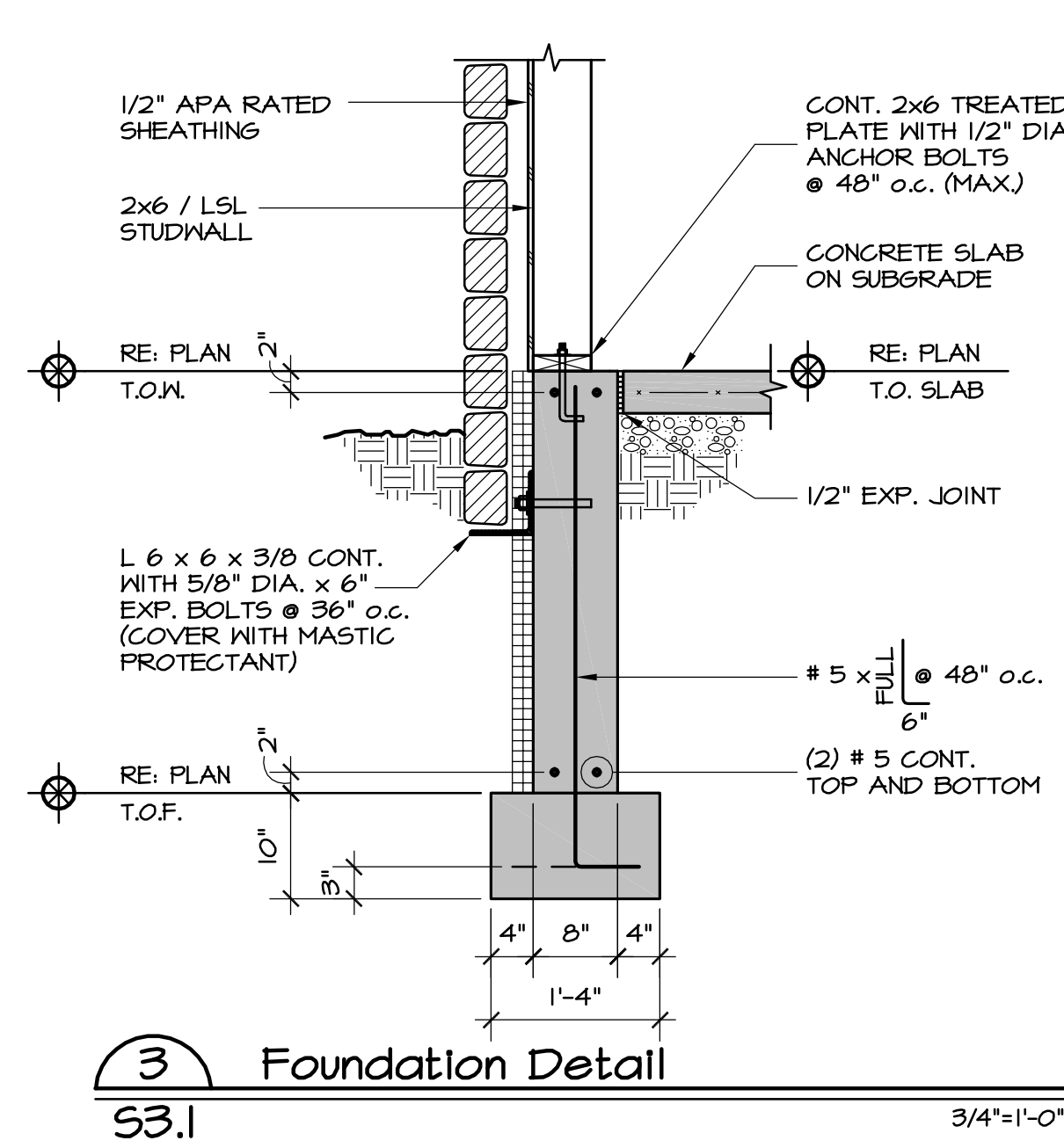
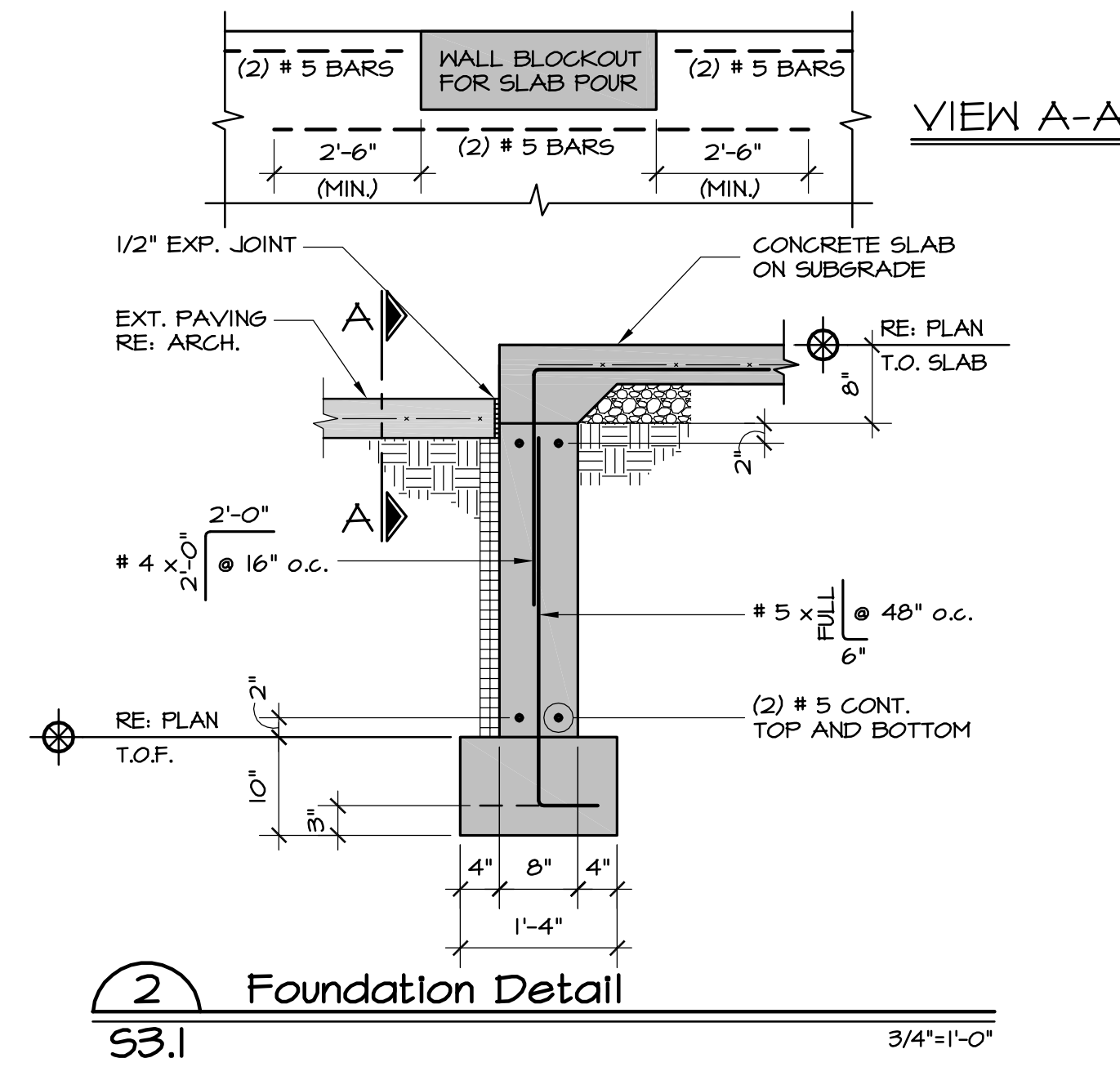
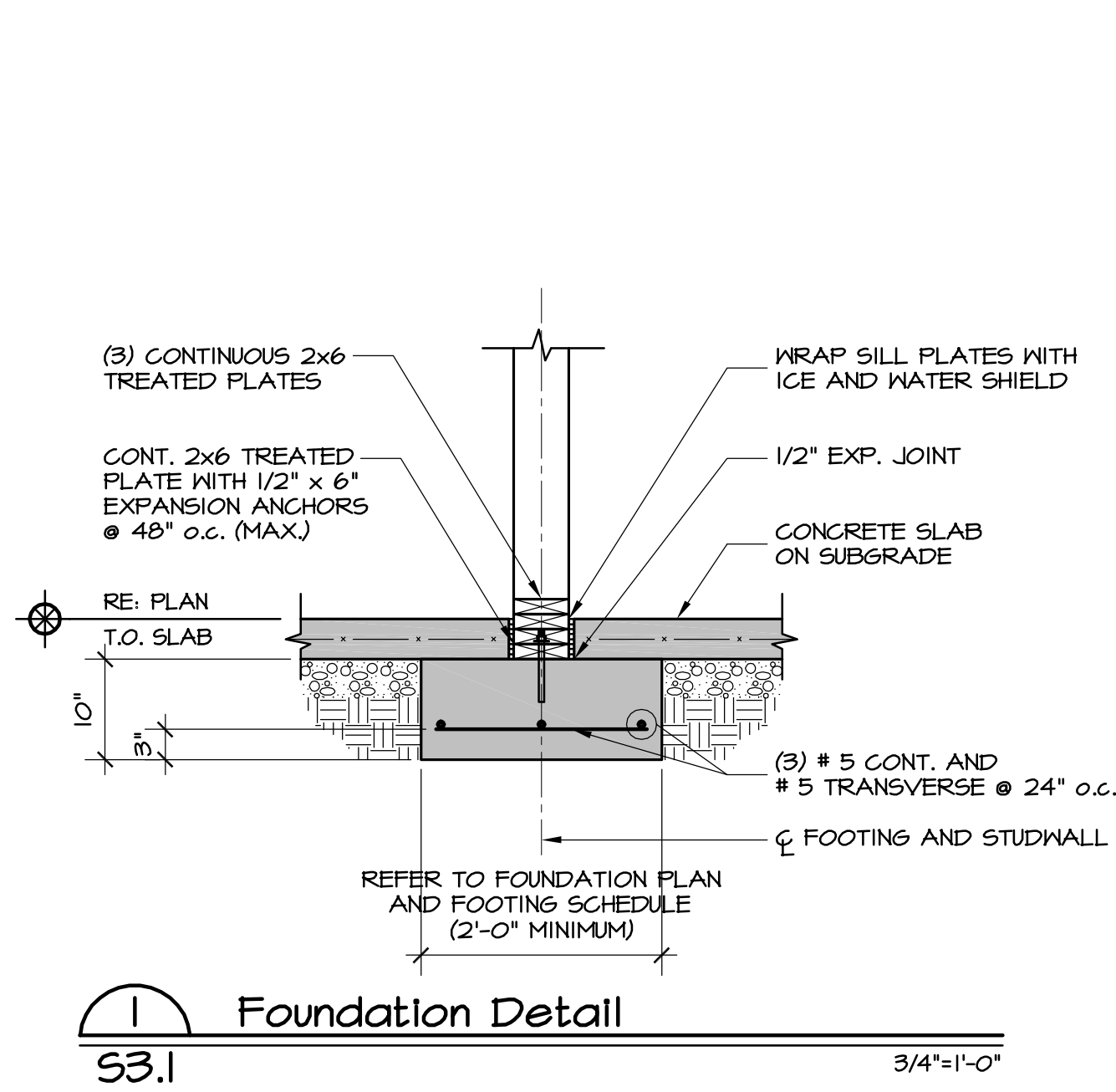
| | |
|----------|---------------------|
| Date | • Issue |
| 08/22/24 | • Review Set |
| 11/25/24 | • Pricing Set |
| 05/27/25 | • Review Set |
| 06/13/25 | • Building Permit |
| 07/25/25 | • Owner Revision #1 |
| 10/07/25 | • Owner Revision #2 |
| 02/04/26 | • Owner Revision #3 |

Title • High Roof Framing Plan



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| Drawn By | • SDG |
| Checked By | • JDS |

