Agenda

Town Council Regular Meeting | 5:30 PM

Wednesday, August 19, 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/88478389160

Zoom Call-In Information: 1 651 372 8299 or 1 301 715 8592 **Webinar ID:** 884 7838 9160

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

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

1. **Call to Order**

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

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

   A. 08-05-2026 Minutes

   B. Liquor License - Retail Liquor License Annual Renewal - MT Imports (dba Vino) 23698 Hwy 24 Ste C1-4-B, Marco Tonazzi Owner/Manager

   C. 0201 Miles End Lane - New Single Family Residence

   D. 0221 Miles End Lane - Changes to Approved Plans

   E. 563 Main Street - New Single Family Residence with Accessory Dwelling Unit

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

5. **Declaration of Conflicts of Interest**

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

7. **Council and Committee Reports**

8. **Staff Reports**

   A. Manager's Report

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

   A. Eagle County Conservation District - Beyond Lawn Presentation

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

    A. Resolution No. 42 - Series 2026, A Variance Extension for 161 Main St.

11. **Discussion / Direction Items**

12. **Future Agenda Items**

    A. Future Meeting Topics

13. **Adjourn**

Information Only Items
Upcoming Council Meetings: 9/2, 9/16, 10/7. Upcoming Special Events: September First Friday at Rocky Mountain Taco, Hometown Throwdown (& VRD Cougar Ridge Classic) on 9/26, October First Friday at Kirby Cosmos.

Official Minutes

Town Council Regular Meeting | 5:30 PM

Wednesday, August 5, 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/88114453922

Zoom Call-In Information: 1 651 372 8299 or 1 301 715 8592 **Webinar ID:** 881 1445 3922

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

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

1. Call to Order

Mayor Pro Tem Gusty Kanakis called the meeting to order at 5:30pm.

2. Roll Call and Pledge of Allegiance

Council present: Town Council Members Gusty Kanakis, Spence Neubauer, MacKenzie Hanna, Tom Priest, and Lynn Feiger. Mayor Eric Gotthelf and Council member Kate Schifani were excused absent.

Staff Members Present: Town Manager Rob Gutierrez, Town Clerk Jay Brunvand, Senior Planner Madison Harris, Planning Intern Jessica Copeland, Deputy Clerk Cindy Krieg (Zoom), Town Attorney Mike Sawyer.

3. Approval of Consent Agenda

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

A. 07-15-2026 Minutes

B. 0136 Miles End Lane - Changes to Approved Plans

C. 671 Main Street - New Garage

Motion by Lynn F., second by Spence N., to approve the August 5, 2026 Consent Agenda as presented. Motion passed 5-0.

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

Motion by Spence N., second by Lynn F., to approve the August 5, 2026 Agenda as presented. Motion passed 5-0.

5. Declaration of Conflicts of Interest – N/A

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

Mr. Mark Sifers, 325 Pine St., is requesting to have a letter retracted / removed from his record regarding a trash can violation that he feels was not correct at a property he owns at 537 Pine St. He has not yet heard back from anyone and would like resolution to this matter.

Kathleen Brendza, running for County Commissioner. Ms. Brendza summarized her background and a little bit about her goals for Eagle County.

More information can be found at her website at www.brendzaforeaglecounty.com

7. Council and Committee Reports

Lynn F. – Art Fair during the 8/15 market

Lynn also mentioned the new shade structure / lounge area at the market. She would love to see more of those or see that expanded in the future.

Gusty K – Attended a QQ meeting on 7/18. The federal government stepped in to formalize a mandatory agreement with the Colorado River Compact. The lower basin states are getting some mandatory cuts, where the upper basin is more voluntary cuts.

8. Staff Reports

A. Manager's Report

Rob G. provided verbal updates:

- Had a meeting with Holy Cross Energy regarding the transmission line project. The current projected timeline is summer 2028. However, the line does require encroachment onto Union Pacific property and that engagement is still in progress.
- Rob G. and Jay B. are beginning 2027 budget conversations. We are looking at reallocating dollars to areas where it may be more needed.
- Rob G. attended the housing meeting today in Avon, at this point still trying to figure out what our local goals are and how that would tie in with a regional housing authority.

- There was a Water Treatment Plant site visit last week, and another one will be scheduled for September. There is some water line relocation still going on.
- The sidewalk project has been held up due to some challenges encountered with the contractor. The Town is working with CDOT to try to get this moving.

B. Sales Tax Update

Jay B: Sales tax is currently about $10K down YTD, so not dramatically concerning. We could very well make this up over the rest of the year. We are mostly down due to the negative winter conditions from this past winter season.

Online sales were pretty consistent year over year from 2024 to 2025. This year is shaping up to be similar.

9. Special Presentations

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

A. Parking Study Findings

Planning Intern Jessica Copeland presented her recent parking study findings. This presentation material will be included at the end of the minutes document.

Gusty K. noted that this was very valuable information, but of course was specific to summer. He suggested trying to do a study in the winter, especially as it relates to winter parking restrictions / plowing, etc. Also in favor of marking parking spaces on Main St. if permitted by CDOT.

It was also discussed that studying times later in the evenings may provide more data around vehicles of residents who live and park on Main St. (whose vehicles are not there during the day to being at work).

Jessica C. also noted that excluding Taylor from the analysis (not from the data, but from the analysis), would make sense because visitors and people coming

10. Business Items

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

A. Resolution No. 34, Series 2026 - Tennessee Pass Rail Corridor Preservation

The Vail Valley Mountain Trails Alliance has requested that the Town consider supporting regional efforts concerning the future of the Tennessee Pass rail corridor in connection with the proposed Union Pacific/Norfolk Southern merger. VVMTA has identified the merger review as an opportunity for the State of Colorado, corridor communities, and regional partners to ask Union Pacific to revisit the Heart of the Rockies Rail to Trail concept.

Eagle County has separately submitted a letter supporting the proposed merger based on assurances from Union Pacific that communication and engagement with local governments will improve. The County identified commuter rail, railbanking, rails-to-trails opportunities, railroad property matters, and assistance with rail crossings as issues that have remained unexplored or unresolved amid limited engagement by Union Pacific. Eagle County's letter does not advocate a specific disposition of the Tennessee Pass corridor or condition its support for the merger on a rail-to-trail agreement.

In 1996, during Union Pacific's merger with Southern Pacific, the State of Colorado and Union Pacific entered into a letter of intent to explore the Heart of the Rockies Rail to Trail concept. That effort resulted in feasibility work evaluating potential public trail use of the Tennessee Pass corridor. The prior study remains relevant background, but conditions, transportation needs, ownership issues, corridor conditions, and potential regional uses may have changed since that work was completed.

Union Pacific is now seeking approval for a merger with Norfolk Southern. While VVMTA has advocated using the merger review to renew discussions regarding the future of the corridor, Eagle County has taken a broader approach focused on improved Union Pacific engagement with local governments and has expressed support for the merger.

Discussion

The Tennessee Pass rail corridor runs through Minturn and has long-term significance for the Town's transportation network, recreation access, community connectivity, economic development, public safety, infrastructure, and future planning. Because the corridor passes directly through the community, decisions concerning its ownership, operation, access, crossings, maintenance, or future use could have substantial effects on the Town.

The proposed resolution would support preserving the corridor as an intact regional asset and avoiding actions that unnecessarily foreclose future options. Those options may include continued rail use, passenger or commuter rail, rail-with-trail opportunities, trail development on appropriate segments, public access, community infrastructure, or railbanking if it becomes legally applicable.

Potential future uses may not be the same throughout the entire corridor. Portions of the line may have different long-term transportation, passenger rail, recreation, environmental, engineering, or community value. A measured position would preserve the Town's ability to consider trail or public-access opportunities on appropriate segments while also protecting the possibility of future passenger or commuter rail service where that may be feasible.

The revised resolution does not endorse a single preferred use of the corridor, request immediate public acquisition, or condition the Town's position on the merger upon Union Pacific agreeing to a specific rail-to-trail initiative. Instead, it emphasizes corridor preservation, improved communication with Union Pacific, regional coordination, and evaluation of future uses based on feasibility, public benefit, community impacts, and long-term transportation needs.

The resolution would direct the Town Manager to communicate the Town's position to Governor Polis's office, relevant state agencies, state and federal representatives, Eagle County, neighboring jurisdictions, Union Pacific, the Surface Transportation Board, and other regional partners. It would also authorize staff to participate in regional discussions concerning corridor preservation, improved railroad-local government coordination, crossings, safety, infrastructure, passenger transportation, recreation, and other potential future uses.

Based on the procedural schedule available when these materials were prepared, September 25, 2026, is the working deadline for comments to the Surface Transportation Board.

Staff Recommendation

Staff recommends that Town Council consider adoption of the revised resolution as a measured statement supporting corridor preservation, improved Union Pacific engagement, and collaborative evaluation of future uses without committing the Town to a specific corridor disposition.

Ernest Saeger with VVMTA addressed the Council.

The last time the Rails to Trails concept was considered was during a merger opportunity in 1996. The Surface Transportation Board is currently reviewing the present merger application, and will release a formal public comment period sometime this fall (generally 90 – 120 days).

In 1996, the way the rail-to-trail was going to be managed was as a state park with the State managing it, which allows for flexibility and creativity to work with local, regional or state control for crossings, etc, as opposed to UP.

The request being submitted now is to ask federal, state and local leaders to ask UP to come back to the table to explore rail banking and see what other public benefit opportunities there are on this rail corridor.

Since rail banking was created as a statute, federally, in 1983, there have been 273 rail-banked corridors and over 4800 miles of rail turned into rail-to-trail. This happened in Pitkin County on the Rio Grande trail, right in our neighboring County.

Rail banking is complicated, but essentially it puts the rail in control of another entity, say a local government or stakeholder group, to manage the trail for public benefit for an interim use. The rail has the opportunity to take it back and use it for rail in the future if deemed a good it. It would have to go through a specific process to do this. Rail banking doesn't immediately change it to a rail-to-trail, but it would start the process of going through the community engagement and understanding what the corridor can be used for.

This would not eliminate future passenger rail opportunities down the road, but per the Surface Transportation Board, this line would not be legally allowed to have passenger rail without freight as well. There are obvious environmental concerns with freight of course, such as hazardous materials and oil products, traveling along the river corridor.

The benefit to the railroad, of rail banking, is that it would still reserve the right for them to use it in the future but it prevents it from being abandoned and provides them a monetary benefit. They would be paid for the rail bank and they would save on taxes and insurance during this period.

VVMTA and Bicycle Colorado are working on a public action alert currently, with advocacy efforts locally and a the state and federal level. VVMTA has been working on this in the background for about five years, but now with this merger opportunity, they believe the timing is right to pursue this.

Mike S. explained the 3 different potential rail corridor statuses:

- Not being utilized (which is the current status – not used, but not abandoned. Managed by the rail owner)
- Abandoned
- Rail Banked

Rob G.:

It's advantageous for the railroad to remain as the status quo today. The railroad is going to do what's in its best interest. And what's in its best interest, but is also in the interest of the state. A bill was passed in 1997, and the state has continually identified the corridor as significant.

If it's going to shift from the current status to either abandoned or rail banking, that requires service transportation approval and the state will get involved because neither the state in the

service transportation board want the line to be abandoned, nor would they want anything to occur that would break it up.

Because it's too important. It's the only alternative to the tunnel. If somebody's going to come in and buy this line, you need money. That can happen. It happened in Pitkin. They bought that rail line through the transit agency. That's usually how it occurs. Either a state comes in and buys an abandoned line or a local agency with money. We're not here to determine that, or necessarily have a conversation about that, but VVMTA is asking for us to give a position on where we are with the proposed merger, and how we want to come out of that. We can have other conversations about the complexities of a deal, but I know there's what the community would prefer, but there's also the realities of a railroad that's not going to give up its rights and access to use a corridor for freight at any point in time in the future. So you need to balance the interest of the community, the interest of a private company, and the interest of the state.

Mike S. referenced some recent studies and articles for Council that can help better explain / understand rail banking.

Motion by MacKenzie H., second by Tom P., to approve Resolution No. 34 – Series 2026, A Resolution supporting preservation of the Tennessee Pass Rail Corridor, improved coordination with Union Pacific, and collaborative evaluation of future uses.

Motion passed 4-1.

Lynn F. - Nay

B. Resolution No. 38 - Series 2026, A Resolution Authorizing an Application for the Federal Lands Access Program Grant for Cemetery Road and Bridge

The Federal Lands Access Program provides funding for transportation facilities that provide access to federal lands. Cemetery Road connects U.S. Highway 24 with United States Forest Service lands and recreation facilities, including the recreation trail system and planned shooting range.

Inter-Mountain Engineering has prepared conceptual plans and rough-order-of-magnitude cost estimates for roadway, bridge, and related accessibility improvements. The roadway alternatives range from approximately $693,571 to $1,021,192. Bridge alternatives range from approximately $34,272 for high-priority maintenance to approximately $370,456 for overall rehabilitation. A separate Little Beach Park amphitheater ADA seating improvement is estimated at approximately $48,485.

The highest-cost combination of the alternatives identified in the engineering memorandum is approximately $1.44 million. A ten-percent Town contribution based on that conceptual amount would be approximately $144,000. The proposed resolution therefore establishes a maximum Town contribution of $145,000.

Discussion

The requested Council action would authorize staff to submit the grant application and demonstrate a meaningful local commitment to the project. It would not authorize construction, acceptance of a grant award, or expenditure of Town funds beyond amounts subsequently appropriated by Council.

The final application scope remains under development. Staff and the Town Engineer will continue coordinating with the United States Forest Service and other agencies to:

- Confirm the preferred roadway and bridge alternatives;
- Refine the project limits and cost estimate;

- Confirm ownership, right-of-way, and maintenance responsibilities;
- Identify federal recreation destinations and visitation;
- Evaluate utility, railroad, environmental, and permitting requirements; and
- Determine whether the amphitheater accessibility improvement should be included in the grant request.

The application may ultimately request less than the maximum conceptual project amount. The proposed contribution is therefore structured as up to ten percent of the final eligible project cost, capped at $145,000.

Financial Considerations

The resolution authorizes the Town to identify a contribution of up to ten percent, not to exceed $145,000, in the grant application. Any actual expenditure would remain subject to project selection, future appropriation, Council approval of the final project budget, and approval of the applicable grant or project agreement.

There was discussion between Town Staff and Council about possibly postponing this, due to not being shovel ready and also needing railroad approval for the crossing of their property. The resolution was approved so that more research can be done, though the application itself may be postponed until a later grant period.

Motion by Spence N., second by Tom P., to approve Resolution No. 38, Series 2026 – A Resolution Authorizing an Application for the Federal Lands Access Program Grant for Cemetery Road and Bridge. Motion passed 5-0.

C. Resolution No. 41 - Series 2026, A Resolution to Appoint an HPC Member

Council is asked to approve Resolution 41 - Series 2026 appointing one Historic Preservation Commission Member to the Historic Preservation Commission (“HPC”).

Introduction

The HPC is a five member commission appointed with “three year staggered terms…” - Minturn Municipal Code (“MMC”) Sec. 19-2-30 (1). Sec. 19-2-20 of the MMC states that “At least 3 of the voting members shall be full time Residents, Property or business Owners, or designated representatives of Property or business Owners within the Town” and that “At least 2 of the voting members shall be professionals or shall have extensive expertise in a preservation-related discipline, including but not limited to History, Architecture, Landscape Architecture, American Studies, American Civilization, Construction and Building Trades; Cultural Geography, Cultural Anthropology, Environmental Expertise, Planning, Real Estate, or Archeology. The Town Council may waive this requirement on a determination that there are not eligible prospective members who meet these criteria.” There are no term limits, only that public review and appointment take place.

Staff has advertised the openings of the HPC and received one application, who is qualified to serve. Council is asked to appoint one applicant to the open three year term. Ballots were not provided as there is only one applicant at this time.

Applicant:

● Daniel Benson Brown - 802 Chickadee Ln., Gypsum (Mr. Brown is currently an advisory member of the board).

The applicant addressed Council, and noted his appreciation for being part of this commission and that he looks forward to being a voting member.

\Motion by Tom P., second by MacKenzie H., to approve Resolution No. 41 – Series 2026, Appointing Dan Brown to the Minturn Historic Preservation Commission. Motion Passed 5-0.

11. Discussion / Direction Items

A. Adoption of Strategy to Enforce Water Conservation due to Drought Conditions

Town Attorney Mike S. recapped Minturn's water rights and how those work. Normally this is not an issue because the Historic User Pool has filled to its capacity.

Colorado water rights are administered first in time, first in right.

Minturn has some old water rights, 1916. There are two water rights that control the Colorado River Basin, the Shoshone Power Plant right in Glenwood Canyon (1905), and then the cameo irrigation diversion outside of Grand Junction. When you drive to Grand Junction, and you're in the canyon, and there's that colonnade that goes across the river - That is the cameo structure (1912) water right.

So those two water rights are senior to Minturn's water.

Normally, this is not an issue because in the '30s and '40s, Green Mountain Reservoir was developed, and as part of the exchange back and forth between the Front Range that gets some of that water and the West Slope, a pool of 66,000 acre feet was established in Green Mountain Reservoir. It's called the Historic User Pool.

That water essentially gets trickled out for the benefit of water users who perfected their use for municipal domestic or irrigation use up through 1977.

In every past year, the historic user pool has filled to its capacity, and it has been able to deliver water to Shoshone and to Cameo, to prevent beneficiaries of what we call the HUP from getting called out. This year, the HUP did not fill. It filled about two thirds, which frankly is something of a miracle given the water circumstances this year. What that means is that water has been released for the benefit of HUP beneficiaries now since June.

We expect a declaration that that pool has run dry, to come any day. What that means is that the first in time, first in right administration of water rights is going to kick in against beneficiaries of the HUP.

Again, not something that's ever happened before, so a bunch of water rights that we always assumed could operate without curtailment, even in dry years, are now subject to total or partial curtailment. The midterm water right is senior enough, maybe it is a partial curtailment, but because our responsibility is to provide reliable water service to our citizens, we want to make sure that we're not subject to a partial curtailment. The good news is there are two options the Town can take.

The Colorado River Water Conservation District, which is a government district that deals with water in the Colorado River Basin, they obtained approval for a substitute water supply plan for the West Slope back in June, using water that they own in Wolford Mountain Reservoir. And essentially, they will augment the town's depletions for free, so long as the town strictly enforces a one-day-per-week watering restriction.

And there are some communities out there that, unlike Minturn, that have reservoir storage, other communities don't, they're being forced to rely or benefit from the substitute water supply plan from the river district.

That's an option. It's not the one I think we need to take because Minturn, through good water planning over the last few decades, has entered into three different contracts to have reservoir

water storage on its behalf, primarily in Eagle Park Reservoir. Town also has some water in Ruedi Reservoir, which can benefit to replace against the Shoshone water call.

We have not had to use that in the past, or to the degree we have, we've used a couple acre feet of water. This year, the recommendation from staff and legal, after conferring with our water rights engineer, is that we would provide an updated release schedule to the Colorado River Water Conservation District to essentially release full amounts of what we have in storage. This would allow for the continued use of water, similar to how we've been making it today. So no additional water restrictions. The Town has already gone to 2 days per week watering restrictions. The Town could look at further augmentation planning in the future.

Enforcement of violations was discussed amongst Council, as well as additional / new communications regarding the background of why this is necessary, and what the penalties are of non-compliance.

Staff will work on some updated communications regarding the water situation and the importance of adhering to our current water restrictions.

12. Future Agenda Items

A. Future Meeting Topics

Will reschedule the ECSO Executive Session for a date when all council members can attend. Tom P. is not available on 9/2 and Lynn F. is not available on 10/7. This will be tentatively moved to 10/21.

Information Only Items
Upcoming Council Meetings: 8/19, 9/2, 9/16. Upcoming Special Events: First Friday at Sweeney Co. Art Advisors August 7th. PrimalFest Music Festival at LBP August 15th. Minturn Art Fair (in conjunction with the Minturn Market) August 15th.

14. Executive Session

A. Motion by Tom P., second by MacKenzie H., to convene into Executive Session to determine positions relative to matters that may be subject to negotiations, develop a strategy for negotiations, and/or instruct negotiators, pursuant to C.R.S. § 24-6-402 (4)(e) - Provision of water service to Battle North property, and potential acquisition of property at 171 Main St. Motion passed 5-0.

Those to be included were the Council present, Town Manager Rob G., and Town Attorney Michael S. Motion passed 5-0.

Town Council convened into Executive Session at 7:22pm and adjourned at 8:25pm.

15. Adjourn

Motion by Spence N., second by MacKenzie H., to adjourn the meeting at 8:25pm.

To: Mayor and Council
From: Jay Brunvand
Date: August 19, 2026
Agenda Item: Renewal Application for MT VINO Retail Sales Liquor License

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REQUEST:
Staff is requesting Council to review and approve the attached annual renewal of a Retail Sales Liquor License for MT IMPORTS INC, dba MT VINO located at 23698 Hwy 24 Suite C1-4-B.

INTRODUCTION:
This establishment has an existing Retail Sales License and this is the annual renewal.

ANALYSIS:
Not Applicable

COMMUNITY INPUT:
Not Applicable

BUDGET / STAFF IMPACT:
The applicant has submitted the required fee of $122.50.

STRATEGIC PLAN ALIGNMENT:
In accordance with Strategy #4 the Town will advance decisions/projects/initiatives that expand future opportunity and viability for Minturn. Both as an employer and a sales tax contributor these businesses each help further Minturn.

RECOMMENDED ACTION OR PROPOSED MOTION:
This item is approved on the Consent Agenda, no separate motion is required.

ATTACHMENTS:
- Application and supporting documentation for the license renewal.

APPLICANT ID: 811853

6596

DR 8400 (05/05/25)
COLORADO DEPARTMENT OF REVENUE
Liquor Enforcement Division
PO BOX 17087
Denver CO 80217-0087
(303) 205-2300

RECEIVED
AUG 10 2026
LIQUOR

Submit to Local Licensing Authority

VINO
PO BOX 4115
Vail CO 81658

Fees Due	
Annual Renewal Application Fee	$
Renewal Fee	477.50
Storage Permit $100 X _____	$
Sidewalk Service Area $75.00	$
Additional Optional Premise Hotel & Restaurant $100 X _____	$
Related Facility - Campus Liquor Complex $160.00 per facility	$
Amount Due/Paid	$

Make check payable to Colorado Department of Revenue. The State may convert your check to a one- time electronic banking transaction. Your bank account may be debited as early as the same day received by the State. If converted, your check will not be returned. If your check is rejected due to insufficient or uncollected funds, the Department may collect the payment amount directly from your banking account electronically.

Retail Liquor License Renewal Application

Please verify & update all information below. Return to city or county licensing authority by due date.

Note that the Division will not accept cash.

☒ Paid by check
☐ Paid Online

Uploaded to MoveIt on Date
Vino mailed to State
on: 8/10/2026

Licensee Name
M.T. IMPORTS, INC.

Doing Business As Name (DBA)
VINO

Liquor License Number
[redacted]

License Type
Retail Liquor Store (city)

Sales Tax License Number
[redacted]

Expiration Date
09/18/2026

Due Date
08/04/2026

Business Address

Street Address
23698 HWAY 24 SUITE C1-4-B

Phone Number
9708279091

City, State, ZIP Code
Minturn CO 81645

Mailing Address

Street Address
PO BOX 4115

City, State, ZIP Code
Vail CO 81658

Email
[redacted]

Operating Manager
Marco Tonazzi

Date of Birth
[redacted]

Home Address

Street Address	Phone Number
[redacted]	970-827-9091

City	State	ZIP Code
Eagle	CO	81631

1. Do you have legal possession of the premises at the street address? ..... ○ Yes ○ No

Are the premises owned or rented? ○ Owned ○ Rented*

*If rented, expiration date of lease: April 2029-auto-renew

2. Are you renewing a storage permit, additional optional premises, sidewalk service area, or related facility? ..... ○ Yes ⊗ No

If yes, please see the table in the upper right hand corner and include all fees due.

3. Are you renewing a takeout and/or delivery permit? ..... ○ Yes ⊗ No

(**Note:** must hold a qualifying license type and be authorized for takeout and/or delivery license privileges) If selecting 'Yes', an additional $11.00 is required to renew the permit.

If so, which areyou renewing? ..... ○ Delivery ○ Takeout ○ Both Takeout and Delivery

4. Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% orgreater financial interest in the applicant, been found in final order of a tax agency to be delinquent in the payment of any state or local taxes, penalties, or interest related to a business? ○ Yes ⊗ No

Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant failed to pay any fees or surcharges imposed pursuant to section 44-3-503, C.R.S.? ..... ○ Yes ⊗ No

5. Since the date of filing of the last application, has there been any change in financial interest (new notes, loans, owners, etc.) or organizational structure (addition or deletion of officers, directors, managing members orgeneral partners)? ..... ○ Yes ⊗ No

If yes, explain in detail and attach a listing of all liquor businesses in which these new lenders, owners (other than licensed financial institutions), officers, directors, managing members, or general partners are materially interested.

6. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been convicted of a crime? ○ Yes ⊗ No

If yes, attach a detailed explanation.

7. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been denied an alcohol beverage license, had an alcohol beverage license suspended or revoked, or had interest in any entity that had an alcohol beverage license denied, suspended or revoked? ○ Yes ⊗ No

If yes, attach a detailed explanation.

8. Does the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) have a direct or indirect interest in any other Colorado liquor license, including loans to or from any licensee or interest in a loan to any licensee? ○ Yes ⊗ No

If yes, attach a detailed explanation.

Affirmation & Consent

I declare under penalty of perjury in the second degree that this application and all attachments are true, correct and complete to the best of my knowledge.

Type or Print Name of Applicant/Authorized Agent of Business

Donna Fast Wolf

Title

Accounting Manager

Signature

Date (MM/DD/YY)

08/06/2026

Report & Approval of City or County Licensing Authority

The foregoing application has been examined and the premises, business conducted and character of the applicant are satisfactory, and we do hereby report that such license, if granted, will comply with the provisions of Title 44, Articles 4 and 3, C.R.S., and Liquor Rules.

Therefore this application is approved.

Local Licensing Authority For

Title

Attest

Signature

Date (MM/DD/YY)

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 Home

0201 Miles End Lane

Hearing Date:	August 12, 2026
File Name and Process:	Single-Family Residence Final Plan Review
Owner/Applicant:	Miles End Lane LLC
Representative:	Taylor Hermes & Rick Hermes, Minturn North Construction Company
Legal Description:	Subdivision: MINTURN NORTH PUD Lot: 19
Address:	0201 Miles End Lane
Zoning:	Game Creek Character Area – Minturn North PUD Zone District
Staff Member:	Madison Harris, Senior Planner
Recommendation:	**Approval**

Staff Report

I. Summary of Request:

The Applicant, Miles End Lane LLC, requests Final Plan review of a new, three-bedroom, 3,708 (gross) square foot single-family residence located at 0201 Miles End Lane in the Game Creek Minturn North PUD Zone District. The Applicant's representatives, Taylor Hermes and Rick Hermes of the Minturn North Construction Company, have been proactive in meeting with Town staff prior to submitting plans for a new home and have provided a relatively complete and thorough set of site, landscaping, and architectural plans.

Proposed Plans
The plans show a two-story, three-bedroom structure with a maximum building height - measured to the midpoint of the roof – of 26 feet and 8 1/2 inches, under the maximum allowable 28-foot limit within the Game Creek Minturn North PUD Zone District.

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

Parking is adequate, with four off-street spaces, two of which are provided within the garage and two in front of the garage. The plans show the lower level with two bedrooms, family room, and office, and the main level has the master suite, garage, and primary living area.

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

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

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

Staff is **recommending approval**.

II. Summary of Process and Code Requirements:

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

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

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

(d) Administrative procedure.

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

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

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

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

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

Staff suggests that the final plans for 0201 Miles End Lane meet or can be revised to meet the required findings 'a,' 'b,' and 'c' or subparagraph 3 – *Necessary findings*.

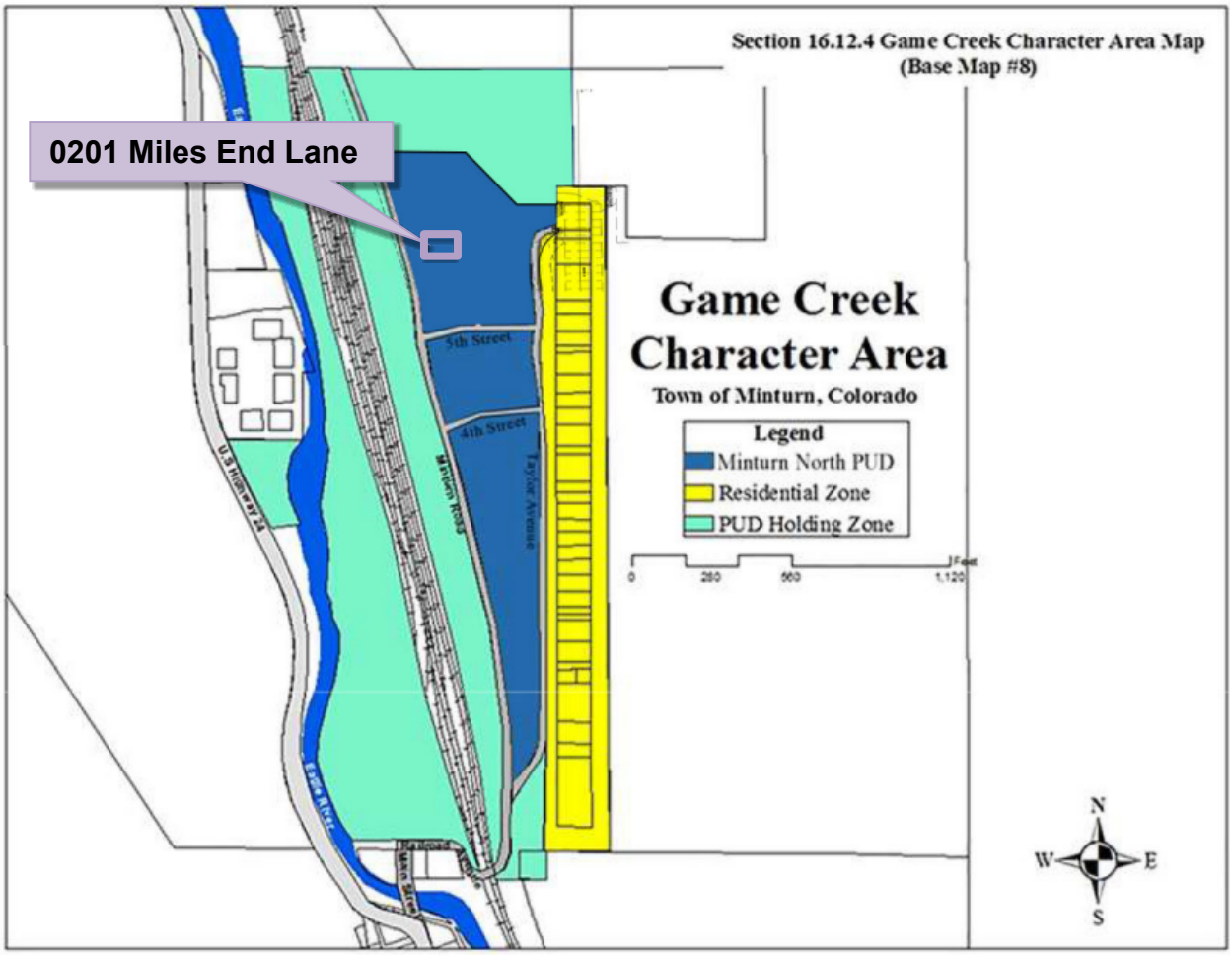
III. Zoning Analysis:

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

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

Rest of page left intentionally blank

Figure 1: Game Creek Character Area Zoning Map



Dimensional Limitations and Development Standards

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

Regulation	Allowed/Required	Proposed/Existing
Minimum Lot Area:	7,187.4 sq. ft.	7,187.4 sq. ft. (.165 ac.)
Maximum Building Height:	28 feet	26 feet – 8 1/2 inches
Minimum Front Setback:	20 feet	20 feet
Minimum Side Setback:	5 feet	5 feet
Minimum Rear Setback:	10 feet	10+ feet

Maximum Lot Coverage:	50% (3,593.7 sq. ft.)	2,629 sq. ft. (36.58%) Proposed
Maximum Impervious Coverage:	60% (4,312.44 sq. ft.)	3,256 sq. ft. (45.30%) Proposed
Minimum Snow Storage Area:	5% of Lot Area (7,187.4 sq. ft. x .05 = 359.37 sq. ft.)	372 sq. ft.
Parking:	4 spaces	4 spaces

IV. Applicable Standards and Design Guideline Criteria:

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

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

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

"c. Massing and Scale

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

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

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

V. Items of Note:

Staff has flagged no issues.

VI. Staff Recommendation:

Staff suggests that the Final Plans for 0201 Miles End Lane generally **comply** with or exceed the applicable provisions and/or minimum standards of Chapter 16 and the Town of Minturn Design Standards (Appendix 'B') of the Minturn Town Code.

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

Inter-Mountain ENGINEERING
Civil Engineers & Surveyors

July 30, 2026

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

Re: 201 Miles End Lane
Lot 19, Minturn North PUD
2026.7.29 DRB Submittal Review
Project No. 24-0001

Dear Madison:

We reviewed the plans entitled *"Miller Residence; 0201 Miles End Lane; Lot 19 Minturn North, Minturn Colorado"* prepared July 17, 2026, by Eggers Architecture Inc.(Plans) included in the DRB application for Lot 19, Minturn North PUD. Our review was for compliance with the engineering requirements of Section 16-21-615: Design Review applications of the Minturn Municipal Code (MMC).

MMC Section 16-21-615 Section C:

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

Paragraphs f through l:
Sheet C.7 of the *"Minturn North PUD Overall Grading and Drainage Plan; Construction Plan Set 5/1/24"* prepared by Boundaries Unlimited Inc. is included in the application. The Town issued a Grading Permit based on the Construction Plan Set and Sheet C.7 shows the grading and utilities underway at Minturn North. This plan reflects the basis for design, and fulfills the requirements of Paragraphs f through i.

Section (C) (3) Site Plan:
Sheet BH1 provides Building height information necessary for Planning Staff review.

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

970.949.5072 I info@inter-mtn.net

Madison Harris
Re: 201 Miles End Lane
Lot 19, Minturn North PUD
2026.7.29 DRB Submittal Review
Project No. 24-0001

Section (C) (4) Grading & Drainage Plan:
Sheet C1 of the Plans "*Lot 19, Minturn North PUD; Site Grading and Drainage Plan"* prepared July 17, 2026, by Boundaries Unlimited presents the proposed site grading and drainage and fulfills MMC Grading and Drainage Plan requirements.

Review by Inter-Mountain Engineering is for general conformance with Minturn Municipal Code requirements and is not a peer review. Inter-Mountain Engineering is not responsible for the accuracy and adequacy of the design, dimensions or elevations and assumes no responsibility for the completeness and/or accuracy of the submittal. Review by Inter-Mountain Engineering in no way relieves any responsibilities of design professionals associated with the project. .

Respectfully,
Inter-Mountain Engineering (Town Engineer)

Jeffery M. Spanel PE

CC: Scot Hunn, Michael Martinez

DESIGN REVIEW APPLICATION

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

Project Name:

Minturn North – Miller Residence

Project Location

Street Address: 201 Miles End Lane

Zoning: Residential

Parcel Number(s): 2103-262-30-020

Application Request:

Design review of new single-family home

Applicant:

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

Mailing Address: [redacted] Edwards, CO 81632

Phone: [redacted]

Email: [redacted]

Property Owner:

Name: Miles End Lane LLC

Mailing Address: [redacted] Denver, CO 80210

Phone: [redacted]

Email: [redacted]

Required Information:

Lot Size: 0.165 acres	Type of Residence (Single Family, ADU, Duplex): SFH	# of Bedrooms: 3	# On-site Parking Spaces: 4
# of Stories: 2	Snow storage sq ft: 372 sf	Building Footprint sq ft: 2,629 sf	Total sq ft Impervious Surface: 3,256 sf

Signature:

7/22/26

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

RESORT CONCEPTS
REDEFINING THE RESORT EXPERIENCE

July 22, 2026
Town of Minturn Planning Commission
Attn: Madison Harris

RE: Miller Residence
Lot 19 Minturn North – 0201 Miles End Lane, Minturn, CO 81645
Design Review Letter of Intent

Madison:

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

Lot 19 is located at 0201 Miles End Lane on an uphill sloping undisturbed vacant lot which rises in elevation approximately 12' through the building envelope. The home has been oriented facing west, parallel to the building envelope lines to maximize the site's primary view facing Meadow Mountain. The architectural style is a mix of gable forms and low pitch shed roofs to create a composition of forms rather than a single massive structure.

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

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

Sincerely,

Taylor Hermes
512.468.3012

MILLER RESIDENCE

0201 MILES END LANE
LOT 19, MINTURN NORTH
MINTURN, COLORADO

DRB SUBMITTAL SET JULY 17, 2026

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

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

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

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

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

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

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

DRAWING SCHEDULE

C	COVER
	FINAL PLAT MINTURN NORTH P.U.D.
C.7	MINTURN NORTH P.U.D. OVERALL GRADING PLAN
C1	CIVIL GRADING, DRAINAGE, & EROSION CONTROL PLAN
C2	CIVIL DETAILS
L1	LANDSCAPE PLANTING PLAN
L2	LANDSCAPE SCHEDULES & DETAILS
A1.1	LOWER LEVEL PLAN
A1.2	MAIN LEVEL PLAN
A1.3	ROOF PLAN
A2.1	BUILDING ELEVATIONS
A2.2	BUILDING ELEVATIONS
BH1	BUILDING HEIGHT CALCULATIONS

PROJECT INFORMATION:

FLOOR AREA:	FINISHED	MECH	GARAGE	TOTAL
LOWER LEVEL:	1,405 SF	121 SF		1,526 SF
MAIN LEVEL:	1,519 SF		663 SF	2,182 SF
TOTALS:	2,924 SF	121 SF	663 SF	3,708 SF

LOT AREA:	7,187.40 SF		
BUILDING COVERAGE:	2,629 SF	36.58 %	50% ALLOWABLE
IMPERVIOUS COVERAGE:	3,256 SF	45.30 %	60% ALLOWABLE

CODE INFORMATION:

JURISDICTION:	TOWN OF MINTURN, COLORADO
CODES:	2021 INTERNATIONAL RESIDENTIAL CODE 2021 INTERNATIONAL ENERGY CONSERVATION CODE 2026 MINTURN WILDFIRE RESILIENCY CODE + LOCAL AMENDMENTS
OCCUPANCY:	R-3, SINGLE FAMILY RESIDENCE
CONTRUCTION:	TYPE V-B, NON RATED

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

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

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

MILLER RESIDENCE
0201 MILES END LANE
LOT 19, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L19

ISSUED #	DATE	BY	COMMENTS
3	7-17-26	DWE	DRB SUBMITTAL SET

C

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

MINTURN TOWN CERTIFICATE

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

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

BY: _____ ATTEST: _____

MAYOR
TOWN OF MINTURN, COLORADO

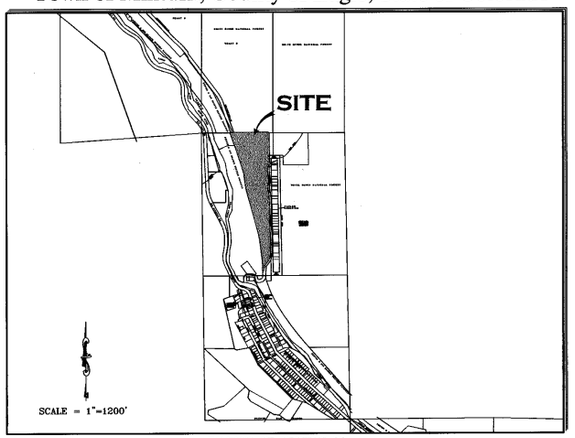
TOWN CLERK
TOWN OF MINTURN, COLORADO

SEAL
TOWN OF MINTURN COLORADO
1904

LAND USE TABLE

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

ADDRESSES ARE FOR INFORMATIONAL PURPOSES ONLY



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

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

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

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

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

SURVEYOR'S CERTIFICATE

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

COLORADO REGISTERED 34998 PROFESSIONAL LAND SURVEYOR 02-26-24

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

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

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

CERTIFICATE OF DEDICATION AND OWNERSHIP AND PHILIP HADLEY

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

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

BY: RICK HERMES
TITLE: MANAGER

STATE OF COLORADO)
)SS
COUNTY OF EAGLE)

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

MY COMMISSION EXPIRES: 6 AUG 27

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

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

SUBORDINATION BY MORTGAGEE

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

MORTGAGEE: Philip Hadley
BY: _____ as INDIVIDUAL

STATE OF COLORADO)
) §
COUNTY OF EAGLE)

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

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: AUG. 01, 2025

NOTARY PUBLIC

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

CERTIFICATE OF TAXES PAID

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

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

R0068101

TREASURER OF EAGLE COUNTY

TITLE CERTIFICATE

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

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

AGENT: SARAH DOEMAN

CLERK AND RECORDER'S CERTIFICATE # 5398

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

CLERK AND RECORDER

BY: DEPUTY

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

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

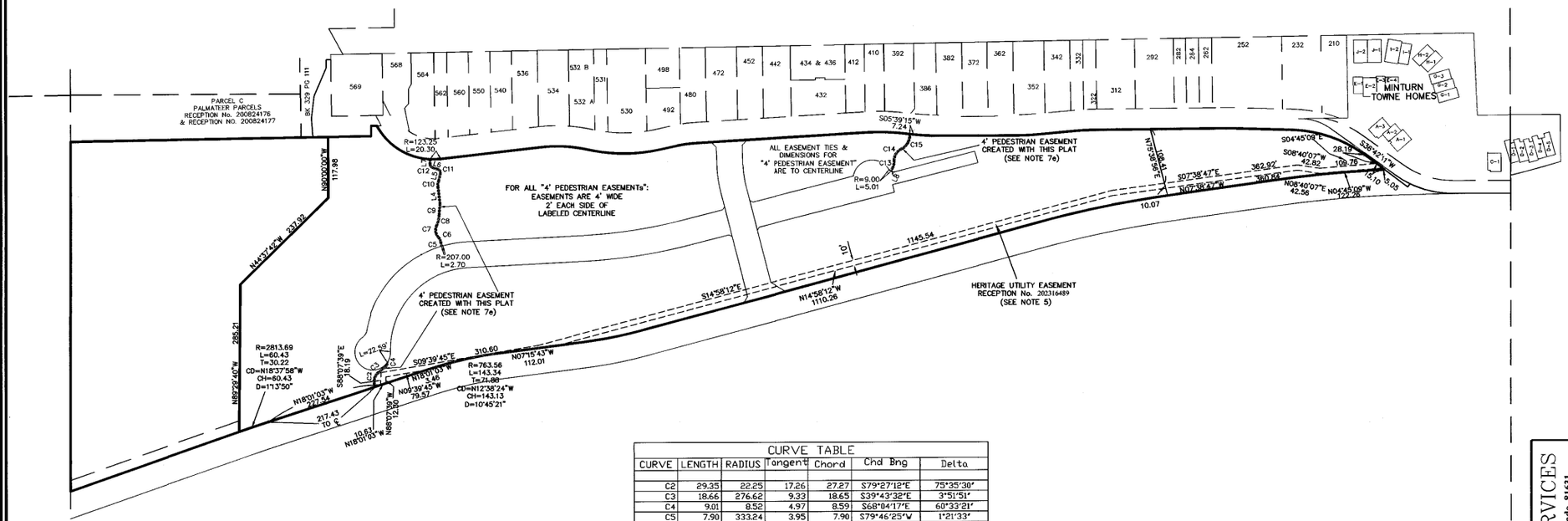
DRAWN BY:	JOB NUMBER:	DRAWING NAME:
MSS	22055	22055 FP2.dwg
SHEET 1 OF 5		DATE: 08-13-2023

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

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

SHEET 5 OF 5

ADDITIONAL EASEMENT DETAIL SHEET



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

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

100 0 50 100 200 400

1 INCH = 100 FEET

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
34998
02-26-24

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

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

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

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

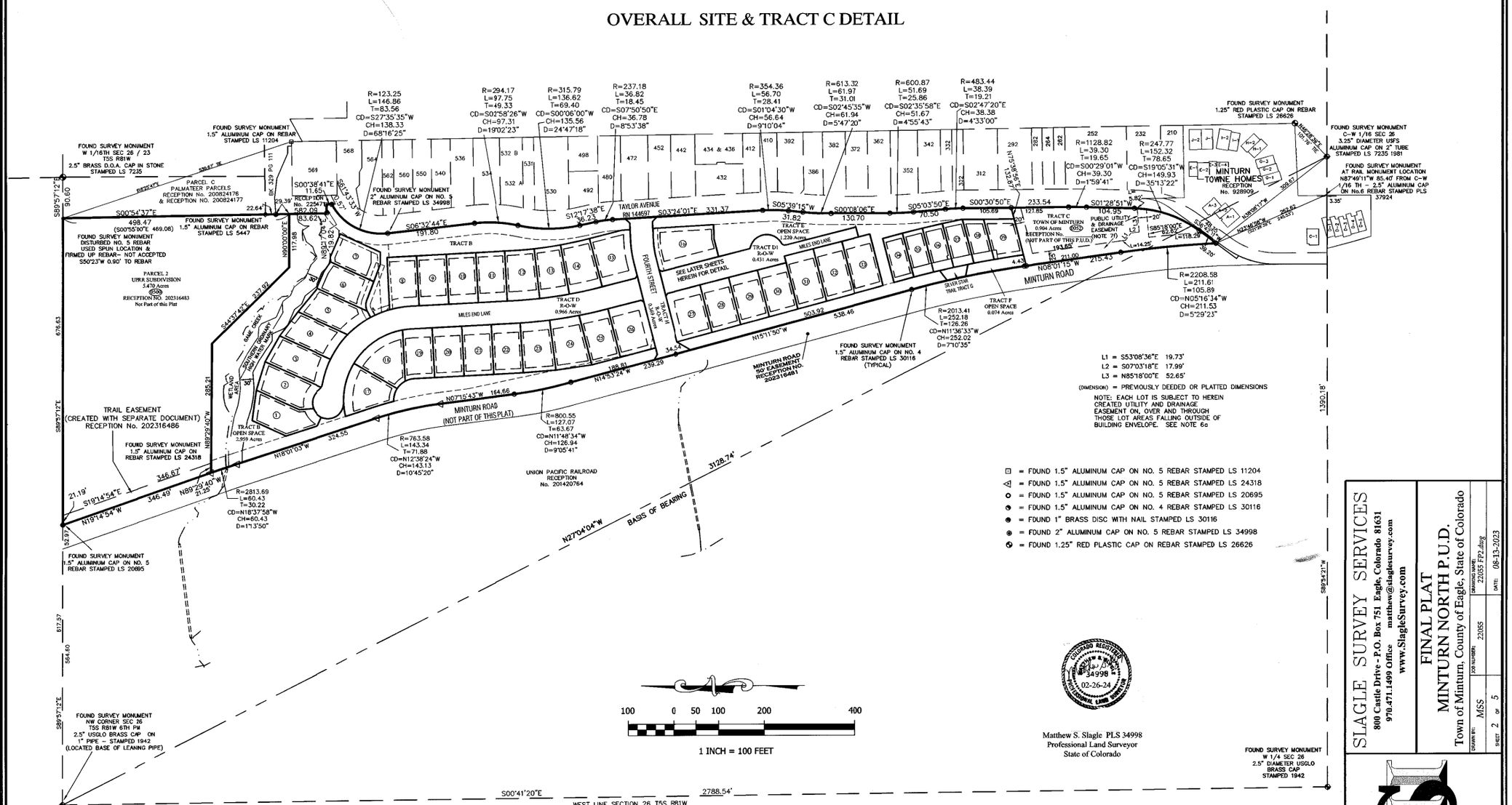
DRAWN BY: MSS | JOB NUMBER: 23055 | DRAWING NAME: 23055 FP2.dwg | DATE: 08-13-2023 | SHEET: 5 OF 5

202402234

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

SHEET 2 OF 5

OVERALL SITE & TRACT C DETAIL



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

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

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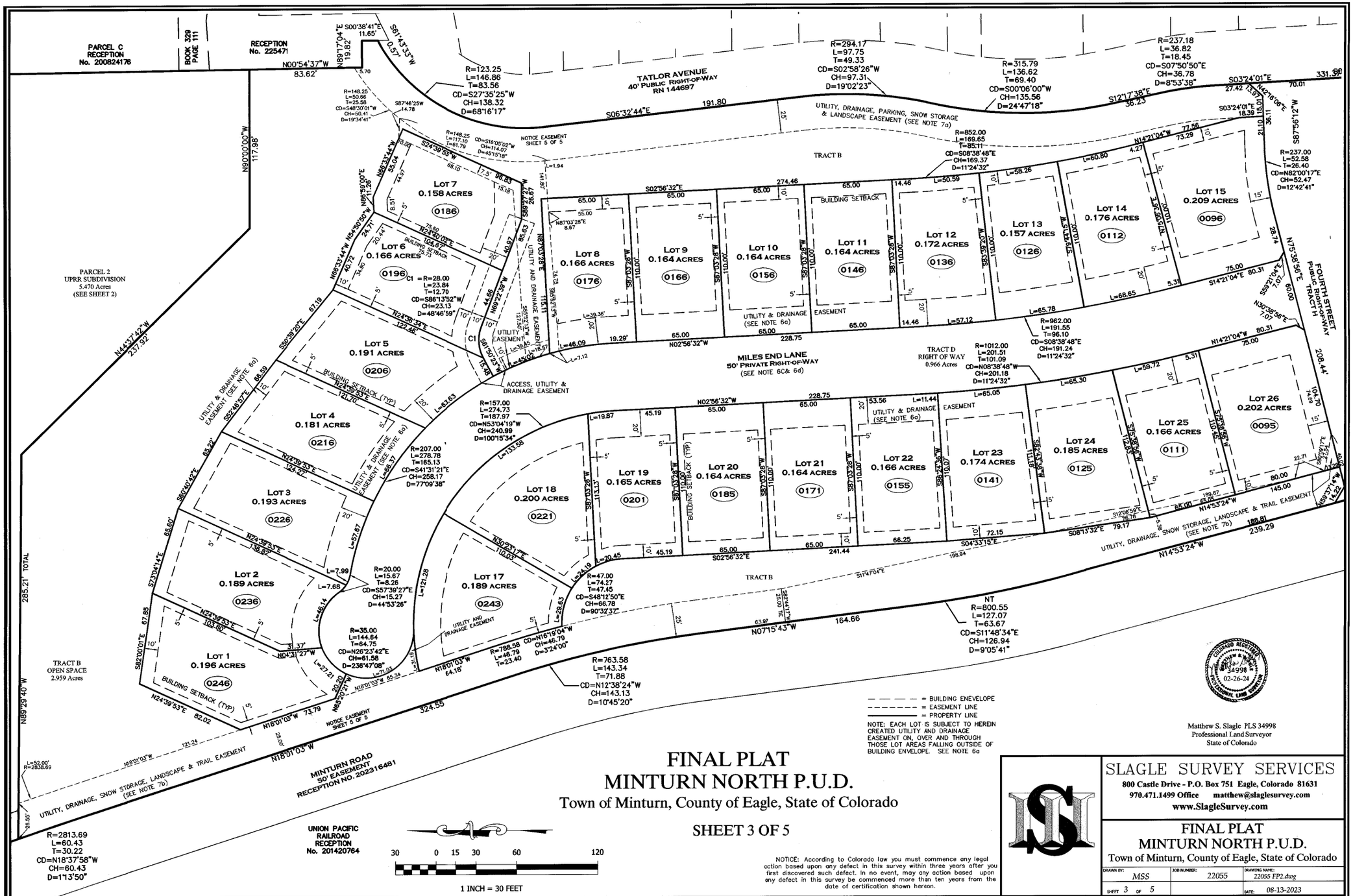
FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

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

SHEET 2 OF 5

202402234



FINAL PLAT
MINTURN NORTH P.U.D.

