



Agenda

Planning Commission Regular Meeting | 5:30 PM

Wednesday, July 22, 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/83410800740>

Zoom Call-In Information: 1 651 372 8299 or 1 301 715 8592 **Webinar ID:** 834 1080 0740

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, Senior Planner, 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. July 8, 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.** 0136 Miles End Lane - Changes to Approved Plans
 - B.** 671 Main Street - New Garage
- 9. Discussion / Direction Items**
- 10. Staff Reports**
 - A.** Manager's Report
- 11. Planning Commission Comments**
- 12. Future Meetings**
 - A.** August 12, 2026
 - B.** August 26, 2026
- 13. Adjourn**



Official Minutes Planning Commission Regular Meeting | 5:30 PM

Wednesday, July 8, 2026

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

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Zoom Call-In Information: 1 651 372 8299 or 1 301 715 8592 **Webinar ID:** 869 2773 4553

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

1. Call to Order

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

2. Roll Call and Pledge of Allegiance

Planning Commission Chair Lynn Teach and Planning Commission Members Jeff Armistead, Michael Boyd, Melissa Decker, and Darell Wegert.

Staff Members Present: Planning Director Scot Hunn and Senior Planner Madison Harris.

Note: Amanda Mire is excused absent.

3. Approval of Regular Agenda

Opportunity for amendment or deletions to the agenda.

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

Note: Amanda M. is excused absent.

4. Approval of Minutes

A. June 24, 2026

Motion by Michael B., second by Darell W., to approve the minutes of June 24, 2026 as presented. Motion passed 5-0.

Note: Amanda M. is excused absent.

5. Declaration of Conflicts of Interest

No conflicts of interest.

6. Public Comment

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No public comment.

7. Special Presentations

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

8. Design Review and Land Use Public Hearings

9. Discussion / Direction Items

- A.** Minturn Forward: Land Use Code Update - Article 1: General Provisions cont.
Matt Farrar, Western Slope Consulting introduced the agenda item

Pg 10

Darell W. asked if the purpose of Purpose Statements #3 and #9 are getting at limiting Short Term Rentals.

- Mr. Farrar said that #3 is trying to say that Minturn's small town character relates to the built features of the town, the scale. #9 is mirroring language from the Community Plan, but it does support the position that we aren't trying to be a town of second home owners.
- Darell W. asked if we can state that we are discouraging Short Term Rentals as he has heard complaints from people who live next door.

Melissa D. 1) switch so the sentence doesn't end in "to", 7) add a comment after "land", 11) switch "applied uniformly"

Page 12

Melissa D. gave more grammar edits. In B2 asked for clarification on "18 months"

Page 13

Michael B. wants to make sure that the definitions adopted with the Wildfire Resiliency Code match up to C1 Alterations to a Legal Nonconforming Use.

Page 14

Lynn T. add "if" to a(i) after the first clause

Page 15

Melissa D. had grammar comments.

Page 19

Michael B. commended staff for the work on the lighting section.

Lynn T. questioned where the clause about illegal nonconforming lighting went.

- Mr. Farrar explained that at the staff level we debated and ended up at removing the amortization clause.
- Jeff A. is in favor of adding the clause back in as it's not up to the Commission to decide what's enforceable, that's up to Council and the Town Manager as it will come down to budgetary constraints and staff bandwidth.

Page 21

Michael B. clarified under (6) that this was already existing language and doesn't preclude negotiations in the future.

- Scot H. said no, this is existing language from the settlement agreement.

Page 22

Lynn T. pointed out under E(1) a "shall" should be added after "applicant"

Page 23

Lynn T. asked if we should add under 2(b) "professional engineer employed by the Applicant"

Page 37

Lynn T. would like to read the enforcement section, but it can come when we review the whole chapter.

Note: Jeff A. left the meeting at 6:21 p.m.

10. Staff Reports

A. Manager's Report

Darell W. asked how many street lights are being installed.

11. Planning Commission Comments

12. Future Meetings

A. July 22, 2026

Scot H., Melissa D., and Darell W. will not be here. Lynn T. might be late.

B. August 12, 2026

13. Adjourn

Motion by Michael B., second by Darell W., to adjourn the regular meeting of July 8, 2026 at 6:25 p.m. Motion passed 4-0.

Note: Amanda M. and Jeff A. are excused absent.

Lynn Teach, Commission Chair

ATTEST:

Scot Hunn, Planning Director

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



Minturn Planning Commission
Chair – Lynn Teach
Jeff Armistead
Michael Boyd
Melissa Decker
Amanda Mire
Darell Wegert

Memorandum

Date: July 17, 2026
To: Minturn Planning Commission
From: Madison Harris, Senior Planner
Re: 0136 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, impervious coverage 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. The terrace on the rear of the property was removed and replaced with a much smaller concrete landing causing a decrease in impervious coverage from 3,091 sq. ft. (41.26%) to 3,045 sq. ft. (40.64%).

Several retaining walls and grading were changed causing building height measurements to change around the structure. The building's most restrictive point of 27 feet and 4 ½ inches however did not change. Thus building height remains unchanged. Staff has included screenshots from the original and the proposed plans below to illustrate the biggest changes.

Recommendation:

Staff is recommending approval of the plans.

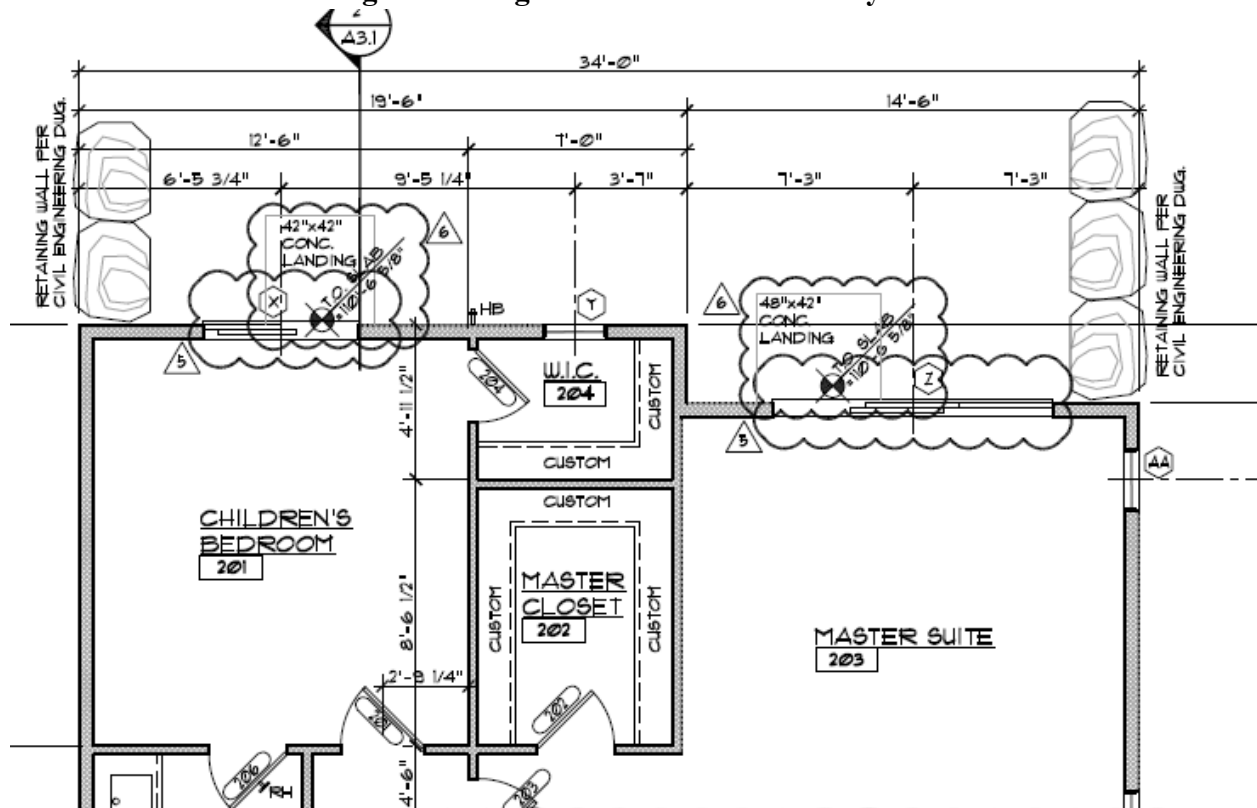
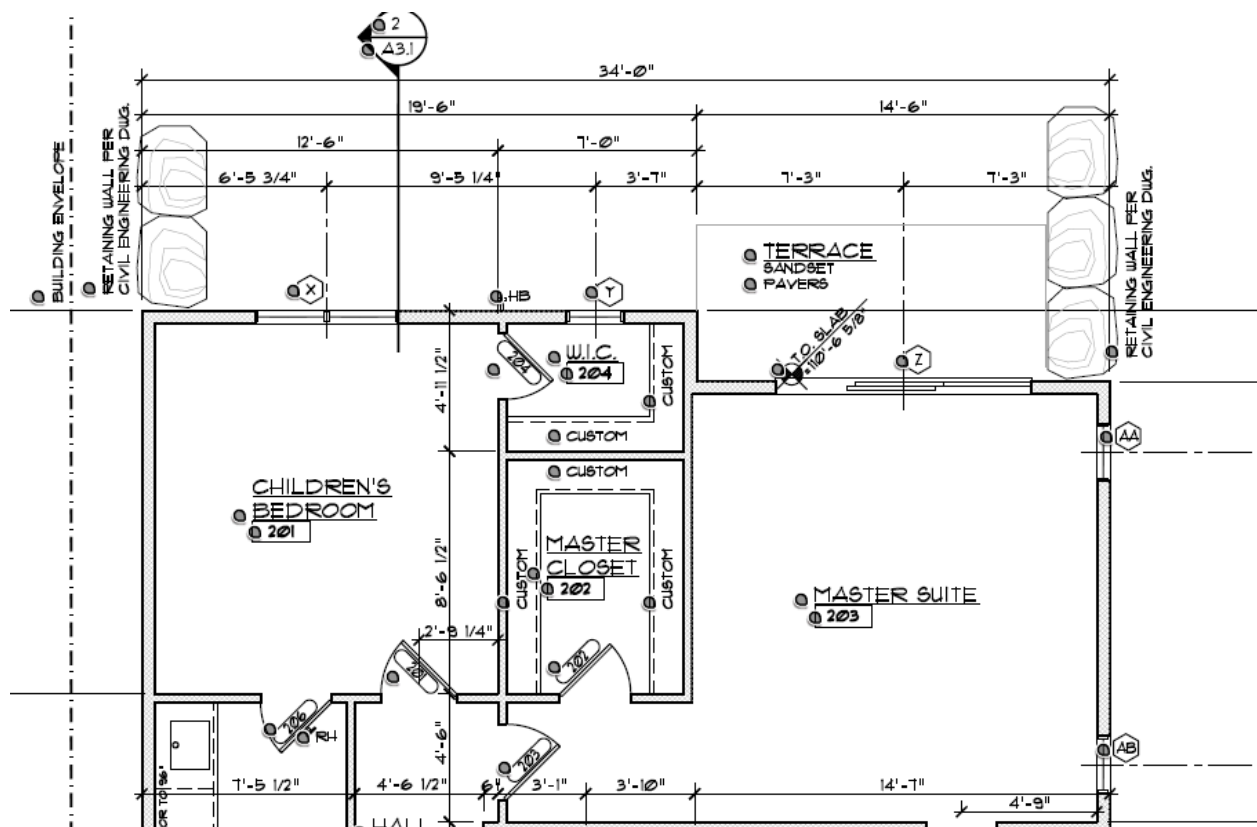




Figure 3: Original Building Heights on Right Elevation

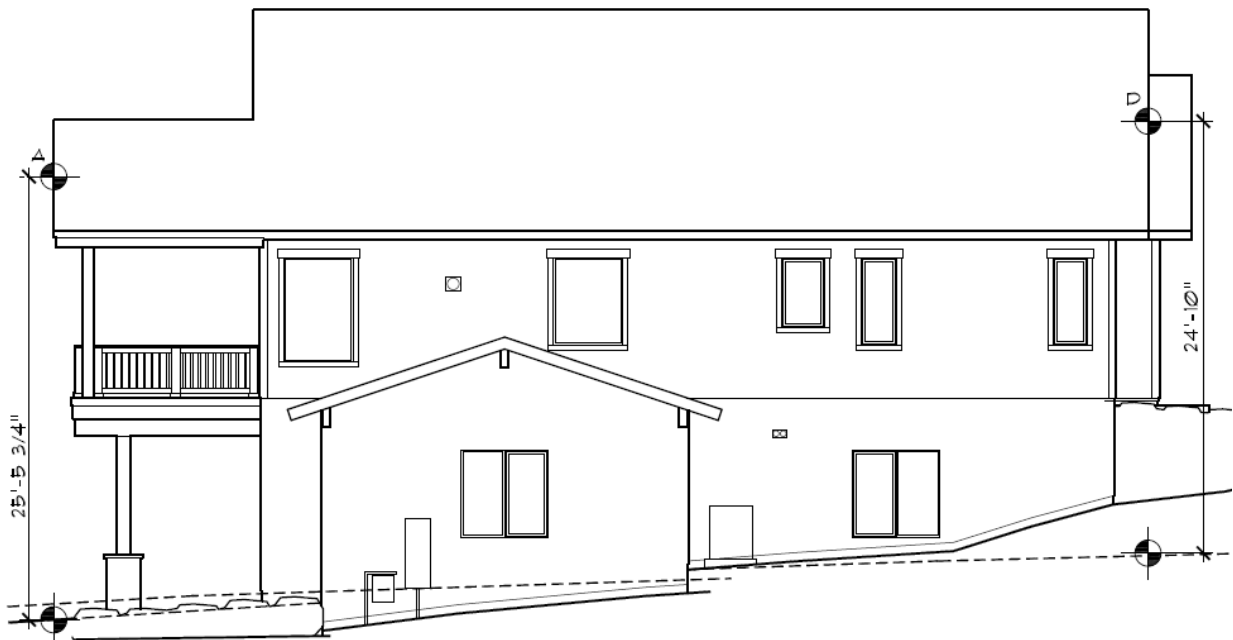


Figure 4: Proposed Building Heights on Right Elevation

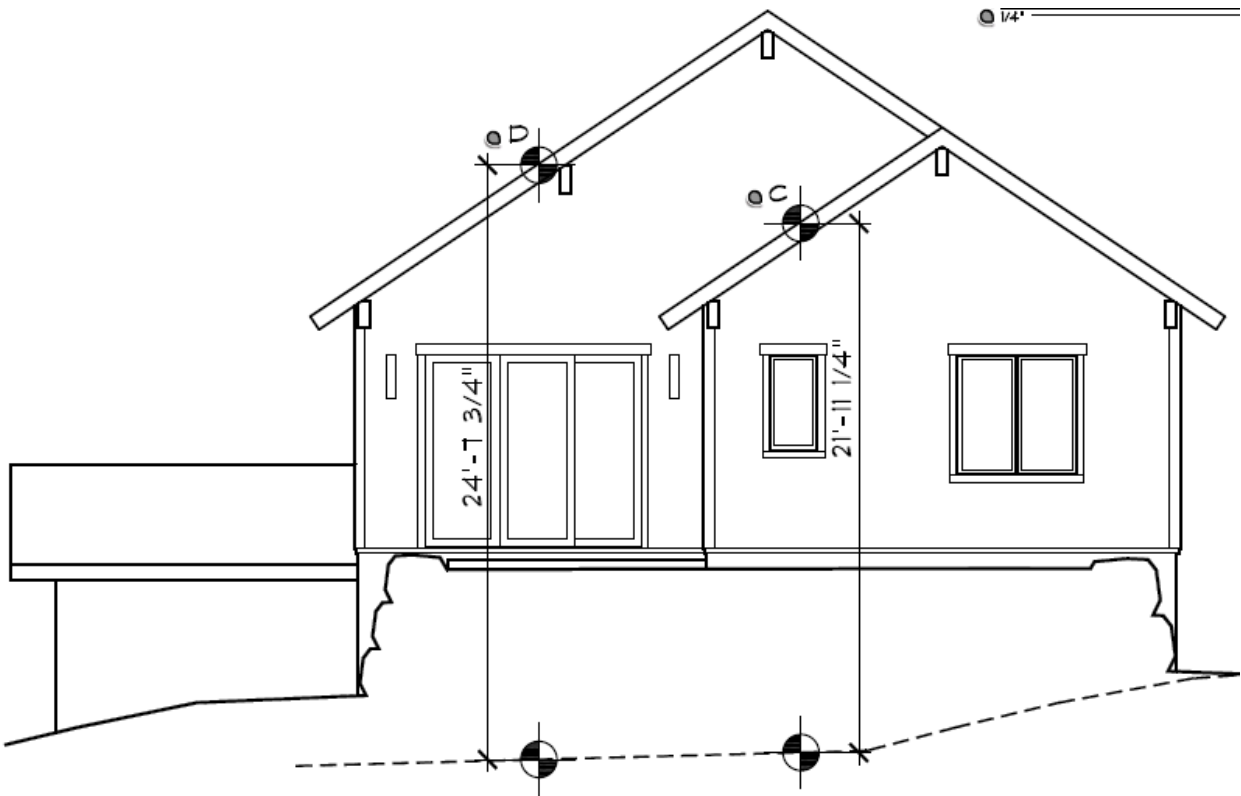


Figure 5: Original Building Heights on Rear Elevation

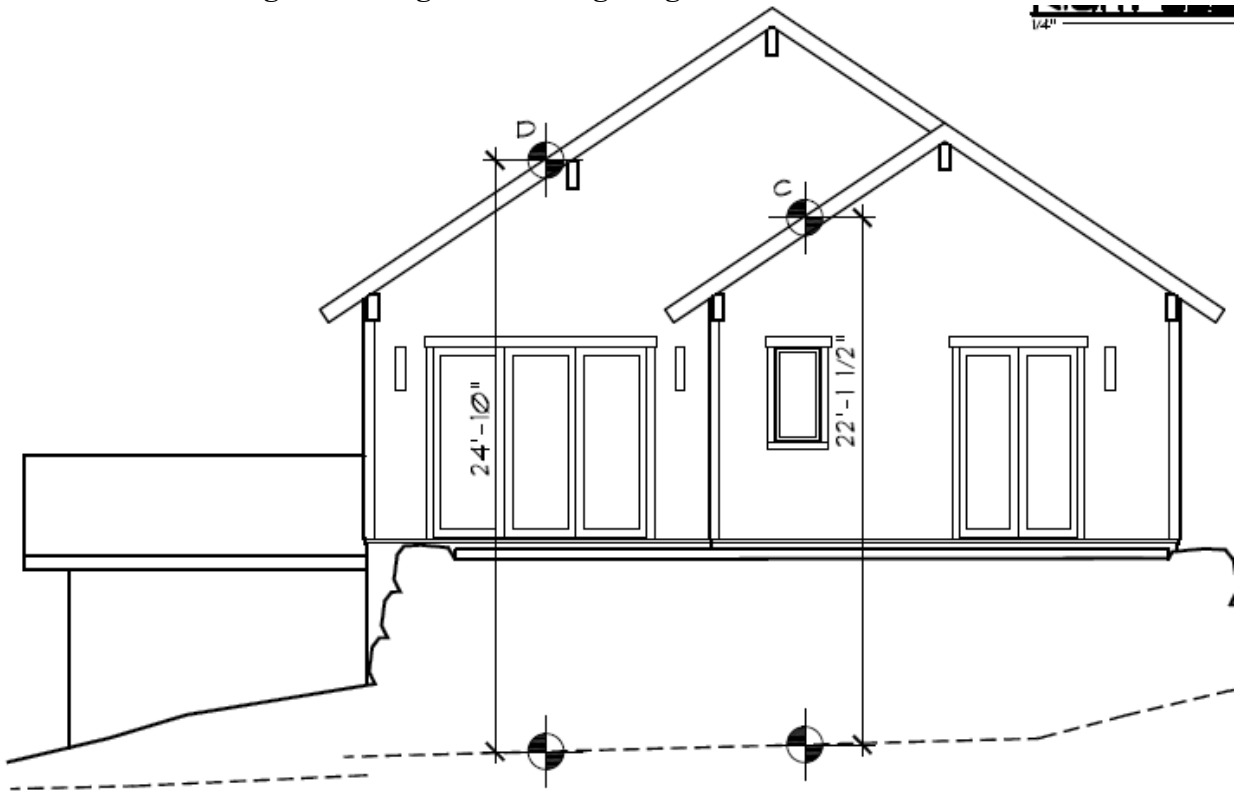


Figure 6: Proposed Building Heights on Rear Elevation



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 – Friedberg Residence			
Project Location			
Street Address: 136 Miles End Lane			
Zoning: Residential		Parcel Number(s): 2103-262-30-013	
Application Request:			
Major DRB Modifications – shifting of house location on site & building height revisions			
Applicant:			
Name: Taylor Hermes & Rick Hermes – Minturn North Construction Company, LLC			
Mailing Address: [REDACTED] Edwards, CO 81632			
Phone: [REDACTED]		Email: [REDACTED]	
Property Owner:			
Name: Michael & Rachel Friedberg			
Mailing Address: [REDACTED] VAIL, CO 81658			
Phone: [REDACTED]		Email: [REDACTED]	
Required Information:			
Lot Size: 0.172 acres	Type of Residence (Single Family, ADU, Duplex) SFH	# of Bedrooms 4	# On-site Parking Spaces 6
# of Stories: 2	Snow storage sq ft: 484 sf	Building Footprint sq ft: 2,294 sf	Total sq ft Impervious Surface: 3,091 sf
Signature:			
 6/16/26			
Fee Paid: _____ Date Received: _____ Planner: _____			

CLIMATE ZONE: 6 COMPLIANCE PATH: PRESCRIPTIVE (R4012.1)

LOCATION	REQUIRED PER R402.13	R-VALUE PROVIDED	DESCRIPTION
CEILING	R-60	R-615	4 1/2" CLOSED CELL FOAM (R315) + 1" KRAFT FACED BATT (R20)+ R615
WOOD WALLS	R-30	R-3035	2 1/2" CLOSED CELL FOAM (R13) + 3" BLOWN IN BLANKET (R225)+ R3035
FLOOR	R-30	R-315 R-30	4 1/2" CLOSED CELL FOAM (R315) 8 1/4" BATT (R30) ABOVE GARAGE CEILING
BSMT WALLS	R-19	R-21	3" CLOSED CELL FOAM (R21)
SLAB LESS THAN 12" BELOW GRADE	R-10 ci 4 FT.	R-10	2" RIGID POLYSTYRENE BOARD VERTICAL FROM TOP OF SLAB TO 48" BELOW GRADE MIN.
PENESTRATION	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 & GARAGE WALLS & ROOF.
2. THE VAPOR BARRIER IS A CLASS II SPRAY FOAM INSULATION PER R102.11 INSTALLED AT THE INSIDE FACE OF EXTERIOR SHEATHING.
3. ATTIC SPACES ARE INSULATED AT UNDERSIDE OF ROOF SHEATHING AND ARE UNVENTED.
4. ALL HOT WATER PIPING MUST BE INSULATED WITH MINIMUM R-3 INSULATION (R402.3.2).
5. THREE ADDITIONAL ENERGY EFFICIENCY REQUIREMENTS MUST BE PROVIDED (R402.3.5).
6. A PERMANENT CERTIFICATE SHALL BE POSTED WITHIN THE MECHANICAL ROOM (R402.3). REFER TO THE LIST BELOW FOR ITEMS REQUIRED ON THE CERTIFICATE.

ADDED ENERGY EFFICIENCY REQUIREMENTS (R4062):

1. 4062.22 MORE EFFICIENT HVAC EQUIPMENT:
2. 4062.23 REDUCED ENERGY WATER HEATING:
3. 4062.24 MORE EFFICIENT DUCT THERMAL DISTRIBUTION:
4. 4062.25 IMPROVED AIR SEALING:

1. GREATER THAN OR EQUAL TO 95 AFUE NATURAL GAS FURNACE AND 16 SEER AIR CONDITIONER
1. GREATER THAN OR EQUAL TO 92% IF FOSSIL FUEL SERVICE WATER HEATING SYSTEM.
1. 100% OF DUCTS AND AIR HANDLERS LOCATED ENTIRELY WITHIN BUILDING THERMAL ENVELOPE
3. 100% OF DUCT THERMAL DISTRIBUTION SYSTEM LOCATED IN CONDITIONED SPACE WITH SECTION 405.3.2
1. THE MEASURED AIR LEAKAGE RATE SHALL BE LESS THAN OR EQUAL TO 3.0 ACH50, PER EITHER AN

CERTIFICATE LISTING REQUIREMENTS (R401.3):

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

FRIEDBERG RESIDENCE

0136 MILES END LANE
LOT 12, MINTURN NORTH
MINTURN, COLORADO

PROGRESS SET
DRB SUBMITTAL SET
BUILDING PERMIT SET
PERMIT COMMENTS
OWNER REVISIONS
OWNER REVISIONS #2

DECEMBER 21, 2025
DECEMBER 29, 2025
FEBRUARY 09, 2026
MARCH 10, 2026
APRIL 29, 2026
JUNE 05, 2026



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

ARCHITECT

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

CIVIL ENGINEER

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

STRUCTURAL ENGINEER

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

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:	1,057 SF	81 SF	780 SF	1,918 SF
MAIN LEVEL:	1,648 SF			1,648 SF
TOTALS:	2,705 SF	81 SF	780 SF	3,566 SF

LOT AREA:	7,492.32 SF		
BUILDING COVERAGE:	2,294 SF	30.62 %	50% ALLOWABLE

IMPERVIOUS COVERAGE: 3,045 SF 40.64 % 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	6-05-26	S1.1	STRUCTURAL NOTES & DETAILS	2-09-26
	FINAL PLAT MINTURN NORTH P.U.D.	8-13-23	S2.1	FOUNDATION PLAN	6-05-26
C.5	MINTURN NORTH P.U.D. OVERALL GRADING PLAN	5-01-25	S2.2	FLOOR FRAMING PLAN	6-05-26
			S2.3	ROOF FRAMING PLAN	2-09-26
C1	CIVIL GRADING, DRAINAGE, & EROSION CONTROL PLAN	6-19-26	S3.1	FOUNDATION DETAILS	2-09-26
C2	CIVIL DETAILS	2-09-26	S3.2	FRAMING DETAILS	2-09-26
L1	LANDSCAPE PLANTING PLAN	6-05-26			
L2	LANDSCAPE SCHEDULES & DETAILS	6-05-26	E1.1	ENTRY LEVEL SCHEMATIC ELECTRICAL PLAN	6-05-26
			E1.2	MAIN LEVEL SCHEMATIC ELECTRICAL PLAN	6-05-26
A1.1	ENTRY LEVEL PLAN	6-05-26	E1.3	ROOF SCHEMATIC ELECTRICAL PLAN	2-09-26

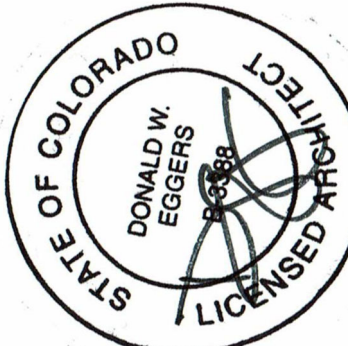
A1.1	ENTRY LEVEL PLAN	6-05-26
A1.2	MAIN LEVEL PLAN	6-05-26
A1.3	ROOF PLAN	2-09-26
A2.1	BUILDING ELEVATIONS	6-05-26
A2.2	BUILDING ELEVATIONS	6-05-26
A3.1	BUILDING SECTIONS	6-05-26
A3.2	BUILDING SECTIONS	6-05-26
A3.3	DETAILS	2-09-26
A3.4	DETAILS	2-09-26
A3.5	DOOR/WINDOW SCHEDULE & DETAILS	6-05-26
A4.1	ENTRY LEVEL CEILING PLAN	6-05-26
A4.2	MAIN LEVEL CEILING PLAN	4-29-26
BH1	BUILDING HEIGHT CALCULATIONS	6-05-26

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.

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

RESORT CONCEPTS
2225 MAIN STREET, SUITE C-101
EDWARDS, COLORADO
(970) 926-1720



FRIEDBERG
0136 MILES END LANE
LOT 12, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L12

ISSUED			
#	DATE	BY	COMMENTS
6	6-05-26	DUE	OWNER REVISIONS #2
5	4-23-26	DUE	OWNER REVISIONS
4	3-10-26	DUE	PERMIT COMMENTS
3	2-03-26	DUE	BUILDING PERMIT SET

C

MINTURN TOWN CERTIFICATE

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

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

BY:

MAYOR
TOWN OF MINTURN, COLORADO

ATTEST:

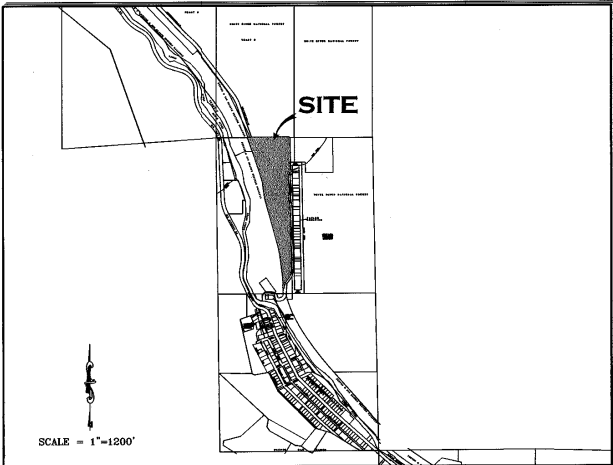
TOWN CLERK
TOWN OF MINTURN, COLORADO

LAND USE TABLE

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

ADDRESSES ARE FOR INFORMATIONAL PURPOSES ONLY

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



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

GENERAL NOTES AND NOTES FOR CREATED EASEMENTS:

- 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.
- 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 stumped Land Survey Plat performed by Eagle Valley Survey and dated August 7, 2018.
- Survey Date: December, 2022 through July 2023.
- Legal description, easements and location of boundary lines are based on Old Republic National Title Insurance Company order number no. ABC30450645-9, dated August 03, 2023, Quitclaim Deed recorded December 02, 2014 as Reception No. 201400764 along with plat and survey monumentation referenced herein (to include the non-recorded stumped Land Survey Plat performed by Eagle Valley Survey and dated August 7, 2018). In regards to items referenced in schedule B II of this title commitment referenced above: Items 1-8, 10, 21, 24, 27 and 30 were not researched by surveyor or found to not contain easement restrictions or other survey or platting related issues.
- Item 9 - Pipe easement does not effect this platted parcel, falls in Northeast Quarter of the Northwest Quarter of Sec 26, T5S, R81W.
- Item 11&12- Ordinance and Dedication regarding Taylor Avenue. Depicted hereon by eastern Boundary, recorded in Book 248 at Page 178 and Book 248 at Page 452.
- Item 13 - 20 foot Sewer Easement, Does not effect this platted Parcel.
- Item 14 - Conveyance to State Department of Highways, Does not Effect these platted lands.
- Item 15 - Does not effect these Platted lands but references conveyance 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 herein.
- 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 23 - Boundary Agreement recorded as Reception No. 200824177, called out as adjoiner herein.
- 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 190440 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.
- These platted lands are subject to:
 - The Minturn North P.U.D. Guide recorded as Reception no. 202402232
 - The Declarations of Covenants, Conditions, Restrictions and Easements for Minturn North recorded as Reception No. 202402240
- The non-exclusive Heritage Utility Easement as shown herein on page five (5) - on, over, under, above, across and through those areas designated 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:

- 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 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, 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:

- Continued...
 - Tract D, Tract D1, and Tract G, shall be open to Public vehicular and non-vehicular access.
 - 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:
- 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) Landscaping use, and maintenance along with v) Pedestrian and Trail use including reasonable ingress and egress of persons to include foot, bicycle or non-motorized use along with sidewalk or path construction, use and repair.
 - 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, iii) Landscaping use, and maintenance along with v) Pedestrian and Trail use including reasonable ingress and egress of persons to include foot, bicycle or non-motorized use along with sidewalk or path construction, use and repair.
 - c) non-exclusive Utility, Drainage, Snow Storage and Landscape Easement on, over, under, above, across and through those areas designated 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, iii) Landscaping use, and maintenance along with v) Pedestrian and Trail use including reasonable ingress and egress of persons to include foot, bicycle or non-motorized use along with sidewalk or path construction, use and repair.
 - d) non-exclusive Trail Easement on, over, under, above, across and through those areas designated herein as "Trail Easement" for the purpose of i) 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 by me and/or under my supervision and accurately shows the location and dimensions of the lots, easements and rights-of-way of said plat as the same are monumented upon the ground in compliance with applicable regulation governing the subdivision of land, that such plat is based upon the professional land surveyor's knowledge, information and belief, that it has been prepared in accordance with applicable standards of practice, and that such plat is not a guaranty or warranty, either expressed or implied.



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

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

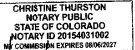
BY: RICK HERMES
TITLE: MANAGER

STATE OF COLORADO)
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



NOTARY PUBLIC

SUBORDINATION BY MORTGAGEE

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

MORTGAGEE: Philip Hadley

BY: Philip Hadley as Individual

STATE OF Colorado)
COUNTY OF Eagle)

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

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: Aug 01, 2025



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
Rose IDI Bill K. Dwyer
TREASURER OF EAGLE COUNTY

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

DATED THIS 26th DAY OF February, A.D. 2024

AGENT:

CLERK AND RECORDER'S CERTIFICATE # 539

This Plat was filed for record in the Office of the Clerk and Recorder at 1:59 o'clock P.M., on this 26th day of March, A.D. 2024
Matthew S. Slagle Matthew S. Slagle
CLERK AND RECORDER DEPUTY



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

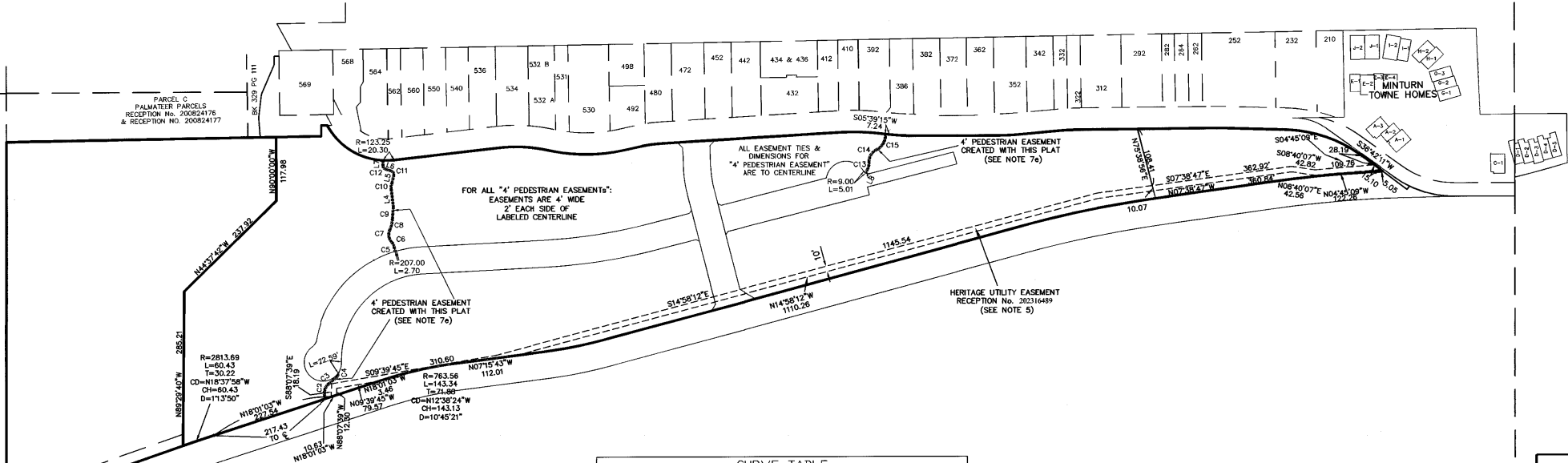
FINAL PLAT MINTURN NORTH P.U.D. Town of Minturn, County of Eagle, State of Colorado

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

Eagle County, CO
Regina O'Brien
Pgs: 5
REC: \$55.00 DOC: \$0.00
03/04/2024
12:59:18 PM
Page 22 of 90

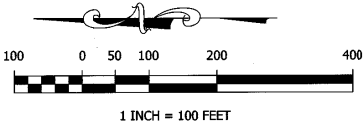
FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado
SHEET 5 OF 5

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	N18°26'21"E
L7	9.83	S89°36'46"E
L8	7.28	N62°43'18"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	Tangent	Chord	Chd 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°19'55"E	72°46'53"
C12	8.09	6.45	4.68	7.57	N54°28'07"E	71°50'14"
C13	15.45	30.72	7.89	15.28	S77°07'28"E	28°48'21"
C14	27.14	23.79	15.26	25.69	S58°50'20"E	65°22'36"
C15	35.79	30.20	20.33	33.73	S60°06'18"E	67°54'31"

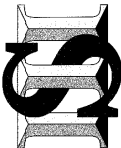


Matthew S. Slagle PLS 34998
Professional Land Surveyor
State of Colorado

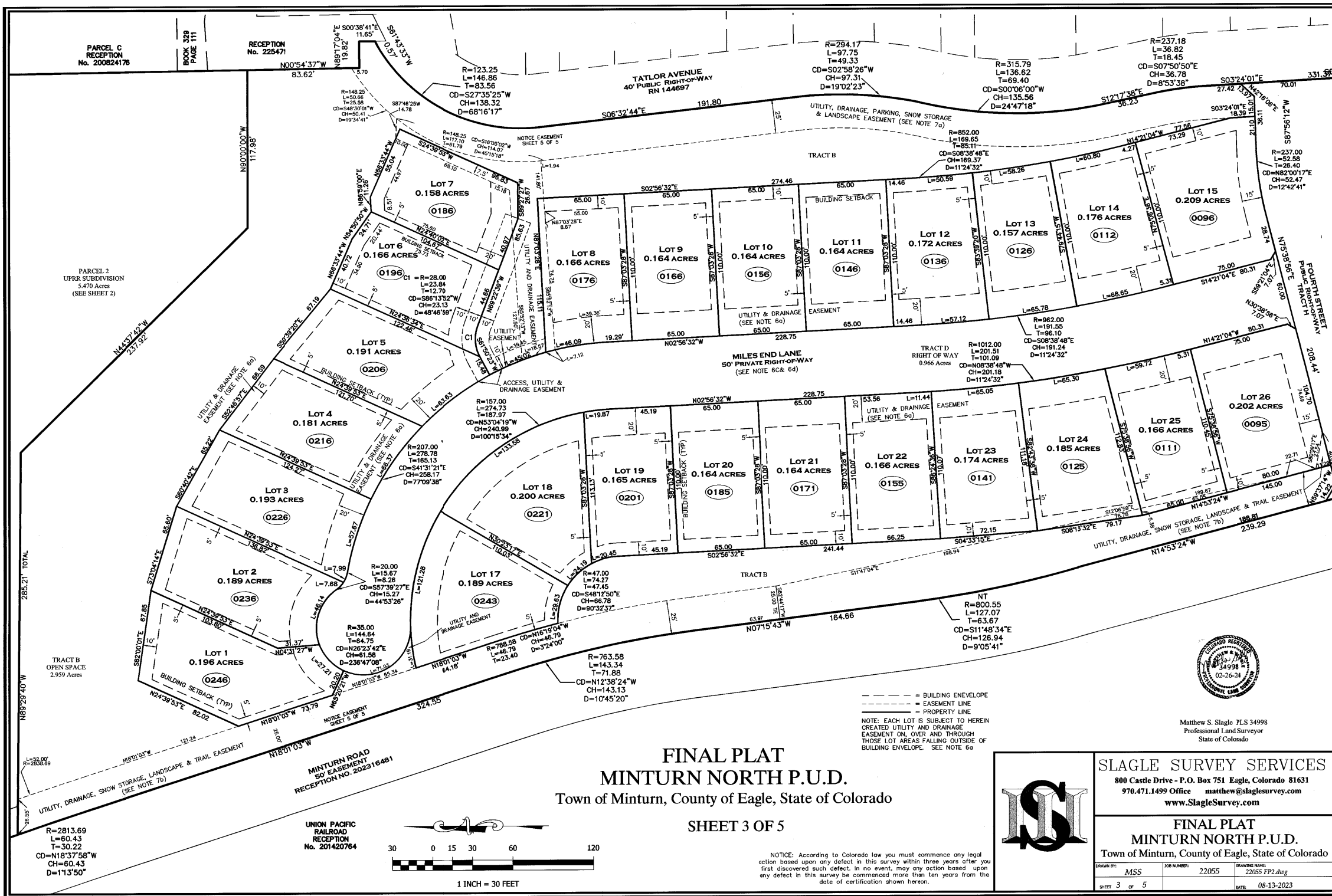
SLAGLE SURVEY SERVICES
800 Castle Drive - P.O. Box 751 Eagle, Colorado 81631
970.471.1499 Office matthew@slaglesurvey.com
www.SlagleSurvey.com

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

DRAWN BY:	MSS	DATE:	08-13-2023
CHECKED BY:	MSS	DATE:	08-13-2023
DATE:	2/20/25	DATE:	08-13-2023



202402234



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

SHEET 3 OF 5

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



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



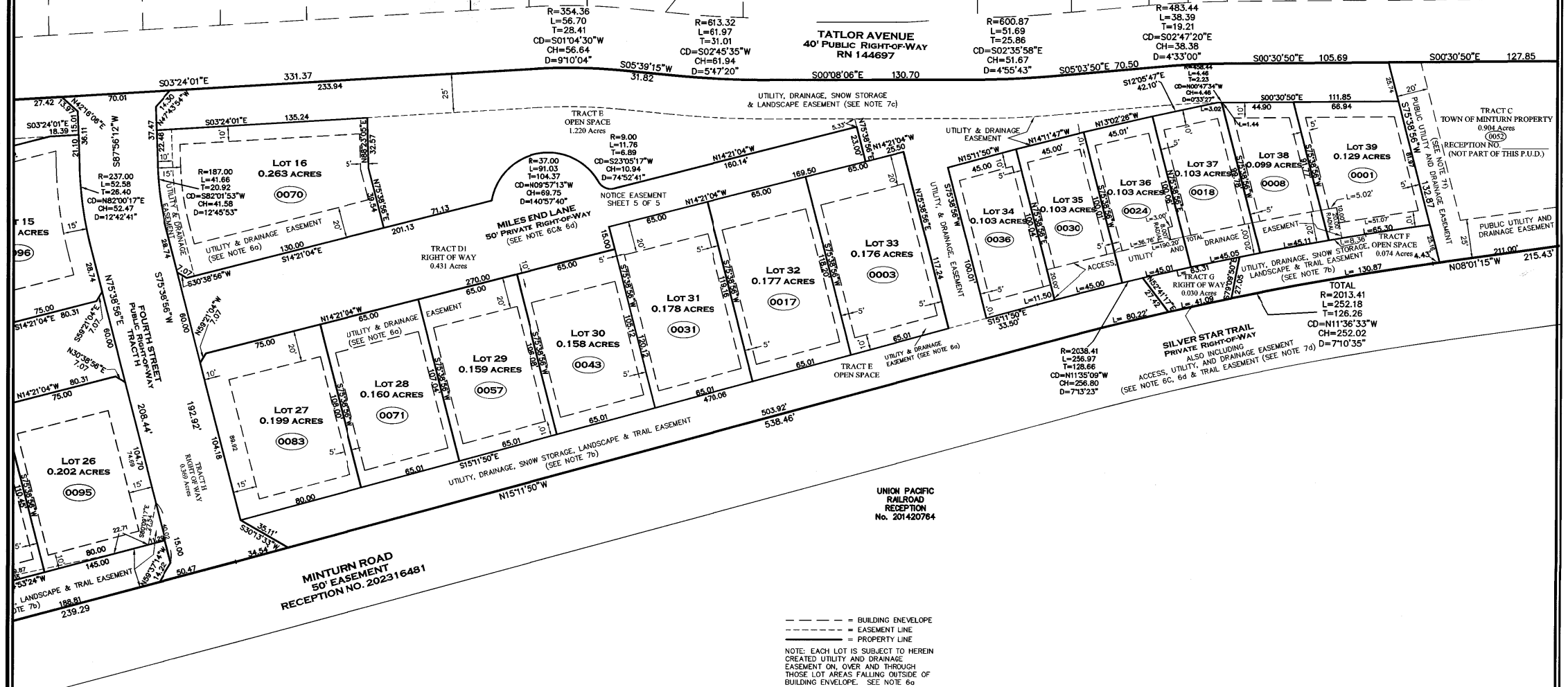
SLAGLE SURVEY SERVICES
800 Castle Drive - P.O. Box 751 Eagle, Colorado 81631
970.471.1499 Office matthew@slaglesurvey.com
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FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

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

202402234

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

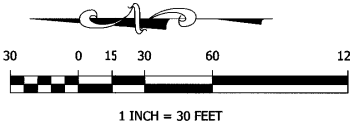


UNION PACIFIC
RAILROAD
RECEPTION
No. 201420764

--- = 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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action based upon any defect in this survey within three years after you
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date of certification shown hereon.

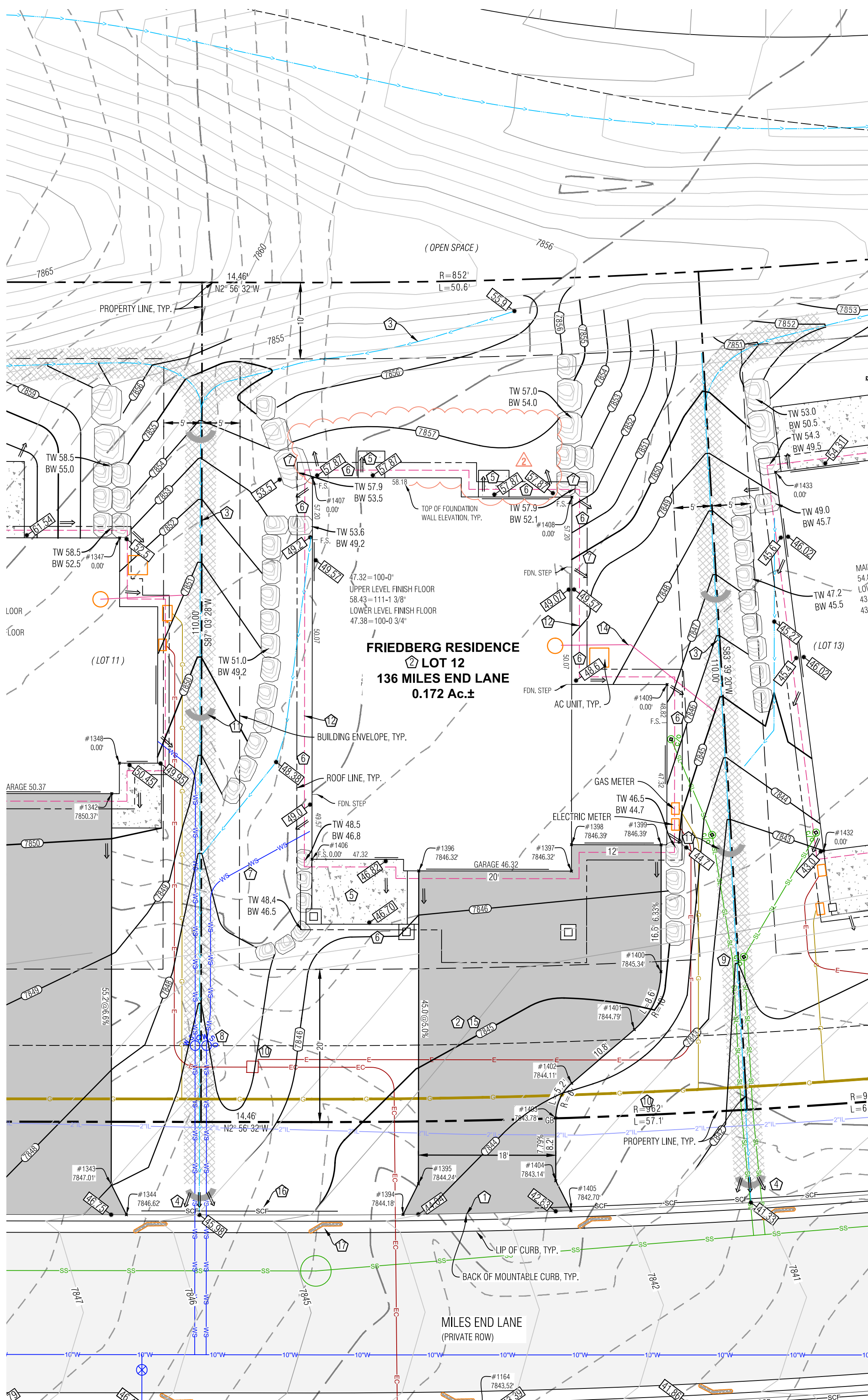


SLAGLE SURVEY SERVICES
800 Castle Drive - P.O. Box 751 Eagle, Colorado 81631
970.471.1499 Office matthew@slaglesurvey.com
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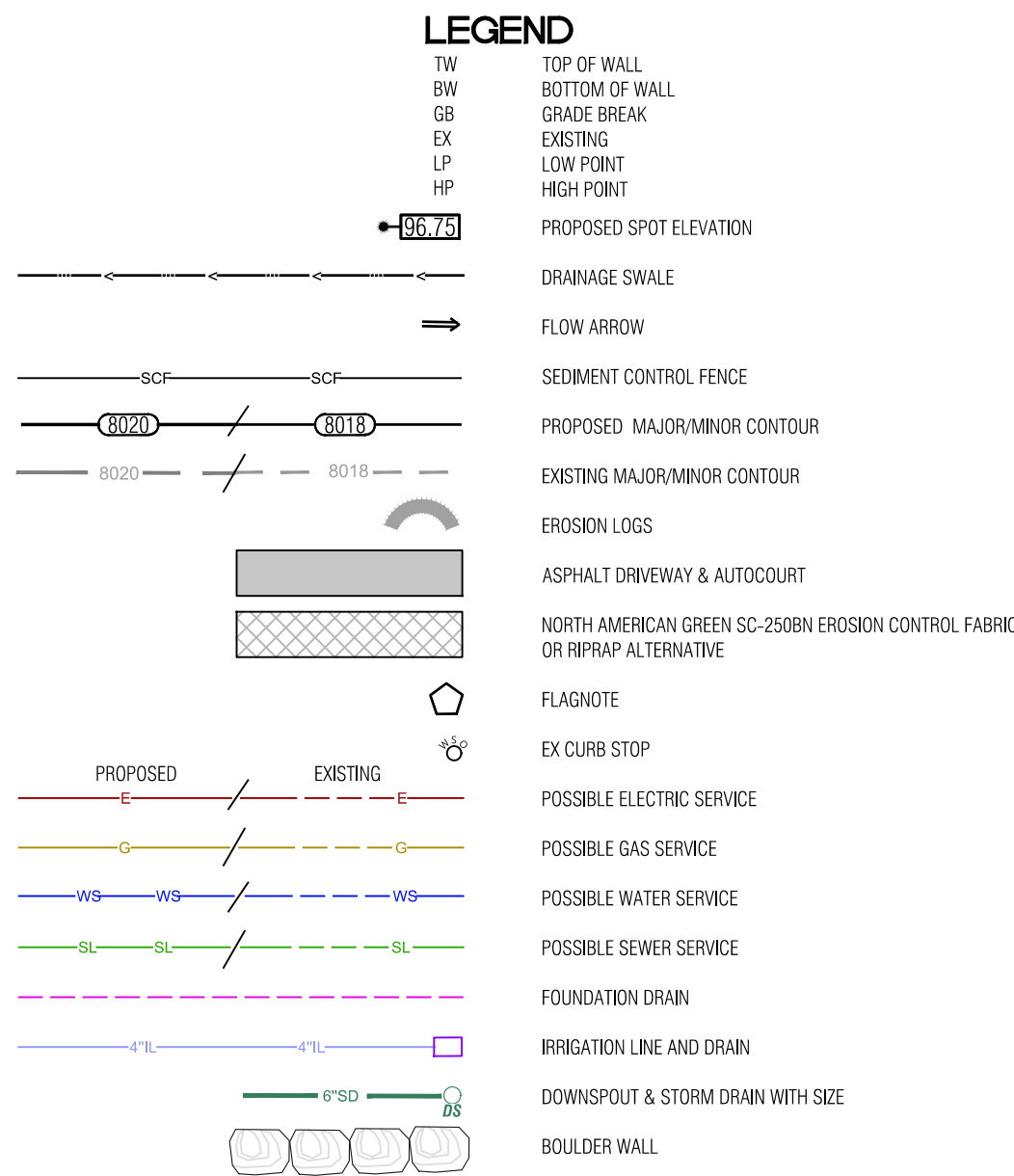
FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

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

202402234



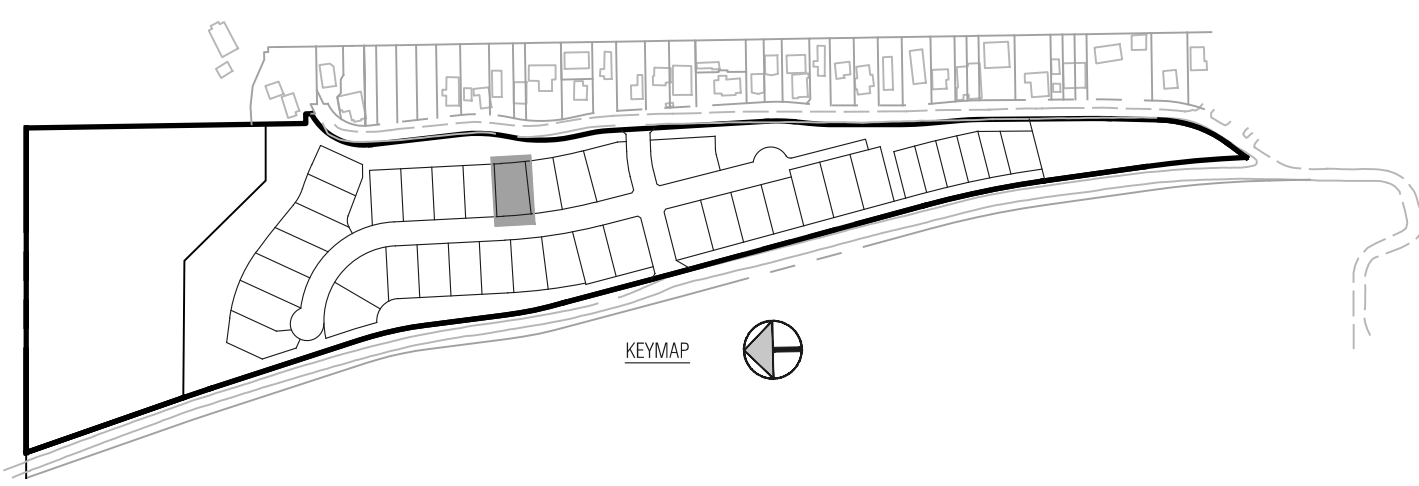
Point Table				
Point #	Desc.	Elev.	North	East
1394	Driveway	7844.18	3992.31	5480.74
1395	Driveway	7844.24	3990.52	5484.87
1396	Driveway	7846.32	3992.63	5525.82
1397	Driveway	7846.32	3972.65	5526.84
1398	Driveway	7846.39	3972.83	5530.30
1399	Driveway	7846.39	3961.10	5530.90
1400	Driveway	7845.34	3960.24	5514.29
1401	Driveway	7844.79	3963.32	5506.55
1402	Driveway	7844.11	3971.14	5499.08
1403	Driveway	7843.78	3972.99	5494.43
1404	Driveway	7843.14	3972.59	5486.22
1405	Driveway	7842.70	3970.37	5482.39
1406	House Corner	0.00"	4006.69	5526.59
1407	House Corner	0.00"	4009.25	5576.53
1408	House Corner	0.00"	4075.17	5575.78
1409	House Corner	0.00"	3961.43	5551.91

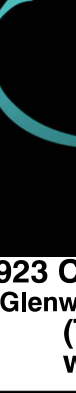


NOTES:

- 1) BASIS OF ELEVATION: NAVD83 BASED ON THE ORIGINAL TOPOGRAPHIC MAP OF MOUNTAIN NORTH PREPARED BY GORE RANGE SURVEYING, LLC. JOB NO. 19-1023 DATED 4/1/21. NO BENCHMARK WAS NOTED ON THE BASE SURVEY.
- 2) THE BOUNDARY DIMENSIONS, EASEMENTS AND RIGHTS OF WAY SHOWN HEREIN ARE BASED ON THE FINAL PLAT OF MOUNTAIN NORTH PLUD, AND SURVEY CONTROL MONUMENTS FOUND AT THE TIME OF THE SURVEY AND SHOWN ON THIS SURVEY REFERENCED ABOVE.
- 3) SEE ADDITIONAL SITE NOTES & DETAILS ON SHEET CC.
- 4) EXISTING CONTOUR INTERVAL IS 1 FT., PROPOSED CONTOUR INTERVAL IS 1 FT.
- 5) LOT AREA: 7,515 SF ±
DISTURBANCE AREA: 7,515 SF ±
- 6) THIS (CML) 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 ACTIVITY TO BE LIMITED TO THE AREA WITHIN THE VEHICLE TRACKING PAD. ALL SIGNS TO BE INSTALLED EVERY 30 FEET WITHIN THE CURB LINE ALONG THE FRONT PORTAGE. DIRT TRACKED ONTO PUBLIC ROAD TO BE CLEANED AFTER ANY MAJOR STORM EVENT OR WITHIN THREE WORKING DAYS.