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| 05/27/25 | • Review Set |
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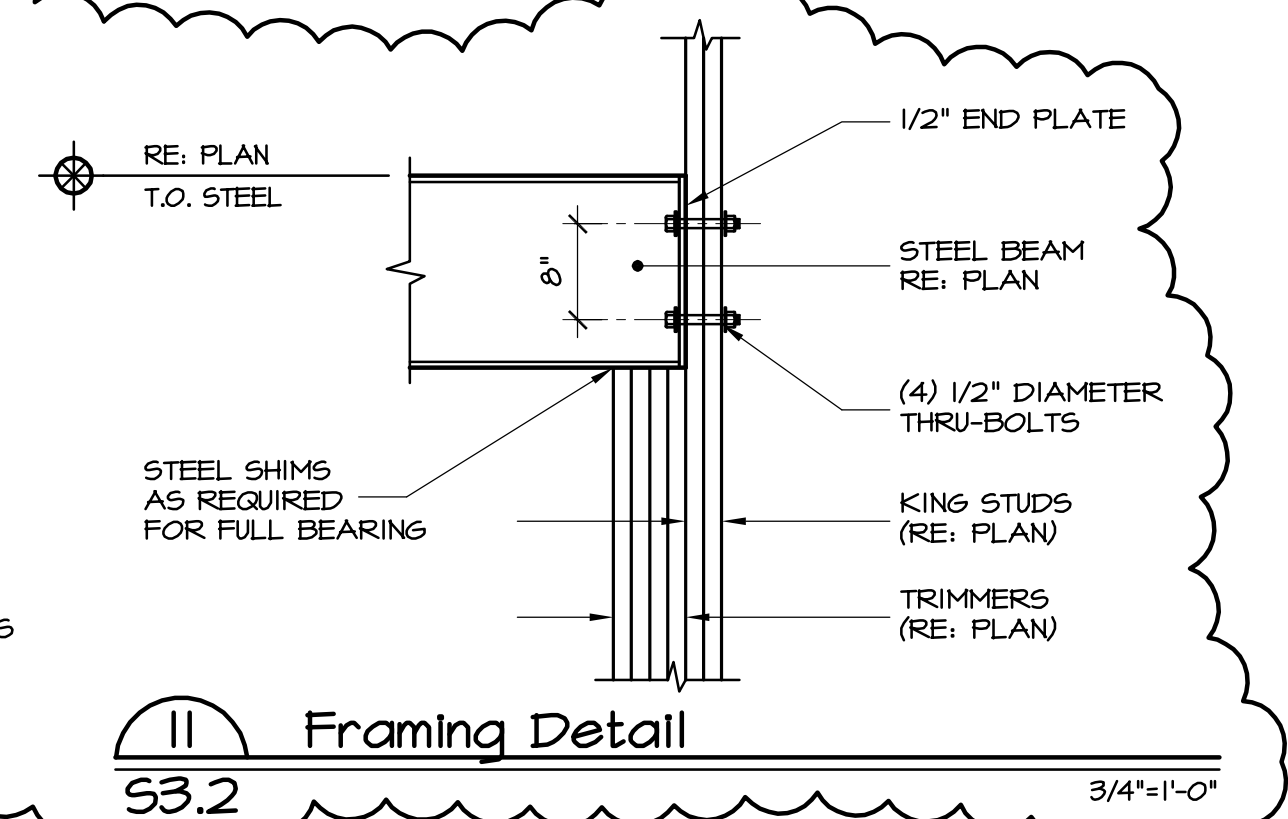
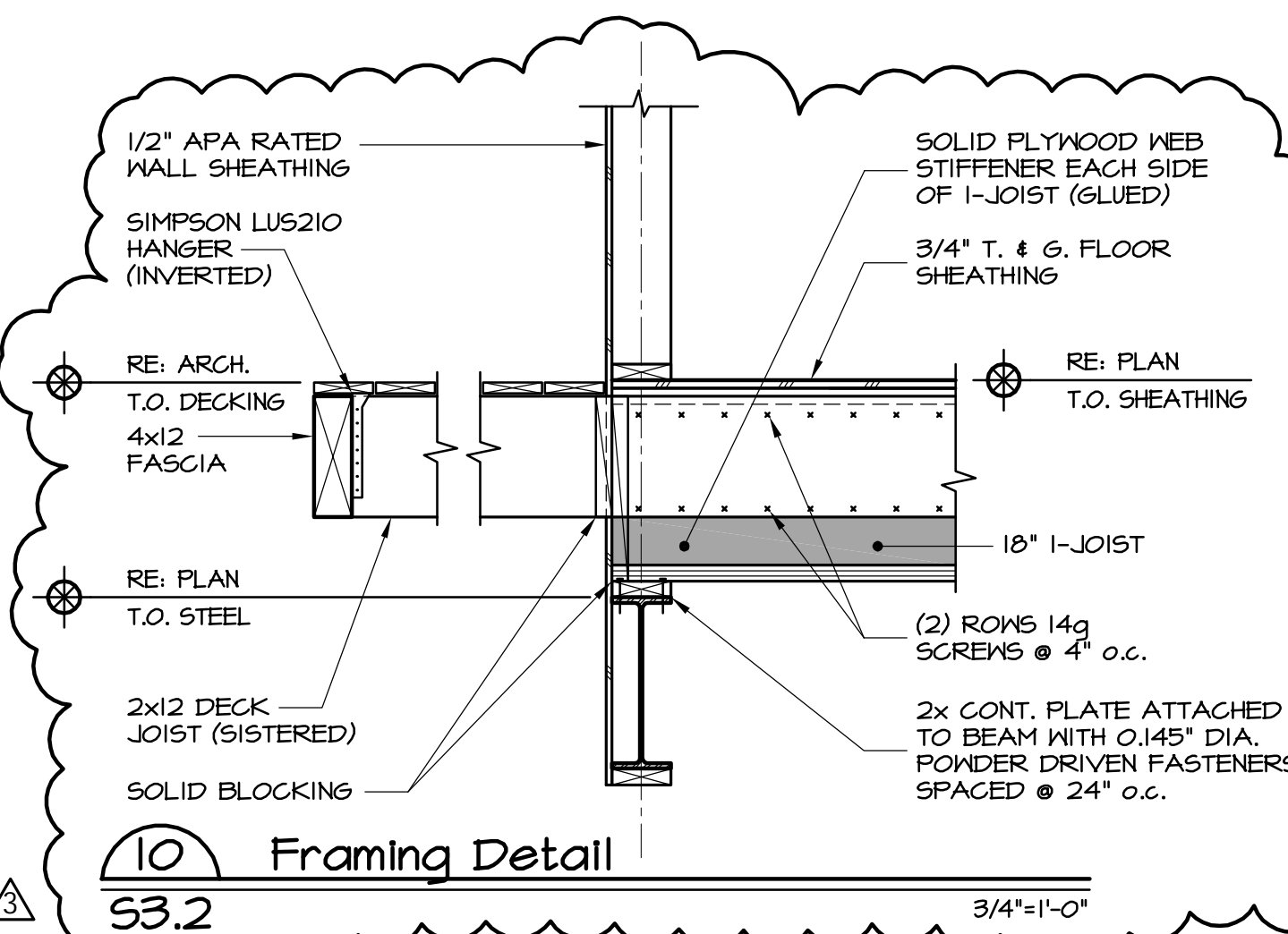