Town of Minturn, County of Eagle, State of Colorado

SHEET 3 OF 5

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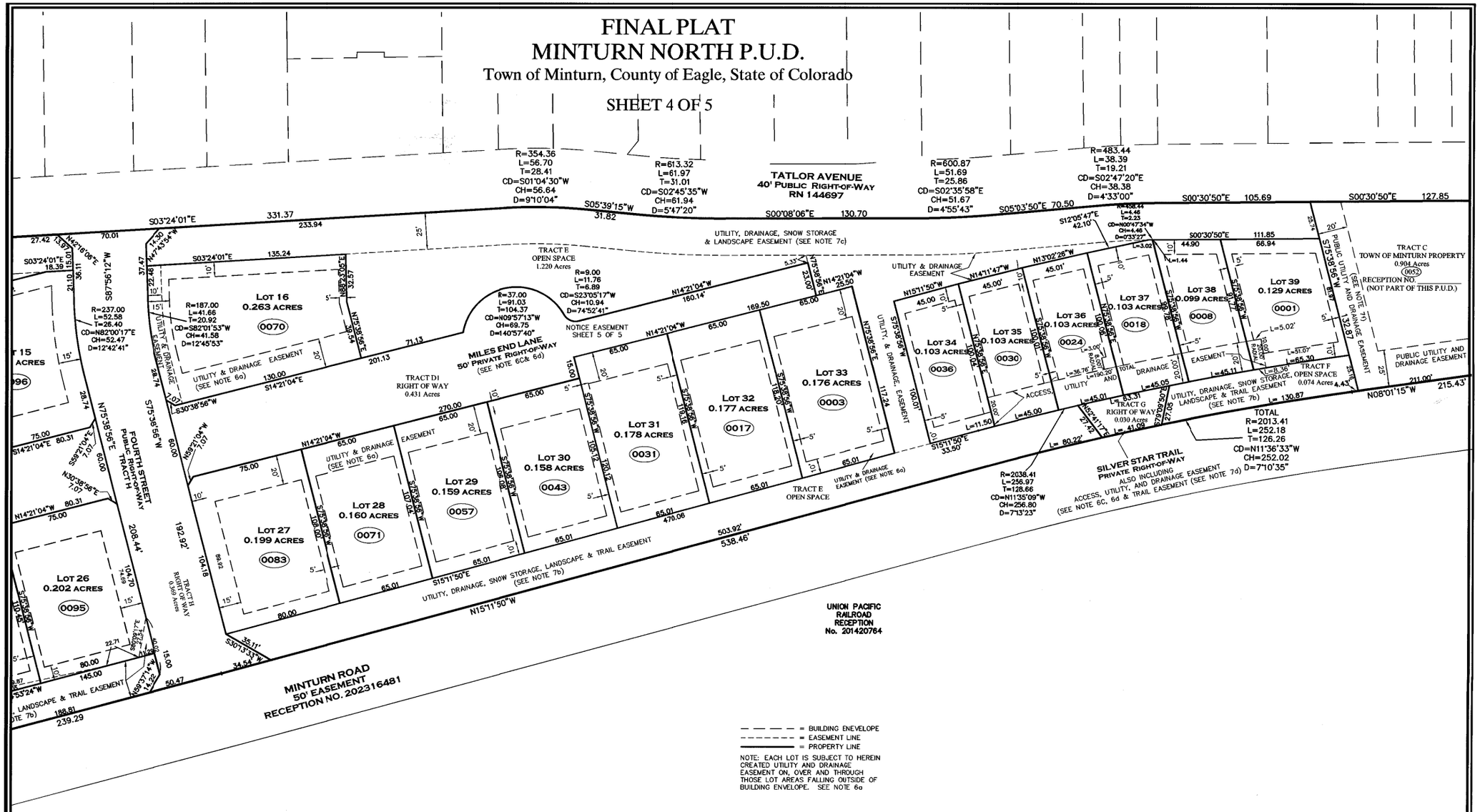
FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

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

202402234

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

SHEET 4 OF 5



COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
34998
12-26-2024

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

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

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

202402234

KEYMAP

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

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

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

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

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

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

SHAPE CURB TO ACCEPT DRAINAGE CHANNEL FROM ABOVE

6% TO BUILDING SETBACK

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

TRANSITION TO 12 FT. WIDE DRIVEWAY TO LOT

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

MATCH TO SHEET C.6

BUILDING SETBACK, TYP.

6% TO BUILDING SETBACK

INCREASED BERM HEIGHT TO 7 FEET ABOVE THE INUNDATION CHANNEL GRADE

DEFLECTION BERM:
HEIGHT=2.5' MIN., TYP. (SEE EXCEPTIONS)
TOP WIDTH=5.0' MIN.
SIDE SLOPES= 2.5:1 MAX.
THE PURPOSE OF THIS DEFLECTION BERM IS TO DEFLECT THE 100-YEAR MUD FLOW EVENT AS ANALYZED BY WRIGHT WATER ENGINEERS [FIGURE 2, MINTURN NORTH PUD, MUD AND DEBRIS FLOW ANALYSIS, JOB NO. 191-092.050, DATED NOVEMBER 2023]. THE BERM AS SHOWN HAS BEEN RAISED ABOVE THAT OF THE WRIGHT WATER ENGINEERS ANALYSIS FROM THAT DATE.

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

GAME CREEK

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

MILES END LANE

MATCH TO SHEET C.6

EARTHW
MILES EI
SHALL B
COMPAC

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

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

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

Engineer or Surveyor Seal

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

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

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

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

TOWN OF MINTURN, COLORADO

Minturn North P.U.D.

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

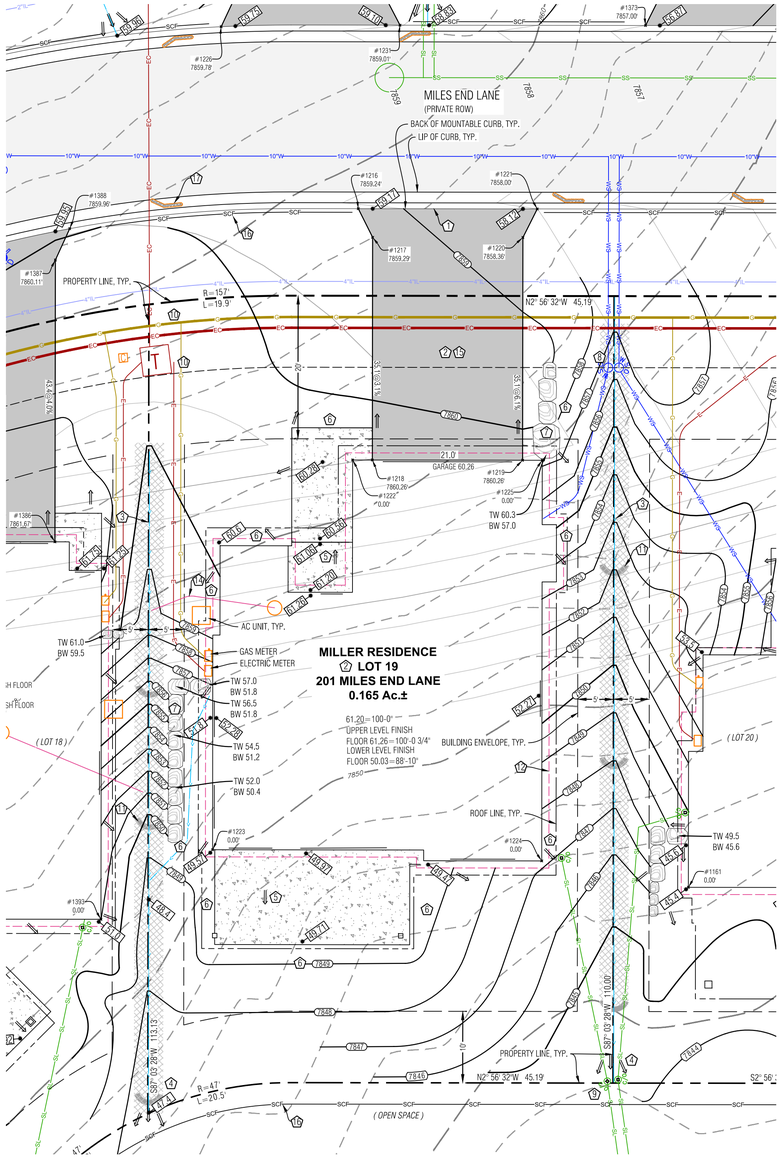
No.	Date	Revision	By
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			

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

Sheet **C.7**

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

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



LEGEND

TW	TOP OF WALL
BW	BOTTOM OF WALL
GB	GRADE BREAK
EX	EXISTING
LP	LOW POINT
HP	HIGH POINT
86.75	PROPOSED SPOT ELEVATION
	DRAINAGE SWALE
	FLOW ARROW
SCF	SEDIMENT CONTROL FENCE
8020 / 8018	PROPOSED MAJOR/MINOR CONTOUR
8020 / 8018	EXISTING MAJOR/MINOR CONTOUR
	EROSION LOGS
	ASPHALT DRIVEWAY & AUTOCOURT
	NORTH AMERICAN GREEN SC-250BN EROSION CONTROL FABRIC OR RIPRAP ALTERNATIVE
1	FLAGNOTE
	EX CURB STOP
PROPOSED / EXISTING E	POSSIBLE ELECTRIC SERVICE
G	POSSIBLE GAS SERVICE
WS	POSSIBLE WATER SERVICE
SL	POSSIBLE SEWER SERVICE
	FOUNDATION DRAIN
6"SD	DOWNSPOUT & STORM DRAIN WITH SIZE
	BOULDER WALL

Point Table

Point #	Desc.	Elev.	North	East
1216	Driveway	7859.24'	4222.04	5443.17
1217	Driveway	7859.29	4219.84	5439.28
1218	Driveway	7860.26'	4218.24	5408.19
1219	Driveway	7860.26'	4197.27	5409.27
1220	Driveway	7858.36'	4198.86	5440.35
1221	Driveway	7858.00'	4197.07	5444.45
1222	House Corner	0.00'	4220.99	5408.05
1223	House Corner	0.00'	4237.66	5352.62
1224	House Corner	0.00'	4191.65	5353.48
1225	House Corner	0.00'	4194.52	5409.41

NOTES:

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

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

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

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

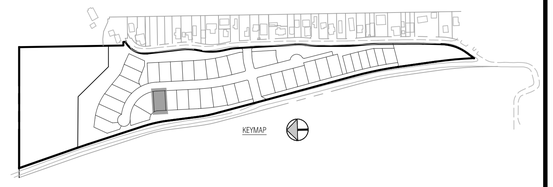
5) LOT AREA: 7,170 SF ±
DISTURBANCE AREA: 7,170 SF ±

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

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

FLAGNOTES:

1. MATCH TO BACK OF EXISTING CURB.
2. PROPOSED ASPHALT DRIVEWAY, AUTO-COURT AND CONCRETE WALKWAYS. 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 SC250 EROSION FABRIC OR RIPRAP WHERE SLOPE EXCEEDS 5%. SEE DETAIL.
4. WHERE PROPOSED SWALE DAYLIGHTS WITH NATURAL GROUND, FAN OUT DRAINAGE SWALE TO EVENLY DISSIPATE DRAINAGE, TYP.
5. SLOPE PATIOS, DECKS AND WALKS AT 2% MIN. AWAY FROM THE STRUCTURE.
6. GRADE AROUND THE PERIMETER OF BUILDING AS NECESSARY 10% FOR 5-FEET MIN. (10 FT. WHERE POSSIBLE) IN UNPAVED AREAS TO ENSURE PROPER DRAINAGE AWAY FROM THE FOUNDATION. IT WILL BE IMPORTANT TO CONSTRUCT AND DIRECT SURFACE DRAINAGE AWAY FROM BUILDING, WALKS AND WALLS TO EITHER THE AUTOCOURT, THE OUTLET SWALE, OR DOWNWARD SLOPING NATURAL GRADE. VERIFY DRAINAGE AND SWALE INTEGRITY ON A REGULAR BASIS.
7. INSTALL BOULDER WALL FOR LANDSCAPE AREAS PER THE DETAIL ON SHEET C2. WALL DRAIN LINES NOT SHOWN. 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 METER CABINET AND GAS METER LOCATION. MAINTAIN COVER & CLEARANCES BETWEEN/OVER NEW SERVICES PER UTILITY REGULATIONS.
11. EROSION LOGS PER DETAIL ON SHEET C2.
12. FOUNDATION DRAIN, TYP., INSTALL IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. DRAIN @ 0.5% MIN. TO DAYLIGHT, SEE DETAIL ON SHT. C2.
14. EXTEND THE FOUNDATION DRAIN FROM SUMP PUMP IN HOUSE TO DAYLIGHT WITH SOLID PIPE. COVER WITH A RODENT SCREEN AT END.
15. 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.
16. SILT FENCE PER DETAIL ON SHEET C2.
17. INSTALL SILT SOCKS WITHIN CURB LINE, EVERY 30 FT. ±.



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

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

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

Engineer or Surveyor Seal

NOT FOR CONSTRUCTION
Review

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

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

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

TOWN OF MINTURN, COLORADO

Lot 19, Minturn North P.U.D.

Site, Grading and Drainage Plan

DRB Submittal 7/17/26

No.	Date	Revision	By
1.			
2.			
3.			
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PROJECT NO.
23035
Designer:
PAH
Drafter:
BUI
Date:
5/10/24

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C1

File Name: ***mn lot 19 sp-01.dwg***

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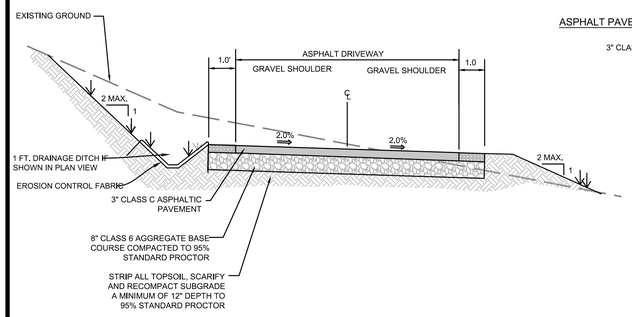
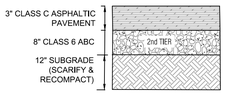


PROPOSED DRIVEWAY TYP. SECTION

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

ASPHALT PAVEMENT SECTION

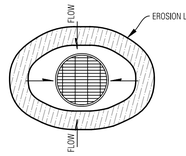


PAVEMENT SECTION

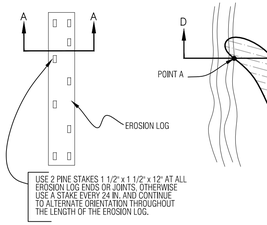
NOTE:
1. ALL AGGREGATE & SUBGRADE MATERIAL SHALL BE COMPACTED TO 95% STANDARD PROCTOR AT A MOISTURE CONTENT WITHIN 2% OF OPTIMUM.
2. IN NEW PAVING LOCATIONS STRIP ALL TOPSOIL, SCARIFY AND RECOMPACT SUBGRADE A MINIMUM OF 12" DEPTH TO 95% STANDARD PROCTOR.
3. EXTEND THE SECOND TIER (12" CLASS 2 ROAD BASE,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

DRIVEWAY & AUTOCOURT SECTION

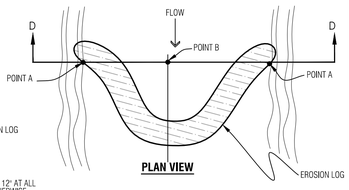
N.T.S. CONTRACTOR TO VERIFY WITH PROJECT GEOTECHNICAL CONSULTANT.



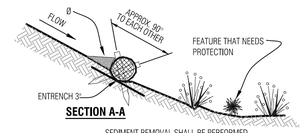
AREA DRAIN



PLAN VIEW

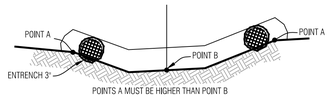


PLAN VIEW



SECTION A-A

Ø SEDIMENT REMOVAL SHALL BE PERFORMED CONTINUOUSLY FOR PROPER FUNCTION.

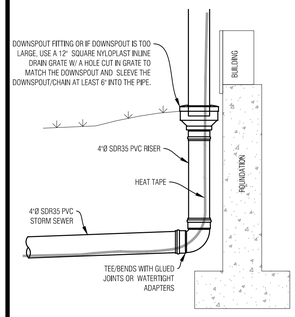


SECTION D-D

Temporary Erosion Control Log

N.T.S.

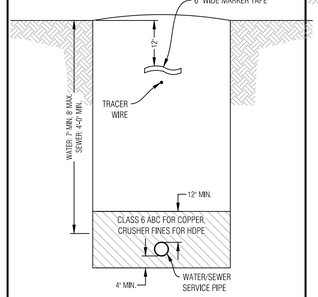
NOTES:
1. ROOF AND AREA DRAINS SHALL NOT BE CONNECTED TO THE FOUNDATION DRAIN SYSTEM.
2. ALL DOWNSPOUTS SHALL BE CONNECTED TO ADS N-12-WT CPP (WATERTIGHT), SCH.40 PVC OR SDR35 PVC. FLEXIBLE CORRUGATED PLASTIC IS NOT ACCEPTABLE.
3. ADDITIONAL FITTINGS AND BENDS MAY BE REQUIRED TO DEFLECT OVER OR AROUND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



TYP. DOWNSPOUT CONNECTION

N.T.S.

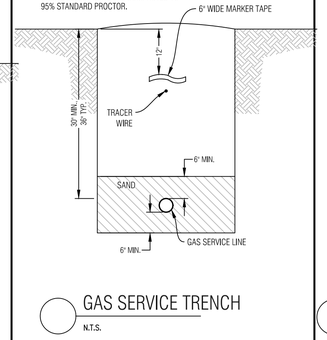
NOTES:
1. WATER SHALL BE INSTALLED WITH AT LEAST 10' OF SEPARATION BETWEEN WATER/SEWER AND 4' OF SEPARATION BETWEEN OTHER UTILITIES.
2. BACKFILL THE TRENCH WITH 4" MINUS ONSITE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR.



WATER/SEWER SERVICE TRENCH

N.T.S.

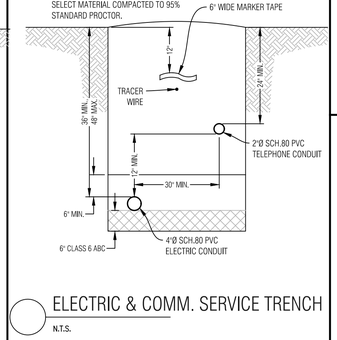
NOTES:
1. GAS SHALL BE INSTALLED WITH AT LEAST 4' OF SEPARATION BETWEEN OTHER UTILITIES.
2. BACKFILL THE TRENCH WITH 4" MINUS ONSITE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR.



GAS SERVICE TRENCH

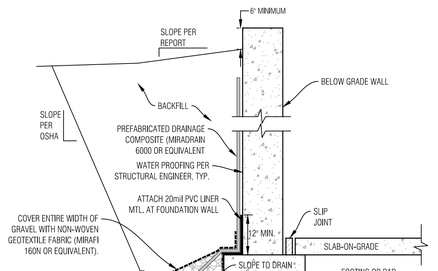
N.T.S.

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



ELECTRIC & COMM. SERVICE TRENCH

N.T.S.

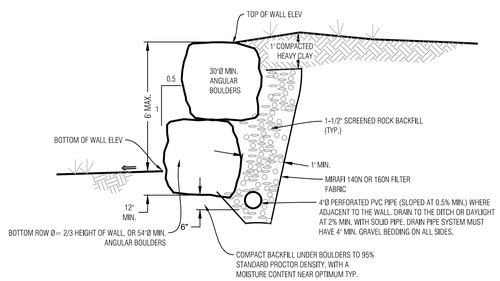


NOTES:
1. THE BOTTOM OF THE DRAIN SHOULD BE AT LEAST 2 INCHES BELOW BOTTOM OF FOOTING AT THE HIGHEST POINT AND SLOPE DOWNWARD TO A POSITIVE GRAVITY OUTLET OR TO A SUMP WHERE WATER CAN BE REMOVED BY PUMPING.
2. CONTRACTOR TO FOLLOW ANY ADDITIONAL RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER

TYPICAL FOUNDATION DRAIN

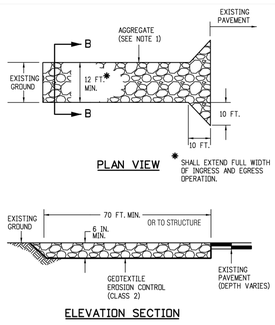
N.T.S. CONTRACTOR TO VERIFY WITH PROJECT GEOTECHNICAL CONSULTANT.

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



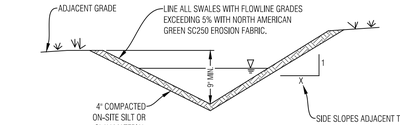
BOULDER WALL DETAIL, LANDSCAPED AREA

N.T.S.



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

VEHICLE TRACKING PAD



INSTALL EROSION CONTROL FABRIC PER MANUFACTURERS RECOMMENDATIONS

TYPICAL SWALE SECTION

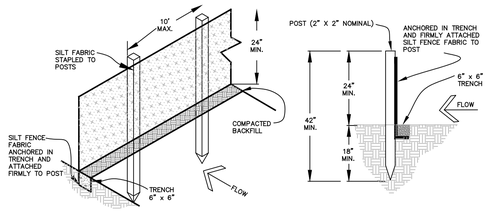
N.T.S. SHAPE DITCH ACCORDING TO SITE PLAN

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

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

GENERAL NOTES

N.T.S.



EROSION CONTROL NOTES:

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

SEDIMENT CONTROL FENCE DETAIL

N.T.S.

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

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

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

Engineer or Surveyor Seal

NOT FOR Review CONSTRUCTION

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

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

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

TOWN OF MINTURN, COLORADO

Lot 19, Minturn North P.U.D.

Details and Notes
DRB Submittal 7/17/26

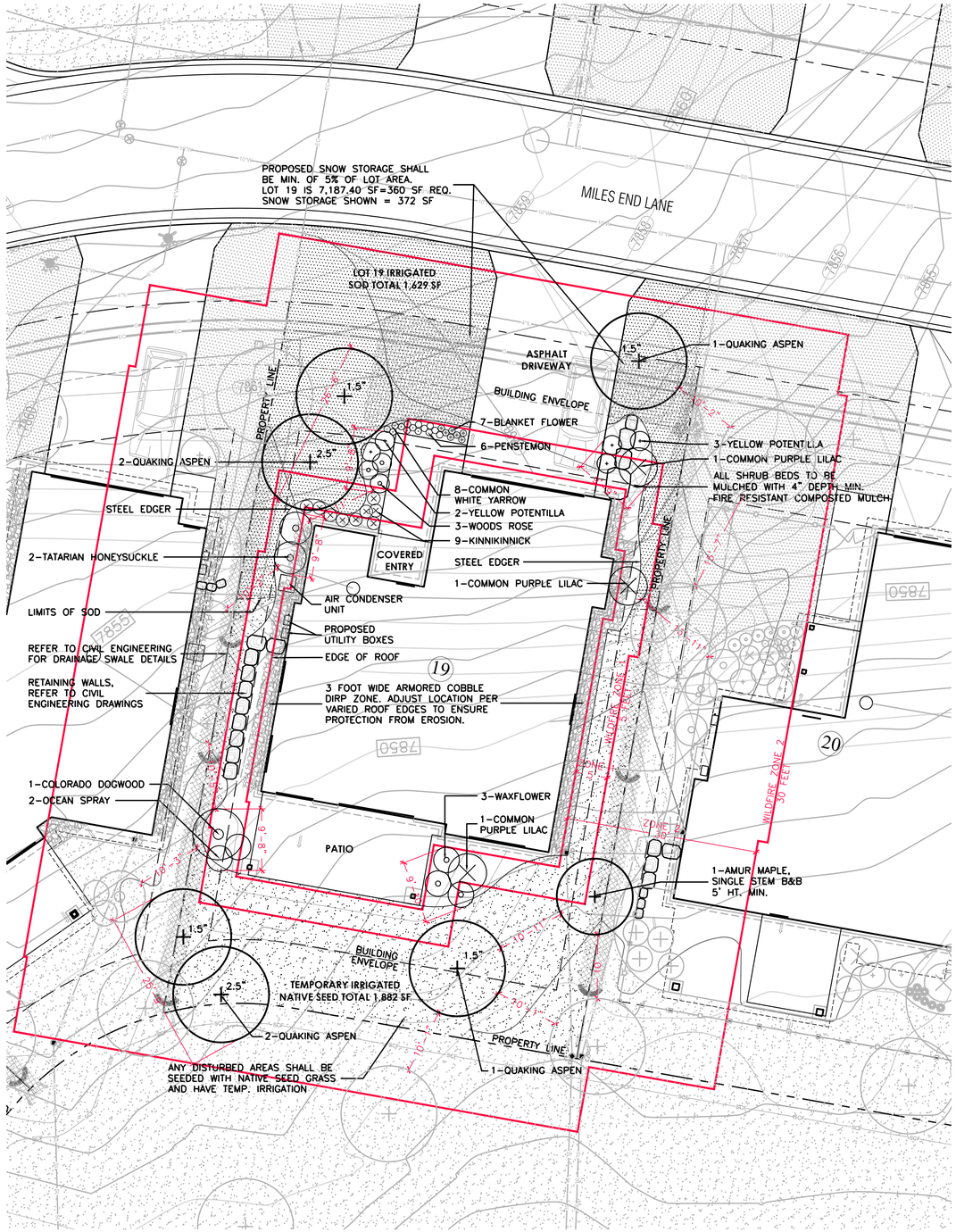
No.	Date	Revision	By
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			

PROJECT NO. *23035*
Designer: *PAH*
Drafter: *BUI*
Date: *5/10/24*

Sheet *C2*

File Name: *mn lot 19 sp-01.dwg*

N:\PROJECTS\2023\23035-Minturn North Individual Lots\dwg\Lot 19 Ahrogan\MN Lot 19 SP-01.dwg 7/14/2026 9:19 AM



LEGEND

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

Know what's below. Call before you dig.

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

MINTURN NORTH P.U.D.

LOT 19-LANDSCAPE PLAN

TOWN OF MINTURN, COLORADO

DESIGNED: TT
DRAWN: TT
CHECKED: RH
DATE: June 28, 2024
REVISIONS:
DRB SUBMITTAL: 7.17.26

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

DRB SUBMITTAL

SHEET TITLE:

PROPOSED LANDSCAPE PLAN

SCALE: 1"=10'-0"

SHEET NUMBER:

L1

General Notes and Specifications:

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

Revegetation Notes:

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

Fire Mitigation Recommendations:

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

LEGEND & IRRIGATION CALCULATIONS:

Permanent Irrigation		Square Footage of Irrigation
	Permanent Pop–Up Spray Irrigation For Bluegrass Sod	1,629 SF
	Permanent micro–spray or drip irrigation for perennial beds	30 PERENNIALS x 1 SF = 30 SF
	Permanent Drip Irrigation For B&B Trees	7 TREES x 4.5 SF = 32 SF
	Permanent Drip Irrigation For 5 gal. Shrubs & Grasses	19 SHRUBS x 3 SF = 57 SF
		TOTAL PERMANENT IRRIGATED AREA: 1,748 SF
	Temporary Spray Irrigation For Native Seed	1,882 SF

IRRIGATION NOTES:

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

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

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

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

NOTES:

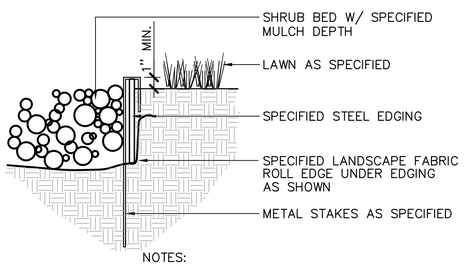
PERCENTAGES OF MIXES VARY YEAR–TO–YEAR DEPENDING ON HARVEST OF SEEDS. HYDROSEED OR HAND BROADCAST: 1 LB. PER 1,000 SQ. FT. OR 50 LBS. PER ACRE. RAKE IN ¼" DEEP AND IRRIGATE, IF POSSIBLE UNTIL ESTABLISHED. 'DRY NATIVE MOUNTAIN' SEED MIX IS AVAILABLE FROM PAWNEE BUTTES SEED INC., 605 25TH STREET, GREELEY,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

PROPOSED PLANT MATERIALS LIST

Note: Plant list was updated on 5/27/26 per Town of Minturn Widlfire 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
4	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
1	Amur Maple Acer ginnala	1 & 2	5 foot ht. min. single stem	Specimen quality B&B, guyed
	PERENNIAL FLOWERS & GROUNDCOVERS			
7	Blanket Flower Gaillardia aristata	1 & 2	Flats of 15	
8	Common White Yarrow Achillea millefolium	1 & 2	Flats of 15	
9	Kinnikinnick Arctostaphylos uva–ursi	1 & 2	Flats of 15	
6	Penstemon Penstemon spp.	1 & 2	Flats of 15	
	DECIDUOUS SHRUBS			
1	Colorado Dogwood Cornus sericea coloradense	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.
3	Common Purple Lilac Syringa vulgaris	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.
2	Ocean Spray/Mountain Spray Holodiscus dumosus	1 & 2	5 gal.	Container, 5 canes minimum 18"–24" ht.
5	Yellow Potentilla Potentilla fruticosa 'Goldfinger' or 'Gold Drop'	1 & 2	5 gal.	Container, 5 canes minimum 12"–18" ht.
2	Tatarian Honeysuckle/Arnold's Red Lonicera tatarica 'Arnold's Red'	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.
3	Waxflower Jamesia americana	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.
3	Wood's Rose Rosa woodsii	1 & 2	5 gal.	Container, 5 canes minimum 12"–18" ht.



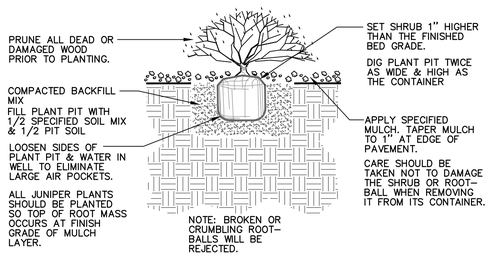
NOTES:
1) SET ALL EDGING 1" ABOVE FINISH GRADE AS SHOWN.

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

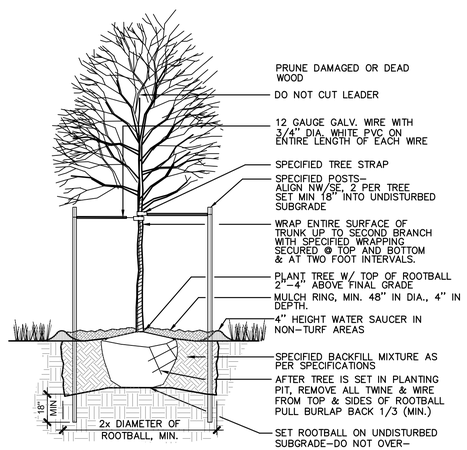
3) ALL JOINTS TO BE SECURELY STAKED.

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

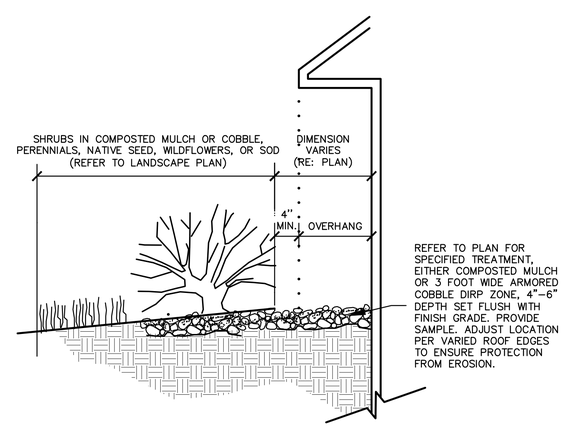
1 L2 STEEL EDGER — NOT TO SCALE



2 L2 SHRUB PLANTING — NOT TO SCALE



3 L2 DECIDUOUS TREE PLANTING — NOT TO SCALE



4 L2 MULCH ARMORED DRIP LINE — NOT TO SCALE

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

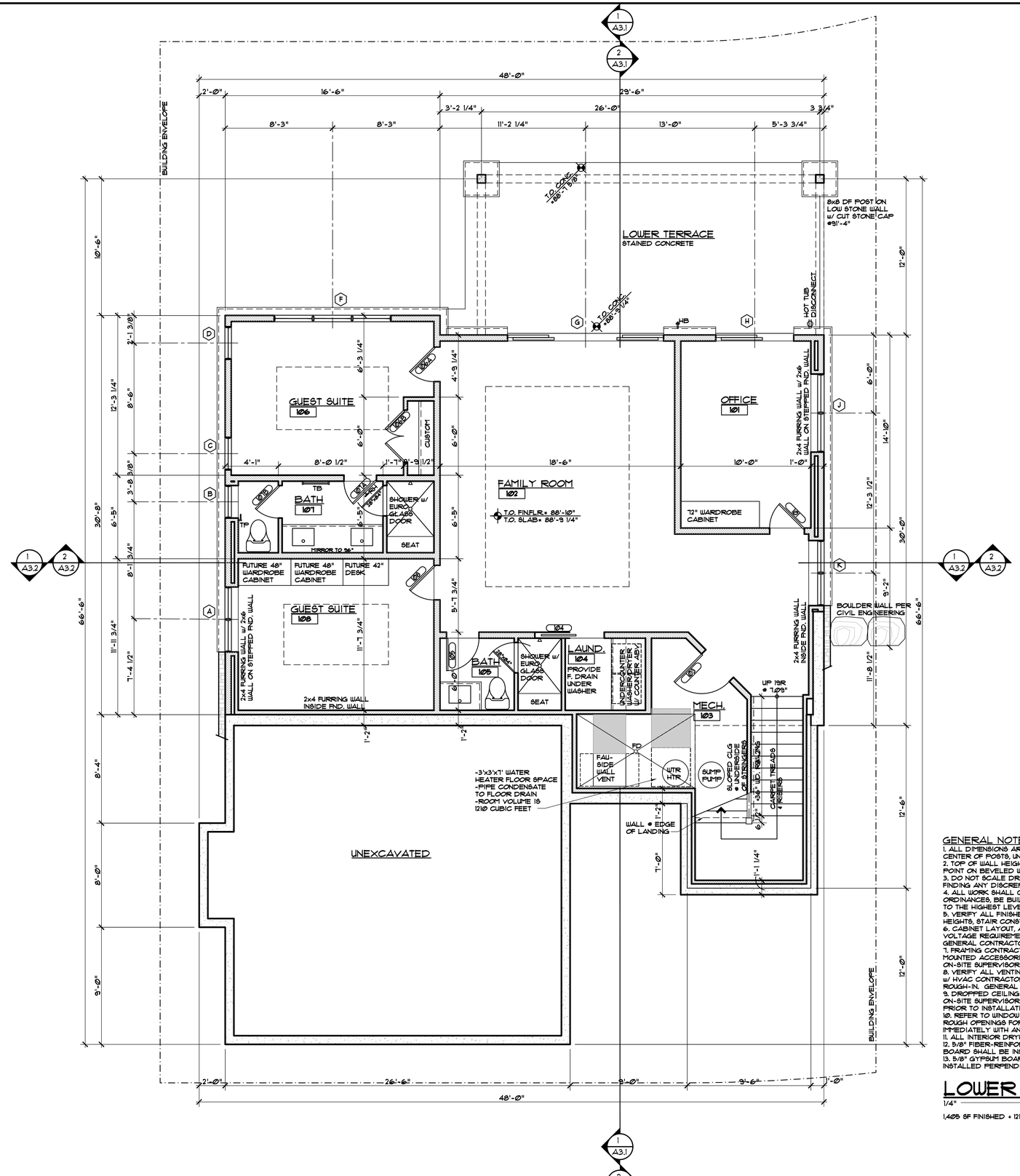
MINTURN NORTH P.U.D.
LOT 19-LANDSCAPE PLAN
TOWN OF MINTURN, COLORADO

DESIGNED: TT
DRAWN: TT
CHECKED: RH
DATE: June 28, 2024
REVISIONS:
DRB SUBMITTAL: 7.17.26

DRB SUBMITTAL

SHEET TITLE:
LANDSCAPE NOTES & DETAILS

SCALE: NOT TO SCALE
SHEET NUMBER:
L2



GENERAL NOTES:

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

LOWER LEVEL PLAN

1/4" = 1'-0"

1,405 SF FINISHED + 121 SF MECHANICAL =1,526 SF TOTAL

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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

MILLER RESIDENCE
0201 MILES END LANE
LOT 19, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L19

ISSUED #	DATE	BY	COMMENTS
3	7-11-26	DWE	DRB SUBMITTAL SET

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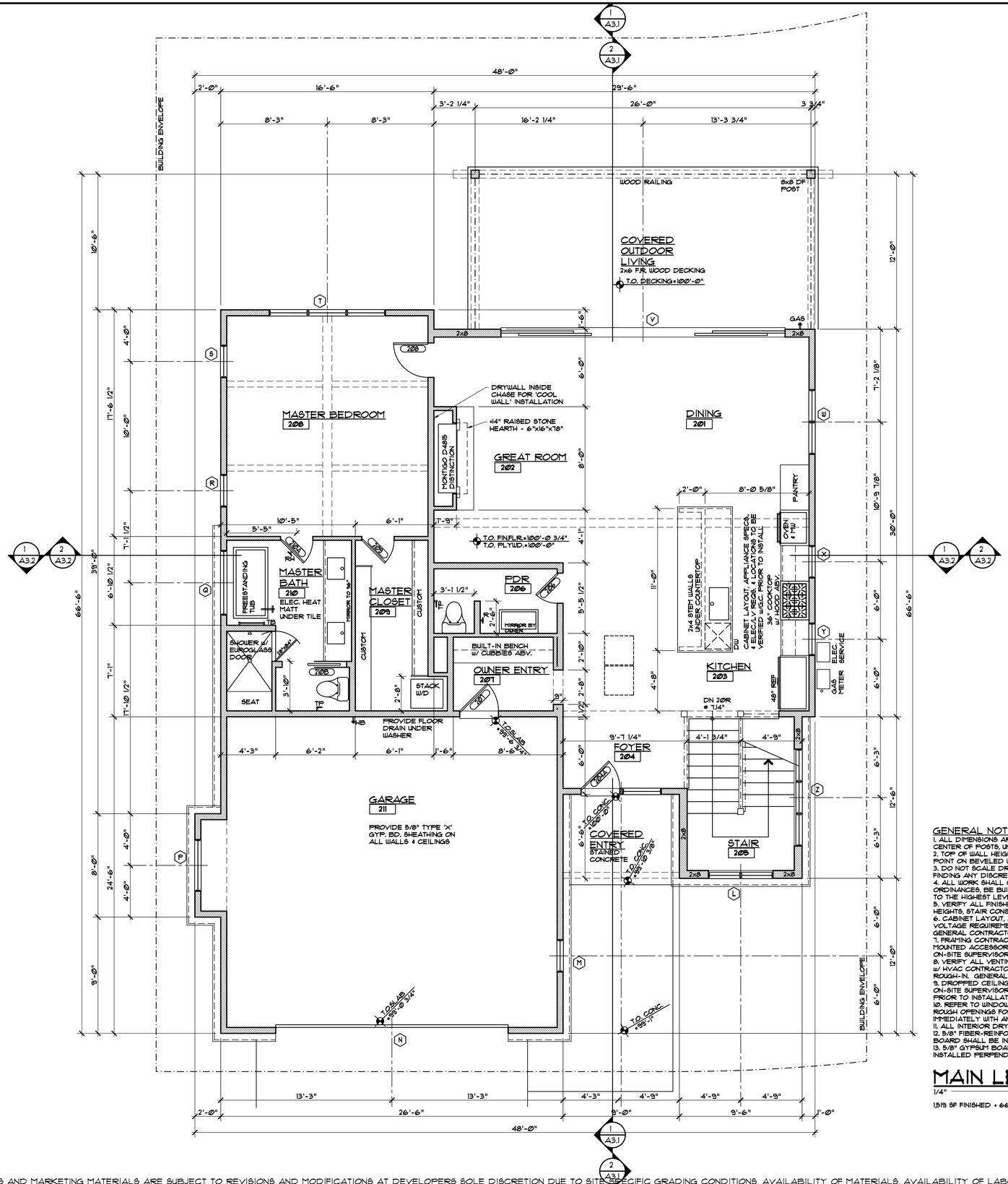

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13. 5/8" GYPSUM BOARD ON CEILING FRAMING AT 24" O.C. MUST BE INSTALLED PERPENDICULAR TO FRAMING MEMBERS.