- 1 MATCH TO BACK OF EXISTING CURB.
- 2 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.
- 3 PROVIDE DRAINAGE SWALE AS SHOWN, WITH NORTH AMERICAN GREEN SC2250 EROSION FABRIC OR RIRAP 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, WALLS AND WALKS TO EITHER THE AUTOCOURT, THE OUTLET SWALE, OR DOWNWARD SLOPING NATURAL GRADE. VERIFY DRAINAGE AND SWALE INTEGRITY ON A REGULAR BASIS.
- 7 INSTALL BOULDER WALL FOR LANDSCAPE AREAS PER THE DETAIL, ON SHEET C2. WALL DRAIN LINES NOT SHOWN. INSTALL FENCE OR BARRIER AT TOP OF WALL WHERE APPROPRIATE.
- 8 LOCATE EXISTING CURB STOP. CONFIRM LOCATION AND CONNECTION WITH THE WATER & SANITATION DISTRICT. CONNECT AND EXTEND NEW WATER SERVICE TO MECHANICAL ROOM. WATER SERVICE TO BE 1-1/2" CONTINUOUS COPPER LINE FROM THE CURB STOP TO THE MECHANICAL ROOM. MAINTAIN COVER OVER NEW SERVICE PER DISTRICT REGULATIONS. INSULATE THE WATER SERVICE IF COVER IS LESS THAN 7 FEET NEAR THE RETAINING WALL.
- 9 APPROXIMATE LOCATION OF SEWER SERVICE STUB. CONFIRM INVERT PRIOR TO CONSTRUCTION FOR ABILITY TO SERVICE HOUSE BY GRAVITY, OR WHETHER A PUMP MAY BE REQUIRED, CONNECT AND EXTEND NEW SEWER SERVICE TO MECHANICAL ROOM. MAINTAIN COVER OVER NEW SERVICE PER DISTRICT REGULATIONS. INSTALL CLEANOUTS AT HOUSE EXTERIOR AND ALL BEND LOCATIONS.
- 10 LOCATE, CONNECT TO, AND EXTEND GAS, ELECTRIC, AND COMMUNICATION SERVICES TO METAL CABINET AND GAS METER LOCATION. MAINTAIN COVER & CLEARANCES BETWEEN/OVER NEW SERVICES PER UTILITY REGULATIONS.
- 11 EROSION LOGS PER DETAIL ON SHEET C2.
- 12 FOUNDATION DRAIN, TYP., INSTALL IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. DRAIN @ 0.5% MIN. TO DAYLIGHT. SEE DETAIL ON SHT. C2.
- 13 EXTEND THE DRAINAGE DRAIN FROM SUMP PUMP IN HOUSE TO DAYLIGHT WITH SOLID PIPE. COVER WITH A RODENT SCREEN AT END.
- 14 INSTALL VEHICLE TRACKING PAD PER DETAIL ON SHEET C2 AT LOCATION OF DRIVEWAY. TRACKING PAD TO BE REMOVED PRIOR TO FINAL DRIVEWAY SUBGRADE PREPARATION AND PAVING.
- 15 SILT FENCE PER DETAIL ON SHEET C2.
- 16 INSTALL SILT SOCKS WITHIN CURB LINE, EVERY 30 FT. ±.





Boundaries Unlimited Inc.

Civil Engineering
Surveying
& Beyond

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

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

Engineer or Surveyor Seal



Client Information:

MINTURN NORTH LAND COMPANY LLC
PO BOX 2633
EDWARDS, CO 81633
970 926-1720



NORTH



Scale: 1" = 10'



Know what's below.
Call before you dig.

TOWN OF MINTURN, COLORADO

Lot 12, Minturn North P.U.D.

Site, Grading and Drainage Plan

Permit 219/26

No.	Date	Revision	By
1.	6/5/26	OWNER PERMITS, RELOCATED HOUSE TO NORTH SIDE OF LOT	PH
2.	6/19/26	DES SUBMITTAL REAR PATIOS	PH
3.			
4.			
5.			
6.			
7.			
8.			
9.			

PROJECT NO:
23035

Designer:
PAW

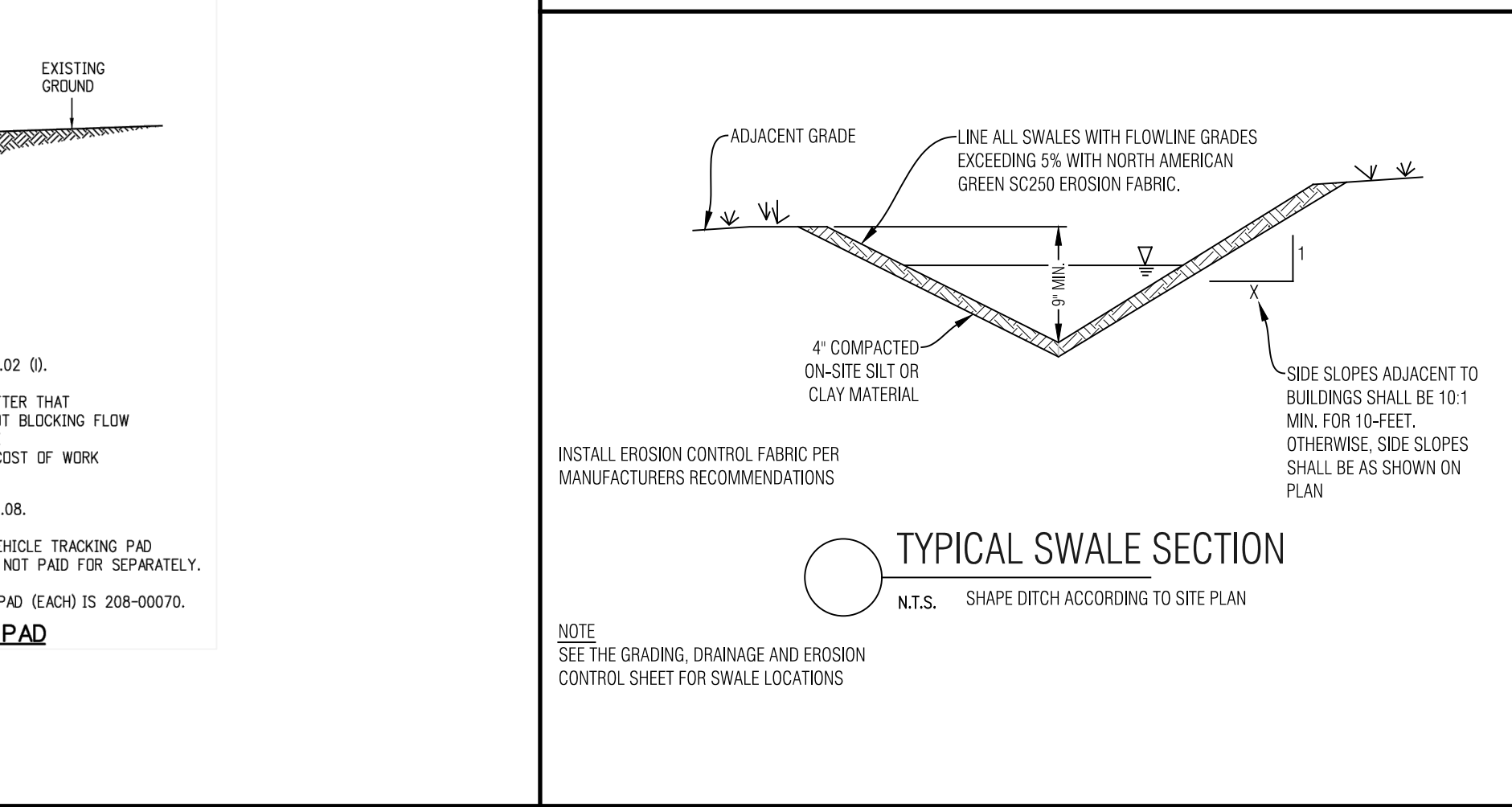
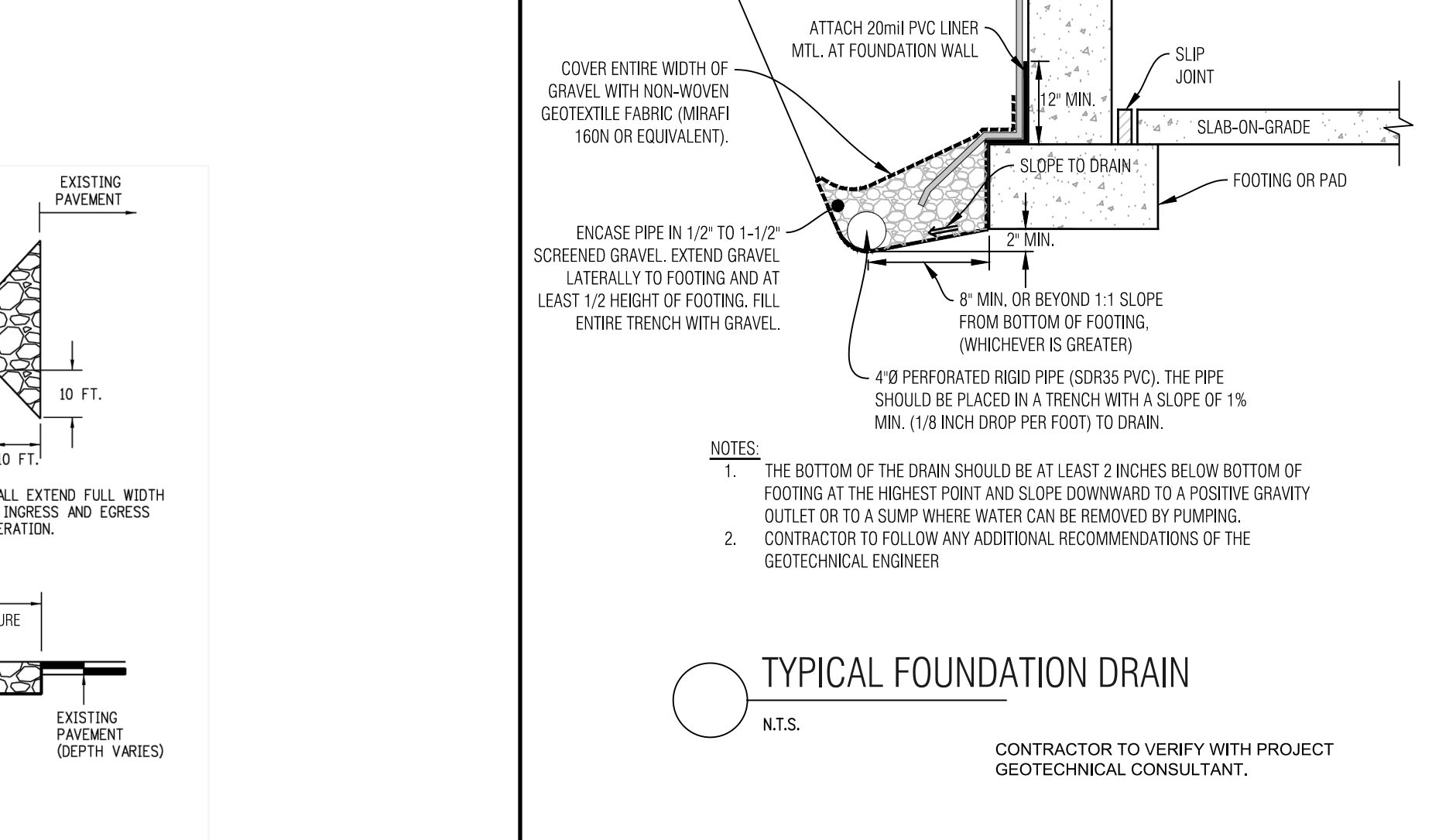
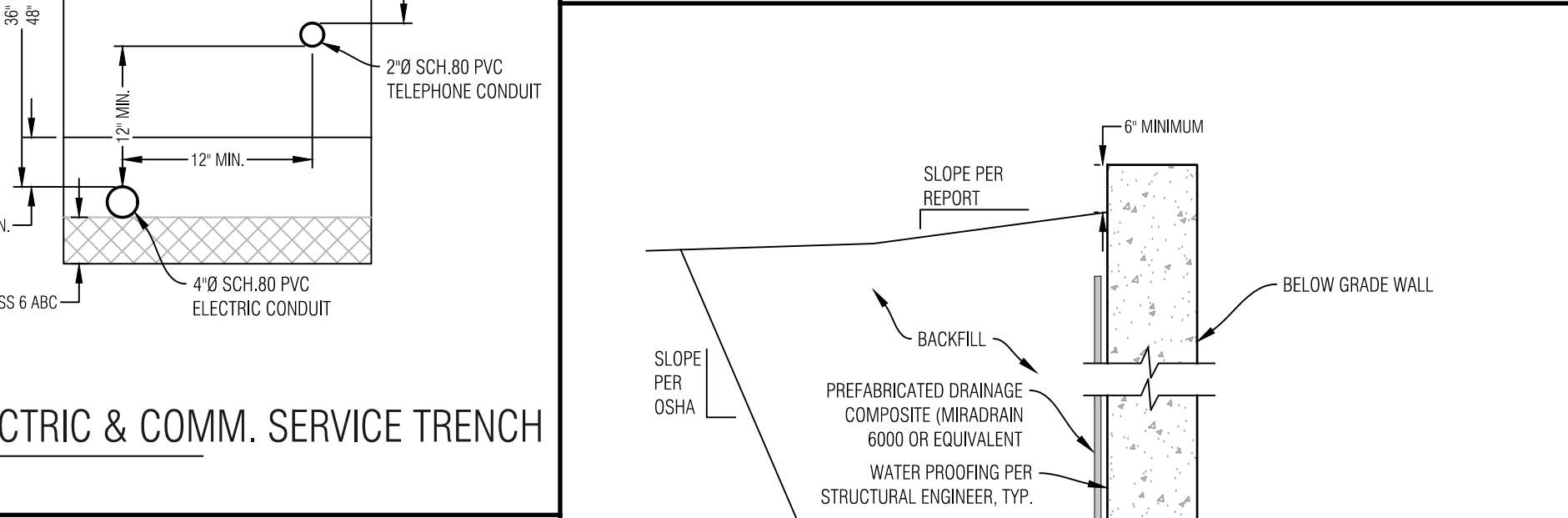
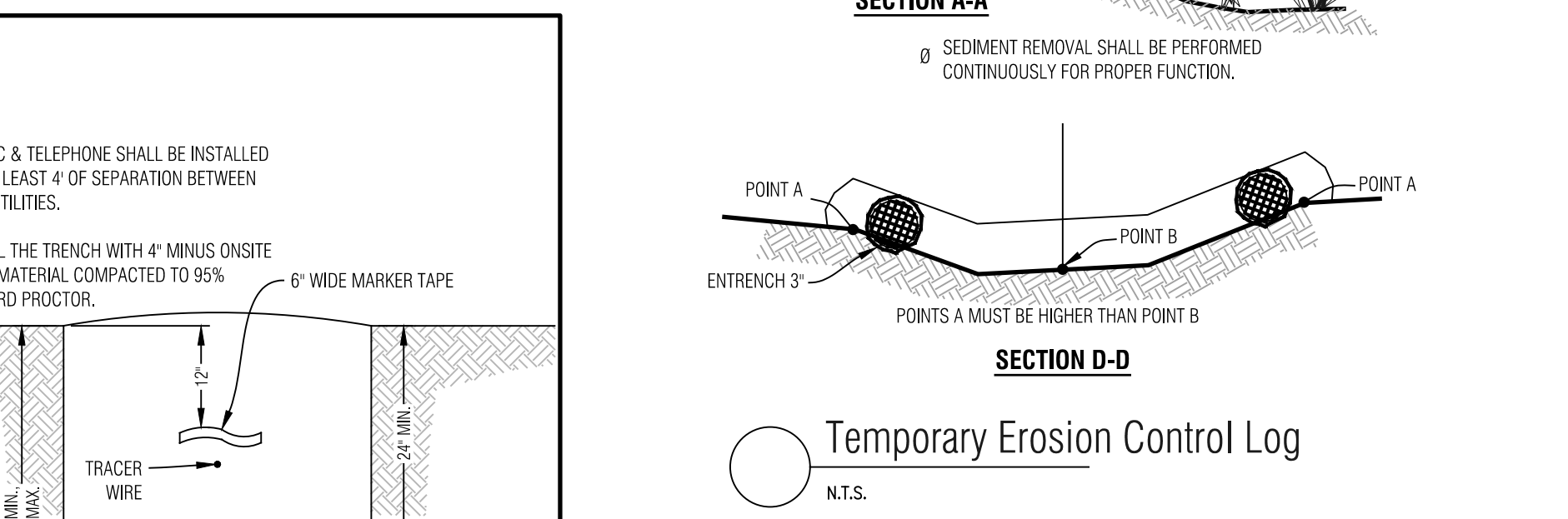
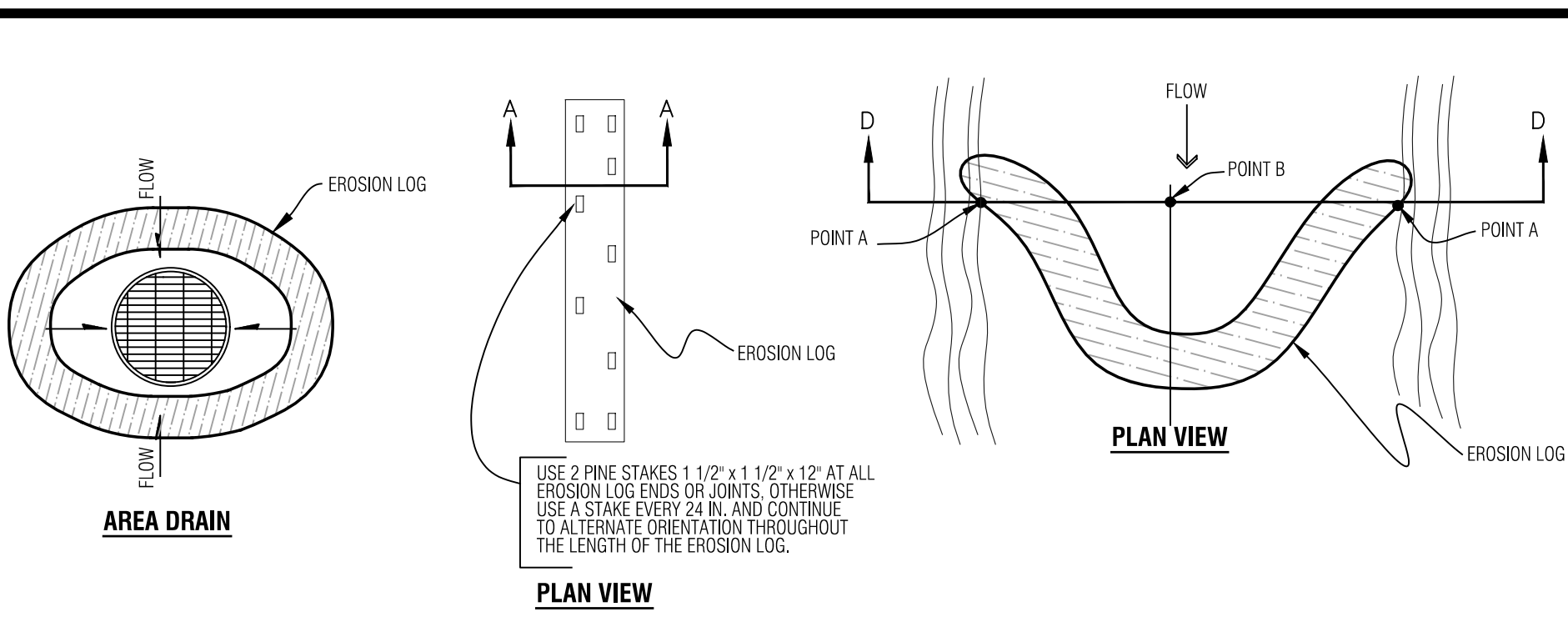
Drafter:
BAH

Scale:
12/20/25

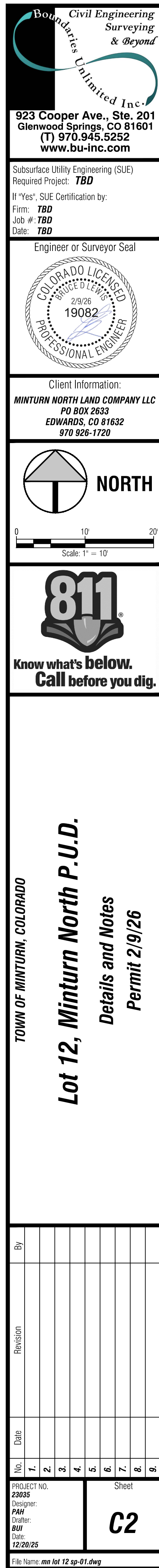
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C1

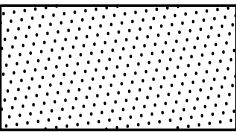
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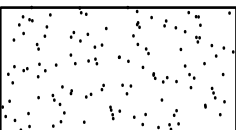


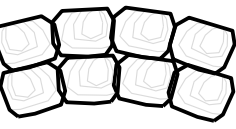
1. ALL CONSTRUCTION SHALL MEET OR EXCEED THE CURRENT CONSTRUCTION AND DESIGN STANDARDS ESTABLISHED BY THE DESIGN GUIDELINES AND TOWN OF MOUNTAIN BE SUBJECT TO OBSERVATION BY THE TOWN AND THE PROJECT ENGINEER. IN THE EVENT OF CONFLICT PUD GUIDELINES SUPERSEDE TOWN.
2. THIS DESIGN WAS PREPARED WITHOUT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

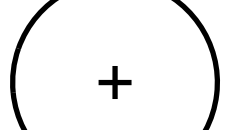


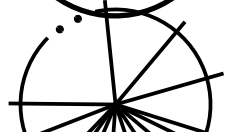
LEGEND

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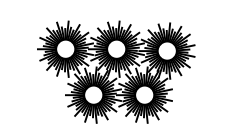
IRRIGATED SOD, REFER TO L2 FOR DETAILS
- 

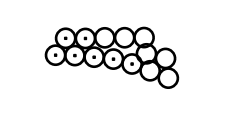
NATIVE SEED MIX WITH TEMPORARY IRRIGATION, REFER TO L2 FOR DETAILS
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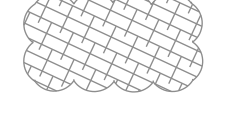
PROPOSED RETAINING WALL, REFER TO CIVIL ENGINEERING FOR DETAILS
- 

PROPOSED DECIDUOUS TREE
- 

PROPOSED EVERGREEN TREE
- 

PROPOSED DECIDUOUS SHRUBS
- 

PROPOSED ORNAMENTAL GRASSES
- 

PROPOSED FLOWERING PERENNIALS
- 

SNOW STORAGE AREA



Know what's below.
Call before you dig.

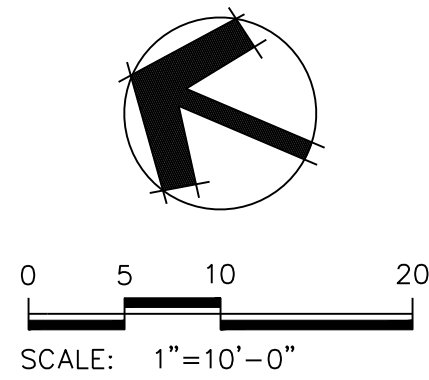
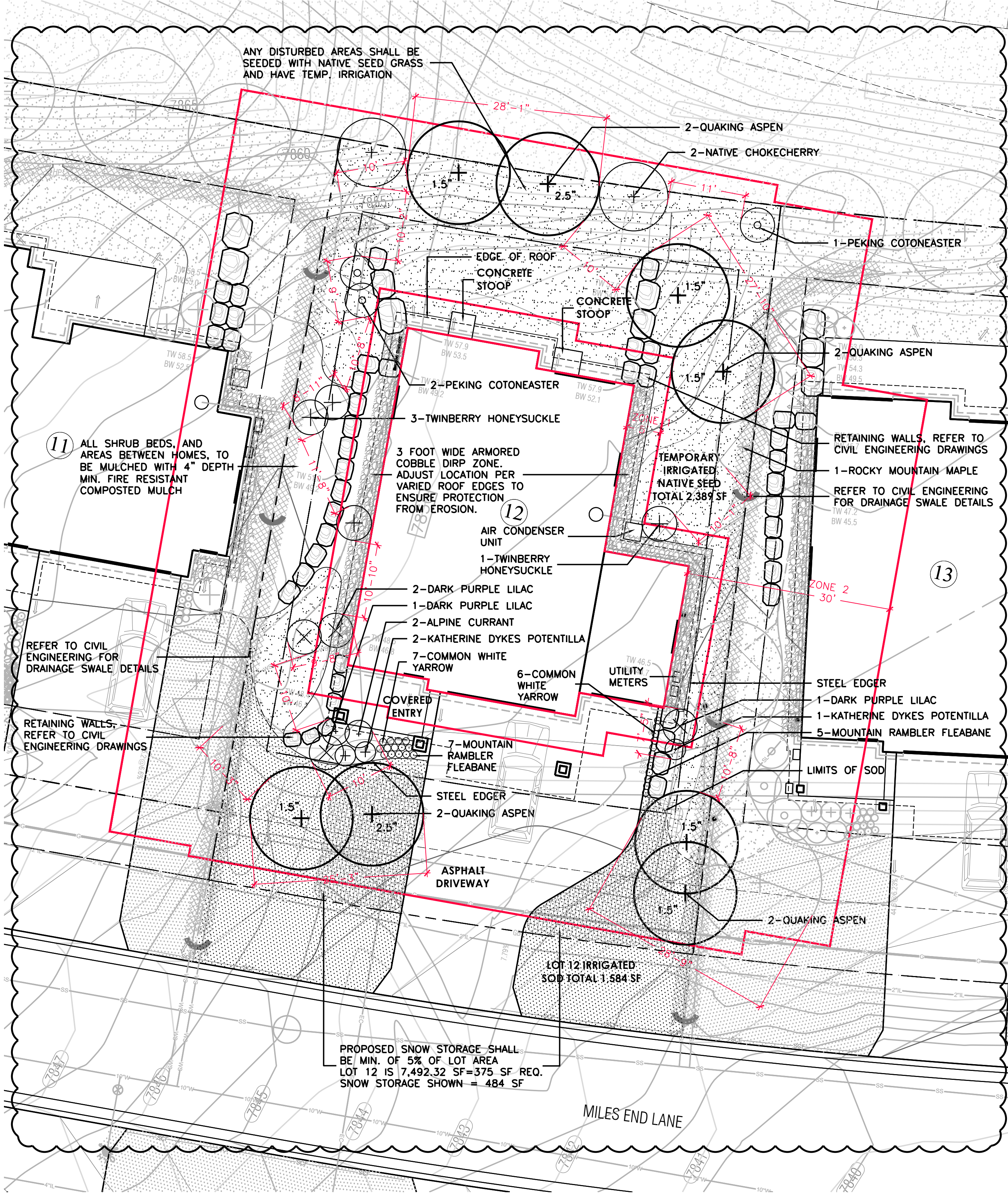
LANDSCAPE ARCHITECT:
TOMINA TOWNSEND, LA
PO BOX 3000, PMB 301
EDWARDS, CO 81632
P. 303.572.7876
TTownsend@ResortConceptsCO.com

MINTURN NORTH P.U.D.
LOT 12-LANDSCAPE PLAN
TOWN OF MINTURN, COLORADO

DESIGNED: TT
DRAWN: TT
CHECKED: RH
DATE: December 29, 2025
REVISIONS:
PERMIT SET: 2.9.26
OWNER REVISIONS: 6.5.26

OWNER REVISIONS

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



General Notes and Specifications:

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

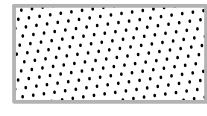
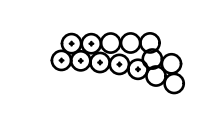
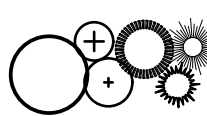
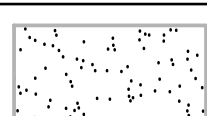
Revegetation Notes:

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

Fire Mitigation Recommendations:

1. Zone 1 (15' from building and integral planting): no highly flammable plants, such as evergreen trees and shrubs should be planted within 15' of the structure or attachments.
2. Zone 2 (70' from building and Integral planting): a 10' crown separation must be maintained for all evergreen trees and shrubs over 4' height. A 4' crown separation must be maintained for evergreen shrubs under 4' height.
3. Plants listed on forest service publication 6.305 FireWise Plant Material can be used in any zone.
4. Existing junipers within Zone 1 and Zone 2 must be limbed ½ of their total height, but no more than 10' height.
5. Dead limbs shall be removed from all existing Serviceberry within Zone 1 or Zone 2.
6. If necessary, final existing vegetation to be limbed or removed for fire mitigation purposes will be subject to the constraints of the final unit site plans and reviewed on site with a representative from the Town of Minturn on a unit by unit basis prior to construction.

LEGEND & IRRIGATION CALCULATIONS:

Permanent Irrigation		Square Footage of Irrigation
	Permanent Pop-Up Spray Irrigation For Bluegrass Sod	1,540 1,584 SF
	Permanent micro-spray or drip irrigation for perennial beds	25 PERENNIALS x 1 SF = 25 SF
	Permanent Drip Irrigation For B&B Trees	8 TREES x 4.5 SF = 36 SF
	Permanent Drip Irrigation For 5 gal. Shrubs & Grasses	32 19 SHRUBS x 3 SF = 57 SF
		TOTAL PERMANENT IRRIGATED AREA: 1,697 1,702 SF
	Temporary Spray Irrigation For Native Seed	2,389 2,455 SF

IRRIGATION NOTES:

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

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

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

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

NOTES:

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

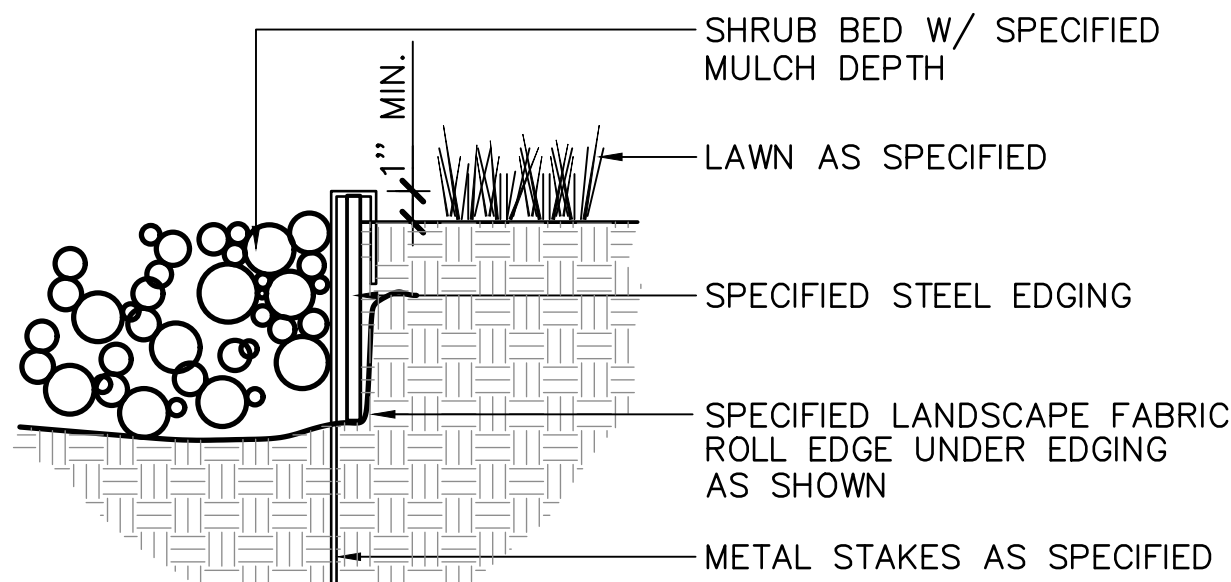
PROPOSED PLANT MATERIALS LIST

Note: Plant list was updated on 5/27/26 per Town of Minturn Wildfire Resiliency Code. Plant list now conforms to the specifications for ignition resistant plant material in Zone 1 (5' from structure) as specified in the Wildfire Resiliency Code. The allowable plant material in Zone 1 can be found in the following documents:

- CSU Extension, Ignition-Resistant Landscape Plants - Fact Sheet 6.305
- Eagle County online article "Fire Adapted, Creating Wildfire-Defensible Space through Landscaping"

QUAN.	COMMON/ BOTANICAL NAME	FIRE MITIGATION ZONE	SIZE	COMMENTS
6	Quaking Aspen Populus tremuloides	1 & 2	1.5" cal.	Specimen quality B&B, guyed
2	Quaking Aspen Populus tremuloides	1 & 2	2.5" cal.	Specimen quality B&B, guyed
PERENNIAL FLOWERS (planted @ 12" O.C. spacing)				
13	Common White Yarrow Achillea millefolium	1 & 2	Flats of 15	
12	Mountain Rambler Fleabane Erigeron formosissima RAMBLER	1 & 2	Flats of 15	
DECIDUOUS SHRUBS				

2	Alpine Currant Ribes alpinum	1 & 2	5 gal.	Container, 5 canes minimum 18"-24" ht.
3	Bluemist Spirea Garryopteris x clandonensis 'Blue Mist'	1 & 2	5 gal.	Container, 5 canes minimum 12"-18" ht.
3	Colorado Dogwood Cornus sericea coloradenae	1 & 2	5 gal.	Container, 5 canes minimum 24"-36" ht.
4	Dark Purple Lilac Syringa vulgaris 'Yankee Doodle'	1 & 2	5 gal.	Container, 5 canes minimum 24"-36" ht.
3	Katherine Dykes Potentilla Potentilla fruticosa 'Katherine Dykes'	1 & 2	5 gal.	Container, 5 canes minimum 12"-18" ht.
2	Native Chokecherry Prunus virginiana melanocarpa	1 & 2	5 gal.	Container, 5 canes minimum 24"-36" ht.
3	Peking Cotoneaster Cotoneaster lucidus	1 & 2	5 gal.	Container, 5 canes minimum 24"-36" ht.
1	Rocky Mountain Maple Acer glabrum	1 & 2	5 gal.	Container, 5 canes minimum 36"-48" ht.
6	Russet Buffaloberry Shepherdia canadensis	1 & 2	5 gal.	Container, 5 canes minimum 24"-36" ht.
4	Twinberry Honeysuckle Lonicera involucrata	1 & 2	5 gal.	Container, 5 canes minimum 24"-36" ht.



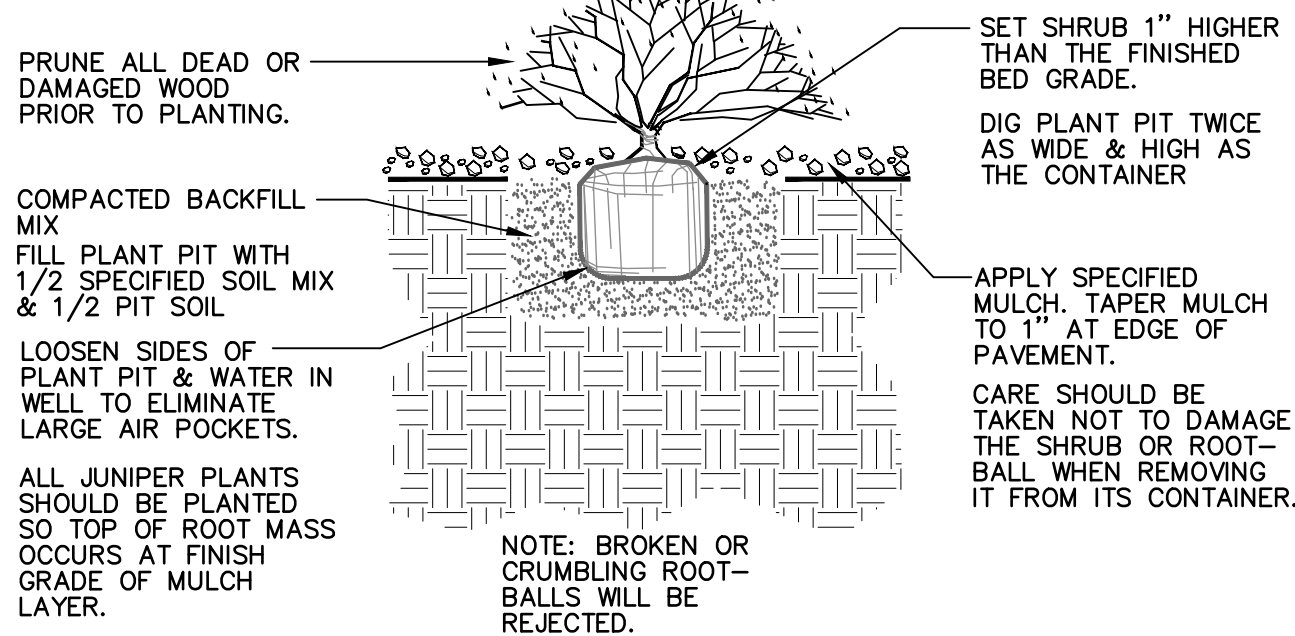
NOTES:

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

1
L2

STEEL EDGER

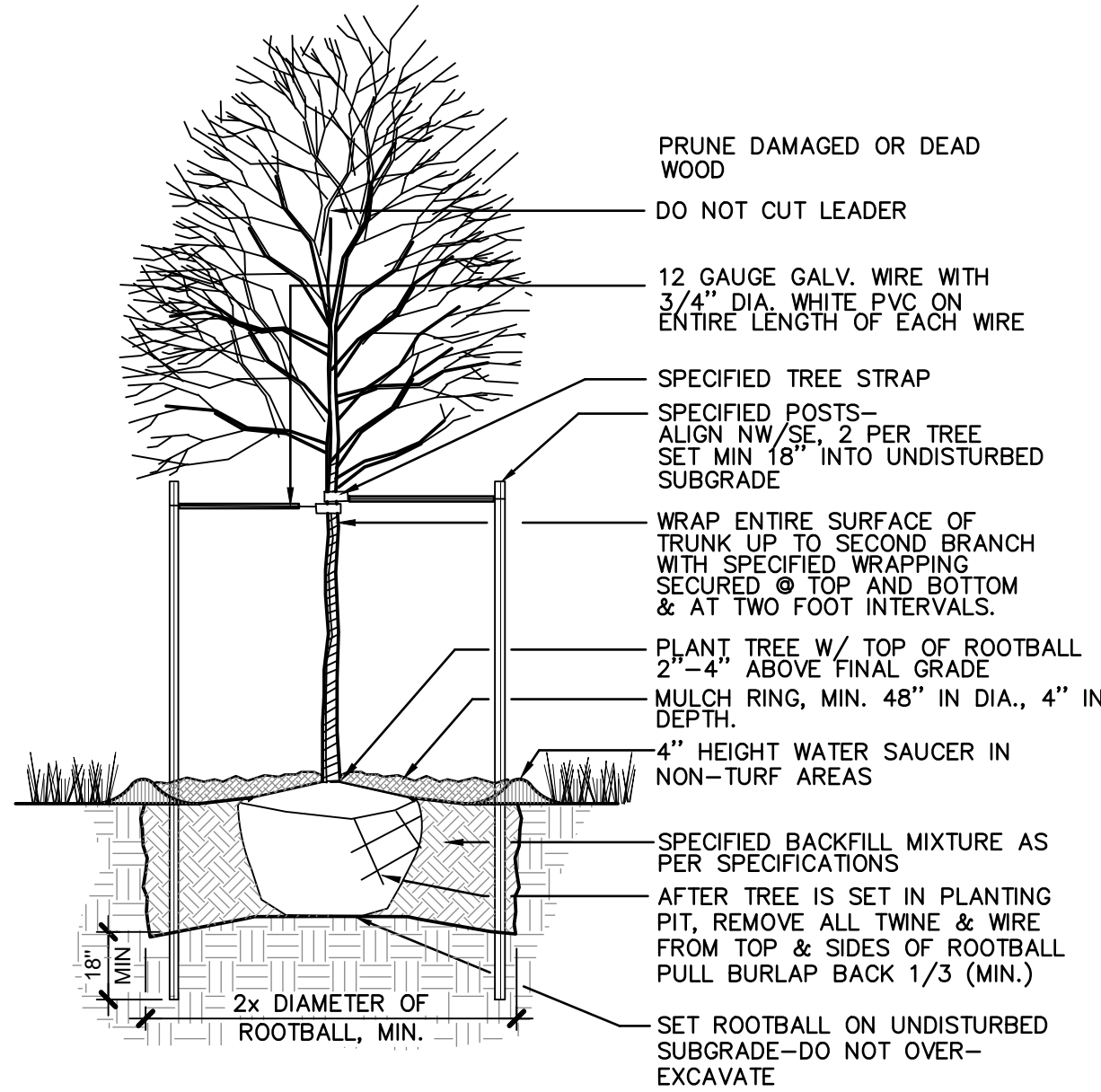
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2
L2

SHRUB PLANTING

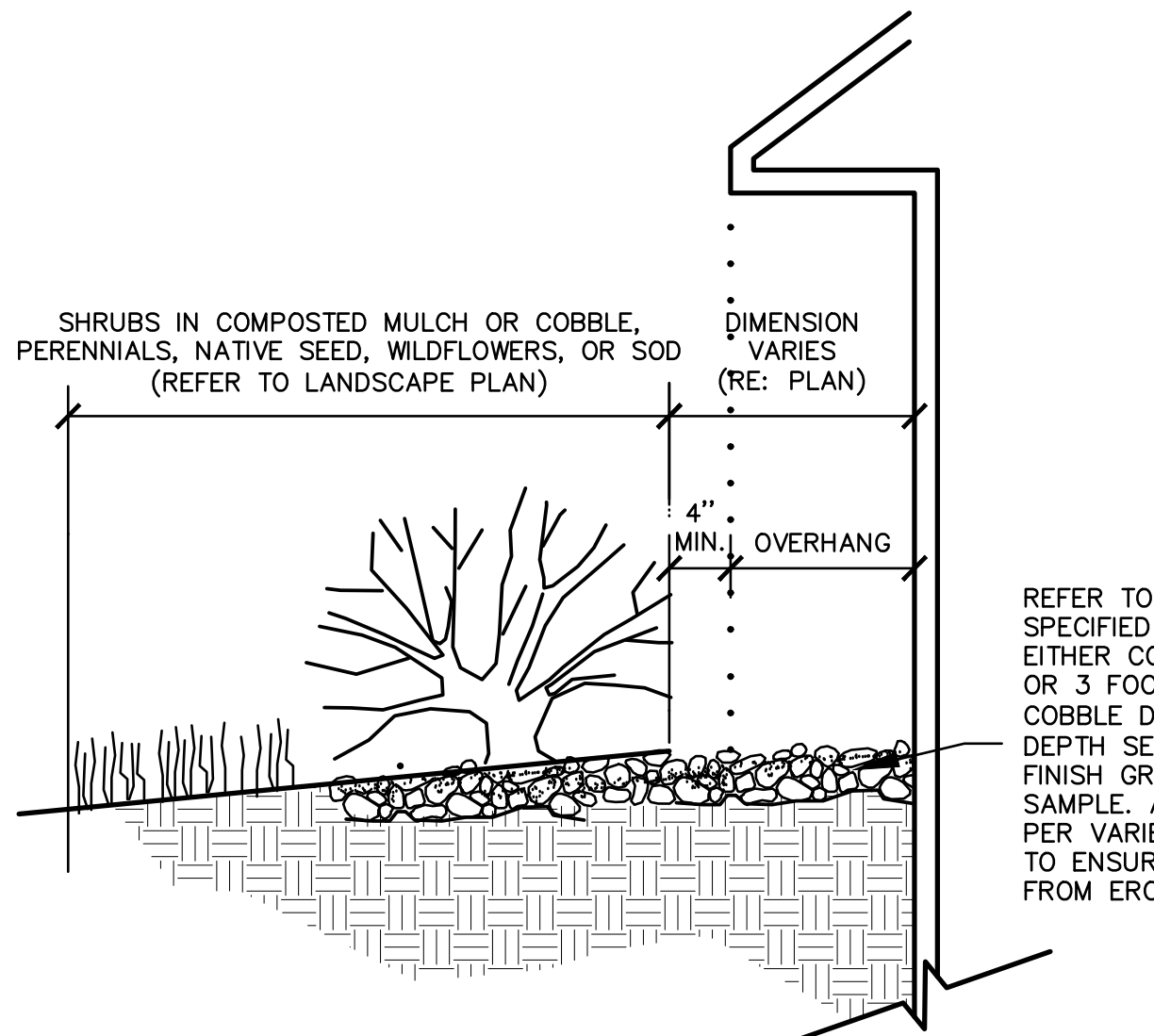
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3
L2

DECIDUOUS TREE PLANTING

NOT TO SCALE



4
L2

MULCH ARMORED DRIP LINE

NOT TO SCALE



Know what's below.
Call before you dig.

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 12-LANDSCAPE PLAN
TOWN OF MINTURN, COLORADO

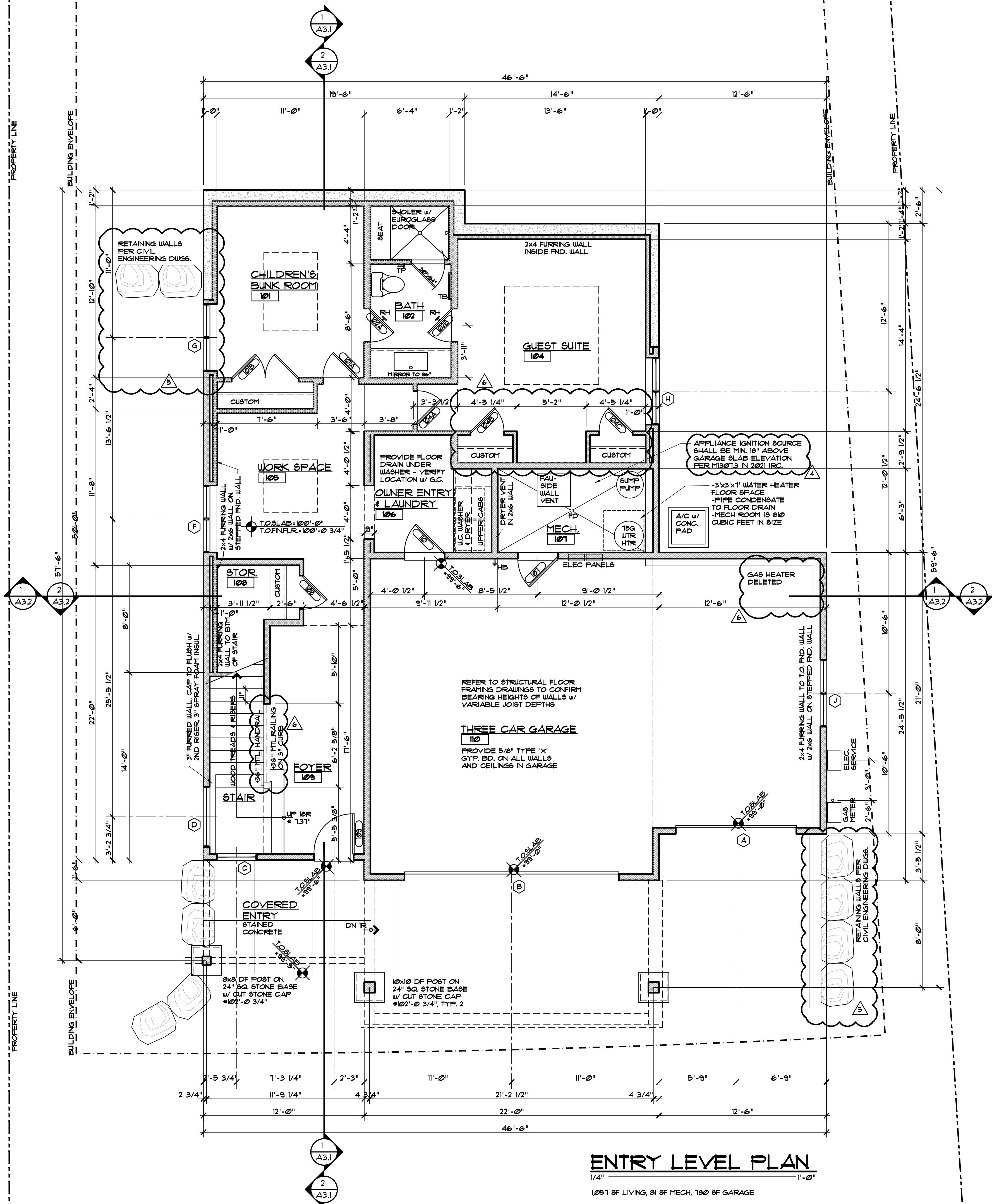
DESIGNED: TT
DRAWN: TT
CHECKED: RH
DATE: December 29, 2025
REVISIONS:
OWNER REVISIONS: 6.5.26

OWNER REVISIONS

SHEET TITLE:
LANDSCAPE NOTES & DETAILS

SCALE: NOT TO SCALE
SHEET NUMBER:

L2



GENERAL NOTES:

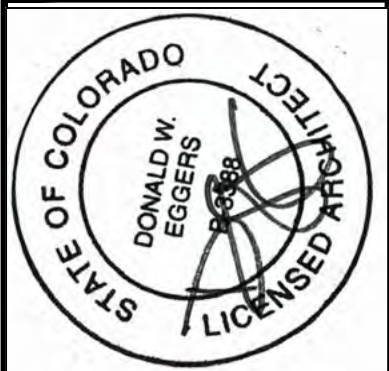
1. ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE OR CENTER OF POSTS, UNLESS NOTED OTHERWISE.
2. TOP OF WALL HEIGHTS EQUAL TOP OF FLAT PLATE OR LOWER POINT ON BEVELED WALL PLATES.
3. DO NOT SCALE DRAWINGS. NOTIFY ARCHITECT IMMEDIATELY UPON FINDING ANY DISCREPANCIES IN DOCUMENTS.
4. ALL WORK SHALL 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 SORBIT LOCATIONS SHALL BE APPROVED BY ON-SITE SUPERVISOR AND COORDINATED W/ M.E.P. SUB-CONTRACTORS PRIOR TO INSTALLATION.
10. REFER TO WINDOW MANUFACTURER SHOP DRAWINGS FOR EXACT ROUGH OPENINGS FOR ALL DOORS & WINDOWS. NOTIFY ARCHITECT IMMEDIATELY WITH ANY ISSUES REGARDING HEADERS AND/OR POSTING.
11. ALL INTERIOR DRYWALL IS 5/8" GYPSUM BOARD, 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		COMMENTS	
#	DATE	BY	
6	6-09-26	DUE	OWNER REVISIONS 12
5	4-29-26	DUE	OWNER REVISIONS
4	3-10-26	DUE	PERMIT COMMENTS
3	2-09-26	DUE	BUILDING PERMIT SET

A1.1

PROJECT NO: 2412-22 L12

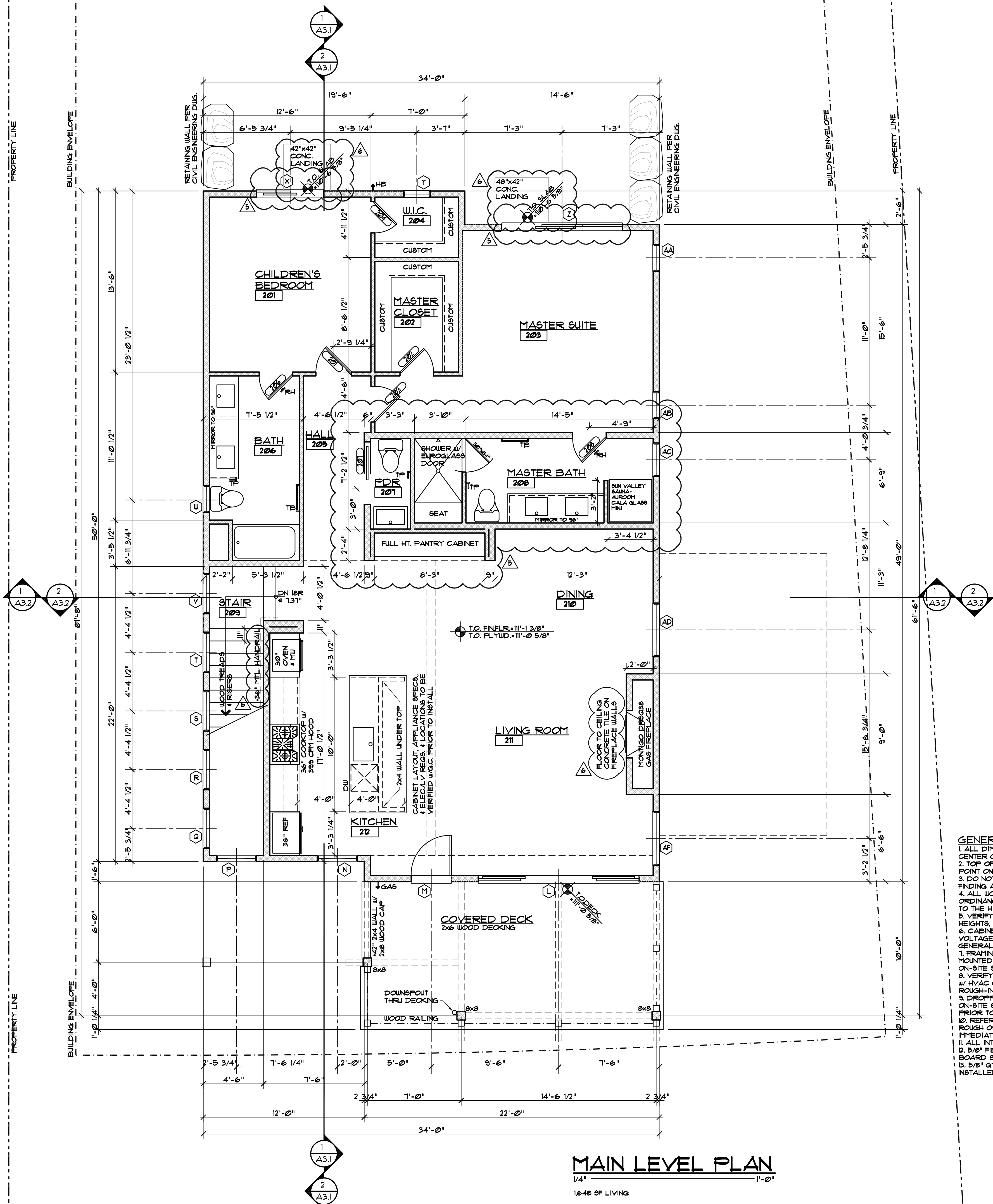
FRIEDBERG
0136 MILES END LANE
LOT 12, MINTURN NORTH
MINTURN, COLORADO