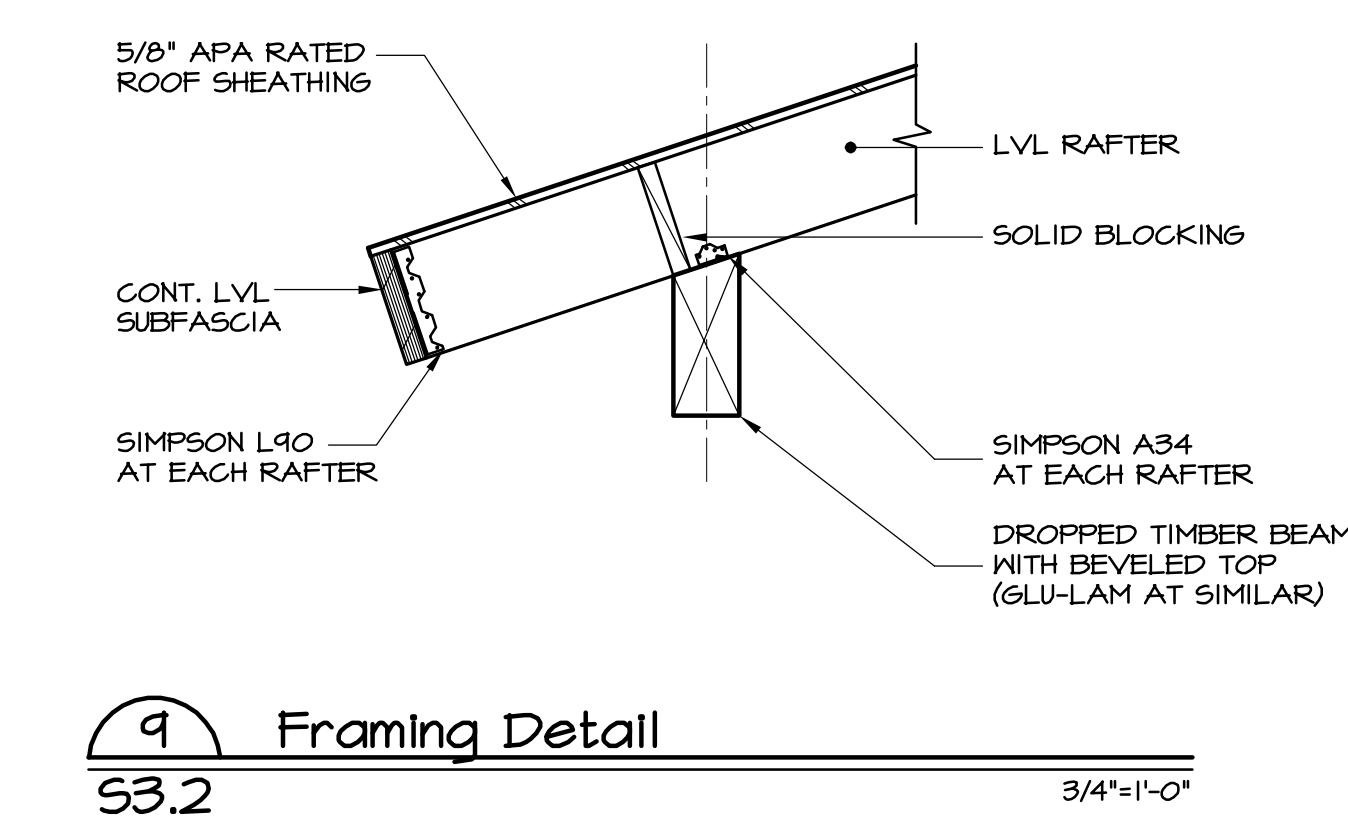
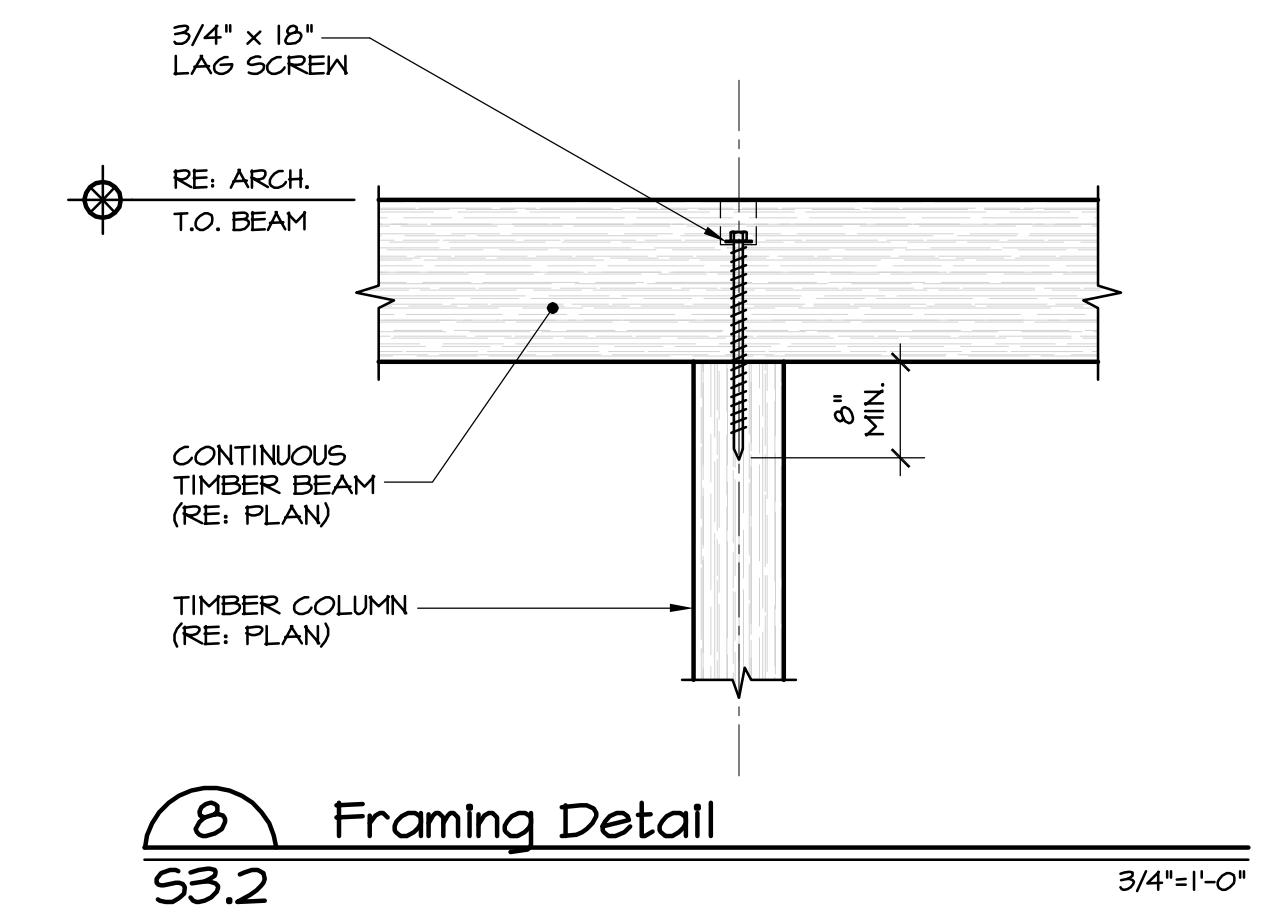
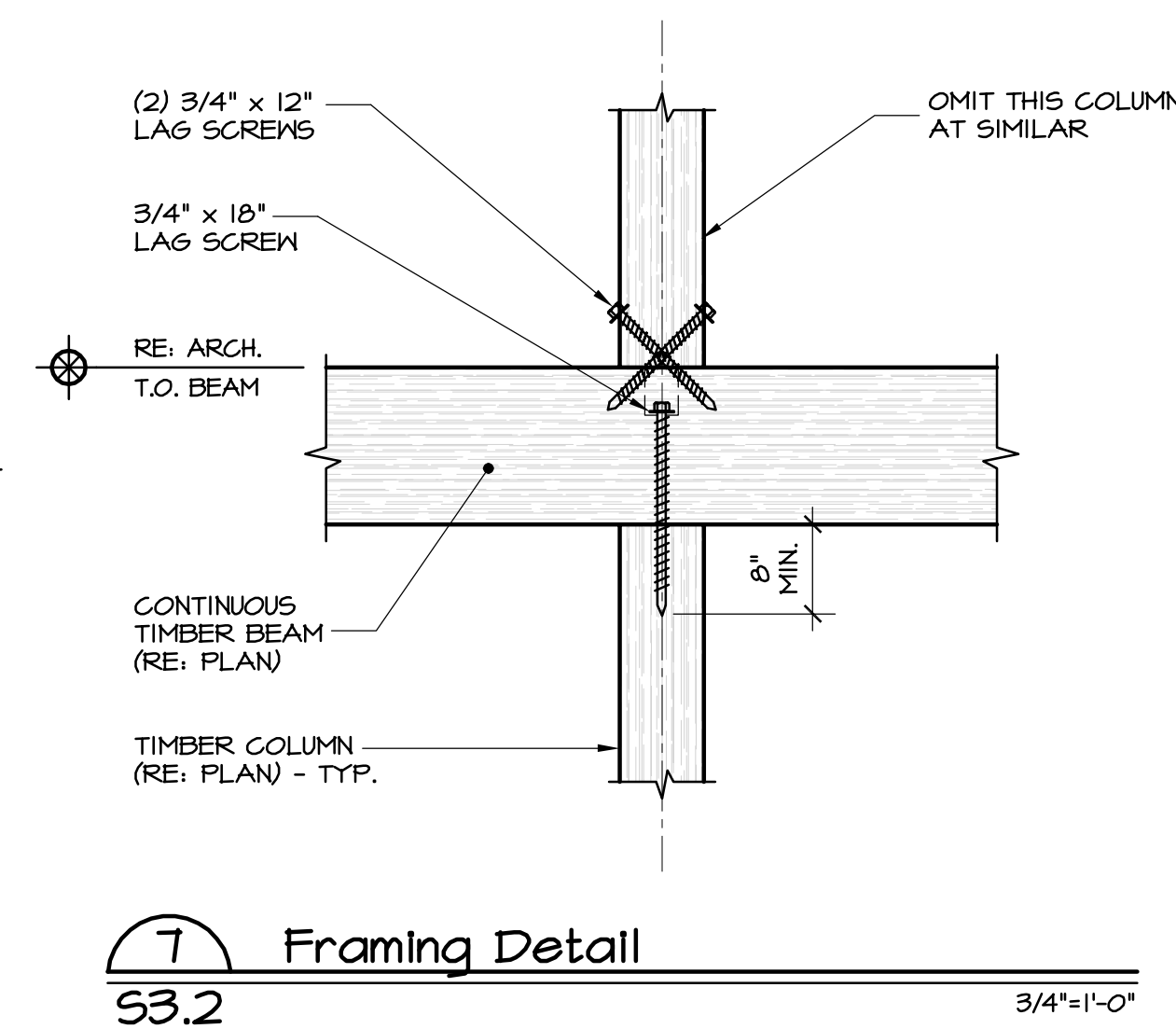
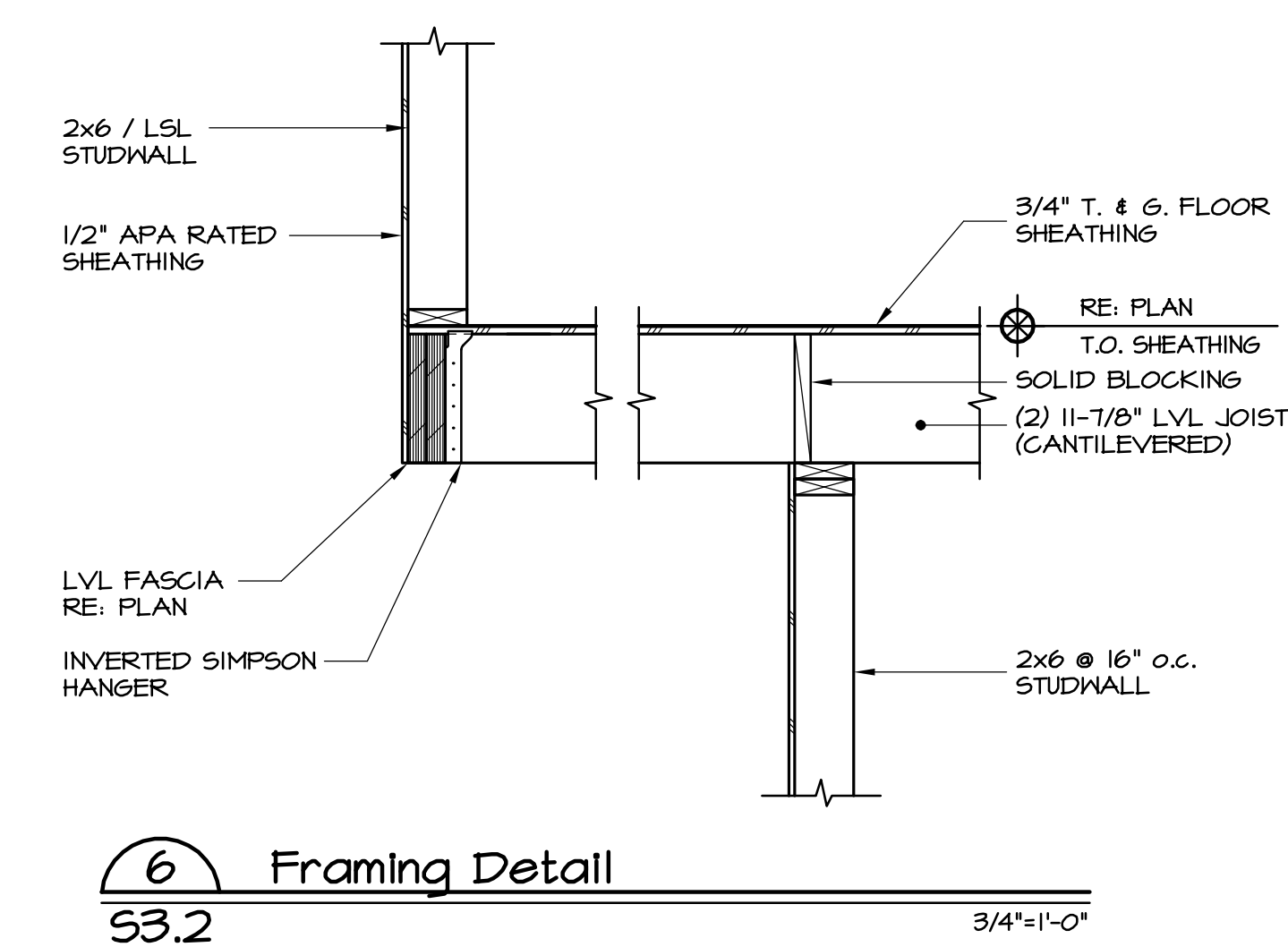
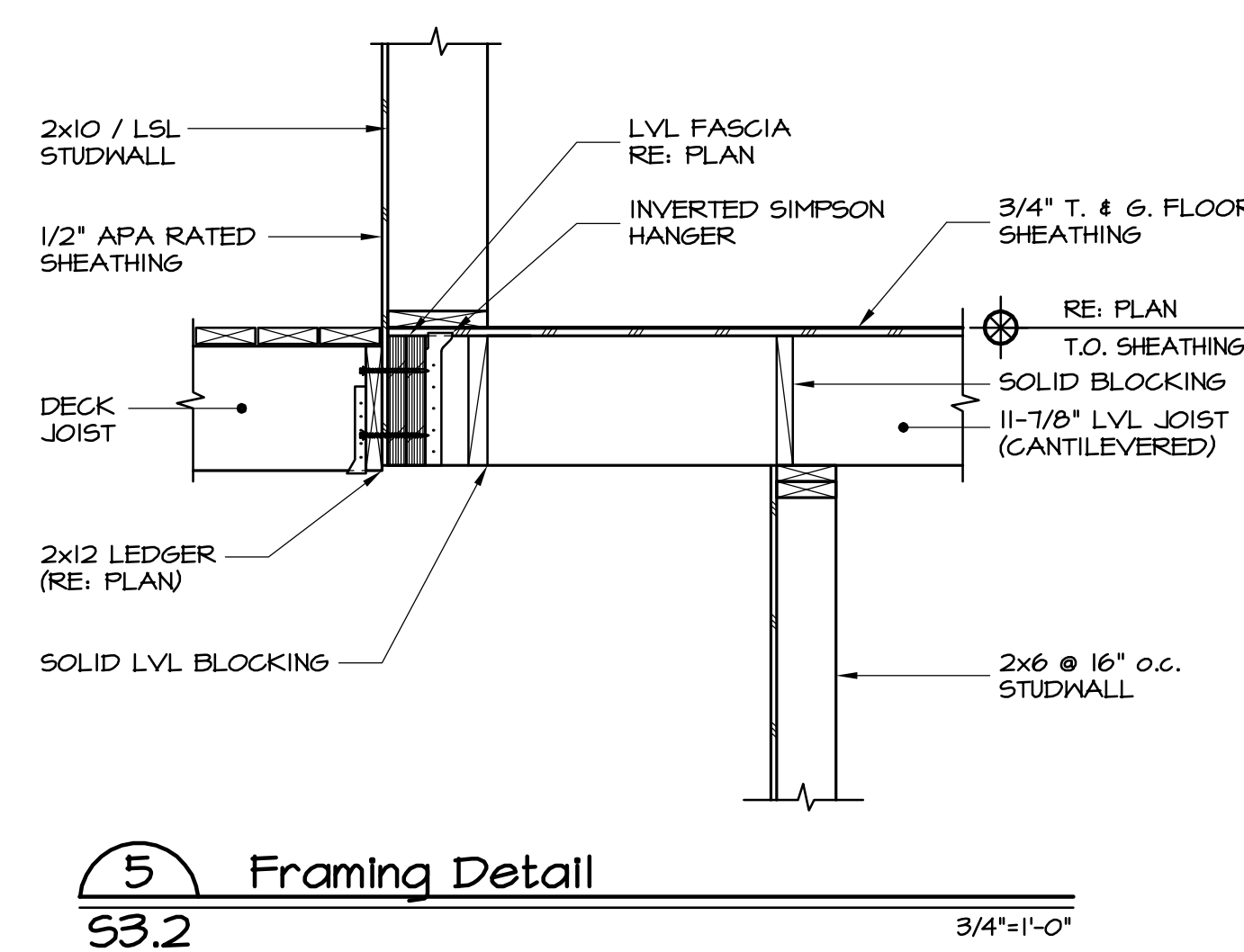