MAIN LEVEL PLAN

1/4" = 1'-Ø"

1,319 SF FINISHED + 663 SF GARAGE = 2,182 SF TOTAL

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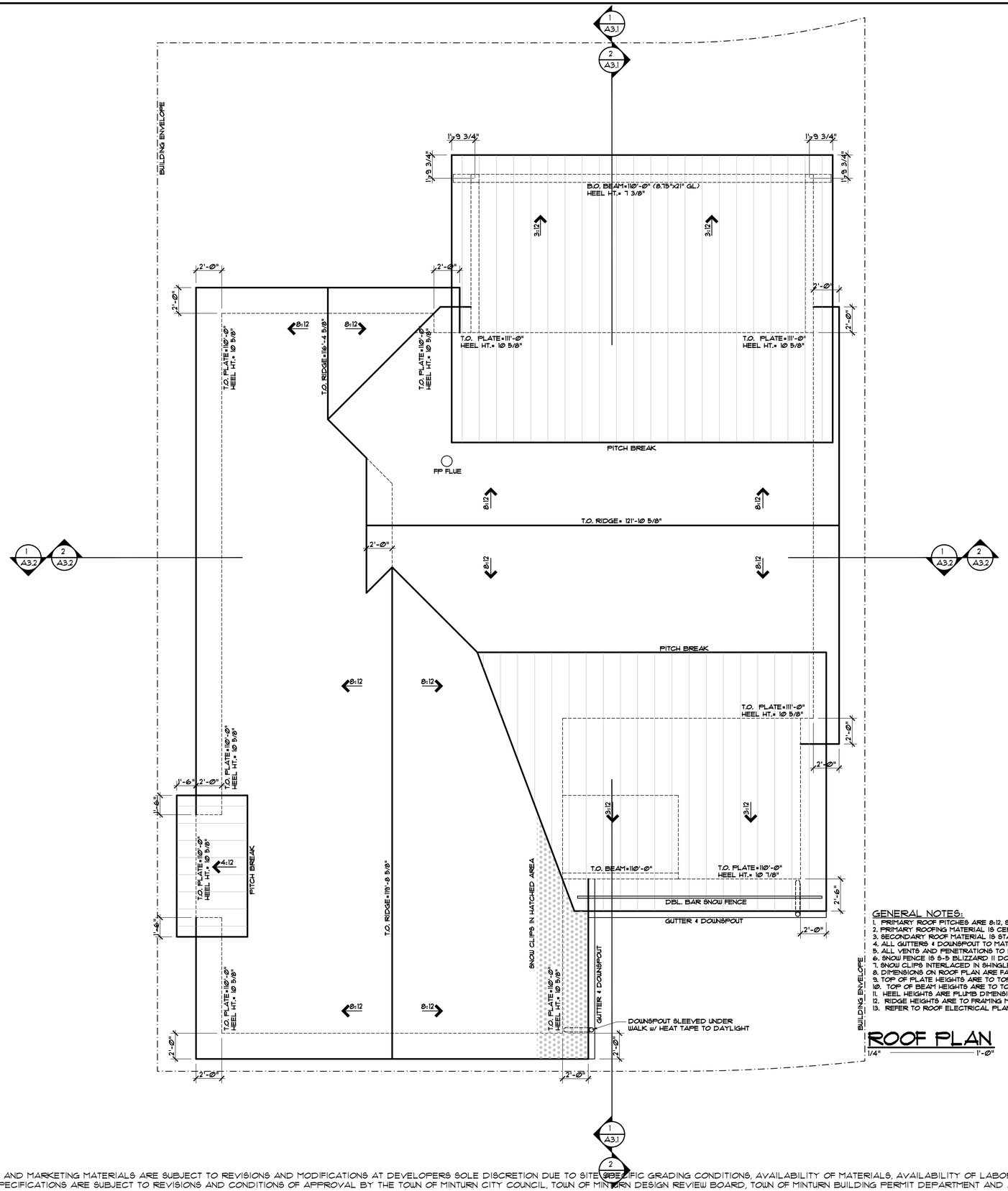

ROOF PLAN

1/4" = 1'-0"

GENERAL NOTES:

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

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PROJECT NO: 2412-22 L19

ISSUED			
#	DATE	BY	COMMENTS
3	7-17-26	DUE	DRB SUBMITTAL SET

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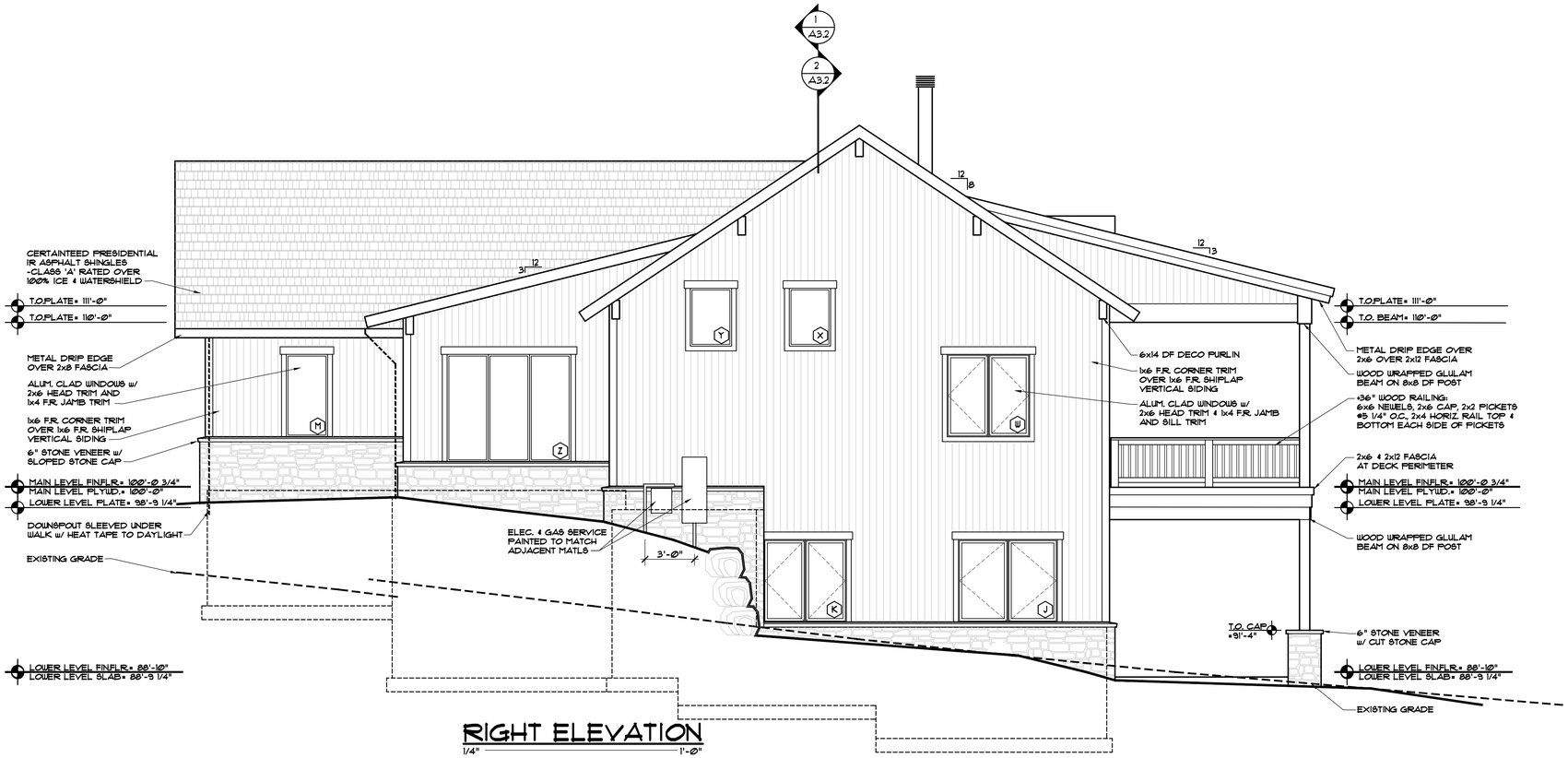
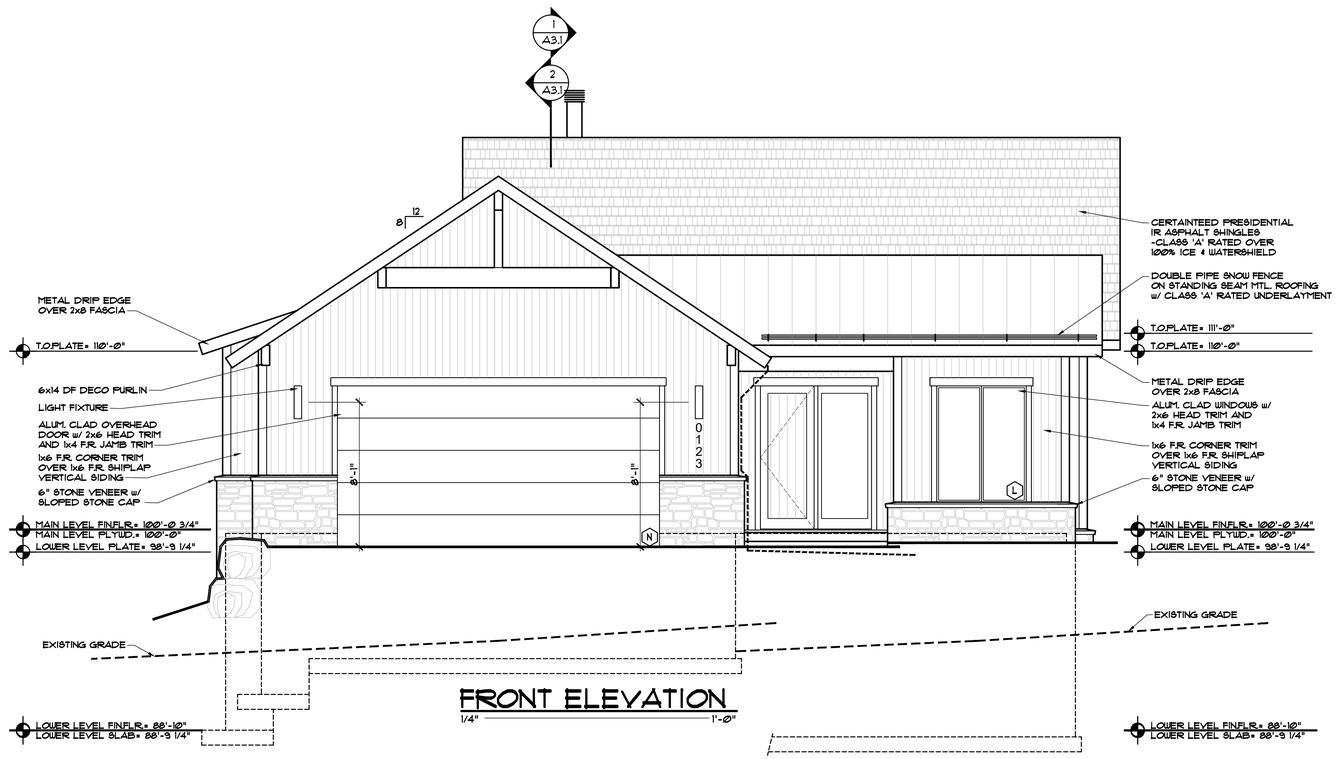


RIGHT ELEVATION

1/4" = 1'-0"



FRONT ELEVATION

1/4" = 1'-0"

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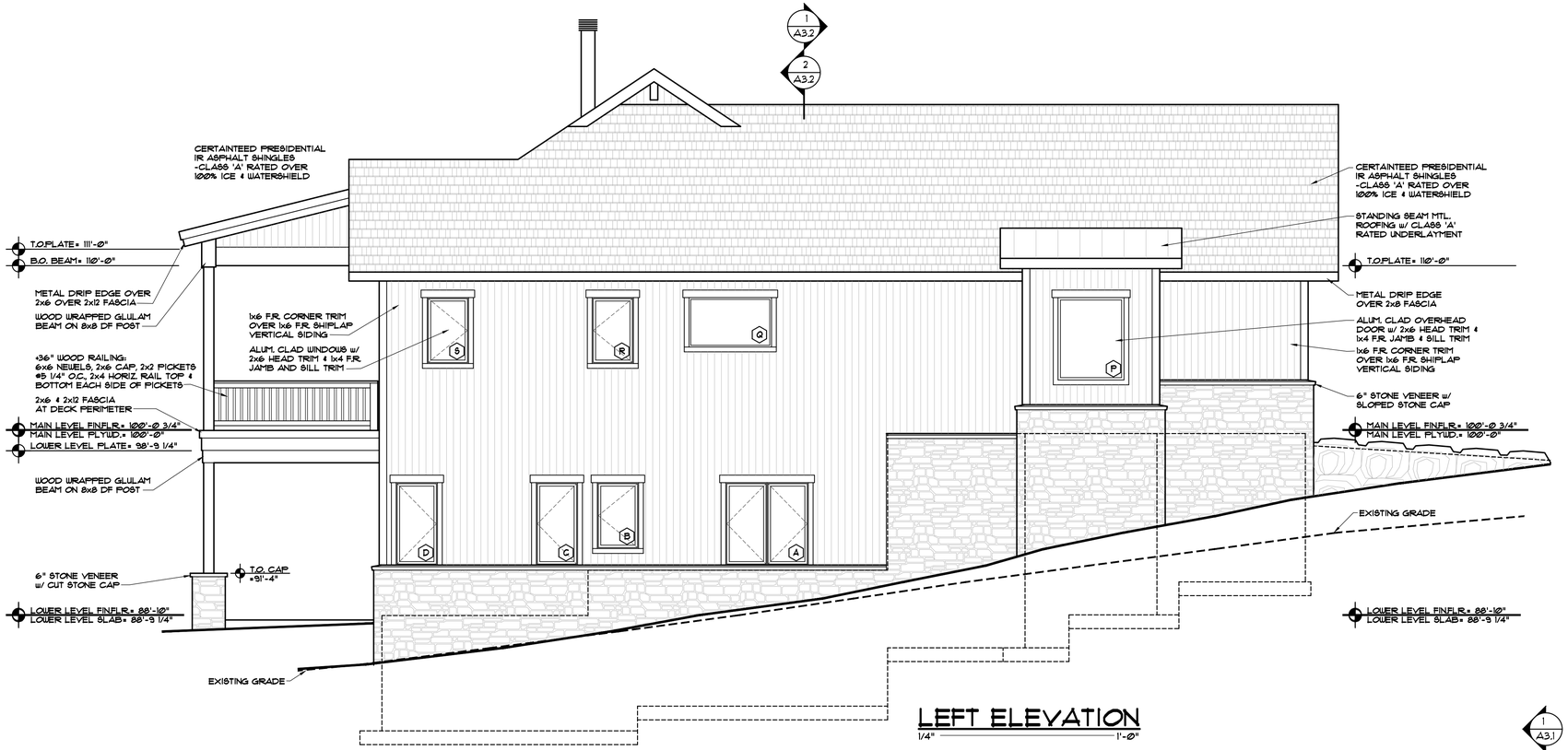
RESORT CONCEPTS
225 MAIN STREET, SUITE C-101
EDWARDS COLORADO
(970) 926-1720

MILLER RESIDENCE
0201 MILES END LANE
LOT 19, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L19

ISSUED			
#	DATE	BY	COMMENTS
3	7-17-26	DUE	DRB SUBMITTAL SET

A2.1



LEFT ELEVATION

1/4" = 1'-0"

REAR ELEVATION

1/4" = 1'-0"

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

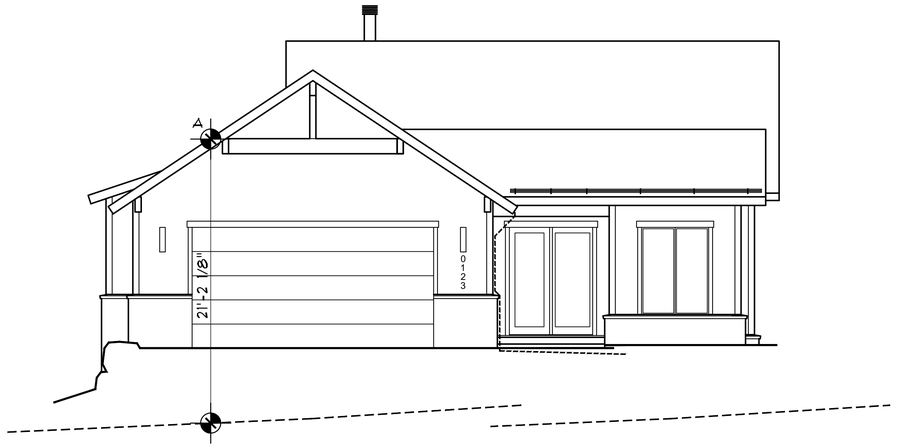
RESORT CONCEPTS
225 MAIN STREET, SUITE C-101
EDWARDS COLORADO
(970) 926-1720

MILLER RESIDENCE
0201 MILES END LANE
LOT 19, MINTURN NORTH
MINTURN, COLORADO

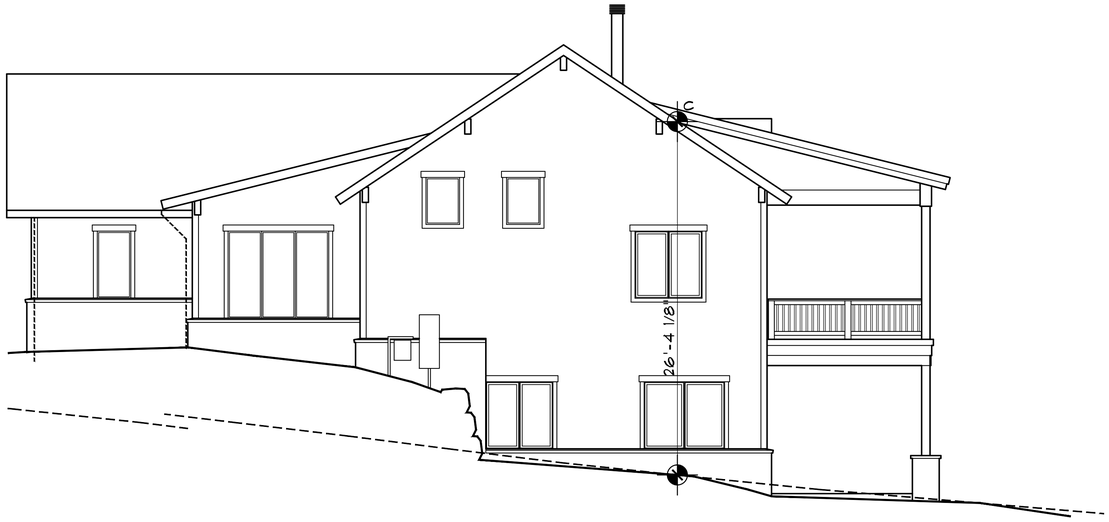
PROJECT NO: 2412-22 L19

ISSUED #	DATE	BY	COMMENTS
3	7-17-26	DUE	DRB SUBMITTAL SET

A2.2

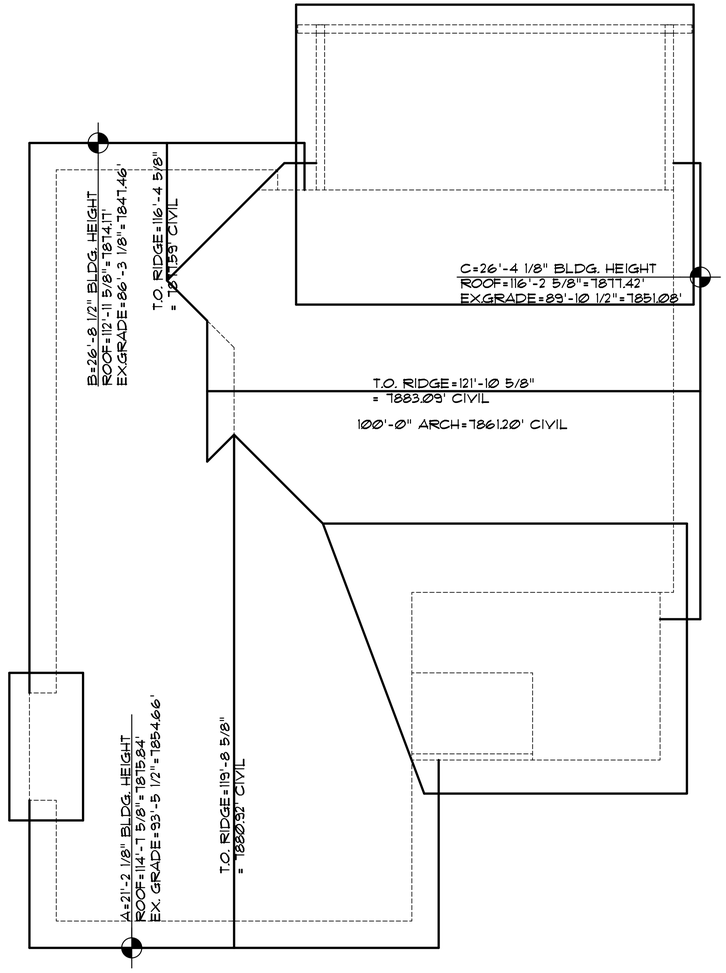


FRONT ELEVATION
1/4" = 1'-0"

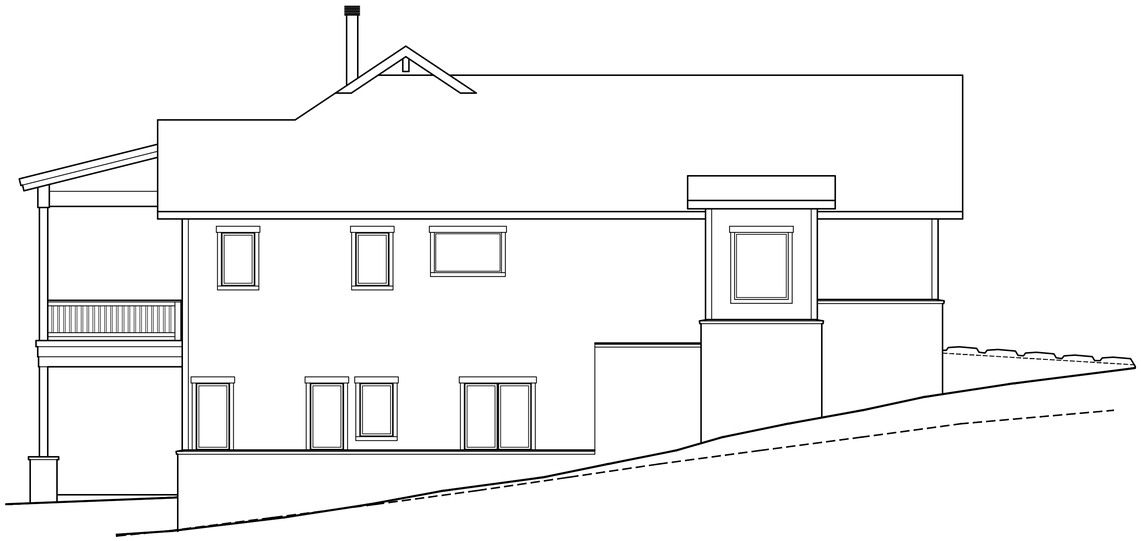


RIGHT ELEVATION
1/4" = 1'-0"

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



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



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

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MILLER RESIDENCE
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LOT 19, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L19

ISSUED			
#	DATE	BY	COMMENTS
3	1-17-26	DWE	DRB SUBMITTAL SET

BH1

Terraces & Walkways
Stained Concrete

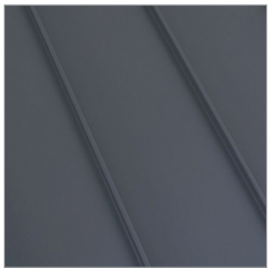
Exterior Stone
Colorado Buff

Vertical Siding
Vintage Woods TM Fire Rated
Color: 109 Smoke

Timbers, Columns, Fascia, Sofits & Railing
Vintage Woods TM Fire Rated
Color: 101 Double Espresso

Wood Columns per Plan
Color: Custom Stain

Exterior Roofing
Certainteed Presidential Shake
Color: Charcoal Black



Roofing
Standing Seam Metal
Color: Matte Black

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

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

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

Entry Door
Solid Wood
Color: Custom Stain

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

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

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

MINTURN NORTH - LOT 19

EGGERS ARCHITECTURE, INC

AXIS VU DESIGN

DRB DESIGN REVIEW - 3D VIEWS

JULY 15, 2026

RESORT CONCEPTS

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MINTURN NORTH - LOT 19

EGGERS ARCHITECTURE, INC

AXIS VU DESIGN

DRB DESIGN REVIEW - 3D VIEWS

JULY 15, 2026

RESORT CONCEPTS

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: August 7, 2026
To: Minturn Planning Commission
From: Madison Harris, Senior Planner
Re: 0221 Miles End Lane - Changes to Approved Plans

Introduction:
As the Planning Commission is aware, staff processes Minor DRB applications that cover things like landscaping updates, window movements, or material changes. Staff does not approve anything to do with building height or building/impervious coverage changes as those are more substantial and so always bring them back through the Planning Commission. In this case, building and 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. An office was added on the Main Floor causing an increase in building coverage from 2,812 sq. ft. (32.28%) to 3,040 sq. ft. (34.89%) and an increase in impervious coverage from 3,626 sq. ft. (41.62%) to 3,852 sq. ft. (44.21%).

Some other minor cosmetic changes were made to the siding and roof materials. 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.

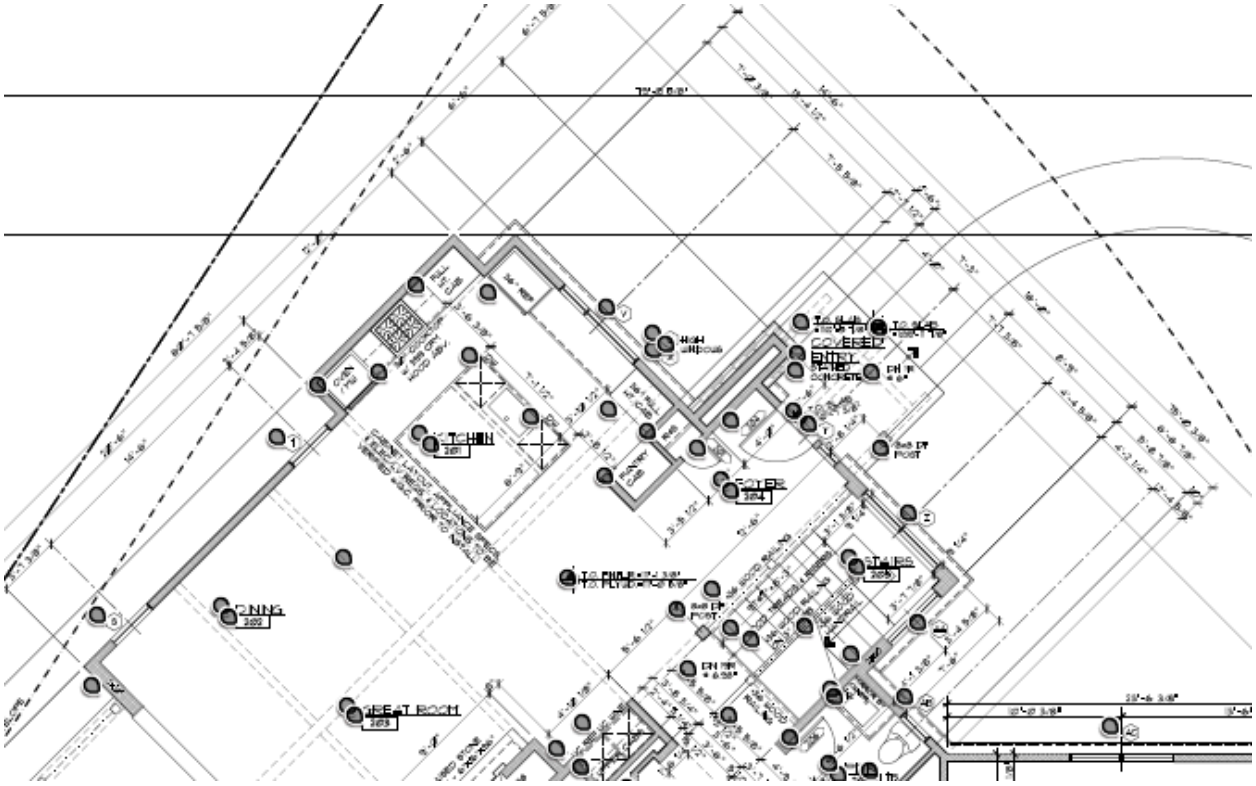

Figure 1: Original Front Main Level Layout

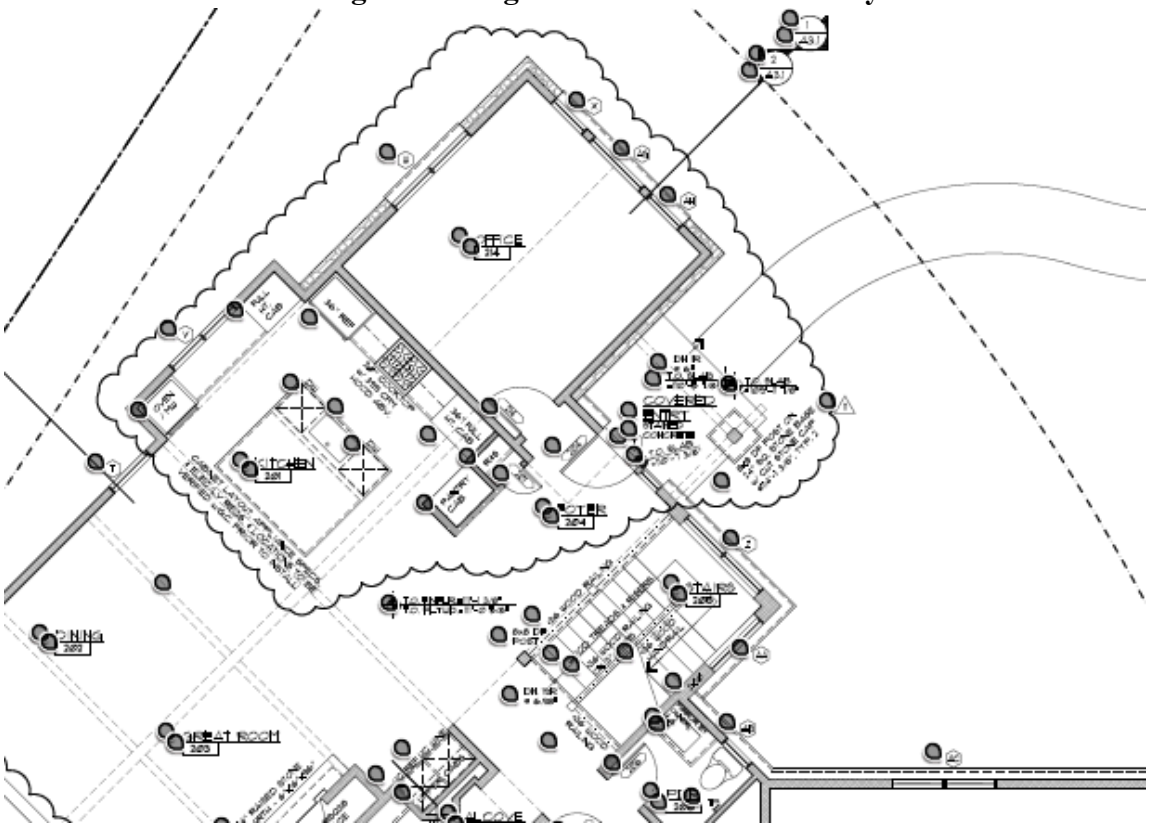

Figure 2: Proposed Front Main Level Layout

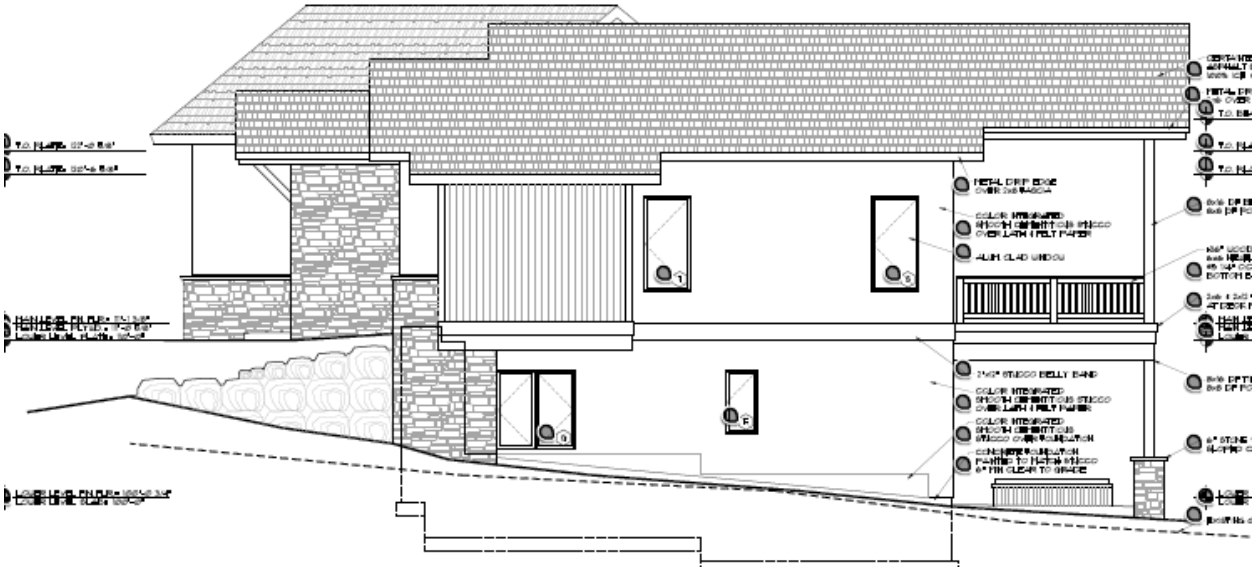

Figure 3: Original Right Elevation

Figure 4: Proposed Right Elevation

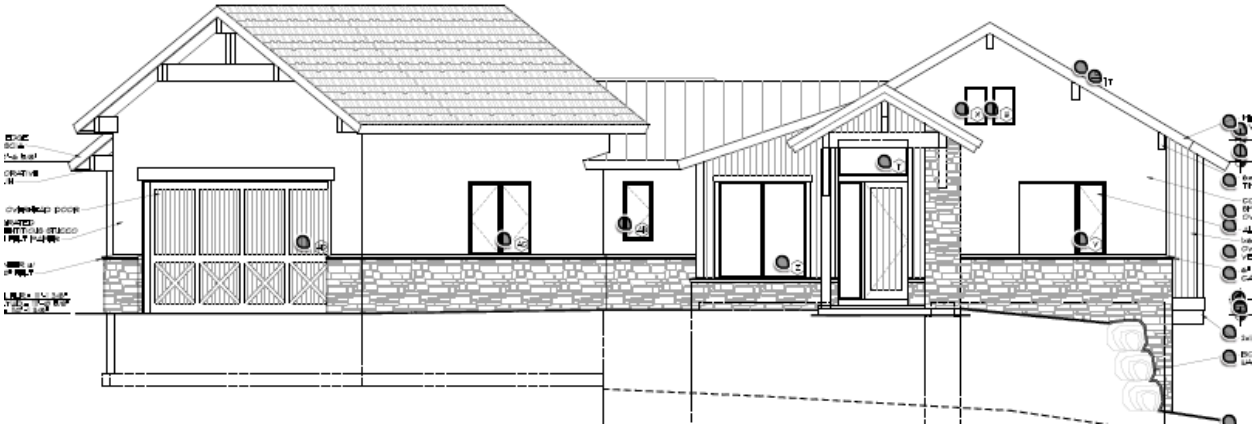

Figure 5: Original Front Elevation

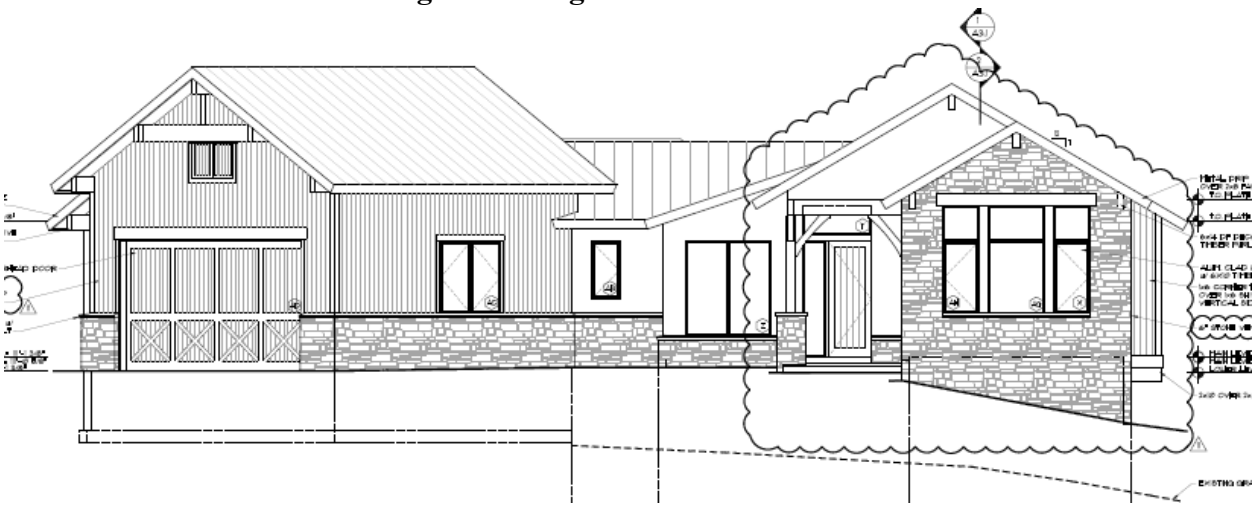

Figure 6: Proposed Front Elevation

Figure 7: Original Garage Elevation

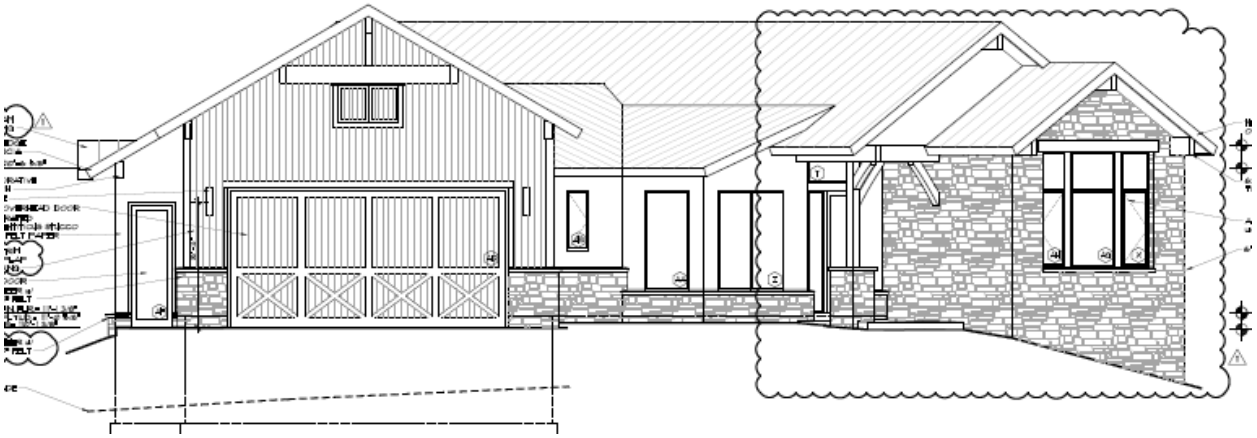

Figure 8: Proposed Garage Elevation

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 – Moyer Residence

Project Location

Street Address: 221 Miles End Lane

Zoning: Residential

Parcel Number(s): 2103-262-30-019

Application Request:

DRB Major Modifications – Addition of Office

Applicant:

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

Mailing Address: [redacted] Edwards, CO 81632

Phone: [redacted]

Email: [redacted]

Property Owner:

Name: Matthew E. & Jamie P. Moyer

Mailing Address: [redacted] DENVER, CO 80238-2938

Phone: [redacted]

Email: [redacted]

Required Information:

Lot Size: 0.20 acres	Type of Residence (Single Family, ADU, Duplex): SFH	# of Bedrooms: 4	# On-site Parking Spaces: 4
# of Stories: 2	Snow storage sq ft: 487 sf	Building Footprint sq ft: 3,040 sf	Total sq ft Impervious Surface: 3,852 sf

Signature:

7/22/26

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

MOYER RESIDENCE

0221 MILES END LANE
LOT 18, MINTURN NORTH
MINTURN, COLORADO

DRB SUBMITTAL SET	DECEMBER 22, 2025
BUILDING PERMIT SET	FEBRUARY 09, 2026
OWNER REVISIONS - DRB	JULY 20, 2026

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

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

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

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

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

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

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

PROJECT INFORMATION:

FLOOR AREA:	FINISHED	MECH	GARAGE	TOTAL
LOWER LEVEL:	1,568 SF	218 SF		1,786 SF
MAIN LEVEL:	2,054 SF		652 SF	2,706 SF
TOTALS:	3,622 SF	218 SF	652 SF	4,492 SF

LOT AREA:	8,712.00 SF		
BUILDING COVERAGE:	3,040SF	34.89 %	50% ALLOWABLE
IMPERVIOUS COVERAGE:	3,852 SF	44.21%	60% ALLOWABLE

11

CODE INFORMATION:

JURISDICTION:	TOWN OF MINTURN, COLORADO
CODES:	2021 INTERNATIONAL RESIDENTIAL CODE 2021 INTERNATIONAL ENERGY CONSERVATION CODE + LOCAL AMENDMENTS
OCCUPANCY:	R-3, SINGLE FAMILY RESIDENCE
CONTRUCTION:	TYPE V-B, NON RATED
SPRINKLER SYSTEM:	NONE

DRAWING SCHEDULE

C	COVER
	FINAL PLAT MINTURN NORTH P.U.D.
C.7	MINTURN NORTH PUD FINAL GRADING PLAN
C1	SITE GRADING, DRAINAGE & EROSION CONTROL PLAN
C2	CIVIL DETAILS
L1	LANDSCAPE PLANTING PLAN
L2	LANDSCAPE SCHEDULES & DETAILS
A1.1	LOWER LEVEL PLAN
A1.2	MAIN LEVEL PLAN
A1.3	ROOF PLAN
A2.1	BUILDING ELEVATIONS
A2.2	BUILDING ELEVATIONS
A2.3	BUILDING ELEVATIONS
BH1	BUILDING HEIGHT CALCULATIONS

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don.eggers@eggersarchitecture.com

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EDWARDS, COLORADO
(970) 926-1720

MOYER
0221 MILES END LANE
LOT 18, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L18

ISSUED #	DATE	BY	COMMENTS
11	7-20-26	DWE	OWNER REVISIONS - DRB
10	3-10-26	DWE	PERMIT COMMENTS
9	2-09-26	DWE	BUILDING PERMIT SET
8	12-22-25	DWE	DRB SUBMITTAL SET

C

MINTURN TOWN CERTIFICATE

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

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

BY: ________________ ATTEST: ________________

MAYOR
TOWN OF MINTURN, COLORADO

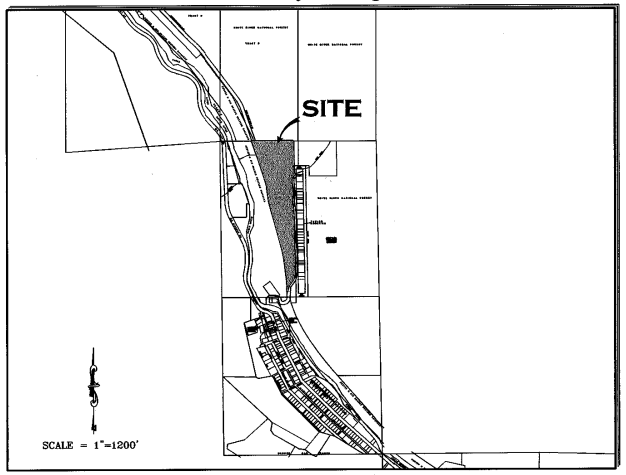
TOWN CLERK
TOWN OF MINTURN, COLORADO

LAND USE TABLE

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

ADDRESSES ARE FOR INFORMATIONAL PURPOSES ONLY

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



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

GENERAL NOTES AND NOTES FOR CREATED EASEMENTS:
1) The purpose of this Final Plat is to Create various lots with building envelopes, open space areas and tracts, along with easements and Right of Ways, for the purposes described herein, all pursuant to Town of Minturn Land Use Regulations and Colorado Revised Statutes concerning the subdivision of land.
2) Basis of Bearing: N27°04'04" W between monuments marking the C-W 16th Corner and the Northwest Corner Section 26, Township 5 South, Range 81 West, of the 6th P.M., shown and described herein. This bearing is based on the non-recorded stamped Land Survey Plat performed by Eagle Valley Survey and dated August 7, 2018.
3) Survey Date: December, 2022 through July 2023.
4) Legal description, easements and location of boundary lines are based on Old Republic National Title Insurance Company order number no. ABC50050645-9, dated August 03, 2023, Quitclaim Deed recorded December 02, 2014 as Reception No. 201420764 along with plats and survey monumentation referenced hereon (to include the non-recorded stamped Land Survey Plat performed by Eagle Valley Survey and dated August 7, 2018). In regards to items referenced in schedule B II of this title commitment referenced above: Items 1-8, 10, 21, 24, 27 and 30 were not researched by surveyor or found to not contain easement restrictions or other survey or platting related issues.
Item 9 - Pipe easement does not effect this platted parcel, falls in Northeast Quarter of the Northwest Quarter of Sec 26, T5S, R81W.
Item 11&12- Ordinance and Dedication regarding Taylor Avenue. Depicted hereon by eastern Boundary, recorded in Book 248 at Page 178 and Book 248 at Page 452.
Item 13 - 20 foot Sewer Easement, Does not effect this platted Parcel.
Item 14 - Conveyance to State Department of Highways, Does not Effect these platted lands.
Item 15 - Does not effect these Platted lands but references vacation of portions of Taylor Addition to the Town of Minturn.
Item 16 - effects subject parcel as it is an Annexation of property to Town of Minturn recorded in Book 333 at Page 349.
Item 17 & 18- Do not effect subject Parcel.
Item 19 - Conveyance described in Book 687 at Page 268 does not contain any easements not already defined hereon.
Item 20 - Does not effect these Platted lands. (a.k.a. subject parcel)
Item 22 - Public Service Company of Colorado Easement, Reception No. 897924, falls off subject Parcel.
Item 23 - Boundary Agreement recorded as Reception No. 200824177, called out as adjoiner hereon.
Item 25 & 26 - Parcel is subject to Mapping of Piping and Ditches in area of this subject parcel defined in document recorded as Reception No. 201703240, and 201703454 any rights or restrictions and exact location thereof not clear to surveyor from face of documents.
Item 29 - Parcel is subject to 1904 40 foot wide easement for right of way from Denver Rio Grand Railroad to Eagle County, the location of which is not determinable from face of document. This Agreement has is to have been Terminated prior to the Recording of this Plat.
5) These platted lands are subject to:
- The Minturn North P.U.D. Guide recorded as Reception no. 202402232
- The Declarations of Covenants, Conditions, Restrictions and Easements for Minturn North recorded as Reception No. 202402240.
- The non-exclusive Heritage Utility Easement as shown herein on page five (5) - on, over, under, above, across and through those areas designated hereon as "Heritage Utility Easement" as defined in document recorded in the Eagle County Clerk and Recorder's Office as Reception No. 202316489 .