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

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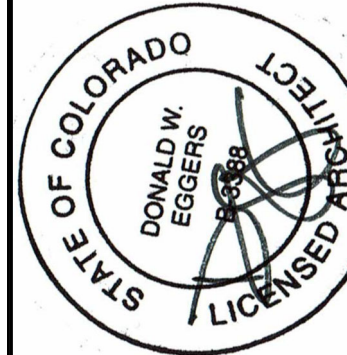
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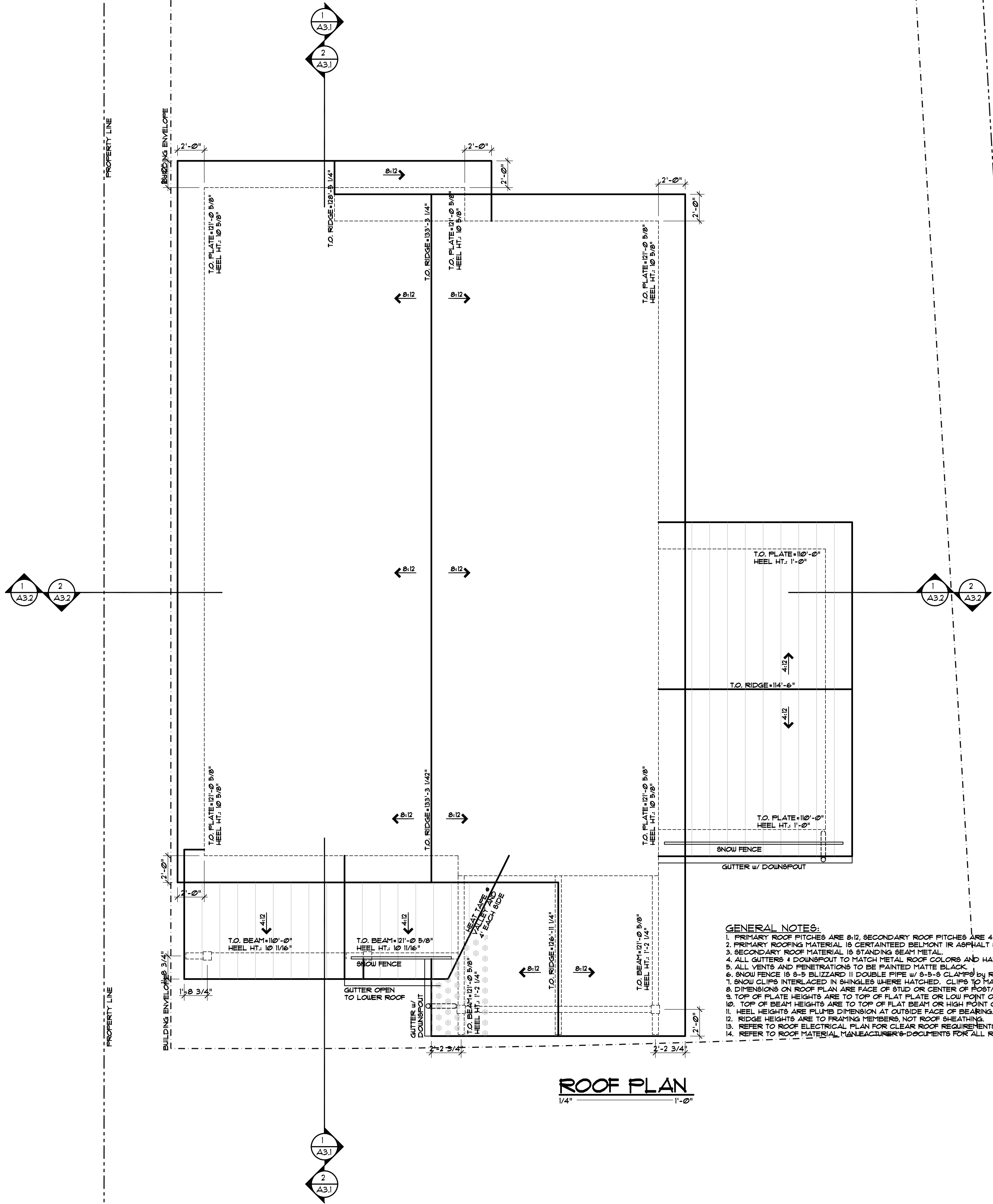


FRIEDBERG
0136 MILES END LANE
LOT 12, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L12

ISSUED		COMMENTS	
#	DATE	BY	
6	6-09-26	DUE	OWNER REVISIONS #2
5	4-29-26	DUE	OWNER REVISIONS
4	3-10-26	DUE	PERMIT COMMENTS
3	2-09-26	DUE	BUILDING PERMIT SET

A1.2



ISSUED		COMMENTS	
#	DATE	BY	
3	2-09-26	DUE	BUILDING PERMIT SET
2	12-29-25	DUE	DRB SUBMITTAL SET
1	12-21-25	DUE	PROGRESS SET

A1.3

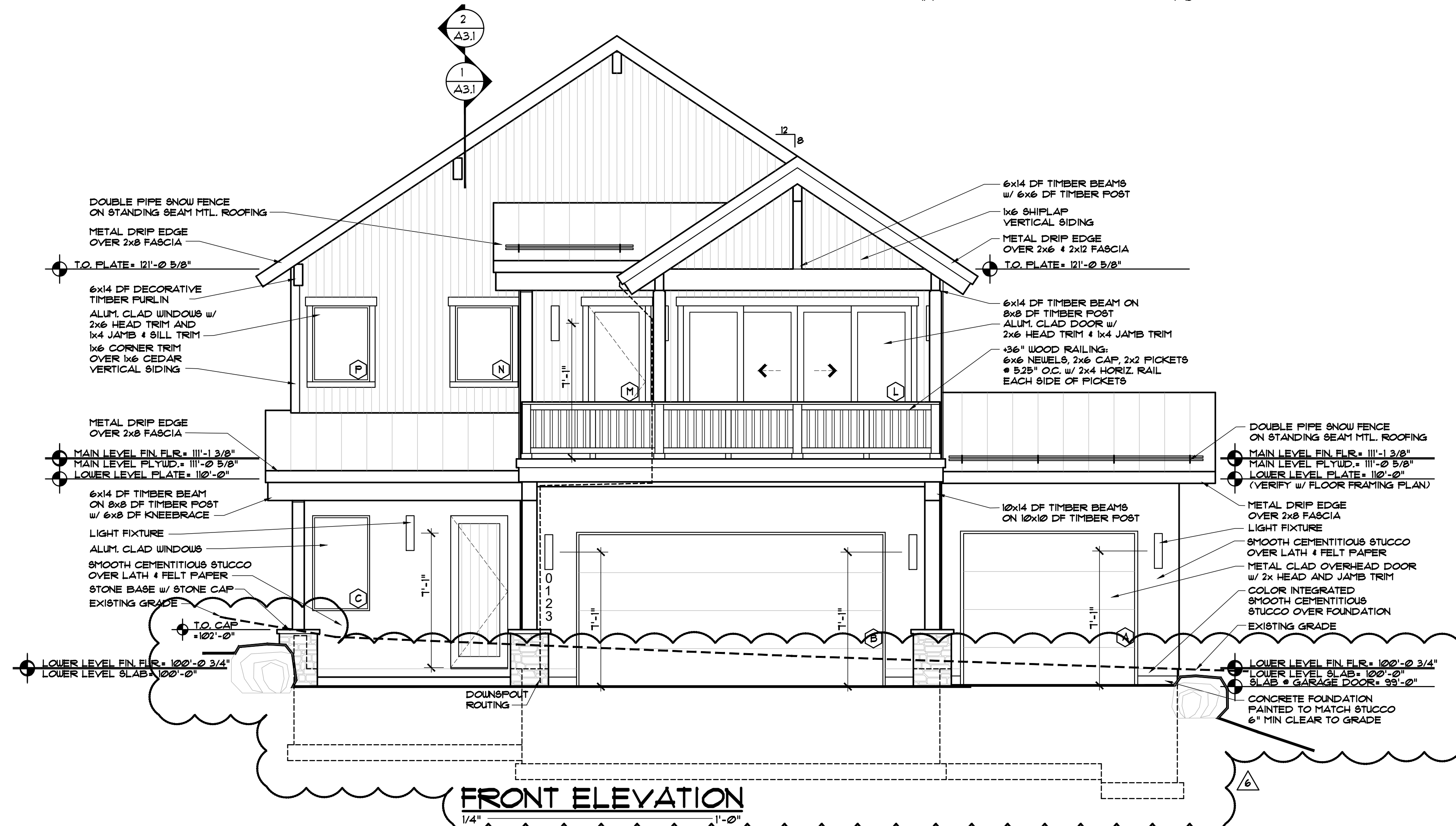
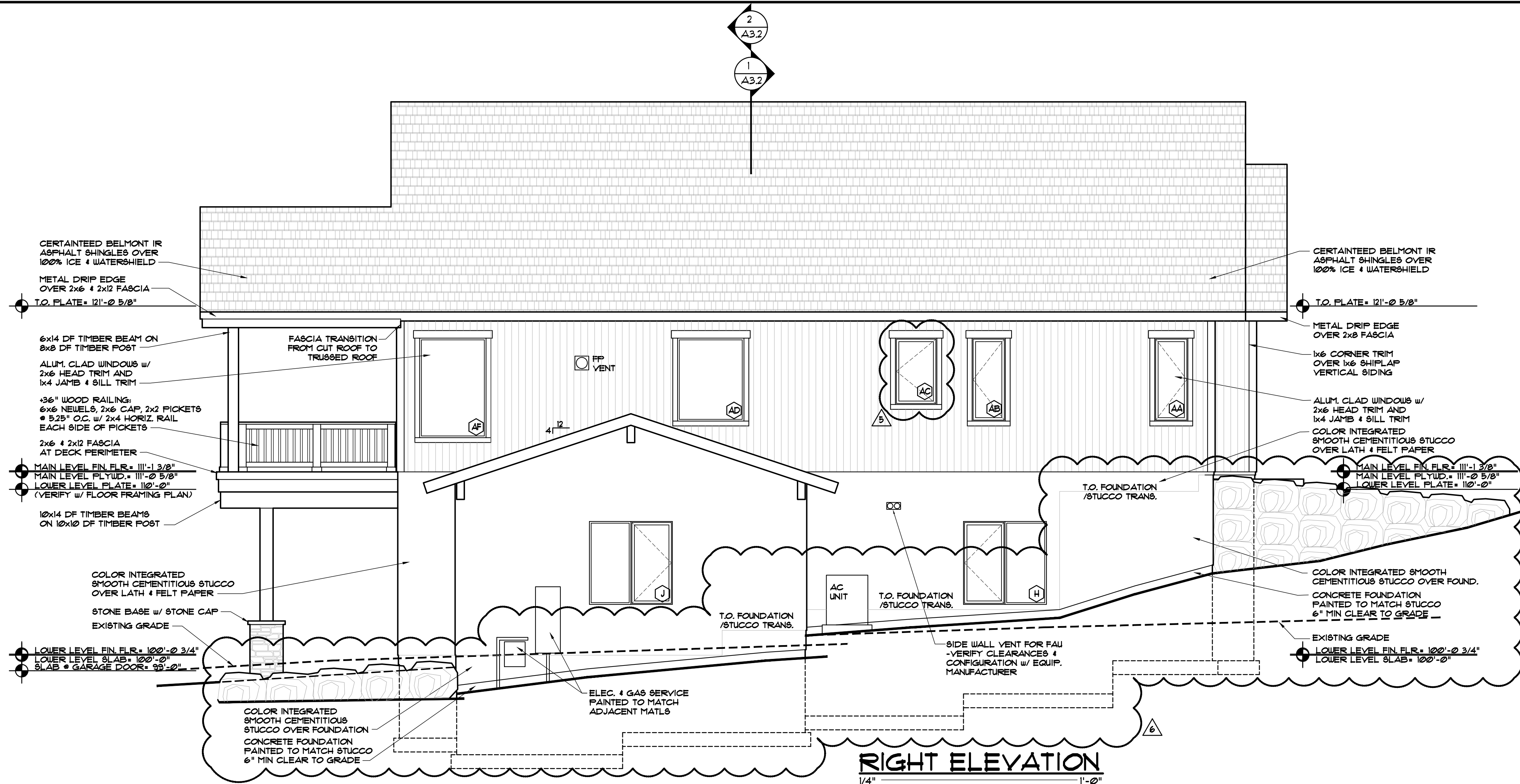
PROJECT NO: 2412-22 L12

FRIEDBERG
0136 MILES END LANE
LOT 12, MINTURN NORTH
MINTURN, COLORADO



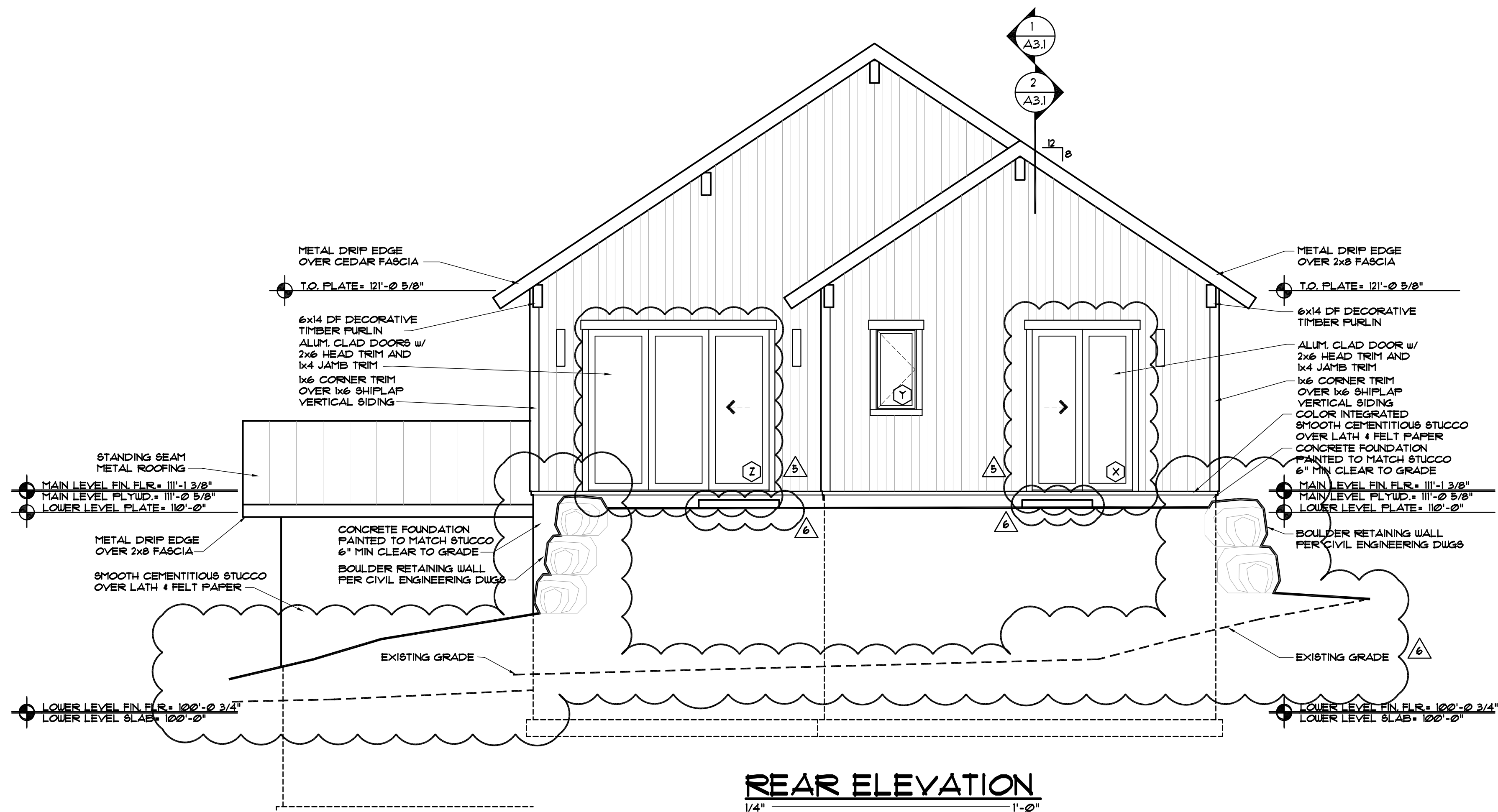
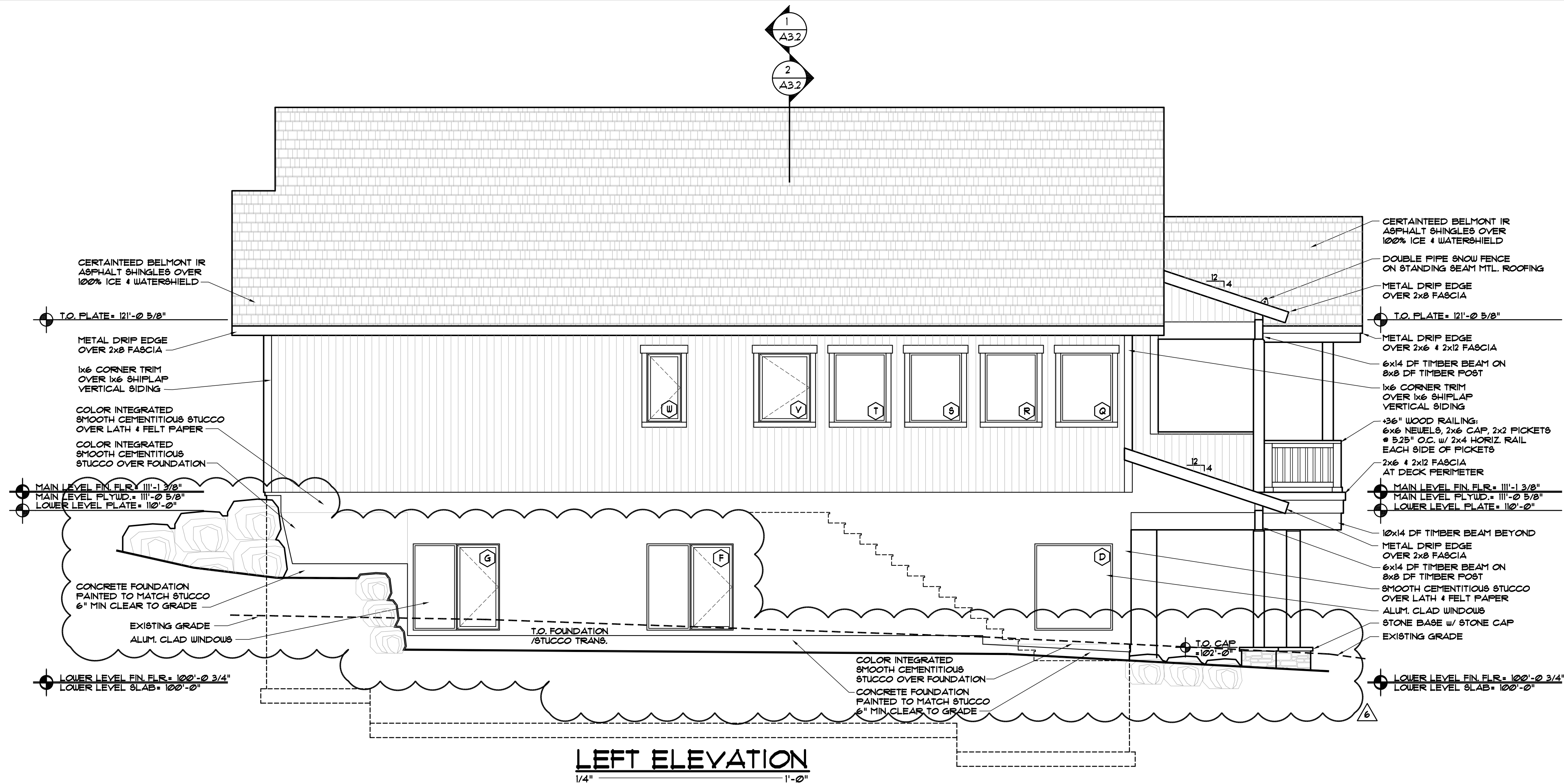
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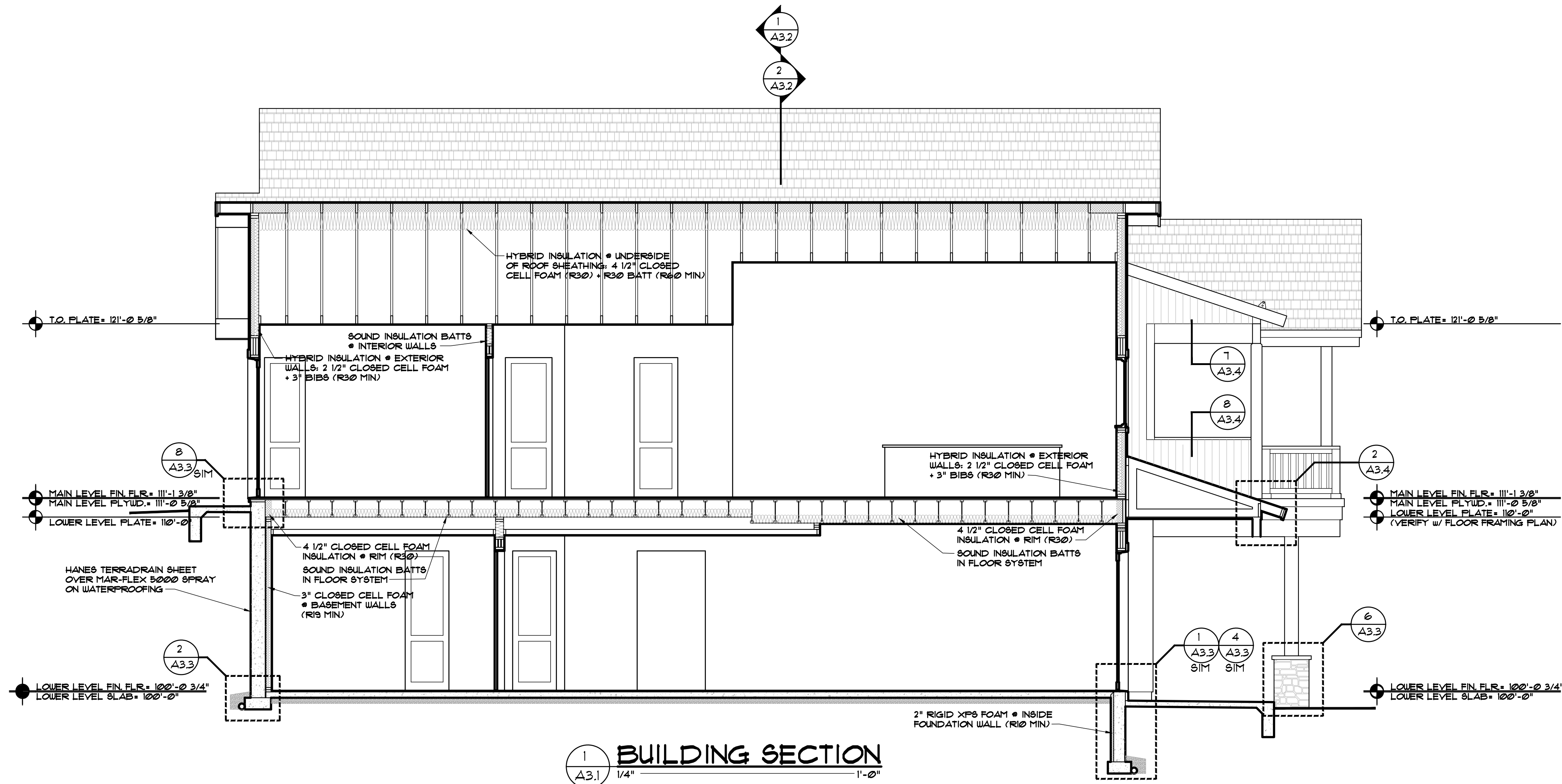
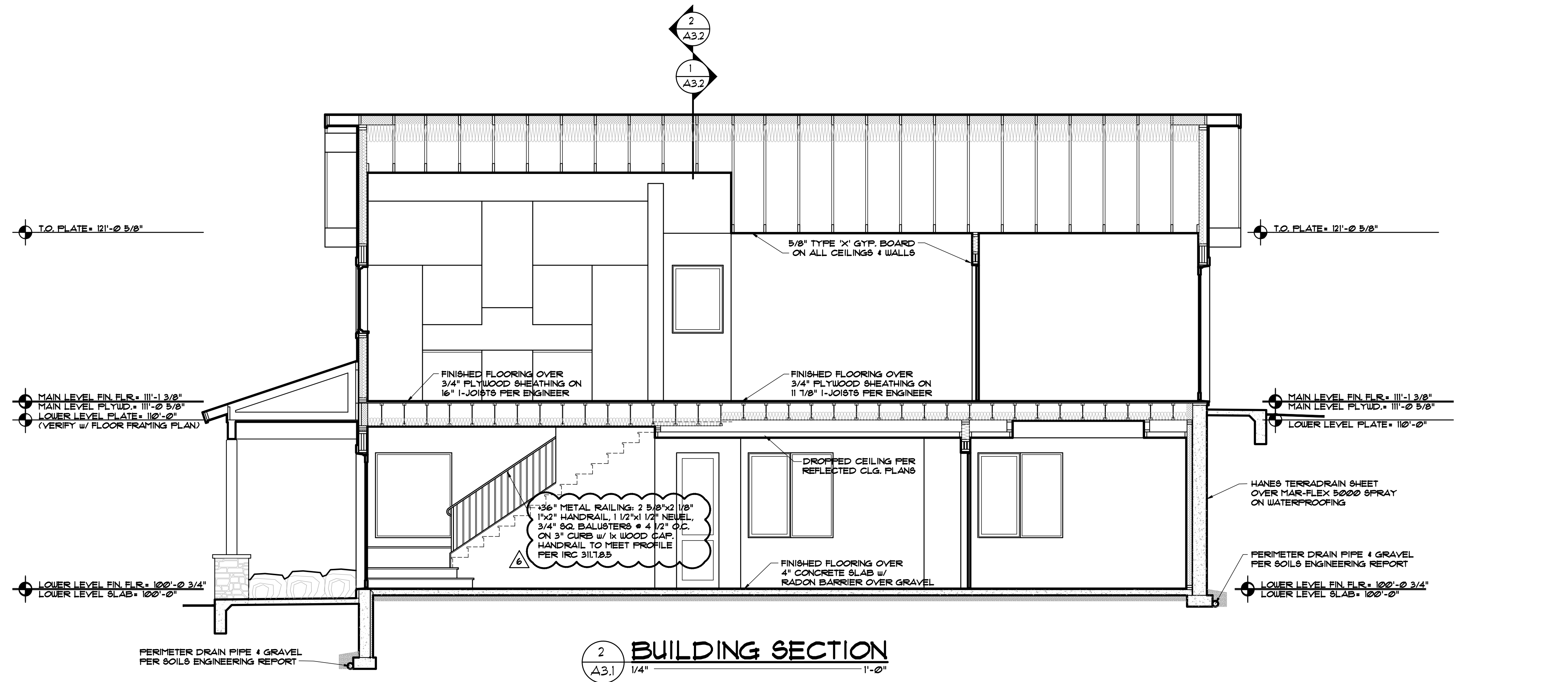
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5	4-29-26		OWNER REVISIONS	
4	3-10-26		PERMIT COMMENTS	
3	2-09-26		BUILDING PERMIT SET	



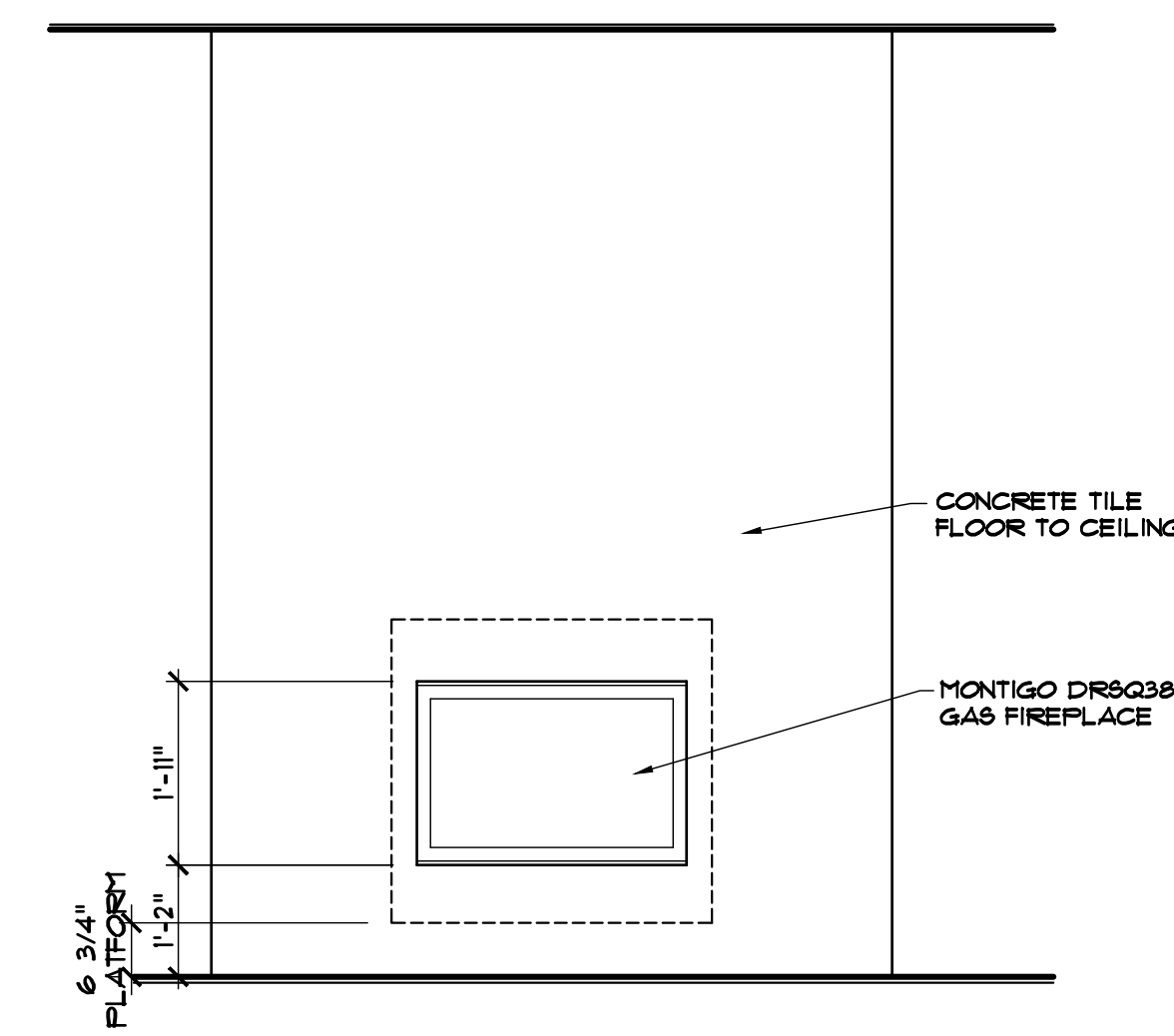
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3	2-09-26	DUE	BUILDING PERMIT SET

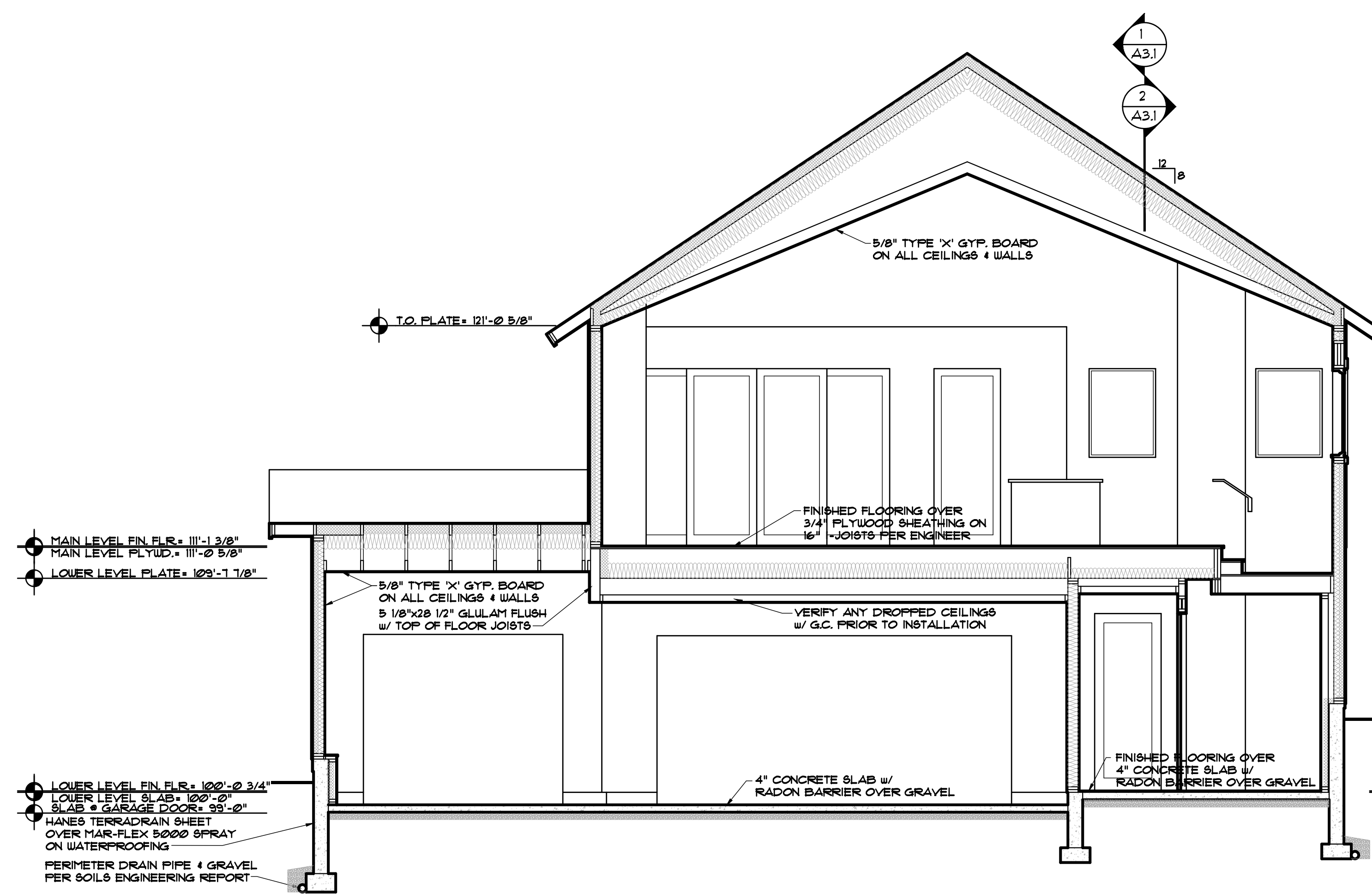


ISSUED	#	DATE	BY	COMMENTS
	6	6-09-26	DUE	OWNER REVISIONS #2
	5	4-29-26	DUE	OWNER REVISIONS
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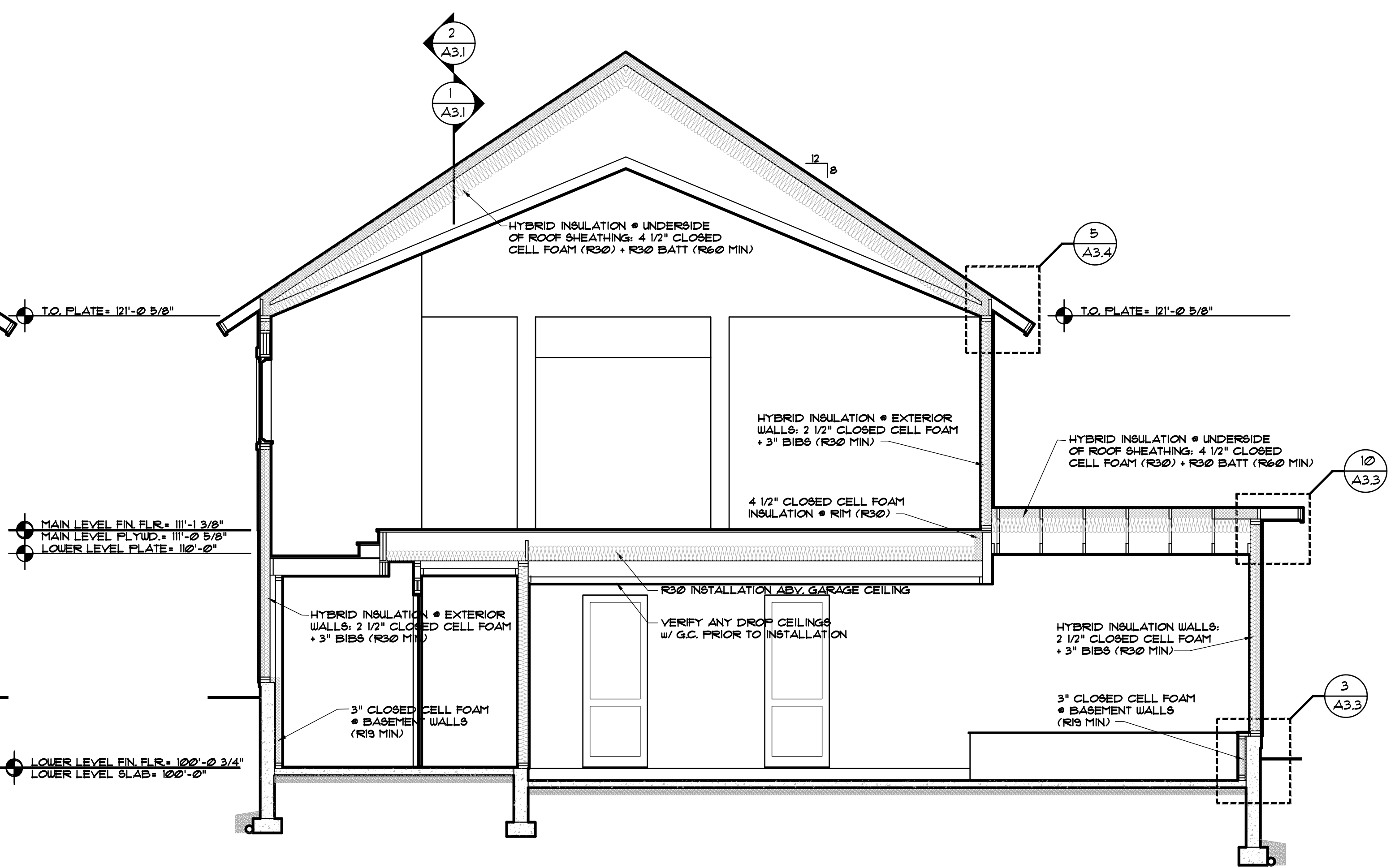
#	DATE	BY	COMMENTS	ISSUED
6	6-05-26		OWNER REVISIONS #2	A3.2
5	4-29-26		OWNER REVISIONS	
4	3-10-26		PERMIT COMMENTS	
3	2-09-26		BUILDING PERMIT SET	



3 FIREPLACE ELEVATION
A3.2 1/2" 1'-0" 6

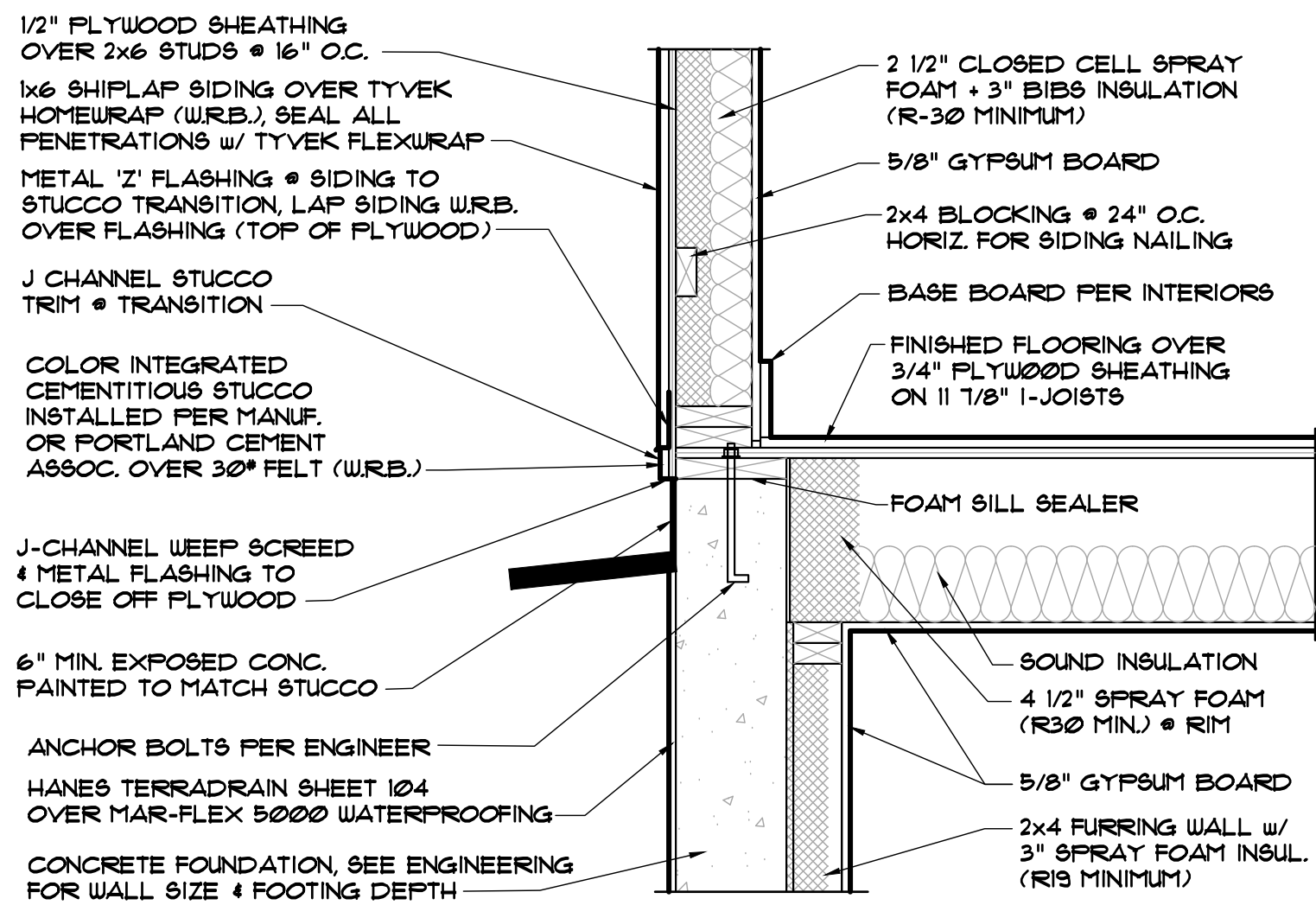


2 BUILDING SECTION
A3.2 1/4" 1'-0"

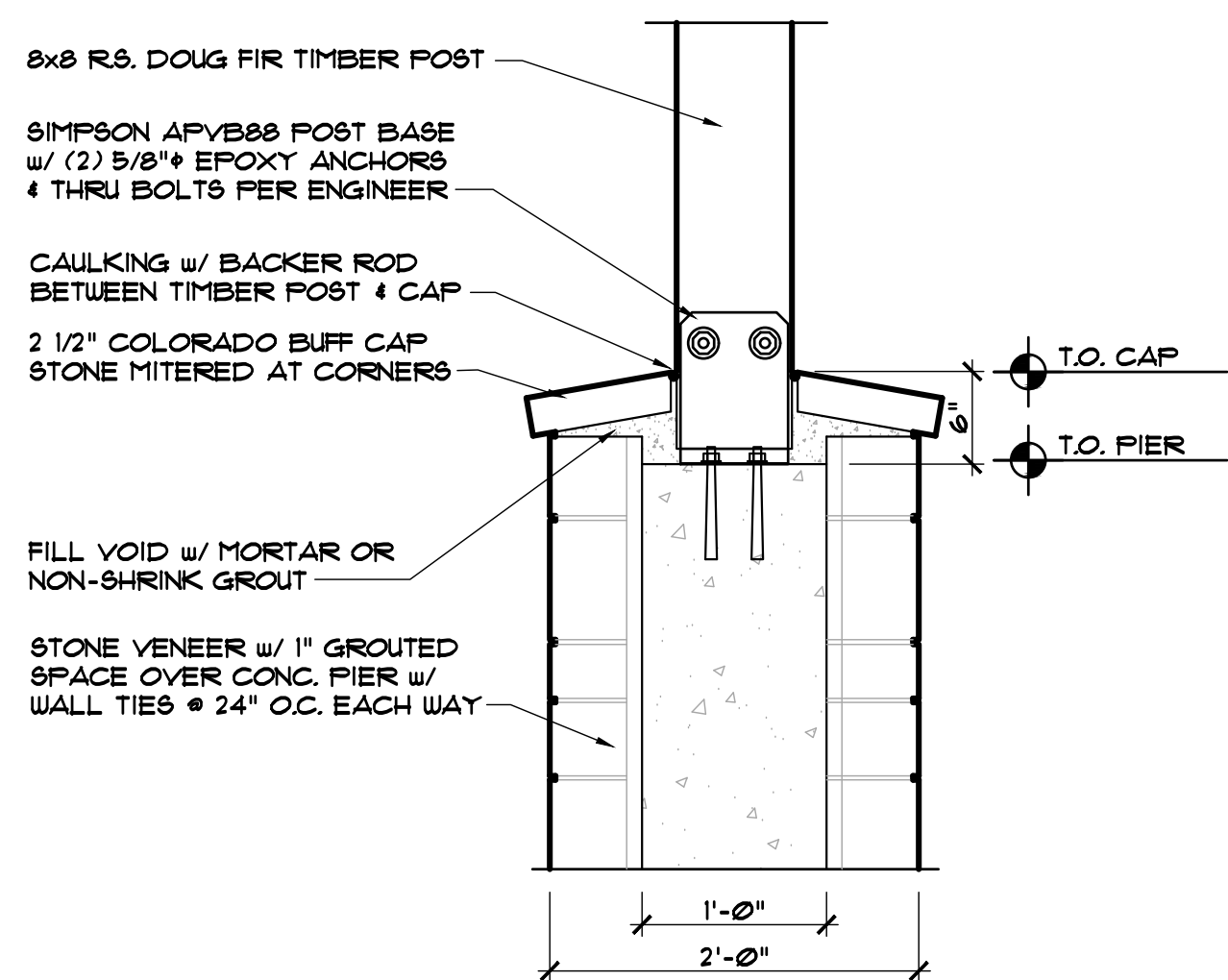


1 BUILDING SECTION
A3.2 1/4" 1'-0"

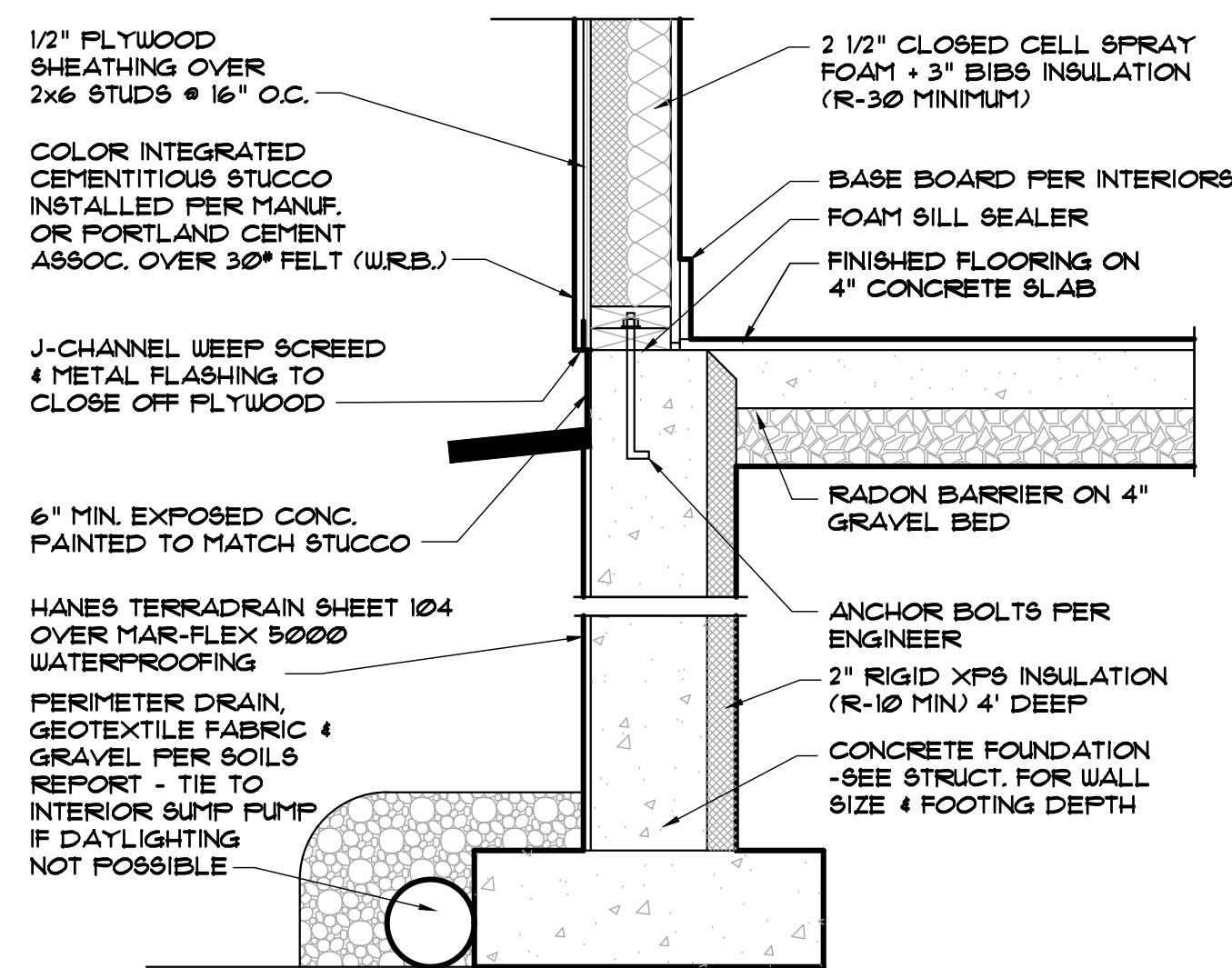
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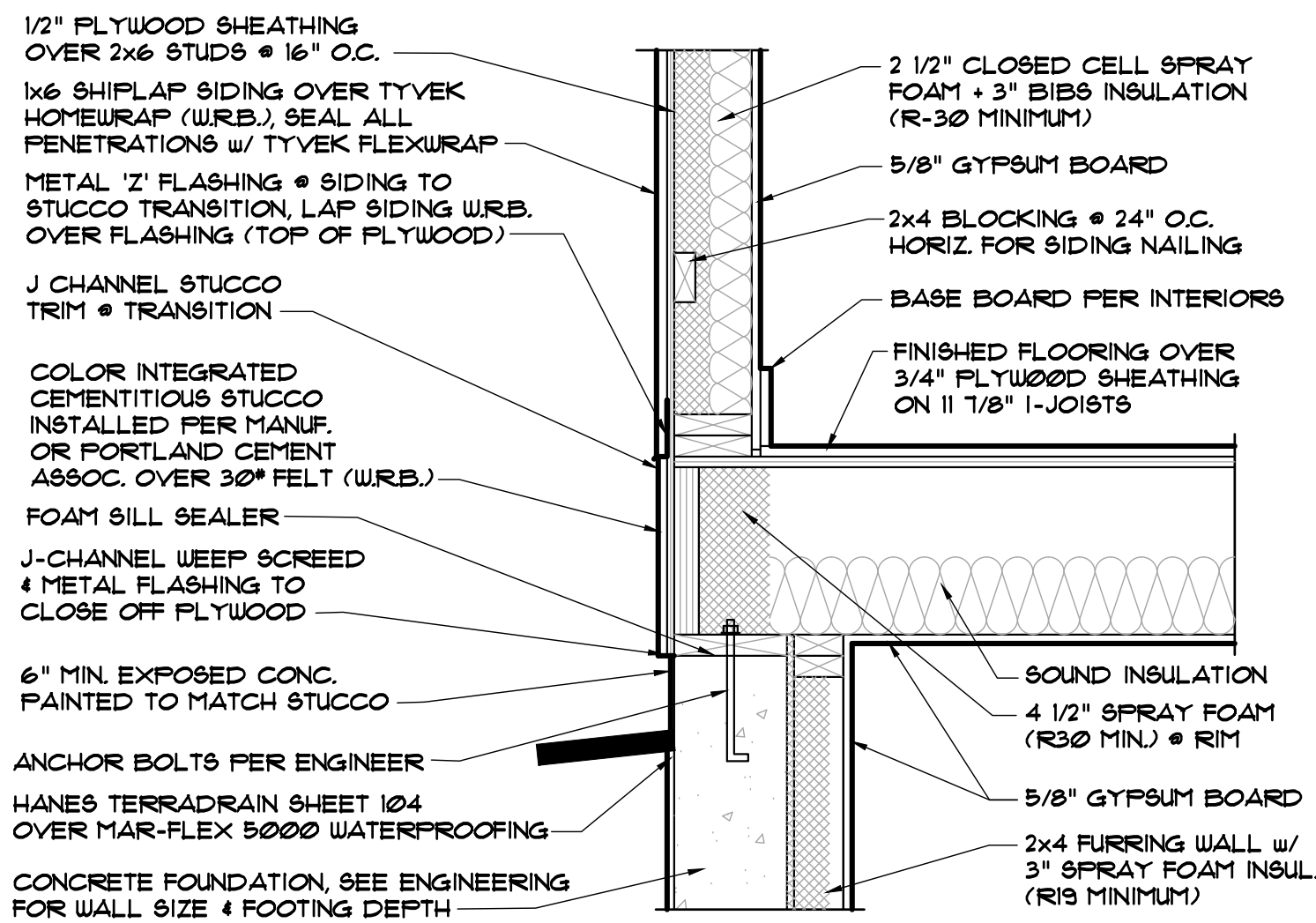
8 FLOOR ASSEMBLY HANGING
INSIDE FOUNDATION WALL
A3.3 1" 1'-0"



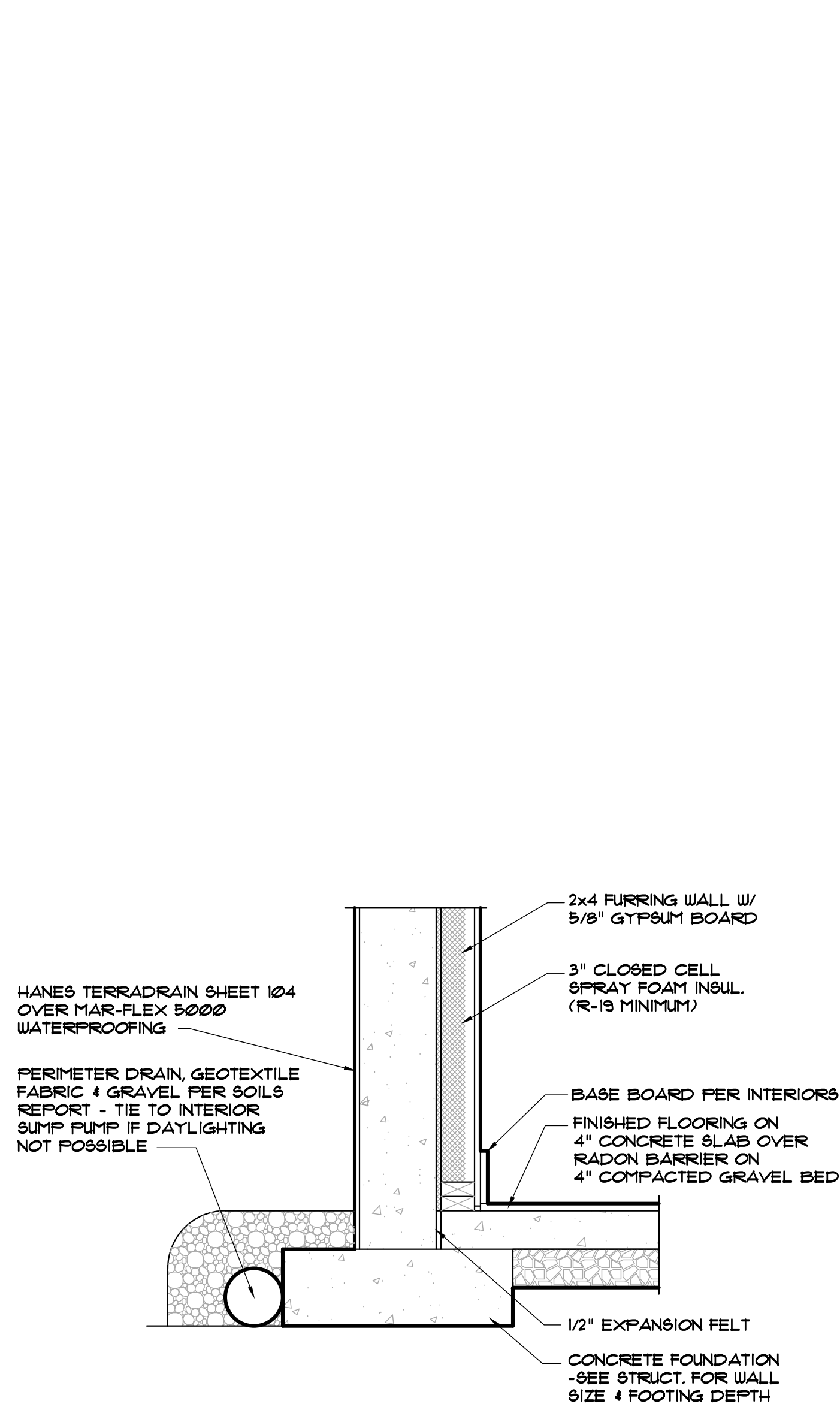
5 STANDARD TIMBER
POST ON STONE BASE
A3.3 1" 1'-0"