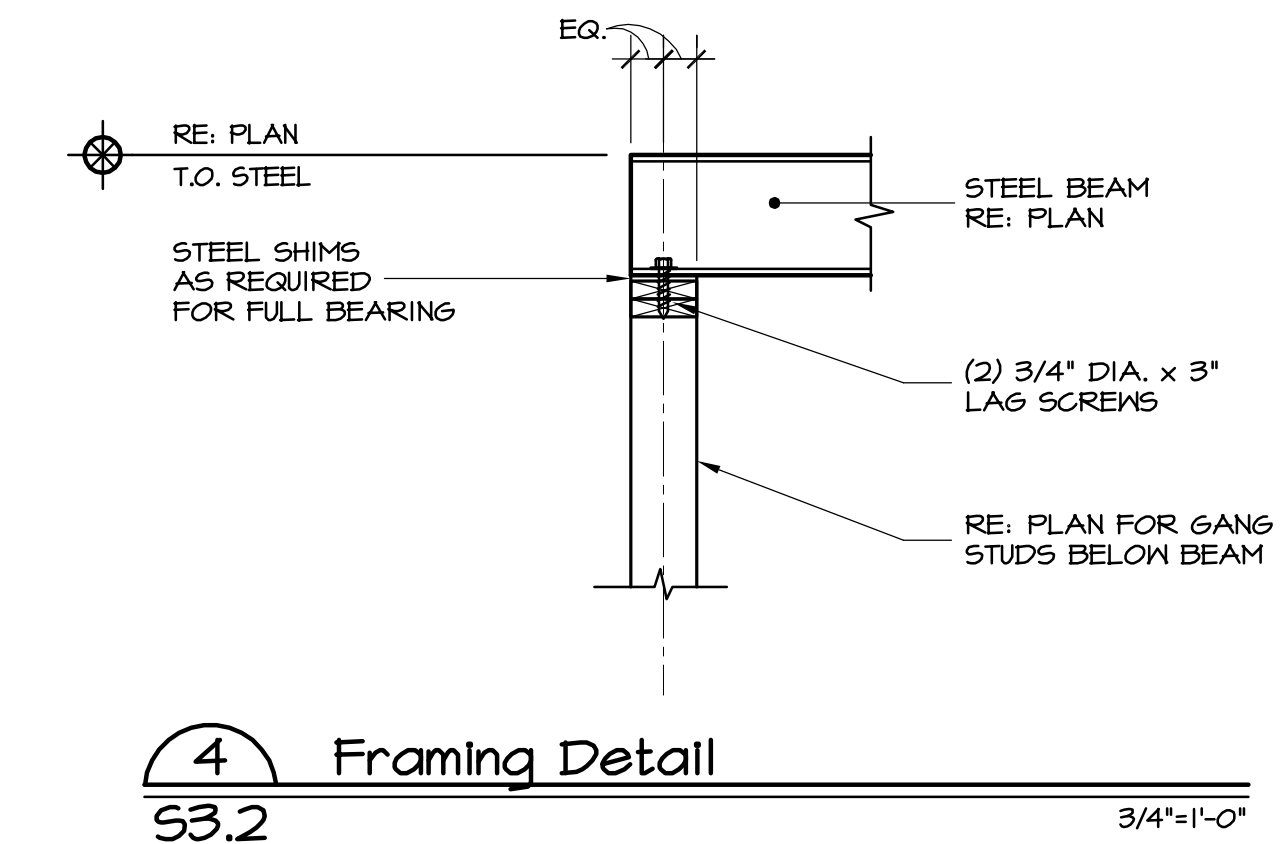
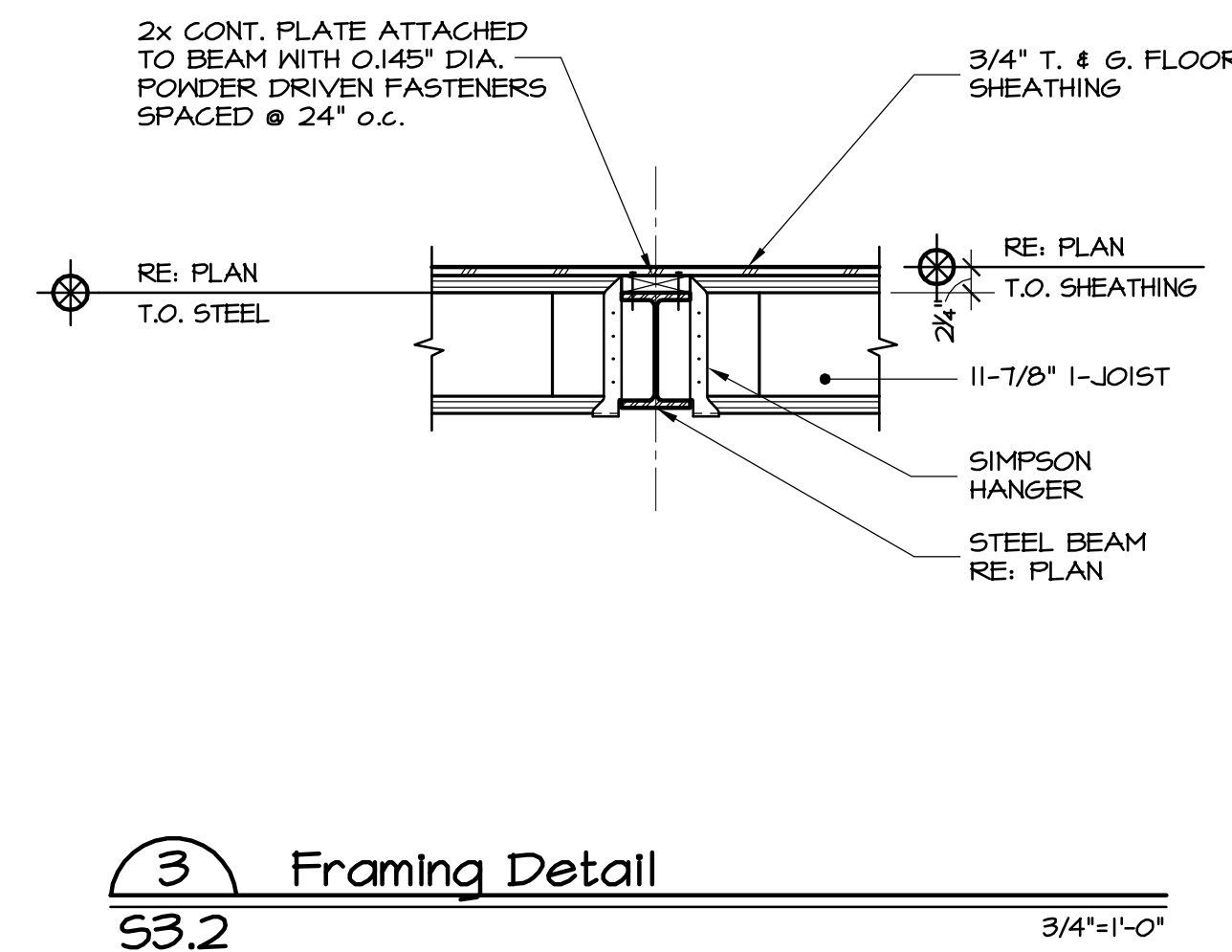
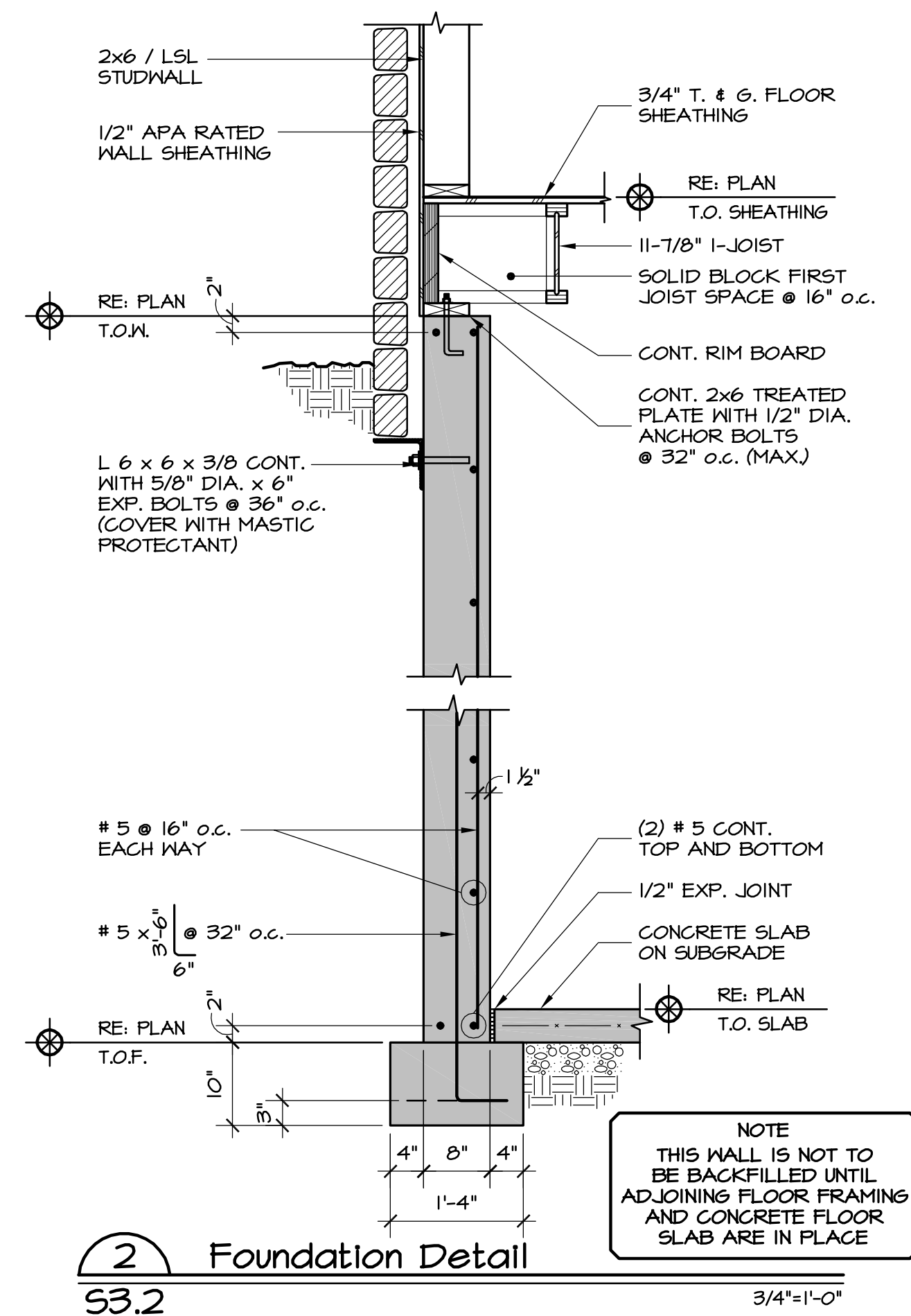
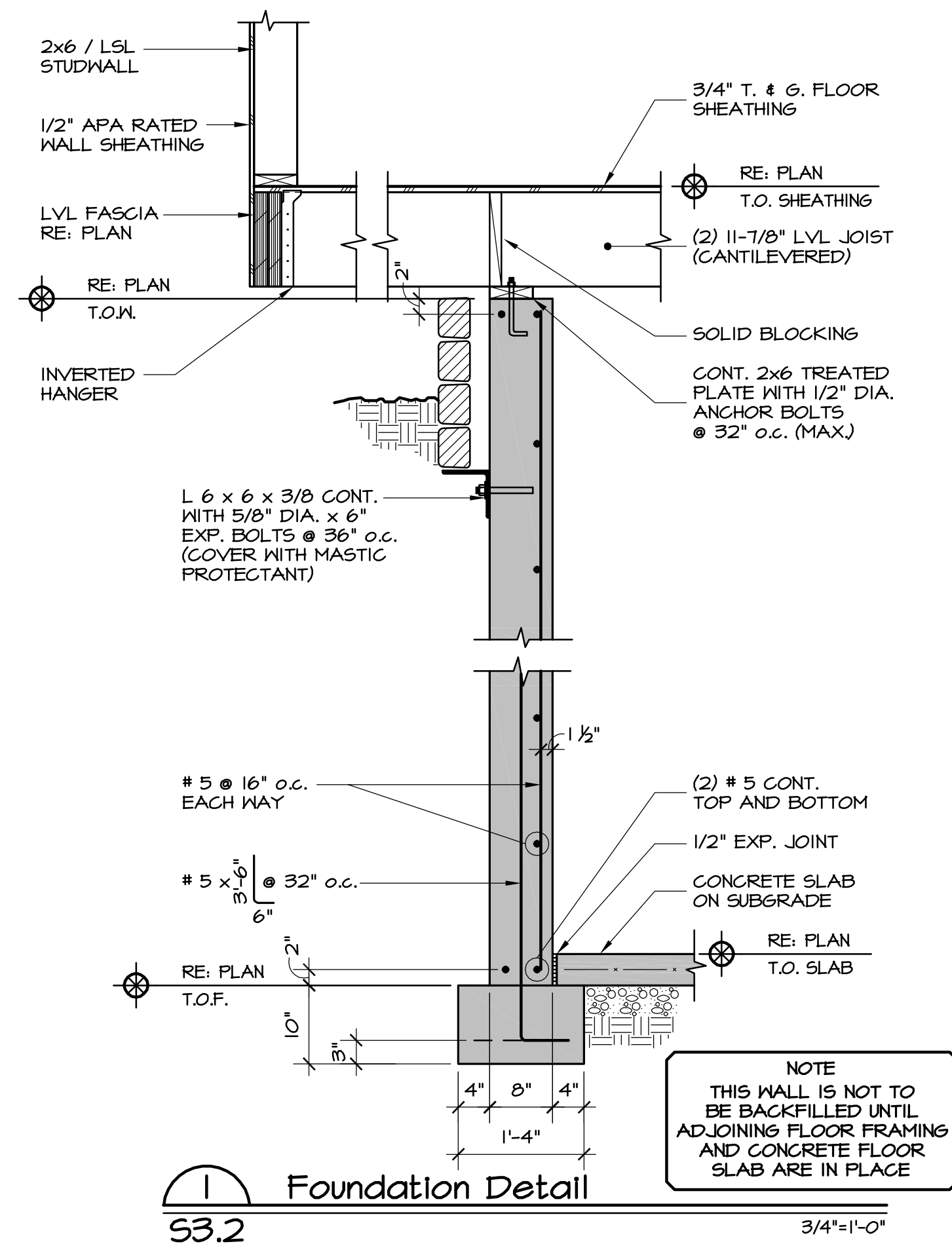
Title • Foundation Details

