FISHER RESIDENCE

LOT 15 MINTURN NORTH MINTURN, COLORADO

DRB SUBMITTAL SET

MAY 31, 2024



NOTE: ALL SITE & LANDSCAPE PLANS, FLOOR PLANS, ELEVATIONS & DETAILS ARE SUBJECT TO TOWN OF MINTURN DESIGN REVEIW BOARD APPROVAL

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 676 CONIFER, COLORADO 80433 (303) 838-2222

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

PROJECT INFORMATION:

FLOOR AREA:	FINISHED	MECH	GARAGE	TOTAL
ENTRY LEVEL:	997 SF	60 SF	532 SF	1,589 SF
MAIN LEVEL:	1,035 SF			1,035 SF
TOTALS:	2,032 SF	60 SF	532 SF	2,624 SF

LOT AREA: 9,104.04 SF

BUILDING COVERAGE: 1,850 SF 20.3 % 50% ALLOWABLE

IMPERVIOUS COVERAGE: 2,487 SF 27.3 % 60% ALLOWABLE

CODE INFORMATION:

CODES:

JURISDICTION: TOWN OF MINTURN, COLORADO

2021 INTERNATIONAL RESIDENTIAL CODE

+ LOCAL AMENDMENTS

2021 INTERNATIONAL ENERGY CONSERVATION CODE

DRAWING SCHEDULE

COVER

FINAL PLAT MINTURN NORTH P.U.D.

C.5 MINTURN NORTH P.U.D. OVERALL GRADING PLAN

C1 CIVIL GRADING, DRAINAGE & EROSION CONTROL PLAN

C2 CIVIL DETAILS

L1 LANDSCAPE PLANTING PLAN

L2 LANDSCAPE SCHEDULES & DETAILS

A1.1 ENTRY LEVEL PLAN

A1.2 MAIN LEVEL PLAN

1.3 ROOF PLAN

A2.1 BUILDING ELEVATIONS

A2.2 BUILDING ELEVATIONS

H1 BUILDING HEIGHT CALCS

ARCHITECTURE, INC
PO BOX 798 KREMMLING, CO 80455
(970) 724-3411 CELL: (970) 409-9790

RESORT CONCEPT

LOT 15
MINTURN NORTH

DATE BY COMMENTS # DATE BY COMMENTS | 1 5-31-24 | DWB GUBMITTAL SET | 1

C

DISCLAIMER: ALL PLANS, RENDERINGS, SPECIFICATIONS AND MARKETING MATERIALS ARE SUBJECT TO REVISIONS AND GOVERNMENTAL

AGENCY CHANGES. ALL PLANS AND SPECIFICATIONS ARE SUBJECT TO REVISIONS AND CONDITIONS OF APPROVAL BY THE 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 DESIGN ELEMENTS ARE SUBJECT TO REFINEMENT AND REVISION WITHOUT NOTICE AT DEVELOPERS SOLE DISCRETION.

This plat is approved by the town council of the Town of Minturn, County of Eagle, State of Colerado this \(\int_{A} \) of \(\sum_{A} = 20.25 \), for filing with the Clerk and Recorder of the County of Eagle, Colorado, and for conveyance of the dedications show 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 easterness dedicated to the public, except a septicifially agreed to by the Town Council of the Town of Minturn.

WITNESS MY HAND AND THE SEAL OF THE TOWN OF MINTURN



TOWN CLERK TOWN OF MINTURN COLORADO

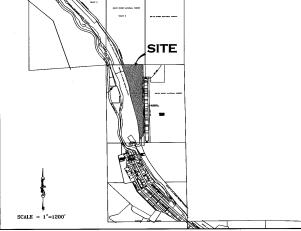
LAND USE TABLE

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	
то	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:

GENERAL NOTES AND NOTES FOR CREATED EASEMENTS:

1) The purpose of this Final Plat is to Create various tols 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 landin, gate CeV Winft Course and the Northwest Corner Section 3. (Township 5.05 South, Range 8 to Whether the Month of Land Corner Section 3. (Township 5.05 South, Range 8 to Whether Month of Land Easembed Derein. This learning is based on the South Corner Section 3. (Township 5.05 South, Range 8 to Whether May 1.05 South, Range 8 to Carnet May 1.05 South, Range 8 to Whether May 1.05 South, Range 8 to Whether May 1.05 South, Range 8 to Carnet May 1.05

TSS RRIW

13S, R81 W.

Hem 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.

Hem 13 - 20 foot Sewer Eassemen, Does not effect this platted Parcel.

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

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

Mintum.

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

Item 17 & Ite 3. Do not effect subject Parcel.

Item 17 & Ite 3. Do not effect subject Parcel.

Item 19 - Conveyance described in Book 687 at Page 2.68 does not contain any easements not already defined hereon. Item 20 - Does not effect these Patted 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 23 - Boundary Agreement recorded as Reception No. 200824177, called out as adjoiner hereon.

Item 25 & 26 - Parcel is subject to Mapping of Piping and Disches in area of this subject parcel defined in document recorded as Reception No. 20102420, and 2011074544 any rights or restrictions and cases to catalon thereof not clear to surveyor from face of documents.

Item 26 - Parcel is subject to 190440 for wide easement for right of way from Denver Rio Grand Railroad to Eagle Item 26 - Parcel is subject to 190440 for wide easement for right of way from Denver Rio Grand Railroad to Eagle extend the Control of Control of Control Table Agreement Res is those to be en Terminal.

County, the location of which is not determinable from face of document. This Agreement has is to have been Terminate County, the location of which is not determinate from face of occurrent. In an Agree prior to the Recording of this Plat.

5) These platfied lands are subject to:
The Mintum Worth P.U.D. Guide recorded as Reception no. 2024/02232

- The Declayations of Covenants, Conditions, Restrictions and Easements for Mintum No. 2024/0224/D

No. <u>DOI-110.72.1-10</u>.

The non-exclusive Heritage Utility Easement as shown herein on page five (5)- on, over, under, above, across and through those areas designated herein as "Heritage Utility Easement" as defined in document recorded in the Eagle County Clerk and Recorder's Office as Recorderion No. <u>2023</u> 146.

PERTAINING TO HEREON CREATED EASEMENTS:

PERLAINING TO HEADON CREATED ENDADMENTS:

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

a) a non-exclusive utility and drainage casement as shown herein - on, over, under, above, across and through those areas designated hereon as "Utility and Drainage Eastment" AND those areas of each lot outside of Building Envelopes, for areas designated heron as "Unitry and Draing Eastment". Any Diseas careas of each no consisted in Disting Envelopes, the her purpose of 10 her installation, see, pear, replacement, improvement and maintenance of unities of any kind, including but not limited to waterlines and hybrans, somaning sewerines and manifochs, telephone lines, cashe television lines, gasilines electrical lines, fiber optic lines, to design of the community of the community of the community of the community of the ejectron of the community of the improvement of the community of the

improvement and maintenance of states transies includes including out on minical to wastes, gainsts, states, together with right of ingress and eggess thereto.

b) a non-exclusive Utility Eastment as shown herein - on, over, under, above, across and through those areas edisjanted hereon as "Utility Eastment" 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,

maintenance of utilities of any kind, including but not limited including the telephone lines, obsteed between the gashness, gashness, electrical lines, fiber optic lines, other communication lines and all related structures, together with right of impress and egress.

O non-exclusive Access, Utility and Drainage, Easement - on, over, under, above, across and through those areas ease have as Fourth Street, Tract D, and Treated and "Private Right of Way" to include, but not limited to, areas shown as Fourth Street, Tract D, Tract DI and Tract G, for the purpose of 10 ingress and Egress, reasonable Pedestrian use including impress and egress of persons including whiche, foot, bicycle or small wheel use in 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, frainage of vater flow from other lands along with the installation, use, repair, replacement, improvement and maintenance of utilities of only kind, and other lands along with the installation, use, repair, replacement, improvement and maintenance of surface drainage structures including but not limited to washes, gutters, ditches, culverts, together with right of ingress and egress thereto

GENERAL NOTES 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 MINTURNS

7) the owner, hereby dedicates to the Town of Minturn the following non-exclusive easements 7) the owner, hereby dedicates to the Town of Mintum the following non-acclasive eastements: a) non-acclasive Utility, Drainage, Parking, Sows Borage and Landacape Easternet on, over, under, above, across and through those areas designated hereon as "Utility, Drainage, Parking, Snow Storage & Landacape Easterneth for the purpose of it) the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, and all related structures, together with right of ingress and egypss, 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) he installation, use, repair, replacement, improvement and maintenance of vehicular parking area, together with right of ingress and dense of the process the expension of presents in the lands which which is for the present them as a proceed to the control of the process of the process of the control of the process of the process of the process of the process of the control of the process of the pro

replacement, improvement and maintenance of vehicular parking area, together with right of ingress and eggess thereds, reasonable Podestrian use including ingress and eggess persona to include whiche, 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 Trial Essement no, over, under, above, across and through those areas designated hereon as "Utility, Drainage, Snow Storage, Landscape and Trial Essement", over, under, above, across and through those areas designated hereon as "Utility, Drainage, Snow Storage, Landscape and Trial Essement", or the purpose of i) he installation, use, prair, replacement, improvement and maintenance of arrival and solong with the installation, use, repair, replacement, improvement and maintenance of arrival repairs and genes to the control of the stallation of the prairie, repair replacement, improvement and maintenance of arrival repairs to the proper storage of the proper storage, in the stallation of the proper storage of persons to include foot, bicycle or non-motorized use along with sidewalt or path construction, use and repair.

c) non-exclusive Utility, Drainage, Snow Storage & Landscape Essement's or the purpose of ly the installation, use, repair, replacement, improvement and maintenance of utilities of any the purpose of ly the installation, use, repair, replacement, improvement and maintenance of utilities of any the purpose of ly the installation, use, repair, replacement, improvement and maintenance of utilities of any the purpose of ly the installation, use, repair, replacement, improvement and maintenance of utilities of any the purpose of ly the installation, use, repair, replacement, improvement and maintenance of utilities of any the purpose of ly the installation, use, repair, replacement, improvement and maintenance of utilities of any the purpose of ly the installation, use, repair, replacement, improvement and antainstance of utilities of

the purpose in the installation, user on a virtual vir

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 100, 100, 100, 100 and 100

SURVEYOR'S CERTIFICATE

I Matthew S. Shole, 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. and complete part of NTV ONN FORTH TOOL, as and only pasted, used, and as alwam ancount that such plat was made from an accurate survey of said property by me and for under my supervision and accurately shows the location and dimensions of the lote, assuments 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.