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

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

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

SURVEYOR'S CERTIFICATE

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

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

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

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

CERTIFICATE OF DEDICATION AND OWNERSHIP

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

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

BY: RICK HERMES
TITLE: MANAGER

STATE OF COLORADO)
)SS
COUNTY OF EAGLE)

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

MY COMMISSION EXPIRES: 6 AUG 27

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

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

SUBORDINATION BY MORTGAGEE

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

MORTGAGEE: Philip Hadley
BY: ________________ as INDIVIDUAL

STATE OF Colorado)
) §
COUNTY OF Eagle)

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

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: Aug. 01, 2025
NOTARY PUBLIC

JESSICA L BECHARD
NOTARY PUBLIC - STATE OF COLORADO
Notary ID #20134048064
My Commission Expires 8/1/2025

CERTIFICATE OF TAXES PAID

I, the undersigned, do hereby certify that the entire amount of taxes and assessments due and payable as of JANUARY 1, 2023, ~~2021~~ upon all parcels of real estate described on this Plat are paid in full.

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

R068101

TREASURER OF EAGLE COUNTY

TITLE CERTIFICATE

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

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

AGENT: SARAH DOERMAN

CLERK AND RECORDER'S CERTIFICATE $53.00

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

CLERK AND RECORDER

BY: DEPUTY

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

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

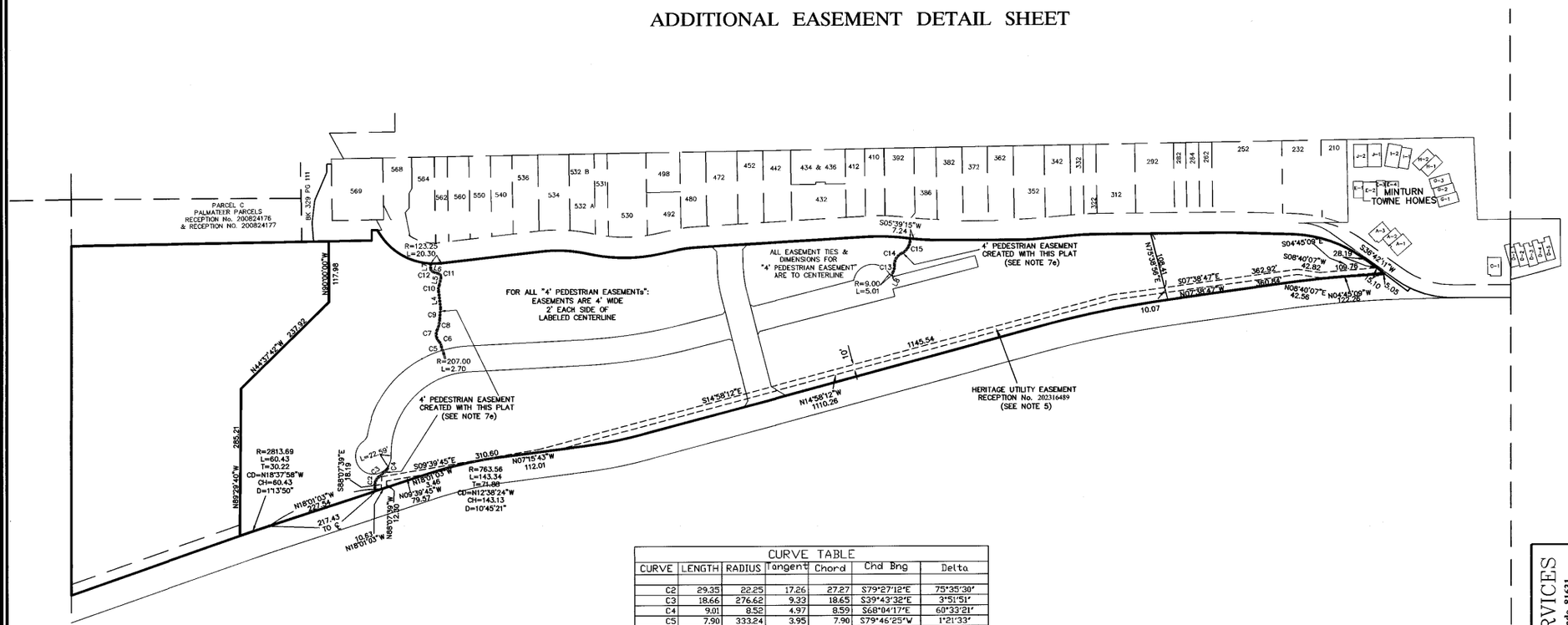
DRAWN BY: MSS	JOB NUMBER: 22055	DRAWING NAME: 22055 FP2.dwg
SHEET 1 OF 5		DATE: 08-13-2023

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

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

SHEET 5 OF 5

ADDITIONAL EASEMENT DETAIL SHEET



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

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

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
34998
02-26-24

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

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

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

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

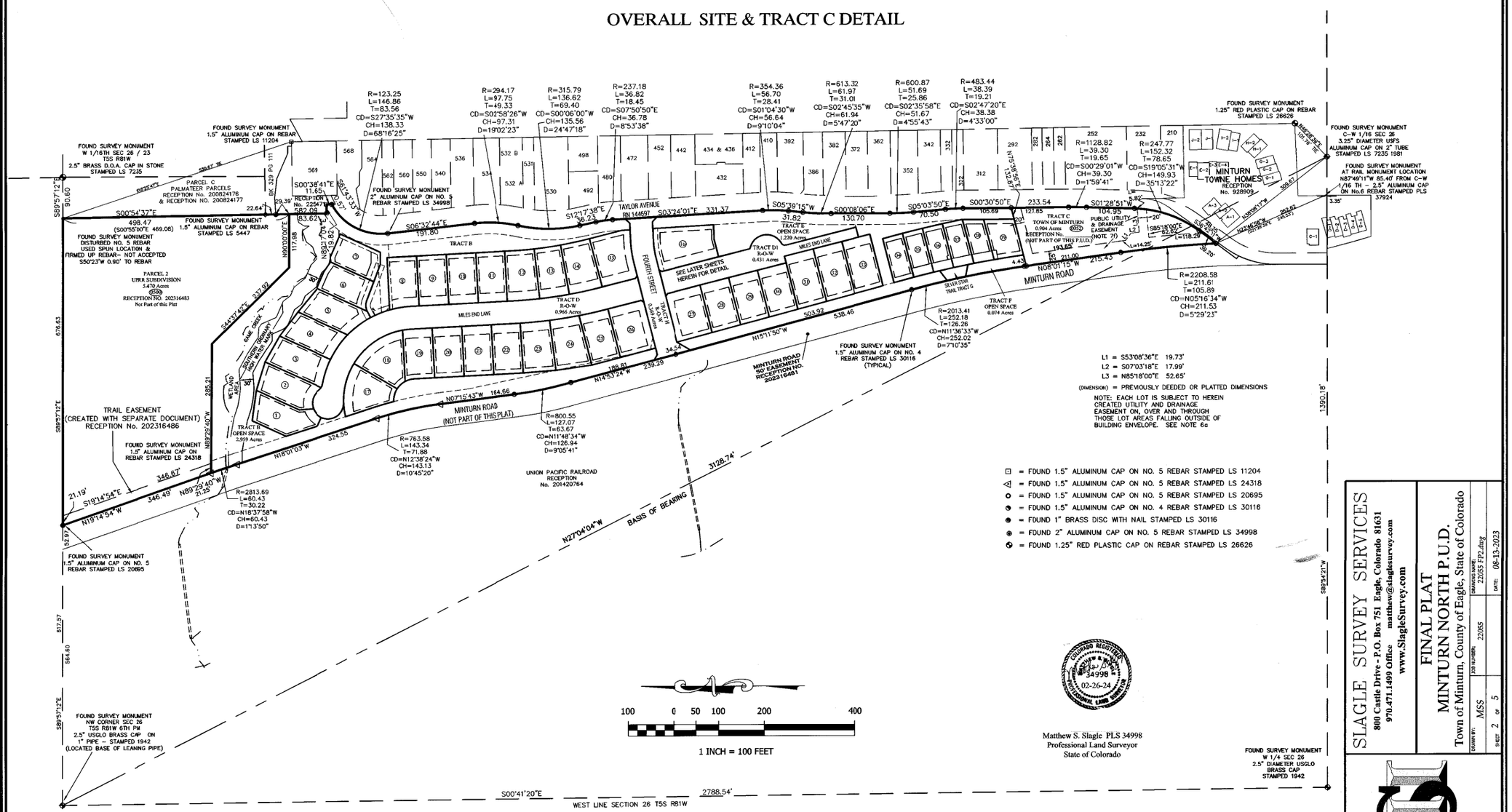
DRAWN BY: MSS | JOB NUMBER: 23055 | DRAWING NAME: 23055 FP2.dwg | DATE: 08-13-2023 | SHEET: 5 OF 5

202402234

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

SHEET 2 OF 5

OVERALL SITE & TRACT C DETAIL



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

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

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

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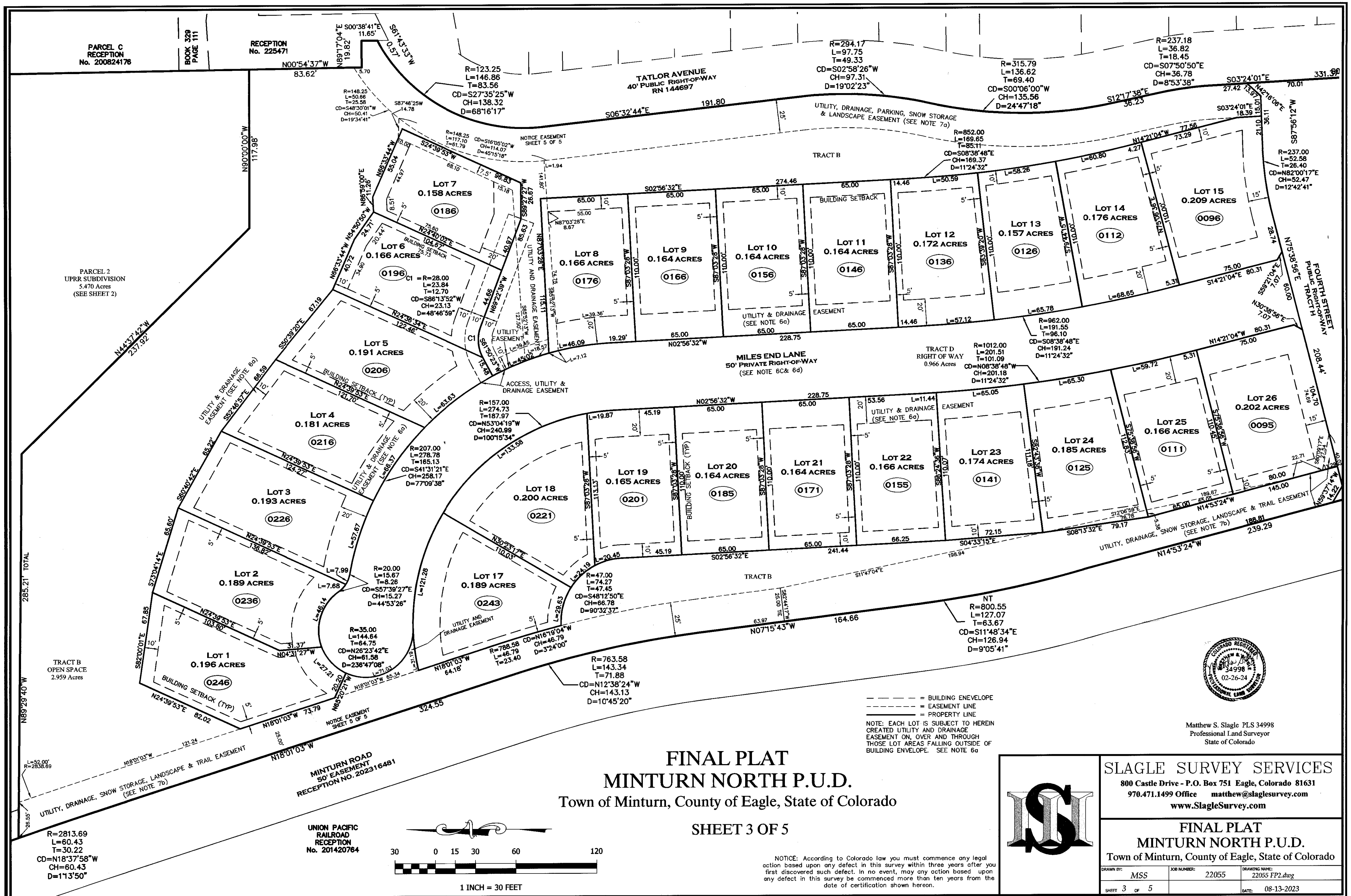
FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

DRAWN BY:	JOB NUMBER:	DRAWING NAME:	DATE:
MSS	220505	220505 FP2.dwg	08-13-2023

SHEET 2 OF 5

202402234



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

SHEET 3 OF 5

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

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

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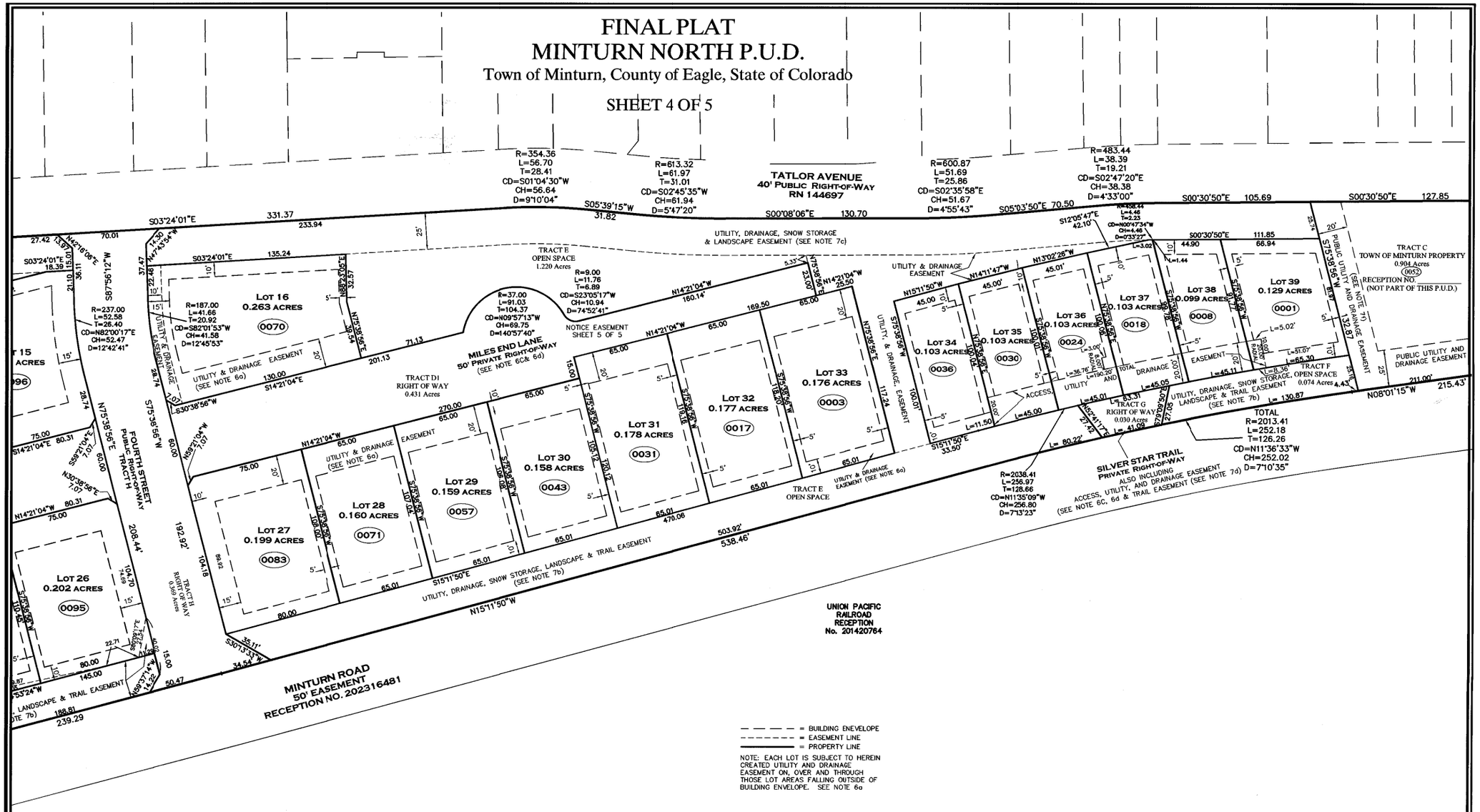
FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

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

20240234

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

SHEET 4 OF 5



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

30 0 15 30 60 120

1 INCH = 30 FEET

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

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

202402234

KEYMAP

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

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

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

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

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

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

SHAPE CURB TO ACCEPT DRAINAGE CHANNEL FROM ABOVE

6% TO BUILDING SETBACK

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

TRANSITION TO 12 FT. WIDE DRIVEWAY TO LOT

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

MATCH TO SHEET C.6

BUILDING SETBACK, TYP.

6% TO BUILDING SETBACK

INCREASED BERM HEIGHT TO 7 FEET ABOVE THE INUNDATION CHANNEL GRADE

DEFLECTION BERM:
HEIGHT=2.5' MIN., TYP. (SEE EXCEPTIONS)
TOP WIDTH=5.0' MIN.
SIDE SLOPES= 2.5:1 MAX.
THE PURPOSE OF THIS DEFLECTION BERM IS TO DEFLECT THE 100-YEAR MUD FLOW EVENT AS ANALYZED BY WRIGHT WATER ENGINEERS [FIGURE 2, MINTURN NORTH PUD, MUD AND DEBRIS FLOW ANALYSIS, JOB NO. 191-092.050, DATED NOVEMBER 2023]. THE BERM AS SHOWN HAS BEEN RAISED ABOVE THAT OF THE WRIGHT WATER ENGINEERS ANALYSIS FROM THAT DATE.

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

GAME CREEK

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

MILES END LANE

MATCH TO SHEET C.6

EARTHW
MILES EI
SHALL B
COMPAC

2:1 TYP.

4:1 TYP.

6%

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

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

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

Engineer or Surveyor Seal

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

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

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

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

TOWN OF MINTURN, COLORADO

Minturn North P.U.D.

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

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

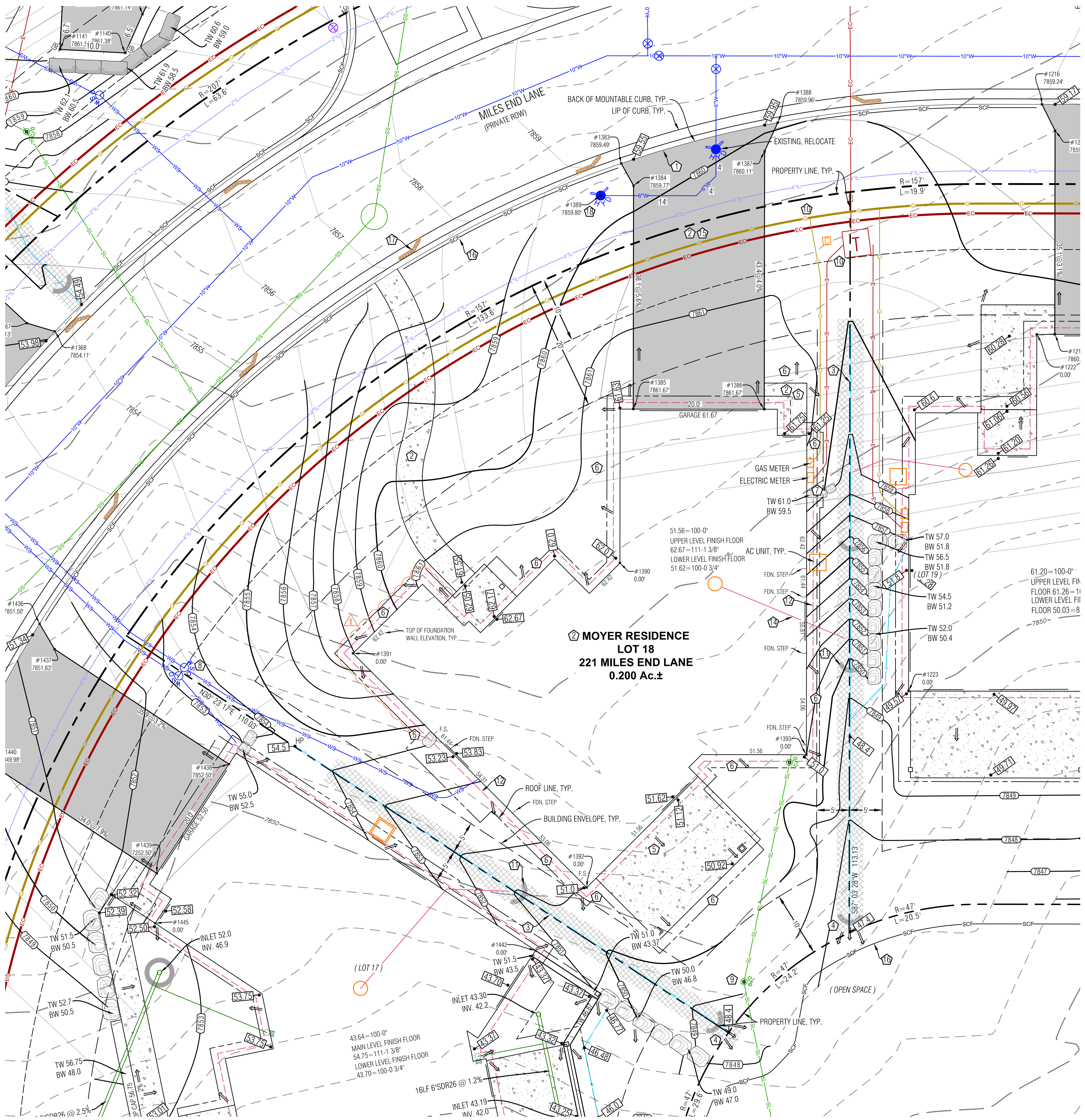
PROJECT NO. *22036*
Designer: *PAH*
Drafter: *BUI*
Date: *12/25/22*

Sheet *C.7*

File Name: *22036 c-grading.dwg*

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

N:\PROJECTS\2023\23035-Minturn North Individual Lots\dwg\Lot 18 Moyer\MN Lot 18 SP-01.dwg 7/17/2026 9:59 AM



LEGEND

TW	TOP OF WALL
BW	BOTTOM OF WALL
GB	GRADE BREAK
EX	EXISTING
LP	LOW POINT
HP	HIGH POINT
96.75	PROPOSED SPOT ELEVATION
	DRAINAGE SWALE
	FLOW ARROW
SCF	SEDIMENT CONTROL FENCE
8020 / 8018	PROPOSED MAJOR/MINOR CONTOUR
8020 / 8018	EXISTING MAJOR/MINOR CONTOUR
	EROSION LOGS
	ASPHALT DRIVEWAY & AUTOCOURT
	NORTH AMERICAN GREEN SC-250BN EROSION CONTROL FABRIC, OR RIPRAP ALTERNATIVE
	FLAGNOTE
	EX CURB STOP
PROPOSED / EXISTING E	POSSIBLE ELECTRIC SERVICE
G	POSSIBLE GAS SERVICE
WS	POSSIBLE WATER SERVICE
SL	POSSIBLE SEWER SERVICE
	FOUNDATION DRAIN
6"SD DS	DOWNSPOUT & STORM DRAIN WITH SIZE
	BOULDER WALL

Point Table

Point #	Desc.	Elev.	North	East
1383	Driveway	7859.49'	4285.70	5430.77
1384	Driveway	7859.77'	4283.64	5427.51
1385	Driveway	7861.67'	4281.89	5393.41
1386	Driveway	7861.67'	4261.92	5394.43
1387	Driveway	7860.11'	4263.94	5433.78
1388	Driveway	7859.96'	4262.17	5438.26
1389	Fire Hydrant	7859.80'	4288.56	5425.71
1390	House Corner	0.00'	4282.68	5369.81
1391	House Corner	0.00'	4322.63	5353.90
1392	House Corner	0.00'	4285.14	5320.07
1393	House Corner	0.00'	4252.73	5342.08

NOTES:

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

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

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

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

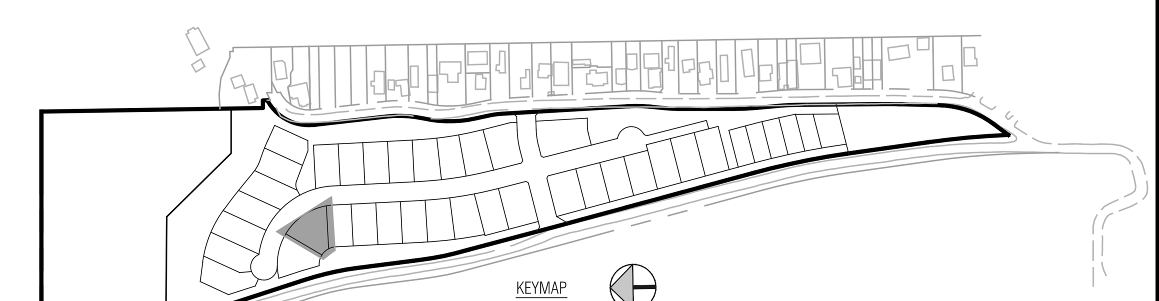
5) LOT AREA: 8,695 SF±
DISTURBANCE AREA: 8,695 SF±

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

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

FLAGNOTES:

1. MATCH TO BACK OF EXISTING CURB.
2. PROPOSED ASPHALT DRIVEWAY, AUTO-COURT AND CONCRETE WALKWAYS. 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 SC250 EROSION FABRIC OR RIPRAP WHERE SLOPE EXCEEDS 5%. SEE DETAIL.
4. WHERE PROPOSED SWALE DAYLIGHTS WITH NATURAL GROUND, FAN OUT DRAINAGE SWALE TO EVENLY DISSIPATE DRAINAGE, TYP.
5. SLOPE PATIOS, DECKS AND WALKS AT 2% MIN. AWAY FROM THE STRUCTURE.
6. GRADE AROUND THE PERIMETER OF BUILDING AS NECESSARY 10% FOR 5-FEET MIN. (10 FT. WHERE POSSIBLE) IN UNPAVED AREAS TO ENSURE PROPER DRAINAGE AWAY FROM THE FOUNDATION. IT WILL BE IMPORTANT TO CONSTRUCT AND DIRECT SURFACE DRAINAGE AWAY FROM BUILDING, WALKS AND WALLS TO EITHER THE AUTOCOURT, THE OUTLET SWALE, OR DOWNWARD SLOPING NATURAL GRADE. VERIFY DRAINAGE AND SWALE INTEGRITY ON A REGULAR BASIS.
7. INSTALL BOULDER WALL FOR LANDSCAPE AREAS PER THE DETAIL ON SHEET C2. WALL DRAIN LINES NOT SHOWN. 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 METER CABINET AND GAS METER LOCATION. MAINTAIN COVER & CLEARANCES BETWEEN/OVER NEW SERVICES PER UTILITY REGULATIONS.
11. EROSION LOGS PER DETAIL ON SHEET C2.
12. FOUNDATION DRAIN, TYP., INSTALL IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. DRAIN @ 0.5% MIN. TO DAYLIGHT, SEE DETAIL ON SHT. C2.
14. EXTEND THE FOUNDATION DRAIN FROM SUMP PUMP IN HOUSE TO DAYLIGHT WITH SOLID PIPE. COVER WITH A RODENT SCREEN AT END.
15. 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.
16. SILT FENCE PER DETAIL ON SHEET C2.
17. INSTALL SILT SOCKS WITHIN CURB LINE, EVERY 30 FT. ±.
18. RELOCATE FIRE HYDRANT TO LOCATION SHOWN. CONNECT TO EXISTING 6" FIRE HYDRANT LEAD WITH 6" DUCTILE IRON PIPE, AWWA C151, CLASS 52 WORKING PRESSURE 350 PSI, WITH POLYETHYLENE ENCASEMENT. (2) 45° BENDS, THRUST RESTRAINTS AT ALL BENDS WITH INSTALLATION PER TOWN OF MINTURN REGULATIONS.



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

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

Engineer or Surveyor Seal

NOT FOR Review CONSTRUCTION

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

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

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

TOWN OF MINTURN, COLORADO

Lot 18, Minturn North P.U.D.

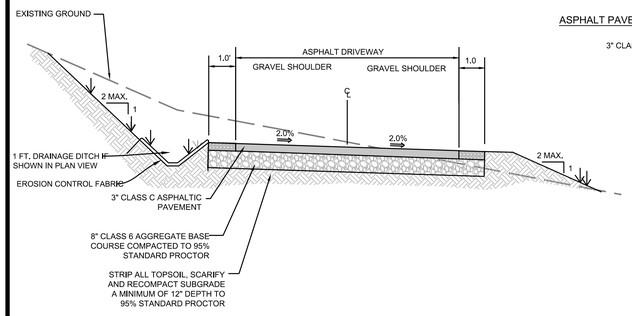
Site, Grading and Drainage Plan
DRB Review 7/20/26

No.	Date	Revision	By
1.	6/5/26	OWNER REVISIONS	PH
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			

PROJECT NO. **23035**
Designer: **PAH**
Drafter: **BUI**
Date: **12/18/25**

Sheet **C1**

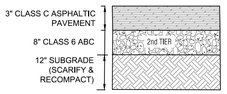
File Name: **mn lot 18 sp-01.dwg**



PROPOSED DRIVEWAY TYP. SECTION

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

ASPHALT PAVEMENT SECTION

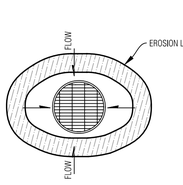


PAVEMENT SECTION

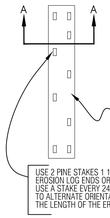
NOTE:
1. ALL AGGREGATE & SUBGRADE MATERIAL SHALL BE COMPACTED TO 95% STANDARD PROCTOR AT A MOISTURE CONTENT WITHIN 2% OF OPTIMUM.
2. IN NEW PAVING LOCATIONS STRIP ALL TOPSOIL, SCARIFY AND RECOMPACT SUBGRADE A MINIMUM OF 12" DEPTH TO 95% STANDARD PROCTOR.
3. EXTEND THE SECOND TIER (12" CLASS 2 ROAD BASE,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

DRIVEWAY & AUTOCOURT SECTION

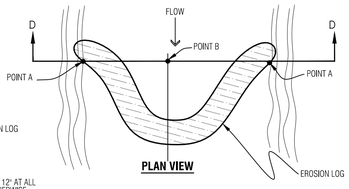
N.T.S. CONTRACTOR TO VERIFY WITH PROJECT GEOTECHNICAL CONSULTANT.



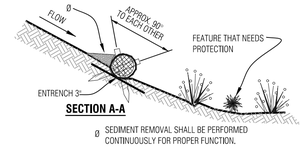
AREA DRAIN



PLAN VIEW

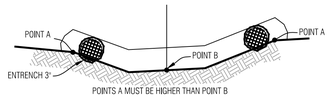


PLAN VIEW



SECTION A-A

Ø SEDIMENT REMOVAL SHALL BE PERFORMED CONTINUOUSLY FOR PROPER FUNCTION.

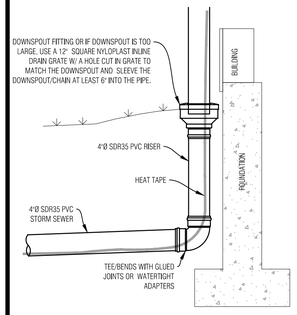


SECTION D-D

Temporary Erosion Control Log

N.T.S.

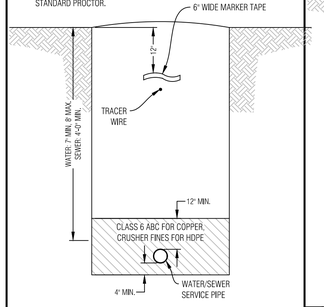
NOTES:
1. ROOF AND AREA DRAINS SHALL NOT BE CONNECTED TO THE FOUNDATION DRAIN SYSTEM.
2. ALL DOWNSPOUTS SHALL BE CONNECTED TO ADS N-12-WT CPP (WATERTIGHT), SCH.40 PVC OR SDR35 PVC. FLEXIBLE CORRUGATED PLASTIC IS NOT ACCEPTABLE.
3. ADDITIONAL FITTINGS AND BENDS MAY BE REQUIRED TO DEFLECT OVER OR AROUND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



TYP. DOWNSPOUT CONNECTION

N.T.S.

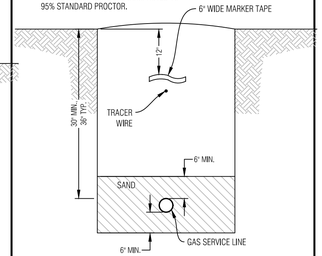
NOTES:
1. WATER SHALL BE INSTALLED WITH AT LEAST 10' OF SEPARATION BETWEEN WATER/SEWER AND 4' OF SEPARATION BETWEEN OTHER UTILITIES.
2. BACKFILL THE TRENCH WITH 4" MINUS ONSITE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR.



WATER/SEWER SERVICE TRENCH

N.T.S.

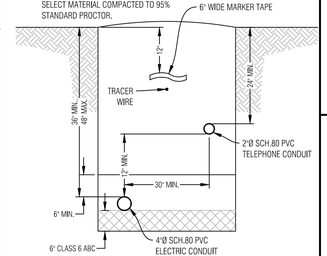
NOTES:
1. GAS SHALL BE INSTALLED WITH AT LEAST 4' OF SEPARATION BETWEEN OTHER UTILITIES.
2. BACKFILL THE TRENCH WITH 4" MINUS ONSITE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR.



GAS SERVICE TRENCH

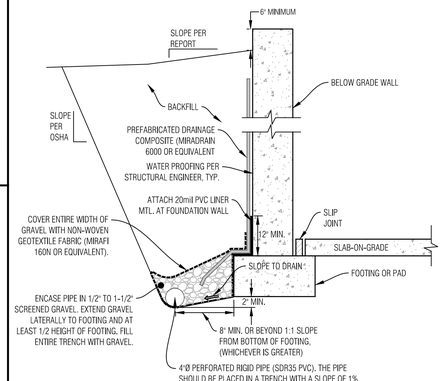
N.T.S.

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



ELECTRIC & COMM. SERVICE TRENCH

N.T.S.



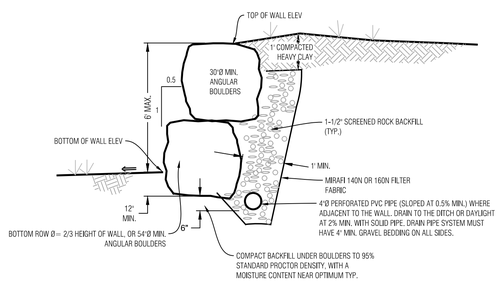
NOTES:
1. THE BOTTOM OF THE DRAIN SHOULD BE AT LEAST 2 INCHES BELOW BOTTOM OF FOOTING AT THE HIGHEST POINT AND SLOPE DOWNWARD TO A POSITIVE GRAVITY OUTLET OR TO A SUMP WHERE WATER CAN BE REMOVED BY PUMPING.
2. CONTRACTOR TO FOLLOW ANY ADDITIONAL RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER

TYPICAL FOUNDATION DRAIN

N.T.S.

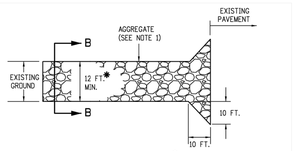
CONTRACTOR TO VERIFY WITH PROJECT GEOTECHNICAL CONSULTANT.

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



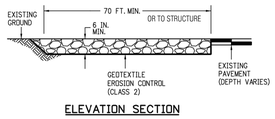
BOULDER WALL DETAIL, LANDSCAPED AREA

N.T.S.

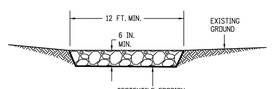


PLAN VIEW

SHALL EXTEND FULL WIDTH OF INGRESS AND EGRESS OPERATION.



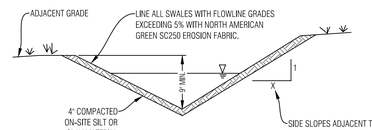
ELEVATION SECTION



SECTION B-B

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

VEHICLE TRACKING PAD



INSTALL EROSION CONTROL FABRIC PER MANUFACTURERS RECOMMENDATIONS

TYPICAL SWALE SECTION

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

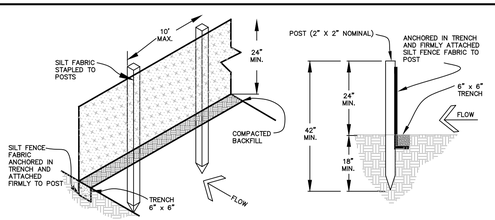
NOTE
SEE THE GRADING, DRAINAGE AND EROSION CONTROL SHEET FOR SWALE LOCATIONS

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL MEET OR EXCEED THE CURRENT CONSTRUCTION AND DESIGN STANDARDS ESTABLISHED BY THE DESIGN GUIDELINES AND TOWN OF MINTURN AND BE SUBJECT TO OBSERVATION BY THE TOWN AND THE PROJECT ENGINEER, IN THE EVENT OF CONFLICT PUD GUIDELINES SUPERCEDE TOWN.
2. THIS DESIGN WAS PREPARED WITHOUT THE BENEFIT OF A SUBSURFACE UTILITY ENGINEERING (SUE) STUDY OR MAP. THIS DESIGN HAS BEEN PREPARED FOR A PRIVATE DEVELOPMENT USING EXISTING UTILITY INFORMATION PROVIDED BY OTHERS. EXISTING UTILITIES ARE SHOWN AS THEY ARE BELIEVED TO EXIST, BUT MAY NOT REPRESENT ACTUAL FIELD CONDITIONS. BOUNDARIES UNLIMITED INC. DID NOT CONFIRM ANY DATA PROVIDED OR PERFORM ANY ADDITIONAL RESEARCH OR NOTIFICATION TO ELEVATE THESE PLANS TO SENATE BILL 18-167 STANDARDS. AS SUCH, BOUNDARIES UNLIMITED INC. MAKES NO GUARANTY, EXPRESSED OR IMPLIED, FOR THE LOCATION OF SUBSURFACE UTILITIES CONTAINED WITHIN THIS PLAN SET. IF THE CLIENT AND/OR CONTRACTOR REQUIRES A SUBSURFACE UTILITY ENGINEERING STUDY OR MAP FOR FULL COMPLIANCE WITH SENATE BILL 18-167, THEN A MORE EXHAUSTIVE INVESTIGATION SHALL BE OBTAINED BY THE CLIENT AND/OR CONTRACTOR PRIOR TO COMMENCING WITH ANY CONSTRUCTION, OTHERWISE, PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL CONTACT ALL APPROPRIATE UTILITY COMPANIES FOR LINE LOCATIONS. CONTRACTOR SHALL NOTIFY PROJECT ENGINEER OF ANY POTENTIAL CONFLICTS PRIOR TO UTILITY CONSTRUCTION SO THAT LINE OR GRADE CHANGES CAN BE MADE TO AVOID A CONFLICT WITH ANY EXISTING UTILITY. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION AND, AT NO EXPENSE TO THE CLIENT OR PROJECT ENGINEER, REPAIR ANY DAMAGED UTILITIES.
3. ALL EXCAVATIONS FOR UTILITY LINES, RETAINING WALLS, ROADWAYS, BUILDING STRUCTURES, DRAINAGE FACILITIES AND TRENCHES, SHALL MEET THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), COLORADO INDUSTRIAL COMMISSION, OR THE COLORADO DIVISION OF MINES, WHICH EVER APPLIES. SAFETY IS THE 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. COMPACTION MUST BE ATTAINED AND COMPACTION RESULTS SUBMITTED TO THE COUNTY AND THE PROJECT ENGINEER PRIOR TO ACCEPTANCE. COMPACTION SHALL MEET OR EXCEED COUNTY REGULATIONS. EXTERIOR BACKFILL SHOULD BE ADJUSTED TO NEAR OPTIMUM MOISTURE AND COMPACTED TO 95% STANDARD PROCTOR DENSITY WHICH IS REQUIRED FOR ALL ROADWAY AND DRIVEWAY SUBGRADE CONSTRUCTION AND TRENCH BACKFILL UNDER THE SAME, & 90% STANDARD PROCTOR DENSITY IN LANDSCAPE AREAS. UNLESS NOTED OTHERWISE OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER. SEE SOILS REPORT FOR STRUCTURAL FOUNDATION AND SITE GRADING RECOMMENDATIONS, IT IS 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 INVOLVED. ANY DAMAGE TO PRIVATE PROPERTY BY THE CONTRACTOR OUTSIDE THESE LIMITS WITHOUT THE PERMISSION OF THE PRIVATE PROPERTY OWNER WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
6. THE CONTRACTOR SHALL ENSURE DRAINAGE AWAY FROM ALL STRUCTURES IN ALL DIRECTIONS. DO NOT ALLOW WATER TO POND ON-SITE. PROVIDE SWALES TO DRAINAGE STRUCTURES AND RUNOUT. SHALLOW DRAINAGE SWALES HAVE A TENDENCY OVER TIME TO FILL IN & BECOME LESS EFFECTIVE. PERIODIC MAINTENANCE, AT LEAST TWICE A YEAR, IS NECESSARY TO CHECK THE INTEGRITY OF THE SWALE & MAINTAIN DRAINAGE CHARACTERISTICS. BUILDING FOUNDATION WALL HEIGHT TO BE A MINIMUM OF 6" ABOVE FINISH GROUND AT EXTERIOR WALL.
7. THE CONTRACTOR SHALL AT ALL TIMES KEEP TWO FULL SETS OF CONTRACT DRAWINGS MARKED UP TO INDICATE THE AS-BUILT CONDITIONS. THE DRAWINGS SHALL BE PROVIDED TO THE OWNER AND THE ENGINEER UPON COMPLETION OF THE WORK. WHERE PRACTICAL, THE CONTRACTOR IS TO PROVIDE AT LEAST TWO TIES FROM PHYSICAL MONUMENTS TO ALL FITTINGS, VALVES, MANHOLES, AND THE END OF ALL SERVICE LINES.
8. ON-SITE OBSERVATIONS AND REVIEW CONDUCTED BY THE TOWN OR THE PROJECT ENGINEER OF CONSTRUCTION WORK IN PROGRESS ARE NOT TO BE CONSTRUED AS A GUARANTEE OR WARRANTY BY THE TOWN OR THE PROJECT ENGINEER OF THE COMPLETED WORK AND THE CONTRACTOR'S RESPONSIBILITIES.
9. THE CONTRACTOR SHALL TAKE ALL APPROPRIATE PRECAUTIONS TO SIGNIFICANTLY REDUCE ANY POTENTIAL POLLUTION CAUSED BY HIS ACTIVITIES, INCLUDING VEHICLE FUELING, STORAGE OF FERTILIZERS OR CHEMICALS, ETC. THE CONTRACTOR SHALL HAVE IDENTIFIED PROCEDURES FOR HANDLING POTENTIAL POLLUTANTS AND IDENTIFIED SPILL PREVENTION AND RESPONSE PROCEDURES PRIOR TO ANY ACTIVITIES AT THE PROJECT SITE.
10. THE CONTRACTOR SHALL NOT SCALE DRAWINGS FOR CONSTRUCTION PURPOSES. ANY MISSING DIMENSIONS OR DISCREPANCIES IN PLANS, FIELD STAKING, OR PHYSICAL FEATURES SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER. IF THE CONTRACTOR PROCEEDS WITH THE WORK WITHOUT NOTIFYING THE ENGINEER, HE DOES SO AT HIS OWN RISK.
11. DISPOSAL OF TRASH, ASPHALT, CONCRETE AND CONSTRUCTION DEBRIS IS THE CONTRACTORS RESPONSIBILITY AND SHALL BE CONSIDERED PART OF THE WORK.
12. HORIZONTAL & VERTICAL INFORMATION FOR EXISTING PROPERTY LINES, TOPOGRAPHY, ROADWAY, UTILITIES & DRAINAGE STRUCTURES WERE TAKEN FROM THE DESIGN DRAWINGS FOR THE MINTURN NORTH PUD, ALSO SEE LANDSCAPE, ARCHITECTURAL AND STRUCTURAL ENGINEERING PLANS FOR ADDITIONAL BUILDING AND LANDSCAPE INFORMATION.
13. IN NON HARDSCAPE AREAS, GRADE AT A MINIMUM OF 12" IN THE FIRST 5 FEET AWAY FROM THE STRUCTURE, OR AS DIRECTED BY THE GEOTECHNICAL STUDY. EXTERIOR BACKFILL SHOULD BE ADJUSTED TO NEAR OPTIMUM MOISTURE AND COMPACTED TO AT LEAST 95% OF THE MAXIMUM STANDARD PROCTOR DENSITY IN PAVEMENT AREAS AND TO AT LEAST 90% OF THE MAXIMUM STANDARD PROCTOR DENSITY IN LANDSCAPE AREAS. SEE & FOLLOW RECOMMENDATIONS OF THE GEOTECHNICAL SUBSOIL STUDY BY KUMAR & ASSOCIATES, INC. DATED _____, JOB NO. _____.
14. ALL PRODUCT INFORMATION SHOWN IS AS PROVIDED BY THE MANUFACTURER, THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING AND COMPLYING WITH THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS FOR THE INSTALLATION OF ALL MATERIALS WITH SPECIAL ATTENTION TO PROPER SEALING OF MATING SURFACES. THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE DELIVERED PRODUCTS AND THOSE SHOWN ON THIS PLAN.
15. FOUNDATION AND RETAINING WALL DESIGNS TO BE OBTAINED FROM, OR VERIFIED BY THE PROJECT STRUCTURAL OR GEOTECHNICAL ENGINEER.
16. THE FOUNDATION DRAIN SYSTEM SHALL BE INSTALLED PER THE RECOMMENDATION OF THE STRUCTURAL AND GEOTECHNICAL ENGINEERS.
17. THE SURVEYOR RESPONSIBLE FOR STAKING THE FOUNDATION OF THE HOUSE IS RESPONSIBLE TO MAKE SURE HE HAS THE LATEST SITE, FOUNDATION & ARCHITECTURAL PLANS AVAILABLE, ALONG WITH ANY UPDATED LOTLINE, SETBACK & EASEMENT INFORMATION.
18. INSTALL ROOF GUTTERS AND DOWNSPOUTS THAT DISCHARGE WELL BEYOND THE LIMITS OF ALL BACKFILL. CONFIRM DOWNSPOUT DRAINAGE HAS GOOD POSITIVE GRADE RUNNING AWAY FROM THE HOUSE. STORM DRAIN PIPES TO BE INSTALLED WITH 1% MINIMUM SLOPE TO THE OUTFALL POINTS. HEAT TAPE SHALL BE INSTALLED IN ALL EXTERIOR ROOF GUTTERS, DRAIN PIPES, DOWNSPOUTS, AREA DRAINS, TRENCH DRAINS, STORM DRAIN PIPES AND GRATED STRUCTURES.
19. LANDSCAPING WHICH REQUIRES REGULAR HEAVY IRRIGATION SUCH AS SOD, AND LAWN SPRINKLER HEADS SHOULD BE LOCATED AT LEAST 10 FEET FROM FOUNDATION WALLS.
20. ACCUMULATED SNOWFALL SHALL BE REMOVED TO GRASS AREA TO ENSURE THAT PROPER DRAINAGE AWAY FROM THE BUILDING IS MAINTAINED.
21. FINISH GRADE & SPOT ELEVATIONS AT THE EXTERIOR OF THE STRUCTURE ASSUME THAT THE FOUNDATION WALLS EXTEND ABOVE THE BUILDING FINISH FLOOR & HANGER FLOOR JOISTS ARE USED. EXTERIOR GRADE TO BE A MINIMUM OF 6" BELOW TOP OF FOUNDATION WALL. THE FOUNDATION WALL HEIGHT MAY NEED TO BE EXTENDED IN ORDER TO ACHIEVE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE.
22. INSTALL DEEP & SHALLOW UTILITY SERVICES ACCORDING TO RESPECTIVE UTILITY COMPANY OR METRO DISTRICT SPECIFICATIONS AND REGULATIONS. HORIZONTAL LOCATIONS OF SERVICE LINES ARE SUGGESTIONS ONLY. PROPOSED UTILITY SERVICES TO THE RESIDENCE MAY BE VARIED FROM THE LOCATIONS SHOWN, ALL WATER AND SEWER SERVICES SHALL BE INSTALLED PER METRO DISTRICT REGULATIONS.
23. DRAINAGE PIPES CALLED OUT AS ADS SHALL BE ADVANCED DRAINAGE SYSTEMS N-12 WATER RESISTANT PIPE (ADS N-12-WT) OR ENGINEER APPROVED EQUAL. ALL PIPES SHALL BE INSTALLED WITH WATERTIGHT CONNECTIONS,
24. CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITTING FOR CONSTRUCTION FROM THE APPROPRIATE GOVERNMENTAL ENTITIES.
25. ALL UTILITIES, BOTH UNDERGROUND OR OVERHEAD, SHALL BE MAINTAINED IN CONTINUOUS SERVICE THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE AND LIABLE FOR DAMAGES TO, OR INTERRUPTION OF, SERVICES CAUSED BY THE CONSTRUCTION.