S3.1



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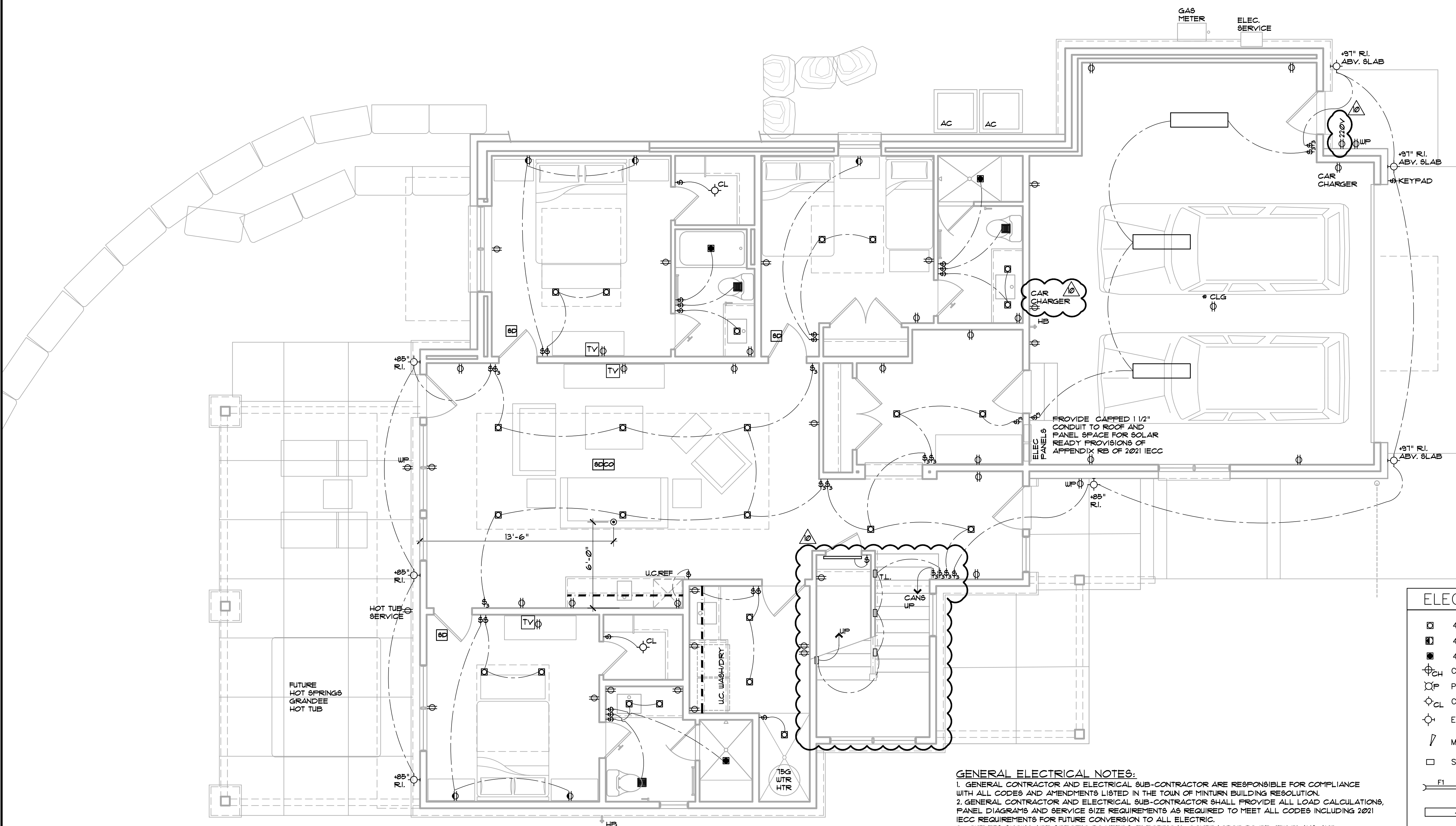
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|-----------------|--------------|
| Date | • 02/04/2026 |
| SDG Project No. | • 24-125 |
| Drawn By | • SDG |
| Checked By | • JDS |

| | |
|----------|---------------------|
| Date | • Issue |
| 08/22/24 | • Review Set |
| 11/25/24 | • Pricing Set |
| 05/27/25 | • Review Set |
| 06/13/25 | • Building Permit |
| 02/04/26 | • Owner Revision #3 |

Title • Foundation Details
and Framing Details

S3.2

| # | DATE | BY | COMMENTS |
|----|----------|-----|------------------|
| | | | |
| 13 | 2-04-26 | DUE | OWNER REVISIONS |
| 12 | 12-12-25 | DUE | CONSTRUCTION SET |
| 11 | 11-17-25 | DUE | OWNER REVISIONS |
| 10 | 10-11-25 | DUE | OWNER REVISIONS |



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

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

Exceptions:

1. Fossil fuel space heating equipment where a 200/240-volt electrical circuit with a minimum capacity of 40 amps exists for space cooling equipment.

RD104 One- and two- family dwellings and townhouses. One EV ready space shall be provided for each dwelling unit. The branch circuit shall be identified as EV ready in the service panel or subpanel directory, and the termination location shall be marked as EV ready.

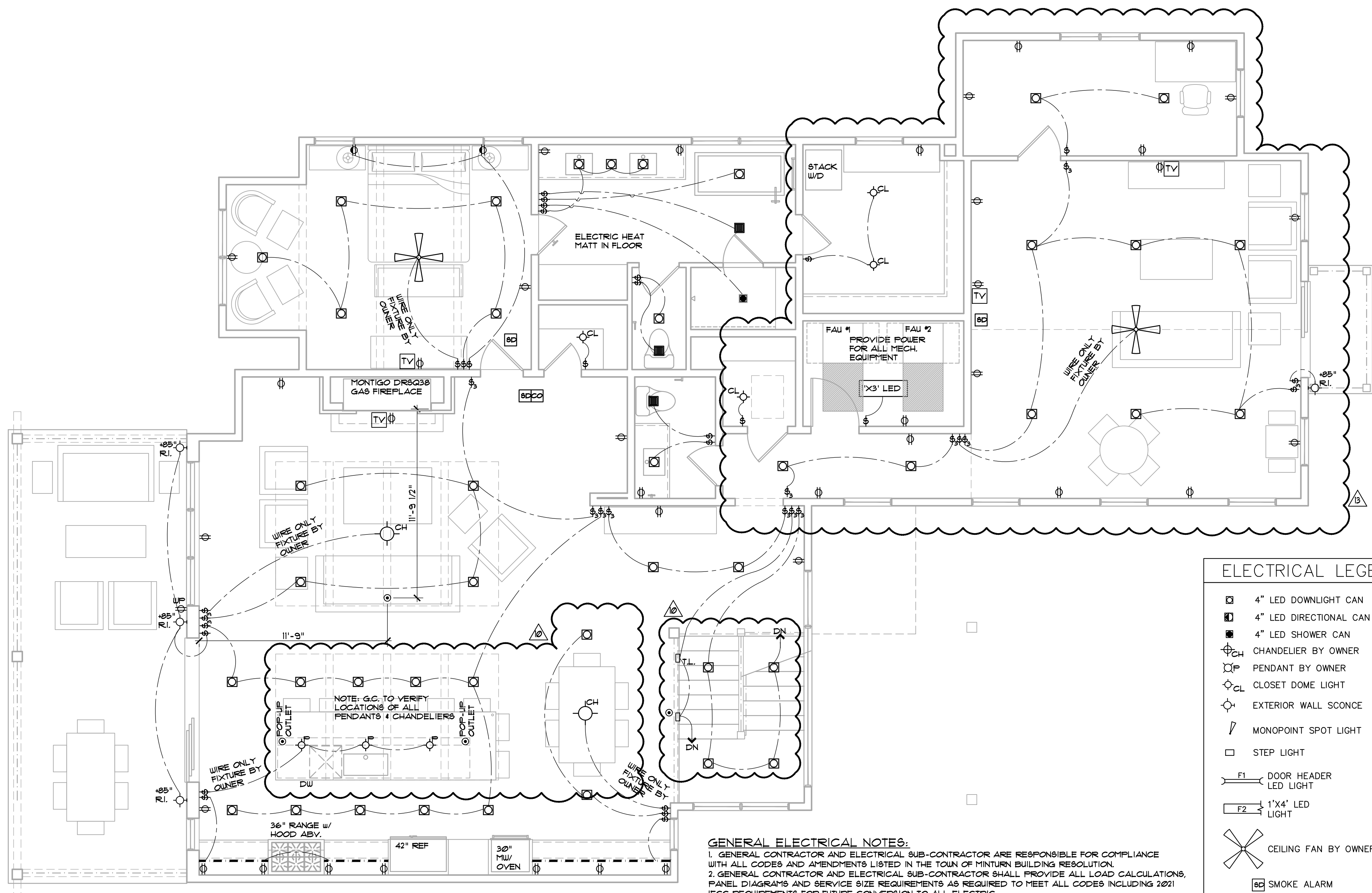
ELECTRIC VEHICLE READY SPACE (EV READY SPACE). An automobile parking space that is provided with a branch circuit and receptacle that will support an installed EVSE. Labeled as "CAR CHARGER" on electrical plan.

- GENERAL ELECTRICAL NOTES:**
1. GENERAL CONTRACTOR AND ELECTRICAL SUB-CONTRACTOR ARE RESPONSIBLE FOR COMPLIANCE WITH ALL CODES AND AMENDMENTS LISTED IN THE TOWN OF MINTURN BUILDING RESOLUTION.
 2. GENERAL CONTRACTOR AND ELECTRICAL SUB-CONTRACTOR SHALL PROVIDE ALL LOAD CALCULATIONS, PANEL DIAGRAMS AND SERVICE SIZE REQUIREMENTS AS REQUIRED TO MEET ALL CODES INCLUDING 2021 IECC REQUIREMENTS FOR FUTURE CONVERSION TO ALL ELECTRIC.
 3. OUTLETS SHOWN ARE SPECIFIC TO NEEDS. ELECTRICAL CONTRACTOR TO REVIEW PLANS AND COMMUNICATE TO GENERAL CONTRACTOR ANY ADDITIONAL OUTLETS NEEDED TO MEET CODE.
 4. CONTRACTOR TO PROVIDE LIFE SAFETY DETECTORS AND SENSORS PER CODE MINIMUM. LOCATIONS TO BE APPROVED BY GENERAL CONTRACTOR PRIOR TO INSTALL.
 5. REFER TO FINAL CABINET SHOPS FOR FINAL APPLIANCE, PLUMBING AND ELECTRICAL LOCATIONS.
 6. REFER TO LANDSCAPE PLANS FOR IRRIGATION AND SITE LIGHTING POWER REQUIREMENTS.
 7. ALL PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ON HIGH-EFFICACY LIGHTING SOURCES. (R404.1, 2021 IECC).
 8. ALL INTERIOR LIGHTING CIRCUITS SHALL BE PROVIDED WITH DIMMERS, EXCEPT BATHROOMS AND HALLWAYS. (R404.2, 2021 IECC).
 9. ALL EXTERIOR LIGHTING CIRCUITS SHALL BE INSTALLED WITH A MANUAL ON/OFF SWITCH WHICH PERMITS AUTOMATIC SHUT-OFF ACTIONS AND SHALL AUTOMATICALLY SHUT OFF WHEN DAYLIGHT. (R404.3, 2021 IECC).