Matthew S. Slagle PLS 34998 Professional Land Surveyor

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 AFER YOU FIRST DISCOVERED SLOT DEFECT. IN OU EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN ITS YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

CERTIFICATE OF DEDICATION AND OWNERSHIP

Know all men by these presents that Minturn Crossing LLC/being sole owner in fee simple, mortgagee or lienholder, of all turtural property situated in the Town of Minturn, Commy of Engles, State of Colorado described

as follows:

Pareel 1, UPRR Subdivision according to the Final Plat thereof recorded on 13th, day of December, 2023 as Reception No. 2023 fe485 in the Office of the Engle County Clerk and Recorder, Engle County, Colorado. Containing 13.48 areas more or loss, and has caused the same to be laid out, platted and subdivided, and etsignated as MINTURN NORTH P.U.D. subdivision in the Town of Mintum, County of Engle, State of Colorado, and does bready accept responsibility for the completion of the improvements crequired by this plat, 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 accept responsibility for the completion of the improvements are captured by this plat and does hereby decided and set of the following tracts, parcels and easements as follows:

-To the Town of Mintum Tract If Gourth Streed) and the easements described and depicted hereon in General

Note 7, together with associated public improvements.

-To Utility Providers such utility easements as depicted herein in which utility infrastructure is located.

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

BY: RICK HERMES TITLE: MANAGER

STATE OF COLORADO) COUNTY OF BAGLE

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS $\frac{2}{3}$ DAY OF $\frac{1}{3}$ DAY OF $\frac{1$

MY COMMISSION EXPIRES: 6 AUG 27 WITNESS MY HAND AND OFFICIAL SEAL

SUBORDINATION BY MORTGAGEE

Philip Hadley, being the holder of a promissory note secured by deed of trust recorded the 13th day of Finity Fauley, being ine notated in princissory note secure up decad on this Recorder of Faule (2) on December 2023, at Reception No. 2023 1649), in the Office of the Clerk and Recorder of Fagle County, Colorado, hereby consensts to the Subdivision of the lands set forth in this Final Plat of Mintum North, P.U.D., and subordinates the lieu represented by the aforesaid Deed of Trust to the Dedictations and

STATE OF COLOYZO COUNTY OF EAGL

Subordination by Mortgagee was acknowledged before me this Zb day of

February Hadley as Individual WITNESS MY HAND AND OFFICIAL SEAL MY COMMISSION EXPIRES: WIND SOLUTION AVE. 01, 2025

CERTIFICATE OF TAXES PAID

I, the undersigned, do hereby certify that the entire amount of taxes and assessments due and payable as of JhluhAY 1 2053, 2008 upon all parcels of real estate described on this Plat are paid in full.

DATED THIS 18+ OF MARL RO681D1

TITLE CERTIFICATE

does hereby certify that it has examined the title to all lands shown upon this plat and that title to such is vested in MINTERS CONTROL OF TENET.

DATED THIS 28 DAY OF CERNALY, A.D., 20 24

CLERK AND RECORDER'S CERTIFICATE \$ 5300

This Plat was filed for record in the Office of the Clerk and Recorder at 12.59 o'clock 14. this 12.02.02.4 CKARK AND RECORDER



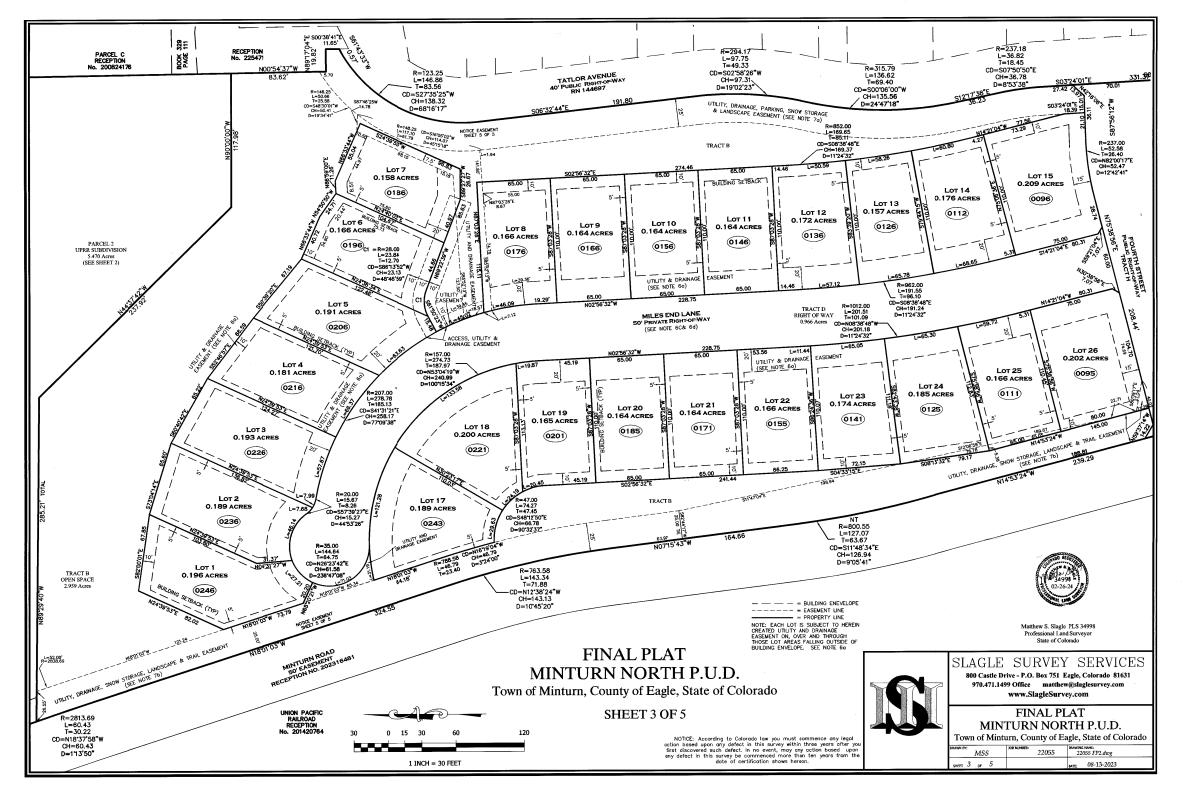
SLAGLE SURVEY SERVICES

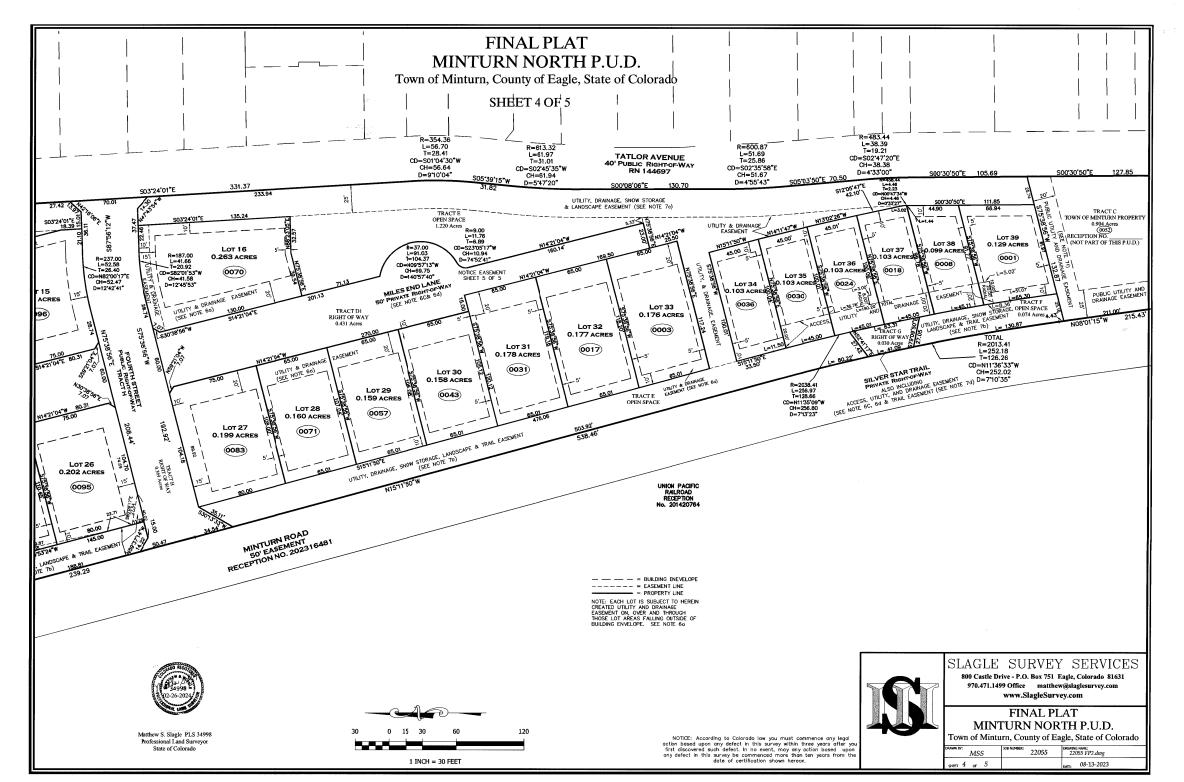
800 Castle Drive - P.O. Box 751 Eagle, Colorado 81631 970.471.1499 Office matthew@slaglesurvev.com www.SlagleSurvey.com