GENERAL NOTES

N.T.S.



EROSION CONTROL NOTES:

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

SEDIMENT CONTROL FENCE DETAIL

N.T.S.

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

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

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

Engineer or Surveyor Seal

NOT FOR Review CONSTRUCTION

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

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

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

TOWN OF MINTURN, COLORADO

Lot 18, Minturn North P.U.D.

Details and Notes
DRB Review 7/20/26

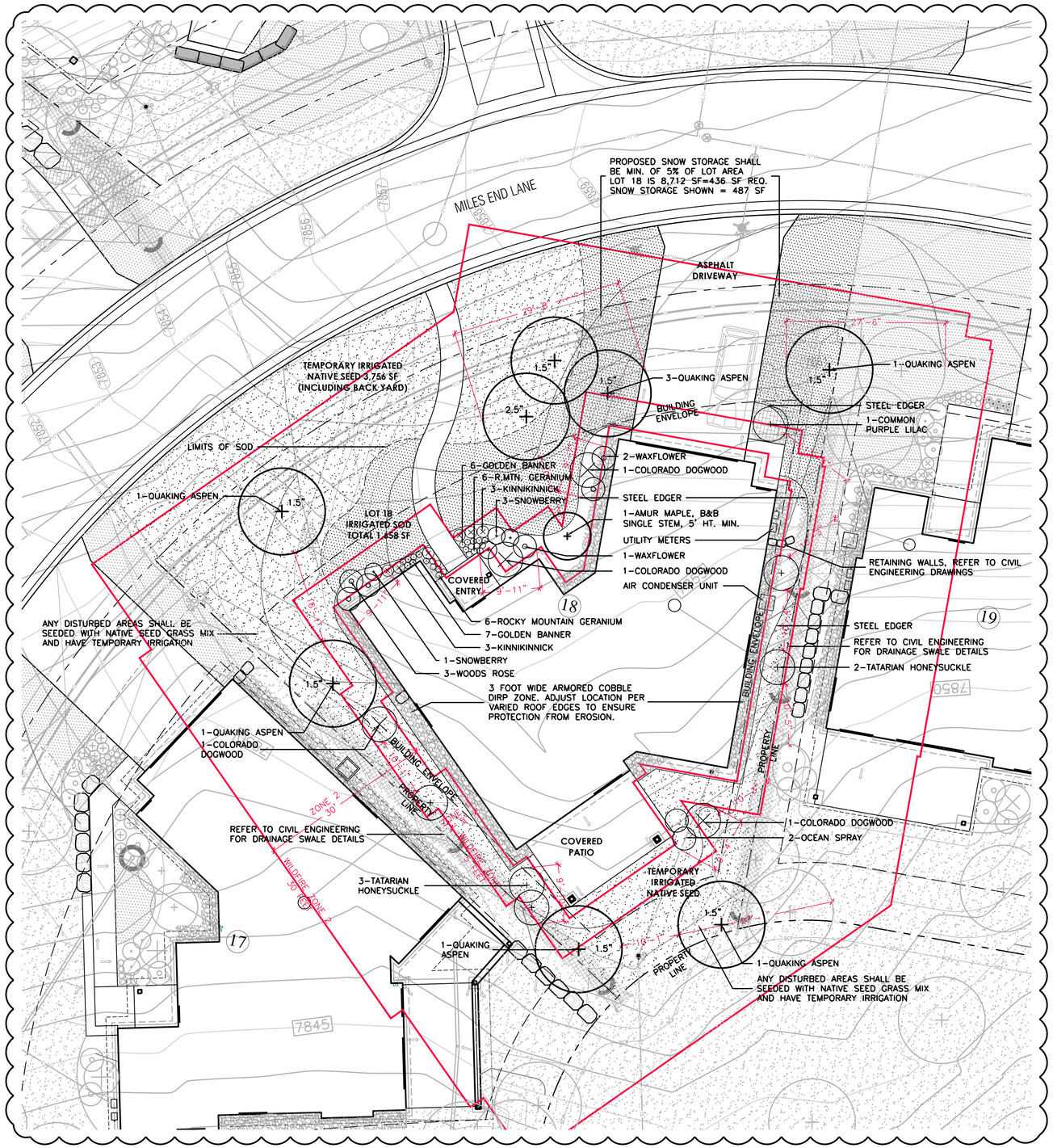
No.	Date	Revision	By
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			

PROJECT NO. **23035**
Designer: **PAH**
Drafter: **BUI**
Date: **12/18/25**

Sheet **C2**

File Name: ***mn lot 18 sp-01.dwg***

N:\PROJECTS\2023\23035-Minturn North Individual Lots\dwg\Lot 18 Moyer\MN Lot 18 SP-01.dwg 7/17/2026 9:59 AM



LEGEND

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

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

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

MINTURN NORTH P.U.D.

LOT 18-LANDSCAPE PLAN

TOWN OF MINTURN, COLORADO

DESIGNED: TT
DRAWN: TT
CHECKED: RH
DATE: December 22, 2025
REVISIONS:
PERMIT SET: 2.9.26
OWNER REVISIONS: 7.20.26

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

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 Celluose-Fiber Mulch to all seeded Areas at a rate of 20 lbs. per 1,000 s.f.
3. Prior to seeding, apply min. 6" topsoil, 10 lbs./1,000 s.f. Superphosphate and 40 lbs./1,000 s.f. Biosol Complete Fertilizer.

Fire Mitigation Recommendations:

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

LEGEND & IRRIGATION CALCULATIONS:

Permanent Irrigation		Square Footage of Irrigation
	Permanent Pop–Up Spray Irrigation For Bluegrass Sod	~~1,700~~ 1,658 SF
	Permanent micro–spray or drip irrigation for perennial beds	~~25~~ 31 PERENNIALS x 1 SF = 31 SF
	Permanent Drip Irrigation For B&B Trees	9 TREES x 4.5 SF = 41 SF
	Permanent Drip Irrigation For 5 gal. Shrubs & Grasses	~~32~~ 22 SHRUBS x 3 SF = 66 SF
		TOTAL PERMANENT IRRIGATED AREA: ~~1,862~~ 1,796 SF
	Temporary Spray Irrigation For Native Seed	~~3,855~~ 3,756 SF

IRRIGATION NOTES:

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

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

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

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

NOTES:

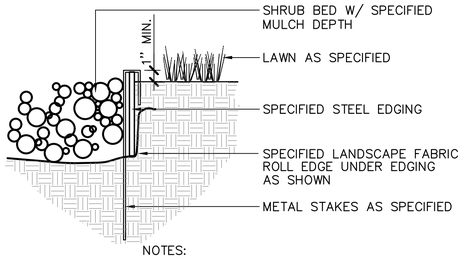
PERCENTAGES OF MIXES VARY YEAR–TO–YEAR DEPENDING ON HARVEST OF SEEDS. HYDROSEED OR HAND BROADCAST: 1 LB. PER 1,000 SQ. FT. OR 50 LBS. PER ACRE. RAKE IN ¼" DEEP AND IRRIGATE, IF POSSIBLE UNTIL ESTABLISHED. 'DRY NATIVE MOUNTAIN' SEED MIX IS AVAILABLE FROM PAWNEE BUTTES SEED INC., 605 25TH STREET, GREELEY,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

PROPOSED PLANT MATERIALS LIST

Note: 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
		DECIDUOUS TREES			
7		Quaking Aspen Populus tremuloides	1 & 2	1.5" cal.	Specimen quality B&B, guyed
~~2~~	1	Quaking Aspen Populus tremuloides	1 & 2	2.5" cal.	Specimen quality B&B, guyed
~~0~~	1	Amur Maple Acer ginnala	1 & 2	5 foot ht. min. single stem	Specimen quality B&B, guyed
		PERENNIAL FLOWERS & GROUNDCOVERS			
~~12~~	0	Blue Native Harebell Campanula rotundifolia	1 & 2	Flats of 15 or 32	
13		Golden Banner Thermopsis divaricarpa	1 & 2	Flats of 15	
6		Kinnikinnick Arctostaphylos uva–ursi	1 & 2	1 gal. pot	Container Full
~~0~~	12	Rocky Mountain Geranium Geranium caespitosum	1 & 2	Flats of 15	
		DECIDUOUS SHRUBS			
~~7~~	0	Alpine Currant Ribes alpinum	1 & 2	5 gal.	Container, 5 canes minimum 18"–24" ht.
~~3~~	5	Tatarian/Arnold's Red Honeysuckle Lonicera tatarica 'Arnold's Red'	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.
~~4~~	1	Common ~~White~~ Purple Lilac Syringa vulgaris ~~'Alba'~~	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.
~~3~~	0	Golden Currant Ribes aureum	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.
~~3~~	0	Peking Cotoneaster Cotoneaster lucidus	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.
~~1~~	0	Rocky Mountain Maple Acer glabrum	1 & 2	5 gal.	Container, 5 canes minimum 36"–48" ht.
~~5~~	3	Wood's Rose Rosa woodsii	1 & 2	5 gal.	Container, 5 canes minimum 12"–18" ht.
~~0~~	4	Colorado Dogwood Cornus sericea coloradense	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.
~~0~~	4	Mountain Snowberry Symphoricarpos oreophilus	1 & 2	5 gal.	Container, 5 canes minimum 12"–18" ht.
~~0~~	2	Ocean Spray/Mountain Spray Holodiscus dumosus	1 & 2	5 gal.	Container, 5 canes minimum 18"–24" ht.
~~0~~	3	Waxflower Jamesia americana	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.



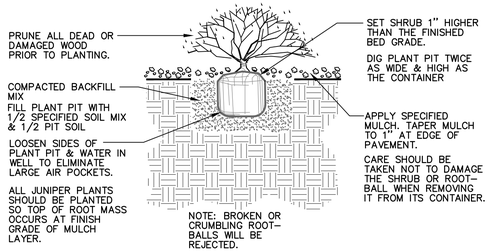
NOTES:
1) SET ALL EDGING 1" ABOVE FINISH GRADE AS SHOWN.

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

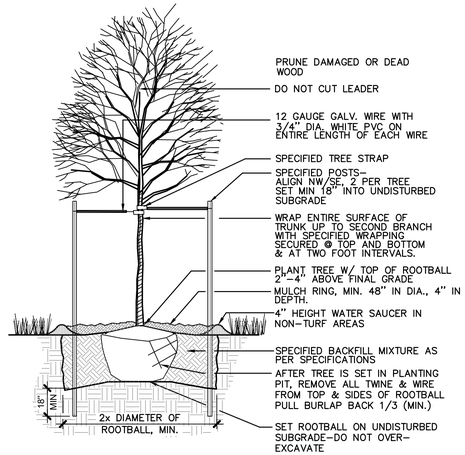
3) ALL JOINTS TO BE SECURELY STAKED.

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

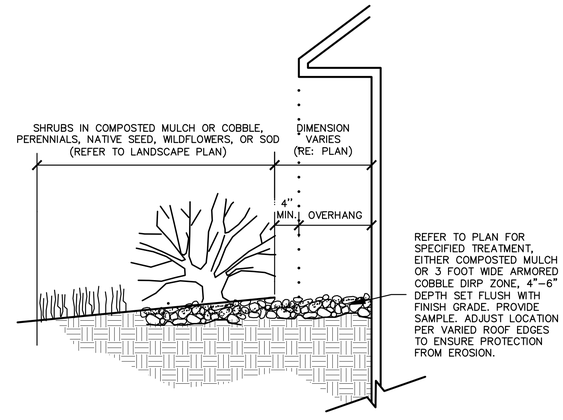
1 L2 STEEL EDGER — NOT TO SCALE



2 L2 SHRUB PLANTING — NOT TO SCALE



3 L2 DECIDUOUS TREE PLANTING — NOT TO SCALE



4 L2 MULCH ARMORED DRIP LINE — NOT TO SCALE

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 18-LANDSCAPE PLAN
TOWN OF MINTURN, COLORADO

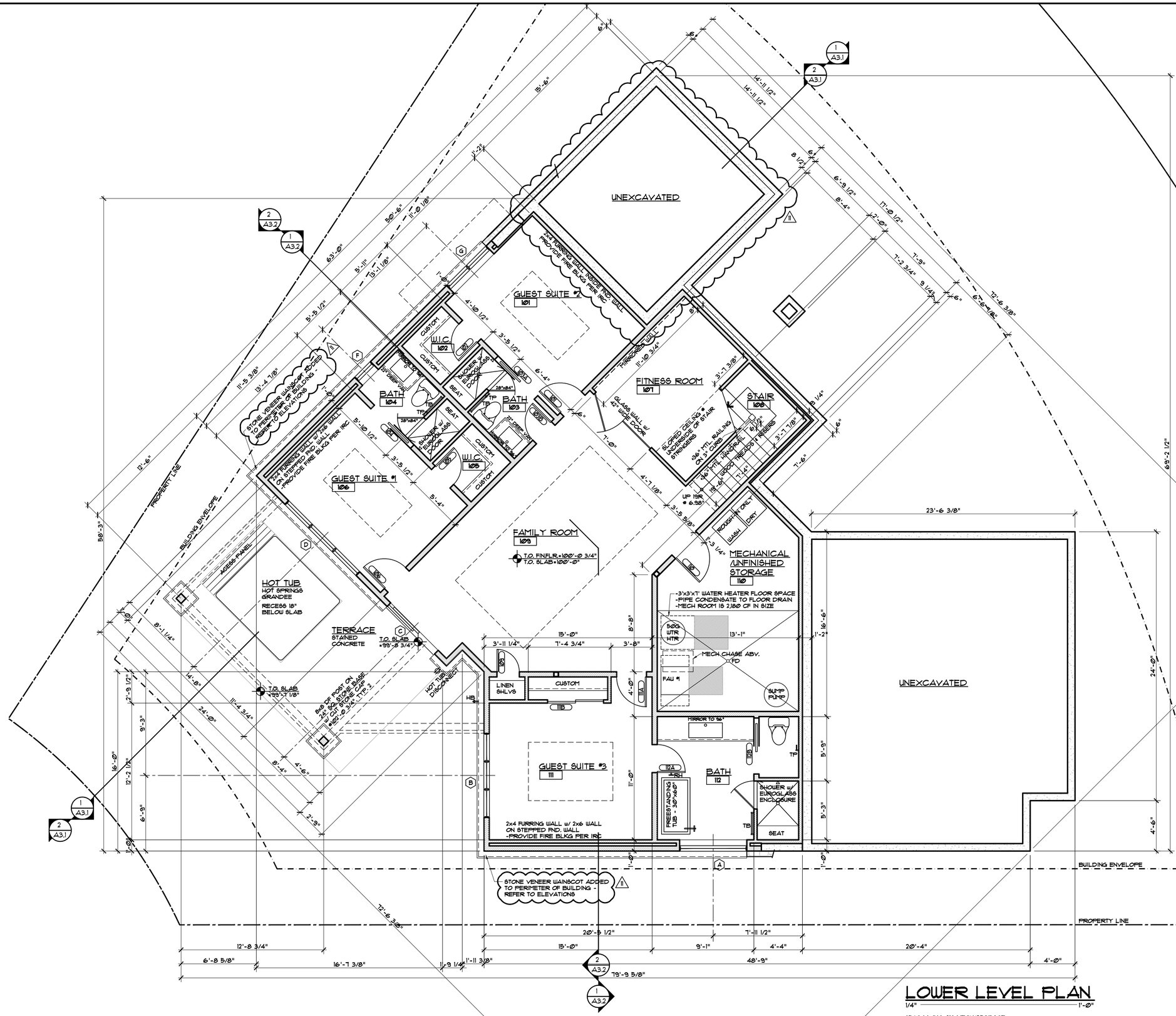
DESIGNED: TT
DRAWN: TT
CHECKED: RH
DATE: December 22, 2025
REVISIONS:
PERMIT SET: 2.9.26
OWNER REVISIONS: 7.20.26

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 SOFFIT LOCATIONS SHALL BE APPROVED BY ON-SITE SUPERVISOR AND COORDINATED W/ M.E.P. SUB-CONTRACTORS PRIOR TO INSTALLATION.
10. REFER TO WINDOW MANUFACTURER SHOP DRAWINGS FOR EXACT ROUGH OPENINGS FOR ALL DOORS & WINDOWS. NOTIFY ARCHITECT IMMEDIATELY WITH ANY ISSUES REGARDING HEADERS AND/OR POSTING.
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13. 5/8" GYPSUM BOARD ON CEILING FRAMING AT 24" O.C. MUST BE INSTALLED PERPENDICULAR TO FRAMING MEMBERS.

LOWER LEVEL PLAN

1/4" = 1'-0"

1568 LIVING, 218 MECH/STORAGE

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

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

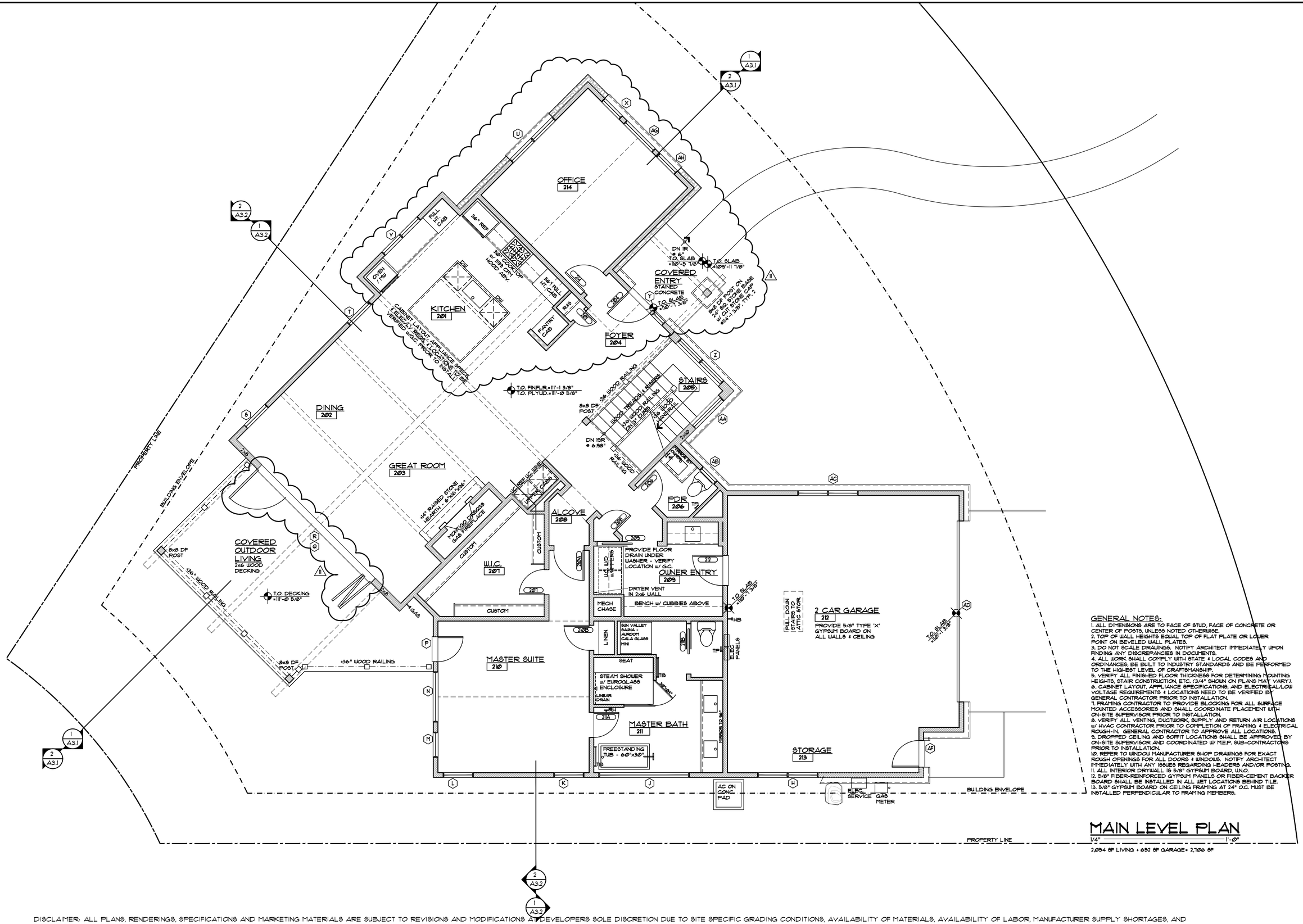
RESORT CONCEPTS
225 MAIN STREET, SUITE C-101
EDWARDS, COLORADO
(970) 926-1720

MOYER
0221 MILES END LANE
LOT 18, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L18

ISSUED #	DATE	BY	COMMENTS
11	7-20-26	DUE	OWNER REVISIONS - DRB
10	3-10-26	DUE	PERMIT COMMENTS
9	2-09-26	DUE	BUILDING PERMIT SET
8	12-22-25	DUE	DRB SUBMITTAL SET

A1.1



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MAIN LEVEL PLAN

1/4" = 1'-0"

2,054 SF LIVING + 652 SF GARAGE= 2,706 SF

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EDWARDS, COLORADO
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MOYER

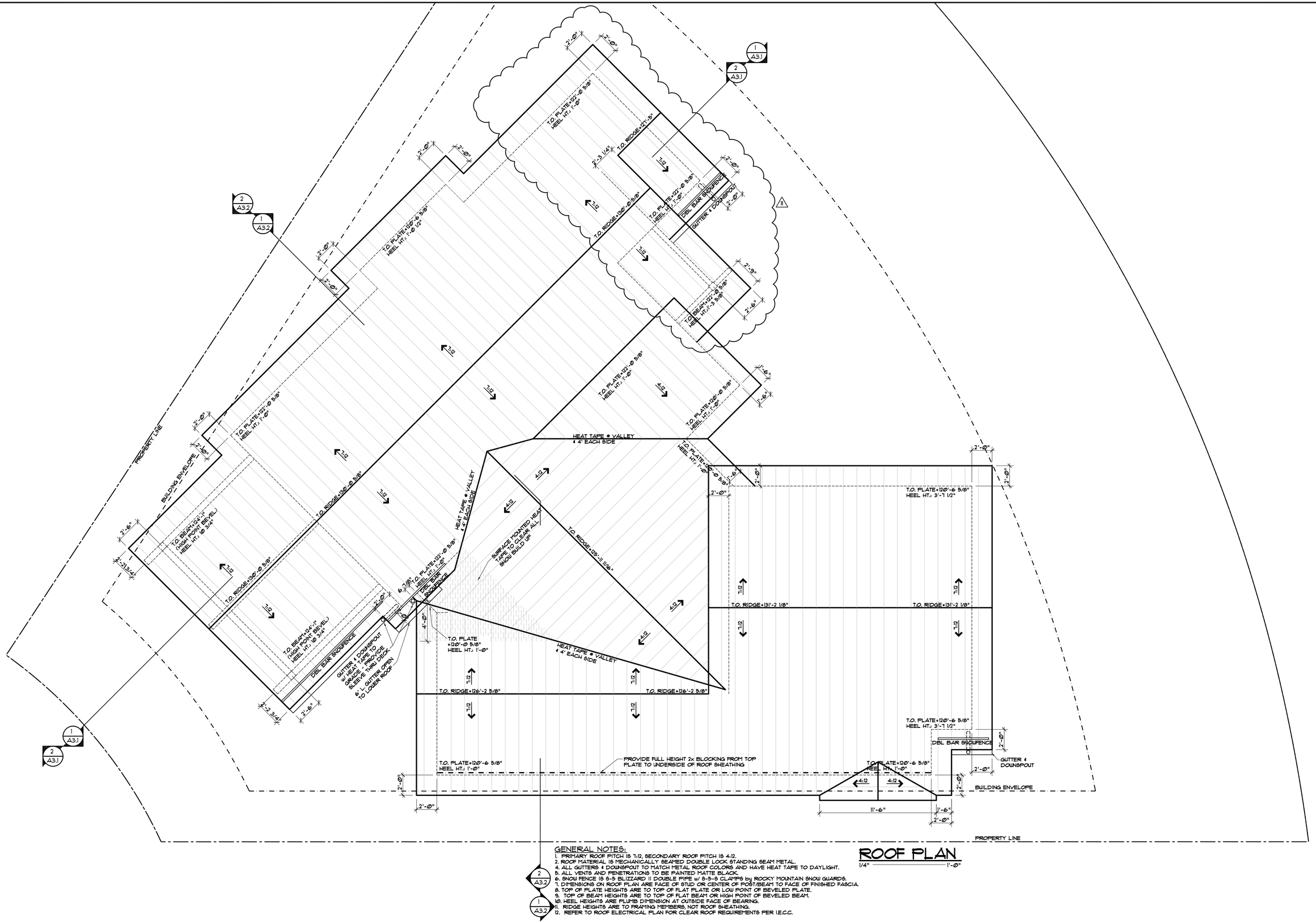
0221 MILES END LANE
LOT 18, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L18

ISSUED

#	DATE	BY	COMMENTS
11	7-20-26	DUE	OWNER REVISIONS - DRB
10	3-10-26	DUE	PERMIT COMMENTS
9	2-09-26	DUE	BUILDING PERMIT SET
8	12-22-25	DUE	DRB SUBMITTAL SET

A1.2



ROOF PLAN

1/4" = 1'-Ø"

GENERAL NOTES:

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

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

MOYER

0221 MILES END LANE
LOT 18, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L18

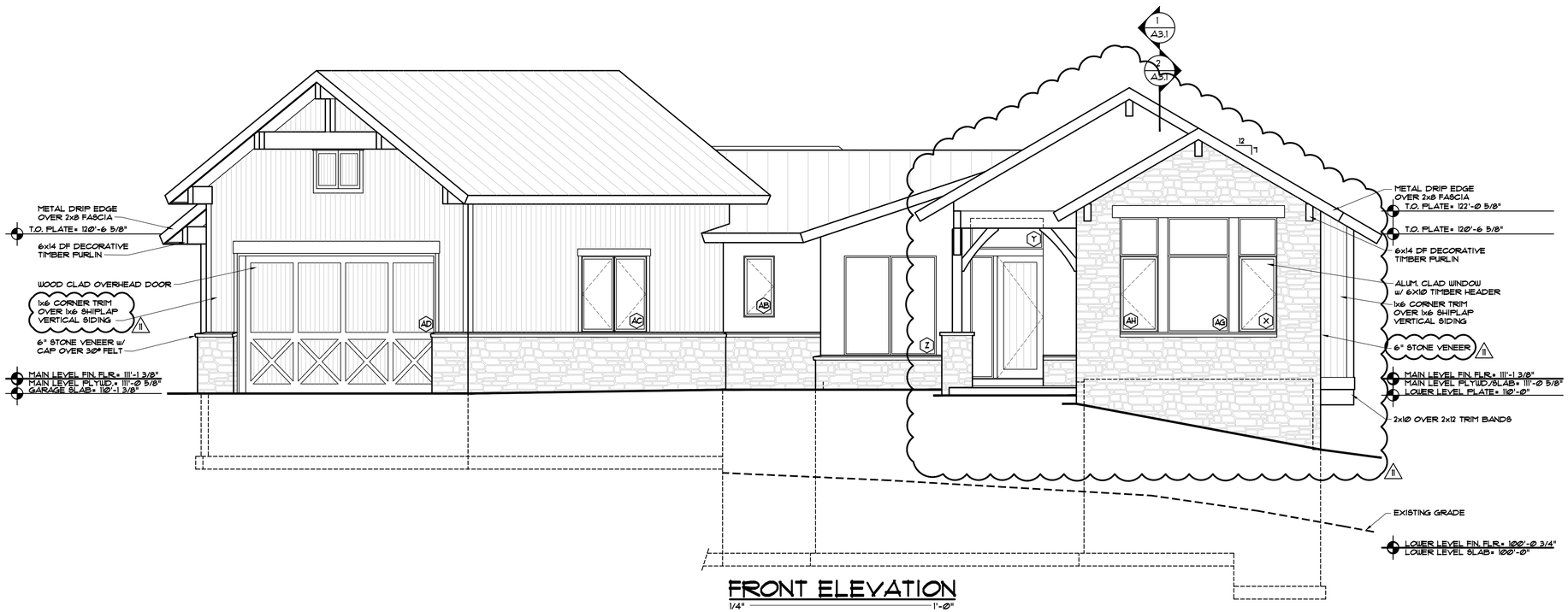
ISSUED

#	DATE	BY	COMMENTS
11	7-20-26	DUE	OWNER REVISIONS - DRB
10	3-10-26	DUE	PERMIT COMMENTS
9	2-09-26	DUE	BUILDING PERMIT SET
8	12-22-25	DUE	DRB SUBMITTAL SET

A1.3

RIGHT ELEVATION

1/4" = 1'-Ø"



FRONT ELEVATION

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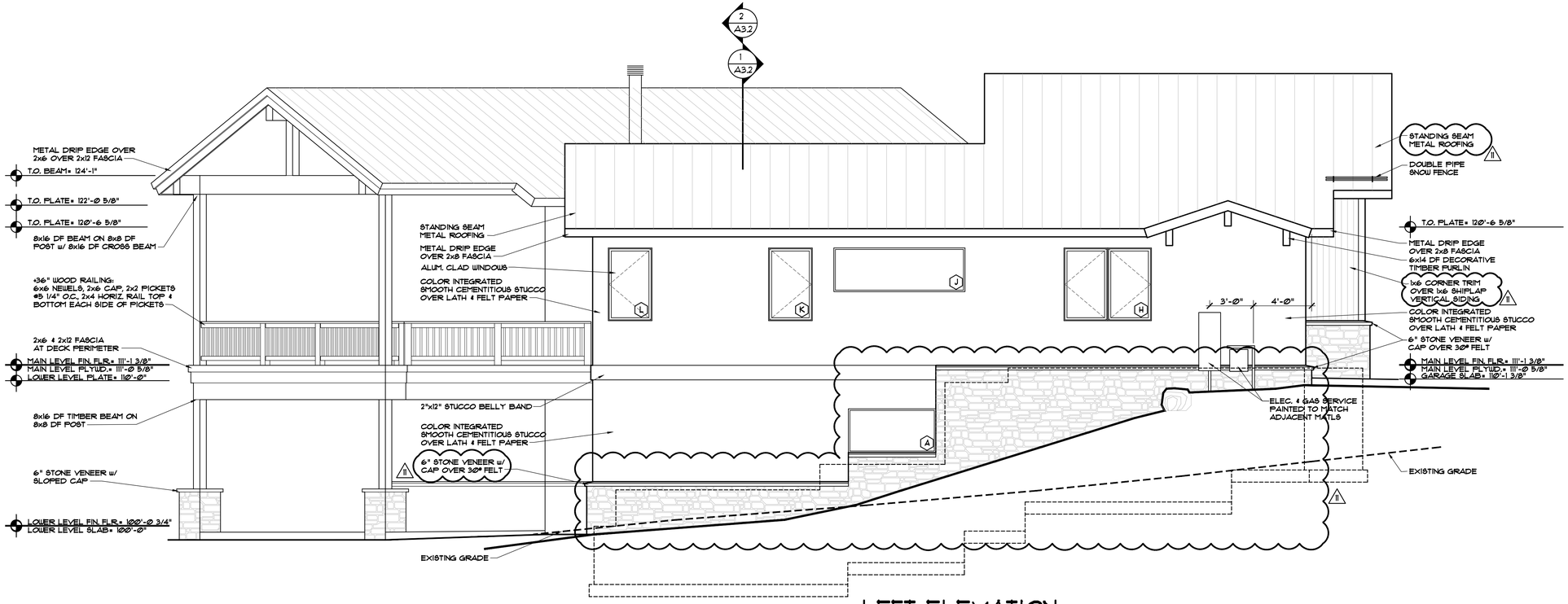
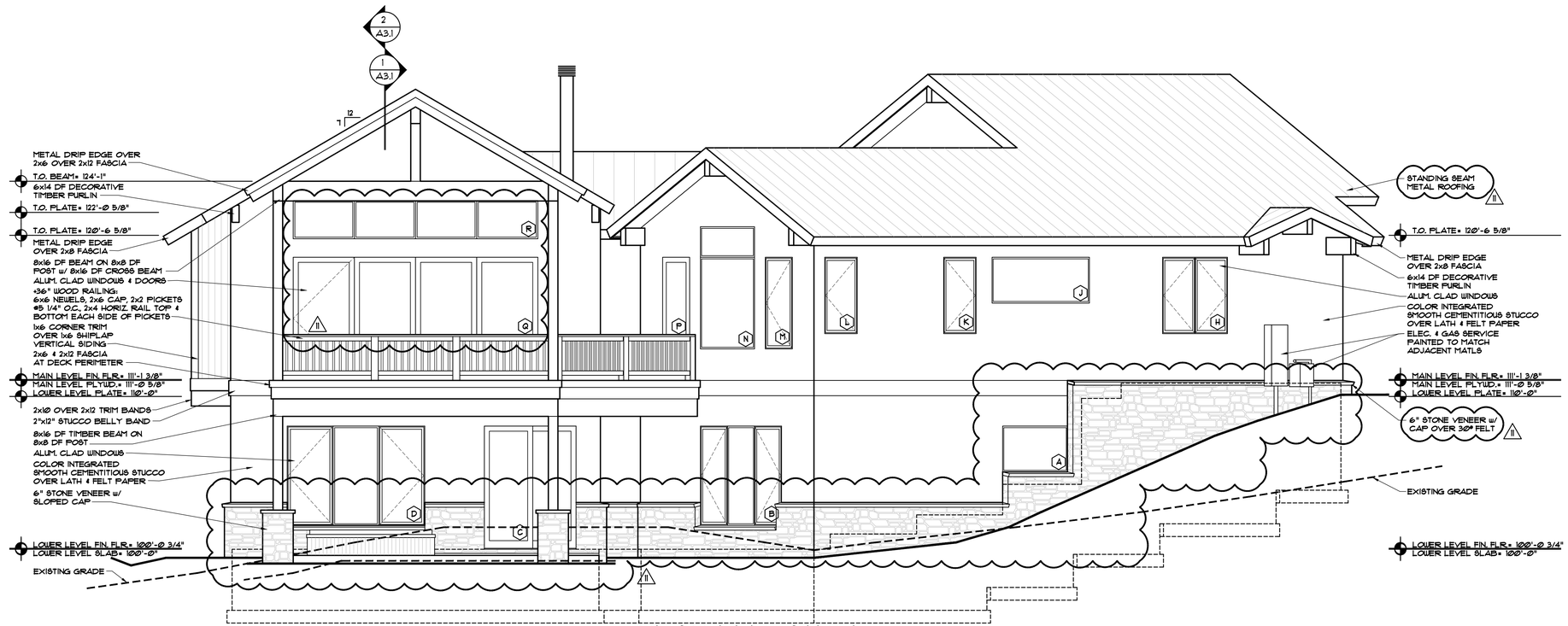
A2.1



LEFT ELEVATION

1/4" = 1'-Ø"



REAR ELEVATION

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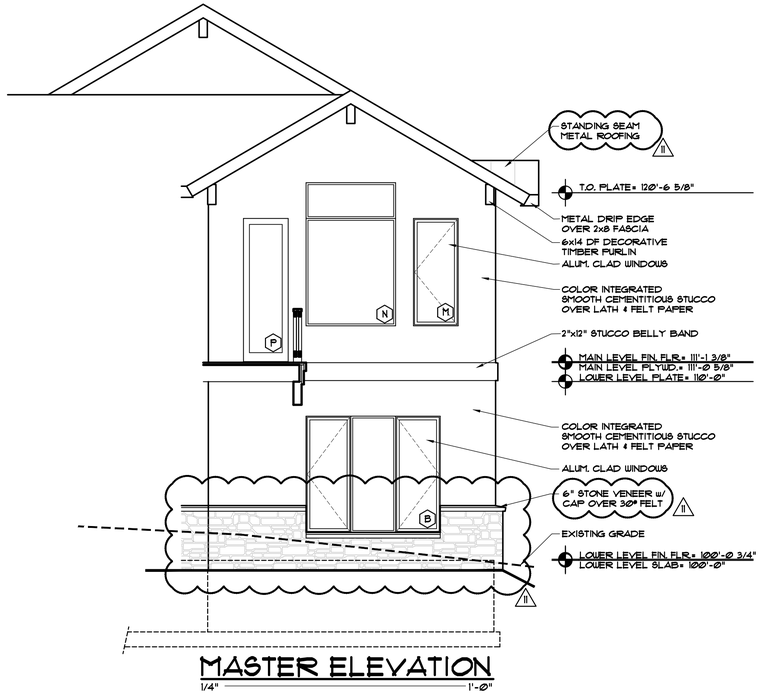
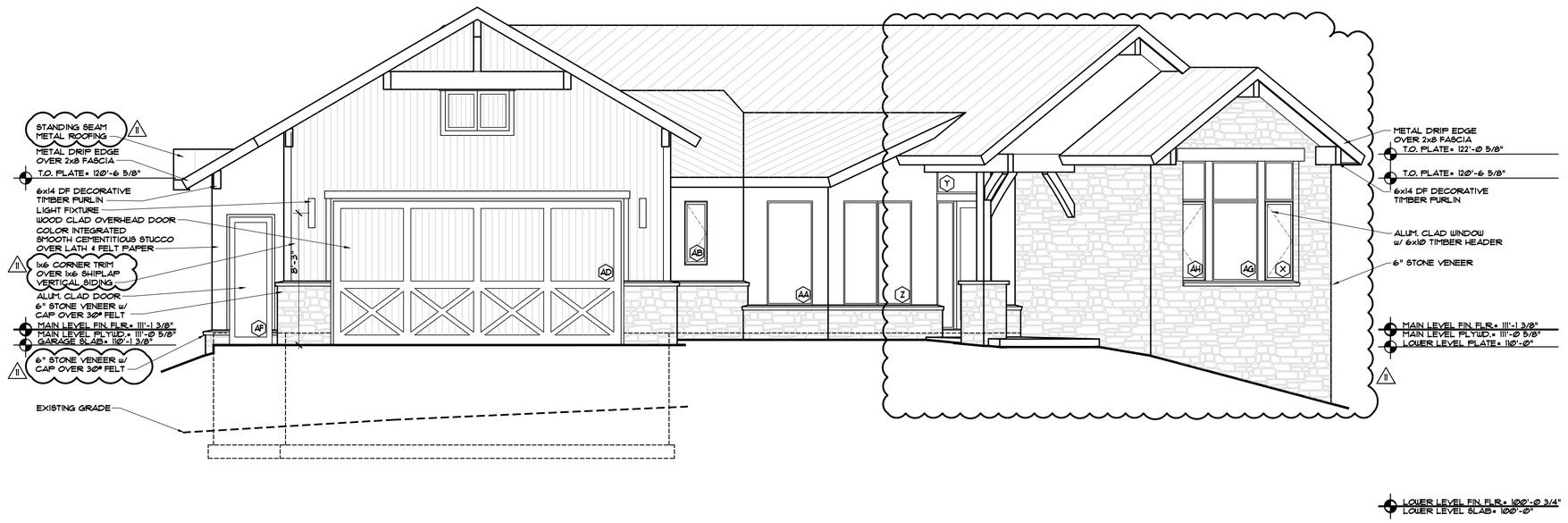
A2.2



MASTER ELEVATION

1/4" = 1'-0"