LOWER LEVEL SCHEMATIC ELECTRICAL PLAN
 1/4" = 1'-0"

ELECTRICAL LEGEND

- 4" LED DOWNLIGHT CAN
- 4" LED DIRECTIONAL CAN
- 4" LED SHOWER CAN
- ⊕ CHANDELIER BY OWNER
- ⊖ PENDANT BY OWNER
- ⊙ CLOSET DOME LIGHT
- ⊙ EXTERIOR WALL SCONCE
- ∇ MONOPOINT SPOT LIGHT
- STEP LIGHT
- F1 DOOR HEADER LED LIGHT
- 1'x4" LED LIGHT
- ⊗ CEILING FAN BY OWNER
- ☒ SMOKE ALARM
- ☒ CARBON MONOXIDE DETECTOR
- EXHAUST FAN
- ⊙ FLOOR OUTLET
- ⊕ 1/2 HOT SWITCHED OUTLET
- TV TELEVISION
- LED STRIP LIGHTING UNDER CABINET



GENERAL ELECTRICAL NOTES:

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MAIN LEVEL SCHEMATIC ELECTRICAL PLAN
 1/4" = 1'-0"

ELECTRICAL LEGEND

- 4" LED DOWNLIGHT CAN
- 4" LED DIRECTIONAL CAN
- 4" LED SHOWER CAN
- ⊕ CH CHANDELIER BY OWNER
- ⊕ P PENDANT BY OWNER
- ⊕ CL CLOSET DOME LIGHT
- ⊕ EX EXTERIOR WALL SCONCE
- ⊕ MS MONOPOINT SPOT LIGHT
- SL STEP LIGHT
- F1 DOOR HEADER LED LIGHT
- F2 1'x4' LED LIGHT
- ⊕ CF CEILING FAN BY OWNER
- SA SMOKE ALARM
- CD CARBON MONOXIDE DETECTOR
- EF EXHAUST FAN
- ⊕ FO FLOOR OUTLET
- ⊕ HS 1/2 HOT SWITCHED OUTLET
- TV TELEVISION
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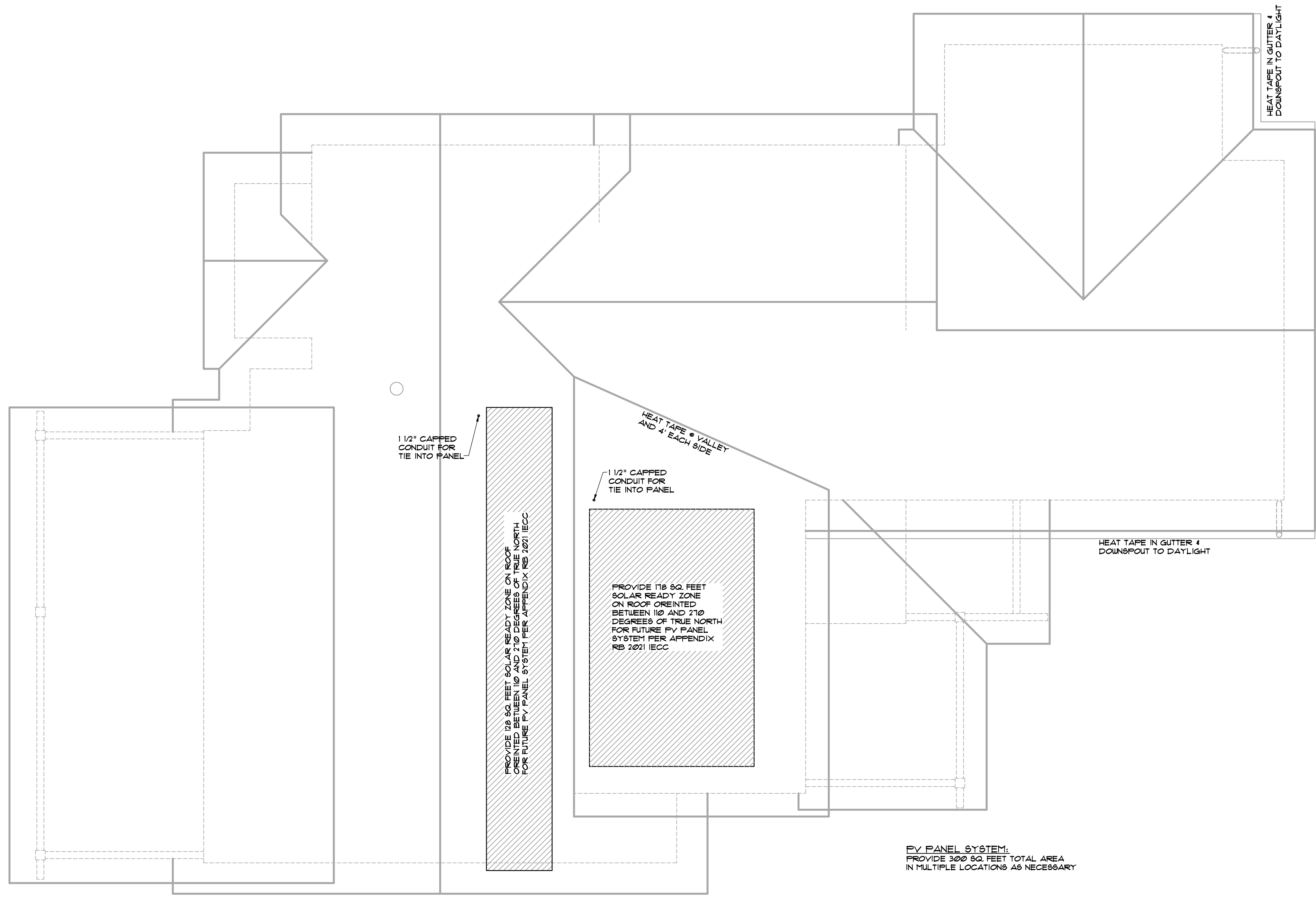
RESORT CONCEPTS
 225 MAIN STREET, SUITE C-101
 EDWARDS, COLORADO
 (970) 926-1720

GOICOECHEA
 226 MILES END LANE
 LOT 03, MINTURN NORTH
 MINTURN, COLORADO

PROJECT NO: 2412-22 L03

| # | DATE | BY | COMMENTS | | |
|----|----------|----|----------|------------------|-----------|
| | | | ISSUED | REVISIONS | REVISIONS |
| 13 | 2-04-26 | | DUE | OWNER REVISIONS | |
| 12 | 12-12-25 | | DUE | CONSTRUCTION SET | |
| 11 | 11-17-25 | | DUE | OWNER REVISIONS | |
| 10 | 10-11-25 | | DUE | OWNER REVISIONS | |

E1.2



PV PANEL SYSTEM.
 PROVIDE 300 SQ. FEET TOTAL AREA
 IN MULTIPLE LOCATIONS AS NECESSARY

**ROOF LEVEL
 SCHEMATIC ELECTRICAL PLAN**
 1/4" = 1'-0"

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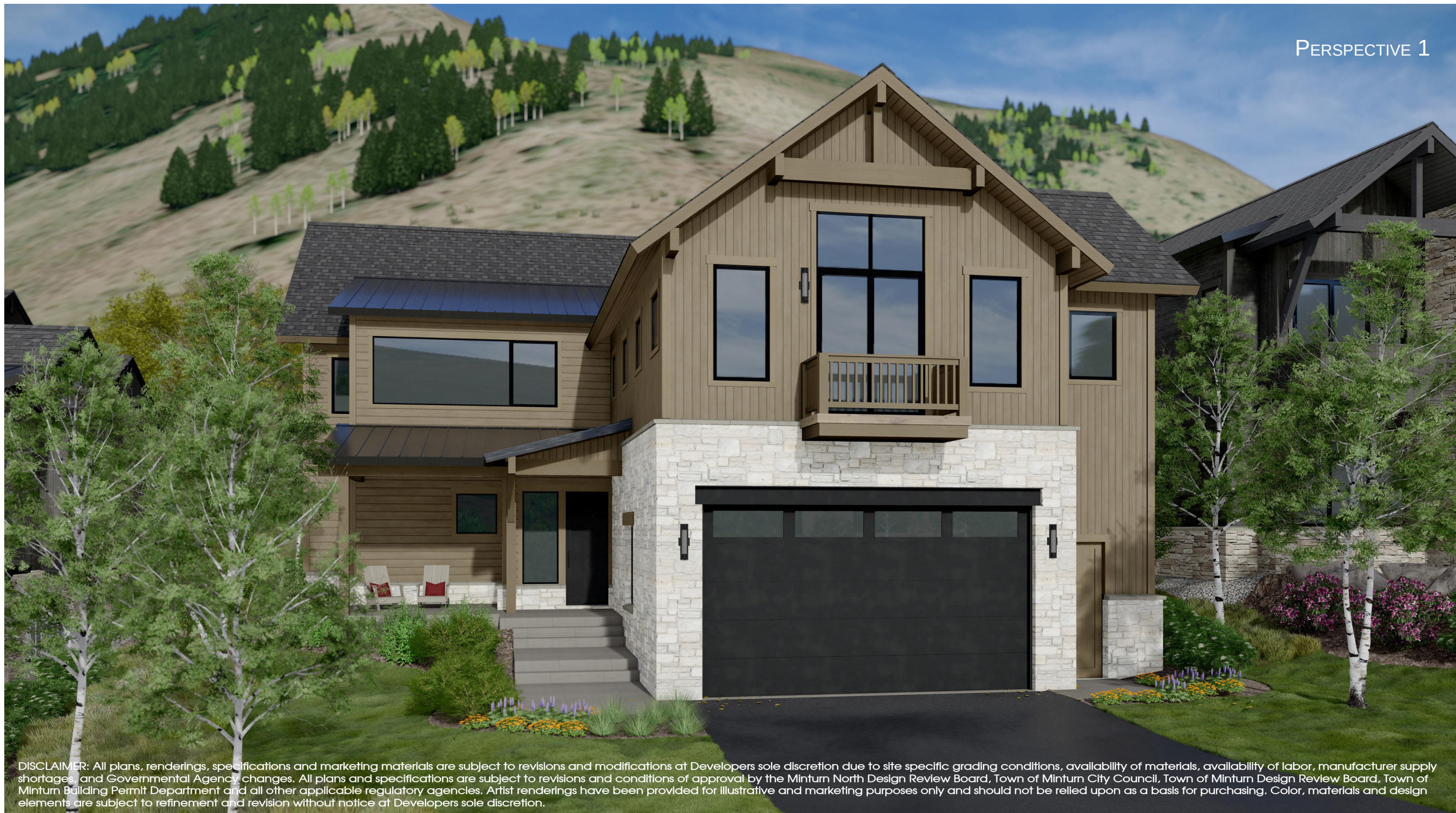
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E1.3



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

MINTURN NORTH - LOT 3

DRB DESIGN REVIEW - 3D VIEWS

FEBRUARY 11, 2026

EGGERS
ARCHITECTURE, INC

AXISVU
DESIGN



RESORT CONCEPTS



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MINTURN NORTH - LOT 3

DRB DESIGN REVIEW - 3D VIEWS

FEBRUARY 11, 2026

EGGERS
ARCHITECTURE, INC

AXISVU
DESIGN



RESORT CONCEPTS



To: Planning Commission

From: Rob Gutierrez, Town Manager

Date: February 12, 2026

Subject: Guidance on Commissioner Questions and Deliberation in Land Use Hearings

Purpose of Memorandum

The purpose of this memo is to provide guidance to Planning Commission members on **how to frame questions and conduct deliberations** during land use hearings, particularly when applications involve technical or specialized topics (e.g., engineering, traffic, drainage, snow storage, fire access, utilities, or environmental issues).

This guidance is intended to help ensure that Commission decisions are:

- Based on **adopted standards and evidence in the record**,
- **Fair and impartial**, and
- **Legally defensible** if challenged.

Role of the Planning Commission

The role of the Planning Commission is to serve the public interest as defined by:

- The Town's **adopted comprehensive plan**
- The **land use code/development regulations**
- Applicable **state law and due process**

Make findings based on evidence in the record, not personal preference, anecdotes, or who they think they “represent.”

Act as neutral decision-makers, especially in quasi-judicial matters, weighing:

- Whether an application meets the criteria
- Whether conditions of approval are justified
- Whether the standards are satisfied

Planning commissioners don't represent the Town or any particular group in the community. They represent the **public interest as expressed in the Town's adopted plans and regulations**, and their job is to apply those rules fairly and consistently.

Appropriate Use of Questions

Commissioners are **not expected to be technical experts**. However, they are expected to ask **thoughtful, relevant questions** to understand whether an application complies with applicable requirements.

It is appropriate and encouraged for commissioners to ask questions that:



- Clarify **how the proposal meets (or does not meet) code and policy standards;**
- Confirm whether an issue has been **reviewed by staff or qualified professionals;**
- Test whether the **evidence in the record is complete, credible, and sufficient;**
- Explore **conditions of approval or mitigation measures** tied to adopted standards; and
- Help the Commission understand the **impacts of the proposal in planning and regulatory terms.**

Examples of appropriate questions include:

- “What code or standard applies to this issue, and how does the proposal comply?”
- “Has this been reviewed by Public Works/Engineering/Fire, and what was their conclusion?”
- “Can you explain the analysis that supports this being adequate?”
- “What mitigation measures are proposed, and are they consistent with our standards?”