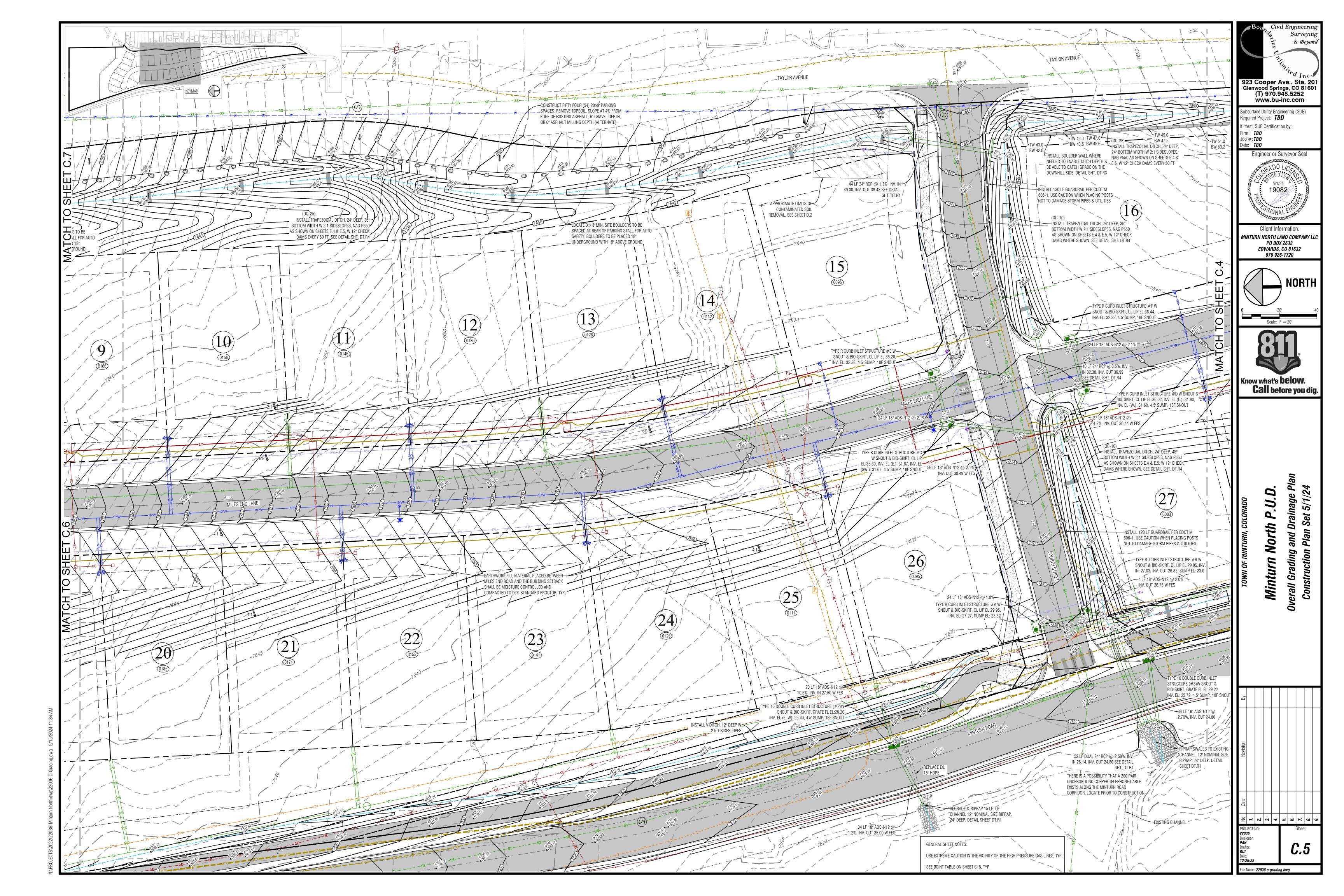
FINAL PLAT MINTURN NORTH P.U.D.

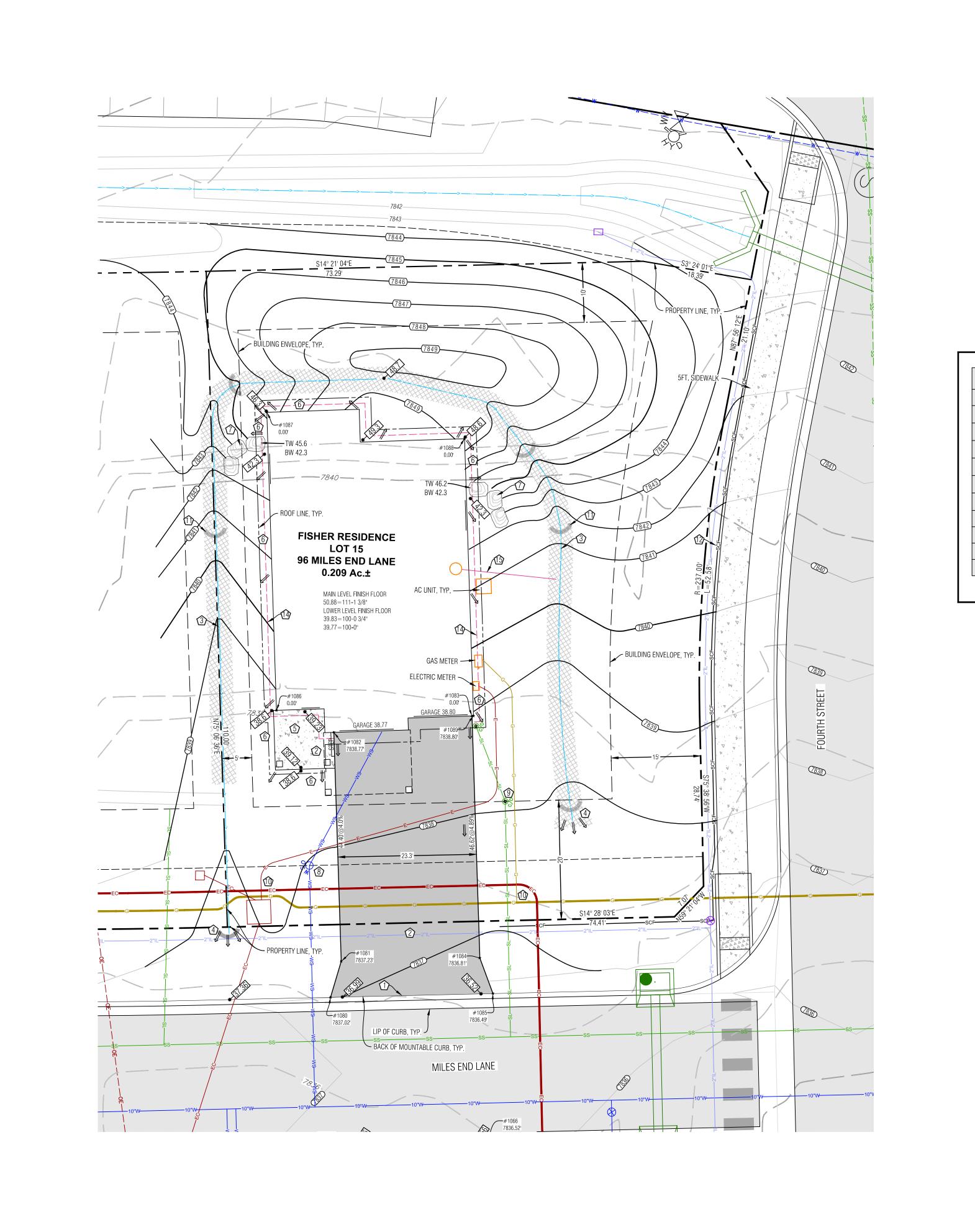
Town of Minturn, County of Eagle, State of Colorado MSS 22055 ANNING NAME: 22055 FP2.dwg 08-13-2023

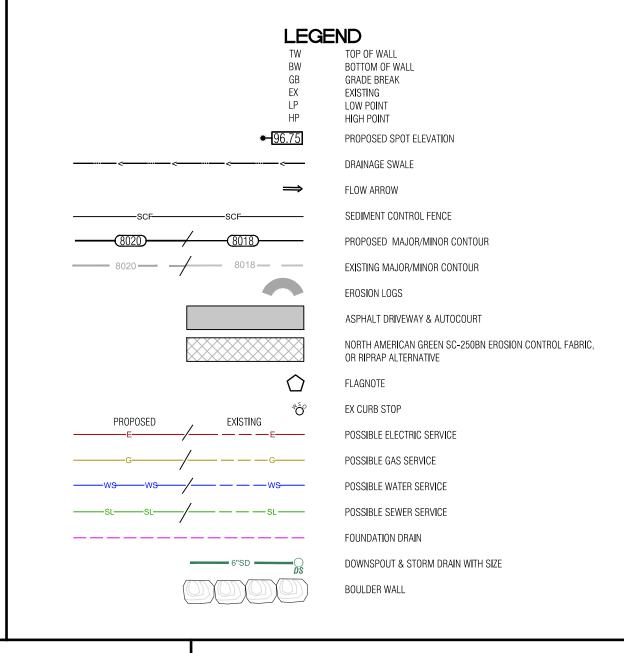
PA











Point Table					
Point #	North	East			
1080 Driveway		7837.02	3791.24	5514.68	
1081	Driveway	7837.23	3790.85	5520.99	
1082	Driveway	7838.77'	3800.72	5558.10	
1083	Driveway	0.00'	3778.76	5566.01	
1084	Driveway	7836.81'	3768.32	5526.76	
1085	Driveway	7836.49'	3764.85	5521.47	
1086	House Corner	0.00'	3810.93	5559.53	
1087	House Corner	0.00'	3823.77	5607.85	
1088	House Corner	0.00'	3790.47	5611.01	
1089 House Corner		7838.80¹	3778.52	5566.08	

NOTES:

1 MATCH TO BACK OF EXISTING CURB.

5 SLOPE PATIOS, DECKS AND WALKS AT 2% MIN. AWAY FROM THE STRUCTURE.

G 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.