GARAGE ELEVATION

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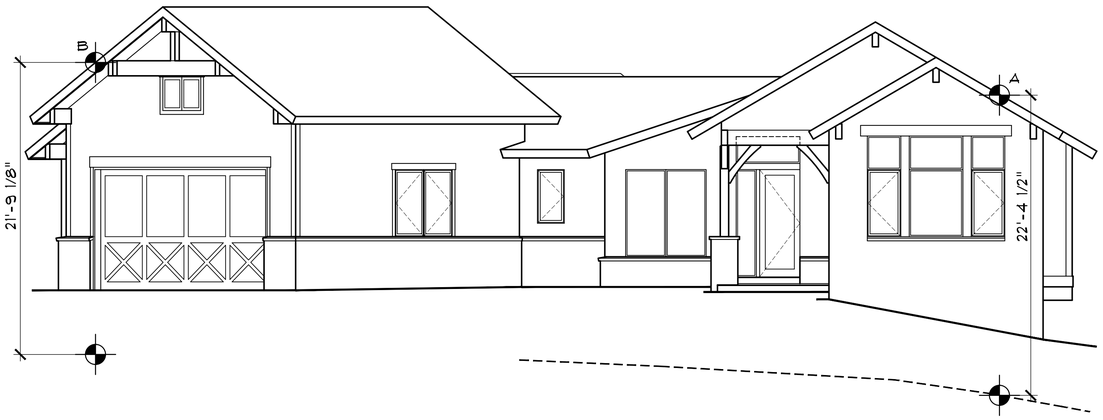
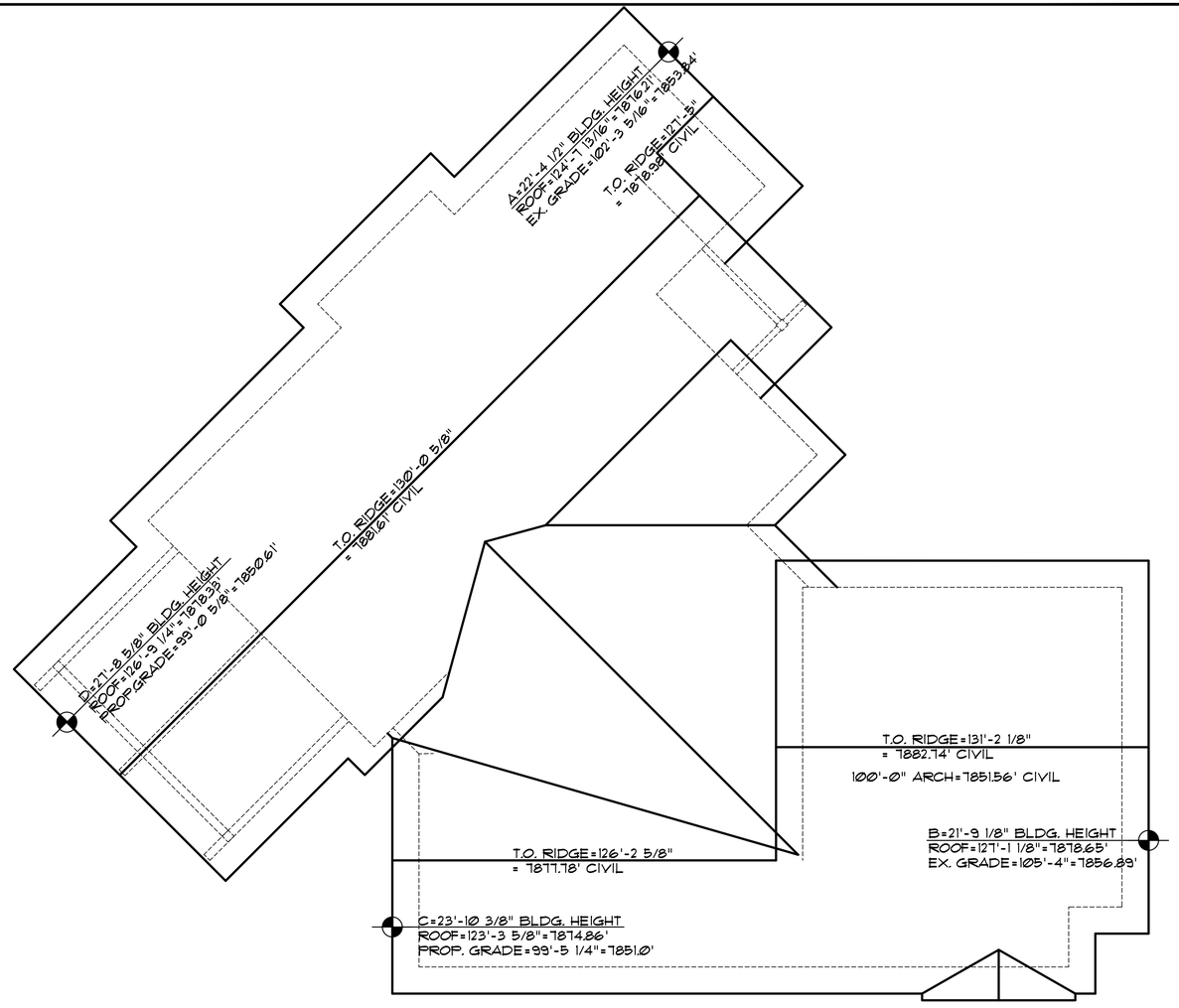
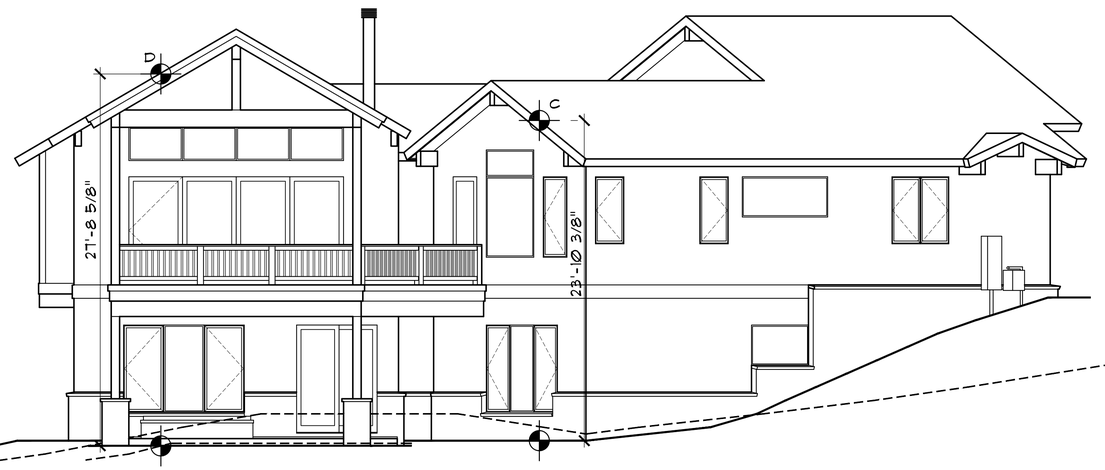


FRONT ELEVATION
1/4" = 1'-0"

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



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



REAR ELEVATION
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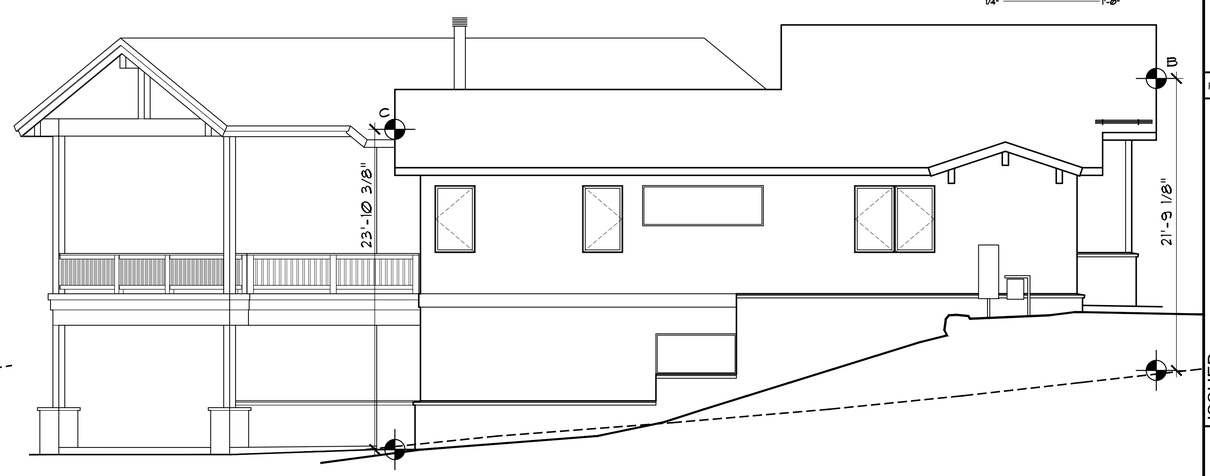

LEFT ELEVATION
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BH1

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MINTURN NORTH - LOT 18

EGGERS ARCHITECTURE, INC

AXIS VU DESIGN

DRB DESIGN REVIEW - 3D VIEWS

JULY 23, 2026

RESORT CONCEPTS

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DRB DESIGN REVIEW - 3D VIEWS

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JULY 23, 2026

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MINTURN NORTH - LOT 18

EGGERS ARCHITECTURE, INC

AXIS VU DESIGN

DRB DESIGN REVIEW - 3D VIEWS

JULY 23, 2026

RESORT CONCEPTS

To: Mayor and Council
From: Madison Harris, Senior Planner
Date: August 14, 2026
Agenda Item: Recent Planning Commission Recommendations and Actions

REQUEST:
Review and ratification of Planning Commission actions from their regular meeting of August 12, 2026. The following actions were taken by the Planning Commission, acting as the Minturn Design Review Board, which may be called-up for further review by the Minturn Town Council:

563 Main Street
- Final Plan DRB Application for a new Single Family Residence and Accessory Dwelling Unit

Please note that unless there are revisions or additions to the conditions proposed by staff during decision by the Planning Commission, staff will no longer be writing cover memos for items on the Consent Agenda. In this case there was an addition of one condition.

INTRODUCTION:

563 Main Street
At their regular meeting of August 12, 2026, the Planning Commission, acting as the Town of Minturn Design Review Board, reviewed the final plans for a new single family residence with an accessory dwelling unit located at 563 Main Street. The plans approved by the DRB are for:

- **A New Single Family Residence with an Accessory Dwelling Unit**

Site plans (exterior elevation renderings and floor plans) are attached for reference.

Three neighbors spoke at the DRB hearing where the DRB discussed proposed exterior materials, as well as the proposed roof forms and massing in context to Chapter 16 – *Zoning*, and Appendix 'B' *Design Review Standards and Guidelines*, of the Town of Minturn Municipal Code (MMC).

The DRB unanimously supported the proposed construction as meeting the objectives and requirements of the MMC and design standards.

Ultimately, the DRB voted 4-0 to recommend approval of the proposal as a Final Plan review, with one condition added by the Planning Commission:

1. The Applicant shall provide detailed engineered snow fencing as part of the roof plan to ensure no snow shedding onto the neighboring property.

ANALYSIS:
In reviewing the application, the Planning Commission considered the criteria and findings required by the Minturn Municipal Code, as well as testimony of staff and the Applicant.

The proposal meets the requirements of Chapter 16 including Appendix B - Design Guidelines and Standards.

COMMUNITY INPUT:
Three members of the public spoke at the DRB hearing. They were residents of the immediate neighboring property and requested assurance that there would be no snow shedding onto their property and that there would be a new permanent fence installed at the end of the project. Public notice was provided in accordance with the Minturn Municipal Code as a matter of posting of the official agenda and packet materials for public review prior to the hearing, and following Section 16-21-610 Public notice.

BUDGET / STAFF IMPACT:
N/A.

STRATEGIC PLAN ALIGNMENT:
The Planning Commission's review of proposed development projects and their actions to approve final plans for individual projects, acting as the Town of Minturn Design Review Board, aligns with the following key strategies:

- Integrity
- Transparency
- Collaboration

RECOMMENDED ACTION OR PROPOSED MOTION:
Approve the following application on consent:

1. 563 Main Street – New Single Family Residence with Accessory Dwelling Unit

ATTACHMENTS:

- Staff Report
- DRB Application
- Proposed exterior elevation drawings and site plans for 563 Main Street

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 Home and Accessory Dwelling Unit

563 Main Street

Hearing Date:	August 12, 2026
File Name and Process:	Single-Family Residence with an Accessory Dwelling Unit
Owner/Applicant:	Christine Oken
Representative:	Sam Weisler, The Pursley Dixon Studio
Legal Description:	Baldauf Addition, Block 2, Lot 7
Address:	563 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, Christine Oken, requests Final Plan review of a new, three-bedroom, 4,293 (gross) square foot single-family residence with a 744 square foot accessory dwelling unit ("ADU") located at 563 Main Street in the Old Town Residential Zone District. The Applicant's representative, Sam Weisler, has been proactive in meeting with Town staff prior to submitting plans for a new home and have provided a relatively complete and thorough set of site, landscaping, and architectural plans.

Proposed Plans
The plans show a two-and-a-half-story, three-bedroom structure with a one bedroom ADU with a maximum building height - measured to the midpoint of the roof – of 28 feet, right at 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.

The plans show the ground floor with the garage for the main unit and ADU, the main floor has two bedrooms and the primary living area, and the upper floor has the remaining bedroom and an office. Parking is more than adequate, with five off-street spaces, two of which are provided within the garage and two in front of the garage to serve the main unit, and one off of Main Street to serve the ADU.

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

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

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

Staff is **recommending approval**.

II. Summary of Process and Code Requirements:

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

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

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

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

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

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

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

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

Staff suggests that the final plans for 563 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.*

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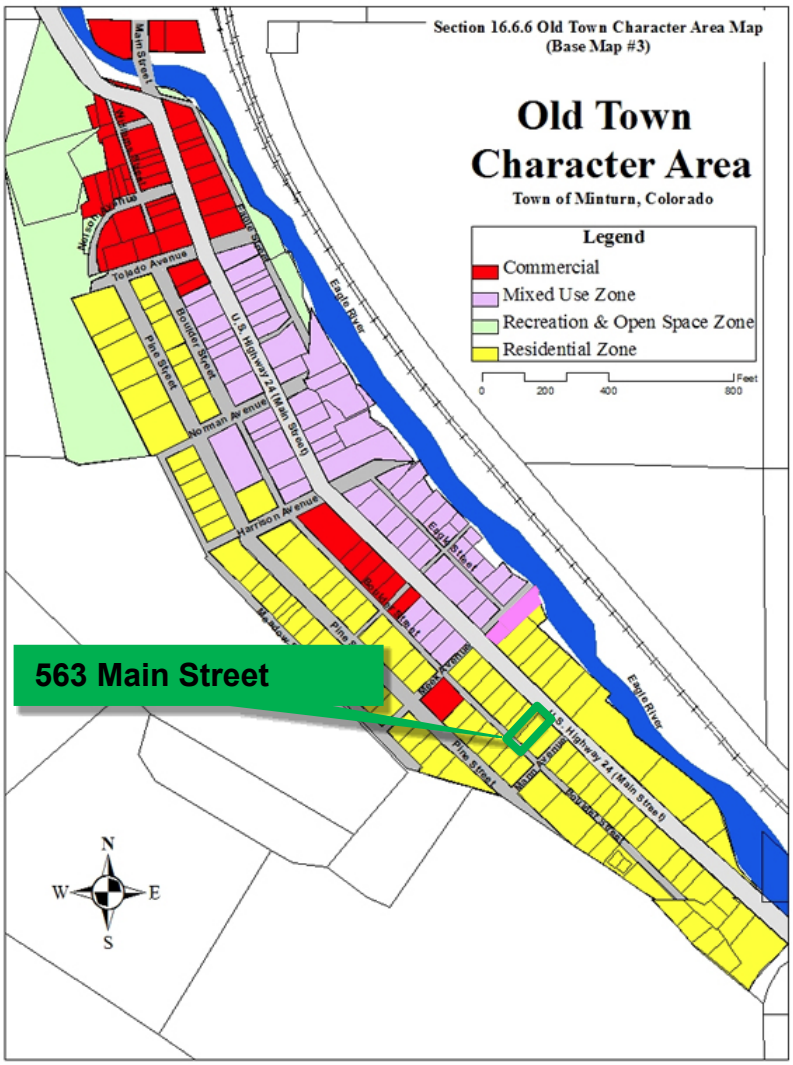
Figure 1: Old Town Character Area Zoning Map



Dimensional Limitations and Development Standards

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

Regulation	Allowed/Required	Proposed/Existing
Minimum Lot Area:	5,000 sq. ft.	5,009 sq. ft. (.115 ac.)
Maximum Building Height:	28 feet	28 feet
Minimum Front Setback:	10 feet	18 feet
Minimum Side Setback:	5 feet	5+ feet

Minimum Rear Setback:	10 feet (to property line)	16 feet
Maximum Lot Coverage:	45% (2,254.05 sq. ft.)	2,233 sq. ft. (44.58%)
Maximum Impervious Coverage:	55% (2,754.95 sq. ft.)	2,750 sq. ft. (54.90%)
Minimum Snow Storage Area:	5% of Lot Area (5,009 sq. ft. x .05 = 250.45 sq. ft.)	400 sq. ft.
Parking:	3 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. Items of Note:

Engineering Letter
Jeff Spanel, Town Engineer provided a comment letter identifying a couple of items that are fine for DRB purposes, but will need to be updated for building permit submission. That letter is attached.

VI. Staff Recommendation:

Staff suggests that the plans for 563 Main Street generally **comply** with or exceed the applicable provisions and/or minimum standards of Chapter 16 and the Town of Minturn Design Standards (Appendix 'B') of the Minturn Town Code.

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

Inter-Mountain ENGINEERING
Civil Engineers & Surveyors

July 30, 2026

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

Re: 562 Main Street
Lot 7, Baldauf Addition, Block 2
DRB Resubmittal Review
Project No. 26-0001

Dear Madison:

We reviewed the plans included in the revised Design Review application for 562 Main Street, Minturn, CO 81645 prepared by The Pursley Dixon Studio (Plans) dated July 29, 2026. Our review was for compliance with the engineering requirements of Section 16-21-615: Design Review applications of the Minturn Municipal Code (MMC).

MMC Section 16-21-615 Section C:

Section (C) (2) Boundary Survey:

Paragraphs a through l: "I*mprovement Survey Plat with Topography; Lot 7, Baldauf Addition, Block 2; Town of Minturn, County of Eagle, State of Colorado"* prepared July 27, 2026 by Kipp Land Surveying was provided as the Boundary and Topographical Survey for this application. We offer the following comments:

1. ~~Land Title commitment VTF50077354 dated July 7, 2026 was included in the resubmittal. Note 6 of the survey refers to a commitment dated June 26, 2026. All exceptions noted in the Title Commitment must be listed and shown on the survey along with any necessary explanations or a statement the owner does not want rights of way or easements shown. (CRS 38-51-106(1)(b)).~~
    i. Resolved 7/30/26. Commitment exceptions added to note 6.
2. ~~The basis of bearing shows a measured distance of 150.00 feet along the boundary of lots 14 – 16 of the Baldauf Subdivision. This dimension agrees with the platted distance, however the labeled distances for lots 14, 15 and 16 total 149.82, The distances shown for each lot differ from the Plat and appear to be measured distances. Please clarify.~~
    i. Resolved 7/30/26. Basis of bearing revised to reflect measured distance.
3. ~~The survey shows fence encroachments and the building on Lot 8 to be on the property line. The development proposal extends to the limits of the property, and the dimensions of the encroachments would be helpful~~.
    i. Resolved 7/30/26. Survey revised to show encroachment dimensions.
4. County Surveyor Certificate references CRS 38-51-102. Please check – this reference is to definitions. Should it be CRS 38-51-106 Land survey plats?

The survey comments do not affect Design Review but must be addressed before issuance of a building permit.

Madison Harris
Re: 562 Main Street
Lot 7, Baldauf Addition, Block 2
2026.7.26 DRB Resubmittal Review
Project No. 26-0001

Section (C) (3) Site Plan:

'*Site Plan"* prepared by The Pursley Dixon Studio (Plans) dated July 29, 2026 is included in the resubmittal. We offer the following comments:

1. The Site plan differs from the Survey.
    a. ~~The location of the building on lot 8 differs from the location on the Survey.~~
        i. Resolved 7/30/26. Lot 8 bldg. location confirmed.
    b. ~~The Site Plan does not show the fence encroachments shown on the Survey~~.
        i. Resolved 7/30/26. Note to replacement existing fence added.
2. ~~The Site Plan shows a new fence along the property line.~~
    a. ~~Have arrangements with neighboring properties been made for demolition of the existing fences?~~
        i. Resolved for DRB 7/30/26. Applicant states a verbal agreement has been reached with adjoining lot owners. Recommend this be verified in writing prior to Building Permit.
    b. ~~Provide details for Fence construction where its location is coincident with the building on Lot 8.~~
        i. Resolved 7/30/26. New fence will return to building on Lot 8 similar to existing.
    c. ~~A property line fence may require grading on the neighboring properties. If so, have arrangements been made with neighboring properties?~~
        i. Resolved 7/30/26. "*DO NOT GRADE ONTO ADJACENT PROPERTY*" note added to *Grading & Drainage Plan*.
3. ~~Contours on the Site Plan differ from the Grading Plan~~
        i. Resolved 7/30/26. Contours removed (shown on *Grading & Drainage Plan*")
4. ~~The building location is not dimensioned, but it is shown within the setbacks~~.
        i. Resolved 7/30/26. Dimensions locating building added.

Section C (4) A grading and drainage plan that includes the following information:

We reviewed the *"Grading and Drainage Plan"* prepared by Alpine Engineering, Inc. (Grading Plan) dated June 24, 2026,

1. ~~The Site Plan shows a perimeter fence that is not shown on the Grading Plan. Will the fence have any impact on grading?~~ Resolved 7/30/26.
        i. Added proposed fence.
        ii. Note added to replace existing fence
        iii. Note added to return new fence to building on lot 8 similar to existing.
2. ~~Will the fence require grading onto the neighboring property?~~
        i. "*DO NOT GRADE ONTO ADJACENT PROPERTY*" note added.
3. ~~Please show specific grading requirements for the area where the fence and building on Lot 8 are coincident.~~
        i. "*DO NOT GRADE ONTO ADJACENT PROPERTY*" note added.

Review by Inter-Mountain Engineering is for general conformance with Minturn Municipal Code requirements and is not a peer review. Inter-Mountain Engineering is not responsible for the accuracy and adequacy of the design, dimensions or elevations and assumes no responsibility for the completeness and/or accuracy of the submittal. Review by Inter-Mountain Engineering in no way relieves any responsibilities of design professionals associated with the project.

Madison Harris
Re: 562 Main Street
Lot 7, Baldauf Addition, Block 2
2026.7.26 DRB Resubmittal Review
Project No. 26-0001

Please feel free to contact us if you have additional questions.

Respectfully,
Inter-Mountain Engineering (Town Engineer)

Jeffery M. Spanel PE

CC: Scot Hunn, Michael Martinez, Ivan Martin PLS

Design Review Application

5/1/2026 6:46:12 AM

Project Information

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

Project Information

Is this a Minor or Major DRB Project?: Major

Project Name: A New Residence for Chrissie Oken & Chad Schollaart

Street Address

Address Line 1: 563 Main St

Address Line 2:

City: Minturn

State: Colorado

Zip: 81645

Zoning: Old Town Character Area

Application Request: Propose demolition of existing 1 bed/1 bath dwelling with 1 bed/1 bath accessory unit and the new construction of 3 bed/3 bath residence (2,777 SF) with 1 bed/1 bath accessory apartment (744 SF).

Applicant Information

Name: The Pursley Dixon Studio

Mailing Address

Address Line 1: [redacted]

Address Line 2:

City: Charlotte

State: North Carolina

Zip: 28203

Phone: [redacted]

Email: [redacted]

Is the Property Owner different than the Applicant?: Yes

Property Owner Information

Name: Christine Oken

Mailing Address

Address Line 1: [redacted]

Address Line 2:

City: Minturn

State: Colorado

Zip: 81645-1422

Phone: [redacted]

Email: [redacted]

Additional Information

Submittal Requirements (as applicable)

Lot Size: 5005

# of Stories: 2.5

Type of Residence: Single Family

Snow Storage (sq ft): 400

# of Bedrooms: 4

Building Footprint (sq ft): 1931

# of On-site Parking Spaces: 3

Total Impervious Surfaces (sq ft): 2750

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: 01 Letter of Intent - 563 Main St.pdf

Vicinity Map

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

- Zoning of Property

Vicinity Map: 02 Vicinity Map.pdf

Boundary Survey with a stamp and signature of a licensed surveyor

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

Boundary Survey with a stamp and signature of a licensed surveyor: 06 Survey Stamped 10-20-25.pdf

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

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

Site Plan: 03 Site-Planting Plan compressed.pdf

Preliminary Building Plans and Elevations

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

Preliminary Building Plans and Elevations: 04 Plans-Elev.s compressed.pdf

Elements needed on the Site Plan

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

Elements needed on the Site Plan:

Architecture Details – Materials Board

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

Architecture Details – Materials Board: 05 Materials 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: 07 Grading-Drainage Plan compressed.pdf

Approval Page

Comments:

Applicant Signature

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

Signature: Samuel Weisler

Date: 05-01-2026

Letter of Intent – Design Review Application for 563 Main St.

April 22, 2026

Minturn Planning Department,

Christine Oken has been a resident of the Town of Minturn for over 10 years, and she is seeking to transition their current residence into a new primary dwelling that better suits their long-term needs while maintaining an accessory apartment on-site.

The 5,005 SF lot is currently occupied by an aging house consisting of a 1 bed/1 bath main dwelling and a 1 bed/1 bath accessory apartment located on the upper level. The site is currently served by existing town utilities. It is in the 'Old Town Character' area.

The applicant proposes the demolition of the existing structure to facilitate the construction of a new residential building. The proposed uses include:

- **Primary Dwelling:** A 2,777 SF, 3 bed/3 bath single-family residence.
- **Accessory Apartment:** A 744 SF 1bed/1bath accessory apartment located on the ground level.
- **Parking:** On-site parking to accommodate both the primary residence and the accessory apartment (3 spots).

The applicant acknowledges the requirement to stay within 3,000 livable SF to use their existing 'tap' as well as the need for a 0.5 SFE 'half-tap' for the accessory apartment and is prepared to pay applicable tap and system improvement fees.

The proposal differs from the current site by replacing the aged structure with a modern, code-compliant residence. While the use remains residential with an accessory unit, the new design relocates the accessory apartment to the ground floor and increases the total livable square footage to 3,521 SF (3,750 SF allowed).

The property is subject to a CDOT easement/sidewalk along the frontage. There are no other known easements or dedicated tracts affecting the developable area of the lot. All proposed work will respect the CDOT right-of-way and required setbacks.

Respectfully,

Ken Pursley
The Pursley Dixon Studio
Applicant/Architect

[redacted] Charlotte, North Carolina 28203
Phone [redacted]

Vicinity Map

A New Residence for Chrissie Oken & Chad Schollaart
563 Main St.
Minturn, CO 81645
The Pursley Dixon Studio
4/22/26

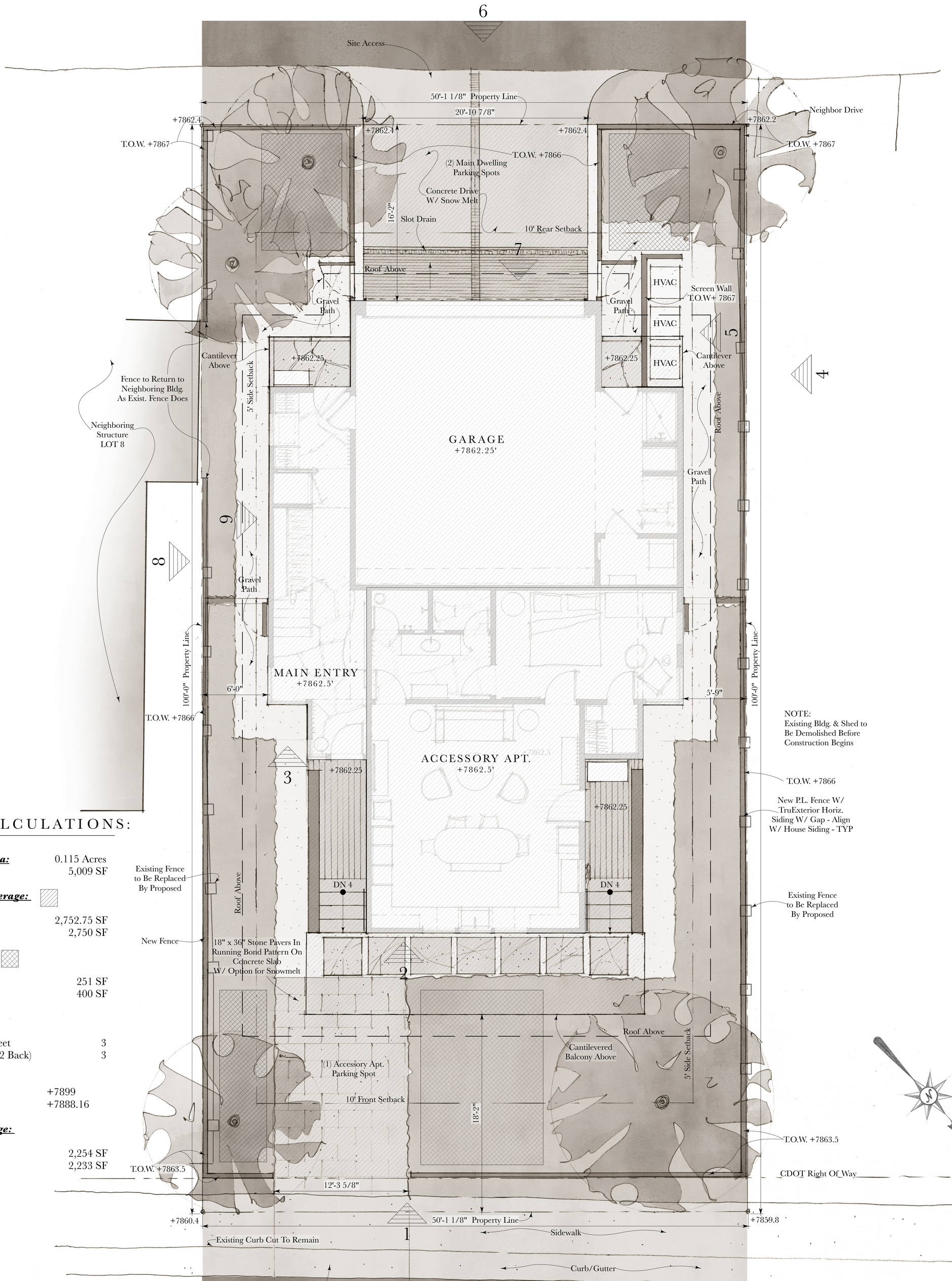
Zoning: Old Town Character

Access Site Off Main St. And/Or Boulder St.

A New Home For

Chrissie Oken & Chad Schollaart

563 Main St.
Minturn, Colorado 81645



SITE CALCULATIONS:

Lot Acreage/Area: 0.115 Acres / 5,009 SF

Impervious Coverage:

Allowed (55%)	2,752.75 SF
Proposed (54.9%)	2,750 SF

Snow Storage:

Required (5%)	251 SF
Proposed (8%)	400 SF

Parking:

Required Off - Street	3
Proposed (1 Front, 2 Back)	3

Note:

Top Of Ridge:	+7899
Midpoint Of Roof:	+7888.16

Building Coverage:

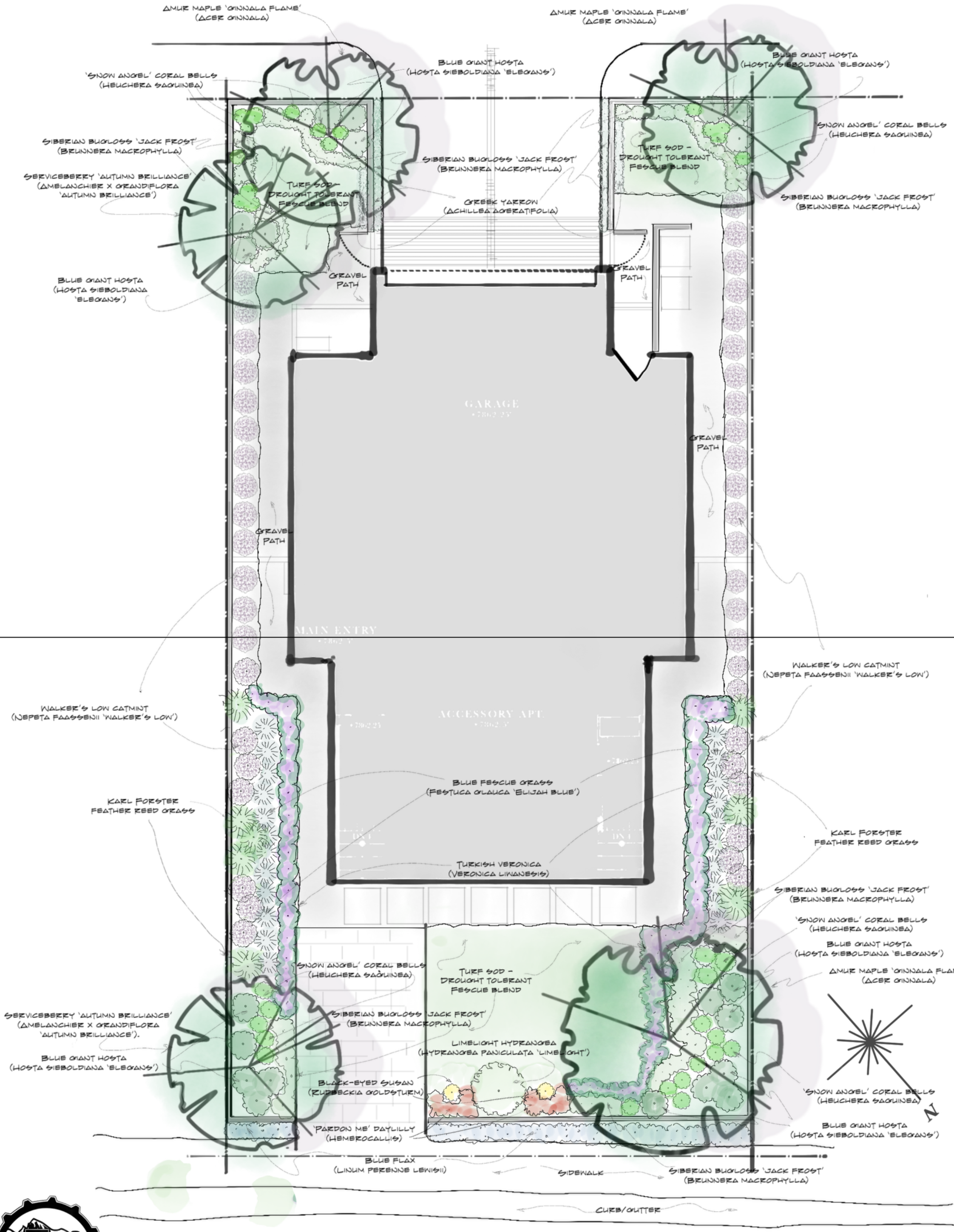
Allowed (45%)	2,254 SF
Proposed (44.6%)	2,233 SF

THE PURSLEY DIXON STUDIO
311 ATHERTON STREET
CHARLOTTE, NORTH CAROLINA 28203
P: 704.334.6500

Site Plan

1/4" = 1'-0"

07.29.26

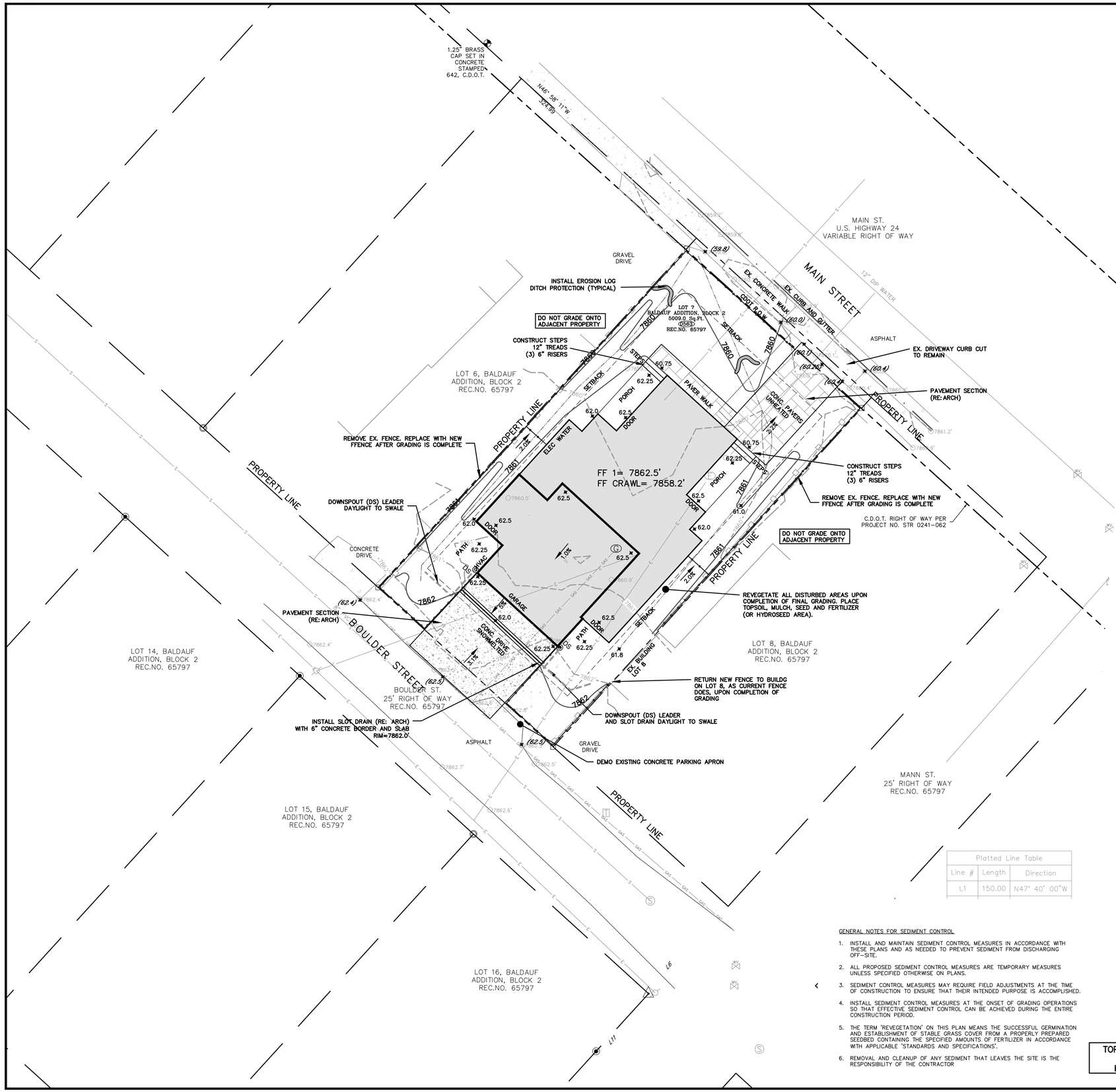


MAIN STREET

ELEVATION EARTHWORKS

PROPOSED PLANTING PLAN
563 MAIN STREET
MINTURN, CO

FOR PRELIMINARY REVIEW



Platted Line Table		
Line #	Length	Direction
L1	150.00	N47° 40' 00"W

GENERAL NOTES FOR SEDIMENT CONTROL

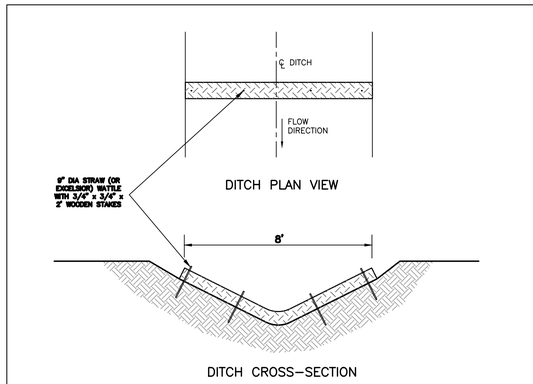
1. INSTALL AND MAINTAIN SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THESE PLANS AND AS NEEDED TO PREVENT SEDIMENT FROM DISCHARGING OFF-SITE.
2. ALL PROPOSED SEDIMENT CONTROL MEASURES ARE TEMPORARY MEASURES UNLESS SPECIFIED OTHERWISE ON PLANS.
3. SEDIMENT CONTROL MEASURES MAY REQUIRE FIELD ADJUSTMENTS AT THE TIME OF CONSTRUCTION TO ENSURE THAT THEIR INTENDED PURPOSE IS ACCOMPLISHED.
4. INSTALL SEDIMENT CONTROL MEASURES AT THE ONSET OF GRADING OPERATIONS SO THAT EFFECTIVE SEDIMENT CONTROL CAN BE ACHIEVED DURING THE ENTIRE CONSTRUCTION PERIOD.
5. THE TERM 'REVEGETATION' ON THIS PLAN MEANS THE SUCCESSFUL GERMINATION AND ESTABLISHMENT OF STABLE GRASS COVER FROM A PROPERLY PREPARED SEEDBED CONTAINING THE SPECIFIED AMOUNTS OF FERTILIZER IN ACCORDANCE WITH APPLICABLE 'STANDARDS AND SPECIFICATIONS'.
6. REMOVAL AND CLEANUP OF ANY SEDIMENT THAT LEAVES THE SITE IS THE RESPONSIBILITY OF THE CONTRACTOR

GRAPHIC SCALE

0 5 10 20

(IN FEET)
1 inch = 10 ft.

TOPOGRAPHIC INFORMATION WAS PROVIDED BY KIP LAND SURVEYING 2024



1. THE HEIGHT OF A STRAW WATTLE IS 9 IN. THE INSTALLED HEIGHT IS APPROXIMATELY 5 -7 IN. THE STANDARD LENGTH OF STRAW WATTLES IS 25 FT., HOWEVER OTHER LENGTHS WILL BE MADE UPON REQUEST.
2. STRAW WATTLES SHOULD BE INSTALLED IN SHALLOW TRENCHES, 2 – 4 IN. DEEP, DEPENDING ON SOIL TYPE AND SLOPE STEEPNESS. DIG THE TRENCH DEEPER FOR SOFT, LOAMY SOILS AND STEEPEST SLOPES; DIG THE TRENCH SHALLOWER FOR HARD, ROCKY SOILS AND GENTLER SLOPES. USE MATTOCKS AND SHOVEL TO DIG THE TRENCH, THROWING EXCAVATED SOIL TO THE UPHILL SIDE TO PREVENT RUNOFF FROM UNDERCUTTING THE WATTLE.
3. INSTALL WATTLE IN DRAINAGE DITCH PERPENDICULAR TO FLOW DIRECTION.

N.T.S.

A DITCH EROSION LOG

LEGEND

- PROPERTY LINE
- 8110 EXISTING CONTOUR
- EASEMENT
- 8106 PROPOSED CONTOUR
- 1.5% 06.6' PROPOSED GRADING, SLOPE/SPOT
- 1.5% 06.6' EXISTING GRADING, SLOPE/SPOT
- PROPOSED STORM SEWER
- PROPOSED BOULDER RETAINING
- PROPOSED CONCRETE/ASPHALT

ALPINE ENGINEERING INC.
34510 HWY 6 / UNIT A9 / PO BOX 97
EDWARDS CO 81632 / 970.926.3373
WWW.ALPINECIVIL.COM

COLORADO LICENSED PROFESSIONAL ENGINEER
MATTHEW C. WILLIAMS
6-24-26
39865
(SEAL)

563 MAIN STREET
MINTURN, CO

GRADING AND DRAINAGE PLAN

NO.	DATE	REVISIONS	BY
	06/26/2026	TOWN COMMENTS RESPONSE	MCW

DESIGNED MCW
DRAWN MCW
CHECKED XXX
JOB NO. XXX
DATE 06/17/2026

SHEET
C1.0

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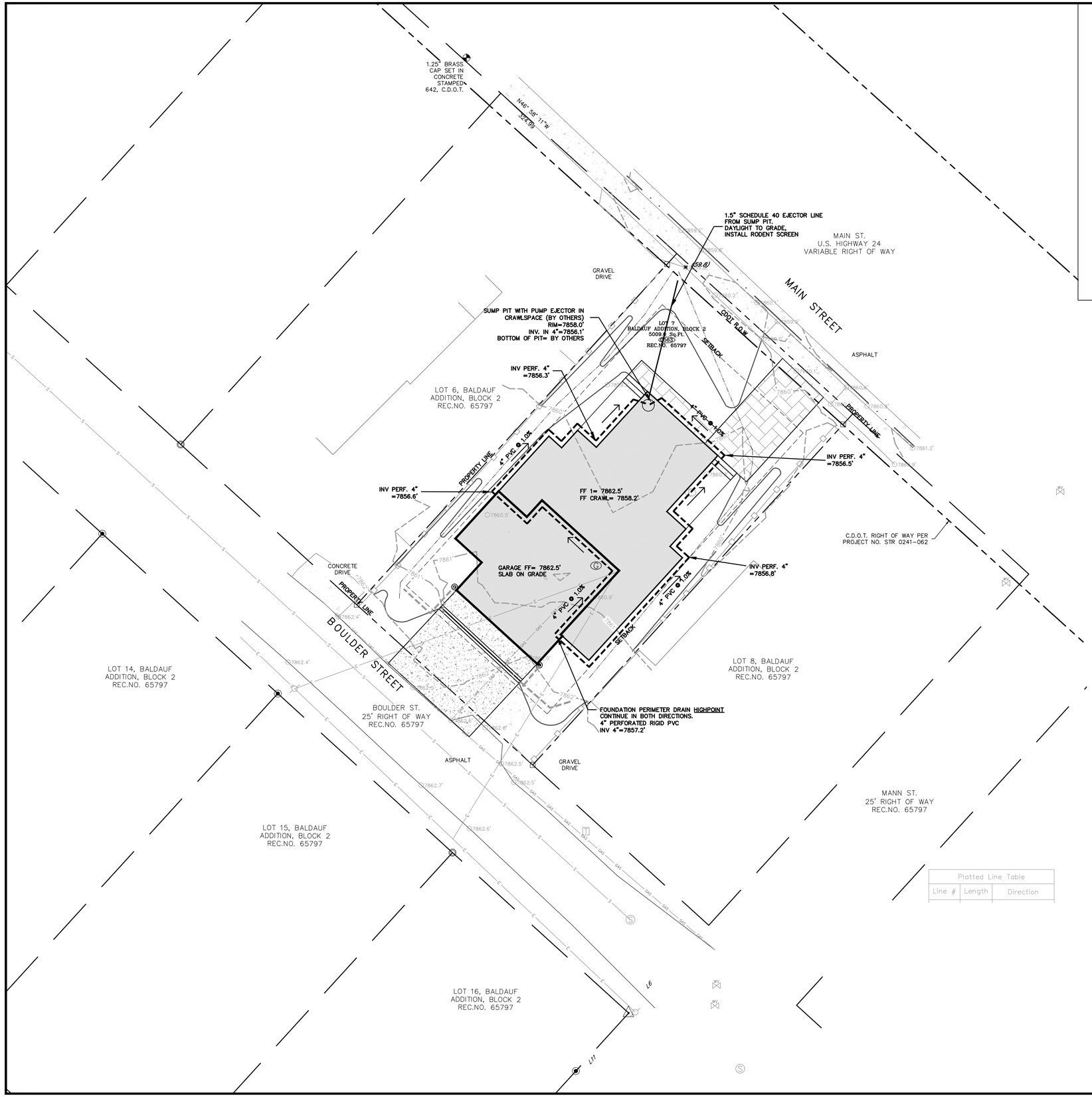

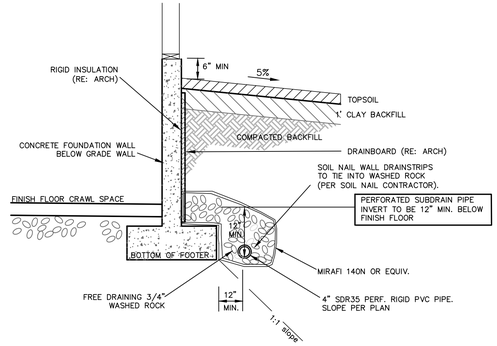

EXTERIOR FOUNDATION PERIMETER DRAIN

Platted Line Table		
Line #	Length	Direction

GRAPHIC SCALE

0 5 10 20

(IN FEET)
1 inch = 10 ft.