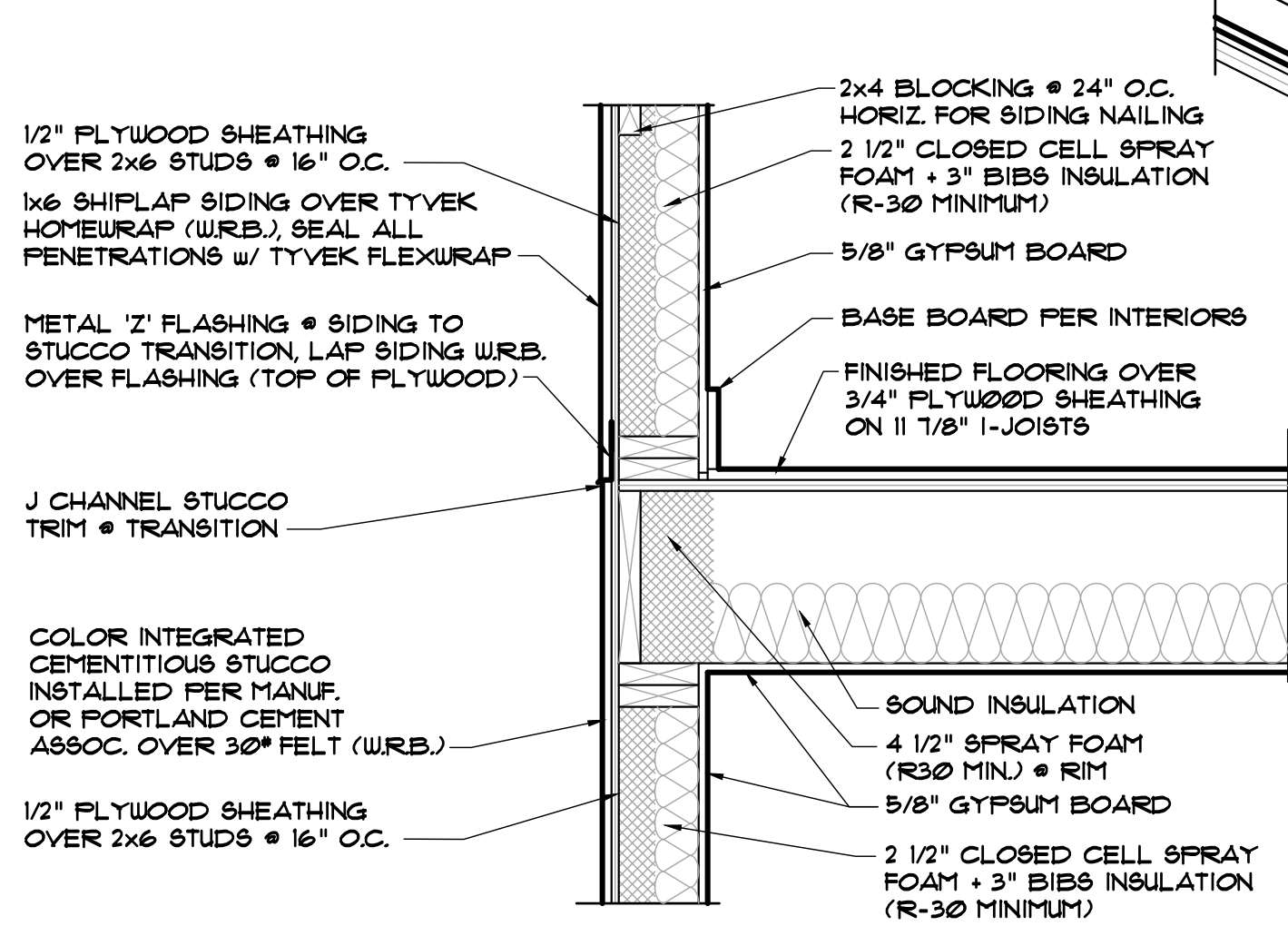
1 FOUNDATION @ SLAB ELEVATION
A3.3 1" 1'-0"



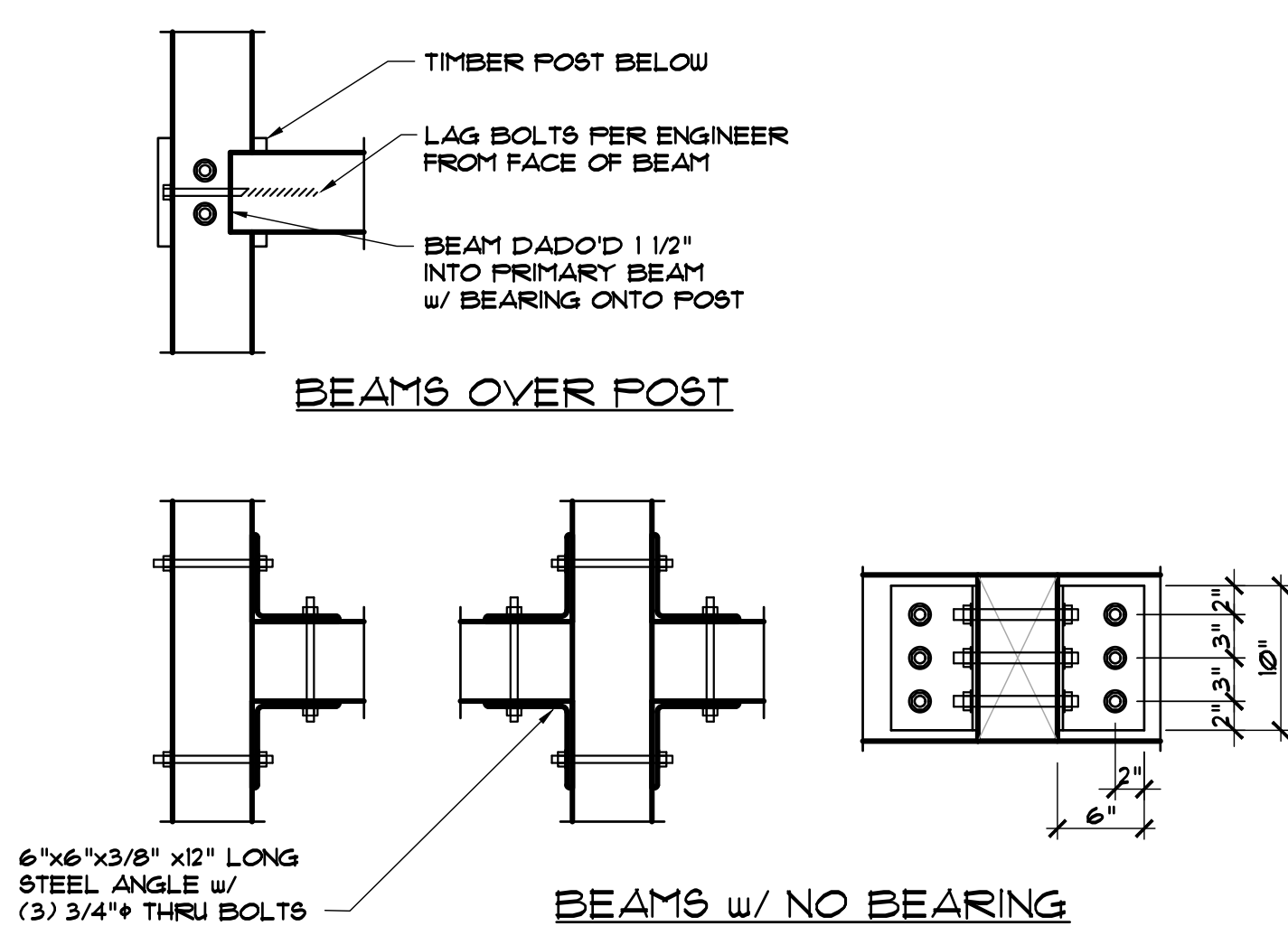
9 FLOOR ASSEMBLY BEARING
ON FOUNDATION WALL
A3.3 1" 1'-0"



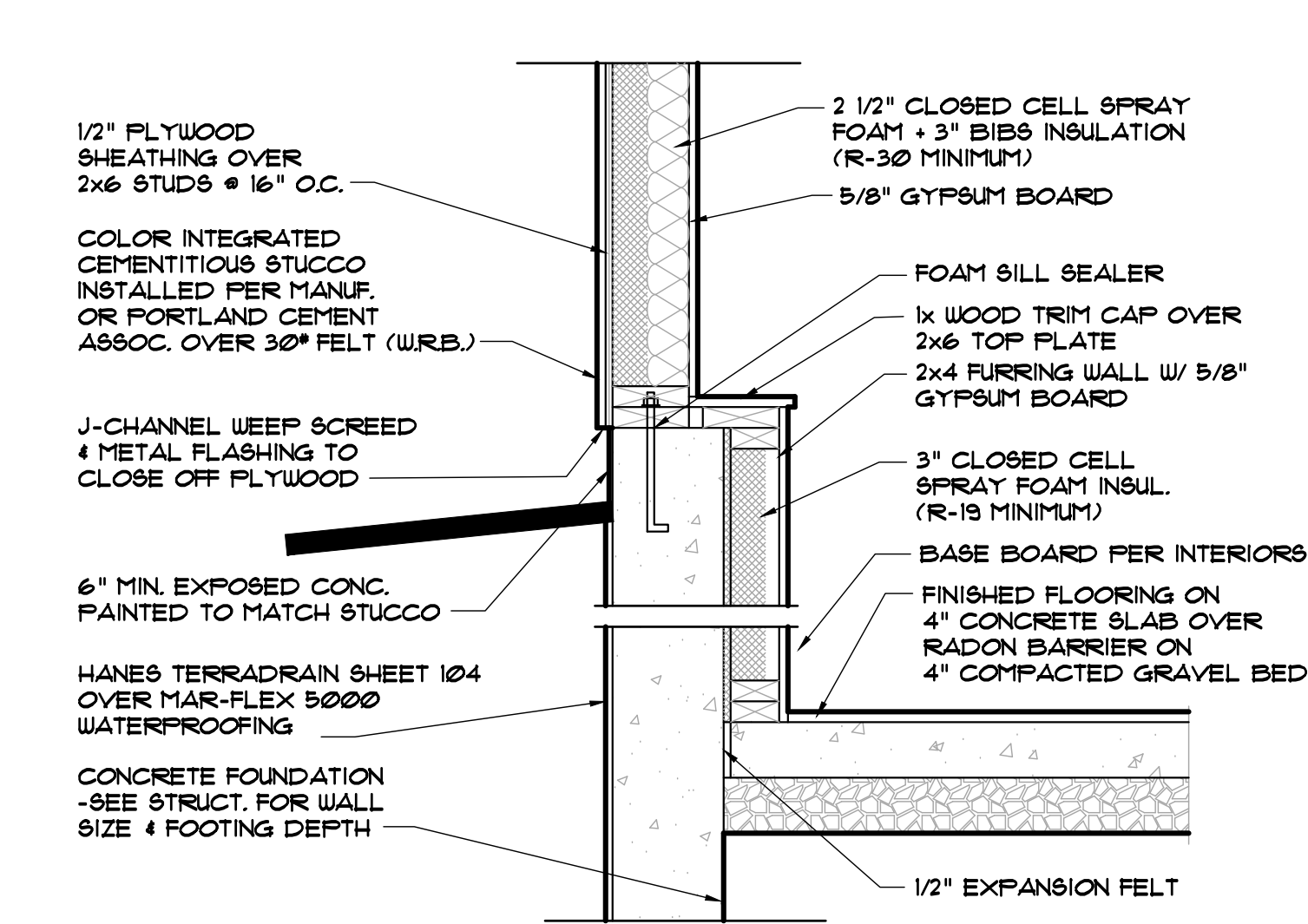
2 FULL FOUNDATION
WALL WITH SLAB
A3.3 1" 1'-0"



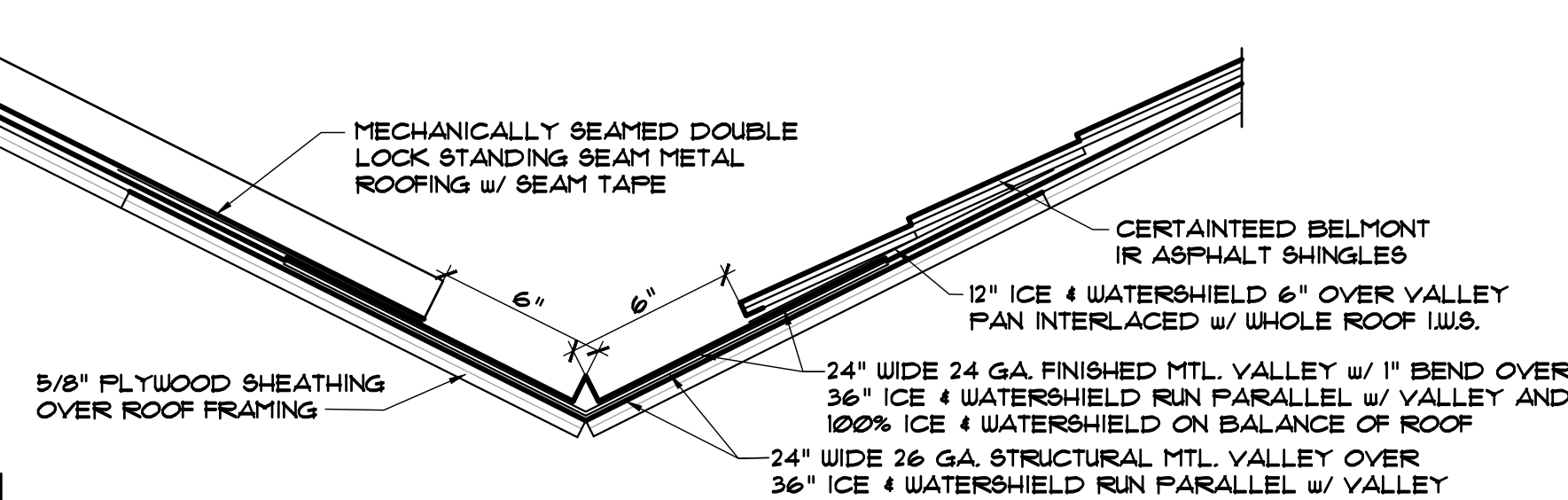
10 FLOOR ASSEMBLY ON
FRAMING WALL BEARING
A3.3 1" 1'-0"



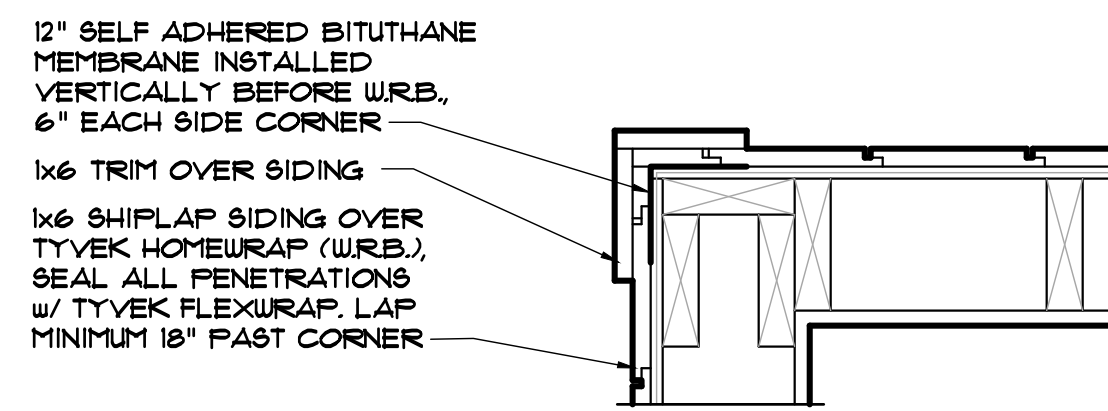
7 TIMBER BEAM CONNECTIONS
A3.3 1" 1'-0"



3 FOUNDATION ABOVE SLAB HEIGHT
A3.3 1" 1'-0"



12 VALLEY FLASHING
A3.3 NTS



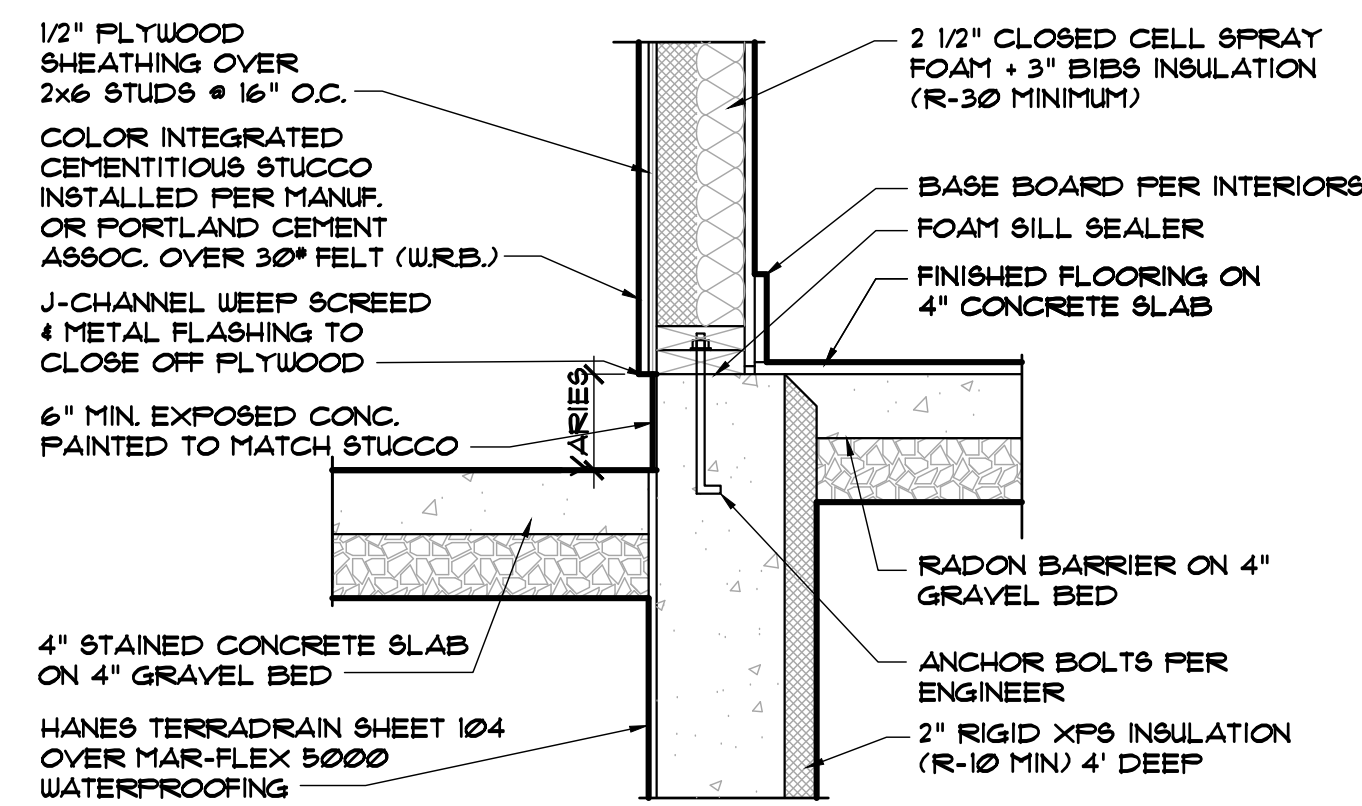
11 EXTERIOR CORNER DETAIL
A3.3

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 INTO THE GRAVEL AND EXTENDING TO 12" ABOVE ROOF.
4. A VENT PIPE SHALL BE INSTALLED IN EACH ZONE BROKEN BY INTERNAL SPREAD FOOTINGS.
5. RADON VENTS MUST RUN THROUGH INTERIOR FRAME WALLS.
6. ROUTING TO BE DETERMINED BY GENERAL CONTRACTOR.

FOUNDATION INSULATION & WATERPROOFING:

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

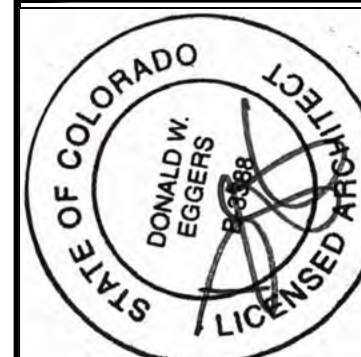


4 STAINED CONCRETE PATIO
@ FOUNDATION & SLAB FLOOR
A3.3 1" 1'-0"

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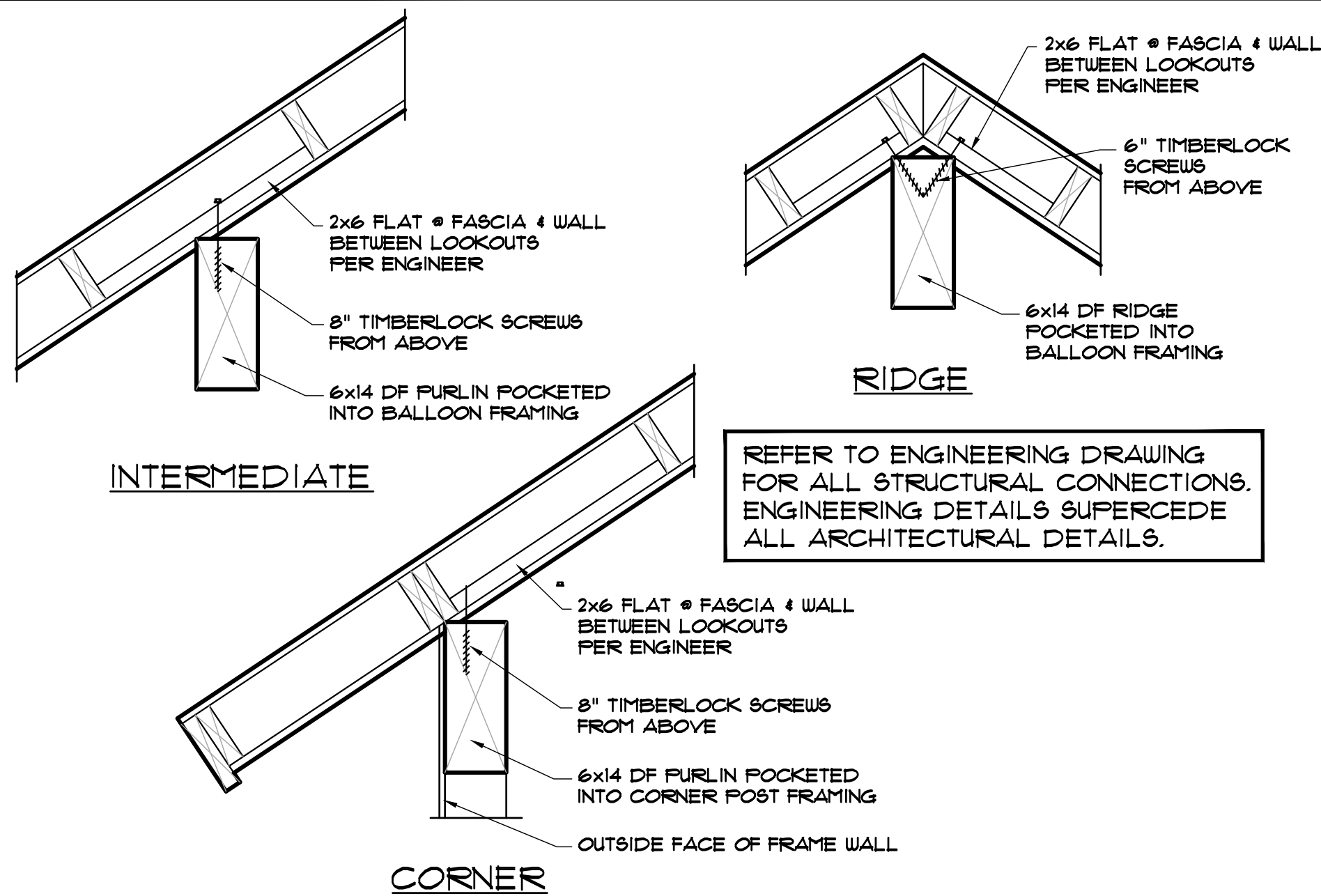


FRIEDBERG
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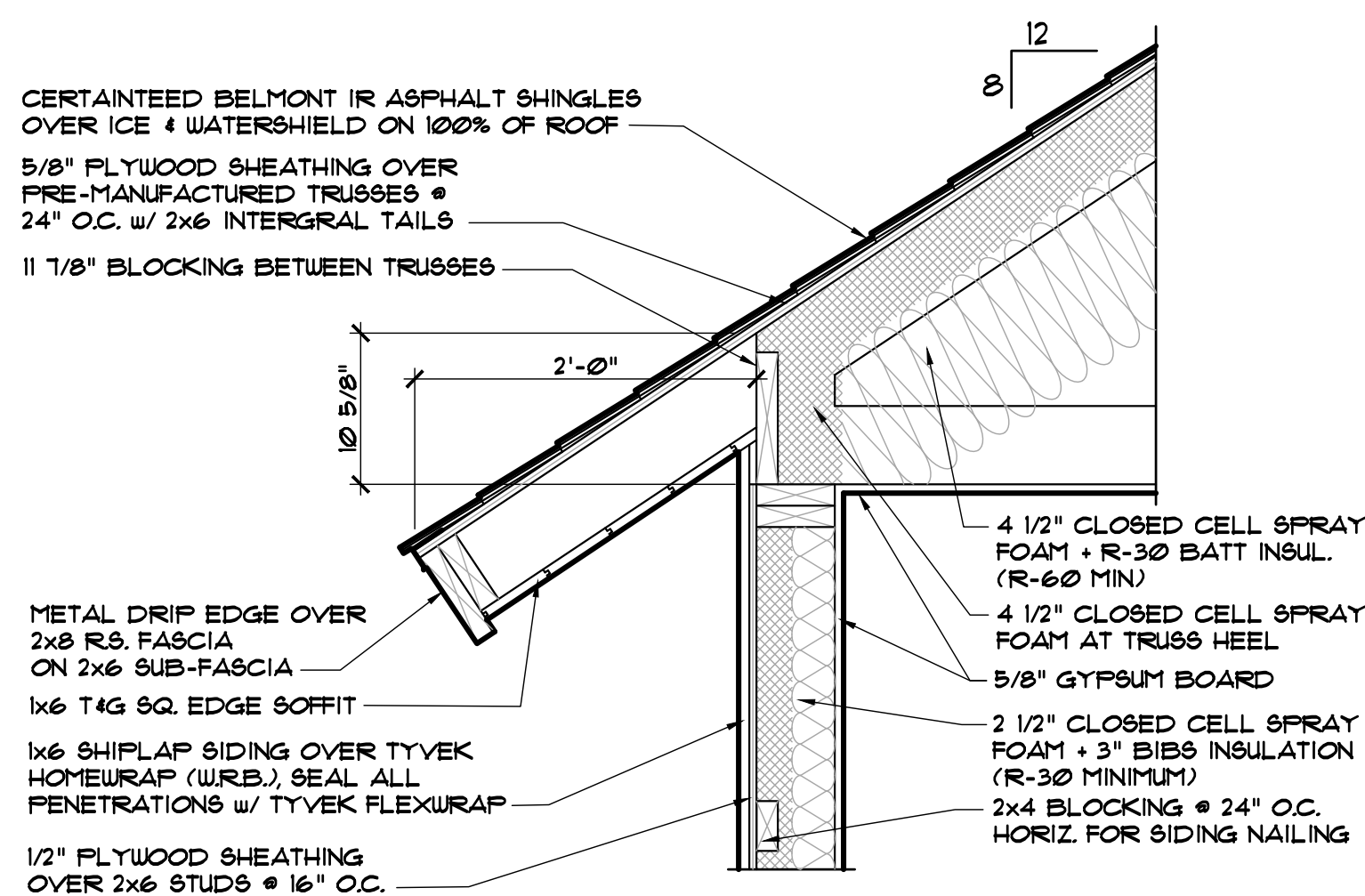
PROJECT NO: 2412-22 L12

#	DATE	COMMENTS	BY	DUE	DUE	DUE
3	2-09-26	BUILDING PERMIT SET				
2	12-29-25	DRB SUBMITTAL SET				
1	12-21-25	PROGRESS SET				

A3.3

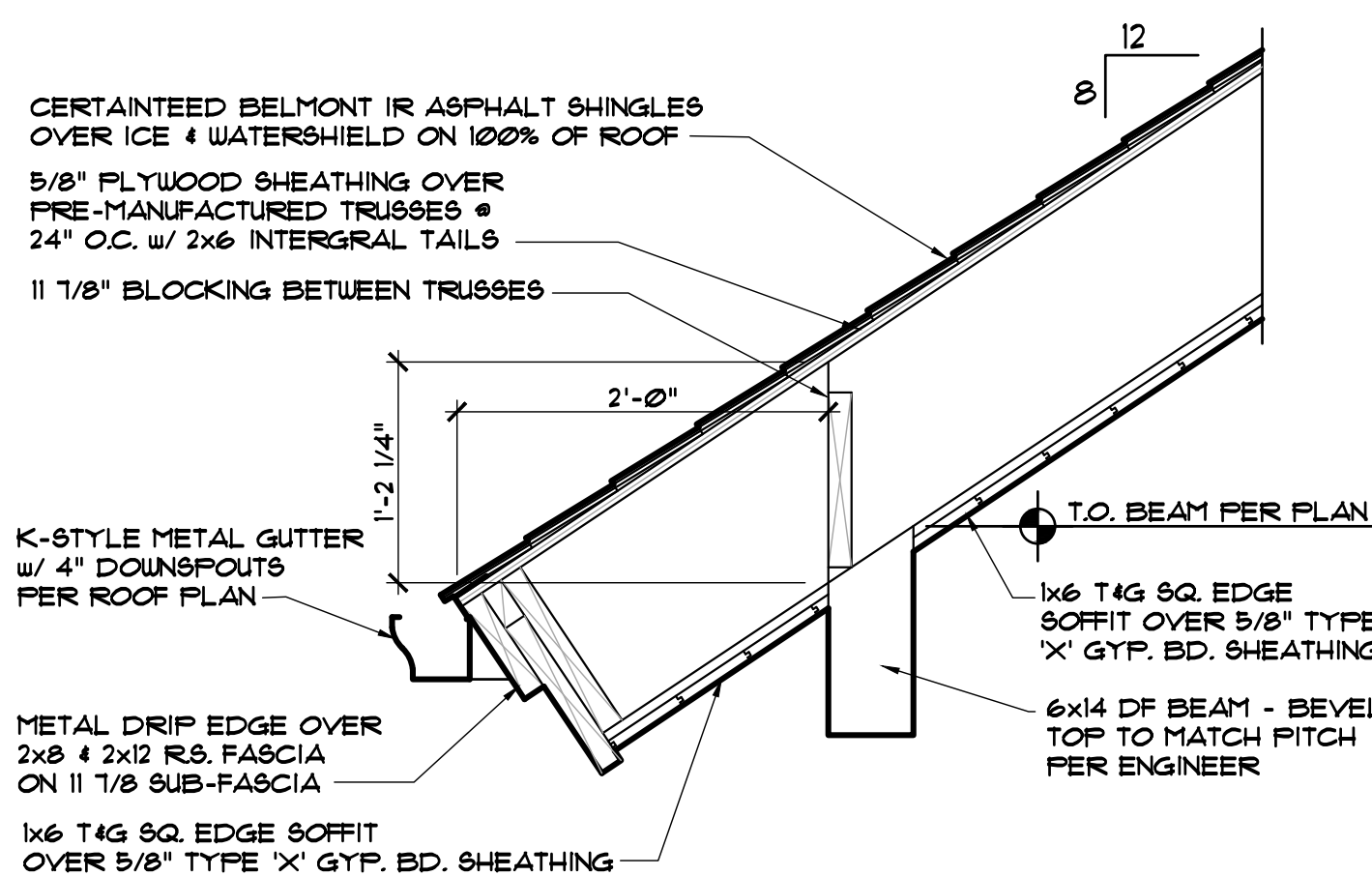


9 DECO PURLIN ATTACHMENT
A3.4 1" 1'-0"

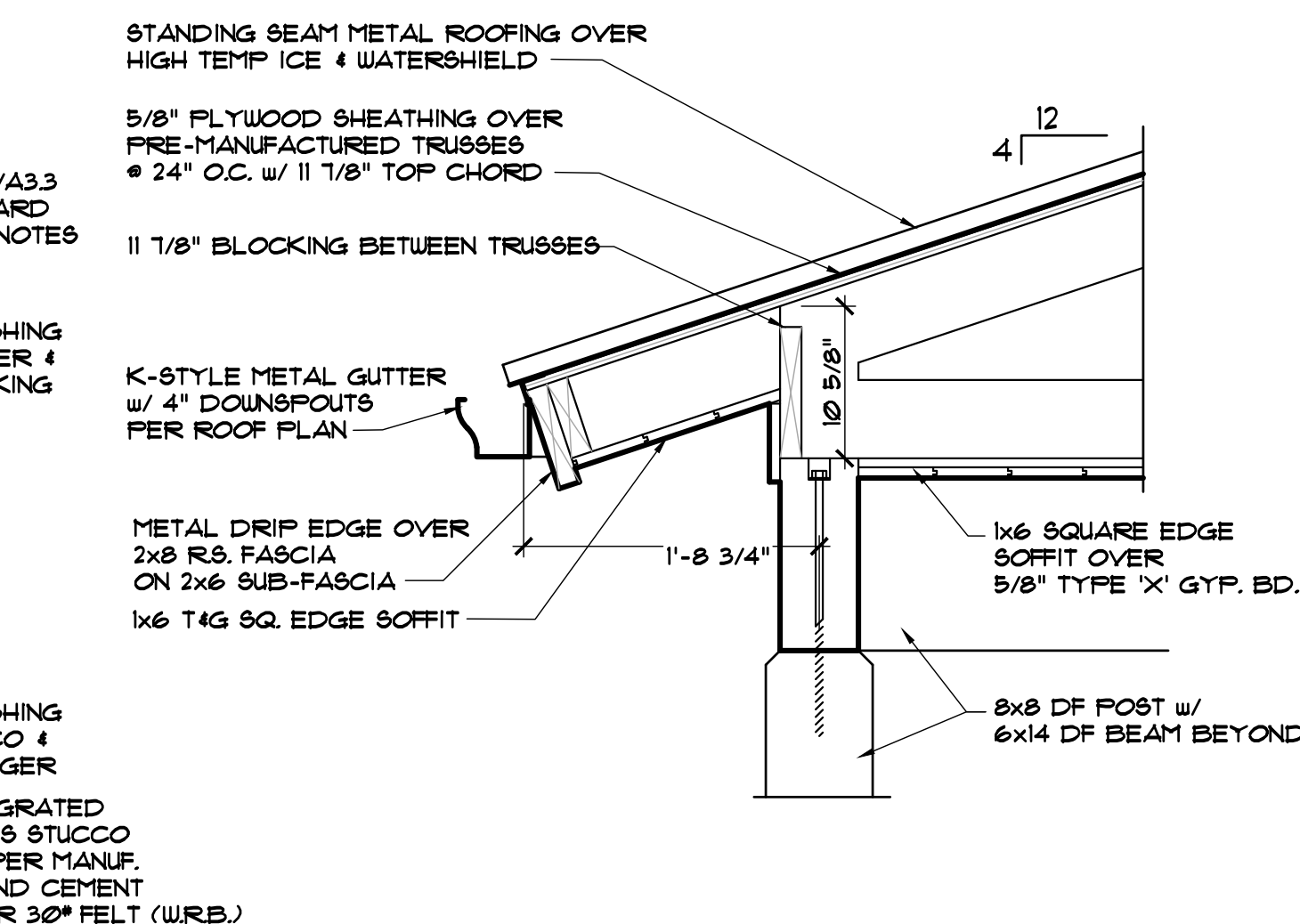


5 EAVE DETAIL w/ 8:12 PITCH
ON PRE-MANUFACTURED TRUSSES
A3.4 1" 1'-0"

10 +42" SIDED WALL @ DECK
A3.4 1" 1'-0"

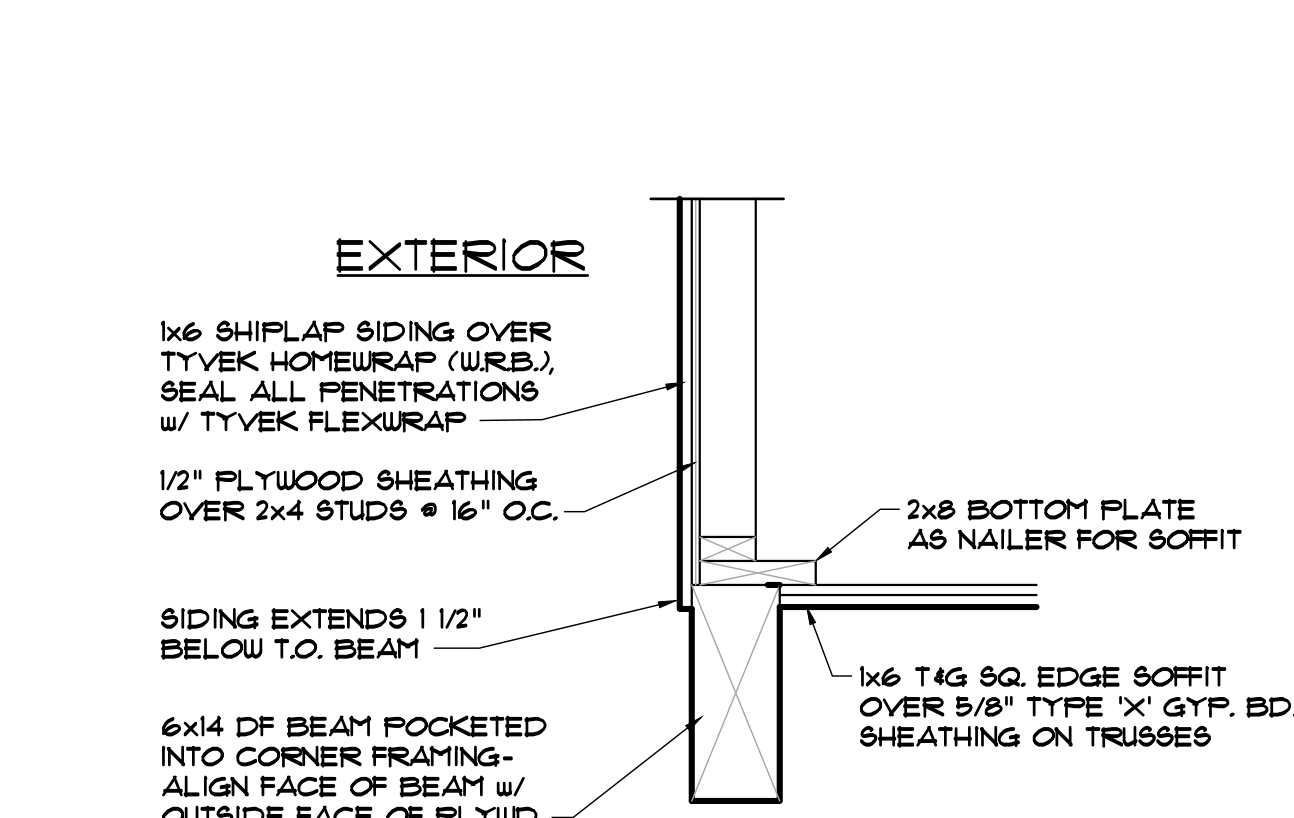


6 EAVE DETAIL w/ 8:12 PITCH
ON 11 7/8 I-JOIST RAFTERS
A3.4 1" 1'-0"

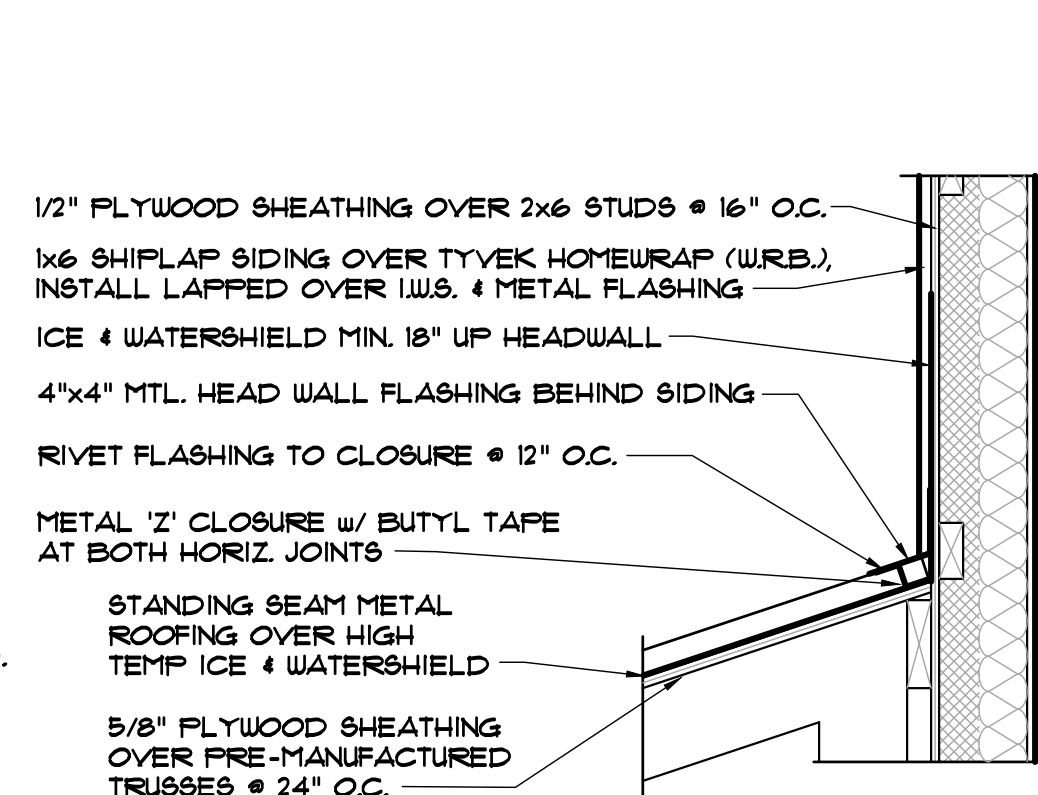


2 EAVE DETAIL w/ 4:12 PITCH
A3.4 1" 1'-0"

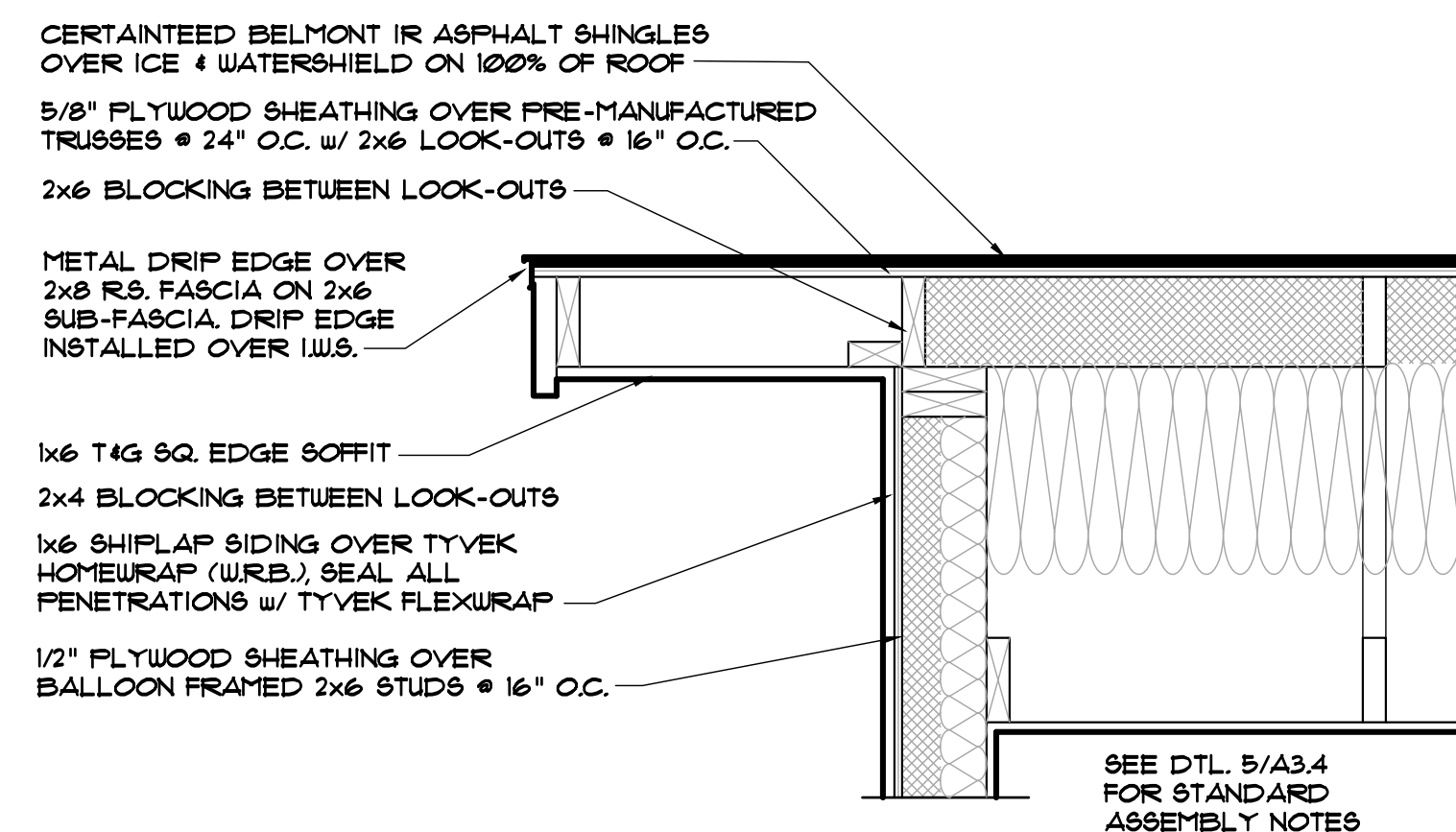
11 UTILITY SCREEN @ ENTRY
A3.4 1" 1'-0"



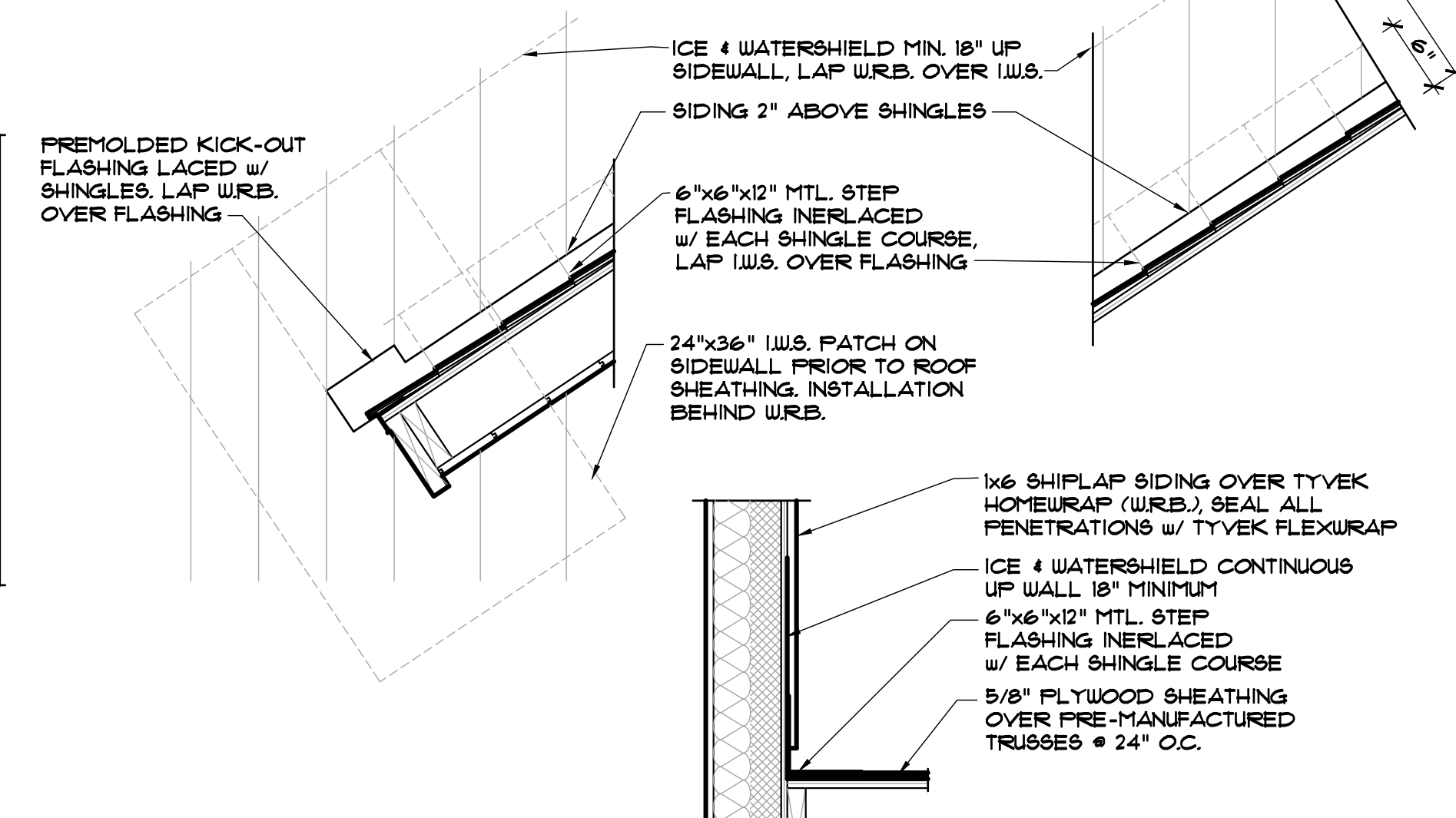
7 RAKE WALL w/ SIDING
ABOVE TIMBER BEAM
A3.4 1" 1'-0"



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

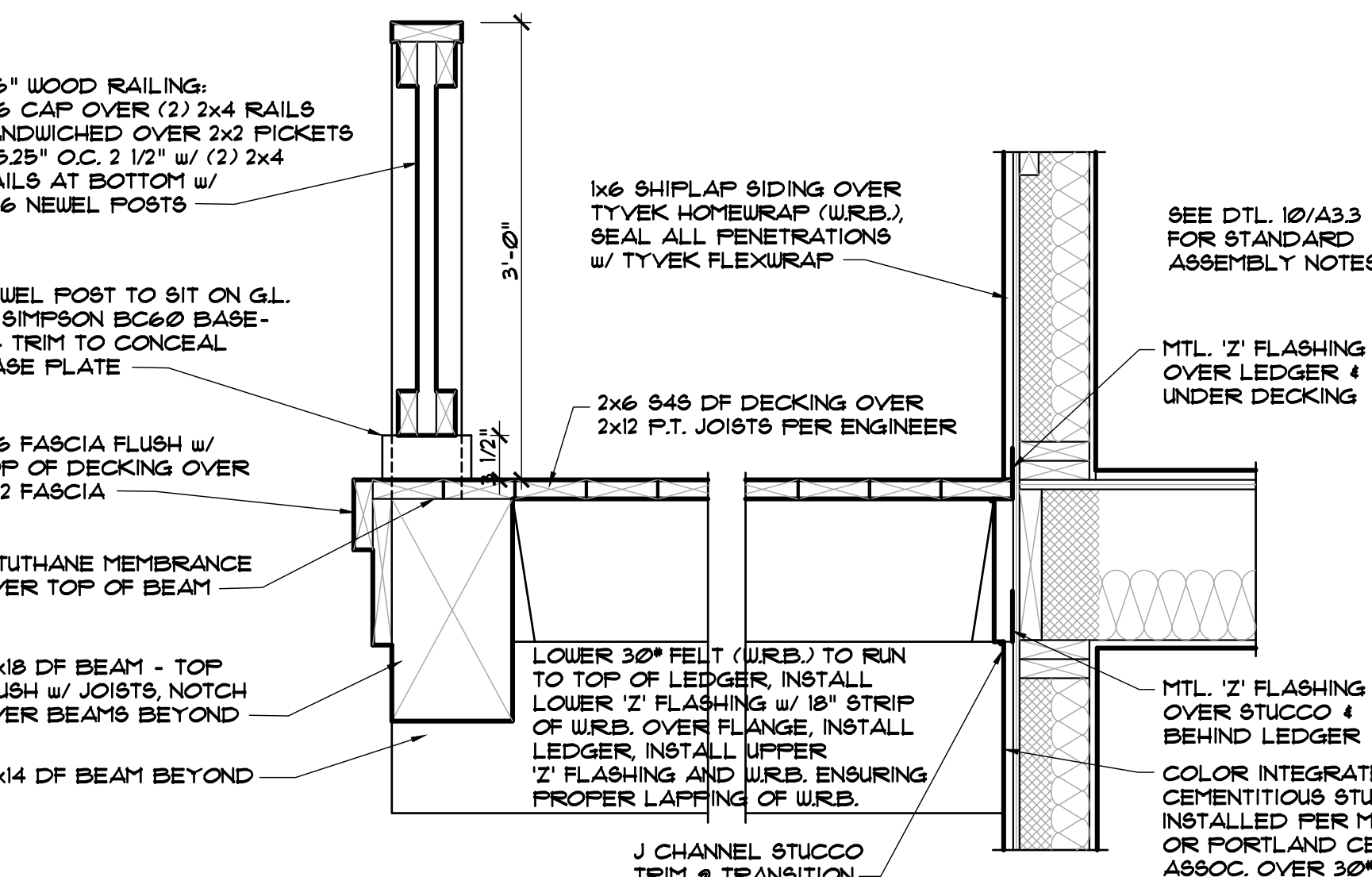


8 RAKE DETAIL w/ SHINGLES
A3.4 1" 1'-0"



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

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



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#	DATE	BY	COMMENTS	#	DATE	BY	COMMENTS
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2	12-29-25		DRB SUBMITTAL SET	1	12-21-25		PROGRESS SET

WINDOW LETTER	WINDOW SIZE	HEAD HEIGHTS	COMMENTS
A	9'-0"x8'-0" OVERHEAD DOOR	8'-0"	METAL CLAD w/ LOW PROFILE TRACK
B	16'-0"x8'-0" OVERHEAD DOOR	8'-0"	METAL CLAD w/ LOW PROFILE TRACK
C	3'-0"x5'-0" FIXED (T)	8'-0"	
D	4'-6"x5'-0" FIXED (T)	8'-0"	
F	2'-6"x5'-0" FIXED + 2'-6"x5'-0" CSMT MULLED	8'-0"	
G	2'-6"x5'-0" FIXED + 2'-6"x5'-0" CSMT (T) MULLED	8'-0"	
H	2'-6"x5'-0" CSMT (T) + 2'-6"x5'-0" FIXED MULLED	8'-0"	
J	2'-6"x5'-0" FIXED + 2'-6"x5'-0" CSMT MULLED	8'-0"	
K	NOT USED		
L	12'-0"x8'-0" 4 PANEL BI-PARTING FRENCH DOORS (T)	8'-0"	
M	3'-0"x8'-0" FRENCH DOOR (T)	8'-0"	
N	3'-0"x4'-0" FIXED	8'-0"	
P	3'-0"x4'-0" FIXED	8'-0"	
Q	3'-0"x4'-0" FIXED	8'-0"	
R	3'-0"x4'-0" FIXED		
S	3'-0"x4'-0" FIXED	8'-0"	
T	3'-0"x4'-0" FIXED	8'-0"	
V	3'-0"x4'-0" CSMT	8'-0"	
W	2'-0"x4'-0" CSMT	8'-0"	
X	5'-0"x8'-0" 2 PANEL SLIDING FULL LITE DOORS (T), LEFT SLIDES	8'-0"	
Y	2'-0"x4'-0" CSMT	8'-0"	
Z	9'-0"x8'-0" 3 PANEL SLIDING FULL LITE DOORS (T), RIGHT SLIDES, LEFT 4 CENTER FIXED	8'-0"	
AA	2'-0"x5'-0" CSMT	8'-0"	
AB	2'-0"x5'-0" CSMT	8'-0"	
AC	2'-6"x4'-0" CSMT	8'-0"	
AD	4'-0"x5'-0" FIXED	8'-0"	
AF	4'-0"x6'-0" FIXED	8'-0"	

1. ALL WINDOWS ARE TO BE ALUMINUM CLAD WOOD WINDOWS BY SIERRA PACIFIC IN BLACK COLOR.
2. WINDOW MANUFACTURER TO PROVIDE TEMPERED GLAZING IN ALL LOCATIONS AS REQUIRED BY THE 2021 I.R.C. INDICATED BY (7) IN SCHEDULE.
3. ALL WINDOWS TO MEET ENERGY CODE RATING PER THE 2021 I.R.C. U VALUE = 0.30 MAXIMUM, SHGC VALUE NOT REQUIRED IN ZONE 6.
4. PROVIDE SCREENS AT ALL OPERATING WINDOWS & DOORS.
5. DOOR HARDWARE AND HINGES TO MATCH INTERIOR HARDWARE COLORS.
6. WINDOW HEAD HEIGHTS ARE TO MATCH HEAD HEIGHT OF EXTERIOR DOORS.
7. HEAD HEIGHTS ARE ABOVE FINISHED FLOOR LEVELS.