(7) INSTALL BOULDER WALL FOR LANDSCAPE AREAS PER THE DETAIL ON SHEET C2. WALL DRAIN LINES NOT SHOWN.

(8) LOCATE EXISTING CURB STOP, CONFIRM LOCATION AND CONNECTION WITH THE WATER DEPARTMENT, CONNECT AND EXTEND NEW WATER SERVICE TO MECHANICAL ROOM. MAINTAIN COVER OVER NEW SERVICE PER DISTRICT REGULATIONS.

9 APPROXIMATE LOCATION OF SEWER SERVICE STUB. CONNECT AND EXTEND NEW SEWER SERVICE TO MECHANICAL ROOM. MAINTAIN

LOCATE, CONNECT TO, AND EXTEND GAS, ELECTRIC, AND COMMUNICATION SERVICES TO METER CABINET AND GAS METER LOCATION.

(2) SEDIMENT CONTROL FENCE PER DETAIL ON SHEET C2.

		1) BASIS OF ELEVATION: NAVD88 BASED ON THE ORIGINAL TOPOGRAPHIC MAP OF	
	East	MINTURN NORTH PREPARED BY GORE RANGE SURVEYING, LLC., JOB NO. 19-1203, DATED 4/1/21. NO BENCHMARK WAS NOTED ON THE BASE SURVEY.	10
24	5514.68	2) THE BOUNDARY DIMENSIONS, EASEMENTS AND RIGHTS OF WAY SHOWN	0 10'
35	5520.99	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	Scale: 1" = 10'
'2	5558.10	SURVEY REFERENCED ABOVE.	
'6	5566.01	3) SEE ADDITIONAL SITE NOTES & DETAILS ON SHEET C2.	II XII
32	5526.76	4) EXISTING CONTOUR INTERVAL IS 1 FT., PROPOSED CONTOUR INTERVAL IS 1 FT.	
35	5521.47	5) LOT AREA: 9,116 SF± DISTURBANCE AREA: 9.116 SF±	
)3	5559.53	6) THIS (CIVIL) PLAN SET IS INTENDED TO BE PLOTTED IN COLOR. FAILURE TO DO	Know what's bel o
7	5607.85	SO MAY RESULT IN MISSING DATA & INFORMATION CRITICAL TO THE PROJECT.	Call before
17	5611.01		



2 PROPOSED ASPHALT DRIVEWAY, AUTO-COURT AND CONCRETE WALKWAYS. STRUCTURAL FILL UNDER THE BUILDING TO FOLLOW THE DIRECTION OF THE GEOTECH REPORT. ALL EARTHWORK CONSTRUCTION TO BE APPROVED BY THE GEOTECHNICAL ENGINEER.

PROVIDE DRAINAGE SWALE LOCATE FLOWLINE HORIZONTALLY AND VERTICALLY AS SHOWN, WITH NORTH AMERICAN GREEN SC250 EROSION FABRIC OR RIPRAP WHERE SLOPE EXCEEDS 5%. SEE DETAIL.

WHERE PROPOSED SWALE DAYLIGHTS WITH NATURAL GROUND, FAN OUT DRAINAGE SWALE TO EVENLY DISSIPATE DRAINAGE, TYP. SPILL THE LOCAL CHANNEL OVER THE TOP OF THE CURB LINE.

VERIFY DRAINAGE AND SWALE INTEGRITY ON A REGULAR BASIS.

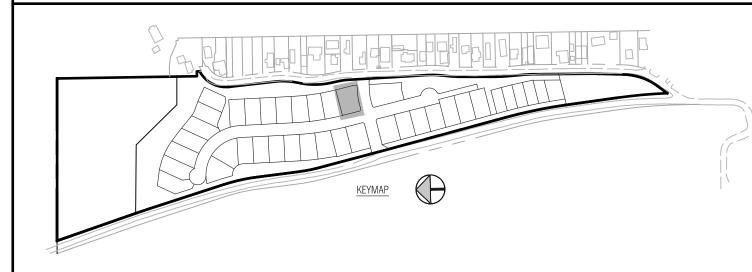
COVER OVER NEW SERVICE & INSTALL PER DISTRICT REGULATIONS. INSTALL CLEANOUTS AT HOUSE EXTERIOR AND ALL BEND LOCATIONS.

MAINTAIN COVER & CLEARANCES BETWEEN/OVER NEW SERVICES PER UTILITY REGULATIONS

11) EROSION LOGS PER DETAIL ON SHEET C2.

FOUNDATION DRAIN, TYP., INSTALL IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. DRAIN @ 0.5% MIN. TO DAYLIGHT, SEE DETAIL ON

(15) EXTEND THE FOUNDATION DRAIN FROM SUMP PUMP IN HOUSE TO DAYLIGHT WITH SOLID PIPE, COVER WITH A RODENT SCREEN AT END.



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

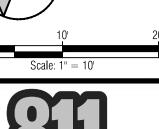
Subsurface Utility Engineering (SUE)

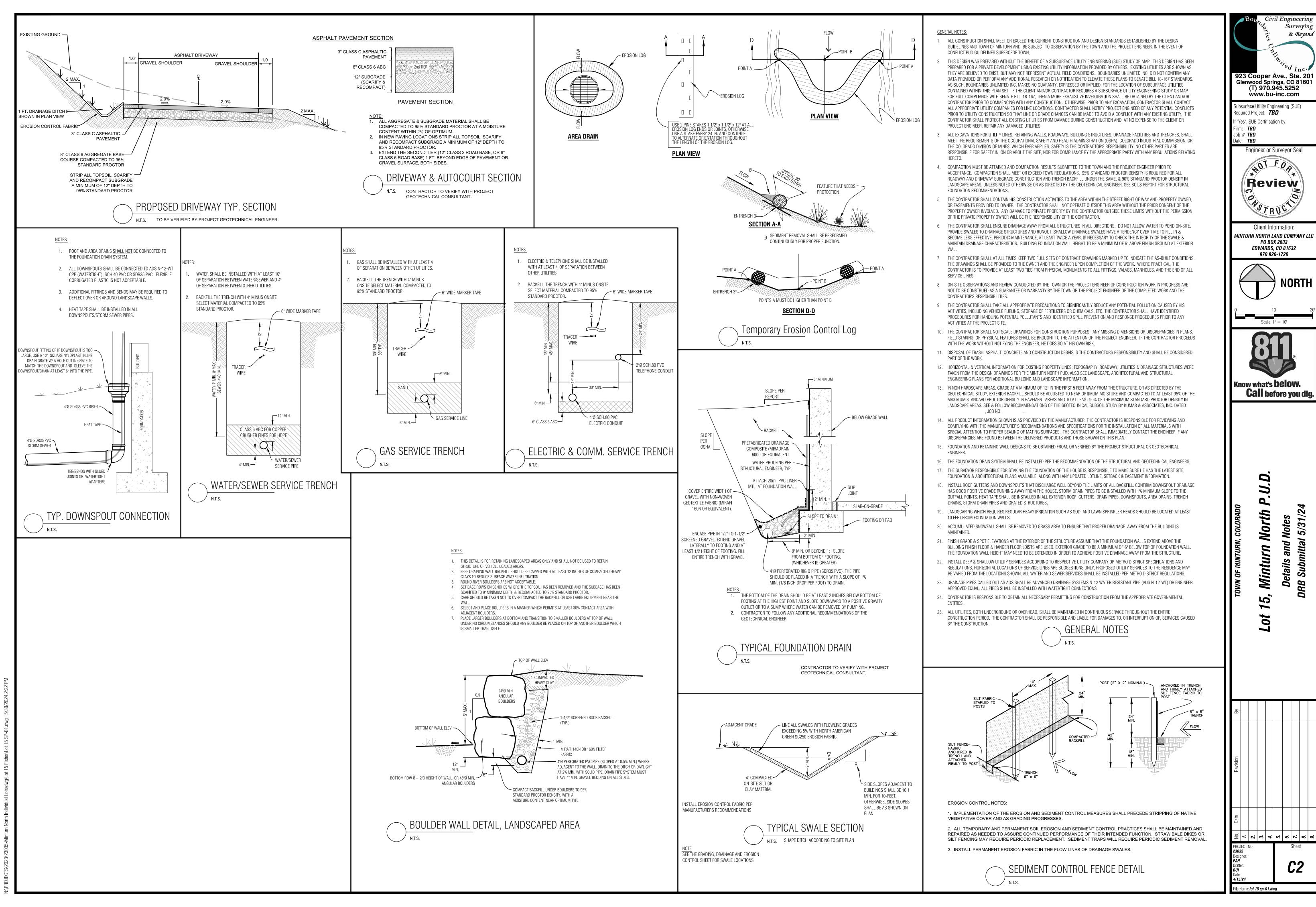
Required Project: **TBD** If "Yes", SUE Certification by: Firm: **TBD** Job #:*TBD* Date: **TBD**