TOPOGRAPHIC INFORMATION WAS PROVIDED BY KIPP LAND SURVEYING 2026

LEGEND

- PROPERTY LINE
- 8110 EXISTING CONTOUR
- EASEMENT
- 8106 PROPOSED CONTOUR
- 1.5% 06.6' PROPOSED GRADING, SLOPE/SPOT
- 1.5% 06.6' EXISTING GRADING, SLOPE/SPOT
- PROPOSED STORM SEWER
- PROPOSED BOULDER RETAINING
- PROPOSED CONCRETE/ASPHALT

ALPINE ENGINEERING INC.
34510 HWY 6 / UNIT A9 / PO BOX 97
EDWARDS CO 81632 / 970.926.3373
WWW.ALPINECIVIL.COM

COLORADO LICENSED
MATTHEW C. WILD
6-24-26
39865
PROFESSIONAL ENGINEER
(SEAL)

563 MAIN STREET
MINTURN, CO

SUBDRAIN PLAN

NO.	DATE	REVISIONS	BY
	06/26/2026	TOWN COMMENTS RESPONSE	MCW

DESIGNED	MCW
DRAWN	MCW
CHECKED	XXX
JOB NO.	XXX
DATE	06/17/2026

SHEET
C2.0

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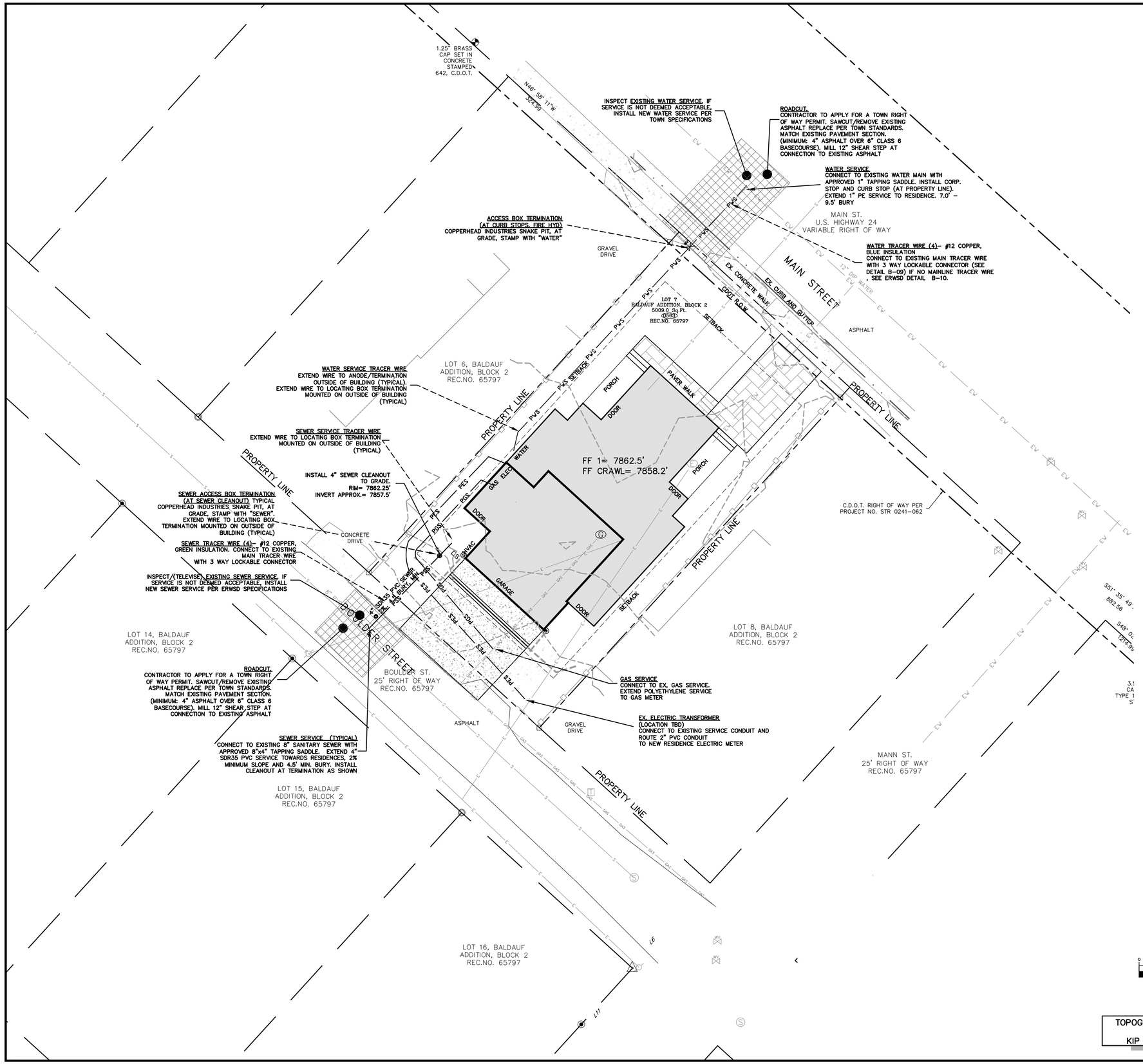

ERWSD Standard Plan Notes

1. All materials, workmanship, and construction shall meet or exceed the standards and specifications set forth in the Eagle River Water and Sanitation District Rules and Regulations. Where there is conflict between these Plans and the Rules and Regulations or any applicable Standards, the more stringent Standard shall apply. All Work shall be inspected and approved by the ERWSD Construction Inspector.
2. Contractor shall schedule a mandatory pre-construction meeting at the construction site a minimum of three (3) business days after the plans have been submitted. Participants shall include, but are not limited to: the Applicant; Applicant's contractor, excavator and engineer; and the District representative. Construction may begin once the meeting has concluded and the District Inspector has signed off.
3. The Contractor shall have one (1) signed copy of the approved Plans, one (1) copy of the appropriate criteria and specifications, and a copy of any permits and extension agreements needed for the job onsite at all times.
4. Provide a complete Bill of Materials for all proposed water and wastewater infrastructure
5. The Contractor shall be responsible for all aspects of safety including, but not limited to, excavation, trenching, shoring, traffic control, and security.
6. If during the construction process conditions are encountered which could indicate a situation that is not identified in the Plans or specifications, the Contractor shall contact the ERWSD Construction Inspector immediately
7. Submit traffic control plans as approved by the appropriate governing agency
8. The Contractor is responsible for providing all labor and materials necessary for the completion of the intended improvements shown on these drawings or as designated to be provided, installed, or constructed unless specifically noted otherwise.
9. The Contractor shall be responsible for recording As-Built information on a set of record drawings kept on the construction site and available to the ERWSD Construction Inspector at all times. All as-built information shall be field surveyed under the direct care and supervision of a licensed Professional Land Surveyor.
10. The contractor shall obtain locates prior to any excavation
11. The contractor is responsible for any damage to any utility facilities as a result of their actions. The contractor shall make the required repairs immediately to the satisfaction of the affected utility.
12. Eagle River Water and Sanitation District does not guarantee the accuracy of the locations of existing pipelines, manholes, hydrants, valves and service lines. If field conditions are found to be different than shown on the plans, the contractor shall notify the inspector and design engineer immediately.
13. All trenching and backfill shall be in accordance with Appendix E of the ERWSD Rules and Regulations.

ERWSD Sanitary Sewer Construction Notes

1. All sanitary sewer construction is subject to the most recently adopted ERWSD Rules and Regulations.
2. All sanitary sewer mains shall be a minimum of 8" in diameter.
3. All sanitary sewers shall be installed with a minimum of 4.5ft cover to top of pipe and a maximum of 14ft cover to top of pipe.
4. Tracer wire per Appendix E1.12 to be installed on all sanitary sewer lines, to include both mains and service lines.
5. All sanitary sewers shall be bedded per Appendix E, Detail E-01
6. All sanitary sewers shall be installed a minimum of 10ft horizontally away from domestic water or secondary containment must be used.
7. All sanitary sewers must be tested in accordance with ERWSD Rules and Regulations Article 9.3.3.
8. All sanitary sewer service lines shall be constructed along the shortest and straightest route possible.
9. Sanitary sewer services shall be connected a minimum of 10 feet outside of manholes with a wye connection.
10. Sanitary sewer service lines taps must be a minimum of 18" apart.
11. Sanitary sewer service cleanouts should be placed outside of the ROW whenever possible.

ERWSD TRACER WIRE NOTES (SEE APPENDIX E-1.12 FOR ALL NOTES)

1. All water and sewer mains and services shall have tracer wire
2. tracer wire to be HDPE insulated #12 AWG copper or copper clad steel, 300 lb load, 30 mil insulation
3. Insulation to be color coded per AWWA, blue (water), green (sewer), red (ground wire)
4. All connectors to be lockable at wire intersections
5. See Appendix E for approved wire and connector manufacturers
6. Access Box- tracer wire access box at water curb stops and sewer cleanouts
7. Ground all dead ends and termination points at Access Boxes.
8. Tracer wire placed on top half of pipe and plastic zip teid to pipe every 5 feet.

PER ERWSD SPECIFICATIONS IN APPENDIX E: INSTALL TRACER WIRE ON ALL WATER AND SEWER MAINS AND SERVICE

GRAPHIC SCALE
0 5 10 20
(IN FEET)
1 inch = 10 ft.

TOPOGRAPHIC INFORMATION WAS PROVIDED BY KIP LAND SURVEYING 2024

LEGEND

PE	PROPOSED ELECTRIC
PES	PROPOSED ELECTRIC SERVICE
PCOM	PROPOSED COMM. SERVICE
PG	PROPOSED GAS
PGS	PROPOSED GAS SERVICE
PWS	PROPOSED WATER SERVICE
PSS	PROPOSED SEWER SERVICE
EW	PROPOSED FIRE HYDRANT W/GV
	PROPOSED STORM SEWER
T P	PROPOSED TRANSFORMER & COMM. PEDESTAL
	PROPERTY LINE

ALPINE ENGINEERING INC.
34510 HWY 6 I UNIT A9 I PO BOX 97
EDWARDS CO 81632 / 970.926.3373
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COLORADO LICENSED
MATTHEW C. WILLIAMS
6-24-26
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PROFESSIONAL ENGINEER
(SEAL)

563 MAIN STREET
MINTURN, CO

UTILITY PLAN

NO.	DATE	REVISIONS	BY
	06/26/2026	TOWN COMMENTS RESPONSE	MCW

DESIGNED	MCW
DRAWN	MCW
CHECKED	XXX
JOB NO.	XXX
DATE	06/17/2026

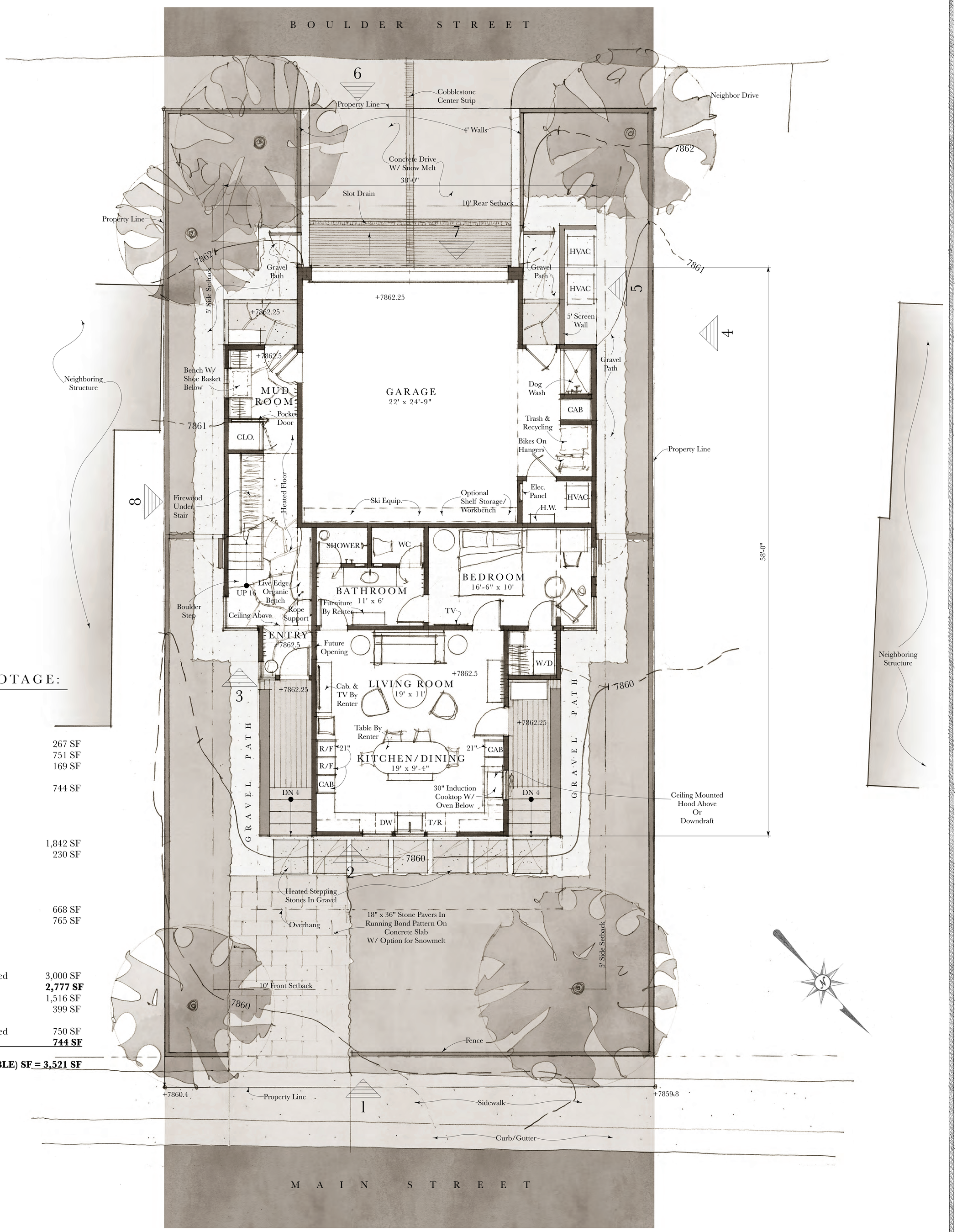
SHEET
C3.0

O:\Minturn\563 Main St- 2026\dwg\Master\Utility- 563 Main St.dwg, 7/13/2026 11:33:06 AM, AutoCAD PDF (High Quality Print).pc3

A New Home For

Chrissie Oken & Chad Schollaart

563 Main St.
Minturn, Colorado 81645



SQUARE FOOTAGE:

Ground Floor:

Main Dwelling:	
Heated (Livable)	267 SF
Unheated	751 SF
Covered Outdoor	169 SF
Accessory Apartment:	
Heated (Livable)	744 SF

Main Floor:

Main Dwelling:	
Heated (Livable)	1,842 SF
Covered Outdoor	230 SF

Upper Floor:

Main Dwelling:	
Heated (Livable)	668 SF
Unheated	765 SF

TOTALS:

Main Dwelling:	
Heated (Livable) Allowed	3,000 SF
Heated (Livable)	**2,777 SF**
Unheated	1,516 SF
Covered Outdoor	399 SF
Accessory Apartment:	
Heated (Livable) Allowed	750 SF
Heated (Livable)	**744 SF**

GROSS HEATED (LIVABLE) SF = 3,521 SF

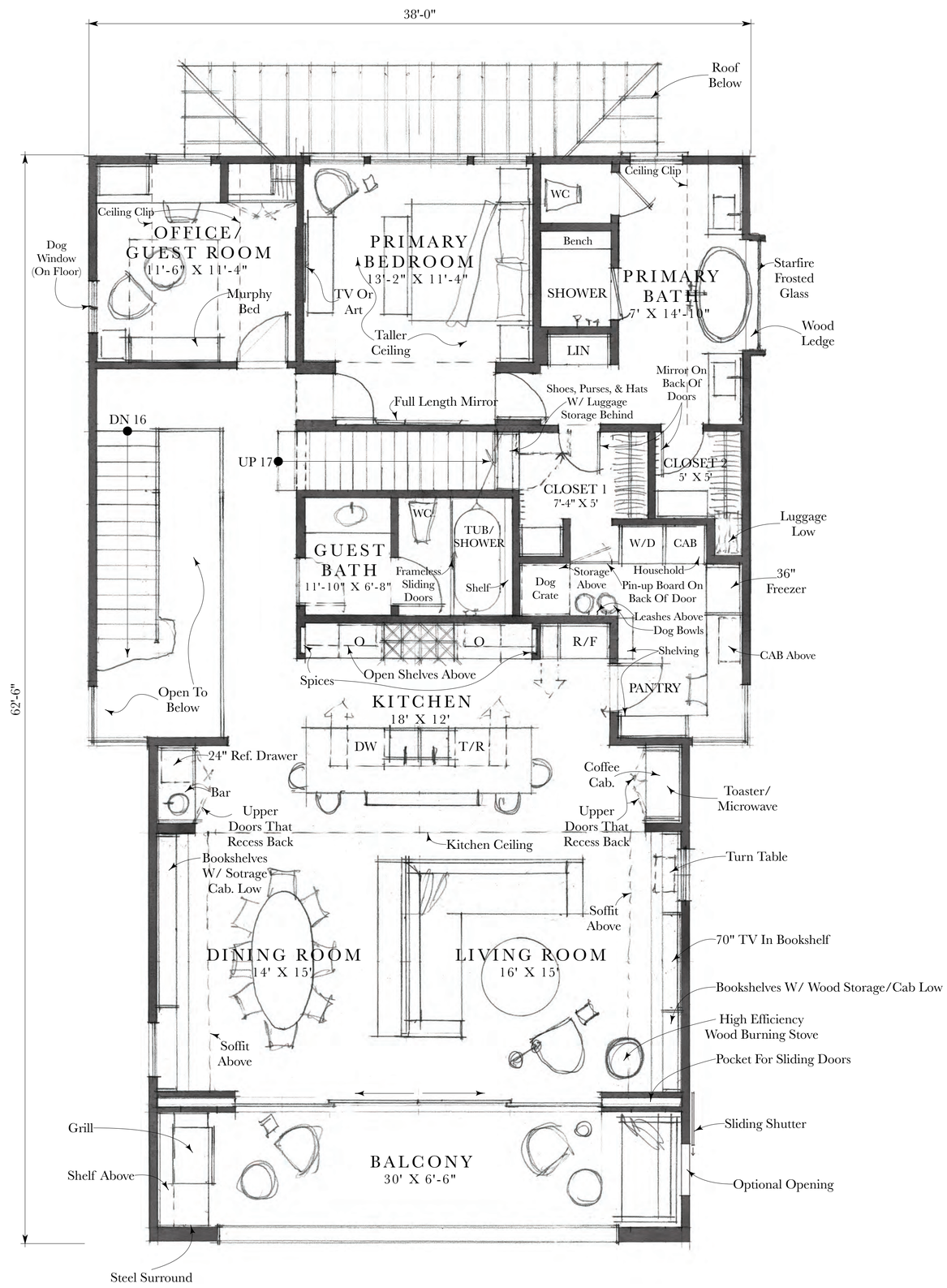
THE PURSLEY DIXON STUDIO
311 ATHERTON STREET
CHARLOTTE, NORTH CAROLINA 28203
P: 704.334.6500

FOR PRELIMLINARY REVIEW

Ground Floor Plan

1/4" = 1'-0"

04.22.26



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FOR PRELIMLINARY REVIEW

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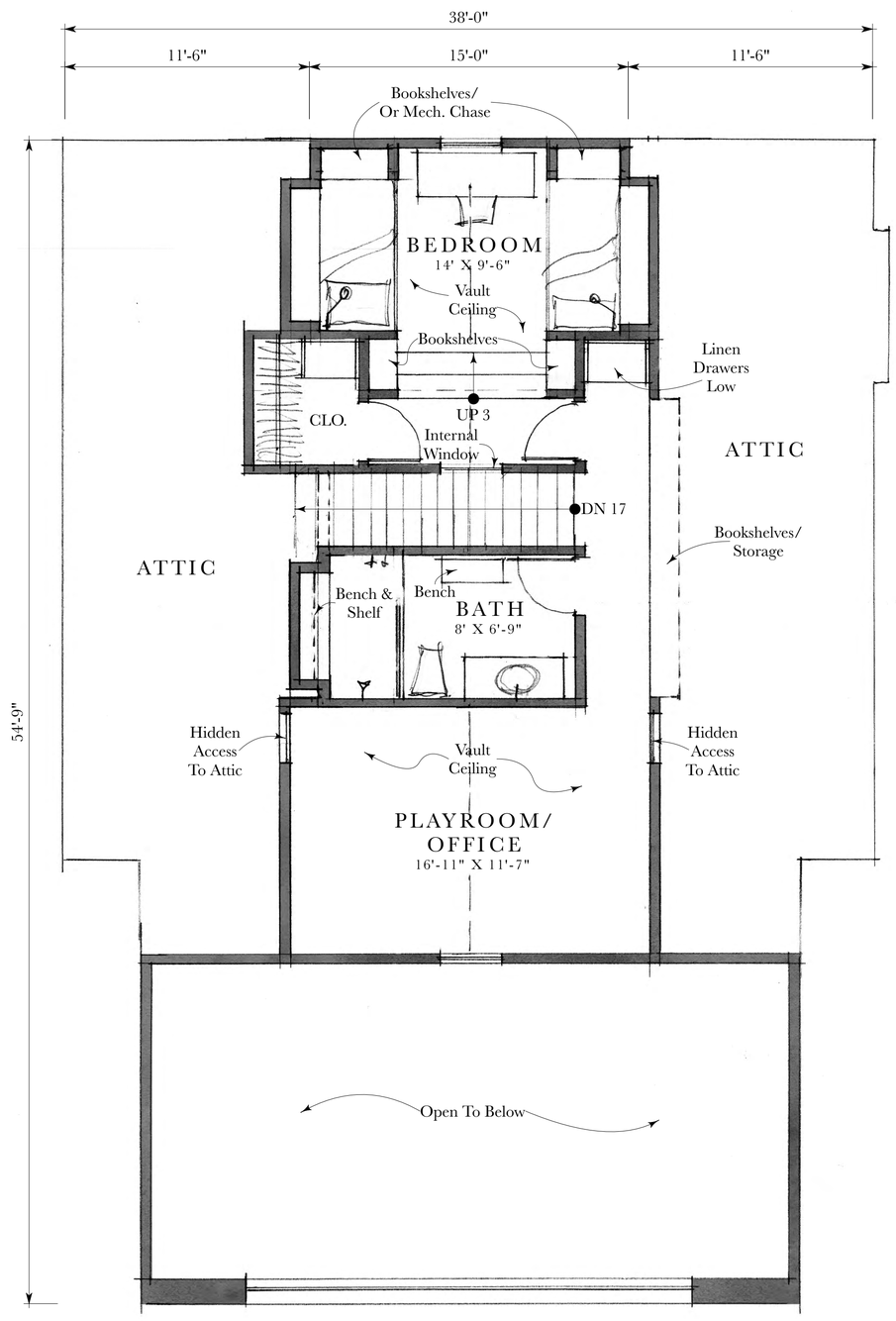
04.22.26



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FOR PRELIMLINARY REVIEW

Upper Floor Plan

1/4" = 1'-0"

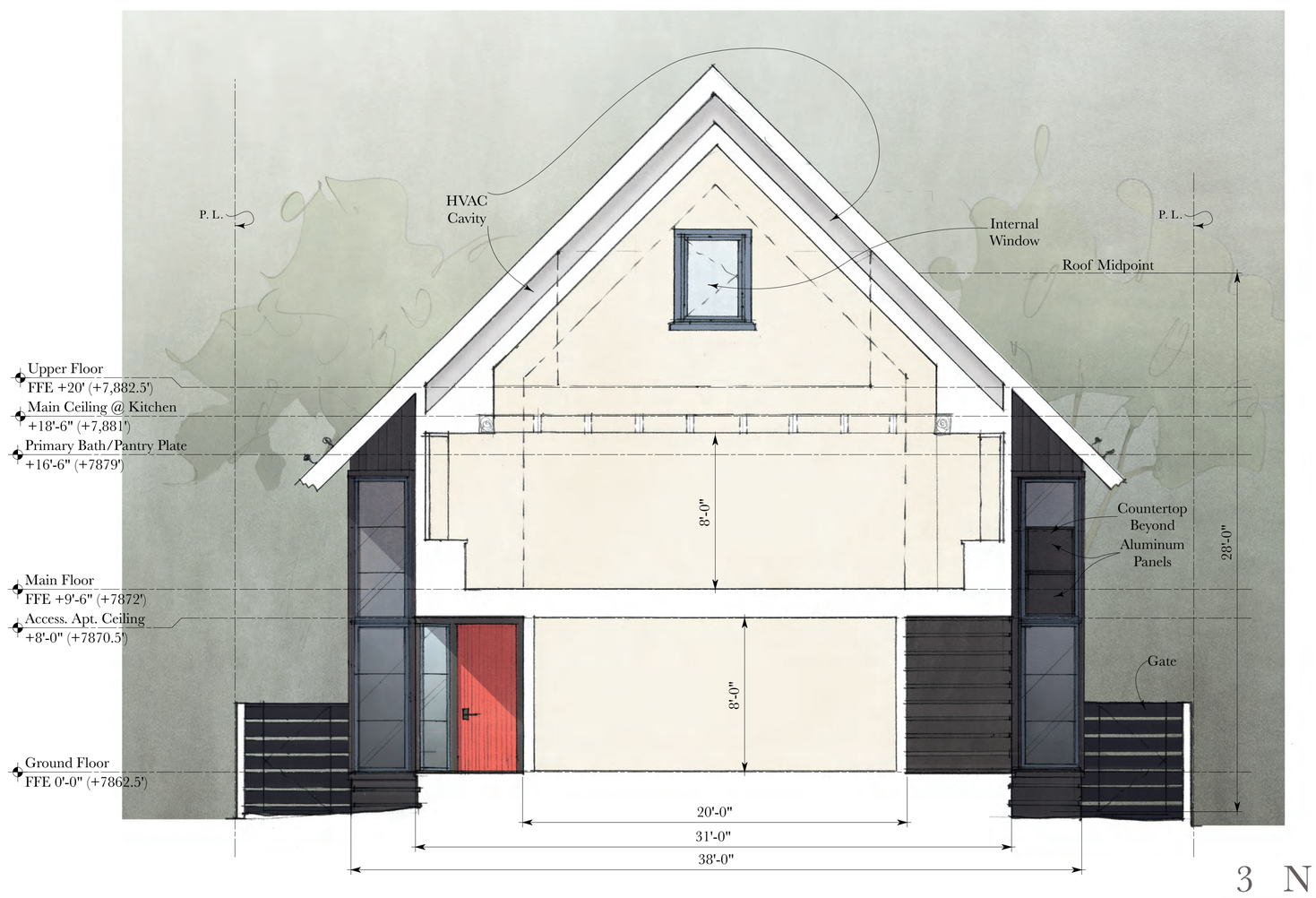
04.22.26

1 NE Elevation

1/4" = 1'-0"

2 NE Balcony Section

1/4" = 1'-0"



3 NE Section

1/4" = 1'-0"

FOR PRELIMLINARY REVIEW

04.22.26

4 NW Elev. - Fence

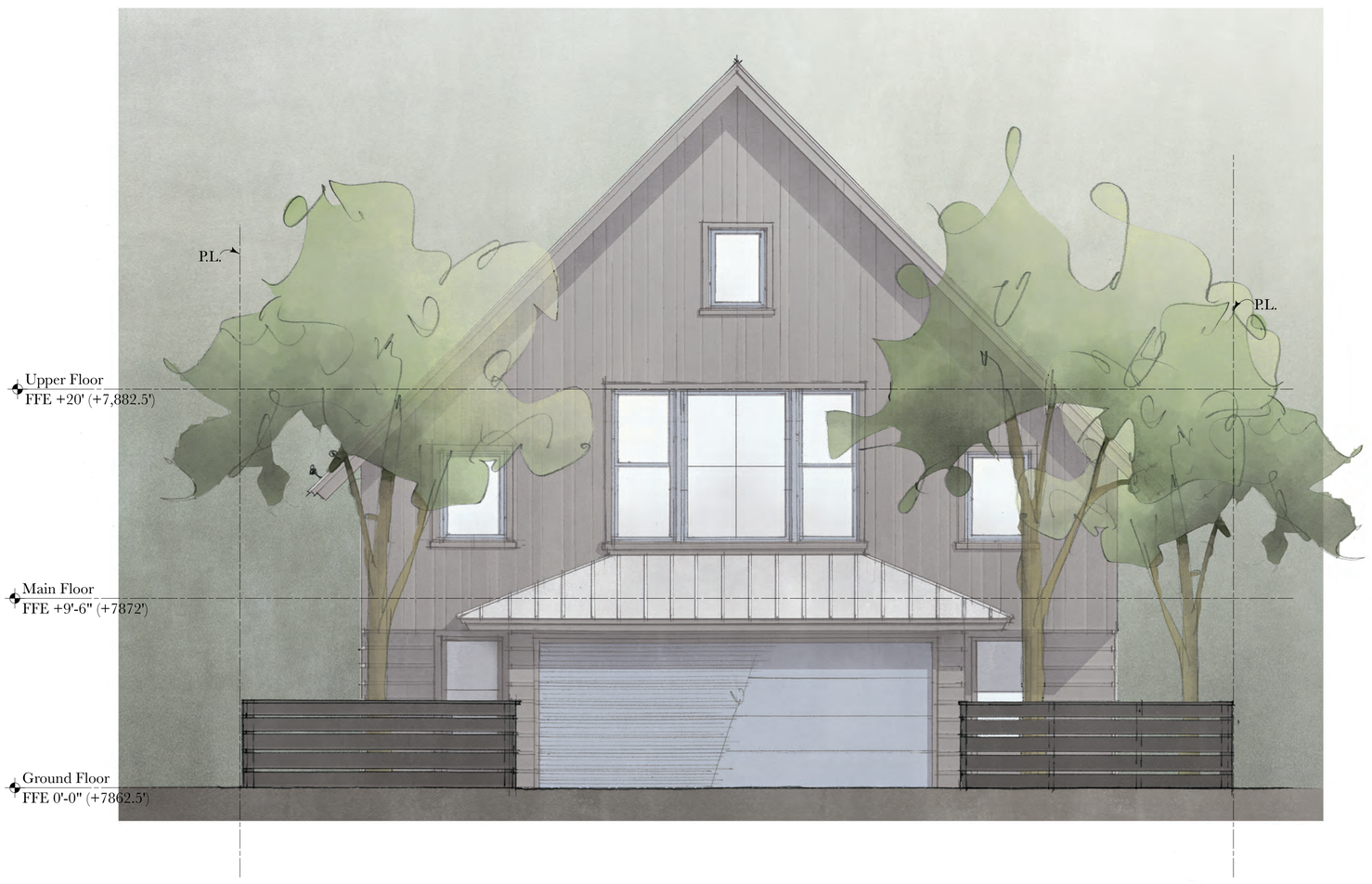
1/4" = 1'-0"

5 NW Elevation

1/4" = 1'-0"

FOR PRELIMLINARY REVIEW

04.22.26



6 SW Elev. - Fence

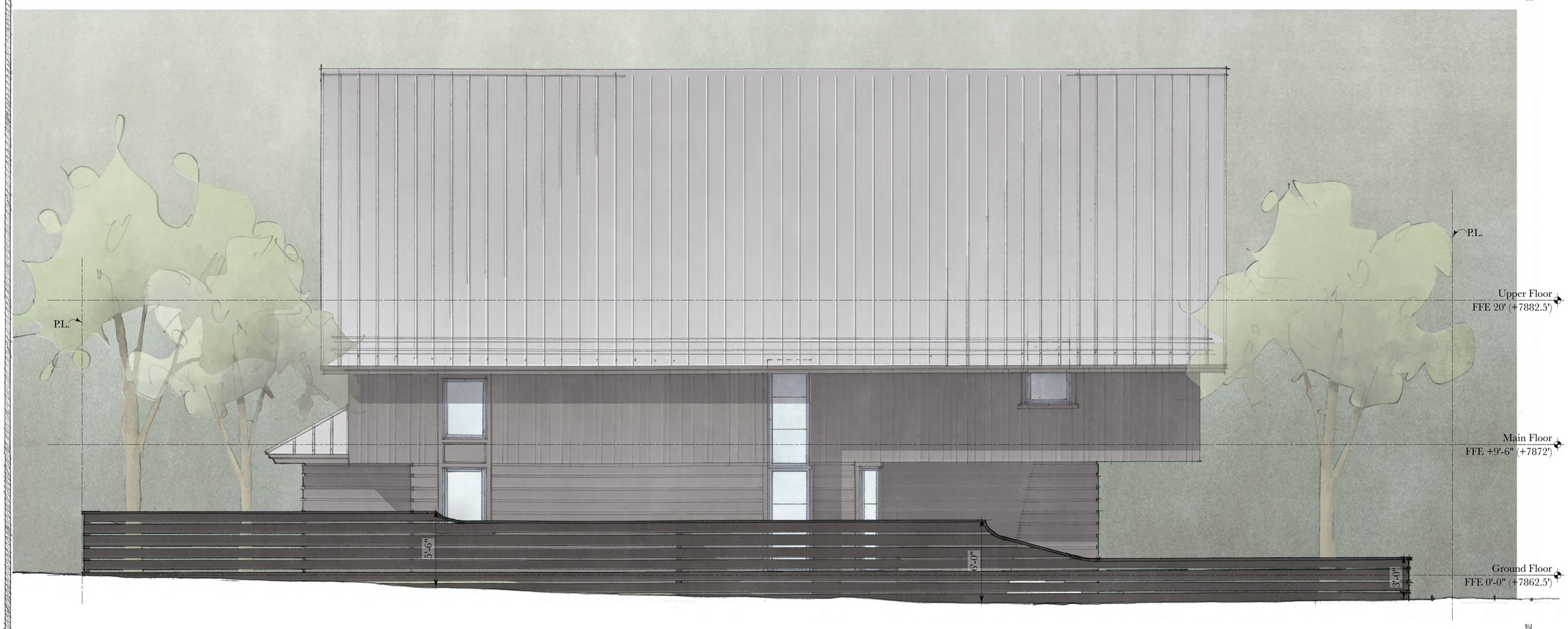
1/4" = 1'-0"

7 SW Elevation

1/4" = 1'-0"

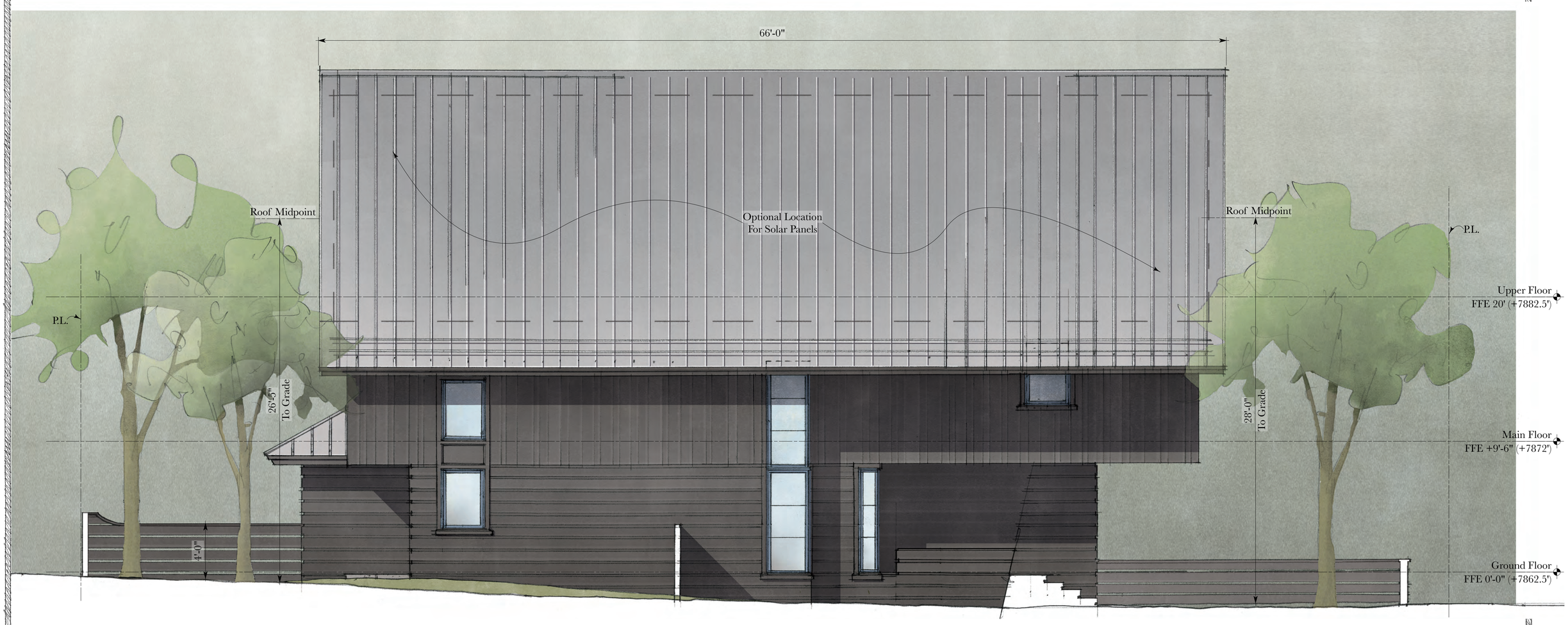
FOR PRELIMLINARY REVIEW

04.22.26



8 SE Elev. - Fence

1/4" = 1'-0"



FOR PRELIMLINARY REVIEW

9 SE Elevation

1/4" = 1'-0"

04.22.26

Materials Board

A New Residence for Chrissie Oken & Chad Schollaart
563 Main St.
Minturn, CO 81645
The Pursley Dixon Studio
4/22/26

WINDOWS

Typical:
Wood Clad By Sierra Pacific Windows or Equal W/ Simulated Divided Light *As Shown On Elevations
Clad Color: Oceanside Blue

Oceanside Blue

DOORS

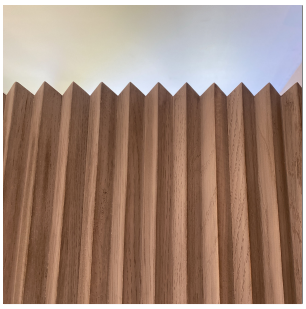
Entry Door:
Custom Milled Mahogany W/ 1" Pyramidal Texture - Vertical
Color: Sherwin Williams Heartthrob - SW 6866

Heartthrob

Roll-Up Garage Door:
Custom Milled Mahogany W/ 1" Pyramidal Texture - Horizontal
Color: Match Oceanside Blue - Clad Color From Sierra Pacific

Accessory Apt. Door, Mud Room Door, Single Garage Door:
Euroline Steel Door W/ Thermal Break
Color: Sherwin Williams Iron Ore - SW 7069

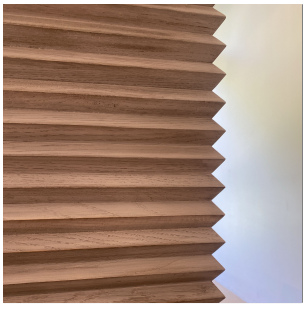
Pyramid Texture - Vert.



Balcony Door:
Euroline Steel Door W/ Thermal Break - Lift & Slide W/ Fixed Transom
Color: Match Oceanside Blue - Clad Color From Sierra Pacific

Iron Ore

Pyramid Texture - Horiz.



Materials Board

A New Residence for Chrissie Oken & Chad Schollaart
563 Main St.
Minturn, CO 81645
The Pursley Dixon Studio
4/22/26

SIDING

Ground Floor:
Horizontal TruExterior Siding - Channel Bevel W/ 10" Exposure

Main/Upper Floor:
Vertical Random Width Cedar Boards W/ Shiplap Joint

Paint All Siding: Sherwin Williams Iron Ore - SW 7069

ROOF

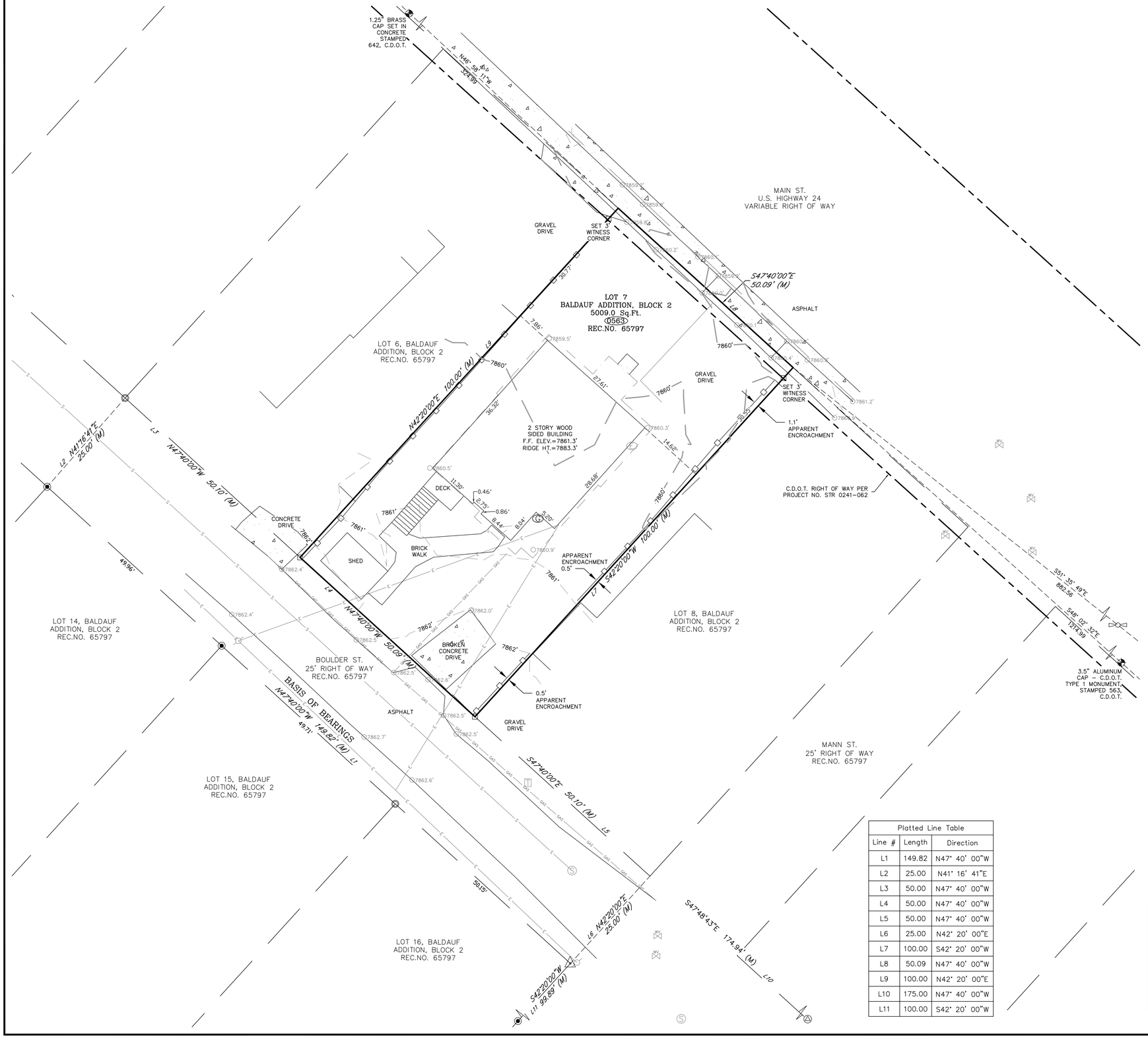
Standing Seam Metal Pac-Clad Or Equal
Color: Iron Ore

Channel Siding

Random Vert. Boards

Iron Ore

Standing Seam Roof Ex.



Platted Line Table		
Line #	Length	Direction
L1	149.82	N47° 40' 00"W
L2	25.00	N41° 16' 41"E
L3	50.00	N47° 40' 00"W
L4	50.00	N47° 40' 00"W
L5	50.00	N47° 40' 00"W
L6	25.00	N42° 20' 00"E
L7	100.00	S42° 20' 00"W
L8	50.09	N47° 40' 00"W
L9	100.00	N42° 20' 00"E
L10	175.00	N47° 40' 00"W
L11	100.00	S42° 20' 00"W

IMPROVEMENT SURVEY PLAT WITH TOPOGRAPHY

Lot 7, Baldauf Addition, Block 2

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 7, BALDAUF ADDITION, BLOCK 2, ACCORDING TO THE FINAL PLAT THEREOF, RECORDED 3-20-1940 AT RECEPTION NO. 65797 AND WARRANTY DEED RECORDED 5-19-2016 AT RECEPTION NO. 201607590 IN THE OFFICE OF THE CLERK AND RECORDER, COUNTY OF EAGLE, STATE OF COLORADO.