DOOR #	DOOR TYPE	SIZE	DOOR MATERIAL	FRAME MATERIAL	FINISH	HARDWARE SET	COMMENTS
101A	SWING	2'-8" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	
101B	SWING	PR 2'-6" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	DUMITY	SPRING LATCH • HEAD
102A	SWING	2'-6" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	
102B	SWING	2'-6" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	
104A	SWING	2'-6" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	
104B	SWING	2'-6" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	PASSAGE	
104C	SWING	2'-6" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	PASSAGE	
107	SWING	3'-0" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	PASSAGE	20 MIN/SELF-CLOSING/WEATHER STRIP
108	SWING	2'-6" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	PASSAGE	
109	SWING	3'-0" x 8'-0" x 2 1/4"	WOOD	WOOD	STAIN	PRIVACY	STANDARD ENTRY DOOR
110	SWING	3'-0" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	PASSAGE	20 MIN/SELF-CLOSING/WEATHER STRIP
201	SWING	2'-8" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	
202	SWING	2'-6" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	PASSAGE	
203	SWING	2'-8" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	
204	SWING	2'-4" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	PASSAGE	
206	SWING	2'-6" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	
207	POCKET	2'-4" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	POCKET	
208	SWING	2'-6" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	

1. SEE INTERIOR SPECS FOR DOOR SPECIES AND PROFILE.
2. PROVIDE DOOR STOPS, EITHER HINGE OR BASEBOARD, AT ALL DOORS.
3. HINGES ARE TO MATCH INTERIOR HARDWARE FINISH.
4. PROVIDE DEADBOLTS AT DOORS INTO GARAGES.
5. ALL SHOWER DOORS ARE 1'-0" EUROGLASS w/ 8'-0" OPENING.



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RESORT CONCEPTS
225 MAIN STREET, SUITE C-101
EDWARDS, COLORADO

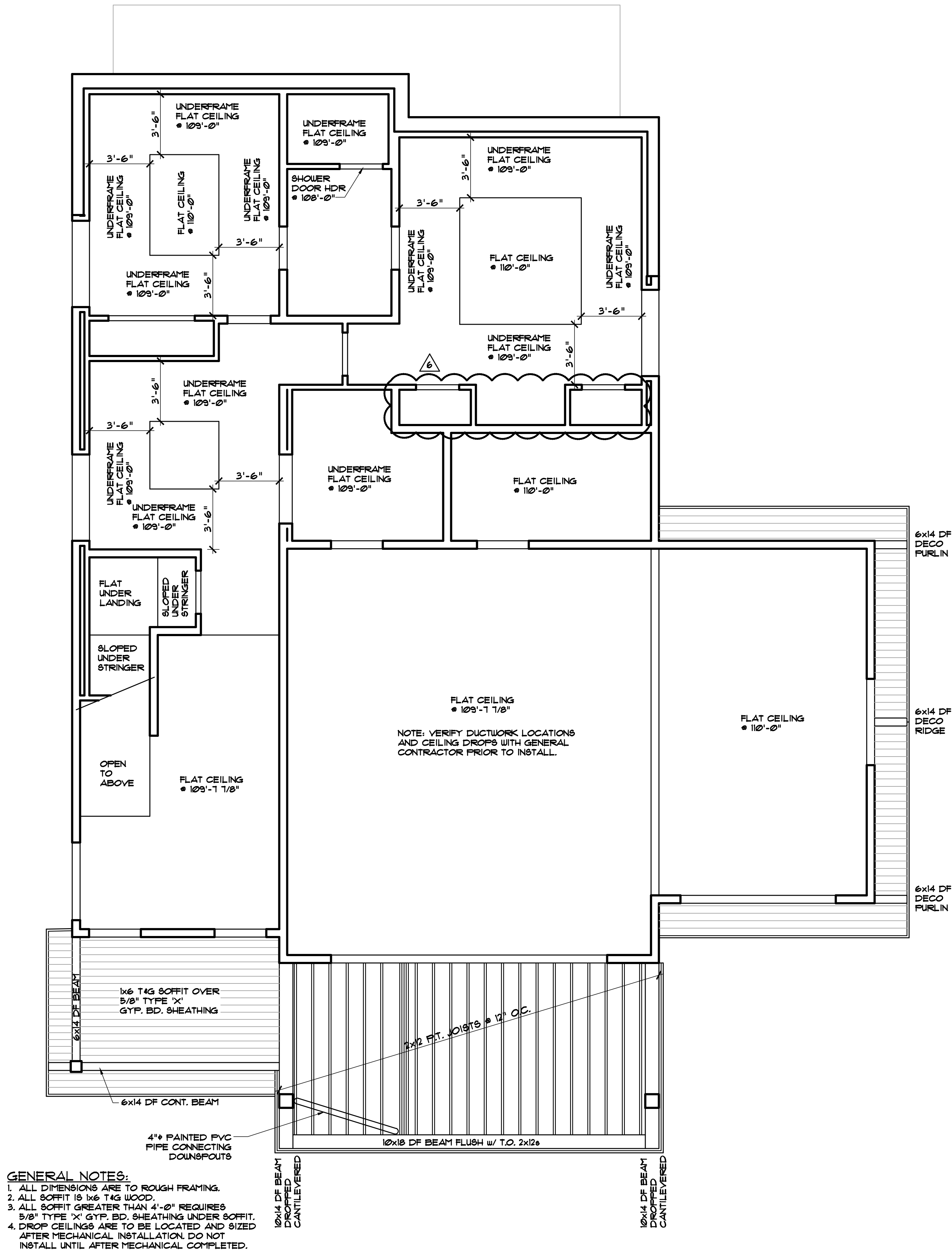


FRIEDBERG
0136 MILES END LANE
LOT 12, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L12

ISSUED			
#	DATE	BY	COMMENTS
6	6-05-26	DUE	OWNER REVISIONS #2
5	4-23-26	DUE	OWNER REVISIONS
4	3-10-26	DUE	PERMIT COMMENTS
3	2-03-26	DUE	BUILDING PERMIT SET

A3.5



- GENERAL NOTES:**
1. ALL DIMENSIONS ARE TO ROUGH FRAMING.
 2. ALL SOFFIT IS 1x6 TAG 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

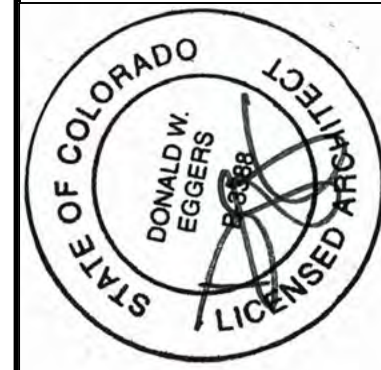
1/4" 1'-0"

ISSUED		COMMENTS	
#	DATE	BY	

6	6-09-26	DUE	OWNER REVISIONS #2
5	4-29-26	DUE	OWNER REVISIONS
4	3-10-26	DUE	PERMIT COMMENTS
3	2-09-26	DUE	BUILDING PERMIT SET

PROJECT NO: 2412-22 L12

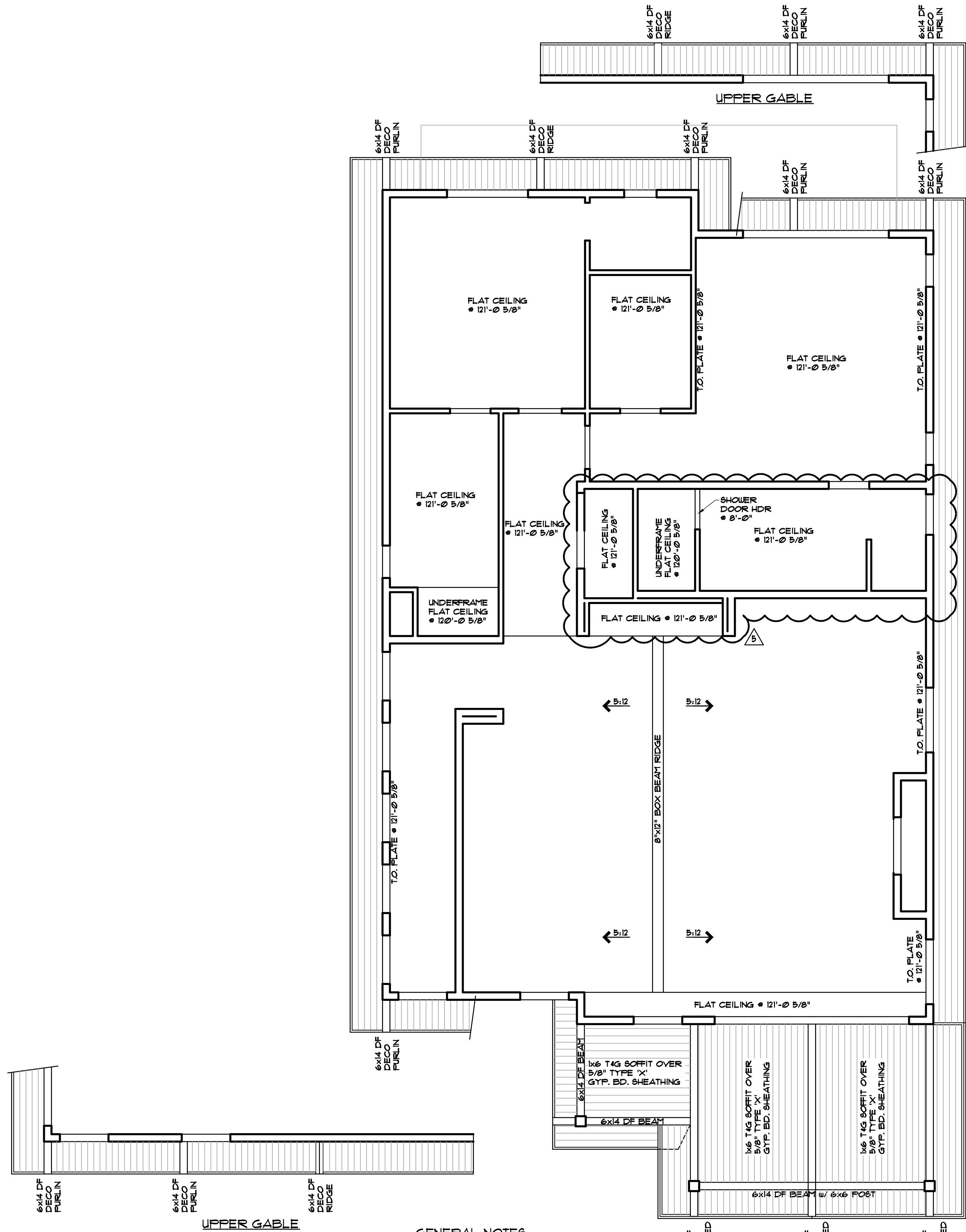
FRIEDBERG
0136 MILES END LANE
LOT 12, MINTURN NORTH
MINTURN, COLORADO



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A4.1



- GENERAL NOTES:
1. ALL DIMENSIONS ARE TO ROUGH FRAMING.
 2. ALL SOFFIT IS 1/4" TAG WOOD.
 3. ALL SOFFIT GREATER THAN 4'-0" REQUIRES 5/8" TYPE 'X' GYP. BD. SHEATHING UNDER SOFFIT.

MAIN LEVEL CEILING

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	
5	4-29-26	DUE	OWNER REVISIONS	
4	3-10-26	DUE	PERMIT COMMENTS	
3	2-09-26	DUE	BUILDING PERMIT SET	
2	12-29-25	DUE	DRB SUBMITTAL SET	

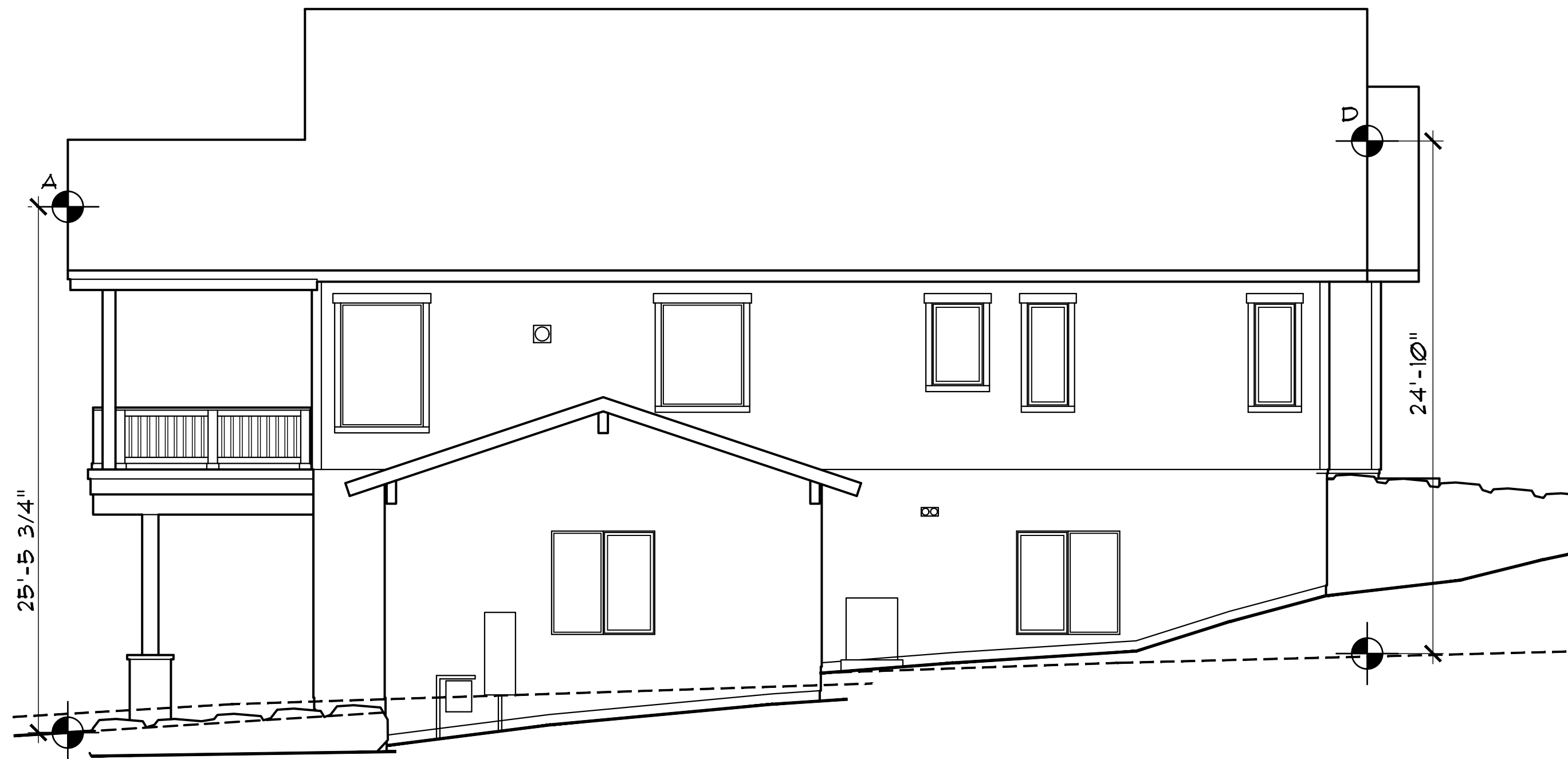
A4.2

PROJECT NO: 2412-22 L12

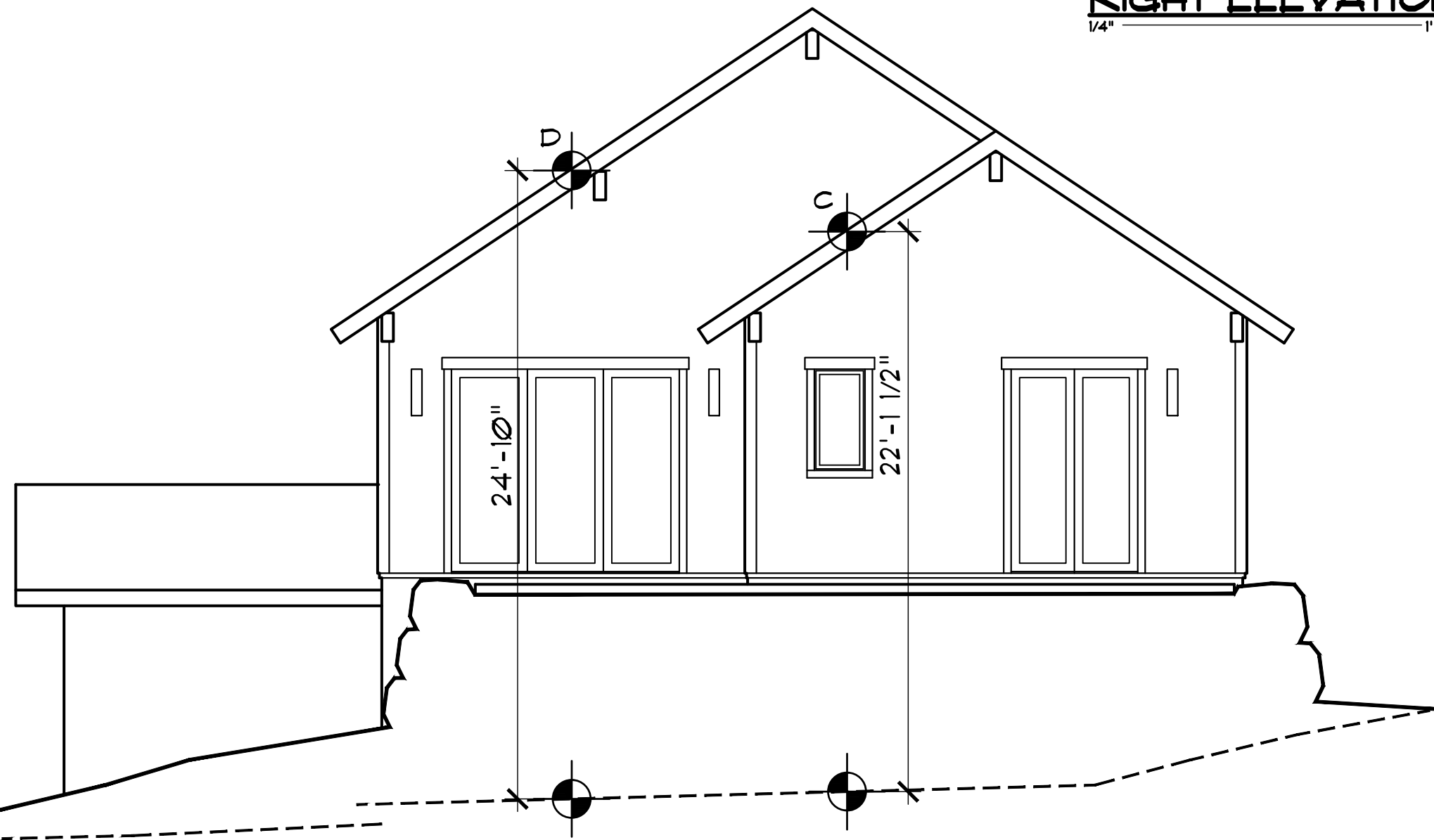
FRIEDBERG
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MINTURN, COLORADO

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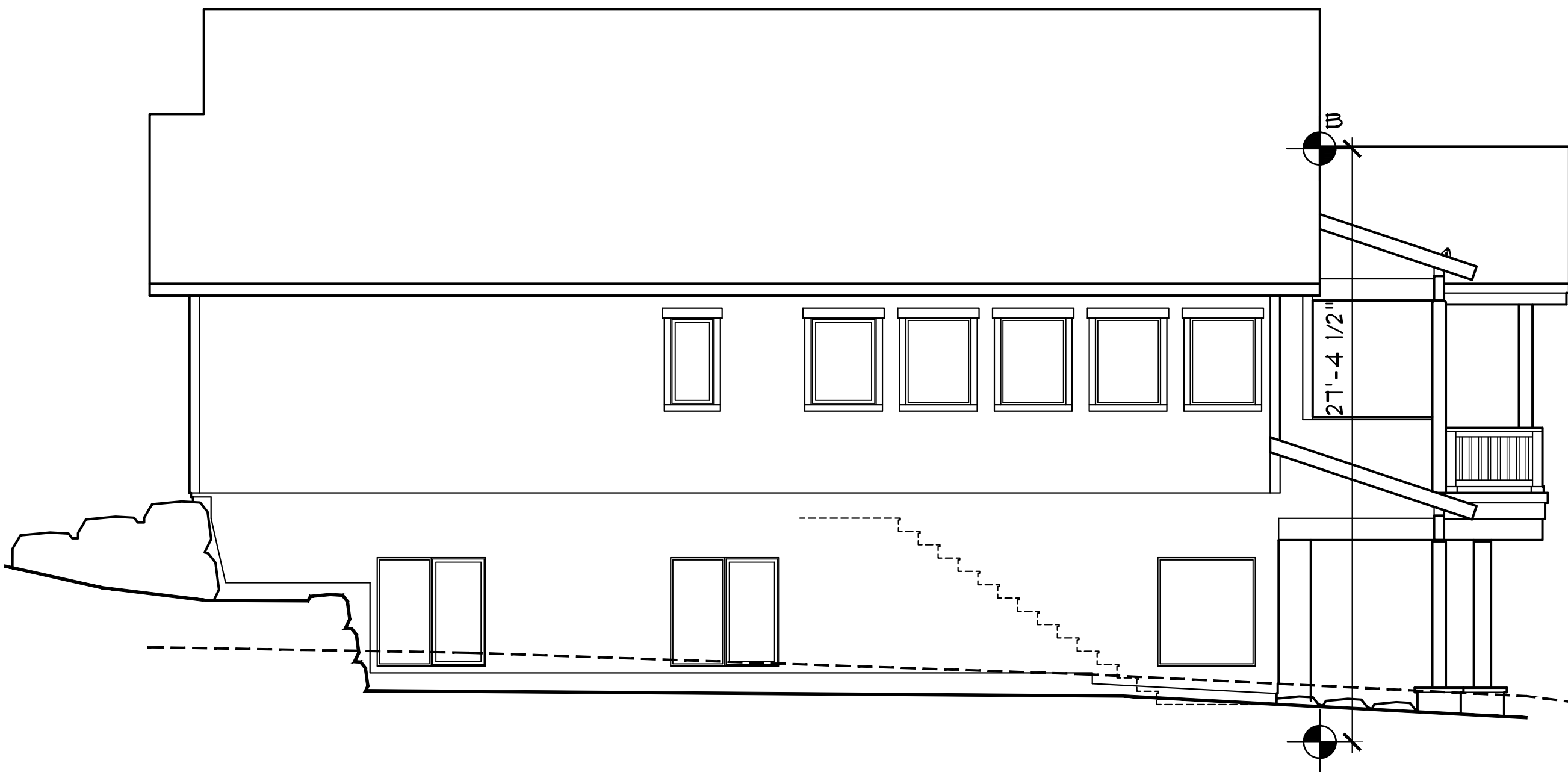
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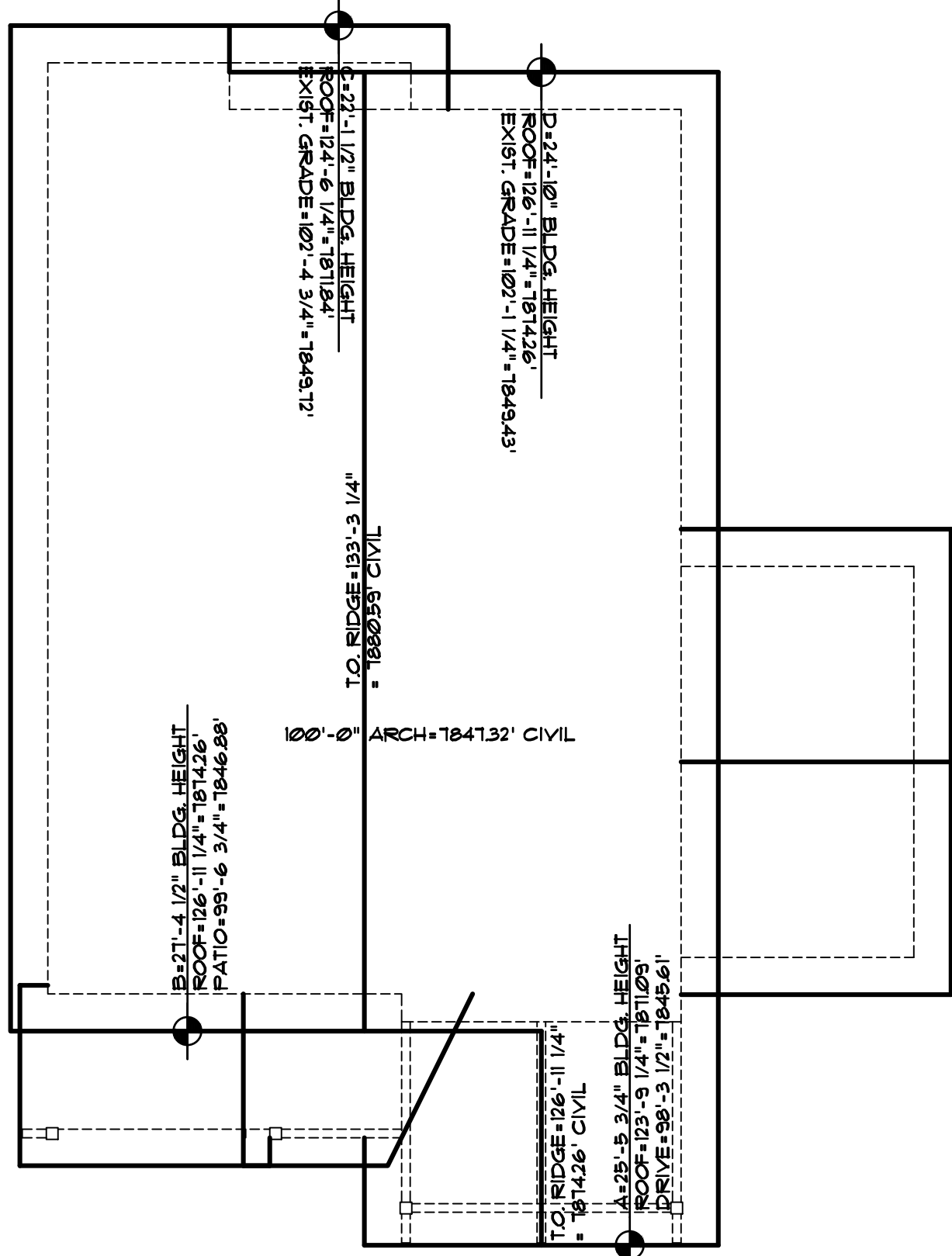
RIGHT ELEVATION
1/4" 1'-0"



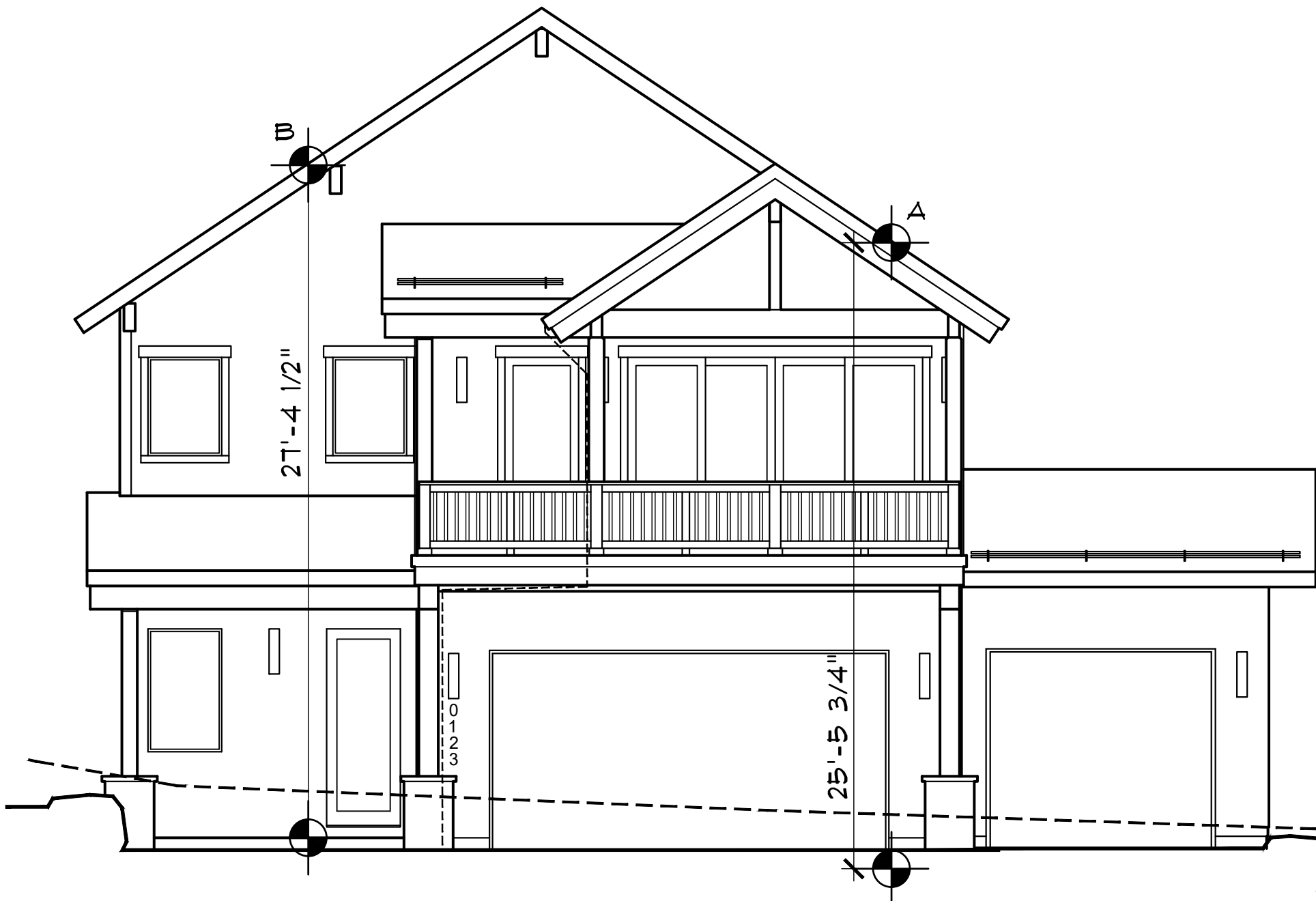
REAR ELEVATION
1/4" 1'-0"



LEFT ELEVATION
1/4" 1'-0"



ROOF PLAN



FRONT ELEVATION
1/4" 1'-0"

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EDWARDS, COLORADO
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FRIEDBERG
0136 MILES END LANE
LOT 12, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L12

ISSUED		COMMENTS	
#	DATE	BY	
6	6-09-26	DUE	OWNER REVISIONS #2
5	4-29-26	DUE	OWNER REVISIONS
4	3-10-26	DUE	PERMIT COMMENTS
3	2-09-26	DUE	BUILDING PERMIT SET

BH1

DRAWING SYMBOLS AND ABBREVIATIONS			
DETAIL NUMBER DETAIL LOCATION (SHEET NUMBER) DETAIL NUMBER DETAIL LOCATION (SHEET NUMBER) DETAIL NUMBER DETAIL LOCATION (SHEET NUMBER) DETAIL, SECTION, OR ELEVATION REFERENCE DETAIL, SECTION, OR ELEVATION REFERENCE PLAN DETAIL REFERENCE	XX'-XX" T.O. SLAB TOP OF SLAB ELEVATION	A. BOLT ANCHOR BOLT L ANGLE (AISC)	LBS. POUNDS
XX'-XX" T.O. SHEATHING TOP OF PLYWOOD SHEATHING ELEVATION	B.O. BOTTOM OF LL DOUBLE ANGLE (AISC)	BCI I-JOIST (BOISE CASCADE) LVL LAMINATED VENEER LUMBER	MAX. MAXIMUM
XX'-XX" T.O. DECKING TOP OF DECKING ELEVATION	C CHANNEL (AISC) MC MISC. CHANNEL (AISC)	C.J. CONTROL JOINT MIN. MINIMUM	N.S. NEAR SIDE
XX'-XX" T.O. DECKING TOP OF DECKING ELEVATION	CMU CONCRETE MASONRY UNIT N.S. NEAR SIDE	CONC. CONCRETE O.C. ON-CENTER SPACING	plf POUNDS PER LINEAL FOOT
XX'-XX" T.O. DECKING TOP OF DECKING ELEVATION	CONT. CONTINUOUS CTR. CENTER	psf POUNDS PER SQUARE FOOT	psi POUNDS PER SQUARE INCH
XX'-XX" T.O. DECKING TOP OF DECKING ELEVATION	DL DEAD LOAD PRE-ENG. PRE-ENGINEERED MEMBER	PROJ. PROJECTED	RE: REFERENCE; REFER TO
XX'-XX" T.O. DECKING TOP OF DECKING ELEVATION	EXP. EXPANSION EXT. EXTERIOR	REIN. REINFORCE (MENT)	REV. REVISION
XX'-XX" T.O. DECKING TOP OF DECKING ELEVATION	F.O. FACE OF F.S. FAR SIDE	SL SNOW LOAD	STD. STANDARD
XX'-XX" T.O. DECKING TOP OF DECKING ELEVATION	FDN. FOUNDATION FT. FEET	T&G TONGUE AND GROOVE	T.O. TOP OF
XX'-XX" T.O. DECKING TOP OF DECKING ELEVATION	GL GLU-LAMINATED MEMBER H.A.S. HEADED ANCHOR STUD	TS TUBE STEEL (AISC)	TYP. TYPICAL
XX'-XX" T.O. DECKING TOP OF DECKING ELEVATION	HORIZ.; H. HORIZONTAL HSS HOLLOW STEEL SECTION	VERT.; V. VERTICAL	W WIDE FLANGE (AISC)
XX'-XX" T.O. DECKING TOP OF DECKING ELEVATION	IN. INCHES INT. INTERIOR	W.W.F. WELDED WIRE FABRIC	WL WIND LOAD
XX'-XX" T.O. DECKING TOP OF DECKING ELEVATION	JT. JOINT KIP 1,000 POUNDS	WT TEE SECTION (AISC)	
XX'-XX" T.O. DECKING TOP OF DECKING ELEVATION	klf KIPS PER LINEAL FOOT		
XX'-XX" T.O. DECKING TOP OF DECKING ELEVATION	ksf KIPS PER SQUARE FOOT		
XX'-XX" T.O. DECKING TOP OF DECKING ELEVATION	ksi KIPS PER SQUARE INCH		



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Minturn, Colorado

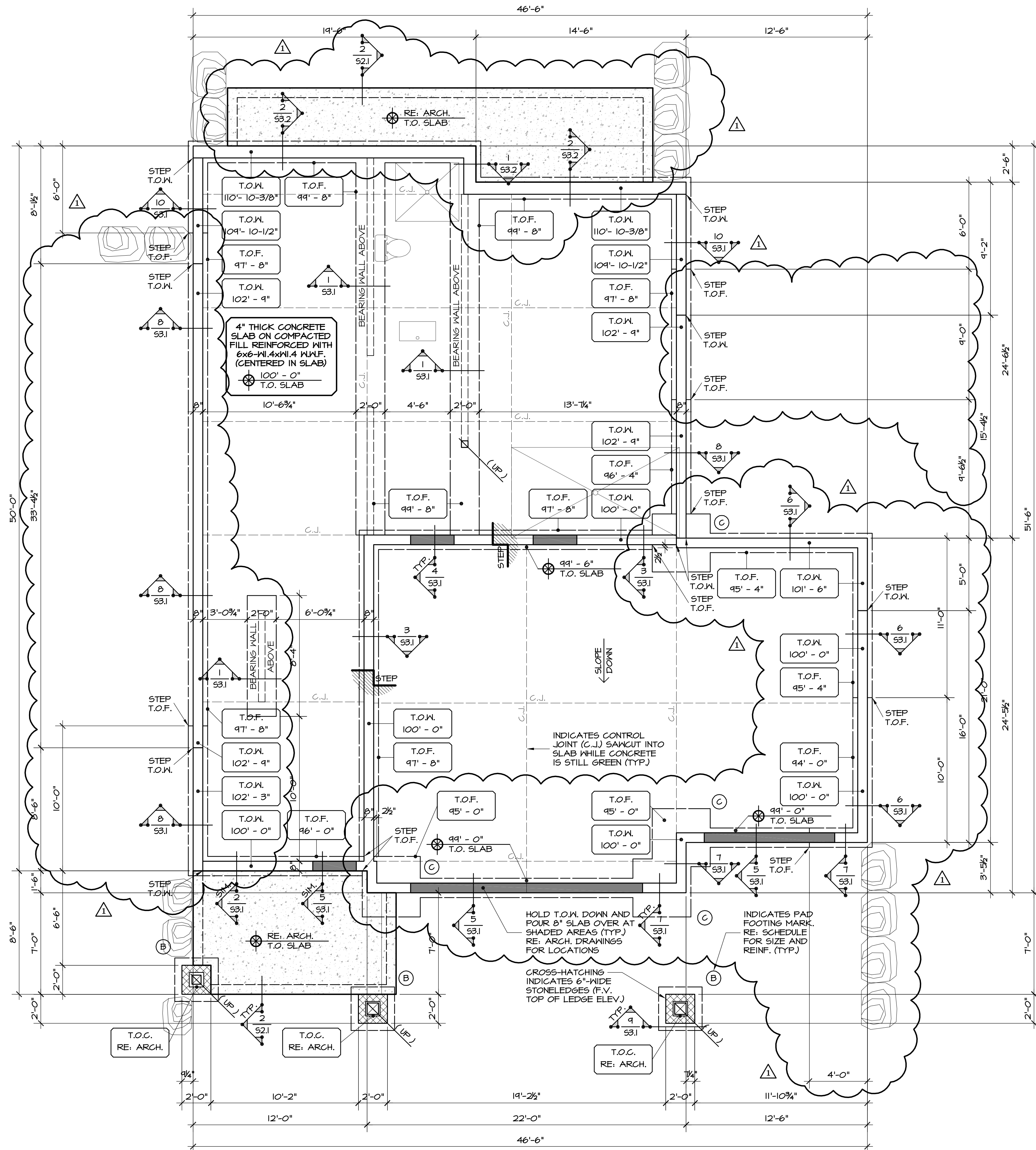
Title • Foundation Plan

S2.1



PAD FOOTING SCHEDULE			
MARK	FOOTING DIMENSIONS		REINFORCING
	Plan Size	Depth	
(A)	3'-0" x 3'-0"	0'-10"	(4) # 5 Bars Each Way
(B)	3'-0" x 3'-0"	1'-0"	(4) # 5 Bars Each Way
(C)	4'-0" x 4'-0"	0'-10"	(5) # 5 Bars Each Way
(D)			
(E)			

NOTES: 1. PAD FOOTINGS ARE TO BE CENTERED BELOW COLUMN CENTERLINES (U.N.O.).
 2. PROVIDE 3" CLEAR DISTANCE FROM BOTTOM OF FOOTING TO REINFORCING.
 3. REFER TO PLAN FOR TOP OF FOOTING ELEVATIONS.



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

- NOTES: 1. REFER TO SHEET 9.11 FOR GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS.
2. REFER TO SOILS REPORT FOR ALL EXCAVATION, FILL, COMPACTION, AND OTHER SUBGRADE CONSIDERATIONS. COORDINATE ALL DRAINAGE, WATERPROOFING, VAPOR BARRIERS AND OTHER PREPARATIONS WITH ARCHITECTURAL DRAWINGS AND SOILS REPORT.
3. REFER TO ARCHITECTURAL DRAWINGS FOR MISC. FOUNDATION PENETRATIONS.
4. REFER TO ARCHITECTURAL DRAWINGS FOR PLUMBING FIXTURE LOCATIONS.
5. REFER TO DETAIL 6/5.11 FOR TYPICAL BEAM POCKET REQUIREMENTS.
6. G.C. IS TO VERIFY THAT A MINIMUM FROST DEPTH OF 48" HAS BEEN ACHIEVED FOR THE FOUNDATION WALLS AND EXTERIOR PIERS.
7. G.C. TO COORDINATE UFER GROUND LOCATION (GEE).



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FRIEDBERG
Lot 12 | Minturn North
136 Miles End Lane
Minturn, Colorado

Date • 06/05/2026
SDG Project No. • 24-150
Drawn By • SDG
Checked By • JDS

Date • Issue
12/29/25 • Review Set
02/09/26 • Building Permit
06/05/26 • Owner Revisions

Title • Main Level Floor and
Low Roof Framing Plan

S2.2

TYPICAL WALL HEADER NOTES

ALL DOOR, WINDOW AND OTHER BEARING WALL PENETRATIONS ARE TO BE HEADERED WITH INSULATED (2) 1-3/4" x 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"	MIT1.88	HU11
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"	H6LTV5.37	H6U55.50/12
4-PLY : 1-3/4" VERSA-LAM LVL		
MEMBER	TOP FLANGE MODEL	FACE MOUNT MODEL
11-7/8"	H6LTV7	H6U7.25-SDS

TYPICAL FRAMING PLAN NOTES

PLAN NOTATIONS:
GL: GLU-LAMINATED BEAM
BCI: 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.)

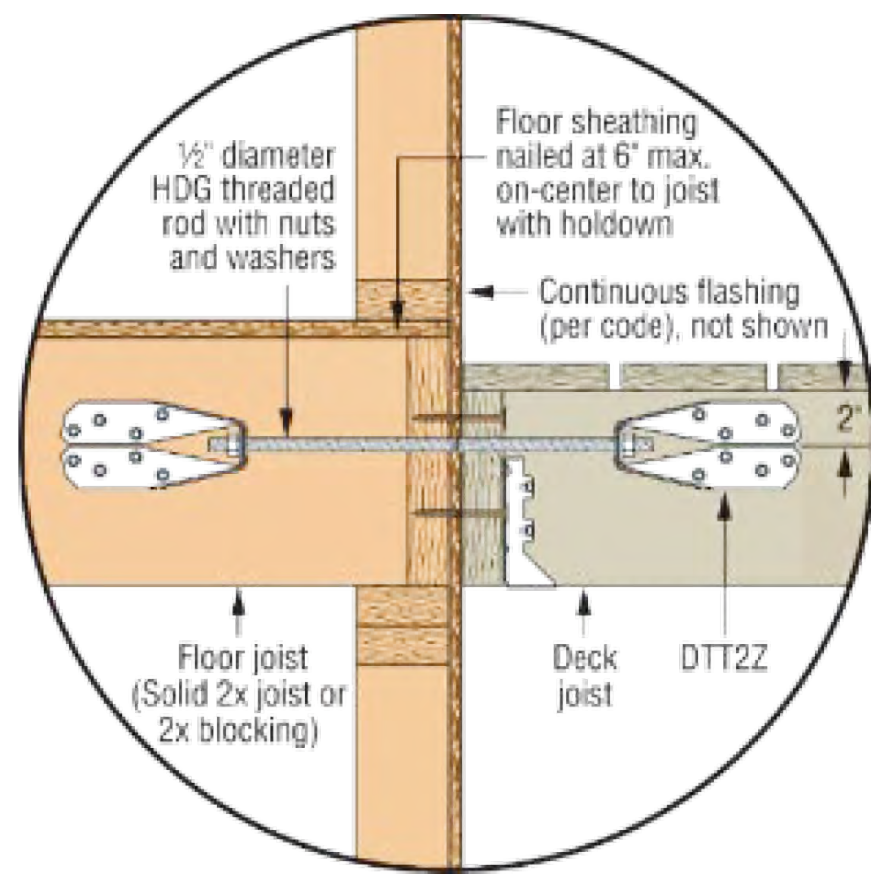
HEADER BEARING CONDITION:
INDICATES NUMBER OF MULTIPLE TRIMMER AND KING STUDS TO BE LOCATED AT HEADER BEARING LOCATIONS. MULTIPLE TRIMMER AND KING STUDS ARE TO TRACK DOWN TO FOUNDATION WALLS (U.N.O.)
T = TRIMMER STUDS
K = KING STUDS

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.

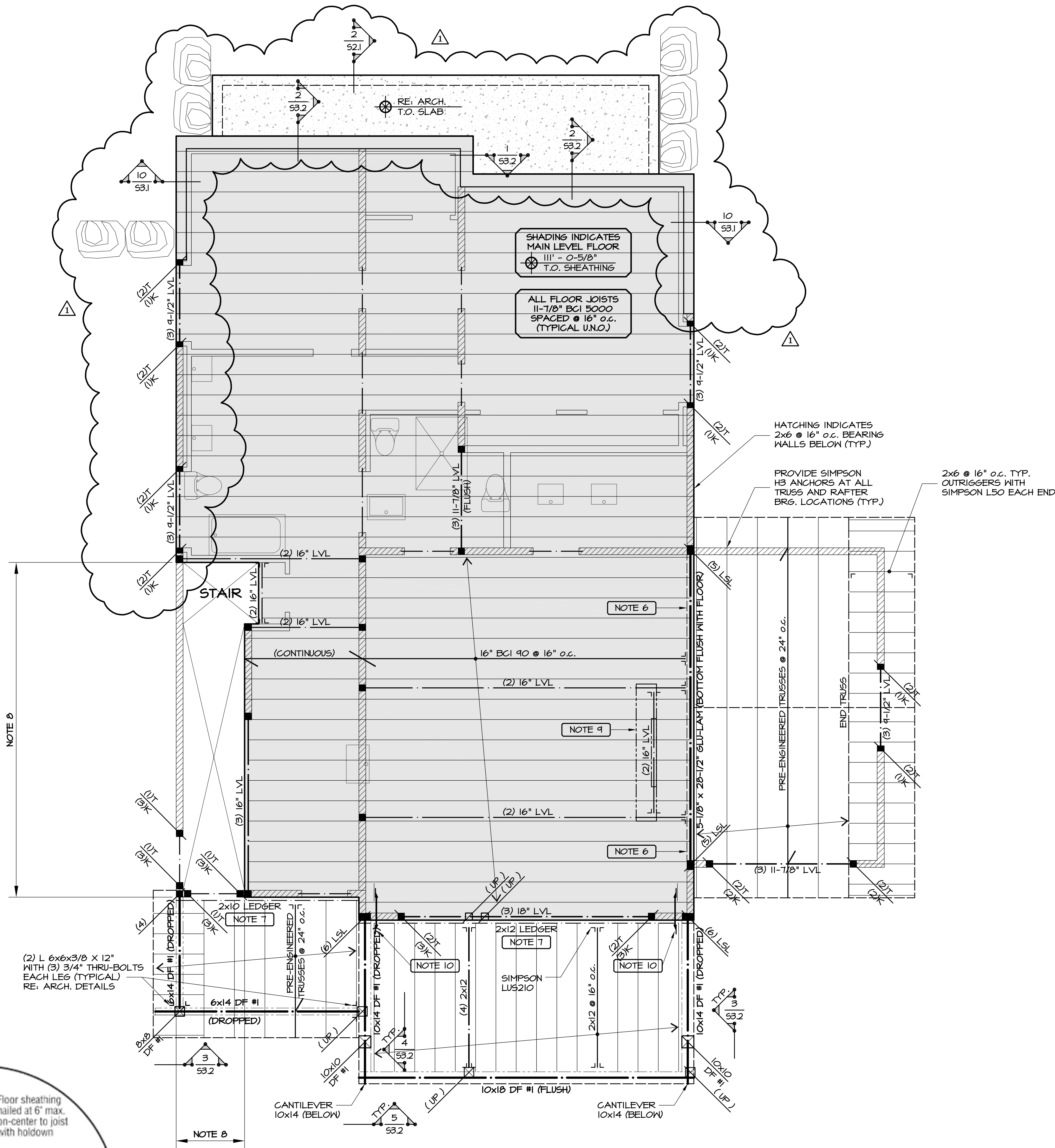
TYPICAL SHEATHING NAILING NOTES

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.



SIMPSON DTT2 DETAIL



1 Main Level Floor & Low Roof Framing Plan

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

- NOTES:
- REFER TO SHEET S11 FOR GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS.
 - REFER TO ARCHITECTURAL DRAWINGS FOR MISC. FLOOR PENETRATIONS.
 - ALL FLOOR BEAMS ARE FLUSH-FRAMED (UNLESS NOTED OTHERWISE).
 - REFER TO ARCHITECTURAL DRAWINGS FOR PLUMBING FIXTURE LOCATIONS.
 - REFER TO DETAIL 6/S11 FOR TYPICAL BEAM POCKET REQUIREMENTS.
 - INDICATES 2x6 @ 16" o.c. BEARING WALLS ABOVE.
 - ATTACH LEDGER TO WALL / RIM WITH (3) ROWS OF 5"-LONG LEDGER-LOCK SCREWS SPACED @ 16" o.c. (MAX).
 - THIS WALL IS TO BE FRAMED WITH 1-3/4" x 5-1/2" LSL STUDS @ 16" o.c.
 - PROVIDE BLOCKING BETWEEN JOISTS AT STONE VENEER AND / OR BEARING WALLS FROM ABOVE (RE: DETAIL 2/S11).
 - INSTALL SIMPSON DTT2 CONNECTOR FOR LATERAL LOAD RESISTANCE (IRC R507.4.2). CONNECTOR IS TO BE INSTALLED A MAXIMUM OF 24" FROM THE OUTER EDGE OF THE DECK. PROVIDE SOLID LVL BLOCKING BETWEEN I-JOIST MEMBERS AS NECESSARY (RE: DETAIL 2/S11). AND REFER TO MANUFACTURER'S LITERATURE FOR INSTALLATION REQUIREMENTS.

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

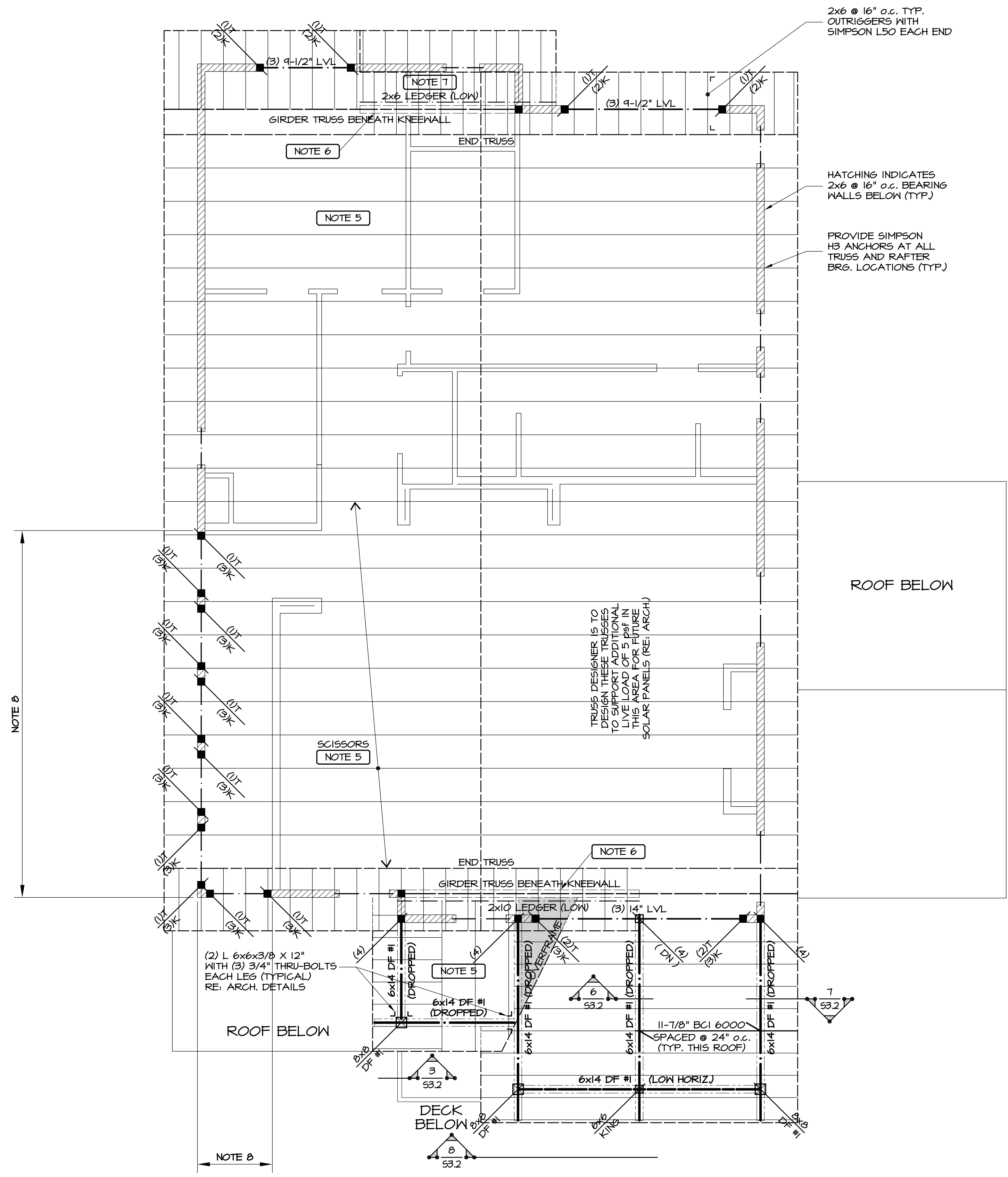
PLAN NOTATIONS:
GL: GLU-LAMINATED BEAM
BJ: I-JOIST
LVL: LAMINATED VENEER BEAM

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:
INDICATES COLUMN / STUDS FROM A LEVEL ABOVE, POSTING DOWN TO THE CURRENT FRAMING LEVEL
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 I 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.				