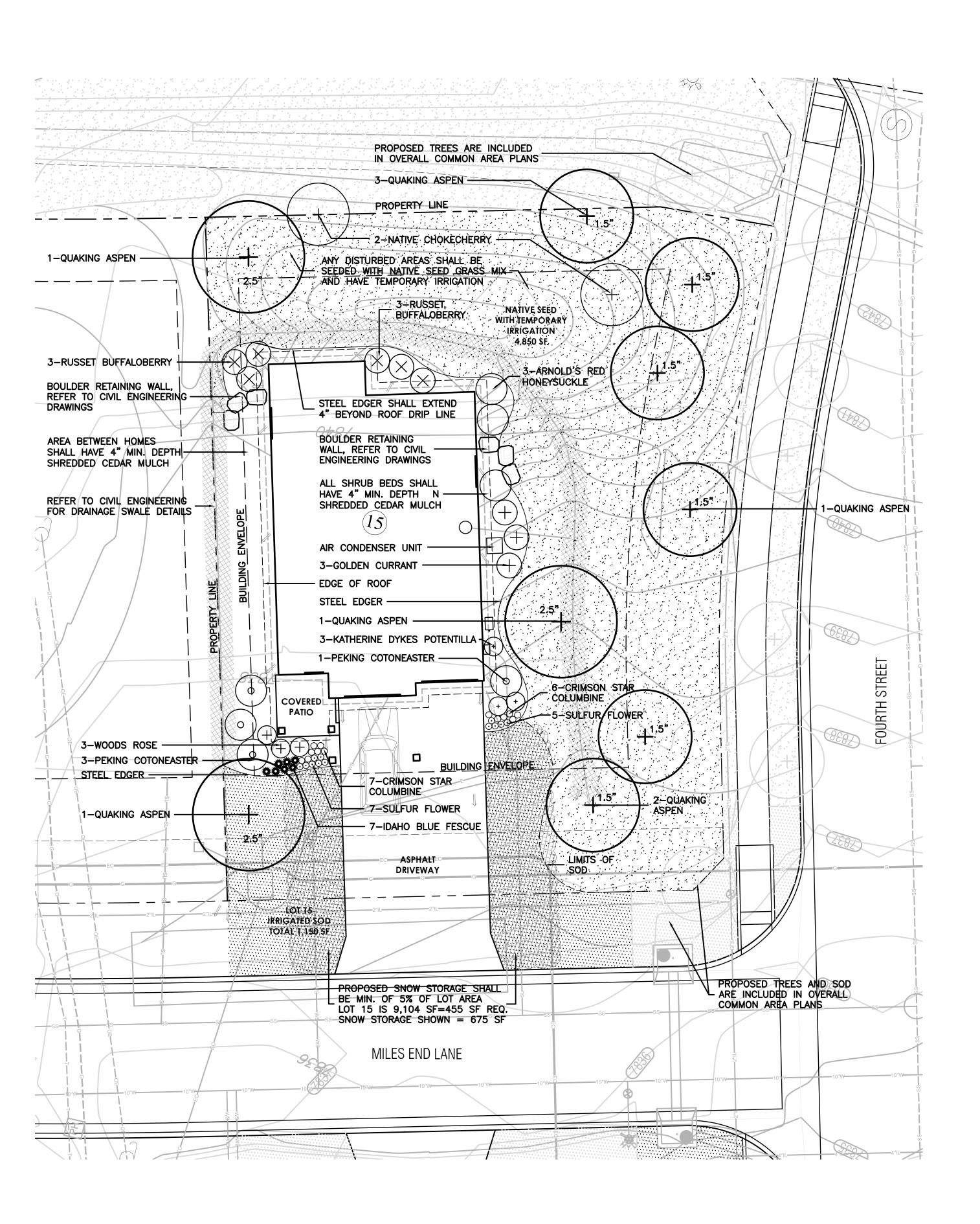


Client Information: MINTURN NORTH LAND COMPANY LLO PO BOX 2633 **EDWARDS, CO 81632** 970 926-1720

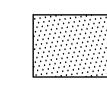




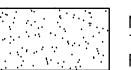




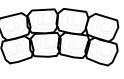
LEGEND



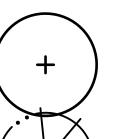
IRRIGATED SOD, REFER TO L2 FOR DETAILS



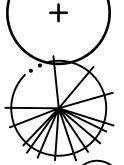
NATIVE SEED MIX WITH TEMPORARY IRRIGATION, REFER TO L2 FOR DETAILS

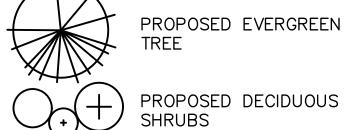


PROPOSED BOULDER RETAINING WALL, REFER TO CIVIL ENGINEERING FOR DETAILS



PROPOSED DECIDUOUS





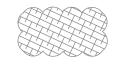
PROPOSED EVERGREEN



PROPOSED ORNAMENTAL GRASSES



PROPOSED FLOWERING PERENNIALS

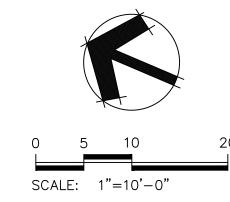


SNOW STORAGE AREA



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

DESIGNED: TT DRAWN: TT CHECKED: RH DATE: May 31, 2024 REVISIONS:



DRB SUBMITTAL

SHEET TITLE: PROPOSED LANDSCAPE PLAN

SCALE: 1"=10'-0"

SHEET NUMBER:

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
- 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 $\frac{1}{4}$ " 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

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 $\frac{1}{3}$ 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.

	IRRIGATION CALCULATIONS: t Irrigation	Square Footage of Irrigation
	Permanent Pop—Up Spray Irrigation For Bluegrass Sod	1,150 SF
\$\$\$\$\$\$ \$\$\$\$\$\$	Permanent micro—spray or drip irrigation for perennial beds	25 PERENNIALS x 1 SF = 25 SF
+	Permanent Drip Irrigation For B&B Trees	8 TREES x 4.5 SF = 36 SF
+++++++++++++++++++++++++++++++++++++++	Permanent Drip Irrigation For 5 gal. Shrubs & Grasses	31 SHRUBS x 3 SF = 93 SF
		TOTAL PERMANENT IRRIGATED AREA: 1,304 SF
	Temporary Spray Irrigation For Native Seed	4,850 SF

IRRIGATION NOTES:

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

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

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

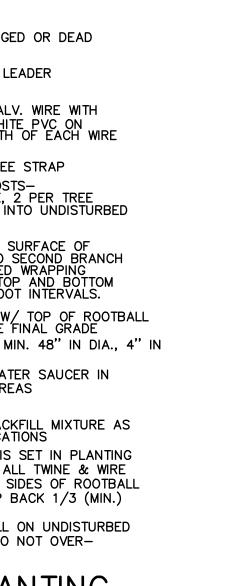
COMMON NAME	SEEDING RATE	
COMMON NAME	% MIX	PER ACRE
SANDBERG BLUE	10%	5.00
MOUNTAIN BROME	20%	10.00
SLENDER WHEATGRASS	15%	7.50
BLUEBUNCH WHEATGRAS	S 10%	5.00
ROCKY MOUNTAIN FESCU	JE 10%	5.00
THICKSPIKE WHEATGRASS	5 15%	7.50
BOTTLEBRUSH SQUIRRELT	TAIL 2.5%	1.25
STREAMBANK WHEATGRA	SS 15%	7.50
PRAIRIE JUNEGRASS	2.5%	1.25
TOTAL LBS./ACRE	100%	50

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

PHONE: 1-800-782-5947 WEBSITE: PAWNEEBUTTESSEED.COM

NOTES:

PRUNE DAMAGED OR DEAD DO NOT CUT LEADER 12 GAUGE GALV. WIRE WITH 3/4" DIA. WHITE PVC ON ENTIRE LENGTH OF EACH WIRE - SPECIFIED TREE STRAP SPECIFIED POSTS— ALIGN NW/SE, 2 PER TREE SET ON 18" INTO UNDISTURBED WRAP ENTIRE SURFACE OF TRUNK UP TO SECOND BRANCH WITH SPECIFIED WRAPPING SECURED @ TOP AND BOTTOM & AT TWO FOOT INTERVALS. PLANT TREE W/ TOP OF ROOTBALL 2"-4" ABOVE FINAL GRADE MULCH RING, MIN. 48" IN DIA., 4" IN DEPTH. T4" HEIGHT WATER SAUCER IN NON-TURF AREAS SPECIFIED BACKFILL MIXTURE AS PER SPECIFICATIONS AFTER TREE IS SET IN PLANTING PIT, REMOVE ALL TWINE & WIRE FROM TOP & SIDES OF ROOTBALL PULL BURLAP BACK 1/3 (MIN.) 2x DIAMETER OF SET ROOTBALL ON UNDISTURBED ROOTBALL, MIN. SUBGRADE-DO NOT OVER-EXCAVATE DECIDUOUS TREE PLANTING



MULCH ARMORED DRIP LINE

Know what's **below**.

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

TTownsend@ResortConceptsCO.com

X

Call before you dig.