These types of questions keep the Commission focused on **standards, evidence, and process.**

Appropriate Tone and Questioning in Hearings

In quasi-judicial hearings, the Planning Commission’s role is to act as a neutral arbiter and to develop a clear, complete record on whether an application meets the adopted standards. Questions should be framed to **clarify the evidence, test how the proposal meets the code, and fill gaps in the record,** not to advocate for or against the project.

Questioning should not resemble cross-examination. A cross-examination style, using leading, argumentative, or adversarial questions, can create the appearance that the Commission is acting as an advocate rather than as an impartial decision-maker. This can undermine the perception of fairness and increase legal risk. Cross-examination typically sounds like:

- “Isn’t it true that this snow storage area is too small to work?”
- “So you’re saying this meets the code, even though neighbors will be impacted?”
- “Why should we believe your traffic study?”
- “Don’t you agree this design is out of character for the area?”

Instead, the Commission’s interaction with applicants should be professional, neutral, and focused on the applicable criteria.



Statements That Reflect Advocacy or Personal Judgment

Statements that answer questions like “What do I think?”, “What do I prefer?”, or “Who am I speaking for?” signal that a commissioner may not be **independently and neutrally applying the adopted standards**.

Example of statements that raise concern:

Representational or advocacy framing

- “My job is to protect the Town from projects like this.”
- “The community doesn’t want this, so I can’t support it.”

Personal preference or gut-feeling judgments

- “This doesn’t feel right to me.”
- “If it were up to me, I wouldn’t allow this here.”

Pre-judging or generalized assumptions

- “These projects always cause problems.”
- “I’ve seen how this goes, and it’s not good.”

Criticizing the code or standards themselves

- “I don’t think this code protects wildlife adequately.”
- “Our standards for traffic and parking are too weak.”

Imposing new requirements not found in the code

- “I think the applicant should be required to put in a sidewalk.”
- “They should have to do more landscaping than what the code requires.”

Re-litigating past Town decisions or practices

- “The Town has a bad track record of holding developers accountable.”
- “Past councils shouldn’t have allowed this kind of development.”

These kinds of comments suggest that the commissioner is:

- Acting as an **advocate or representative**, rather than a neutral decision-maker
- Relying on **personal opinion or experience** instead of the adopted criteria
- **Pre-judging** the application rather than weighing the evidence in the record
- Making a decision based on **policy preferences** instead of applying existing policy

Avoiding Substitution of Personal Judgment for Technical Review

Concerns arise when a commissioner:



- Presents **personal opinion or experience** as if it were technical evidence;
- Makes **technical conclusions** without support from the record; or
- Appears to apply **personal standards** rather than adopted Town standards.

For example, statements such as:

- “I don’t think this looks adequate,” or
- “In my experience, this won’t work,”
- “I’m not an engineer but,”

are problematic if they are **not tied to code requirements, professional review, or evidence in the record.**

The appropriate approach is to **ask questions that test the evidence**, rather than to substitute personal judgment for technical analysis.

Framing Concerns in a Defensible Way

If a commissioner has a concern about a technical issue (e.g., snow storage, drainage, traffic, access, utilities), the concern should be framed in terms of:

- **What standard applies,**
- **What the evidence shows, and**
- **Whether the record supports a finding of compliance.**

For example, instead of stating:

“I don’t think the snow storage area is adequate,”

A more appropriate approach would be:

“Can staff or the engineer explain what standard applies to snow storage here, and how this plan meets that requirement?”

This keeps the discussion focused on **standards and evidence**, not personal judgment.

Deliberation and Decision-Making

During deliberations, commissioners should:

- Base their comments and decisions on **the record, applicable standards, and adopted policies;**
- Clearly **connect their reasoning** to those standards; and
- Avoid relying on **personal preferences, assumptions, or off-the-record information.**

In land use and quasi-judicial matters, the **“record”** consists of the testimony, documents, staff reports, and exhibits presented during the public hearing and made available to all



parties and the public. Decisions must be based **only** on this record and the applicable approval criteria.

Off-the-Record Information and Ex Parte Communications

Ex parte communications are discussions, emails, texts, letters, site visits, or other contacts about a pending application that occur **outside the public hearing process** and are **not part of the public record**. Examples include:

- A neighbor, applicant, or interested party speaking with a commissioner outside a meeting about the merits of a project;
- A commissioner receiving and relying on an email, letter, or message that is not introduced into the hearing record;
- A commissioner referencing or quoting a private conversation during deliberations; or
- A commissioner relying on information provided by a spouse, friend, or other individual outside the hearing process.

Commissioners should not reference or rely on off-the-record information during deliberations. Examples of inappropriate statements include:

- “When I **talked to a neighbor / business owner / the applicant** outside this meeting, they said this would cause problems.”
- “I **received an email/text/letter** about this that raises concerns.”
- “My **spouse/friend** said this is going to be an issue.”
- “I **know the adjoining property owner**, and they told me this won’t work.”

Off-the-record information is problematic because it is **not available to the rest of the Commission, the applicant, or the public**, and it cannot be tested, clarified, or rebutted in the public forum. Reliance on such information can undermine the **fairness, transparency, and legal defensibility** of the Commission’s decision.

When in Doubt

If a commissioner is unsure whether a question, comment, or concern is being framed appropriately, they are encouraged to:

- Ask staff for clarification during the meeting, or
- Discuss the issue with staff or the Town Attorney in advance of the hearing.

Conclusion

Thoughtful questions and careful, standards-based deliberation are central to the Planning Commission’s role. By focusing on adopted criteria and evidence in the record, rather than

Minturn

Town Manager's Office



personal technical judgments, the Commission helps ensure that its recommendations and decisions are fair, consistent, and legally defensible.

Sincerely,

Rob Gutierrez
Town Manager

TOWN MANAGER'S REPORT

FEBRUARY 2026



Minturn
Your civil service, at work.

Town Manager's Report

February 2026

Top Updates

1. Water Supply & Conservation

Town staff are coordinating with the Town's water consultants, **Martin and Wood**, and the **Eagle River Water and Sanitation District (ERWSD)** to evaluate current snowpack conditions and water supply forecasts. ERWSD representatives will attend the **April 1 Town Council meeting** to discuss their plans for water conservation and community engagement. Residents are encouraged to begin **voluntary water conservation efforts now** and should expect to see a **significant public outreach and engagement effort** focused on conservation this spring.

2. 2026 Colorado Legislative Session

Staff are actively tracking the **2026 Colorado legislative session** for bills that may affect local governments and the Town of Minturn. A **legislative session tracking memo** is included in the **Council packet** (separate from the Manager's Report) for residents and others who would like more detailed information about current legislation.

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.

Updated Cost Estimates

Staff received an updated construction cost estimate on February 4 from HDR and Glacier based on the 90 percent design for the Water Treatment Plant. The updated estimate is approximately **\$12,429,000 assuming SRF financing**, and approximately **\$11,629,000 assuming non-SRF (private bank) financing**.

Project Financing

At the **February 4 meeting**, Town Council reviewed the three submitted bank proposals for project financing. During discussion with the Town's Municipal Advisor, Council expressed a desire to seek additional proposals, particularly from local banks that were not part of the initial solicitation.

Council directed the Municipal Advisor to prepare an amended solicitation to include:

- **Both direct loan and bank bond financing options;**
- **A 24-month construction draw period** followed by conversion to permanent financing;
- **Terms greater than 5 years and not to exceed 15 years;** and
- **A strong preference for no prepayment penalties.**

Staff also reached out directly to three local banks to discuss submitting responses to the amended solicitation. Staff also directed the Municipal Advisor to extend the solicitation period

Town Manager's Report

February 2026

until **Monday March 2** to allow for staff to solicit additional proposals. These proposals will be reviewed by Town Council at the **March 4 meeting**.

Town Hall 2-Bedroom Apartment Reconstruction

Status:

Following evaluation of proposals, Coleman Custom Homes was selected for the project. Staff have negotiated a draft contract, which is **pending review and approval by the Town Attorney**.

Taylor Avenue Repaving

Status:

Design is complete, and the project has entered the public bid process. The **Invitation for Bids (IFB)** was issued on **January 30, 2026**.

Next Steps:

A **mandatory pre-bid meeting** will be held on **February 17, 2026**, and bids are due on **March 9, 2026**. Following bid evaluation, the Town anticipates a **final selection on March 18, 2026**.

US 24 Pedestrian Improvement Project Phase II

Status:

Negotiations with **CDOT, Xcel Energy, and Phoenix Industries** have been completed.

Next Steps:

A **proposed change order** in the amount of **\$99,991.88** will be presented to **Town Council at the February 18 meeting** for review and approval.

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.

Bellm Bridge Replacement

Status:

The Town has been **awarded \$4,000,000** from CDOT's **Off-System Bridge Grant Program** for the Bellm Bridge project. The professional services agreement between the Town and **Short Elliott Hendrickson (SEH)** has been approved, and **design work is now commencing** on the replacement of the Bellm Bridge.

Town Manager's Report

February 2026

Next Steps:

Staff will continue to work with SEH on advancing the bridge design and will proceed with **grant programming and contracting coordination with CDOT**. Staff will also continue to **identify and secure the remaining funding** needed for the estimated **\$6 million** construction cost.

Little Beach Park Improvements

Status:

Installation of the new retaining wall and asphalt access road is complete. The RFQ for playground design and installation has been completed, and all submittals have been evaluated.

Next Steps:

Staff will present the **recommended firm** from the RFQ process to Town Council at the **February 18 meeting**.

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:

The two Highlands Parcels have now been **listed on the MLS** and are publicly available for viewing. The listings can be accessed at the following links:

1. https://www.realtor.com/realestateandhomes-detail/Notch-Mountain-Unit-highlands-2-Rd-Parcel-B_Minturn_CO_81645_M91907-95156
2. https://www.realtor.com/realestateandhomes-detail/Notch-Mountain-Unit-highlands-1-Rd-Parcel-A_Minturn_CO_81645_M93795-65402

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

The Planning Commission just conducted a partial review of draft Article 3: Subdivision & Development Standards discussing items such as parking, clear vision, and cash-in-lieu for non-motorized access. The Planning Commission and staff need to wrap up the rest of Article 3, Article 1: General Provisions, and Article 12: Terms & Definitions prior to starting the adoption hearings. We hope to have this accomplished by the end of March.

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 developments appropriately contribute to the Town's future infrastructure costs.

Status:

A professional services agreement with **BBC Research and Consulting** has been approved. The study is expected to kick off with staff in the **third week of February**, and the project is anticipated to be completed by **July 2026**.

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:

Staff are meeting weekly with the CU Boulder student group leading the project. The next steering committee meeting will be held **in-person and virtually on Wednesday February 18 from 2 P.M. to 3:30 P.M.**

Meeting Link: <https://teams.microsoft.com/meet/2401087641658?p=qFfjYzg4cKg8qFjiwV>

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 March meeting.

Town Manager's Report

February 2026

Temporary & Mobile Business Pilot Program

At the February 4 meeting, Town Council approved the Temporary & Mobile Business Pilot Program, authorizing the licensing of mobile and modular businesses on Town-owned property through **October 31, 2026**.

Staff are currently working to draft program guidelines and application materials to administer the pilot. Interested parties may contact manager@minturn.org for information about participation.

Public Engagement:

Public comment will be accepted at any time throughout the duration of the pilot program. Written comments may be submitted to manager@minturn.org.

Public Works

Weekly Report (February 2-8, 2026)

Overall Operations

The Public Works Department completed all scheduled operations during the reporting period. Routine activities included water treatment plant operations, utility locates, equipment maintenance, and regular servicing of trash and dog waste stations.

Key Accomplishments

Key accomplishments included manual collection of outstanding water meter readings, ordering necessary water treatment chemicals, and completing maintenance and repairs at Town Hall. Public Works also addressed damaged water meter wiring at a Minturn North residence, restoring service and completing all required documentation.

Infrastructure & Public Safety

Infrastructure and public safety efforts included reporting leaning power poles on Taylor Street to Xcel Energy, removing roadway hazards along Cemetery Road, and responding to an emergency water leak on Main Street.

Community Support & Facilities

The department supported community communication by deploying the electric sign trailer for the Town's "First Friday" event and continued construction of a new Community Board for Town Hall.

Coordination & Upcoming Work

Coordination efforts continued with partner agencies and developers. Public Works met with the U.S. Forest Service and Eagle County Recreation District to plan the Grouse Creek Parking Lot Extension Project scheduled for early April. Additional dog waste receptacles are being coordinated for installation in the Minturn North neighborhood pending utility locates and ground conditions.

Safety

All work was completed safely with no reported injuries or incidents during the reporting period.