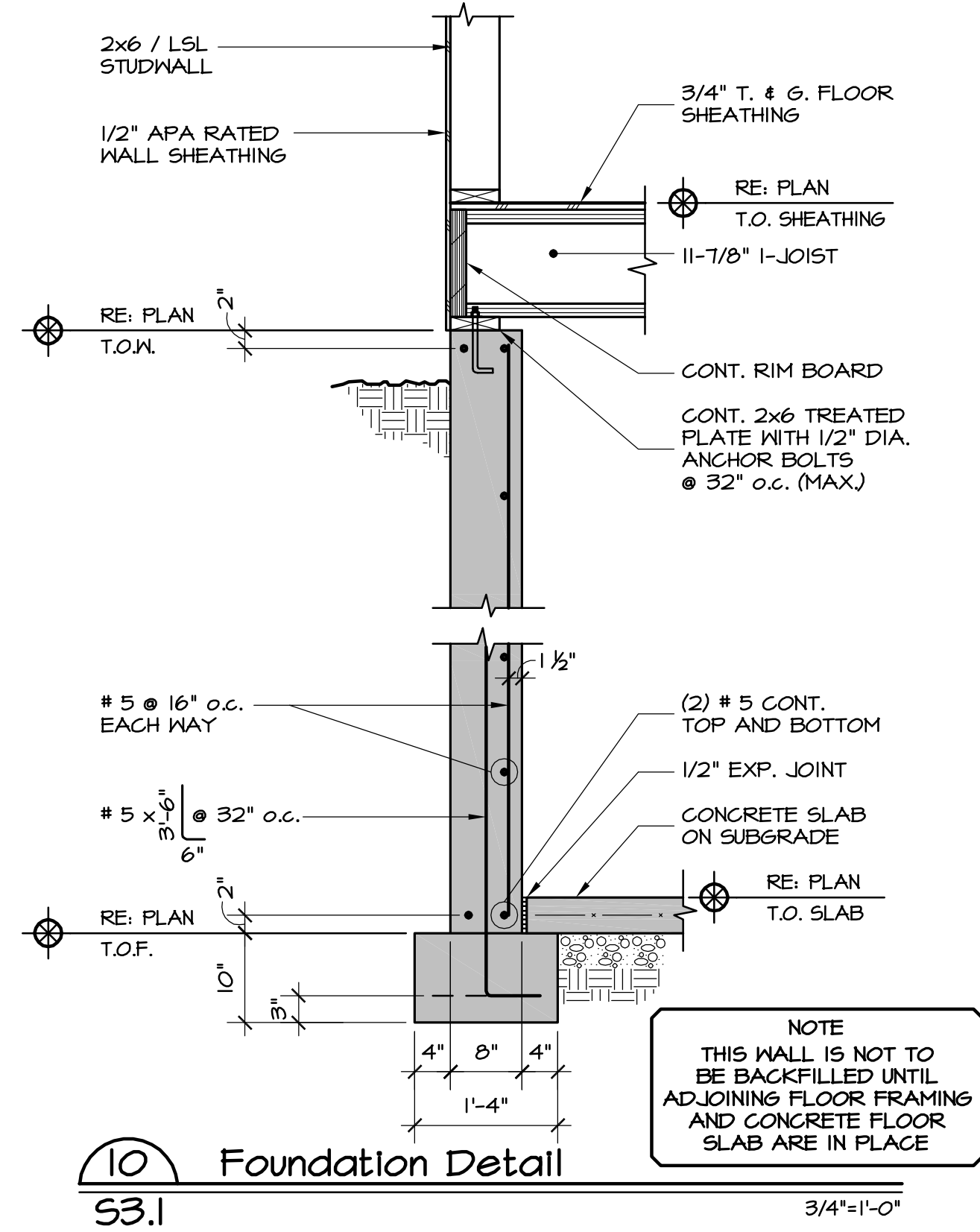
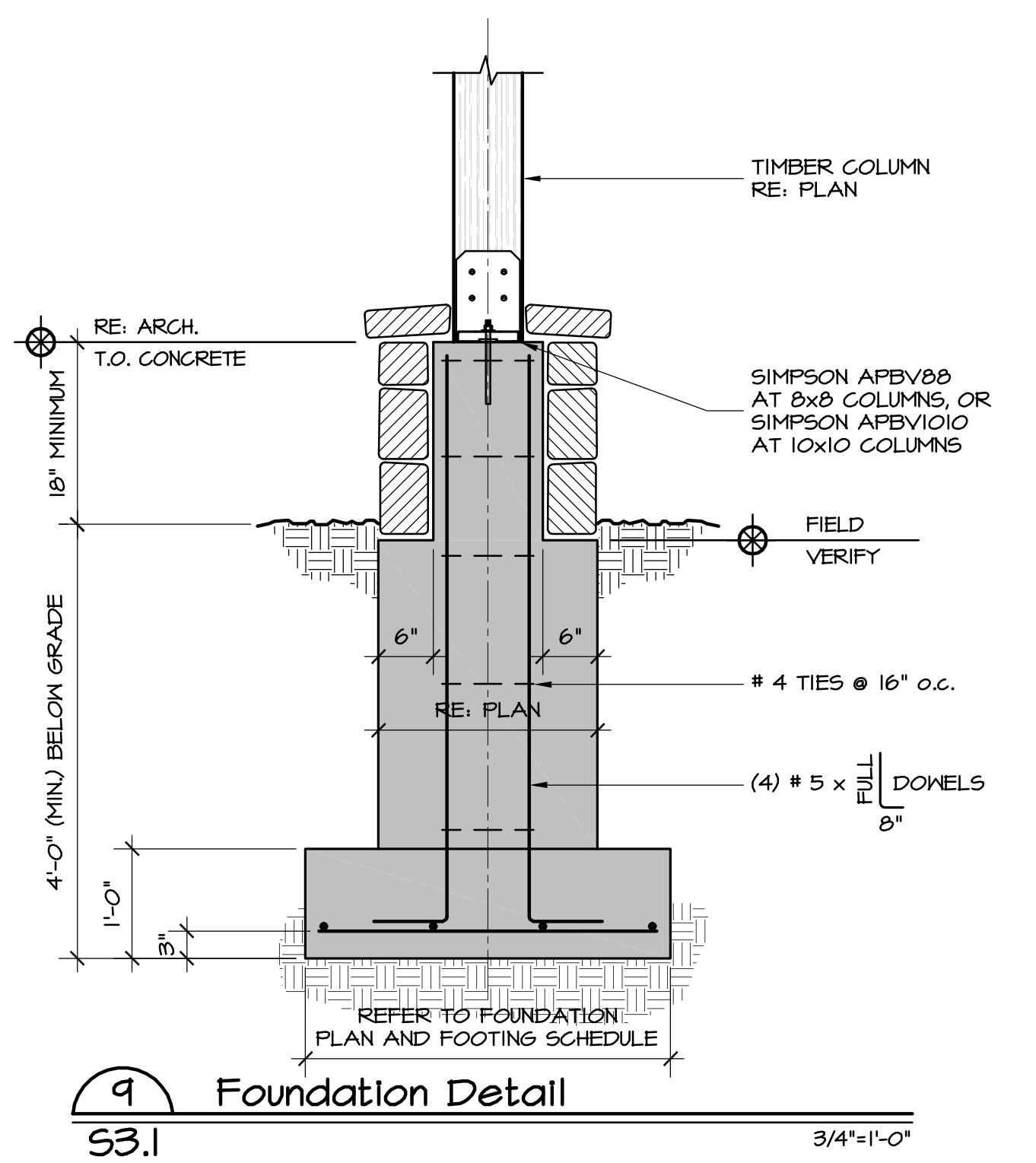
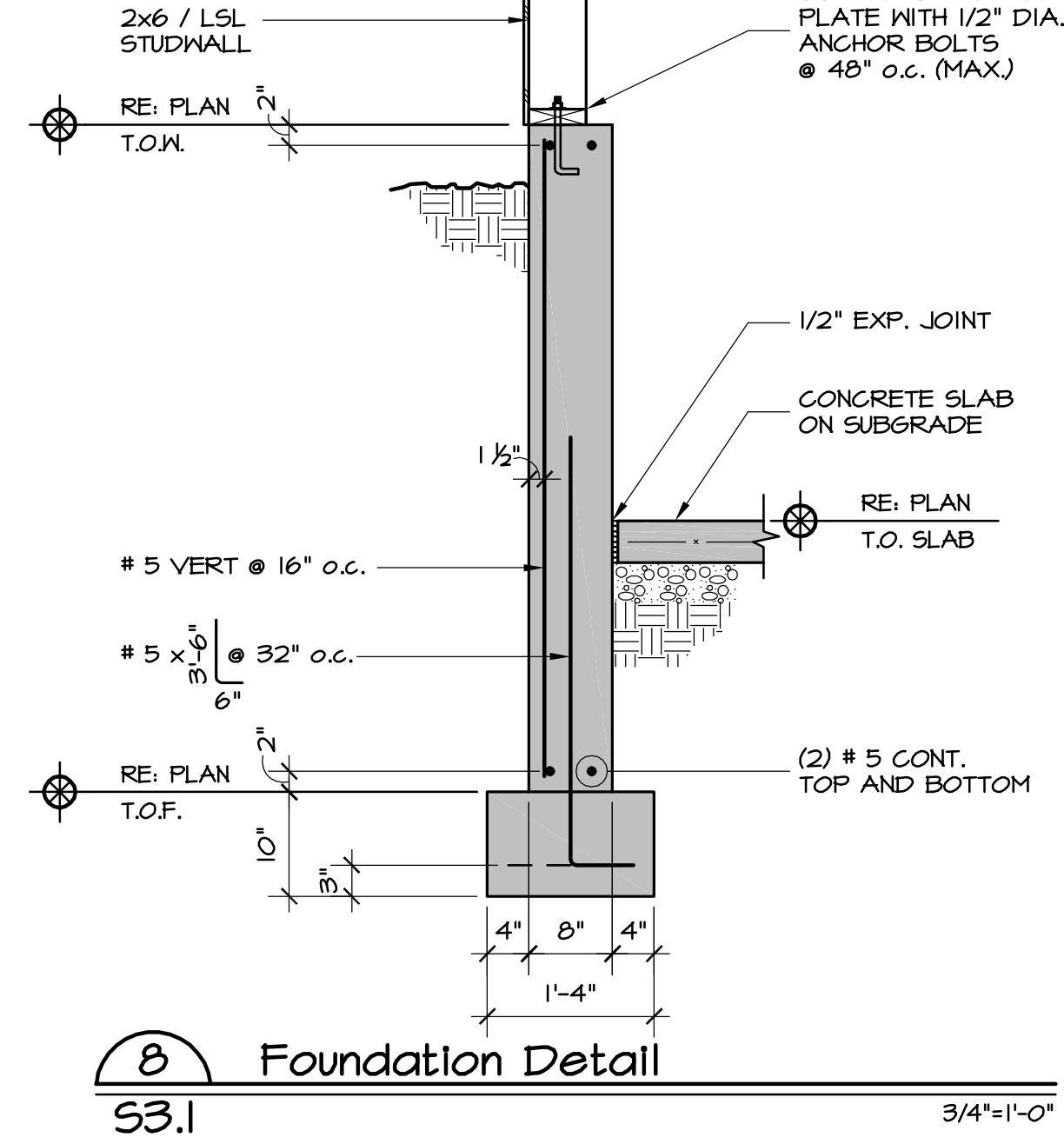
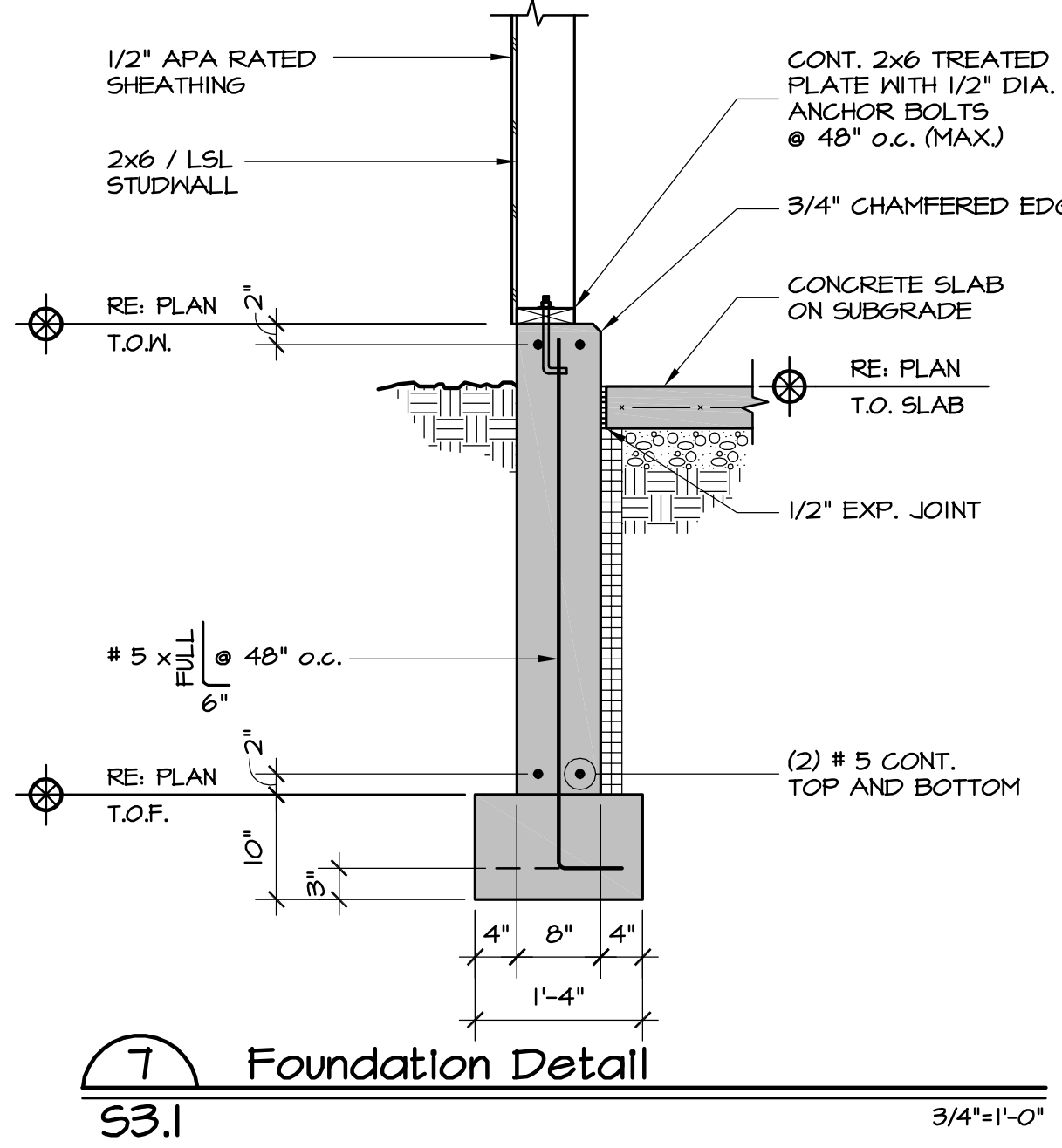
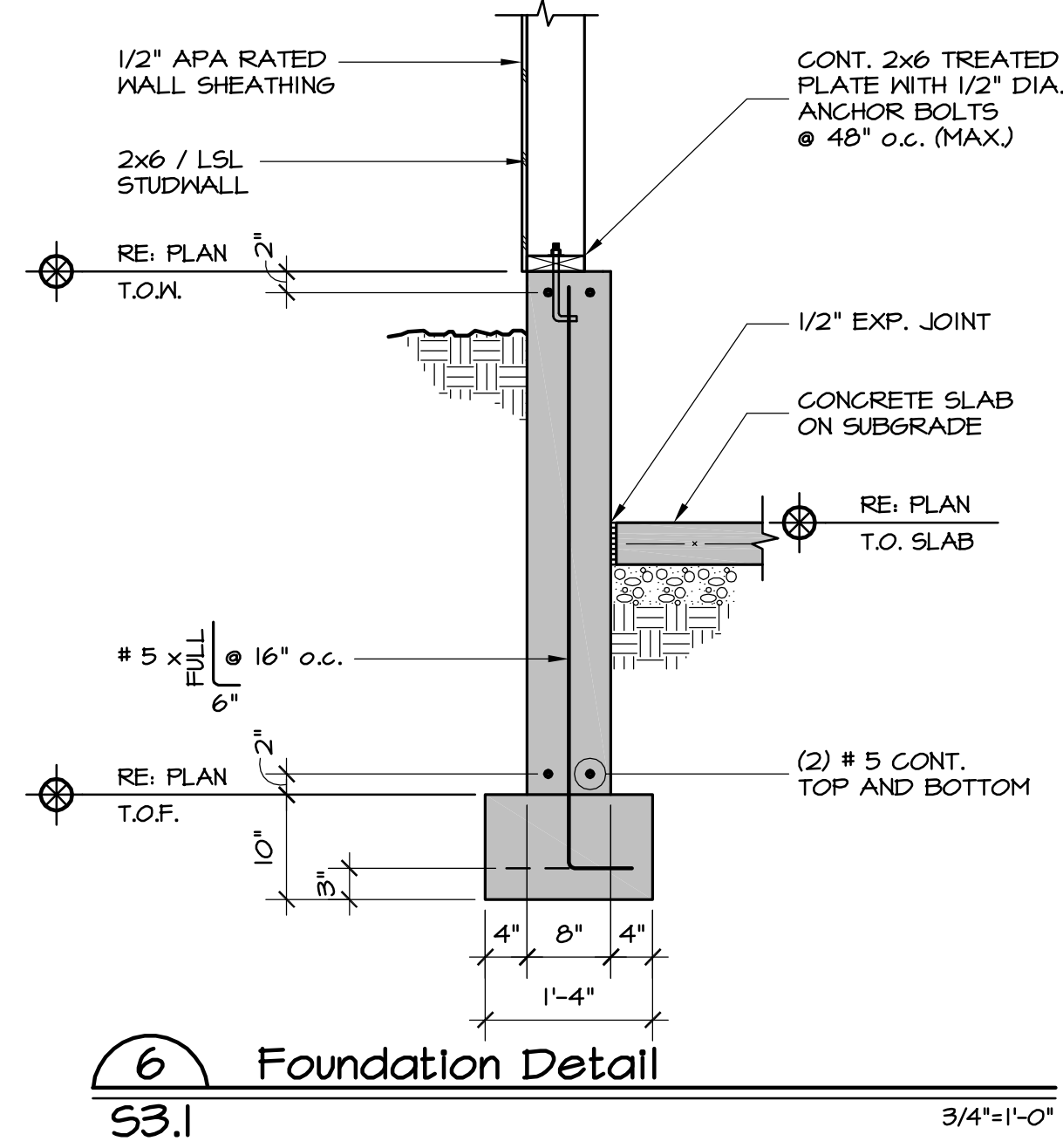
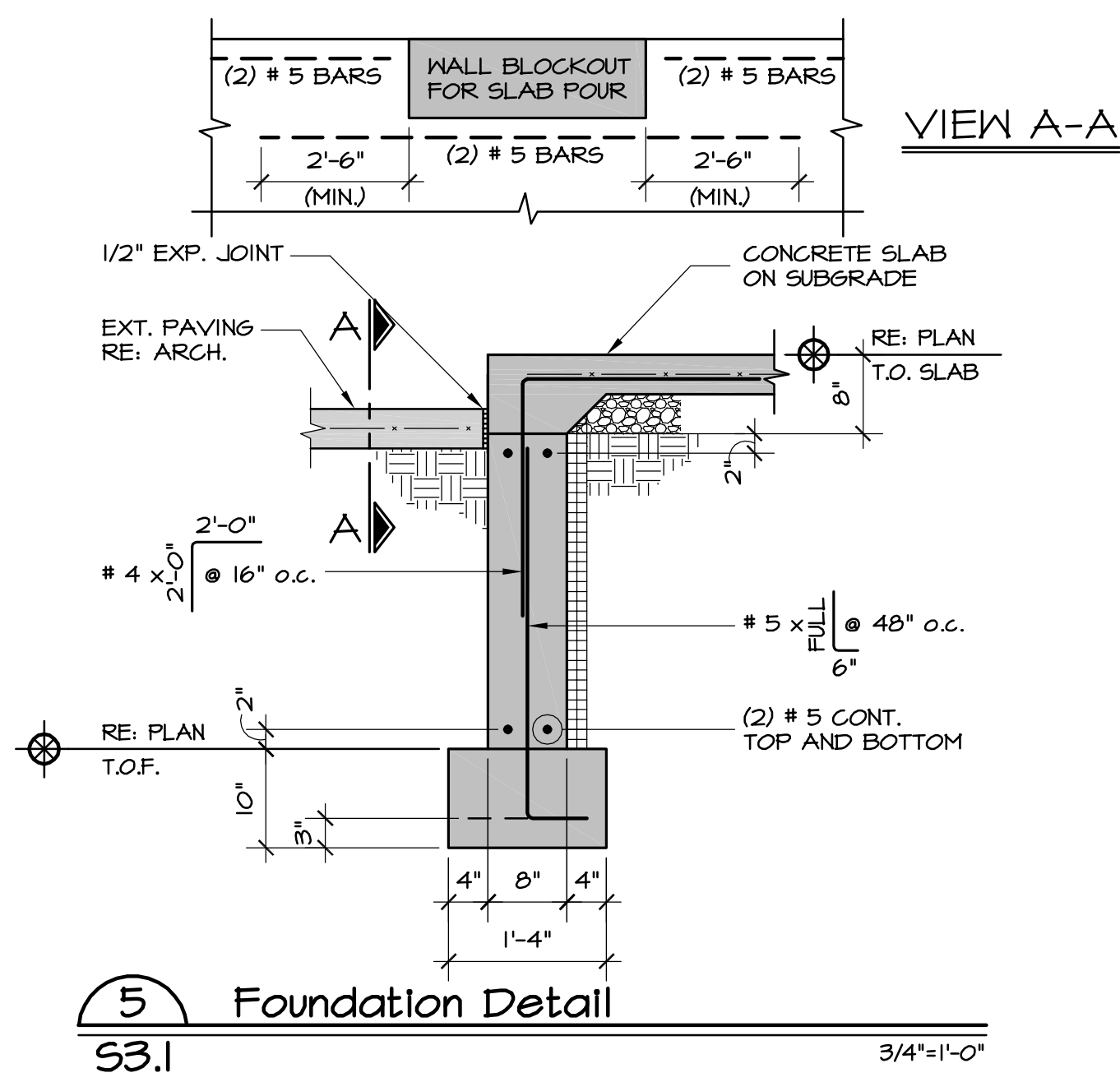
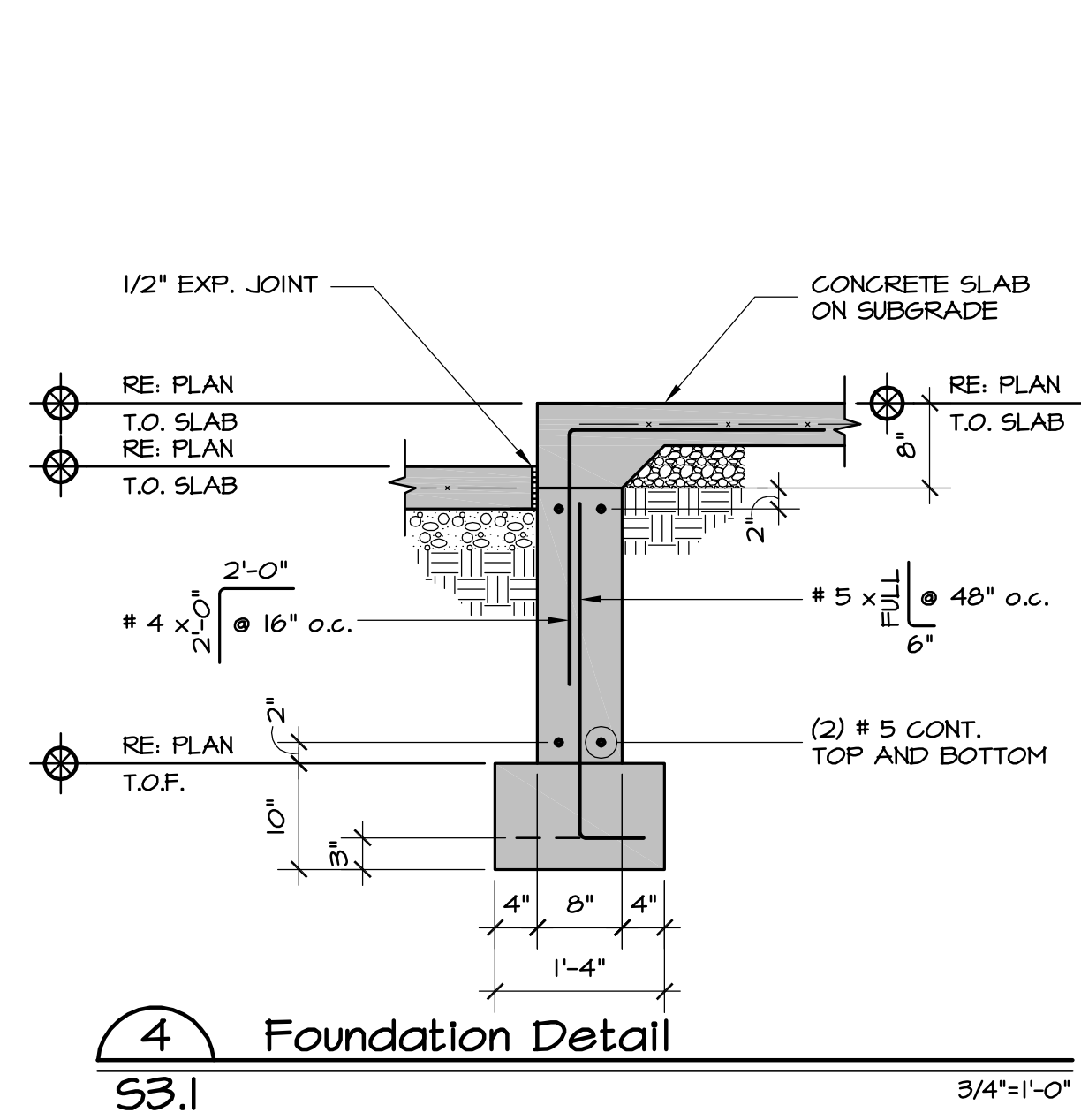
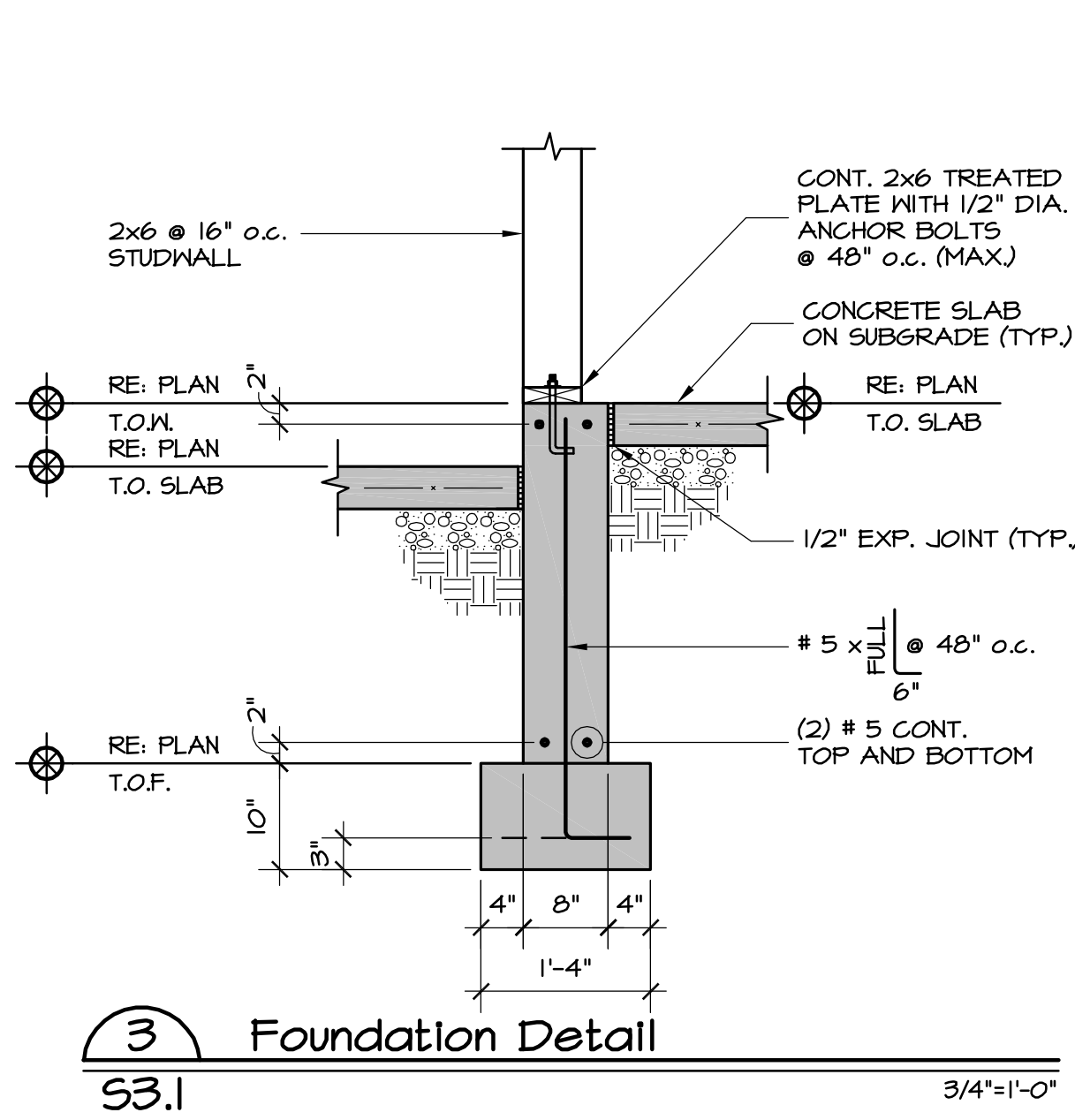
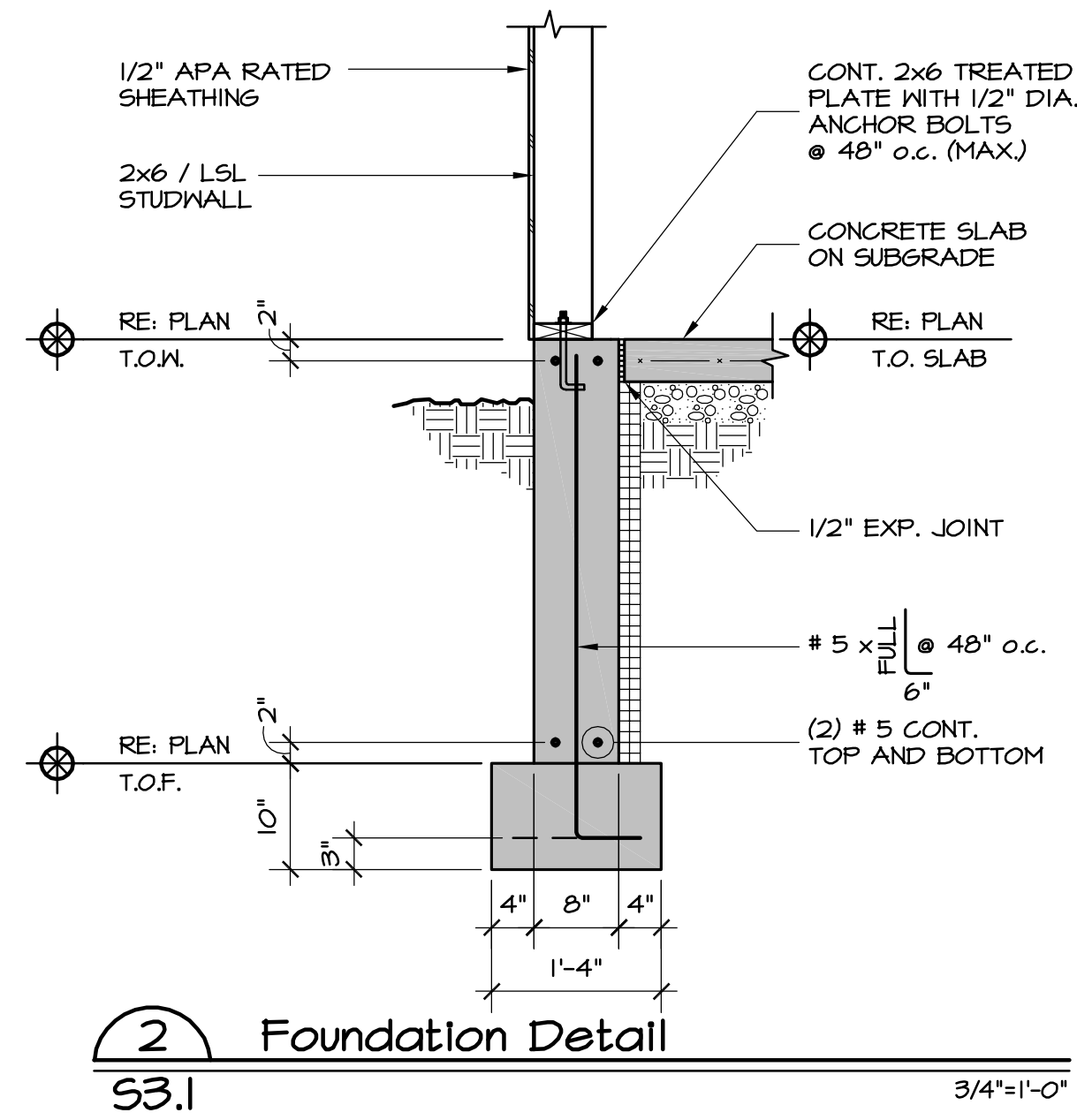
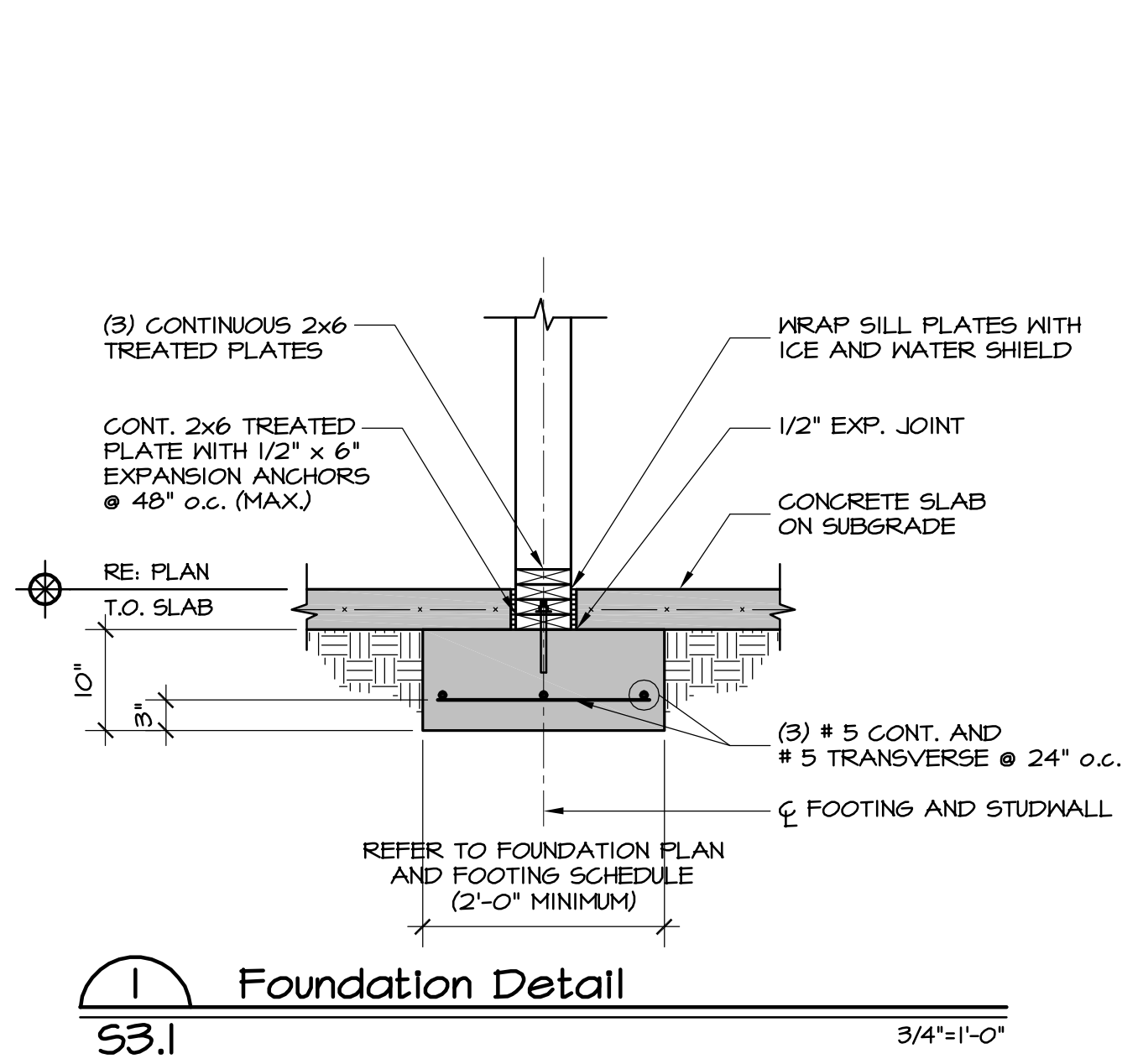
1 High Roof Framing Plan

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.

FRIEDBERG
Lot 12 | Minturn North
136 Miles End Lane
Minturn, Colorado

Date	• 02/09/2026
SDG Project No.	• 24-150
Drawn By	• SDG
Checked By	• JDS
Date	• Issue
12/29/25	• Review Set
02/09/26	• Building Permit
•	
•	
•	
•	
•	
Title	• High Roof Framing Plan



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FRIEDBERG
Lot 12 | Minturn North

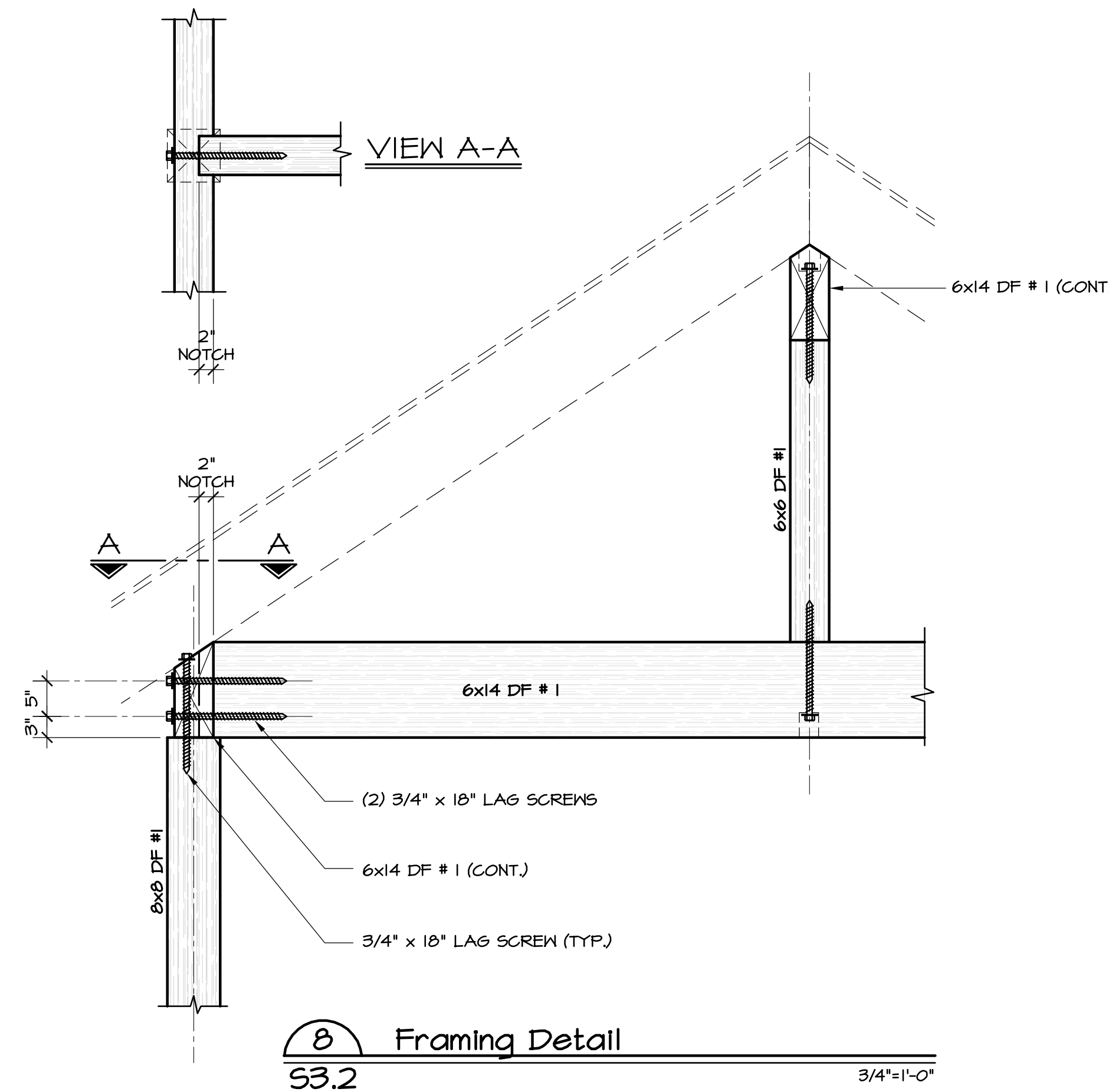
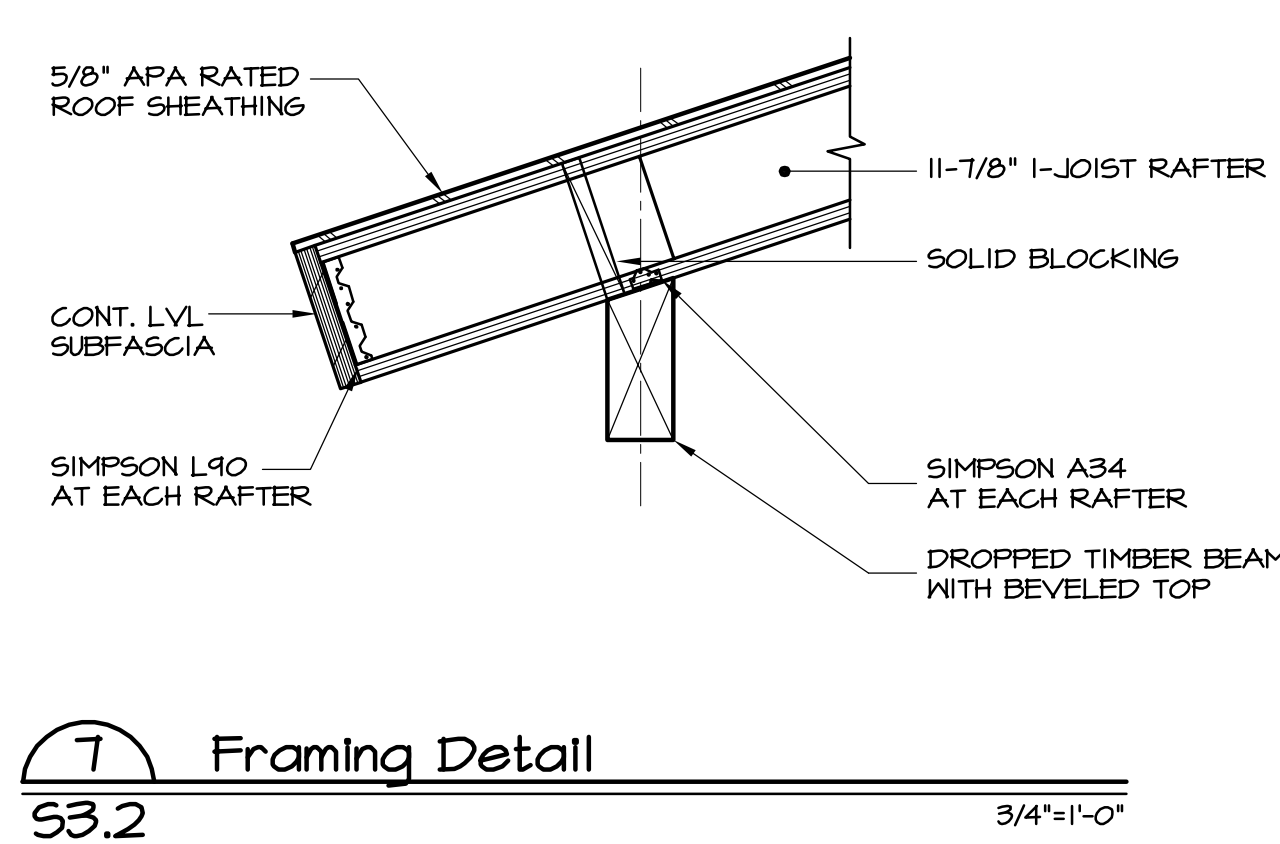
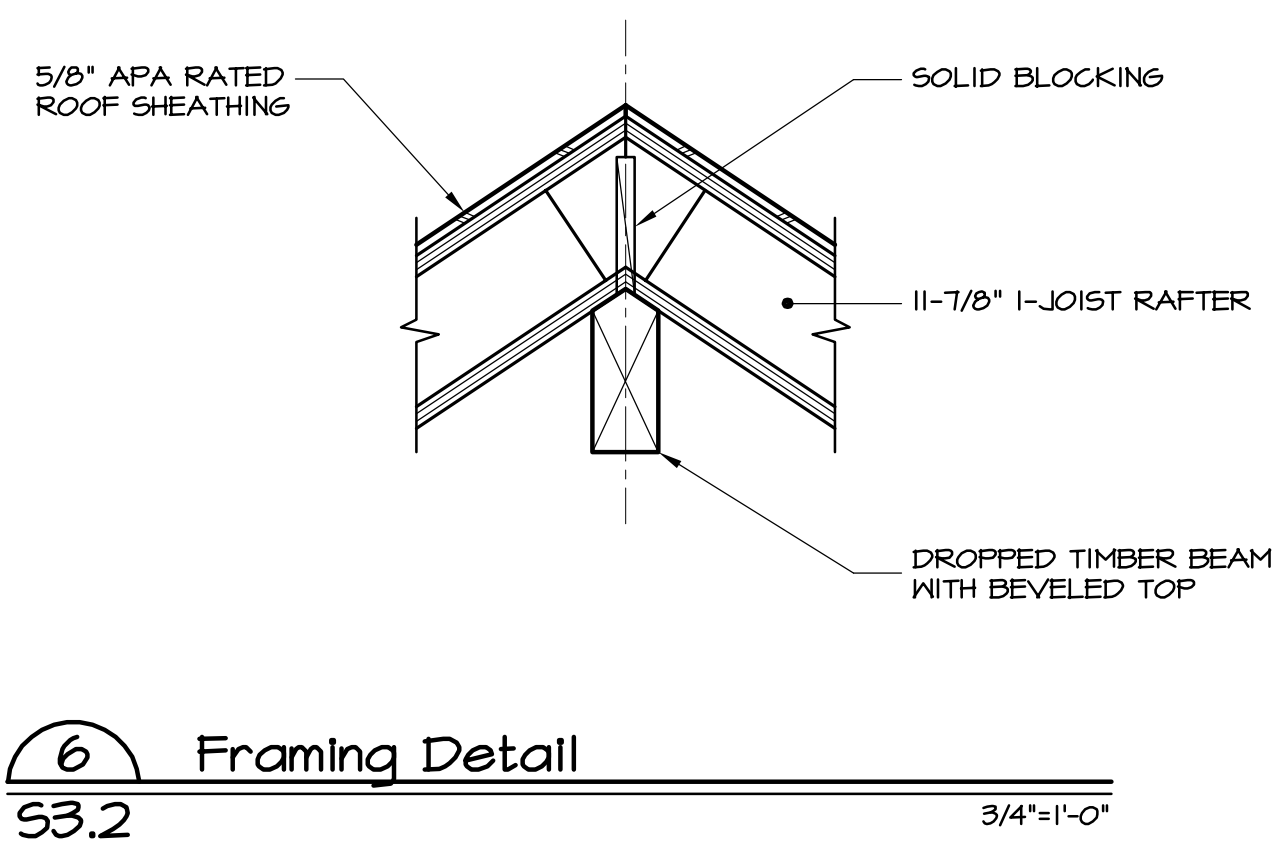
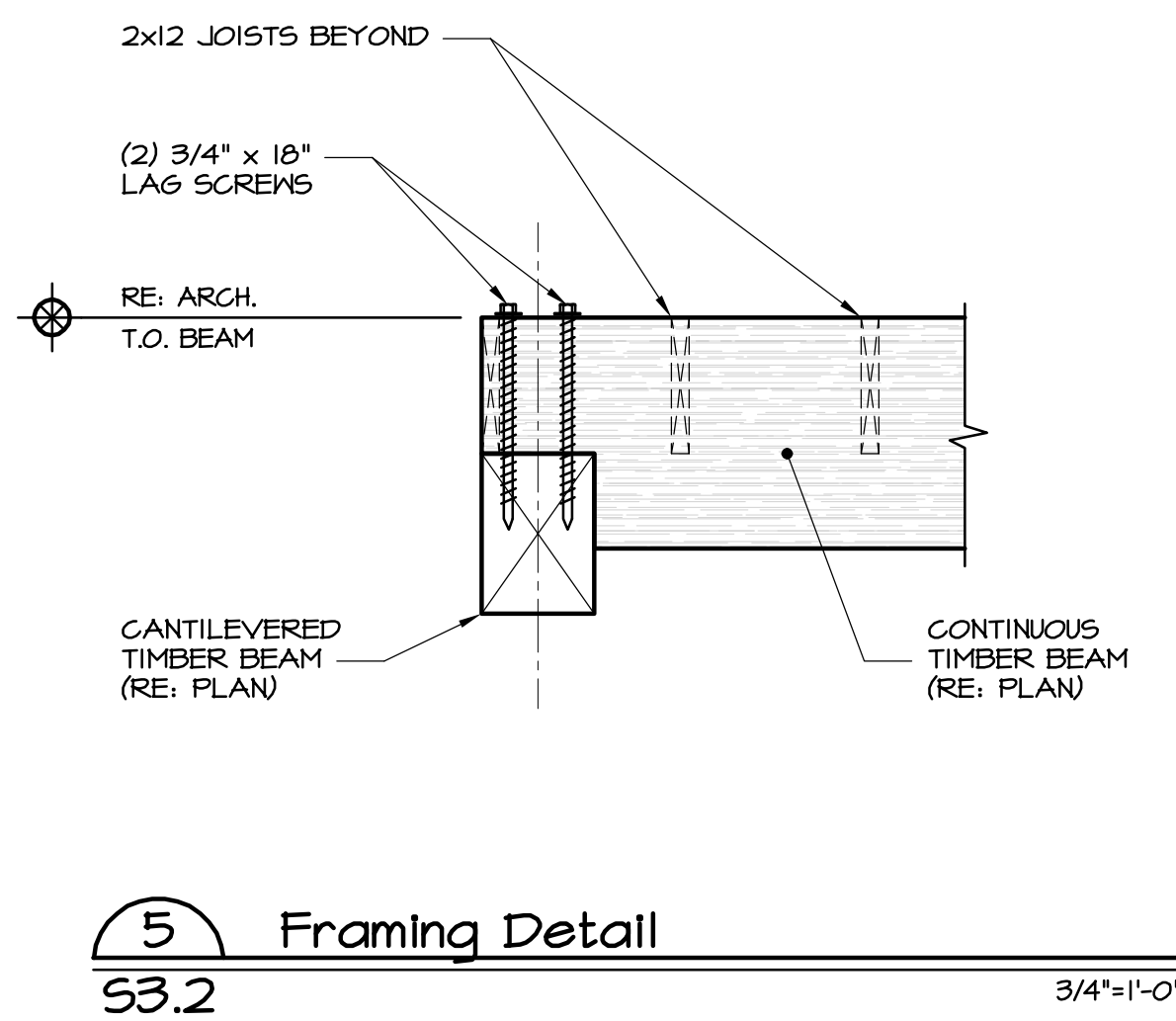
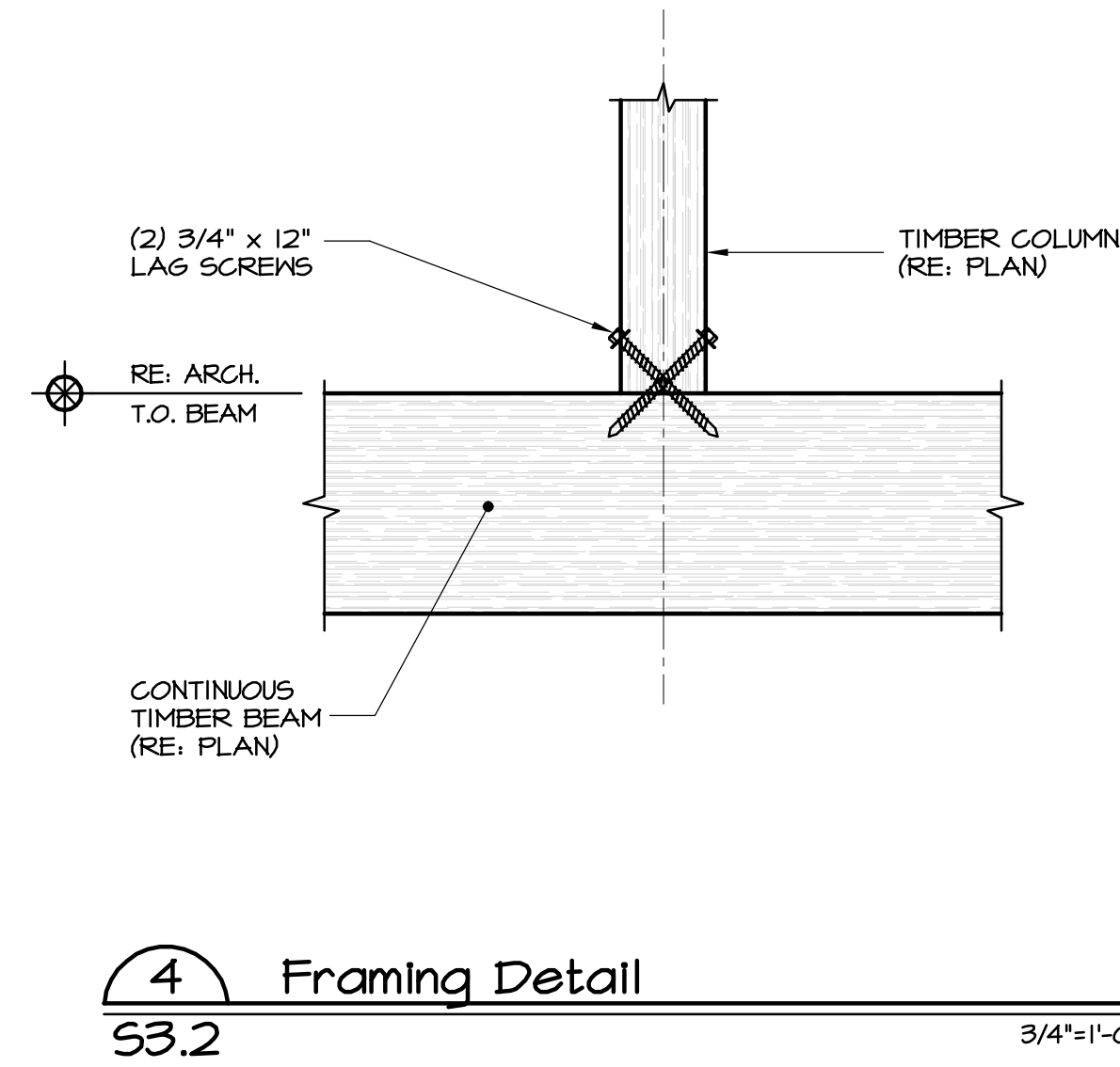
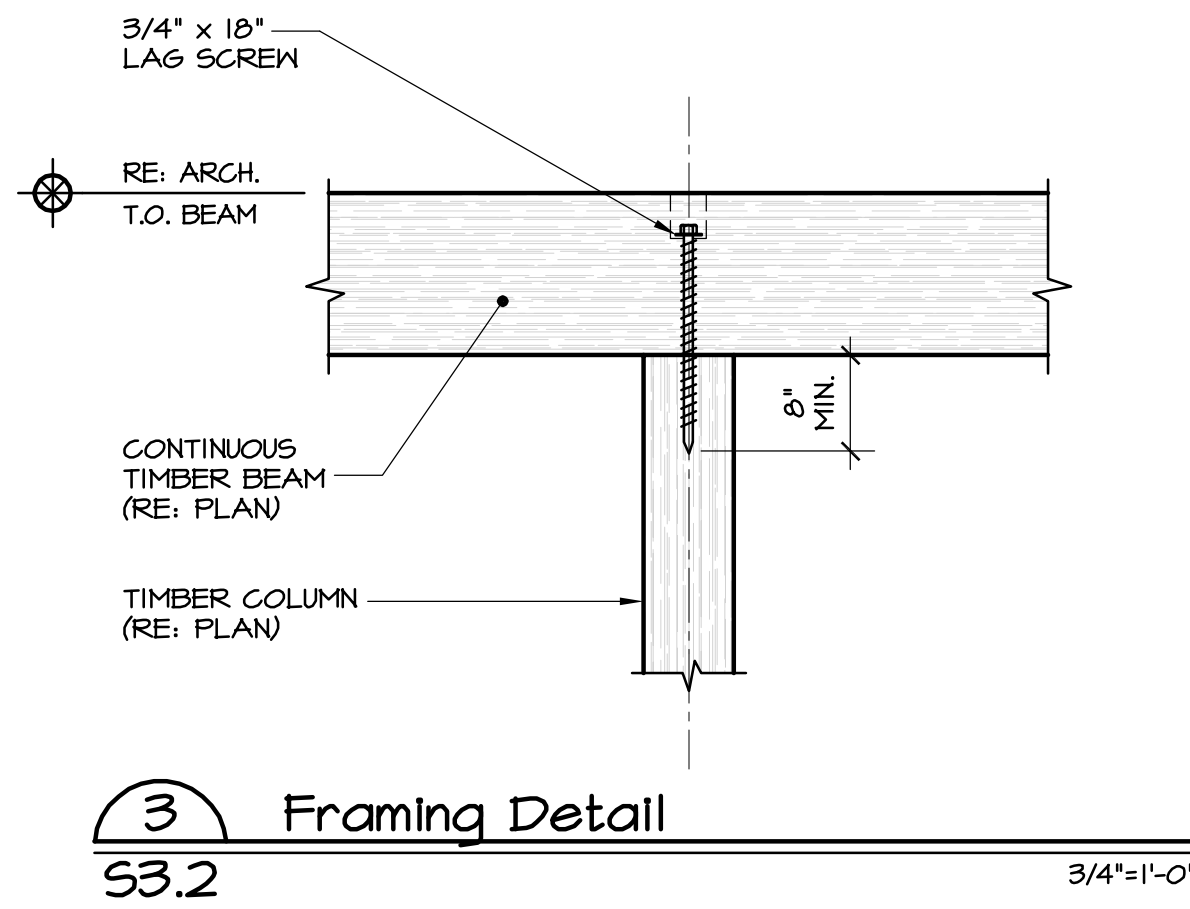
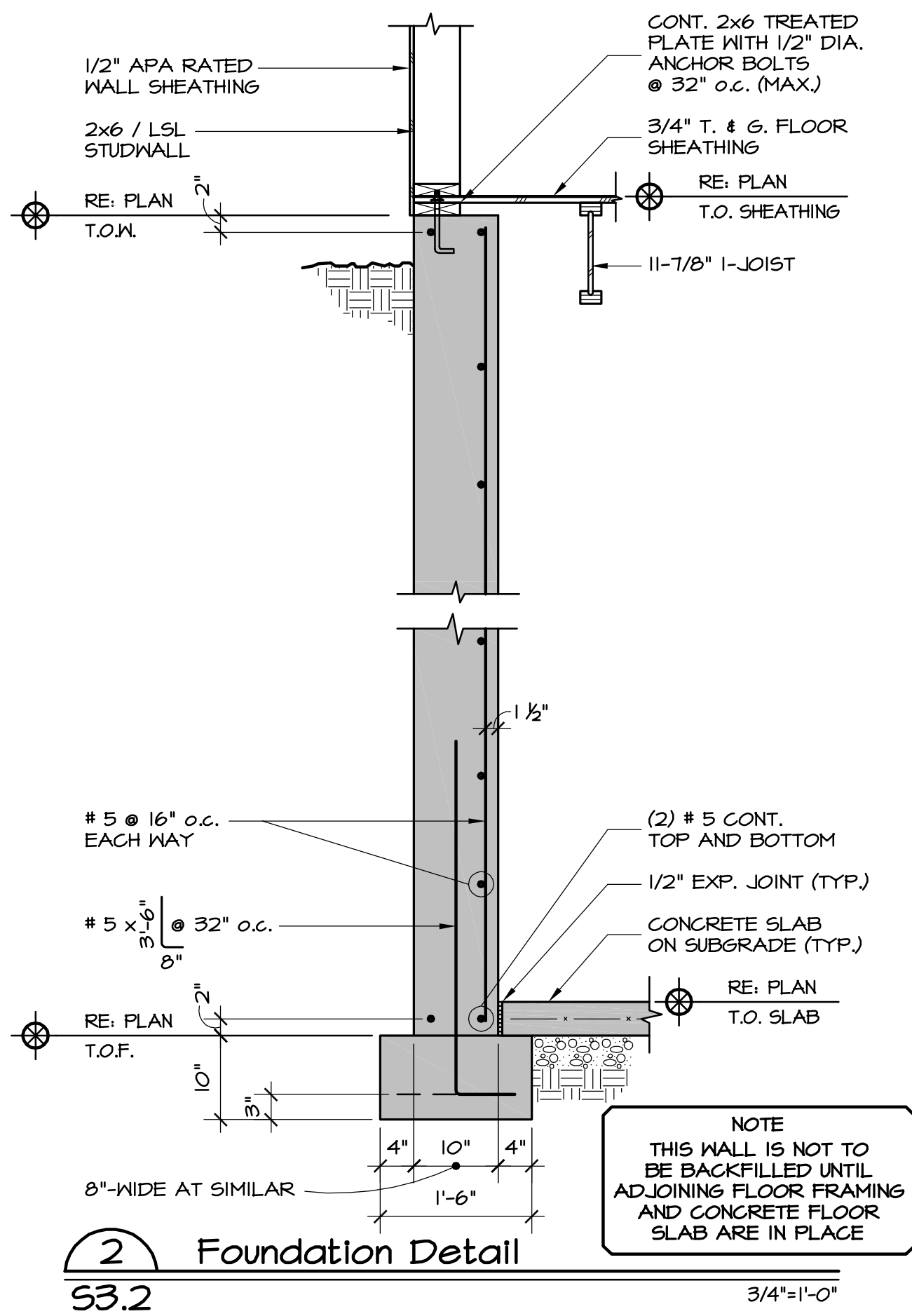
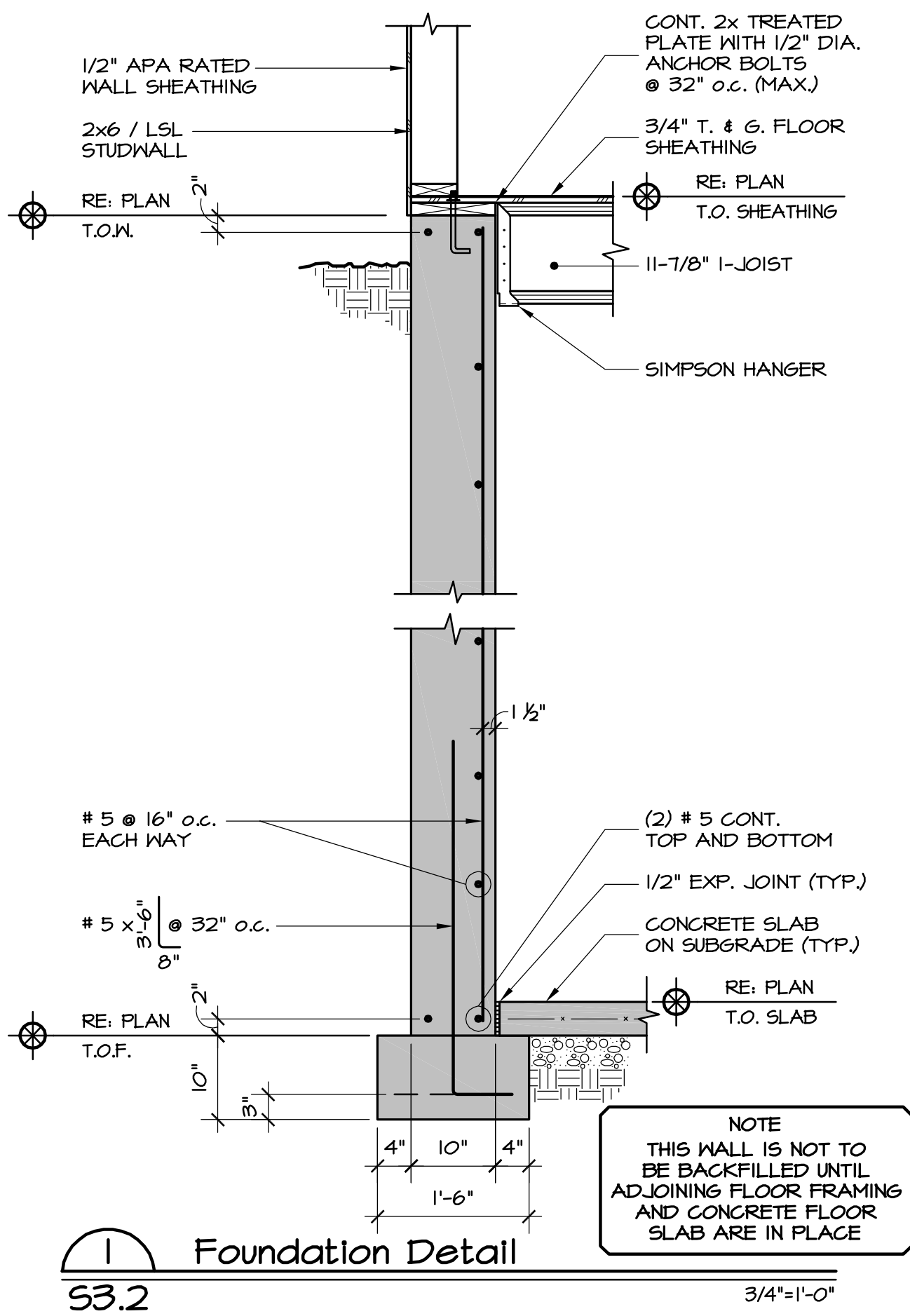
136 Miles End Lane
Minturn, Colorado