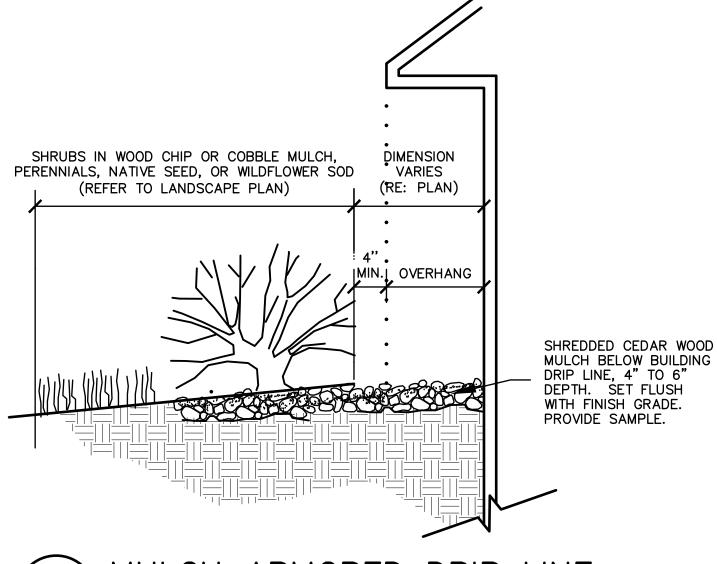
DESIGNED: TT DRAWN: TT CHECKED: RH DATE: May 31, 2024 **REVISIONS:**

DRB SUBMITTAL

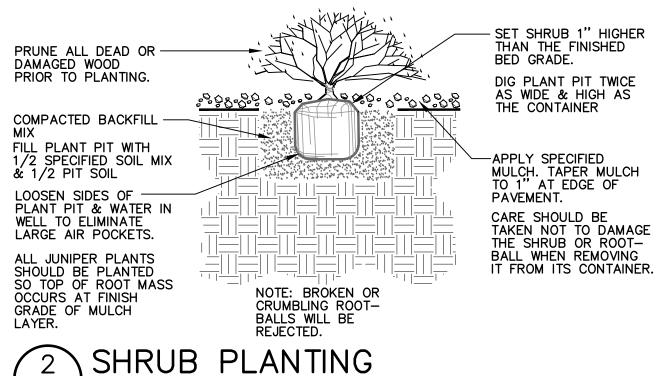
SHEET TITLE: LANDSCAPE NOTES & DETAILS

SCALE: NOT TO SCALE SHEET NUMBER:

NOT TO SCALE



METAL STAKES AS SPECIFIED 2) EDGING SHALL ABUT ALL CONCRETE CURBS 4) CONTRACTOR SHALL CUT TOP EDGE(S) AS NEEDED TO BE PARALLEL WITH GRADE.



NOT TO SCALE

PROPOSED PLANT MATERIALS LIST

other animals. The cross referenced lists are the following:

QUAN. COMMON/ BOTANICAL NAME

Quaking Aspen

Quaking Aspen

Idaho Fescue

12 Sulfur Flower

Populus tremuloides

Populus tremuloides

Eriogonum umbellatum

13 Crimson Star Columbine

DECIDUOUS SHRUBS

Golden Currant

Ribes aureum

Native Chokecherry

Peking Cotoneaster

Cotoneaster lucidus

Russet Buffaloberry

3 Wood's Rose

Rosa woodsii

Shepherdia canadensis

3 Arnold's Red Honeysuckle

Lonicera tatarica 'Arnold's Red'

Potentilla fruticosa 'Katherine Dykes'

Katherine Dykes Potentilla

Prunus virginiana melanocarpa

Aquilegia 'Crimson Star'

CSU Extension. Fire Wise Plant Materials - 6.305

CSU Extension, Trees and Shrubs for Mountain Areas - Fact Sheet No. 7.423

CSU Extension. Native Trees for Colorado Landscapes - Fact Sheet No. 7.421

CSU Extension, Native Shrubs for Colorado Landscapes - Fact Sheet No. 7.422

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ORNAMENTAL GRASSES (planted @ 12" O.C. spacing)

PERENNIAL GROUNDCOVERS (planted @ 12" O.C. spacing)

PERENNIAL FLOWERS (planted @ 12" O.C. spacing)

Grass, Festuca idahoensis 'Siskiyou Blue'

Note: All plant material has been chosen from the CSU Extension Office recommended plant lists. These lists have been

cross referenced to find suitable plants for the elevation of Minturn (10,000 ft and above), and also to maximize use of plants

CSU Extension, Low-Water Native Plants for Colorado Gardens, Mountains 7,500' and Above - CO Native Plant Society

SIZE

1.5" cal.

2.5" cal.

1 gal.

Flats of 15 or 32

Flats of 15

5 gal.

5 gal.

5 gal.

5 gal.

5 gal.

5 gal.

COMMENTS

Specimen quality

Specimen quality

B&B, guyed

B&B, guyed

Container Full

24"-36" ht.

24"-36" ht.

12"-18" ht.

24"-36" ht.

24"-36" ht.

24"-36" ht.

12"-18" ht.

Container, 5 canes minimum

native to the area, low-water use plants, and plants that enhance habitat and food sources for insects, butterflies, birds and

STEEL EDGER

AS SHOWN.

GRADES OF CONCRETE.

NOT TO SCALE

SHRUB BED W/ SPECIFIED

SPECIFIED STEEL EDGING

SPECIFIED LANDSCAPE FABRIC

ROLL EDGE UNDER EDGING

MULCH DEPTH

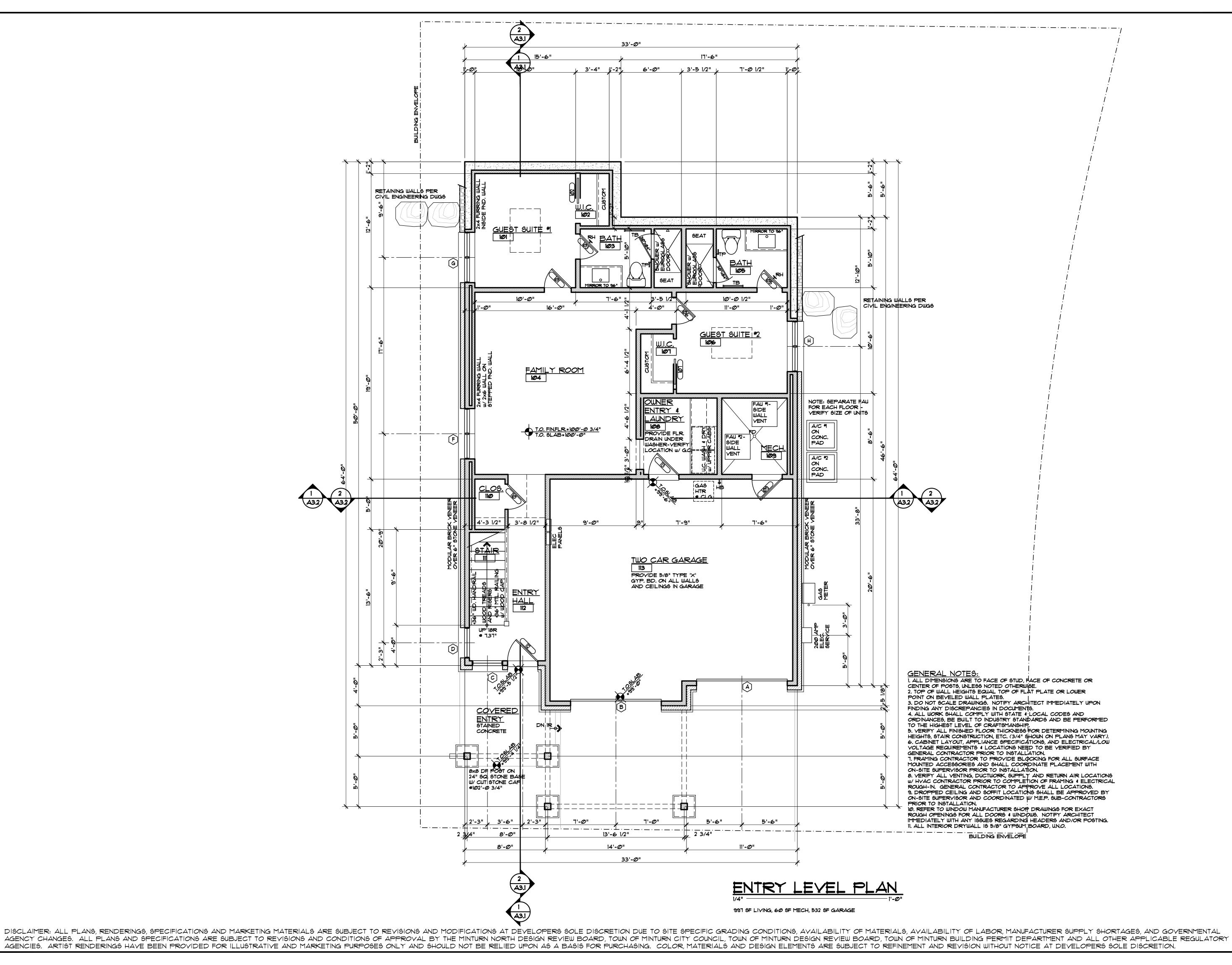
AS SHOWN

1) SET ALL EDGING 1" ABOVE FINISH GRADE

AND WALKS PERPENDICULAR, AND FLUSH W/

3) ALL JOINTS TO BE SECURELY STAKED.