NOTES:

1. DATE OF SURVEY: SEPTEMBER 30, 2025.
2. STREET ADDRESS: 563 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. U.S. SURVEY FEET USED FOR THIS SURVEY.
5. BASIS OF BEARINGS: AN ASSUMED BEARING OF N 47° 40' 00" W BETWEEN THE NORTHEASTERLY PROPERTY CORNER OF LOT 16, BALDAUF ADDITION, BLOCK 2, REC.NO. 65797 (A FOUND 1.5" ALUMINUM CAP ON #5 REBAR, LS # ILLEGIBLE, SET UNDER/EDGE WOOD FENCE CORNER) AND THE NORTHWESTERLY PROPERTY CORNER OF LOT 14, BALDAUF ADDITION, BLOCK 2, REC.NO. 65797 (A FOUND 2" ALUMINUM CAP ON #5 REBAR, LS #37999). ALL BEARINGS HEREON ARE RELATIVE THERETO.
6. TITLE COMMITMENT WAS PROVIDED BY LAND TITLE GUARANTEE COMPANY, ORDER NO. VTF50077354, WITH AN EFFECTIVE DATE OF 6-26-26. EXCEPTIONS FROM SCHEDULE B, PART II OF THE TITLE COMMITMENT ARE AS FOLLOWS:
   - RIGHT OF PROPRIETOR OF A VEIN OR LOAD TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED AUGUST 4, 1891, IN BOOK 48 AT PAGE 245.
   - RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AS RESERVED IN UNITED STATES PATENT RECORDED AUGUST 4, 1891, IN BOOK 48 AT PAGE 245.
   - RIGHT OF WAY OF THE DENVER AND RIO GRANDE RAILROAD COMPANY, AS DESCRIBED IN AGREEMENT RECORDED DECEMBER 1, 1890 IN BOOK 36 AT PAGE 141.
   - EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE RECORDED PLAT OF BALDAUF ADDITION TO THE TOWN OF MINTURN RECORDED MARCH 20, 1940 UNDER RECEPTION NO. 65797.
7. 1' CONTOURS SHOWN HEREON.
8. THE WATER SERVICE WAS NOT FOUND AND THE TOWN OF MINTURN, PUBLIC WORKS DOES NOT HAVE ANY AS-BUILT INFORMATION FOR THIS ADDRESS/SERVICE LINE. A PRIVATE UTILITY LOCATOR IS SUGGESTED TO RECOVER THIS SERVICE LINE.
9. BENCHMARK: S-280 3.25" BRASS CAP SET IN ROCK, ELEVATION = 7894.4'
10. RECENT STREET IMPROVEMENTS ON MAIN STREET, SPECIFICALLY NEW SIDEWALK ON MAIN STREET(U.S. HIGHWAY 24) ALONG THE BALDAUF ADDITION, BLOCK 2 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 BALDAUF ADDITION, BLOCK 2, CREATES AN OVERLAP AS SHOWN HEREON. MONUMENTS FOUND SHOWN HEREON FOR SAID BLOCK 2 HAVE BEEN ACCEPTED AS THE TRUE BLOCK LOCATION FOR BALDAUF ADDITION.
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 FOR CHRISTINE E. OLKEN, AND IS THE RESULT OF A SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, RESPONSIBILITY AND CHECKING. I FURTHER CERTIFY THAT THIS LAND SURVEY PLAT IS IN CONFORMANCE WITH 38-51-106 C.R.S.: MINIMUM STANDARDS FOR LAND PLATS, AND IS BASED ON THE LAND SURVEYORS KNOWLEDGE INFORMATION AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

COLORADO LICENSED LAND SURVEYOR
Randall P. Kipp
38079
7-27-26
PROFESSIONAL LAND SURVEYOR

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 VALVE
- DENOTES GAS METER
- DENOTES UTILITY POLE
- DENOTES ELECTRIC METER
- DENOTES SANITARY SEWER MANHOLE
- DENOTES TELEPHONE PEDESTAL
- DENOTES FOUND SURVEY MONUMENT - 2" ALUMINUM CAP ON #5 REBAR, LS #37902
- 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 - 1.25" RED PLASTIC CAP ON #5 REBAR, LS #ILLEGIBLE
- DENOTES FOUND SURVEY MONUMENT - C.D.O.T. MONUMENT AS DESCRIBED HEREON
- DENOTES FOUND SURVEY MONUMENT - 1.5" ALUMINUM CAP ON #5 REBAR, LS # ILLEGIBLE
- DENOTES FOUND SURVEY MONUMENT - 2" ALUMINUM CAP ON #5 REBAR, LS # 23506.
- S00°00'00"E 00.00' (M) DENOTES FIELD MEASURED BEARING AND DISTANCE
- DENOTES BOUNDARY LINE
- DENOTES TIE LINES
- DENOTES ADJOINERS AND OTHER PROPERTY LINES
- DENOTES WOOD FENCE
- DENOTES C.D.O.T. RIGHT OF WAY

IMPROVEMENT SURVEY PLAT WITH TOPOGRAPHY
Lot 7, Baldauf Addition, Block 2
Situated in Section 26, T.5S., R.81W., 6th P.M.
Town of Minturn, County of Eagle, State of Colorado

JOB NO.: 251034 | DATE: 07-27-2026
SHEET 1 OF 1 | DWG. NAME 2510341-L7BaldAddBlk2

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

TOWN MANAGER'S REPORT

August 2026

Town of

Minturn

Town Manager's Report

Community & Council Follow Up

1. Speeding/Traffic Safety Concerns - UPDATED

- **Issue:** Resident concerns regarding vehicle speeds and traffic safety on Pine and Boulder Streets.
- **Council direction:** Results of the initial staff study were reviewed with Town Council on July 15. Council directed staff to engage a consultant to conduct a speed camera study for potential locations along Main Street.
- **Neighborhood traffic calming:** In response to requests from residents in the Boulder and Pine Street area, staff is evaluating funding for the acquisition of additional speed bumps and/or speed tables as part of the FY 2027 budget.
- **Next steps:** Staff will proceed with the Main Street speed camera study and develop potential FY 2027 traffic-calming options for Council consideration.

2. Xcel Energy Reliability Issues

Minturn continues to experience recurring electric service interruptions associated with aging local distribution infrastructure.

- Town staff have met with both the Colorado Energy Office and Xcel Energy to discuss the outages, system reliability, and potential improvements.
- At Xcel Energy's recommendation, the Town submitted formal correspondence requesting that replacement of the aging distribution line serving Minturn be prioritized.
- Staff are also coordinating with Red Cliff and will continue documenting outages and monitoring Xcel Energy's response regarding potential improvements and timelines.

3. ERWSD Main Street Siphon Project - UPDATED

Eagle River Water & Sanitation District's Minturn siphon rehabilitation project is underway and remains on schedule, with work expected to be completed before the end of September.

- Drilling for the micropile shoring system is complete and progressed faster than expected.
- The contractor will begin forming the micropile cap and installing bypass pumping pipe the week of August 10.
- Sewer bypass pumping is expected to begin by August 14.
- Lining of the siphon pipes is expected to begin the week of August 17.
- Traffic control remains in place on US 24/Main Street during active construction, with one alternating lane through the work area.
- Emergency vehicle access will continue to be maintained throughout construction.

4. LBP Retaining Wall Issues – UPDATED

Staff continue to evaluate installation of a decorative safety fence along the top of the Little Beach Park retaining wall to reduce fall risk and discourage climbing while maintaining access to the area above the wall.

- Staff estimate the cost of the work at approximately $17,000–$20,000.
- Funding for the project will be included for consideration in the FY 2027 budget.

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

Active Capital Projects

New Water Treatment Plant (WTP) – UPDATED

Weekly Progress Meetings – August 6 and August 13

Construction of the Town's new membrane water treatment plant continues. Work has progressed from demolition and excavation of the former filter ponds into structural backfill, compaction, utility installation, and preparation for construction of the new treatment building.

The project is now transitioning from the primary demolition and excavation phase into underground utility installation and building-foundation construction.

Current Construction Status

- **Filter pond backfill:** Excavation of the former filter ponds has been completed and structural backfill and compaction are underway. Ground Engineering is performing field testing of the structural fill and required compaction testing as material is placed. Backfill operations are expected to continue through approximately August 21.
- **Potable-water connection:** Locating the existing potable-water system has required significantly more field investigation than anticipated. Earlier potholing determined that a previously identified 4-inch line was not the water main, requiring deeper excavation and additional investigation farther south of the planned connection.

The contractor ultimately located the existing **8-inch potable-water main on August 13**. The line was found approximately **35 feet from the location shown on the project plans**, requiring modification of the planned connection and additional fittings and pipe.

- **Potable-water tie-in:** The project team is planning to cut in the new connection on **Monday, August 17**, followed by installation of the new potable-water line during the week. The Town and contractor are coordinating temporary operational impacts associated with the tie-in.
- **Raw-water and underground utilities:** Installation of the new **8-inch raw-water line** is scheduled to begin next. Underground utilities beneath the future treatment-building footprint will then be installed, beginning with the raw-water system and continuing around the building perimeter.
- **Foundation preparation:** Structural fill deliveries are continuing. Rebar shop drawings are expected shortly, with rebar inspections to follow as the project advances toward foundation construction.

Existing Utility Conditions

Field investigation continues to identify discrepancies between existing underground utilities and the project record drawings. The potable-water main is the most significant example identified to date, but the project team has encountered multiple existing utilities that do not correspond with anticipated locations.

JHL is tracking the additional field effort associated with potholing and utility verification and is preparing documentation of actual utility and tie-in locations for the project record. These conditions may result in additional construction quantities or costs where revised connections, fittings, piping, or other modifications are required.

The project plans anticipated that existing utility locations would require field verification prior to construction; however, the extent of some of the discrepancies has required additional investigation and adjustment of planned connections.

Municipal Well No. 3 Electrical Line

The previously identified issue involving the electrical service to Municipal Well No. 3 remains under review.

JHL is awaiting pricing for the temporary relocation of the existing line, while HDR is preparing direction for the permanent installation. The project team is also evaluating whether standard pipe-bedding material can be used rather than flowable fill for portions of this work.

No change order has yet been approved for this item.

Building Foundation

Final reaction loads from the prefabricated metal building design require a modest increase in the size of portions of the concrete foundation. The current estimate is an

additional **approximately four cubic yards of concrete**. JHL is reviewing the associated scope and cost.

Rebar shop drawings are being prepared, with inspections to follow. At the August 6 meeting, HDR's rebar inspector was estimated to be approximately five weeks out. Staff will continue monitoring inspection availability as foundation work approaches.

Change Management

There are currently **no approved open change orders**, but several potential change items continue to be evaluated, including:

- Temporary and permanent modifications to the Municipal Well No. 3 electrical service.
- Additional effort associated with undocumented or incorrectly located existing utilities.
- Additional concrete associated with final prefabricated-building foundation loads.
- Additional pipe and fittings required because of the relocated potable-water tie-in.

Staff, HDR, Swiftwater Solutions, and JHL are reviewing these items before any changes requiring formal approval are brought forward.

Construction Safety and Quality Control

Current safety considerations include active utility trenches, construction traffic within the confined site, dust control, and lightning and weather conditions. The project team has reported good PPE and site check-in practices.

Recent thunderstorms have resulted in several temporary safety stand-downs and some site cleanup. The August 13 field report identified **no accidents**.
Ground Engineering continues to perform structural-fill and compaction testing as site backfill proceeds.

Near-Term Construction Activities

Over the next several weeks, the project team expects to focus on:

- Completing backfill and compaction of the former filter ponds.
- Completing the potable-water tie-in and installation of the new potable-water line.
- Beginning installation of the 8-inch raw-water line.
- Installing underground utilities beneath and around the future treatment building.
- Continuing structural-fill placement and compaction testing.
- Advancing rebar submittals and inspections in preparation for foundation construction.
- Resolving remaining utility conflicts and documenting actual utility locations.
- Resolving the Municipal Well No. 3 electrical-line modifications.

- Reviewing potential cost impacts associated with utility conflicts and foundation modifications.

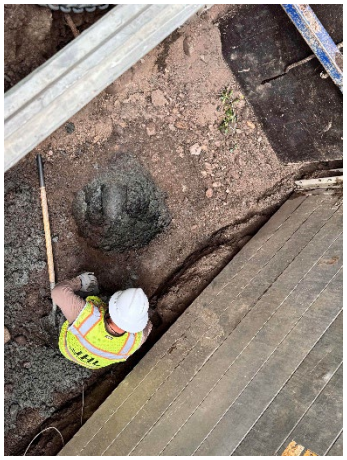
The most significant issues being monitored at this stage are **existing utilities that do not match the project drawings, the resulting modifications to planned connections, completion of structural backfill, and the transition into foundation construction**.

The weekly meeting materials do not currently establish a change to the overall project completion schedule. Staff will continue monitoring field conditions, potential change items, inspection availability, and schedule impacts through the weekly construction meetings.

Construction Progress Photos

8/13/2026

8/13/2026



8/13/2026

8/13/2026

Town Manager's Report

8/13/2026

8/13/2026

8/13/2026

8/13/2026

8/5/2026

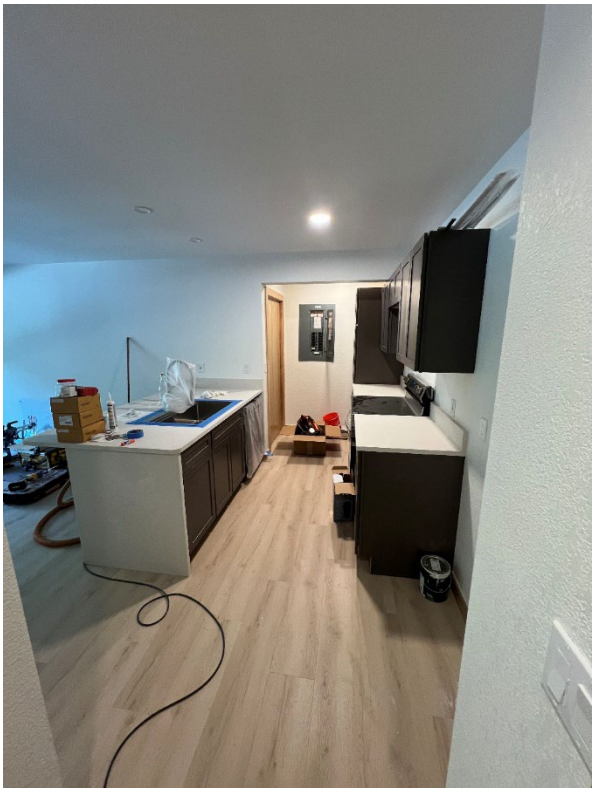
8/5/2026

8/5/2026

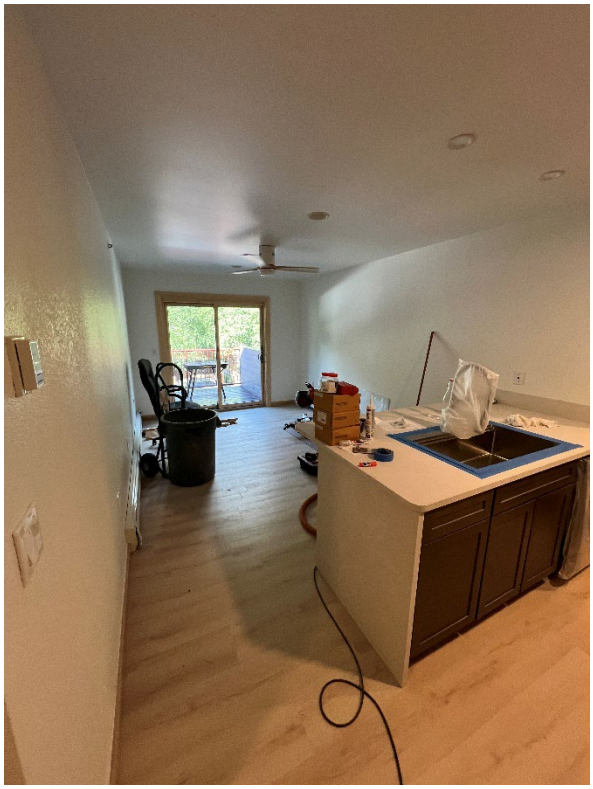
8/5/2026

Town Hall 2-Bedroom Apartment Reconstruction – UPDATED PHOTOS

Status: The project to reconvert office space at Town Hall into a 2-bedroom apartment is nearing completion. Most appliances have been installed. Finish work is being completed. Staff anticipate the project will be done by the end of August.



Apartment Kitchen Area

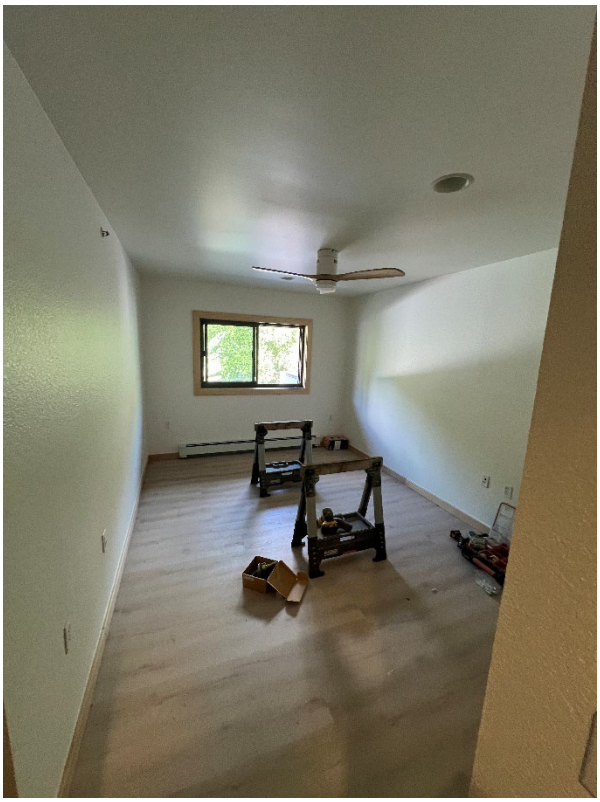


Apartment Living Room Area

Apartment kitchen area

Bathroom with new shower

Bedroom 1



Bedroom 2

US 24 Pedestrian Improvement Project Phase II – UPDATED

Construction is underway following completion of the natural gas main relocation along US 24.

- Phoenix Ltd. has mobilized and is currently completing stormwater and drainage improvements, including new storm drain pipe and inlet structures.
- Storm drain work is expected to continue through August, with shoulder closures and one-lane traffic control utilized as construction requires.
- Following completion of the underground work, construction will progress to the remaining pedestrian and sidewalk improvements.
- Staff continue to coordinate with CDOT, the contractor, and project team on construction, traffic control, and scheduling.

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

Bellm Bridge Replacement - UPDATED

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

- **Geotechnical review:** SEH has reviewed the third draft of the geotechnical report, which now includes all information requested by the design team.
- **Hydraulic and environmental work:** Hydraulic analysis remains underway. The team is coordinating with the Town Attorney and Merrick on floodplain permitting and potential CLOMR/LOMR requirements. Environmental work is on hold until after the FIR submittal.
- **Survey and utility coordination:** Utility investigation continues, including review of an existing drainage pipe near the Anglers property and retaining wall to determine its status and any associated easements.
- **Bridge design:** SEH is preparing the draft FIR plan set and Structure Selection Report. The team is evaluating the bridge abutment, retaining wall interface, sidewalk width, and structure depth. A wider sidewalk would increase structure depth, while a two-span alternative could reduce depth but add significant in-channel construction complexity. Current concepts would improve freeboard to approximately six inches, though site constraints make achieving the standard two feet difficult.
- **Schedule:** The preliminary design review meeting is 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

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**.
- **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

Project Overview: Staff discussed the project with Town Council at the April 1 meeting and have since received preliminary engineering plans and rough-order-of-magnitude cost estimates for several potential levels of improvement. The immediate need is to address a non-compliant three-inch plastic waterline and related service connections serving multiple properties near First and Williams Streets. Replacement will require significant excavation and pavement restoration.

Preliminary Project Options:

Option	Preliminary Scope	ROM Cost
Initial Phase 1	Limited replacement or repair of the problematic waterline section and associated asphalt patching. No other utility improvements are included.	**Approximately $240,000**
First and Williams Waterline Improvements	Approximately 320 feet of new water main, replacement of affected service lines, completion of a water-system loop, an additional fire hydrant, pavement restoration, relocation of the trash compactor and limited utility-conflict work.	**Approximately $451,000**
Comprehensive First and Williams Improvements	Waterline improvements, sewer replacement, street reconstruction, drainage, electric and communications undergrounding, streetlights, event-power infrastructure and a pedestrian connection toward Toledo Avenue.	**Approximately $945,000**
Nelson Avenue Reconstruction	Roadway, drainage and sidewalk improvements between Main Street, Williams Street and 117 Nelson Avenue.	**Approximately $144,000**
Upper Nelson Avenue Segment	Road reconstruction from 117 Nelson Avenue to the end of the right-of-way.	**Approximately $32,000**

The broader waterline concept would replace the existing non-compliant infrastructure, add a loop between First Street and Nelson Avenue, replace affected water services and improve fire protection.

The comprehensive concept would coordinate the water work with replacement of the approximately 60-year-old sewer main, undergrounding of overhead electrical and communications facilities, drainage improvements, new streetlights, street reconstruction and a pedestrian connection between Williams Street and Toledo Avenue.

Current Direction: The Town Engineer has reduced the potential initial phase to focus on the immediate waterline problem and necessary asphalt restoration. Staff are seeking additional clarification regarding the exact limits of this phase, whether it completes the proposed water-system loop, and which service connections and water-system components would be included.

Utility Coordination: Staff will continue discussions with Xcel Energy and other utility providers regarding the feasibility of coordinating future electric undergrounding, event-power infrastructure and telecommunications conduit with later phases of the project.

Timing and Next Steps: Construction is anticipated no earlier than summer 2027. The estimates are preliminary planning figures prepared without final design or contractor

pricing. Final engineering, bidding and construction-administration costs are not included and would need to be incorporated into a future project budget.

Minturn USFS Shooting Range

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

Staff are working with residents to explore practical ways to expand local arts and creative opportunities.

- Incorporate arts programming into existing Town events.
- Evaluate options for art-making, exhibits, and education.
- Identify community interest, potential partners, and feasible locations.
- Develop a more defined concept for future Town Council discussion.

Minturn Market 2027 Initiative

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

- Enhance gathering spaces with improved seating, shade, and site amenities.
- Expand themed programming, including art, fitness, children's activities, and local history.

- Strengthen vendor recruitment, with an emphasis on local and youth participation. Examine reduced vendor fees for display/sale/creation of art.
- Build on community feedback and recent operational improvements to 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 - UPDATED

- 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 participated in a Housing Partners meeting with other Eagle County jurisdictions in Avon on August 5. The group plans to meet every other month to discuss regional housing issues and coordination.

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 are considering options to extend the pilot for an additional year beyond October 31, 2026, while maintaining its current limited scope and scale.
- Staff are not recommending a Town Code amendment to establish or expand the program on a permanent basis at this time. Additional experience with the pilot would allow the Town to further evaluate its impacts before considering a broader program.

External Projects & Coordination

ERWSD Bolts Lake Reservoir

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 - UPDATED

Staff met with David Bleakley of Holy Cross Energy on August 5 for an update on the proposed transmission line route through Minturn and the anticipated permitting and construction schedule.

- Holy Cross Energy may begin the Town's 1041 permitting process as early as winter 2026-27 or spring 2027.
- HCE also expects to work through required permits and agreements with Union Pacific Railroad during 2027.
- If Union Pacific does not approve HCE's preferred routing through railroad-owned property, alternative routes could create additional impacts for Minturn residents and the Town.
- The earliest anticipated construction start is summer 2028, with construction expected to extend over approximately two seasons.
- Staff will continue coordinating with HCE as route, permitting, and construction plans are refined.

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.

Deferred Projects/Initiatives

Cemetery Road & Bridge Improvements - *Deferred: Readiness*

Staff have moved the project to deferred status after determining it is not currently a strong candidate for the Federal Lands Access Program. Proposed modifications to the crossing would require Public Utilities Commission approval, which should be secured before pursuing grant funding.

- The anticipated project scope includes repair and rehabilitation of Cemetery Bridge, reconstruction of Cemetery Road with a delineated sidewalk or trail connection, and improvements to stormwater and drainage infrastructure.
- Initial engineering and cost estimation work is complete.

- Staff will continue advancing the PUC approval process, which may take 12–24 months or longer.
- Once the required approval is obtained, staff will reevaluate the project for FLAP or other applicable grant opportunities.

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.

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 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 27 to August 2)

Weekly Operations Summary

The Public Works Department completed scheduled operational responsibilities during the reporting period, including utility operations, infrastructure maintenance, community event support, and coordination with active construction projects.

Infrastructure & Utilities

- **Water Treatment Plant:** Maintained daily plant operations and responded to an issue with Filter #3 involving overfilling and failure of the backup air compressor. Temporary measures were implemented to maintain system functionality. Staff also continued supporting WTP construction activities and utility identification.
- **Water distribution:** Responded to a water service leak at 495 Pine Street and coordinated restoration following repairs. Staff also continued locating water infrastructure at Maloit Park for a planned main tie-in.
- **Minturn North:** Assembled and delivered water meter components for six properties and monitored relocation of a fire hydrant at Lot 18.

Capital Project Support

- **Taylor Street Improvements:** Participated in a project walkthrough with Intermountain Engineering and Schofield Excavation to review remaining punch-list and closeout items.

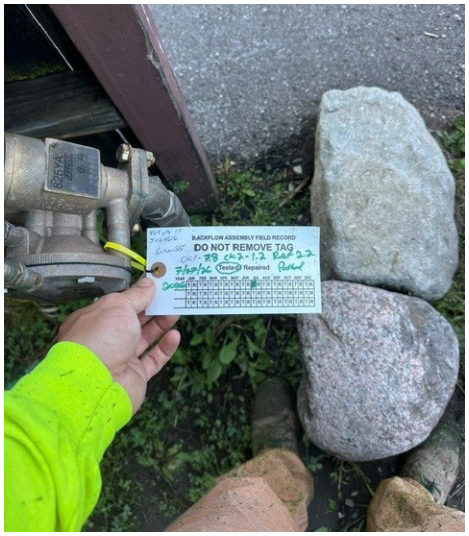
- **Sidewalk Improvements:** Assisted with excavation and field verification of buried concrete structures affecting construction and coordinated with contractors regarding delays caused by unexpected underground obstructions.
- **Bolts Lake Reservoir:** Coordinated monthly construction water reporting with Ames Construction; July usage totaled 31,419 gallons.

Operations & Maintenance

- **Town maintenance:** Completed community cleanup, routine servicing of trash and dog waste stations, fire restriction signage, and support for the Thursday Night Concert Series.
- **Public facilities:** Removed a damaged light pole at the Minturn Fitness Center and installed concrete anchors and structural supports for the Minturn Market awning project. Donated concrete blocks were obtained from United Concrete.
- **Fleet maintenance:** Completed preventative maintenance on loaders, the mini excavator, and skid steer and fabricated a valve-key extension to improve access to a WTP shutoff valve.

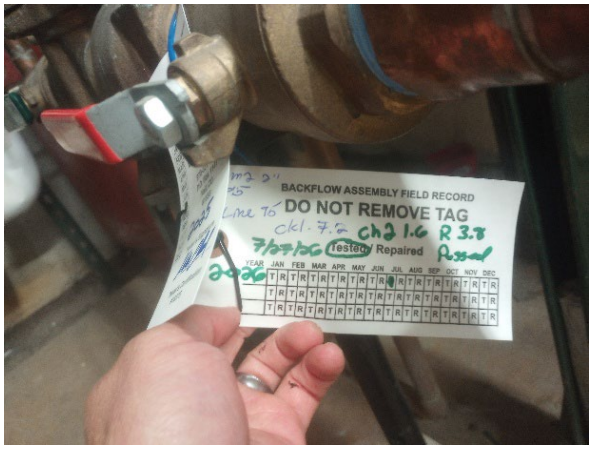
Administration & Safety

- **Safety:** Staff completed weekly safety training focused on alcohol and drug impairment in the workplace. No accidents, injuries, vehicle incidents, or lost-time events were reported during the reporting period.



Eagle Park Backflow Testing

Little Beach Park Backflow Testing

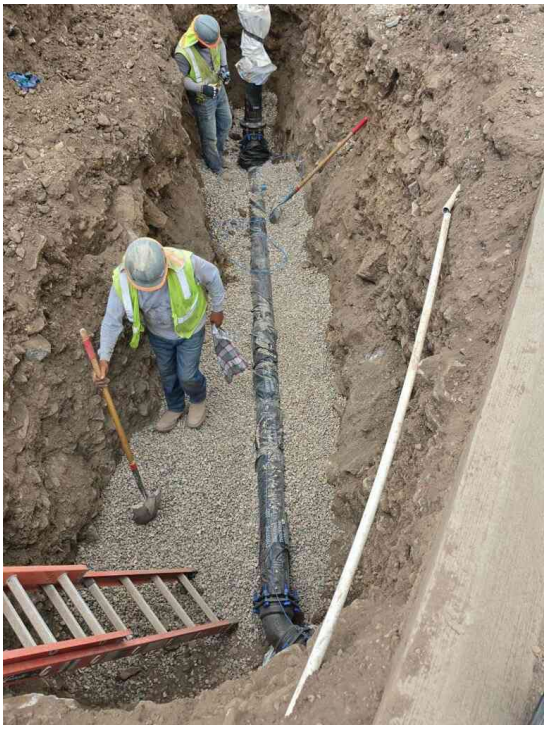


Town Hall Backflow Testing

Anchor Bolt Hole Drilling for Market Shade Blocks

Bolt Setting for Market Shade Blocks

Setting Up Shade Sail



Fire Hydrant Relocation 22 Miles End Ln.

Fire Hydrant Relocation 22 Miles End Ln.

Council WTP Site Visit 7/29

Council WTP Site Visit 7/29

Maloit Park Water Shut Off for WTP Tie-In

Maloit Park Water Shut Off for WTP Tie-In

Water Main Line Key Fabrication

Water Main Line Key Fabrication

Debris Clean Up at MFC

Debris Cleanup at MFC

Lawn Mowing Ops

Lawn Mowing Ops

EAGLE COUNTY CONSERVATION DISTRICT

"Representing landowners and agricultural producers by providing tools, resources and support for their stewardship of land and natural resources."

LAURA BOHANNON | EXECUTIVE DIRECTOR
RYAN VLAAR | HORTICULTURE SPECIALIST
EAGLE COUNTY CONSERVATION DISTRICT

Photo Credit: EagleValleyWild.org

Special District

Offer technical assistance

- Consultations
- Site visits & Land Management Plans
- Education & Outreach

Offer financial assistance

- Noxious Weed Cost Share
- Virtual Fencing Projects
- 50/50 Conservation Grant
- Beyond Lawn Program

Offer Grass & Wildflower Seed Mixes

Conduct research

- Monitor & track natural resource concerns

Advocate for local stewards

- Policy & legislation

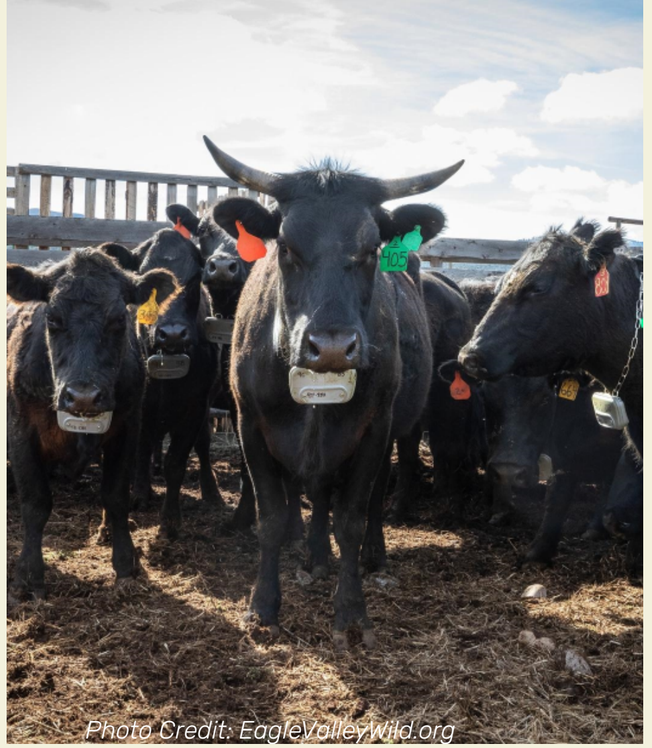


Photo Credit: EagleValleyWild.org

Photo Credit: EagleValleyWild.org

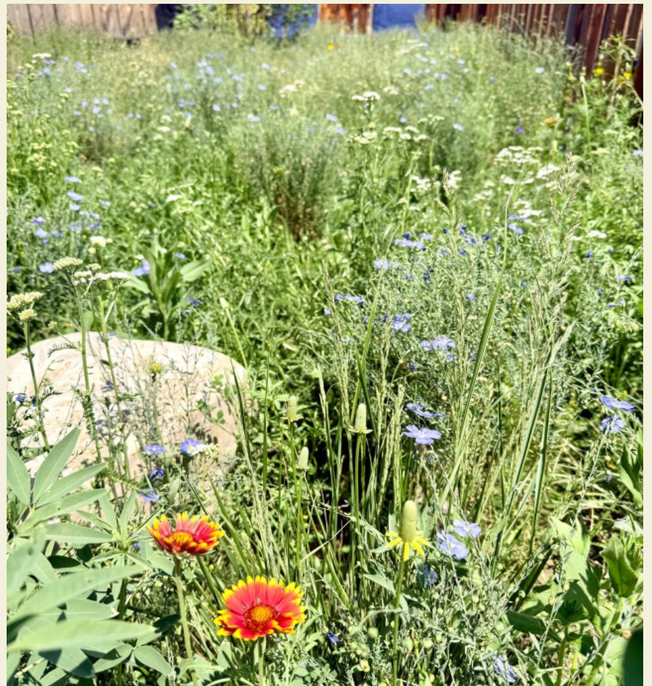


Photo Credit: EagleValleyWild.org

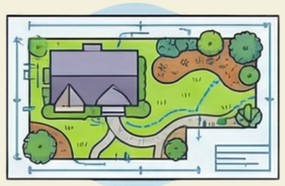
BEYOND LAWN

EAGLE RIVER VALLEY'S RESOURCE FOR SUSTAINABLE, RESILIENT LANDSCAPING

Mission & Objectives

Empowering communities to conserve water and enhance biodiversity through education, collaboration, and guidance toward fostering sustainable landscapes.

Beyond Lawn



Providing Landscape & Irrigation Evaluations

Offering Financial Incentives for Upgrades

Establishing a Network of Professionals

Expanding Education

Building an HOA Grant Program

Broadening Community Outreach

Guiding Policy

Supporting Community Resiliency

Core Natural Resource Concerns Addressed:

- **Water quantity & conservation**
  - 80% of outdoor water use is lost from the watershed through evaporation
  - Irrigation reduction and efficiency represent the best opportunities to keep waterways healthy and flowing

- **Wildfire-resilient landscaping & fire-aware communities**

- **Biodiversity enhancement and ecosystem connectivity**

Beyond Lawn 2026

Historic drought in 2026 drove unprecedented program demand

- Growing waitlist for evaluations
  - Providing Beyond Lawn Office Hours
  - Working with contractors to expand access to evaluations
  - Workshops & educational opportunities
  - Expanding technical assistance for 2027

Started HOA Mini-Grant Program for HOA irrigation efficiency and landscape conversion projects

Existing rebate funding is expiring

Beyond Lawn Participation

Community Engagement

- On-site evaluations are the most valued service per survey respondents (40.2%), followed by financial assistance (20.5%)
- 68.9% of community survey respondents agreed or strongly agreed that Beyond Lawn is important for Eagle County toward achieving its sustainability goals

Rebates

- $129,607 in Turf Replacement Rebates
    - 113,857 sqft of Turf Removed
- $51,337 in Irrigation Efficiency Rebates
- Water savings data is being compiled

2027 Rebates

Restructure of residential rebates for high-impact actions to reach more residents and encourage continued program participation.

- Maximum rebate of $500 per household, per year
- First come, first served
- Four rebate categories, mix-and-match:
  - Irrigation Efficiency
  - Turf Conversion
  - Revegetation
  - Stormwater Retention

Every $10,000 of rebate funds benefit 20+ residents

As before, participants must receive a low-cost evaluation to be eligible for rebate funds

2027 Rebates

$500 Combined Maximum Rebate Amount Per Household, Per Year

Rebate Item	Qualifying Actions include but are not limited to:	Amount	Limit
Irrigation Efficiency	Purchase and replace old controller with Smart Watersense Irrigation Controller	**$250**	1 per property
	Purchase and Install Flow Sensor	**$250**	1 per property
	Convert an existing spray zone to drip irrigation.	**$250 / zone**	Up to 2 zones/year
	Replace existing spray heads in a turf zone with high-efficiency MP rotary nozzles.	**$100 / zone**	5 zones*
Turf Replacement	Remove a minimum of 250 sq ft of irrigated turf and replace with water-wise plants.	**$500 flat**	1 per property/year
Stormwater Retention	Install a feature that captures and infiltrates stormwater runoff on-site.	**$250**	Up to 2 per property/year
Revegetation	Reseeding or planting to revegetate degraded areas.	**$250**	Up to 1 per property per year

Thank You

Community benefits from increased resiliency

- Water conservation
- Wildfire defensibility
- Biodiversity enhancement

Questions?

EAGLE COUNTY CONSERVATION DISTRICT

Thank You!

Beyond Lawn

(970) 236-1165
Beyondlawn.org
Beyondlawn@eccdistrict.org

(970) 236-6215
ECCDistrict.org
Conservation@eccdistrict.org

@Beyond.Lawn

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

To: Town Council

From: Madison Harris, Senior Planner

Date: August 14, 2026

Re: Resolution 42 - Series 2026 Approving an Extension to VAR 2024-01 at 161 Main Street

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Request
Council is asked to approve Resolution 42 - Series 2026 granting an extension to Variance 2024-01 at 161 Main Street.

Introduction
Stefanie and Spence Neubauer were granted relief from the rear setback in the 100 Block: A Zone District on September 3, 2024. While they worked diligently to get a building permit issued, there have been unforeseen stumbling blocks that have slowed them down. Sec. 16-21-650 states that a variance is valid for one year unless an extension is granted by Council. A one year extension was granted September 3, 2025 valid through 2026. The Applicants are requesting another one year extension.

Analysis
Upon written request, an extension of the variance permit may be granted by the Town Council, not to exceed one (1) year, if the applicant demonstrates that:

(1) Failure to proceed with development was beyond the applicant's control.
(2) The approved development is not speculative in nature.
(3) The approved development still complies with this Chapter and the Community Plan.
(4) There is reasonable likelihood that the approved development will be developed in the next year.

According to the attached letter from one of the applicants, staff believes that all of these findings can be met.

Budget/Staff Impact:
N/A

Strategic Plan Alignment
The Town Council's review and approval of the resolution aligns with the following key strategies:

- Integrity
- Transparency

- Collaboration

Recommended Action or Proposed Motion
"I make a motion to approve Resolution 42 - Series 2026 approving a one year extension to Variance 2024-01 for 161 Main Street."

Attachments

- Resolution 42 - Series 2026
- Applicant Extension Request

August 13, 2026
Minturn Planning Department
Town of Minturn
302 Pine St
Minturn, CO 81645

Re: 161 Main Street Variance Extension Request

Dear Minturn Planning Department and Town Council,

We are requesting an extension of the approved Variance for the Minturn Whisky Co. project at 161 Main Street, currently set to expire on September 3, 2026.

We remain committed to the vision and values described in our original application. Since the extension granted last year, we have a building permit approval and have kept the project moving in good faith. Progress has come more slowly than we projected, driven in large part by conditions described below that sit outside our direct control.

Status of Prior Conditions

The administrative subdivision eliminating the interior lot line has been completed, and the two lots remain combined into a single parcel.

Building permit plans have been submitted and approved.

The project has been put out to bid and a General Contractor selected. A parking and site management plan is being developed.

Site Conditions

During pre-construction due diligence, we identified subsurface conditions affecting a portion of the site that require further evaluation before excavation and foundation work can begin. That evaluation is underway with outside consultants, and it involves review by parties beyond the Town and beyond Minturn Whisky Co. Until that work concludes, we are unable to responsibly commit to a construction start date. We

would rather resolve these conditions properly at the front end than begin work that we would then have to stop.

Utility Coordination

Coordination with Xcel Energy on service upgrades and connections continues to require substantial lead time. An application for new commercial service, and temporary construction services has been submitted. We have remained persistent throughout, and the schedule continues to be governed by the utility's own queue and processes.

Design Complexity

The building integrates advanced sustainability and mechanical systems intended to make this one of the most sustainable production facilities in the state. Those systems require careful engineering and compliance coordination, and that work has taken longer than a conventional building of this size and use would demand.

Continued Commitment

Minturn Whisky Co. continues to operate on Main Street and continues to invest in Minturn. The 161 Main Street property remains central to our long term plans for the company and for our role in the community.

Request

Given the good faith progress we have made and the circumstances described above, we request a one year extension of our Variance approval, running through September 3, 2027. The additional time will allow us to resolve the outstanding site and utility items and to establish a construction schedule we can stand behind, while remaining fully aligned with the Town of Minturn's goals for thoughtful and sustainable development.

Thank you for your time and continued support. We are glad to provide any additional information the Board or Council may find helpful.

Sincerely yours,

Spence Neubauer

Minturn Whisky Co.

TOWN OF MINTURN, COLORADO
RESOLUTION NO. 42 – SERIES 2026

A RESOLUTION APPROVING AN EXTENSION TO VARIANCE 2024-01 FOR 161 MAIN STREET

WHEREAS, on or about July 11, 2024 Stefanie and Spence Neubauer (hereinafter, the "Applicants") properly applied for the review of a variance from the rear setback standards pursuant to the Minturn Municipal Code (hereinafter, the "Code"), Section 16-21-690, Variances; and,

WHEREAS, the Applicants requested relief from the strict interpretation of Section 16-2-40 of the Code to allow the reduction of the rear setback from thirty feet (30') to ten feet (10') for the first floor of the building measured to a fourteen foot (14') eave height and a reduction of the setback from thirty feet (30') to twenty feet (20') for the second floor of the building measured to a twenty foot (20') eave height on two lots located within the Old Town Character Area 100 Block A Zone District; and,

WHEREAS, at the regular meeting on September 3, 2024, the Council, acting as the Zoning Board of Appeals, voted to confirm the recommendation of approval with conditions forwarded by the Commission; and,

WHEREAS, pursuant to Code Section 16-1-20, the most appropriate use of the subject property was allowed via the granting of a variance; and,

WHEREAS, pursuant to Code Section 16-21-690(d), Findings Required, the Council made the following findings:

(1) There are exceptional or extraordinary circumstances or conditions applicable to the site of the variance that do not apply generally to other properties in the same zone;

(2) The exceptional or extraordinary circumstances of the site create a situation in which the strict, literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary physical hardship inconsistent with the objectives of this Chapter;

(3) That the granting of the variance will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity and will not result in substantial impairment to the purposes of this Chapter.

(4) There is no substantial impairment to the public that would result from the granting of the variance.

WHEREAS, pursuant to Code Section 16-21-650 a variance permit shall be valid for one (1) year from the date of approval; and,

WHEREAS, the Applicants have been granted a one year extension via Resolution 36 – Series 2025; and

WHEREAS, upon written request, an extension is granted by the Council, not to exceed one (1) year, as the Applicants have demonstrated:

(1) Failure to proceed with development was beyond the applicant's control.

(2) The approved development is not speculative in nature.

(3) The approved development still complies with this Chapter and the Community Plan.

(4) There is reasonable likelihood that the approved development will be developed in the next year.

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

THAT, the variance for 161 Main Street, MACKEDON & RATHBURNS Subdivision, Block C, Lot 1R, File No. VAR 2024-01, for relief from the rear setback from thirty feet (30') to ten feet (10') for the first floor of the building measured to a fourteen foot (14') eave height and relief from the rear setback from thirty feet (30') to twenty feet (20') for the second floor of the building measured to a twenty foot (20') eave height, be granted an extension of approval until September 3, 2027.

INTRODUCED, READ, APPROVED, ADOPTED AND RESOLVED THIS 19th DAY OF AUGUST, 2026.

TOWN OF MINTURN, COLORADO:

By: _____
Eric Gotthelf, Mayor

ATTEST:

By:_____
Jay Brunvand, Town Clerk

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

FUTURE MEETING AGENDA ITEMS

Below reflects proposed topics to be scheduled at future Town Council meetings and is informational only. Dates and topics are subject to change.

September 2, 2026

- CANCEL MEETING?
-

September 16, 2026:

- Joint Meeting with Eagle County Commissioners
- Special Presentation – Aging Well Roadmap (Eagle County Public Health Aging Well Program)

October 7, 2026

- Ordinance __ (First Reading) - An Ordinance Adopting the 2024 Model Traffic Code (with Amendments and Updated Court Fines / Fees Schedule) – Legal/Krieg & Brunvand
-

October 21, 2026:

- Executive Session – ECSO Contract Review / Amendment
- Ordinance __ (Second Reading) - An Ordinance Adopting the 2024 Model Traffic Code (with Amendments and Updated Court Fines / Fees Schedule) – Legal/Krieg & Brunvand
-

Dates to be Determined / Long Term Scheduling:

- Discussion / Direction regarding the Town's water moratorium and long-term water supply (Sept/Oct)
- Flavored Tobacco Ban Discussion (Discussion / Direction)
- Minturn Forward Zoning and Subdivision Code Adoption