Date	• 02/09/2026
SDG Project No.	• 24-150
Drawn By	• SDG
Checked By	• JDS

Date	• Issue
12/29/25	• Review Set
02/09/26	• Building Permit
•	
•	
•	

Title • Foundation Details

S3.1



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FRIEDBERG
Lot 12 | Minturn North

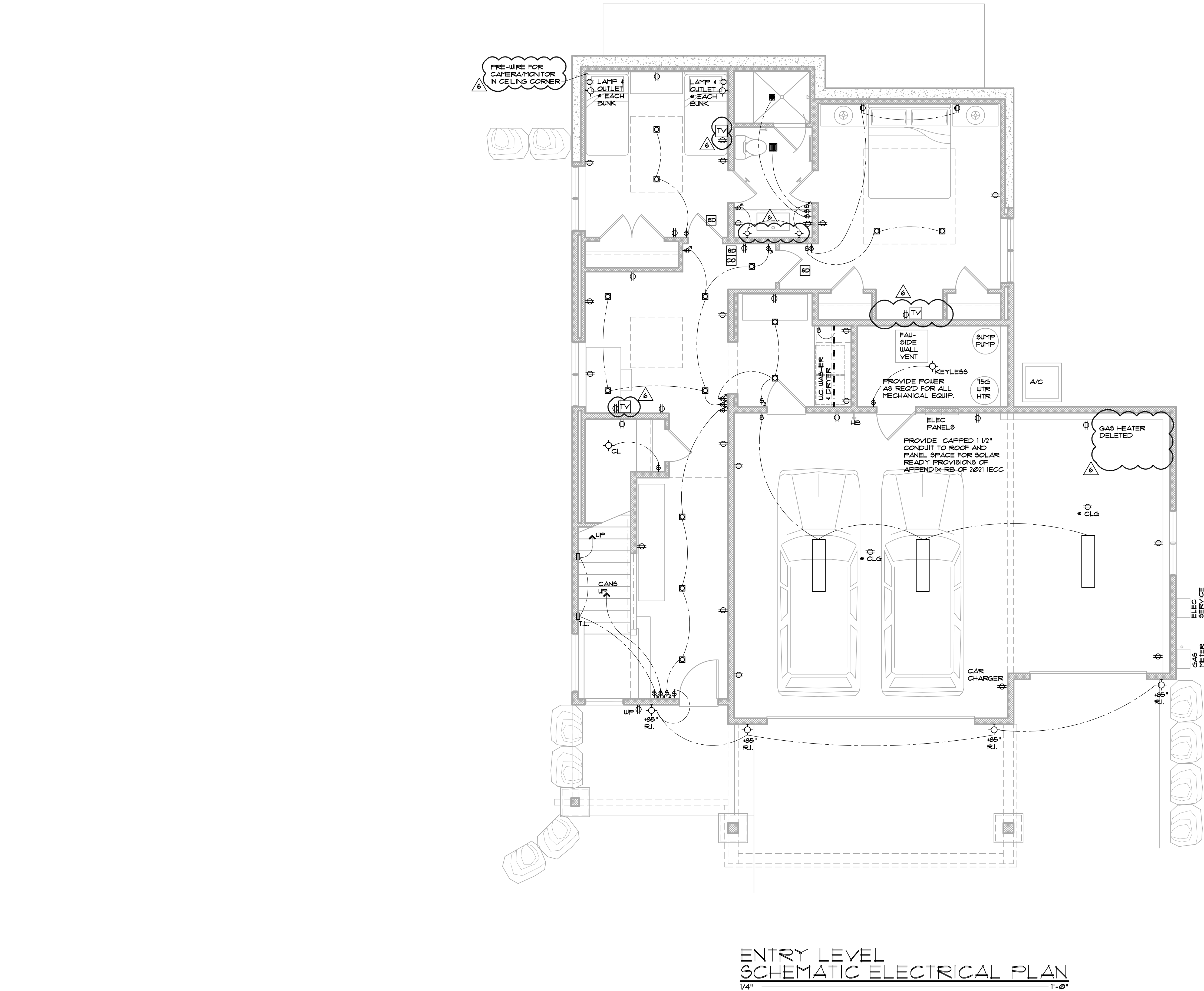
136 Miles End Lane
Minturn, Colorado

Date	• 02/09/2026
SDG Project No.	• 24-150
Drawn By	• SDG
Checked By	• JDS

Date	• Issue
12/29/25	• Review Set
02/09/26	• Building Permit
•	
•	
•	
•	

Title	• Foundation Details and Framing Details
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S3.2



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

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

Exceptions:

1. Fossil fuel space heating equipment where a 208/240-volt electrical circuit with a minimum capacity of 40 ampe 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.

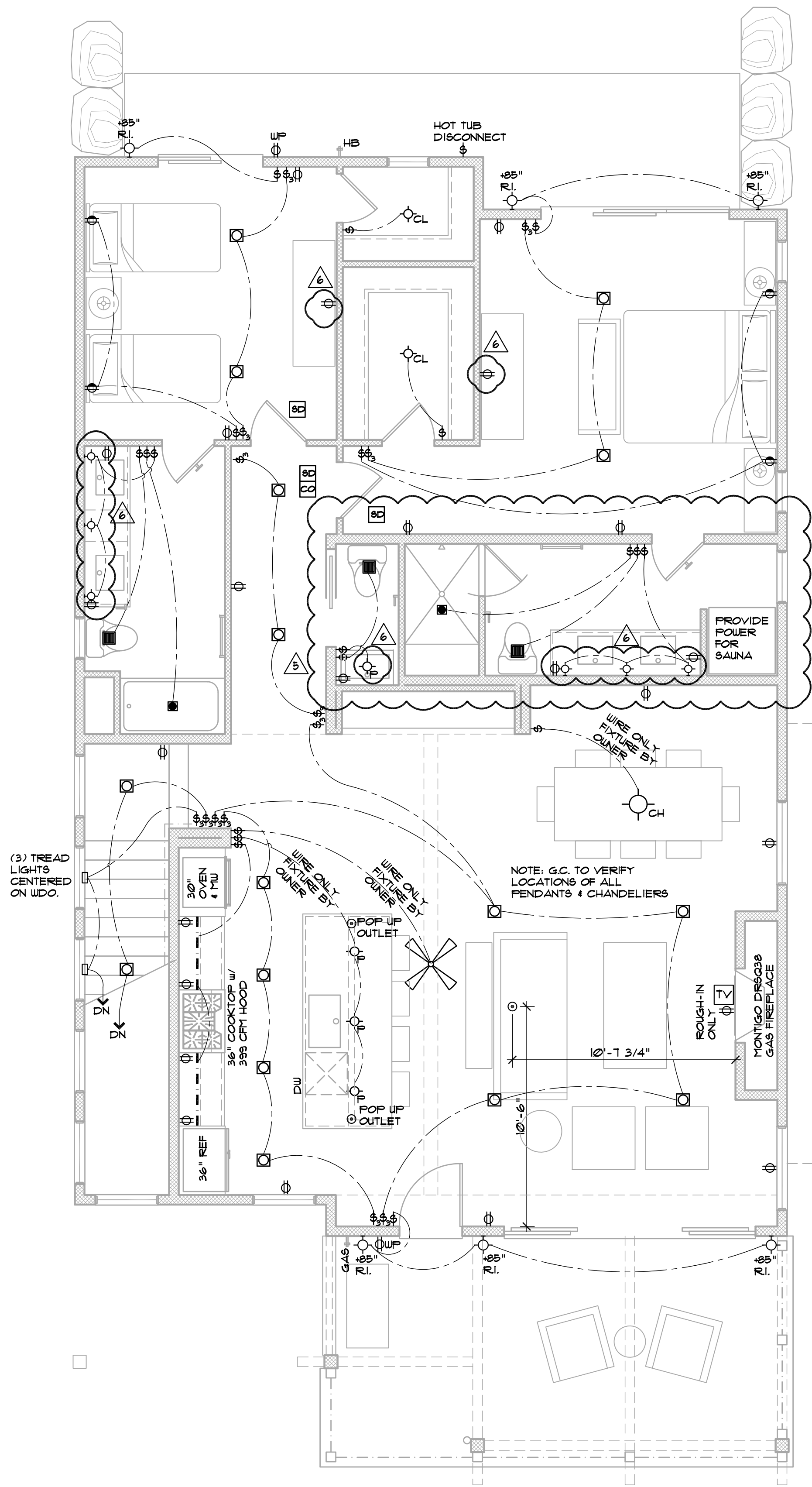
ELECTRIC VEHICLE READY SPACE (EV READY SPACE). An automobile parking space that is provided with a branch circuit and receptacle that will support an installed EVSE. Labeled as "CAR CHARGER" on electrical plan.

ELECTRICAL LEGEND

- 4" LED DOWNLIGHT CAN
- 4" LED DIRECTIONAL CAN
- 4" LED SHOWER CAN
- CHANDIELIER BY OWNER
- PENDANT BY OWNER
- CLOSET DOME LIGHT
- EXTERIOR WALL SCONCE
- MONOPOINT SPOT LIGHT
- STEP LIGHT
- 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
- TELEVISION
- LED STRIP LIGHTING UNDER CABINET

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.
5. LOCATIONS TO BE APPROVED BY GENERAL CONTRACTOR PRIOR TO INSTALL.
6. REFER TO FINAL CABINET SHOPS FOR FINAL APPLIANCE, PLUMBING AND ELECTRICAL LOCATIONS.
7. REFER TO LANDSCAPE PLANS FOR IRRIGATION AND SITE LIGHTING POWER REQUIREMENTS.
8. ALL PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ON HIGH-EFFICACY LIGHTING SOURCES. (R404.1, 2021 IECC).
9. ALL INTERIOR LIGHTING CIRCUITS SHALL BE PROVIDED WITH DIMMERS, EXCEPT BATHROOMS AND HALLWAYS. (R404.2, 2021 IECC).
10. 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).

#	DATE	BY	COMMENTS	ISSUED
6	6-09-26		OWNER REVISIONS #2	
5	4-29-26		OWNER REVISIONS	
4	3-10-26		PERMIT COMMENTS	
3	2-09-26		BUILDING PERMIT SET	



MAIN 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
- DOOR HEADER LED LIGHT
- 1'X4' LED LIGHT
- CEILING FAN BY OWNER
- SMOKE ALARM
- CARBON MONOXIDE DETECTOR
- EXHAUST FAN
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- LED STRIP LIGHTING UNDER CABINET

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ISSUED

#	DATE	BY	COMMENTS
6	6-09-26		OWNER REVISIONS #2
5	4-29-26		OWNER REVISIONS
4	3-10-26		PERMIT COMMENTS
3	2-09-26		BUILDING PERMIT SET

E1.2

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

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

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



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

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

FRIEDBERG
0136 MILES END LANE
LOT 12, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L12

ISSUED			
#	DATE	BY	COMMENTS
3	2-09-26	DUE	BUILDING PERMIT SET
2	12-29-25	DUE	DRB SUBMITTAL SET
1	12-21-25	DUE	PROGRESS SET

E1.3

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



Minturn Planning Commission
Chair – Lynn Teach
Jeff Armistead
Michael Boyd
Melissa Decker
Amanda Mire
Darell Wegert

Design Review Board Hearing

Final Plan Review for New Garage

671 Main Street

Hearing Date:	July 22, 2026
File Name and Process:	Garage Final Plan Review
Owner/Applicant:	Michael Ayre
Representative:	Michael Ayre
Legal Description:	Subdivision: Baldauf Addition, Block: 3, Lot 17A
Address:	671 Main Street
Zoning:	Old Town Character Area – Residential Zone District
Staff Member:	Madison Harris, Senior Planner
Recommendation:	Approval

Staff Report

I. Summary of Request:

The Applicant, Michael Ayre, requests Final Plan review of a new 24' x 24' garage located at 671 Main Street in the Old Town Character Area Residential Zone District. The Applicant has been proactive in meeting with Town staff prior to submitting plans for a new garage and have provided a relatively complete and thorough set of site and architectural plans.

Proposed Plans

The plans show a one-story, garage structure with a maximum building height - measured to the midpoint of the roof – of 11.49 feet, under the maximum allowable 28-foot limit within the Old Town Residential Zone District.

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

Parking is more than adequate, with five off-street spaces, two of which are provided within the garage and three on parking pads on the lot.

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

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

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

Staff is **recommending approval**.

II. Summary of Process and Code Requirements:

These plans are being presented by the Applicant as “Final Plan” level of review for a new garage 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 671 Main Street meet or can be revised to meet the required findings ‘a,’ ‘b,’ and ‘c’ or subparagraph 3 – *Necessary findings*.

III. Zoning Analysis:

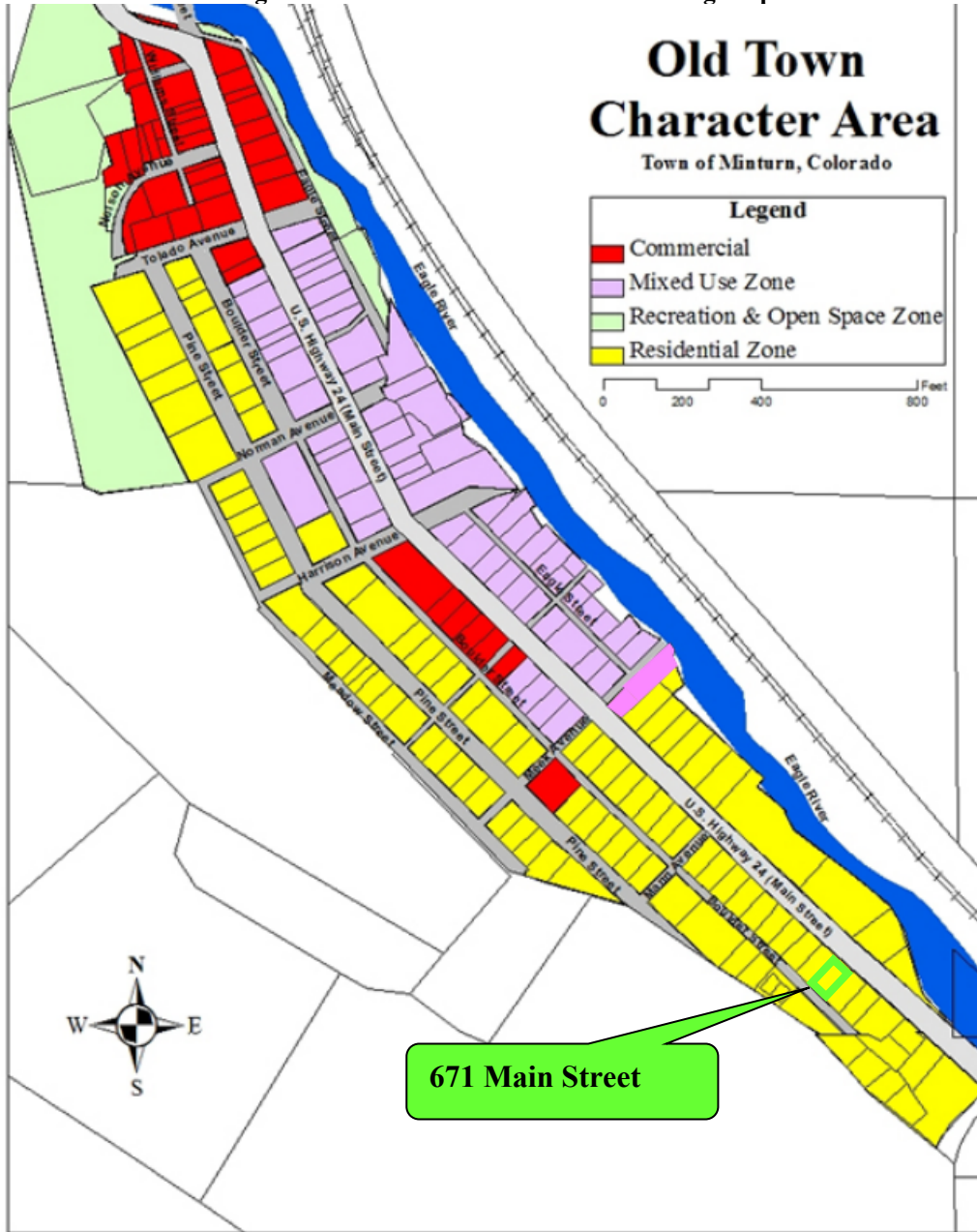
Zoning

The subject property is located within the “Old Town Character Area” Residential Zone District, described as follows:

- (a) The neighborhood is bisected by Highway 24 and is characterized by single-family residences with a mix of business and institutional uses. The residences are typically one (1) and two (2) stories, with outbuildings and minimal setback between structures.*
- (b) The purpose of this zone is to provide for continued residential use and redevelopment that preserves the unique character and scale of the neighborhood. An objective is to retain the historically residential areas as quiet and safe neighborhoods while allowing for limited home-based occupations and home-based businesses to encourage permanent residency. This area can accommodate reasonable growth where land and services are available.*

Rest of page left intentionally blank

Figure 1: Old Town 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:	5,000 sq. ft.	5,004 sq. ft. (.115 ac.)
Maximum Building Height:	28 feet	11.49 feet
Minimum Front Setback:	10 feet	N/A
Minimum Side Setback:	5 feet	5 feet
Minimum Rear Setback:	10 feet	10 feet
Maximum Lot Coverage:	45% (2,251.8 sq. ft.)	1,446 sq. ft. (28.90%) Proposed
Maximum Impervious Coverage:	55% (2,752.2 sq. ft.)	2,376.59 sq. ft. (47.44%) Proposed
Minimum Snow Storage Area:	5% of Lot Area (5,004 sq. ft. x .05 = 250.2 sq. ft.)	400 sq. ft.
Parking:	2 spaces	5 spaces

IV. Applicable Standards and Design Guideline Criteria:

Design

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

Final Site, Grading and Drainage Design

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

Mass and Form

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

“c. Massing and Scale

“A simple central form with additive features shall be designed. This style creates visual interest and is appropriate for the community due to its compatibility with existing structures. Buildings and improvements should complement, rather than overpower, the

adjacent natural and built environment. Homes are encouraged to be sheltering in nature, with consistent setbacks from the street with prominent porches or overhanging eaves.

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

-Town of Minturn Design Guidelines

Staff Response:

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

V. Issues and Recommended Revisions:

Staff has identified no issues.

VI. Staff Recommendation:

Staff suggests that the Final Plans for 671 Main generally **comply** with or exceed the applicable provisions and/or minimum standards of Chapter 16 and the Town of Minturn Design Standards (Appendix ‘B’) of the Minturn Town Code.

Staff is **recommending approval** of the plans.

Design Review Application

5/22/2026 9:55:49 AM

Project Information

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

Project Information

Is this a Minor or Major DRB Project?: Minor

Project Name: 671 Main St.

Street Address

Address Line 1: 671 Main St.

Address Line 2:

City: Minturn

State: Colorado

Zip: 81645

Zoning: residential

Application Request: New garage. Match house exteriors.

Applicant Information

Name: michael ayre

Mailing Address

Address Line 1: [REDACTED]

Address Line 2:

City: Minturn

State: Colorado

Zip: 81645

Phone: [REDACTED]

Email: [REDACTED]

Is the Property Owner different than the Applicant?: No

Additional Information

Submittal Requirements (as applicable)

Lot Size: 5000

of Stories: 2

Type of Residence: Single Family

Snow Storage (sq ft): 400

of Bedrooms: 3

Building Footprint (sq ft): 786

of On-site Parking Spaces: 4

Total Impervious Surfaces (sq ft): 3500

Uploads

Submittal Checklist Requirements (as applicable)

Letter of Intent

What is the purpose of the project including;

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

Letter of Intent: [Minturn Garage Letter of Intent.pdf](#)

Vicinity Map

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

- Zoning of Property

Vicinity Map: [Screenshot 2026-05-22 at 9.51.30AM.png](#)

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.

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

Architecture Details – Materials Board: [Color Material Board.pdf](#)

Grading and Drainage Plan

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

Grading and Drainage Plan: [drainage plan.pdf](#)

Approval Page

Comments:

Applicant Signature

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

Signature: michael ayre

Date: 05-22-2026

IMPROVEMENT SURVEY PLAT WITH TOPOGRAPHY
Lot 17A, Baldauf Subdivision Block 3
Lots 17 and 18

Situated in Section 26, Township 5 South, Range 81 West , 6th P.M.
Town of Minturn, County of Eagle, State of Colorado

LEGAL DESCRIPTION:
LOT 17A, BALDAUF SUBDIVISION BLOCK 3, LOTS 17 AND 18, ACCORDING TO THE FINAL PLAT THEREOF, RECORDED 11-18-2016 AT RECEPTION NO. 201619691 IN THE OFFICE OF THE CLERK AND RECORDER, COUNTY OF EAGLE, STATE OF COLORADO.

NOTES:

- 1) DATE OF SURVEY: MAY 8, 2026.
- 2) STREET ADDRESS: 671 MAIN STREET (POSTED)
- 3) LOCATION OF IMPROVEMENTS AND LOT LINES ARE BASED UPON THE FINAL PLAT DESCRIBED ABOVE AND SURVEY MONUMENTS FOUND AT THE TIME OF THIS SURVEY AS SHOWN HEREON.
- 4) THE PREVIOUS SURVEYOR WHO PERFORMED AND RECORDED THE ADMINISTRATIVE FINAL PLAT RECEPTION NO. 201619691 IN 2016, DID NOT SET ANY OF THE SUBDIVISION MONUMENTS THAT WERE REQUIRED TO BE SET.
- 5) U.S. SURVEY FEET USED FOR THIS SURVEY.
- 6) BASIS OF BEARINGS: AN ASSUMED BEARING OF N 47° 40' 00" W BETWEEN THE SOUTHEASTERN CORNER OF LOT 16, BALDAUF ADDITION, BLOCK 3, AND THE SOUTHWESTERN CORNER OF LOT 17A, BALDAUF ADDITION, BLOCK 3, WAS USED TO DETERMINE THE BEARING FOR SAID BLOCK 3. THE BEARING FOR SAID BLOCK 3 WAS DETERMINED BY THE PREVIOUS SURVEYOR, WHO FOUND AN ALUMINUM CAP ON #5 REBAR, LS #4551, ALL BEARINGS HEREON ARE RELATIVE THERETO.
- 6) TITLE COMMITMENT WAS PROVIDED BY STEWART TITLE GUARANTY COMPANY, FILE NO. 0822126, WITH AN EFFECTIVE DATE OF MAY 1, 2025.
- 7) THIS PROPERTY IS SUBJECT TO THE PLAT OF BALDAUF ADDITION TO THE TOWN OF MINTURN, RECORDED MARCH 20, 2016, AS RECEPTION NO. 0822126.
- 8) 1" CONTOURS SHOWN HEREON.
- 9) BENCHMARK: N.G.S. S-780 3.25" BRASS CAP SET IN ROCK, ELEVATION = 7894.4'
- 10) RECENT STREET IMPROVEMENTS ON MAIN STREET, SPECIFICALLY NEW SIDEWALK ON MAIN STREET/US. HIGHWAY 24) ALONG THE BALDAUF ADDITION, BLOCK 3 BOUNDARY, HAS DESTROYED ANY MONUMENTS THAT ONCE EXISTED IN THIS AREA AND WERE NOT REPLACED. C.D.O.T.'S MONUMENTED LOCATION OF THE RIGHT OF WAY AND THE MONUMENTED LOCATION OF THE BALDAUF ADDITION, BLOCK 3 BOUNDARY ARE SHOWN HEREON. MONUMENTS FOUND SHOWN HEREON FOR SAID BLOCK 3 WERE DESTROYED AND THE BEARING WAS DETERMINED BY THE PREVIOUS SURVEYOR.
- 11) NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT, IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

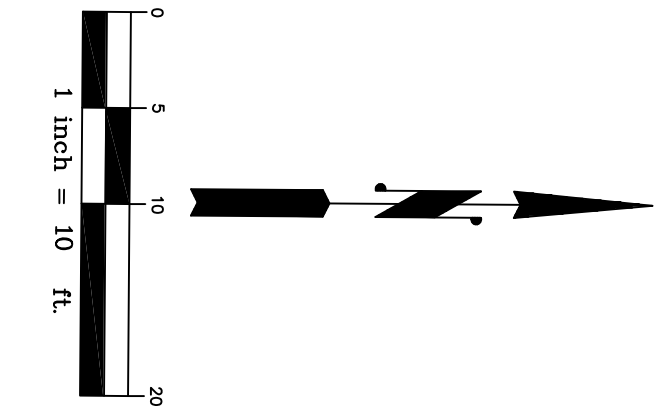
CERTIFICATION:
I, RANDALL P. KIPP, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LAND SURVEY PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, RESPONSIBILITY AND CHECKING, I FURTHER CERTIFY THAT THIS LAND SURVEY PLAT WAS PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARD FOR LAND PLATS, AND IS BASED ON THE LAND SURVEYOR'S OWN FIELD MEASUREMENTS AND INFORMATION AND REFLECTS THE BEST KNOWLEDGE AND BELIEF OF THE SURVEYOR AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.



RANDALL P. KIPP P.L.S. #38079
COLORADO PROFESSIONAL LAND SURVEYOR
COUNTY SURVEYOR CERTIFICATION:
DEPOSITED THIS _____ DAY OF _____, 20____ AT _____ IN BOOK 1 OF THE EAGLE COUNTY SURVEYOR'S LAND SURVEY PLATS/ RIGHTS-OF-WAY SURVEYS AT PAGE _____ THIS LAND SURVEY PLAT COMPLIES WITH SECTION 38-51-102, OF THE COLORADO REVISED STATUTES.

LEGEND:

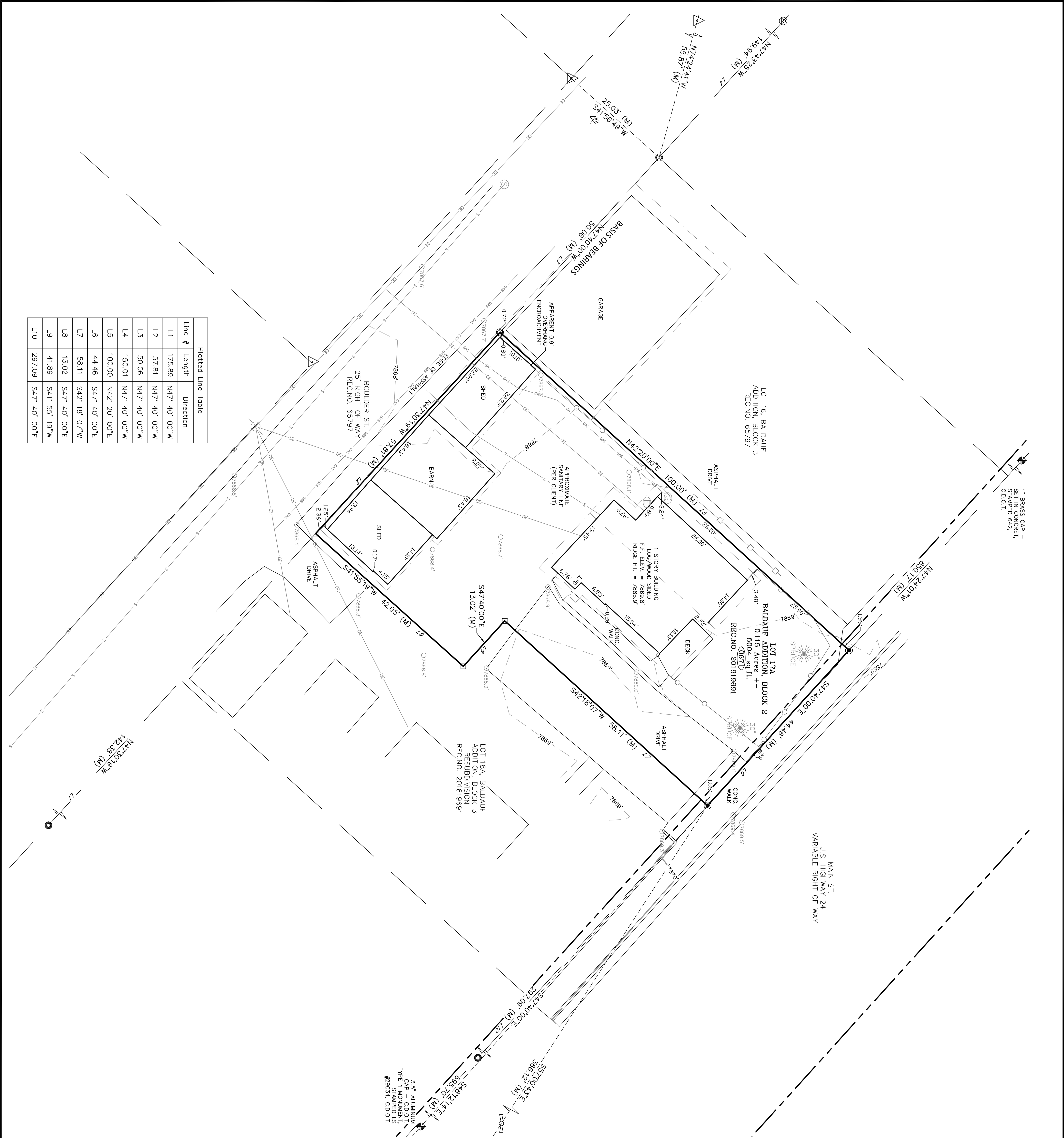
- ⊕ DENOTES WATER SHUT OFF
- ⊙ DENOTES GAS METER
- ⊙ DENOTES UTILITY POLE
- ⊙ DENOTES ELECTRIC METER
- ⊙ DENOTES SANITARY SEWER MANHOLE
- ⊙ DENOTES SINKER CLEAN OUT
- ⊙ DENOTES SET SURVEY MONUMENT - 1.25" BRASS SHINER IN CONCRETE, LS #38079
- ⊙ DENOTES SET SURVEY MONUMENT - 2" ALUMINUM CAP ON #5 REBAR, LS #38079
- ⊙ DENOTES FOUND SURVEY MONUMENT - 2.5" BRASS CAP ON 1" PIPE, MARKING SOUTH 1/4 CORNER SECTION 26
- ⊙ DENOTES FOUND SURVEY MONUMENT - 1.5" ALUMINUM CAP ON #5 REBAR, LS #4551
- ⊙ DENOTES FOUND SURVEY MONUMENT - C.D.O.T. MONUMENT AS DESIGNED HEREON
- ⊙ DENOTES FOUND SURVEY MONUMENT - #5 REBAR
- ⊙ DENOTES FOUND SURVEY MONUMENT - 2" ALUMINUM CAP ON #5 REBAR, LS # 23508
- ⊙ DENOTES FOUND SURVEY MONUMENT - 1.5" ALUMINUM CAP ON #5 REBAR, LS # 9337
- ⊙ DENOTES FIELD MEASURED BEARING AND DISTANCE



- 500'00"00"E 00'00" (M) — DENOTES BOUNDARY LINE
- — — — — DENOTES BUILDING OVERHANG
- — — — — DENOTES ADJACENT AND OTHER PROPERTY LINES
- — — — — DENOTES C.D.O.T. RIGHT OF WAY
- — — — — DENOTES WOOD FENCE
- — — — — DENOTES OVERHEAD WIRES
- — — — — DENOTES GAS LINE LOCATES
- — — — — DENOTES SANITARY SEWER LINE

KIPP LAND SURVEYING

Randy Kipp P.L.S.
P.O. Box 3154
Eagle, CO 81631
(970) 390-9540
email: randy@kipplandsurveying.com
web: kipplandsurveying.com



Plotted Line Table		
Line #	Length	Direction
L1	175.89	N47° 40' 00"W
L2	57.81	N47° 40' 00"W
L3	50.06	N47° 40' 00"W
L4	150.01	N47° 40' 00"W
L5	100.00	N42° 20' 00"E
L6	44.46	S47° 40' 00"E
L7	58.11	S42° 18' 07"W
L8	13.02	S47° 40' 00"E
L9	41.89	S41° 55' 19"W
L10	297.09	S47° 40' 00"E

To Whom It May Concern,

I would like to request approval to construct a detached two-car garage on the rear portion of my lot located on Boulder Street in Minturn, Colorado. The current use of the property is as a single-family residence, and the proposed garage will serve as an accessory structure to the existing home.

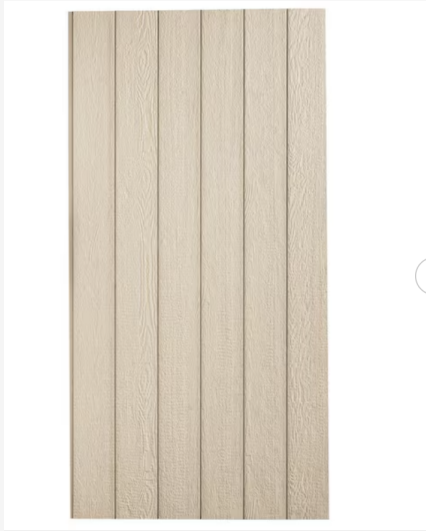
Thank you for your consideration of this request. Please let me know if any additional information or documentation is required.

Sincerely,

Michael Ayre

Exterior Color & Material Board

LP SmartSide Vertical Siding



Finish: Sashco Transformation
Stain – Medium Brown

LP SmartSide Shaker Siding



Finish: Sashco Transformation
Stain – Medium Brown

Gray Asphalt Shingle Roofing



Color: Charcoal / Gray Asphalt
Shingle

9-Light Entry Door



Paint Color: Benjamin Moore
HC-156 Van Deusen Blue

Flat Panel Garage Door with Top Windows



Color: Terra Tone

Design Notes:

- All LP SmartSide siding elements will receive Sashco Transformation stain in Medium Brown.
- The entry door will be painted Benjamin Moore HC-156 Van Deusen Blue.
- The garage door will feature a Terra Tone finish with contemporary flat panel styling.

IMPROVEMENT SURVEY PLAT WITH TOPOGRAPHY
Lot 17A, Baldauf Subdivision Block 3
Lots 17 and 18

Situated in Section 26, Township 5 South, Range 81 West, 6th P.M.
Town of Mintum, County of Eagle, State of Colorado

LEGAL DESCRIPTION:

LOT 17A, BALDAUF SUBDIVISION BLOCK 3, LOTS 17 AND 18, ACCORDING TO THE FINAL PLAT THEREOF, RECORDED 11-18-2016 AT RECEPTION NO. 201619691 IN THE OFFICE OF THE CLERK AND RECORDER, COUNTY OF EAGLE, STATE OF COLORADO.

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- 4) THE PREVIOUS SURVEYOR WHO PERFORMED AND RECORDED THE ADMINISTRATIVE FINAL PLAT RECEPTION NO. 201619691 HAS BEEN ADVISED OF THE REVISION MONUMENTS THAT WERE REQUIRED TO BE SET.
- 5) THE PREVIOUS SURVEYOR HAS BEEN ADVISED OF THE REVISION MONUMENTS THAT WERE REQUIRED TO BE SET.
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CERTIFICATION:

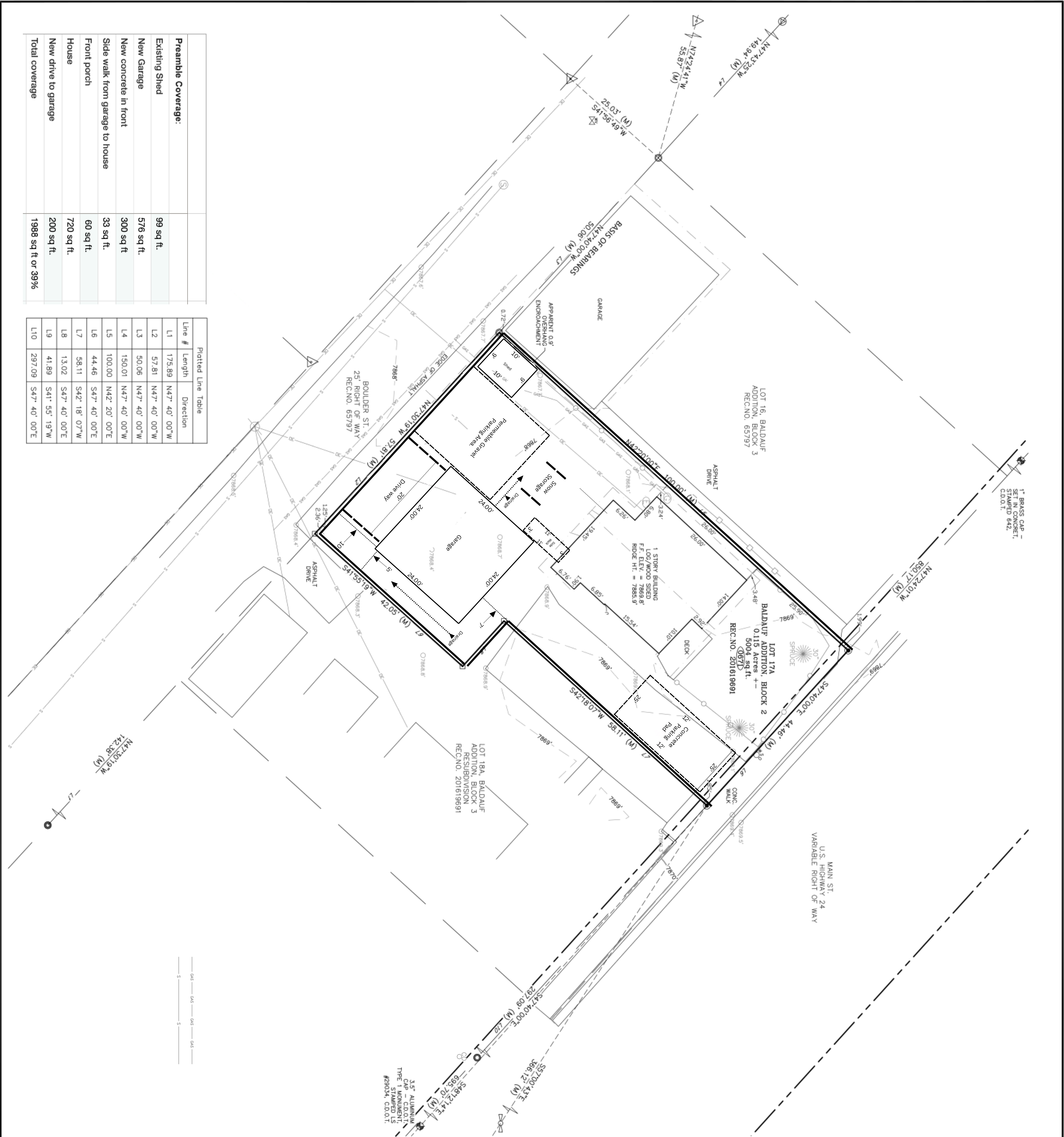
I, RANDALL P. KIPP, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LAND SURVEY PLAT WAS PREPARED FOR MICHAEL S. AND THERESA A. AYRE, AND IS THE RESULT OF A SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, RESPONSIBILITY AND CHECKING. I FURTHER CERTIFY THAT THIS LAND SURVEY PLAT SURVEYORS KNOWLEDGE, INFORMATION AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

LEGEND:

- ☼ DENOTES WATER SHUT OFF
- ⊕ DENOTES GAS METER
- ⊕ DENOTES UTILITY POLE
- ⊕ DENOTES ELECTRIC METER
- ⊕ DENOTES SANITARY SEWER MANHOLE
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- DENOTES GAS LINE LOCATES
- DENOTES SANITARY SEWER LINE

Prepared June 4th, 2026

IMPROVEMENT SURVEY PLAT WITH TOPOGRAPHY	
Lot 17A, Baldauf Subdivision Block 3	
Situating in Section 26, T.5S., R.81W., 6th P.M.	
Town of Mintum, County of Eagle, State of Colorado	
JOB NO.: 261021	DATE: 05-19-2026
SHEET 1 OF 1 REV. DATE:	
DWG. NAME	
261021-Lot17A Baldauf BLK 3 ISP	



Platted Line Table	
Line #	Length
L1	175.89 N47° 40' 00"W
L2	57.81 N47° 40' 00"W
L3	50.06 N47° 40' 00"W
L4	150.01 N47° 40' 00"W
L5	100.00 N47° 20' 00"E
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L7	58.11 S47° 18' 07"W
L8	13.02 S47° 40' 00"E
L9	41.89 S47° 55' 19"W
L10	297.09 S47° 40' 00"E

Preamble Coverage:	
Existing Shed	99 sq ft.
New Garage	576 sq ft.
New concrete in front	300 sq ft.
Side walk from garage to house	33 sq ft.
Front porch	60 sq ft.
House	720 sq ft.
New drive to garage	200 sq ft.
Total coverage	1988 sq ft or 39%



SHEET INDEX

A0.0	COVER SHEET
A1.1	FIRST FLOOR PLAN
A2.1	SOUTH AND EAST ELEVATIONS
A2.2	NORTH AND WEST ELEVATIONS
A3.1	BUILDING SECTION
A3.2	SECTION DETAILS
S1.0	FOUNDATION AND FRAMING PLAN



102 SHOOP DR, SUITE A
PENROSE CO, 81240

BEN@ABOVETHELINEDRAFTING.COM

(719) 747-1002



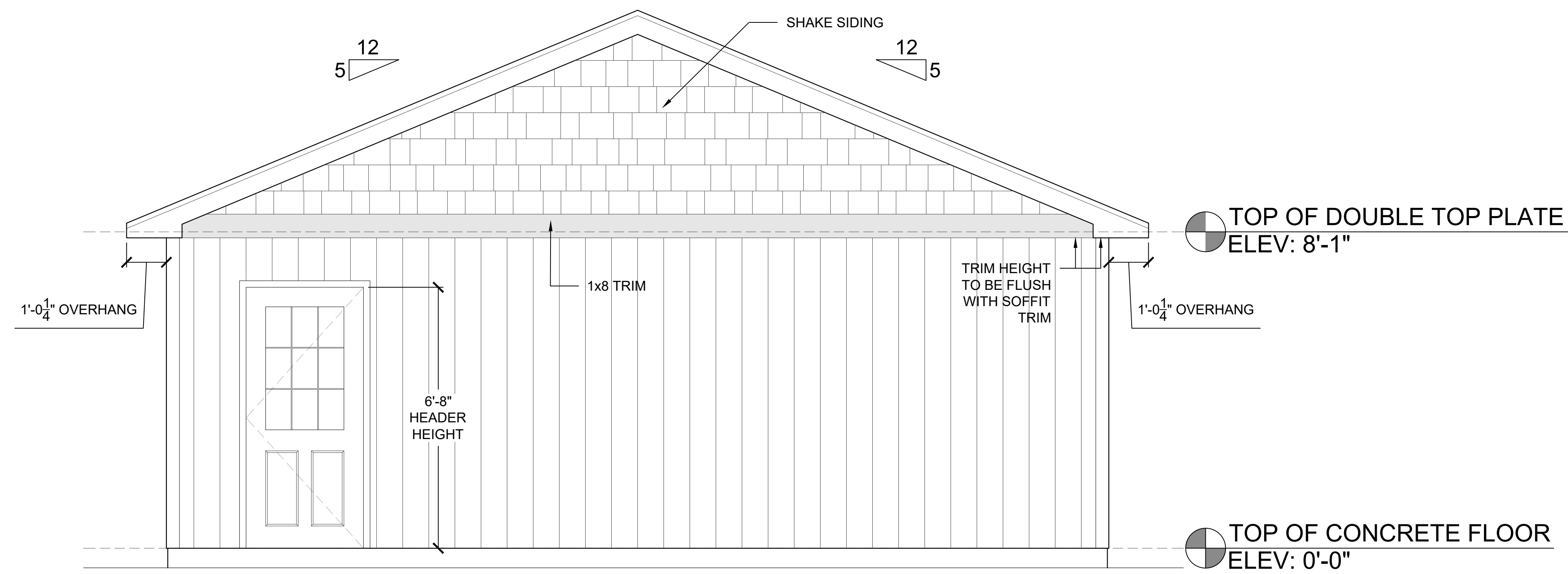
MICHAEL
AYRE

671 MAIN STREET
MINTURN, CO 81645

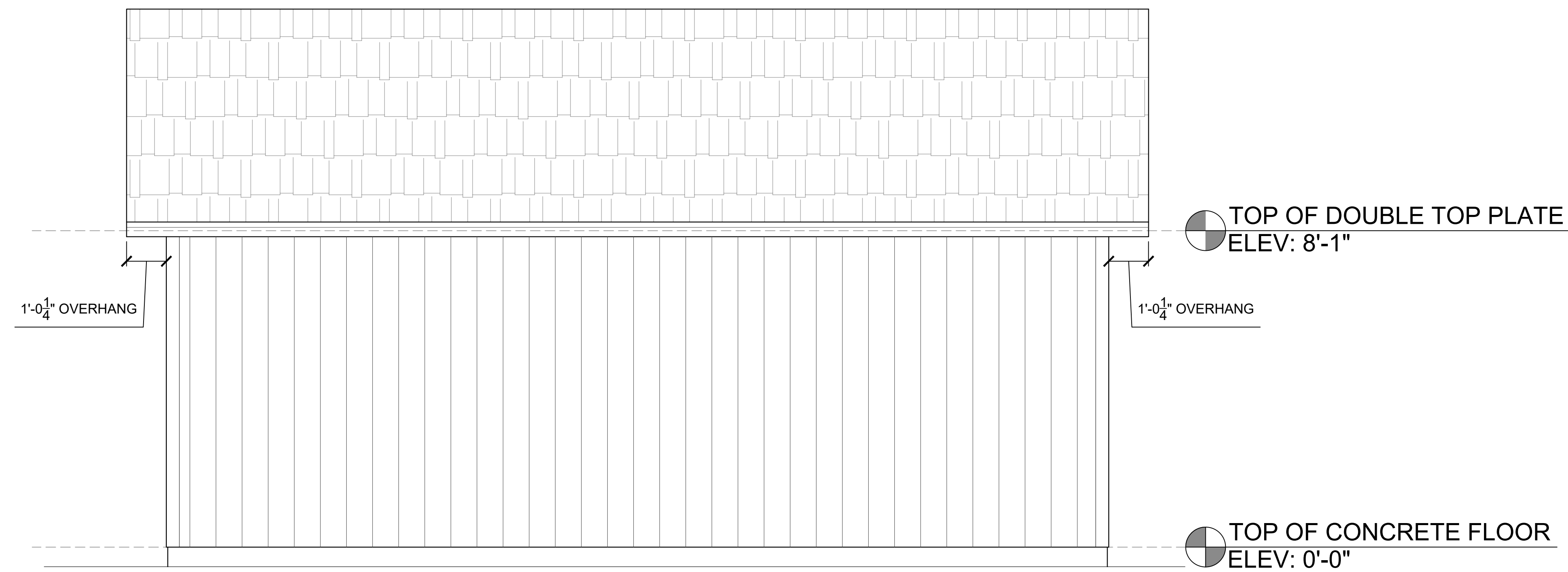
COVER SHEET

[illegible]