-LAWN AS SPECIFIED



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

RESORT CONCEPTS
MAIN STREET, SUITE C-10**
EDWARDS, COLORADO
(970) 926-1720

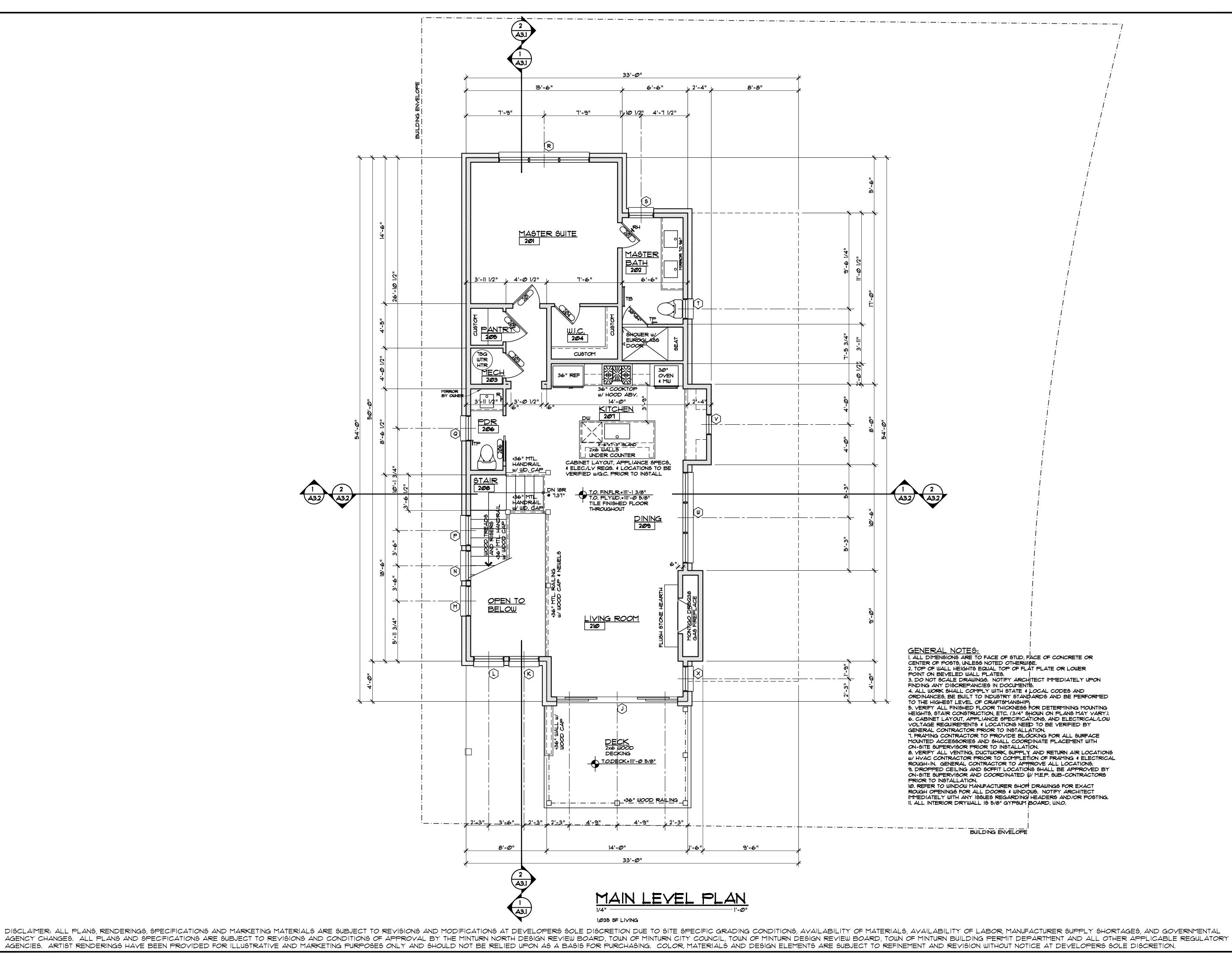
LOT 15
MINTURN NORTH
AINTURN, COLORADO

BY COMMENTS

DATE BY COMMENTS

5-31-24 DWE SUBMITTAL SET

A1.1



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(970) 724-3411 CELL: (970) 409-9790
don.eggers@eggersarchitecture.com

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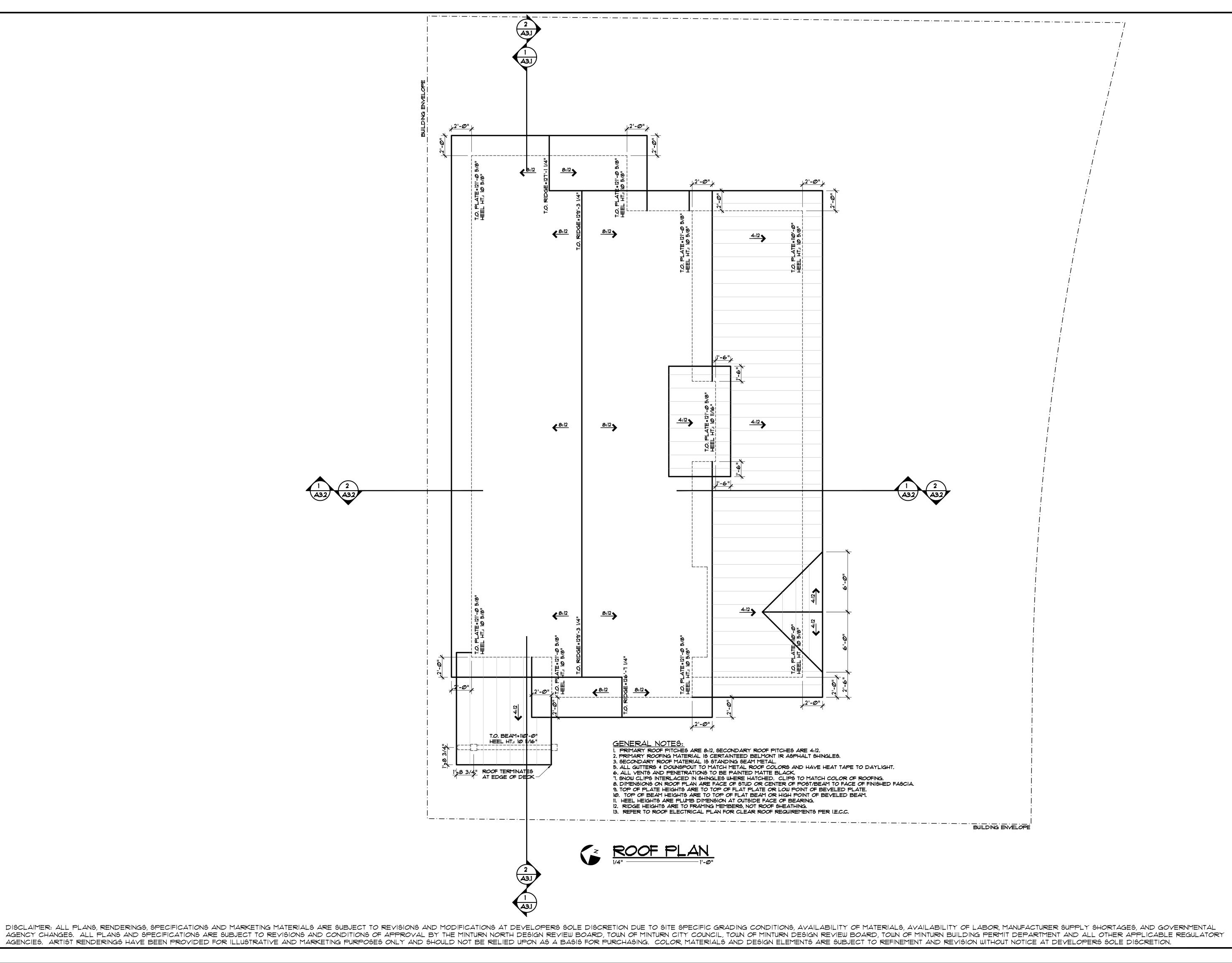
LOT 15
MINTURN NORTH
INTURN, COLORADO