Town Manager's Report

February 2026

Weekly Report Photos (February 2-8)

1. Town Hall Community Board Replacement



2. Grouse Creek Trailhead Parking Lot Site Visit



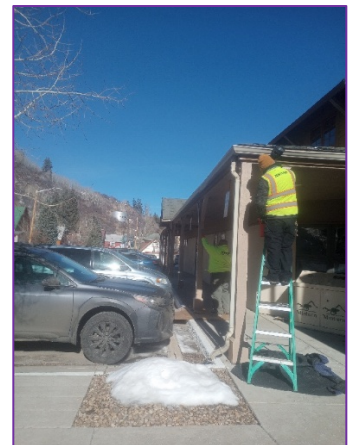
3. Staff removing and replacing lights on Chevrolet snowplow.



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4. Staff worked to paint and replace broken and missing post bases at Minturn Town Hall.



5. Water Leak Diagnosis at 302 Main Street



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Weekly Report (February 9-15, 2026)

Overall Operations

During this reporting period, the Public Works Department completed all scheduled operational responsibilities, including daily Water Treatment Plant operations, utility locates, snow removal, equipment maintenance, and routine servicing of trash and dog waste stations.

Snow Operations

Snow operations remained a priority throughout the week. Crews plowed and shoveled town streets, applied cinders to address icy conditions, and hauled 13 loads of snow from key areas to the designated snow dump site. Preventative measures were taken to restrict vehicle access in areas where melting conditions posed a risk to infrastructure.

Infrastructure & Facilities

Infrastructure improvements included completion of the new Community Board at Town Hall, installation of three new dog waste receptacles in Minturn North, replacement of damaged and missing parking curbs at Town Hall, and clearing of a blocked storm drain on Pine Street. The department also received and staged a new electronic message sign and coordinated repair of a damaged utility box with Comcast.

Training & Project Coordination

Staff coordinated several upcoming trainings and projects, including Fire Hydrant Training, Flagger Certification Training, and replacement of the shop truck lift. Discussions also continued with Intermountain Engineering regarding proper fire hydrant placement and design standards to ensure adequate water pressure and long-term system performance.

Safety

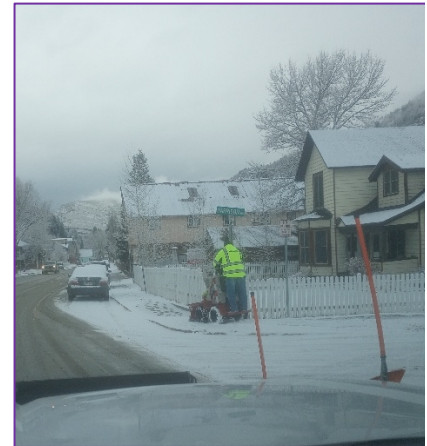
A weekly safety meeting focused on Hydraulic System Safety and reinforced lockout/tagout procedures and proper maintenance practices. All work was completed safely with no reported injuries or incidents.

Summary

Overall, the department maintained a strong focus on winter operations, infrastructure protection, equipment upkeep, and interagency coordination.

Weekly Report Photos (February 2-8)

1. Snowplow Operations and Ice Removal



Town Manager's Report

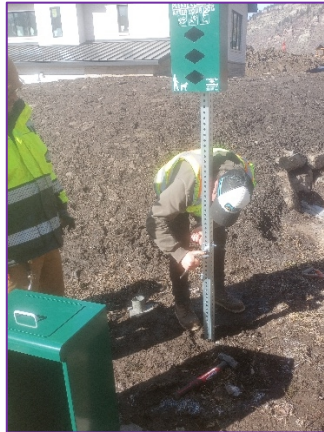
February 2026



2. Pickup and Delivery of New Town Message Board



3. Installation of New Dog Waste Stations at Minturn North



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4. Town Hall Parking Curb Replacement



5. Vehicle Maintenance and New Community Board





Staff Memo To: Mayor and Town Council
From: Rob Gutierrez, Town Manager
Date: Updated February 11, 2026
Subject: 2026 Colorado Legislative Update

Purpose of Memorandum

The purpose of this memorandum is to provide Town Council with an informational update on several bills currently under consideration by the Colorado General Assembly that may have potential implications for municipalities, including possible operational, regulatory, or fiscal impacts on the Town.

Council members interested in discussing any of the legislation referenced in this memorandum may do so at the February 18, 2026, Town Council meeting. Staff will include an agenda item titled: **“Consideration of Council positions on select pending state legislation affecting local governments, including housing and municipal finance.”**

House Bill 26-1036

Bill Title: Authorization of Local Taxes on Vacant Residential Properties

Effective Date: August 12, 2026 (subject to referendum)

Status: **Died in Finance Committee on a 4-7 vote on February 9.**

Summary:

HB26-1036 would authorize counties and municipalities, subject to voter approval, to impose new local taxes on vacant residential properties for the purpose of funding affordable, attainable, or workforce housing. The bill creates two potential taxing mechanisms, an excise tax and an additional property tax, and also allows local governments to jointly form a regional housing tax authority through an intergovernmental agreement.

House Bill 26-1001

Bill Title: Residential Development on Qualifying Properties (HOME Act)

Effective Date: January 1, 2028 (requirements apply on or after December 31, 2027)

Status Tracker

1/14/26: Introduced to House.

2/3/26: Bill received 5 amendments on February 3 at the House Transportation, Housing, and Local Government Committee and passed to floor vote.

2/5/26: Bill passed second reading with amendments on the house floor.

2/6/26: **The full House voted on final passage and approved the bill as amended. Bill now awaits Senate consideration.**



CML Position: Oppose

Summary:

HB26-1001 would require municipalities with populations over 2,000 to allow residential development through an administrative approval process on certain publicly owned or nonprofit-owned properties of five acres or less. The bill is intended to promote housing development, particularly affordable housing, on land already owned by public entities or nonprofit organizations, while limiting a local government's ability to deny or significantly restrict qualifying developments based on zoning standards.

Key Points for Council:

- Applies only to **specified public and nonprofit-owned properties**
- Requires approval through an **administrative process**, rather than discretionary or legislative review
- Limits the ability to restrict qualifying developments based on height, density, parking, and similar zoning standards
- Preserves local authority over infrastructure capacity, life-safety codes, environmental regulations, historic districts, and impact fees
- Excludes properties with infrastructure limitations, environmental constraints, or other defined exemptions

House Bill 26-1114

Bill Title: Concerning an Allowed Minimum Lot Size for Subject Jurisdictions

Effective Date: When signed by Governor

Status Tracker:

2/3/26: Introduced to House.

2/18/26: Scheduled for hearing at 1:30 P.M. at Transportation, Housing, & Local Government Committee.

CML Position: Oppose

Summary

HB26-1114 requires certain local governments ("subject jurisdictions") to allow very small single-family home lots, down to 2,000 square feet, starting October 1, 2031. In other words, a city or county covered by the law can't require a larger minimum lot size for a single-family home after that date. The bill's stated goal is to reduce land costs and make starter homes more affordable by allowing smaller lots. It exempts parcels that aren't on municipal water/sewer, that rely on wells or septic, or that are certain historic properties. Importantly, it does not take away local authority over infrastructure standards, building and fire codes, health and safety rules (floodplains, airport influence areas, etc.), impact fees, or requiring confirmation of water/wastewater capacity, those still apply.



Key Points for Council

- Minturn is *nota* “subject jurisdiction” under this bill, so the requirements in HB26-1114 would not apply to the Town.
- The bill targets **larger cities and counties** (generally those over 50,000 population, as defined elsewhere in statute including Eagle County).
- For covered jurisdictions, the bill would **cap minimum lot sizes for single-family homes at 2,000 square feet starting October 1, 2031**.

House Bill 26-1119

Bill Title: Concerning the authority of local taxing entities to impose property taxes on the assessed value of land and the assessed value of improvements thereon at different mill levy rates

Effective Date: August 12, 2026 (subject to referendum)

Status Tracker

2/4/26: Introduced to House.

3/2/26: Scheduled for hearing at Finance Committee 1:30 P.M.

CML Position: Deliberating

Summary

HB26-1119 lets cities, counties, and certain special districts choose to tax land and buildings at different property tax rates (a “split-rate” property tax), as long as the tax rate on buildings and improvements is no higher than the rate on land. The idea is to lower taxes on buildings and shift more of the tax burden onto land, which the bill argues would encourage housing construction, infill development, and productive use of property while discouraging land speculation and vacant or underused parcels. The bill prohibits using split rates for certain categories of property (like agricultural land, conservation easements, oil and gas, mining, renewable energy property, and state-assessed property), and it does not override TABOR or existing mill levy and revenue limits. It also adds transparency and reporting requirements, requiring local taxing entities and counties to clearly certify and publish the separate mill levy rates if they adopt this approach.

Key Points for Council

- **Optional tool:** The bill lets Minturn choose a split-rate property tax; it does not require any change.
- **How it works:** The Town could tax land at a higher rate than buildings, but not the other way around.
- **Purpose:** Meant to encourage development and discourage land speculation.
- **Limits still apply:** TABOR and existing mill levy and revenue caps still control taxes.
- **Exclusions:** The split rate cannot be used on agricultural, conservation easement, oil and gas, mining, renewable energy, or state-assessed property.



House Bill 26-1071

Bill Title: Concerning allowing a local government to locate an automated vehicle identification system on an interstate highway Act

Effective Date: August 12, 2026 (subject to referendum)

Status Tracker

1/27/26: Introduced to House.

2/17/26: Scheduled for hearing at Transportation, Housing, & Local Government Committee

CML Position: Support

Summary

HB26-1071 allows cities and counties, not just the state, to place and use automated vehicle identification systems (such as speed or enforcement cameras) on interstate highways like I-70. Current law limits this authority to the state, but the bill expands it to local governments so they can enforce state or local traffic laws in designated areas. The measure clarifies where and how these systems may be used, while keeping the overall framework for automated enforcement in place.

Key Points for Council

- No impact on the Town of Minturn as we have no interstate highway within town boundaries
- Provided to Council and the public as informational

Senate Bill 26-024

Bill Title: Unmanned Aircraft Systems Rights and Authorities Act

Effective Date: Upon signature of the governor

Status Tracker

1/14/2026: Introduced to Senate.

2/19/26: Scheduled in the Local Government & Housing Committee for a hearing at 1:30 P.M.

CML Position: Oppose

Summary

SB26-024 creates a statewide framework for regulating drones in Colorado, affirming federal control of navigable airspace and largely preempting local regulation of drone operations. The bill allows recreational and commercial drone use that complies with federal and state law and prohibits local governments from regulating drone registration, licensing, pilot qualifications, flight paths, altitude, equipment, or operational standards. Local governments may still regulate drone use on property they own or control, including



takeoff and landing, and may enforce generally applicable laws such as nuisance, trespass, and public safety regulations that do not specifically target drones.

Key Points for Council

- Establishes **statewide preemption** of local drone regulation
- Prohibits local ordinances regulating drone operation, registration, equipment, or flight characteristics
- Preserves local authority over **Town-owned or Town-controlled property**, including takeoff and landing
- Allows enforcement of **generally applicable public safety and nuisance laws**
- Would invalidate existing local regulations that conflict with the bill
- Reinforces reliance on **federal aviation regulations** for operational oversight

Federal Legislation: H.R. 6644 “Housing for the 21st Century Act” & Senate’s ROAD to Housing Act

Status:

- **February 9–10, 2026:** The U.S. House of Representatives passed H.R. 6644 by an overwhelming bipartisan vote.
- After House passage, **H.R. 6644 was sent to the U.S. Senate** for consideration.
- The Senate’s housing package — commonly referred to as the “**ROAD to Housing Act**” (Senate bill S. 2651) — **advanced out of the Senate Banking Committee in 2025** and has been included in broader legislative vehicles but **has not yet been fully enacted**.
- Congress is expected to **reconcile differences between the House and Senate housing proposals** and adopt a final consolidated bill before any enactment into law.

House Legislation Summary:

H.R. 6644 is a bipartisan federal housing package designed to increase housing supply and affordability, promote local regulatory reform, modernize federal housing programs, and provide planning and implementation support to communities.

Senate Legislation Summary:

The Senate ROAD to Housing Act similarly seeks to expand housing production and improve affordability. While its goals align with H.R. 6644 — including support for local planning and reducing barriers to housing — its specific program structures and funding mechanisms differ. Final enactment will likely merge elements from both bills.

Key Provisions with Local Government Relevance

- **HUD best practices:** Directs HUD to publish model zoning, land-use, and permitting frameworks to support more housing.

Minturn

Town Manager's Office



- **Pattern book grants:** Creates grants to help communities adopt pre-approved housing designs (e.g., duplexes, ADUs) to speed up permitting.
- **Housing planning grants:** Provides funding for local housing plans, zoning updates, and permitting capacity improvements.
- **CDBG changes:** Requires communities receiving CDBG funds to address local regulatory barriers to housing.
- **Rural housing support:** Expands federal rural housing loan programs for smaller and rural communities.
- **HOME program updates:** Broadens eligibility for federal HOME funds to support more infill and redevelopment projects.

Sincerely,

Rob Gutierrez
Town Manager