A0.1



1 SOUTH ELEVATION
A2.1 SCALE: 1/2"=1'-0"



2 EAST ELEVATION
A2.1 SCALE: 1/2"=1'-0"



MICHAEL
AYRE

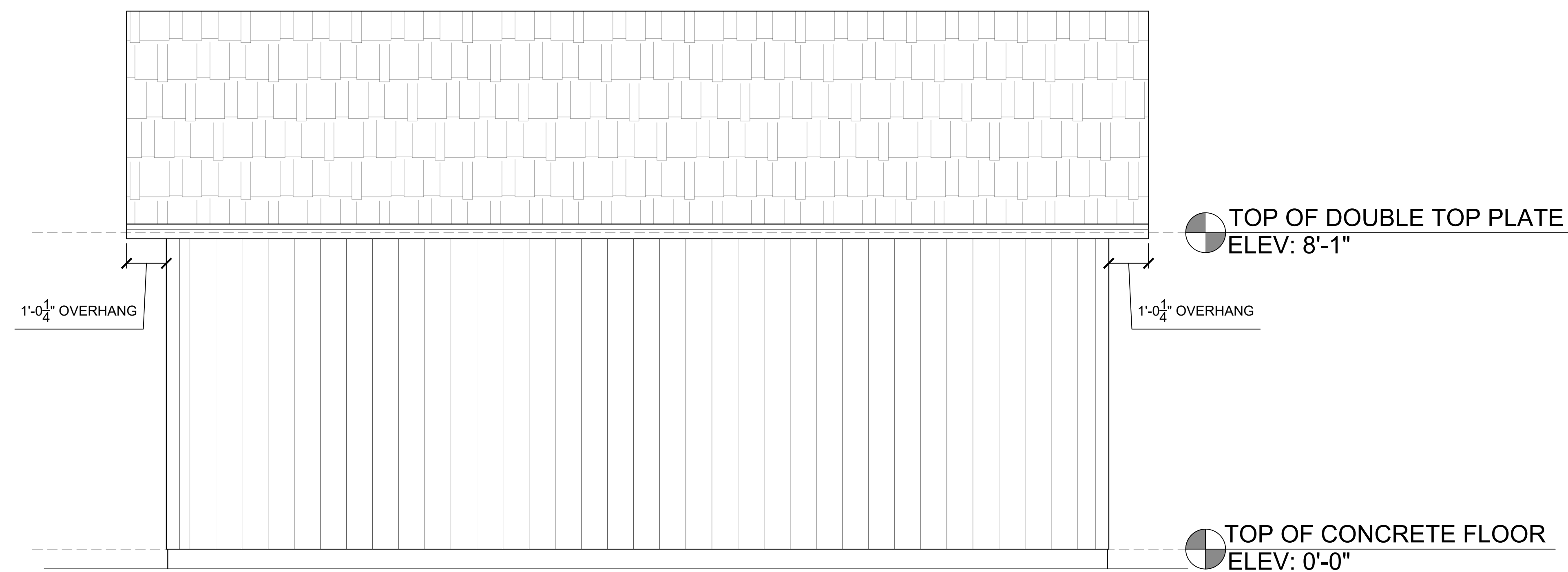
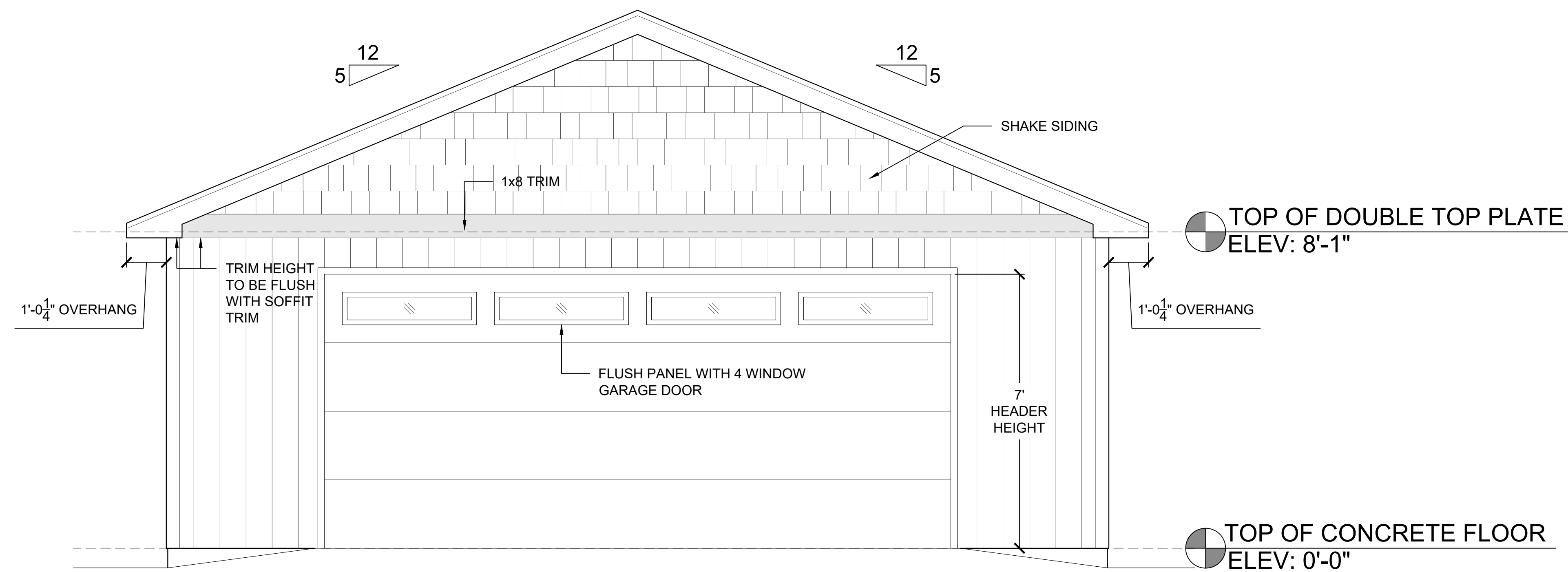
671 MAIN STREET
MINTURN, CO 81645

SOUTH AND EAST ELEVATIONS

[illegible]

5.12.2026 041

A2.1



MICHAEL
AYRE

671 MAIN STREET
MINTURN, CO 81645

NORTH AND WEST ELEVATIONS

[illegible]

A2.2



BEN@ABOVETHELINEDRAFTING.COM

(719) 747-1002



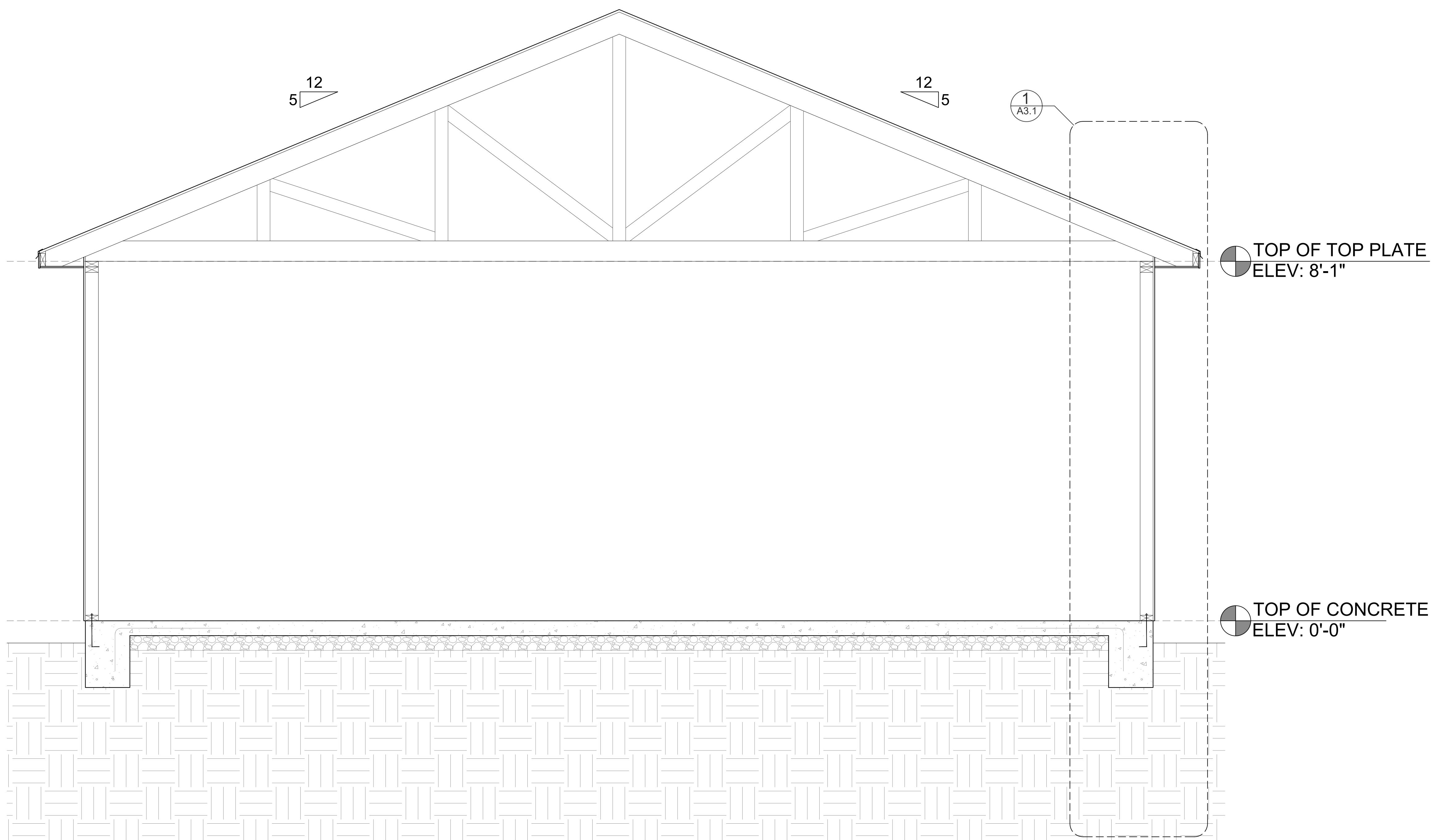
MICHAEL
AYRE

671 MAIN STREET
MINTURN, CO 81645

BUILDING SECTION

[illegible]

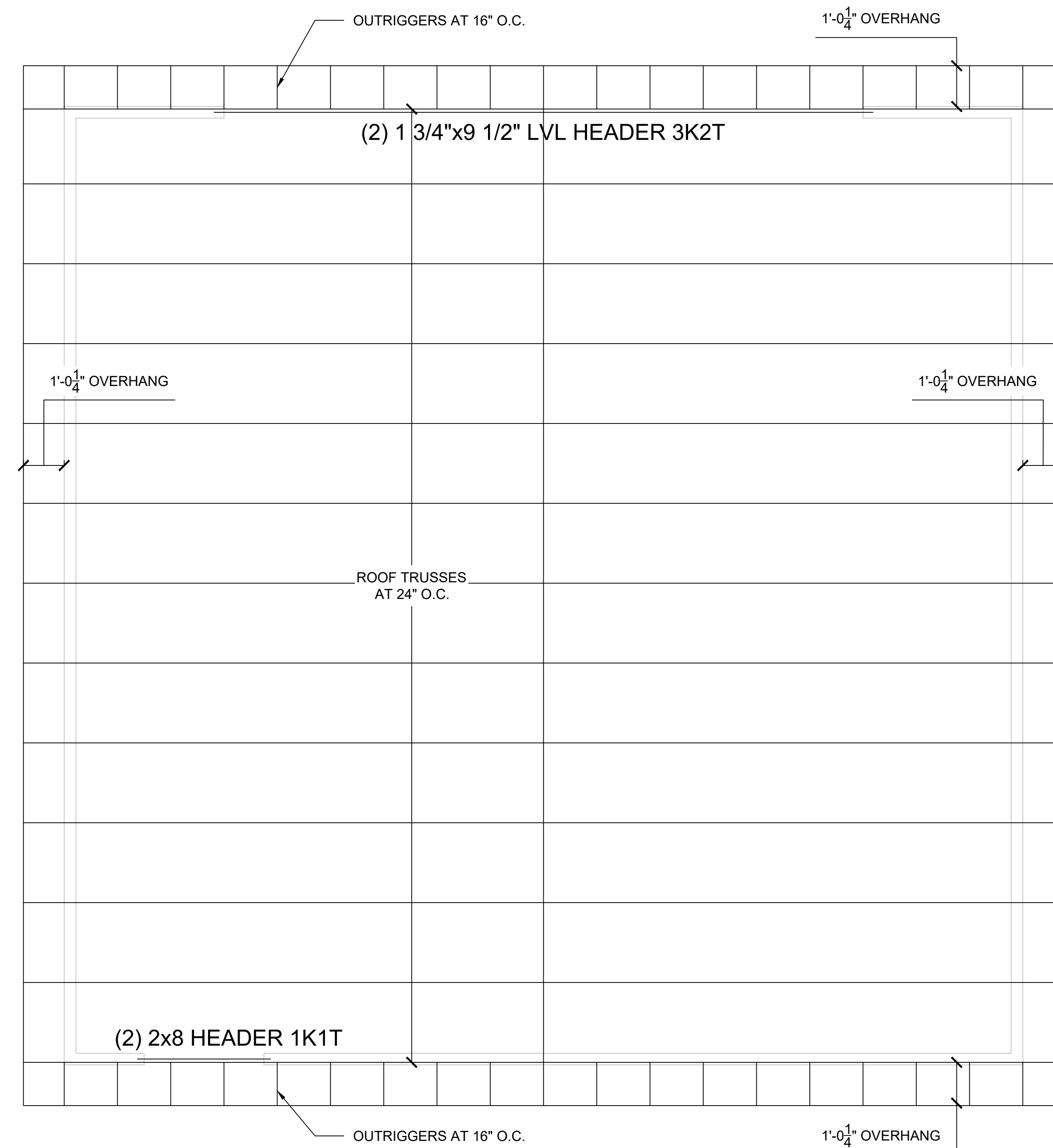
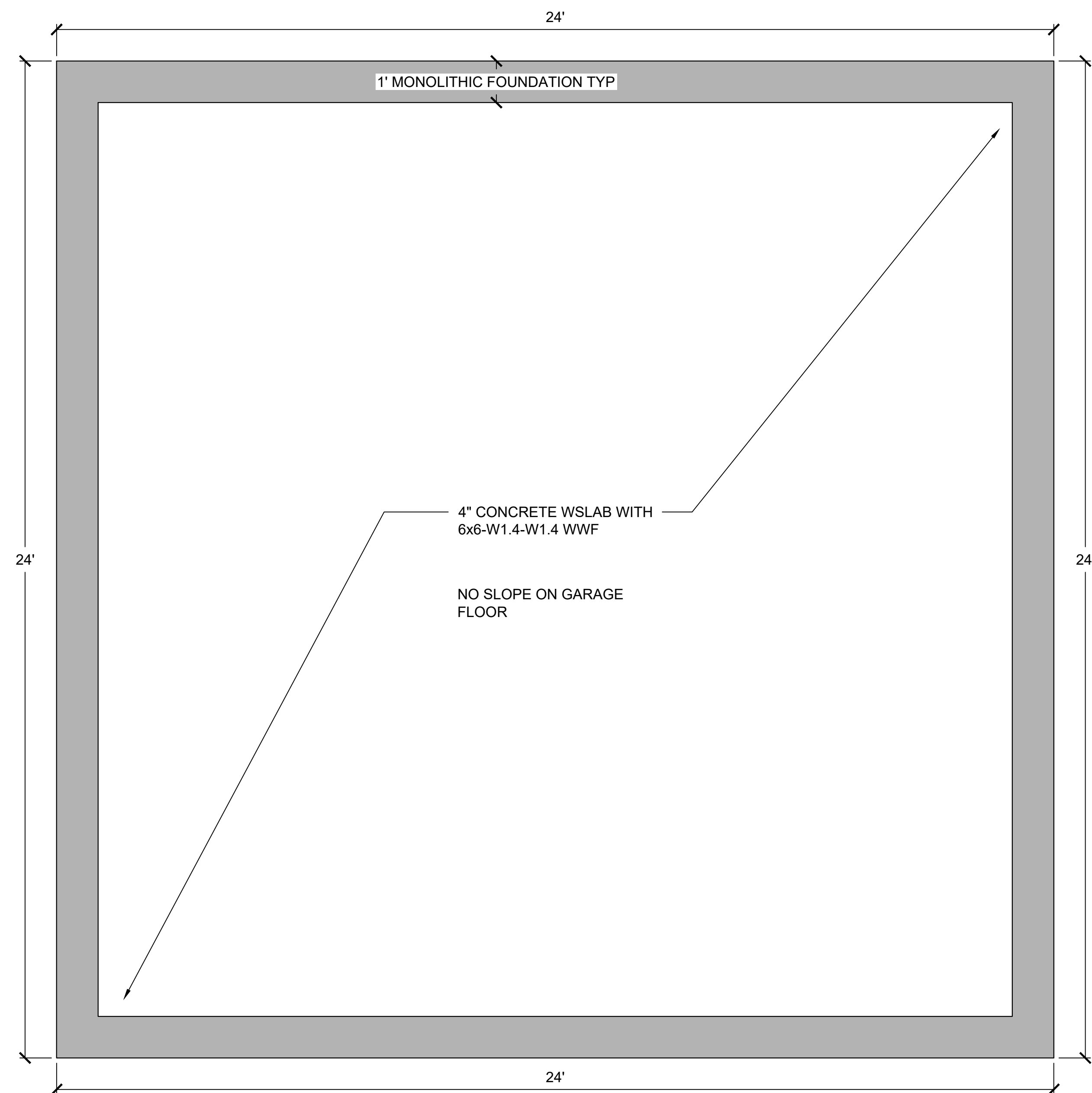
A3.1



1 BUILDING SECTION
A3.1 SCALE: 3/4"=1'-0"



A3.2



MICHAEL
AYRE

671 MAIN STREET
MINTURN, CO 81645

FOUNDATION AND FRAMING PLANS

[illegible]

5.12.2026

041

S1.0

TOWN MANAGER'S REPORT

July 2026



Town of
Minturn

Town Manager's Report

Top Updates

1. Minturn Road Bridge Emergency Repairs

At its July 1 meeting, Town Council directed staff to proceed with demolition of the remaining abandoned concrete arch beneath the Minturn Road Bridge.

- The Town Engineer has confirmed that Hallmark Inc. will resume demolition work on Monday, July 13.
- The Town issued a press release on July 10 providing the public with an update on the bridge condition, Council's direction, and the planned completion of the demolition work.



Sides and overlying material removed.



Surface of arch.

2. Minturn Shooting Range Grant Award!

Colorado Parks and Wildlife has conditionally approved **\$225,000** for Phase 1 improvements to the Two Elk–Minturn Shooting Range.

- The proposed work focuses on access, safety, site organization, and basic range-management infrastructure.
- Staff will now finalize the project scope and budget, complete remaining grant requirements, and continue coordination with the U.S. Forest Service on the required Special Use Permit.

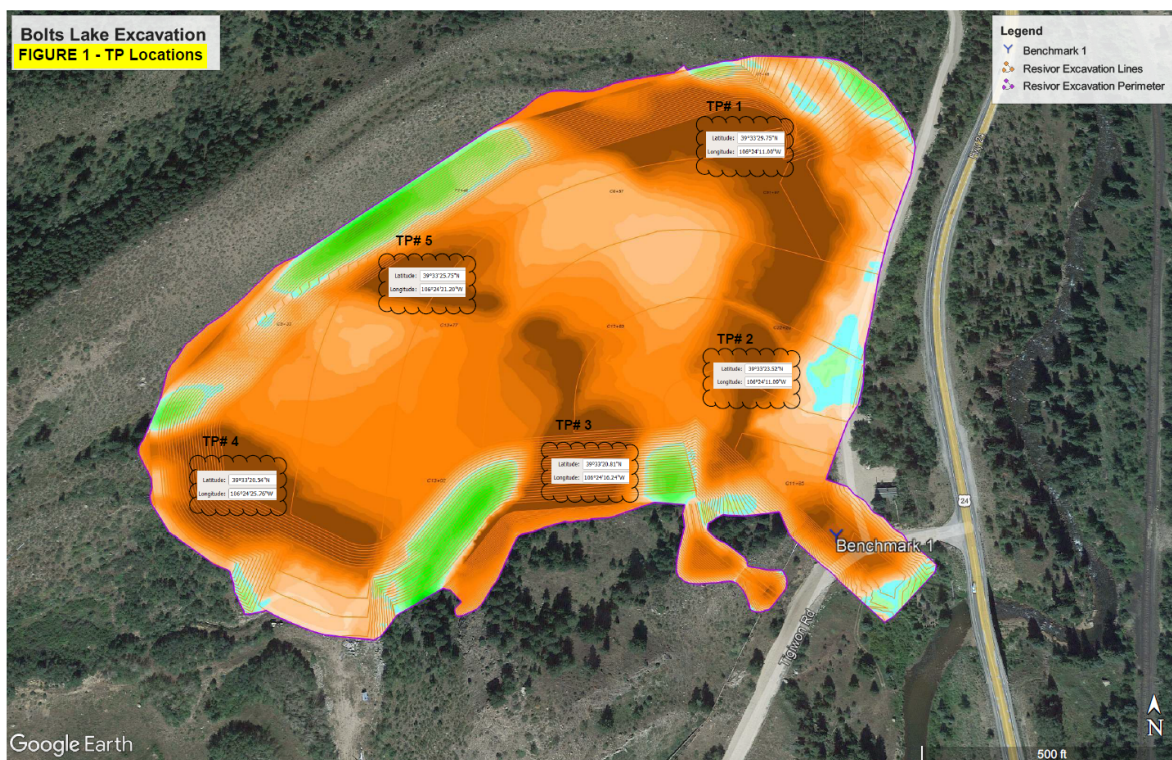
3. Bolt's Lake Reservoir Exploratory Digging

Eagle River Water & Sanitation District is expected to begin exploratory test pit and rock crushing work at Bolt's Lake on July 13 to support design and cost estimating for the future reservoir project.

- The work will help determine whether on-site material can be reused for future reservoir construction, including the dam embankment and asphalt liner system.
- The testing will provide information needed for both project design and pricing.

Town Manager's Report

- The work is expected to take approximately three weeks.
- The Town does not anticipate significant impacts from this exploratory activity.



Proposed excavation perimeter and test pit locations.

4. Meeting w/New ECSD Superintendent

The Town Manager met with new Eagle County School District Superintendent **Dr. KC Sommers** on **July 10** for an introductory meeting. The meeting focused on establishing a working relationship and discussing opportunities for coordination on projects that affect both the Town and the School District.

- **Discussion topics:** ECSD's Maloit Park housing development, future improvements to Maloit Park Road, and other issues of mutual interest.
- **Town perspective:** Staff believe there are several opportunities to strengthen coordination and collaboration with ECSD on projects that benefit the Minturn community.
- **Next step:** Staff will continue coordinating with ECSD as these projects advance and identify additional opportunities for partnership.

Community & Council Follow Up

1. Speeding/Traffic Safety Concerns - UPDATED

- **Issue:** Resident concerns regarding vehicle speeds and traffic safety on Pine and Boulder Streets.

Town Manager's Report

- **Initial findings:** Preliminary speed data did not show widespread or consistently excessive speeding, but isolated higher speeds and broader neighborhood safety concerns may warrant consideration of potential traffic-calming measures.
- **Current status:** No additional data collection or other action is underway pending Council direction.
- **Next step:** A discussion and direction item is scheduled for the **July 15 Town Council meeting**.

2. Community Concerns about ECSO ALPRs on Main Street - UPDATED

- **Issue:** Questions regarding operation, data ownership, and sharing.
- **Current work:** Staff raised the issue with ECSO during police-services contract discussions.
- **Next step:** Council discussion with ECSO scheduled for August 19.

3. Xcel Energy Reliability Issues - UPDATED

- **Issue:** Increasing outages and broader electric-grid reliability concerns affecting Minturn.
- **Current work:** Staff are coordinating with Xcel Energy, Red Cliff, Leadville, and Lake County regarding shared reliability concerns.
- **Upcoming meeting:** Staff are scheduled to meet with the **Colorado Energy Office on July 13** to discuss Minturn's concerns and potential avenues for assistance or coordination.
- **Next step:** Staff will report back to Council and seek further direction as appropriate.

4. ERWSD Main Street Siphon Project - NEW

Eagle River Water & Sanitation District will begin work on the Minturn siphon rehabilitation project on Monday, July 20, following a delay to the previously anticipated schedule. The project will rehabilitate the dual sewer siphon pipes that carry nearly all of Minturn's wastewater beneath the Eagle River.

- Contractor mobilization is scheduled to begin July 20, with project completion anticipated by September 17.
- Beginning July 21, US 24/Main Street will be reduced to one lane through the work area from approximately 8:30 a.m. to 4:30 p.m., Monday through Friday.
- Traffic-control personnel will manage alternating traffic, and both lanes are expected to reopen outside active working hours.
- The work includes replacement of the upstream splitter manhole, installation of a short section of new sewer main, and lining of both siphon pipes.
- Emergency vehicle access will be maintained throughout construction.

Town Manager's Report

5. LBP Retaining Wall Issues - NEW

Staff and Council have previously raised concerns about the potential for climbing and unintended falls from the newly constructed retaining wall at Little Beach Park.

- **Issue:** The area above the wall remains accessible, and the wall may attract climbing or create a fall risk, particularly for children. The objective is not to prohibit access to the area above the wall, but to reduce the likelihood of accidental falls and discourage climbing on the wall.
- **Current work:** Staff are reviewing previously obtained pricing and design options for a decorative iron-rod fence along the top of the wall.
- **Next step:** Staff will return to Council with available options, updated cost information, and a request for direction on whether to proceed with a fence.



Conceptual example of a decorative safety fence along the retaining wall.

Active Capital Projects

New Water Treatment Plant (WTP) - UPDATED

Construction of the Town's new membrane water treatment plant is underway. The project will replace the existing treatment facilities, expand the Town's treatment capacity, and provide the infrastructure needed to support the eventual lifting of the existing water-service moratorium.

Current work is focused on site preparation, demolition of the existing filter ponds, utility investigation, geotechnical review, and preparation for construction of the new treatment building and associated process infrastructure.

Current Construction Status

- **Site preparation and grading:** Grading is underway on the southern portion of the site, and required erosion-control measures have been installed.
- **Filter Pond 2 excavation:** Demolition and excavation of Filter Pond 2 have been completed to the bottom of the pond, including removal of the existing piping and previously imported material.

Town Manager's Report

- **Subgrade evaluation:** The exposed base of Filter Pond 2 appears visually solid and stable. Ground Engineering is completing geotechnical testing to determine whether the existing material is suitable to support the future building foundation or whether replacement material or supplemental stabilization will be required.
- **Filter Pond 1:** Excavation of Filter Pond 1 is expected to begin next. The contractor is coordinating the work with ongoing utility investigation and material deliveries.
- **Utility investigation:** Potholing is continuing to identify existing underground infrastructure before additional excavation and connection work proceeds. Two previously unmarked drainage lines have been located. Existing water lines have not yet been confirmed in all anticipated locations, and the construction team will continue investigating field conditions.
- **Material deliveries:** Delivery of piping and bypass materials remains an important schedule item. The construction team is coordinating with Ferguson regarding delivery from Texas, with materials expected during the week of July 13.

Existing Electrical Line to Municipal Well No. 3

The construction team identified a significant concern involving the existing electrical service to Municipal Well No. 3.

The existing line is reportedly buried only approximately 6 to 12 inches below grade and has been spliced and repaired several times over the past two decades. Its shallow depth and location within the active construction area create a substantial risk of damage from excavation and heavy equipment.

The construction team is evaluating a two-stage approach:

- Temporarily relocate or protect the existing line so the well can remain operational during construction.
- Install a permanent, code-compliant replacement line at the appropriate burial depth as part of the final plant electrical work.

The existing well pump operates at approximately 220 volts, while the future replacement pump is anticipated to operate at 480 volts. The permanent electrical service will therefore need to be appropriately sized and may ultimately be supplied from the new water treatment plant building.

Staff are continuing to evaluate the design, cost, and responsibility for this work before any change order is presented for approval.

Effluent Drain-Line Modification

The project team has also reviewed a proposed **modification to the treated-water effluent drain configuration**.

The original design included two drain lines with several 90-degree connections. Field review confirmed that one of the existing lines had previously been capped by the Town. The revised concept would:

- Eliminate the unnecessary second drain connection.
- Use a single drain line.

Town Manager's Report

- Replace 90-degree fittings with 45-degree fittings to improve drainage and reduce the potential for obstruction.
- Reduce the proposed line from 10 inches to 8 inches so it matches the Town's existing drain infrastructure.

The project engineers are reviewing the proposed modification for technical adequacy and any associated cost or schedule effects before it is finalized.

Treatment Equipment Warranty

HDR identified a discrepancy between the project specifications and Memcor's original equipment proposal. The Town's specifications **required a 24-month warranty**, while the initial Memcor proposal referenced a **12-month warranty**.

Memcor has since **confirmed that it is willing to provide the requested 24-month warranty** for workmanship and materials. The project team will ensure that the final contract and equipment documentation reflect that requirement.

Building Foundation and Special Inspections

HDR is preparing a **minor revision to the foundation footing dimensions** for the prefabricated metal treatment building. The proposed change would increase the footing width from approximately 8 feet to 9 feet. Staff understand this to be a limited design adjustment, but the final effect on quantities and cost will be reviewed through the normal change-management process.

At its July 1 meeting, Town Council approved a contract with Ground Engineering for approximately **\$29,000 to perform required special inspections and materials testing**. This work will include geotechnical and construction testing needed to confirm that foundation, backfill, compaction, concrete, and other structural work comply with the approved plans and specifications.

Construction Safety

One equipment-related incident occurred on the site during the prior week involving an excavator and another piece of equipment. **No injury was identified** in the project notes provided to staff. JHL is addressing the incident through **additional operator awareness and safety coordination**.

The construction observer has otherwise reported positive safety practices, particularly in connection with trenching operations. Staff will continue monitoring safety performance through the weekly construction meetings and daily field reports.

Schedule and Items Being Monitored

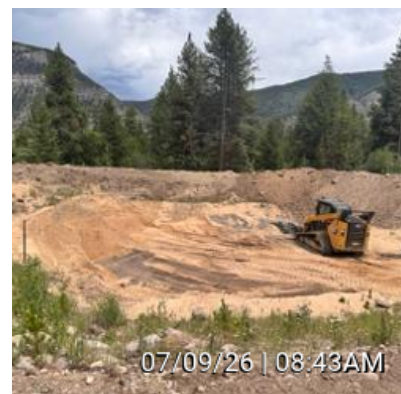
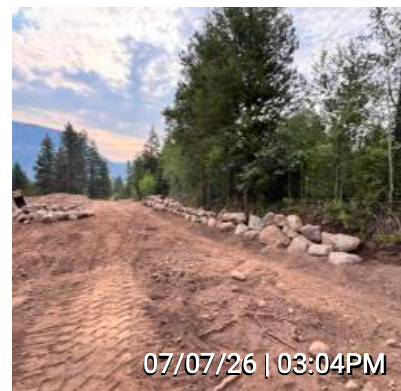
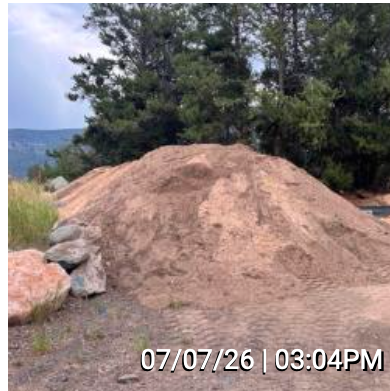
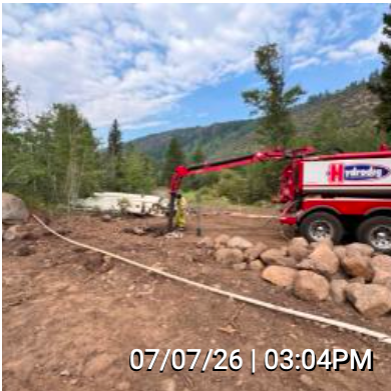
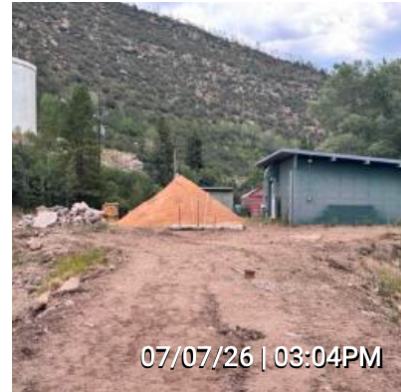
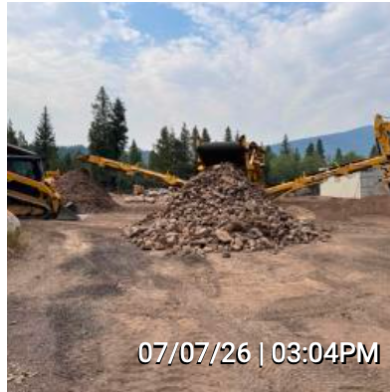
The project remains in the early site-work and excavation phase. The principal near-term activities are:

- Completion of geotechnical testing in Filter Pond 2.
- Beginning excavation of Filter Pond 1.
- Continued potholing and verification of existing utilities.
- Delivery of bypass and piping materials.
- Resolution of the Municipal Well No. 3 electrical-line issue.
- Finalization of the effluent drain-line modification.
- Preparation for foundation excavation, backfill, compaction, and concrete work.

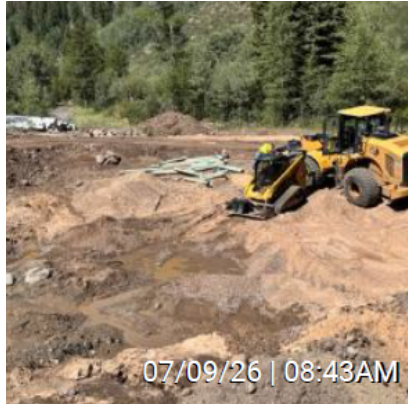
Town Manager's Report

The **most significant near-term schedule risks** are material-delivery timing, undocumented underground utilities, and any unsuitable material identified beneath the former filter ponds. Staff, HDR, SWS, and JHL are reviewing these issues through the weekly progress meetings and will bring forward any material cost, schedule, or scope changes requiring Council action.

Construction Progress Photos

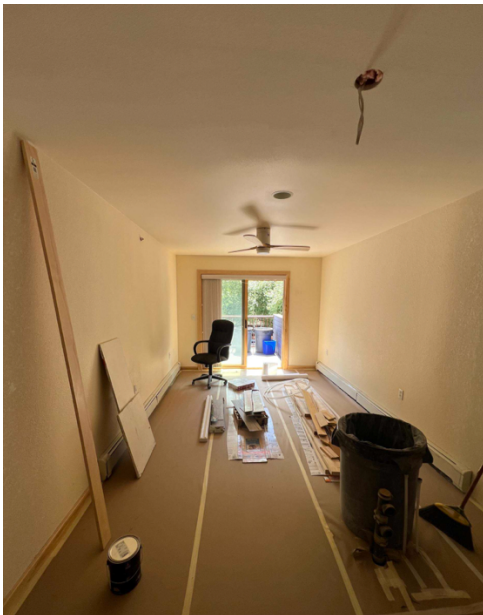


Town Manager's Report



Town Hall 2-Bedroom Apartment Reconstruction – UPDATED PHOTOS

Status: Work is underway to reconstruct the former Town Hall apartment space for residential use. The apartment entry door has been relocated back into the residence entry area, restoring separation from the Town Hall secure office area. Demolition of the former office improvements has been completed, including removal of the office wall, storage cabinets, restroom fixtures, and carpeting. Work is now underway on the new shower, bathroom vanity area, and rough plumbing for the kitchen.



Apartment living room area.



Apartment kitchen area.

Town Manager's Report



Bathroom with New Shower



Tile Shower Nearing Completion



Bedroom #1



Bedroom #2

Town Manager's Report

Taylor Avenue Repaving Project - UPDATED

The Taylor Avenue repaving project is now complete.

- **Final walkthrough:** The contractor, Town Engineer, and Public Works staff completed a final project walkthrough on July 9.
- **Resident concern:** The Town Manager received a complaint from a Taylor Street resident by phone on July 8 and subsequently visited the site to review the concerns.
- **Current work:** The resident's concerns were forwarded to the construction team, and staff are working to address the identified issues.

US 24 Pedestrian Improvement Project Phase II

Relocation of the natural gas main along US 24 has been completed.

- **Current status:** Phoenix Ltd. is scheduled to begin mobilizing for sidewalk construction on July 13.
- **Next step:** Staff will continue coordinating construction activities and traffic impacts as work proceeds.

Main Street Streetlighting Project

The Town has retained an electrical engineer to design new streetlights and related electrical infrastructure.

- **Project area:** Planning includes Main Street from the 100 through 300 blocks, as well as First Street, Williams Street, Nelson Avenue, Toledo Avenue, and Eagle Street.
- **Current work:** The engineer is designing the transformers, panels, and electrical infrastructure needed to support the full project.
- **Long-term approach:** The design will allow the Town to install streetlights and event-power pedestals in phases as funding and priorities allow.



Halophane MPL3 Teardrop Streetlight



Halophane AUCL3 Post-Top Streetlight

Town Manager's Report

Bellm Bridge Replacement - UPDATED

Preliminary design and data collection are underway for replacement of Bellm Bridge.

- **Geotechnical review:** The draft geotechnical report has been reviewed, and revisions are underway. Because bedrock was not encountered, the project team is evaluating deep-foundation options and potential construction challenges associated with large subsurface rocks and boulders.
- **Hydraulic and environmental work:** Preliminary hydraulic analysis is continuing. SEH is also coordinating with CDOT to clarify environmental-review responsibilities.
- **Survey and utility coordination:** Survey and utility-location work remain in progress, with the Town Engineer assisting the design team in resolving technical issues and identifying available local information.
- **Bridge design:** SEH has begun the preliminary plan set and is coordinating with prefabricated bridge suppliers on structure options, material finishes, and the feasibility of a wider cantilevered sidewalk.
- **Schedule:** The preliminary design review meeting is currently planned for October 28, with a public meeting anticipated for December 9. The schedule remains dependent on CDOT review and clearance timelines.



Example of weathering steel cantilever bridge option being explored.

Little Beach Park Playground - UPDATED

The Town is moving forward with replacement playground equipment and improvements to the adjacent picnic area.

- **Equipment order:** The initial payment has been made, and the playground equipment order has been submitted to the manufacturer.
- **Lead time:** Equipment is expected to require approximately **6–8 weeks** for delivery.
- **Site preparation:** Work may begin in **late July or early August**.
- **Installation:** Playground installation is anticipated in **late August or early September**.

Town Manager's Report

- **Sidewalk improvement:** A sidewalk will be installed between the playground and roadway. The contractor will coordinate the work with the Town Engineer's team.
- **Next step:** Staff are confirming the final project schedule.



Selected playground color option.

Town-Owned Highlands Parcels

Background: The Town acquired approximately **55 acres** west of **U.S. Highway 24** through a settlement with the former Battle Mountain developer.

Status: The parcels are now **listed on the MLS** as part of the Town's strategy to help offset water treatment plant costs.

Long-Range Capital Projects & Grant Work

First-Williams-Nelson Infrastructure Improvements Project

Status: Staff discussed this project with Town Council at the April 1 meeting and are continuing to evaluate potential scope and feasibility.

Primary Driver: The project is being explored because there is a non-compliant water service line beneath First Street that currently serves multiple properties and will require extensive excavation to replace.

Potential Improvements: In addition to water line replacement, staff are evaluating related improvements including street repairs and repaving, creation of a public plaza/flex space on First Street, new power infrastructure to support events, and installation of conduit for future telecommunications and fiber infrastructure.

Coordination: Staff are also in discussion with Xcel Energy regarding the potential to underground electric lines in this area.

Town Manager's Report

Timing: At this time, staff expect this would be a summer 2027 project at the earliest.

Cemetery Road & Bridge FLAP Grant - UPDATED

Staff are preparing an application to the Federal Lands Access Program for improvements to Cemetery Road and Cemetery Bridge. The program may provide funding for reconstruction of the road, a potential sidewalk or trail connection, and deferred maintenance on the bridge.

- **Application deadline:** The grant application is due August 31.
- **Council review:** Staff have deferred Council discussion and authorization to the August 5 meeting.
- **Current work:** Staff must provide the Town Engineer with a preliminary project scope.
- **Next step:** The Town Engineer will use that scope to prepare a planning-level project document and probable cost estimate for inclusion in the grant application.

Minturn USFS Shooting Range - UPDATED

Colorado Parks and Wildlife has **conditionally approved the Town's \$225,000 Shooting Range Development Grant request** for Phase 1 improvements at the Two Elk–Minturn Shooting Range. The proposed work focuses on access, safety, site organization, and basic range-management infrastructure.

- **Background:** Council previously directed staff to explore Town management of the federally owned range to address long-standing safety, noise, and environmental concerns.
- **Current work:** Staff are coordinating with Colorado Parks and Wildlife on final design, budget, project scope, and grant-administration requirements.
- **USFS coordination:** Staff are also continuing work with the U.S. Forest Service on a Special Use Permit that would allow the Town to operate and manage the range.
- **Funding conditions:** The grant is reimbursement-based, and construction should not begin until Colorado Parks and Wildlife issues the final purchase order.
- **Next step:** Staff will finalize the project scope and budget, complete the remaining grant requirements, and continue the federal permitting process before physical improvements move forward.

Policy & Planning Initiatives

Community Arts & Creative Spaces Initiative - NEW

Staff are working with residents to identify practical ways to expand local arts opportunities.

- **Programming:** Explore arts activities within existing Town-sponsored events.
- **Space needs:** Evaluate short- and long-term options for art-making, exhibits, and education.

Town Manager's Report

- **Partnerships:** Identify community interest, potential partners, and feasible locations.
- **Next step:** Present a more defined concept to Town Council for discussion and feedback.

Minturn Market 2027 Initiative - NEW

Staff are developing a refreshed approach to the 2027 Minturn Market focused on strengthening its role as a gathering place and improving the visitor and vendor experience.

- **Community input:** Builds on feedback from fall 2025 resident meetings.
- **Current improvements:** New tables, umbrellas, and equipment have been acquired to improve operations and setup.
- **Gathering space:** Staff are evaluating a shaded lounge area with more comfortable seating.
- **Programming:** Potential themed Saturdays include art, fitness, children's activities, and local history.
- **Vendor recruitment:** Explore ways to attract new local vendors and encourage youth participation.
- **Overall goal:** Create more interactive Market days that increase attendance, engagement, and length of stay.

Minturn Forward Land Use Code Update

Staff, the consultant, and the Planning Commission are continuing work on the final major sections of the land use code update.

- **Current review:** Article 1: General Provisions.
- **Project status:** Article 1 is the final substantive article remaining.
- **Next step:** Review the definitions article.
- **Overall timeline:** Completion of the definitions article will conclude the major section-by-section review of the code update.

Housing Affordability and Neighborhood Stability

- Staff presented information on housing affordability and regional housing authority discussions at the June 17 Town Council meeting.
- Staff are preparing a follow-up policy brief outlining the Town's current positions and priorities for future regional discussions.
- Staff are also coordinating with regional partners to schedule working group meetings and continue evaluating potential regional housing strategies.

Town Manager's Report

Mobile & Modular Business Pilot Program

- Town Council approved the Temporary & Mobile Business Pilot Program on February 4. The program authorizes mobile and modular business licensing on Town-owned property through October 31, 2026.
- Staff have issued two licenses under the program, and both businesses are now operating.
- No complaints have been received.

External Projects & Coordination

ERWSD Bolts Lake Reservoir - NEW

Staff met with ERWSD on **July 9** regarding a potential future 1041 permit application.

- **Design change:** The proposed dam along the east and northeast sides is approximately **3 feet higher** than shown in the 30% design.
- **Reason:** A higher-than-anticipated groundwater table.
- **Next step:** ERWSD may request a **pre-application meeting in September** if design and permitting work continues this year.

Holy Cross Energy – Avon-to-Gilman Transmission Line - NEW

The U.S. Forest Service approved a 50-year special use permit for the portions of the transmission line crossing National Forest lands on **April 29, 2026**. Holy Cross Energy is now advancing the remaining Town and County permits, private easements, railroad approvals, and final design.

- **Mid-2027:** Best-case completion of permitting
- **Mid- to late 2027:** Final design and material procurement
- **Mid-2028:** Potential start of construction
- **Late 2029:** Estimated completion after two construction seasons
- **Highway 24 impacts:** None expected for the next several years; construction impacts are anticipated to be limited primarily to construction traffic

Maloit Park ECSD Development

Town Council approved the preliminary plat for Eagle County School District's Maloit Park development in spring 2026.

- **Current work:** Ongoing coordination on planning and engineering for future improvements to Maloit Park Road.
- **Community concerns:** Staff continue to identify opportunities to work with ECSD on issues beyond the formal preliminary plat conditions.
- **Next step:** Maintain coordination as the development and related roadway planning advance.

Town Manager's Report

Deferred Projects/Initiatives

Eagle Park Restrooms – *Deferred: Capacity*

Staff have identified needed improvements to the Eagle Park restrooms but do not currently have the capacity to advance the project.

- **Identified need:** The decorative exterior wood has experienced significant deterioration and rot.
- **Potential improvements:** Future work may include replacement with a more durable exterior material and evaluation of heating options to support possible year-round operation.
- **Current status:** Further planning and implementation are deferred until staff capacity and funding allow.

Minturn Rd North RR Crossing Improvement – *Deferred: Capacity & Funding*

The project remains on hold pending additional coordination with Union Pacific and identification of a feasible funding strategy.

- **Current status:** The project has been assigned to Union Pacific for review.
- **Key issue:** Union Pacific requires the Town to fund 100% of the improvements.
- **Next step:** Evaluate acceptable tie replacement options with Union Pacific and follow up on the engineer's cost estimate when capacity and funding allow.

A.I. Policy Update - Capacity Deferred – *Deferred: Capacity*

Staff and Town Council have discussed developing an internal policy to guide the appropriate use of artificial intelligence by Town employees.

- **Purpose:** Establish expectations for the responsible and secure use of AI tools.
- **Next step:** Staff anticipate bringing a draft policy to Town Council for consideration by the end of the year, subject to staff capacity.

Main Street Sidewalk Extension Phase III – *Deferred: Funding & Capacity*

Preliminary engineering for the sidewalk extension south toward Maloit Park was completed in 2016.

- **Prior estimate:** Approximately **\$2.92 million** in 2016 dollars, excluding future cost escalation.
- **Grant status:** Council authorized a 2026 Safe Streets and Roads for All application, but staff were unable to meet the submission deadline.
- **Next step:** Reassess the project scope and updated cost, then pursue a future SS4A or other funding opportunity when capacity allows.

Town Manager's Report

Minturn Impact Fee Study – *Deferred: Readiness*

- Staff issued an RFP in November 2025 for a comprehensive impact fee study.
- The study is currently on pause while staff conduct a limited asset inventory and capital improvement planning process.
- Staff will coordinate with BBC Research & Consulting on a revised project timeline and return to Council as the inventory and CIP work progresses.

Downtown Redevelopment Code Evaluation – *Deferred: Capacity*

Staff may evaluate whether current zoning standards—such as height and parking requirements—create barriers to redevelopment of small, constrained lots in the west side of the 100 block.

- **Timing:** Consider after completion of the current land use code update.
- **Next step:** Develop a proposed review process when staff capacity allows.

Repair/Replacement of Water Tank #2 – *Deferred: Funding*

Water Tank No. 2 is an aging bolted-steel tank with recurring leaks and unresolved long-term reliability concerns.

- **Prior assessment:** HDR evaluated repair and replacement options in 2025 and found that repairs may not fully resolve the tank's issues.
- **Key consideration:** Repair costs could approach a substantial portion of full replacement cost.
- **Current status:** SEH is evaluating site constraints and potential repair, replacement, or alternate-site options.
- **Next step:** Review SEH's findings and develop a recommended funding strategy.

Town Hall Capital Maintenance Projects – *Deferred: Capacity & Funding*

Town Hall requires several significant maintenance projects, including roof replacement and repairs to the sidewalk and parking area.

- **Current needs:** Full roof replacement and exterior pavement repairs.
- **Next step:** Develop project scopes, priorities, and budget options when staff capacity and funding allow.

Minturn North Town Parcel Future Use Study – *Deferred: Capacity & Funding*

The Town owns a vacant parcel at the south end of the Minturn North subdivision that was conveyed for future public use.

- **Purpose:** Evaluate how the property could help address current and future Town needs.
- **Next step:** Conduct a public planning process and develop potential use options when staff capacity and funding allow.

Town Manager's Report

Town Hall Back-Up Power Upgrades – *Deferred: Capacity & Funding*

Town Hall currently has no backup power capability, which may limit essential operations and communications during extended outages.

- **Need:** Maintain critical functions during power disruptions.
- **Future work:** Evaluate backup power and communications options.
- **Next step:** Develop a feasible scope and funding strategy when staff capacity allows.

Modular Employee Housing Unit – *Deferred: Capacity & Funding*

By the end of summer, the Town expects to have four employee housing units: three apartments and one single-family home.

- **Goal:** Construct or acquire one additional employee housing unit by the end of 2027.
- **Option under consideration:** A modular accessory dwelling unit that could provide a more affordable second non-apartment-style unit.

Public Works Weekly Updates

Weekly Report (July 6 to July 12)

Weekly Operations Summary

The Public Works Department completed all scheduled operational responsibilities during the reporting period, including utility operations, infrastructure maintenance, and support for active capital projects.

Infrastructure & Utilities

- **Water main repair:** Responded to and repaired a water main leak near the Maloit Park Road valve box with assistance from JSS Excavation after deeper excavation was required.
- **Water Treatment Plant:** Continued supporting construction activities through utility locates, potholing coordination, and hauling surplus project materials for future Town use.
- **Belden Place:** Coordinated repairs to damaged water meter wiring and prepared additional water service assemblies for new construction.
- **Minturn North:** Completed the required ditch inspection for Lot 9 and submitted the documentation.

Capital Project Support

- **Taylor Street Improvements:** Completed a walkthrough with Inter-Mountain Engineering and the contractor to identify remaining punch-list items.

Town Manager's Report

- **Upper Highlands Access:** Conducted a site visit to review potential access improvements.
- **Bolts Lake Reservoir:** Coordinated with Ames Construction to provide a hydrant meter for construction water usage.

Operations & Maintenance

- **Town maintenance:** Completed pothole repairs, post-holiday cleanup, fire restriction signage updates, and routine servicing of trash receptacles and dog waste stations.
- **Fleet maintenance:** Performed preventative maintenance on Public Works equipment and repaired a damaged skid steer bucket, returning it to service.

Administration & Safety

- **Safety:** Staff completed weekly safety training on lightning and severe weather awareness. No accidents or injuries were reported during the reporting period.
- **Staffing:** Conducted an equipment skills evaluation for a Public Works employment candidate.



Main Line Water Leak at Maloit Park Rd.



Mail Line Excavation



Unloading Mini-Excavator



Main Line Leaking Valve

Town Manager's Report



Main Line Valve Removal



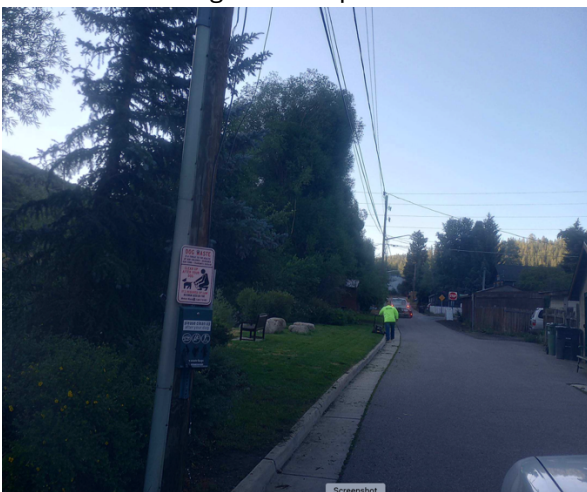
New Valve and Line Replacement



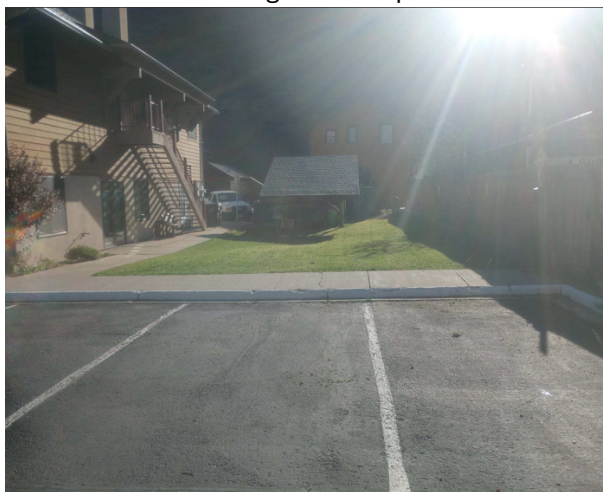
Filling and Compaction



Final Grading and Compaction



Lawn Mowing Operations



Lawn Mowing Operations

Town Manager's Report



Relocation of Minturn Mile Access Sign



Water Treatment Plant Construction



Water Treatment Plant Construction



WTP Perimeter Drain



Sediment and Material Screening at WTP



Sediment and Material Screening at WTP

Town Manager's Report

Weekly Report (June 29 to July 5)

Weekly Operations Summary

The Public Works Department completed all scheduled operational responsibilities during the reporting period, including utility operations, infrastructure maintenance, capital project support, and preparations for the Independence Day holiday.

Infrastructure & Utilities

- **Town Hall irrigation:** Repaired the irrigation main line and isolated a damaged irrigation zone pending permanent repairs.
- **Water system:** Submitted utility locates for excavation of the Maloit Park Road water main valve and completed required water meter readings.
- **Minturn North:** Completed the required ditch inspection for Lot 9 and prepared documentation for submittal.

Capital Project Support

- **Water Treatment Plant:** Continued supporting construction through utility locates, potholing coordination, and material management.
- **Taylor Street Improvements:** Completed project walkthroughs with Inter-Mountain Engineering and the contractor to review remaining punch-list items.
- **Upper Highlands Access:** Met with Battle North representatives to discuss future access improvements.

Operations & Maintenance

- **Town maintenance:** Completed pothole repairs, irrigation repairs, sign maintenance, weed control, parking lot cleanup, and routine servicing of trash receptacles and dog waste stations.
- **Independence Day:** Installed Main Street flags and assisted with event setup at Little Beach.
- **Fleet maintenance:** Performed preventative maintenance on Public Works equipment and repaired a damaged skid steer bucket.

Facilities & Equipment

- **Mechanical systems:** Coordinated repairs to the Town Hall backup glycol circulation pump, restoring it to service. A third pump has been identified for repair, with replacement parts on order.

Administration & Safety

- **Safety:** Staff completed weekly safety training on trailer safety and towing procedures. No accidents or injuries were reported during the reporting period.

Town Manager's Report



Taylor Ave. Driveway Repairs



Taylor Ave. Drainage Work



Taylor Ave. Drainage Work



Taylor Ave. Drainage Work

Town Manager's Report



Taylor Ave. Driveway Repair



Taylor Ave. Driveway Repair



Taylor Ave. Boulder Relocation



Taylor Ave. Boulder Relocation

Town Manager's Report



Event Prep LBP 4th of July



Placing Flags for 4th of July



Weed Control and Mitigation Main St.



Weed Control and Mitigation Main St.



Weed Control and Mitigation Little Beach Park



Glycol Pump Repair at PW Shop