BY COMMENTS

DATE BY COMMENTS

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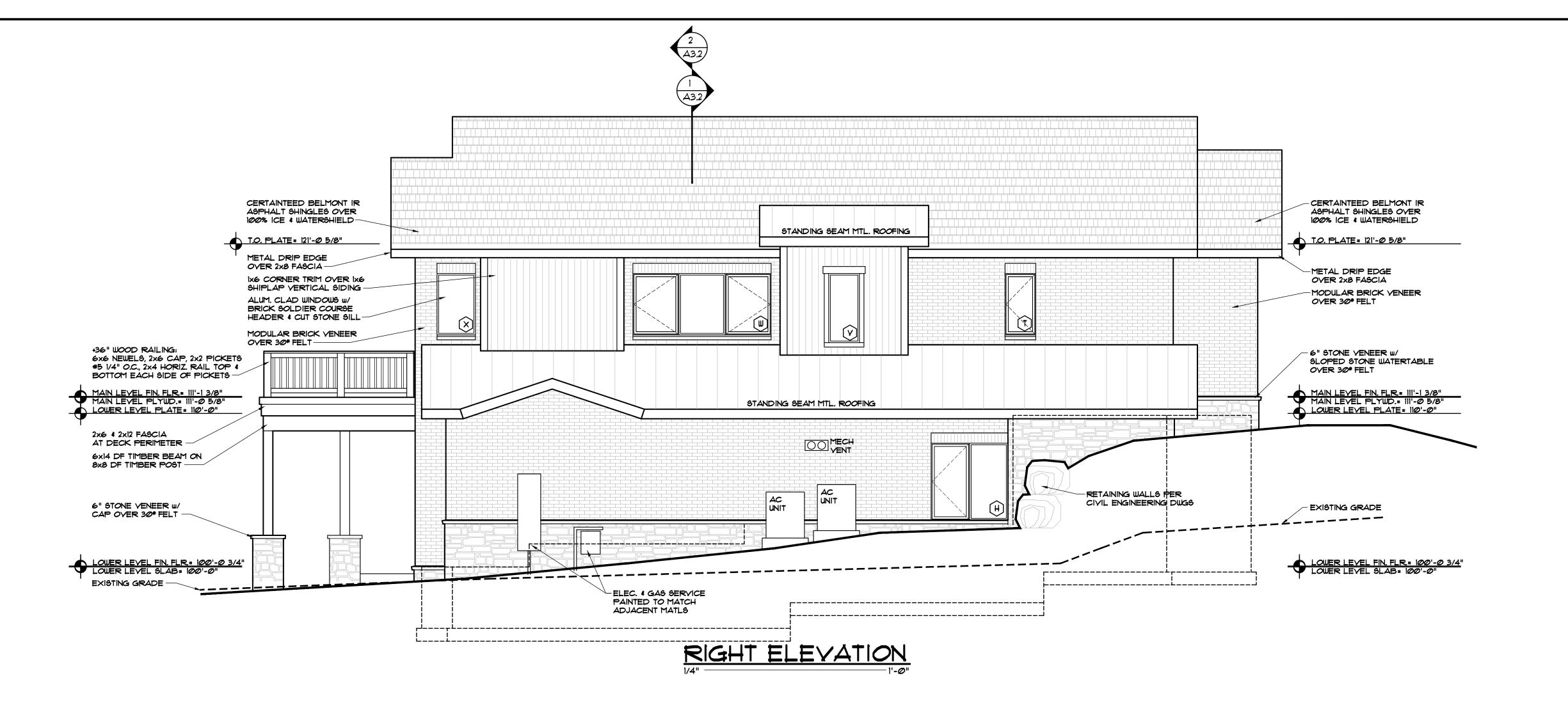
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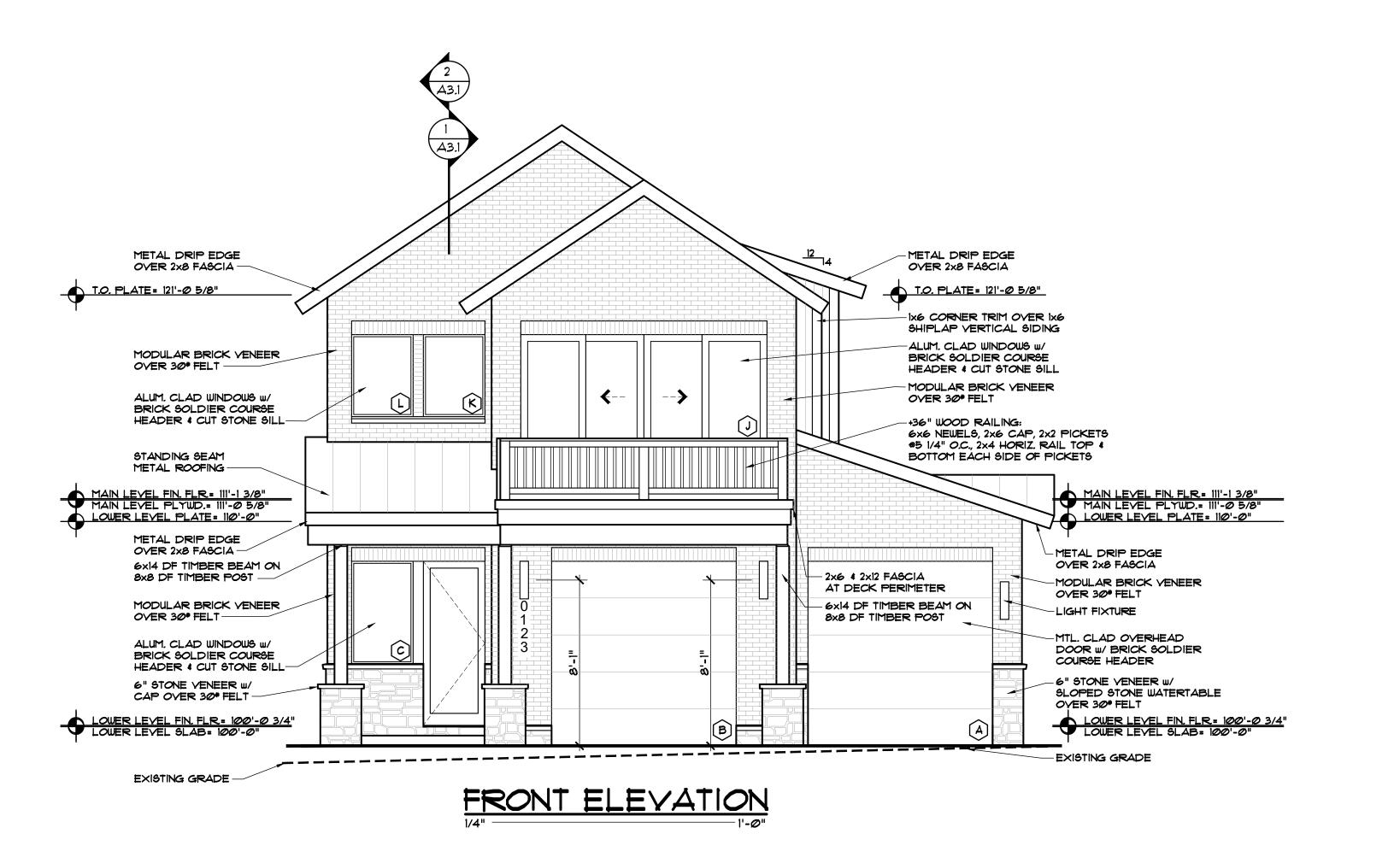


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|A1.3

PROJECT NO: 2412-22 L15





ARCHITECTURE, INC.
PO BOX 798 KREMMLING, CO 80459
(970) 724-3411 CELL: (970) 409-9790

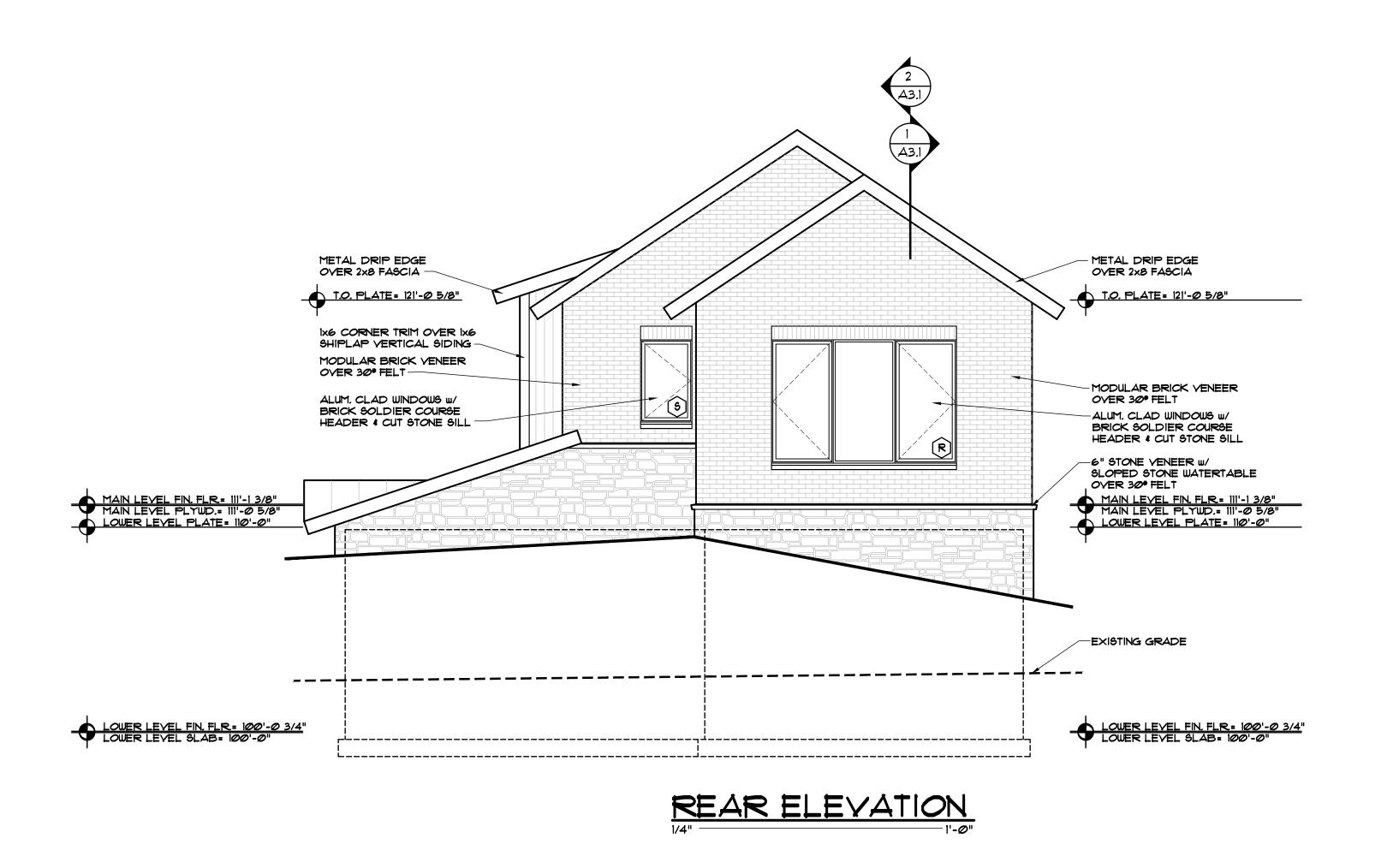
RESORT CONCEPTS

MAIN STREET, SUITE C-101

EDWARDS, COLORADO

FISHEK LOT 15 MINTURN NORTH MINTURN, COLORADO

PROJECT NO: 2412-22 L15					
	COMMENTS				DRB SUBMITTAL SET
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ISSUED	DATE				5-31-24
ISS	#				_



ECHITECTURE, INC.
PO BOX 798 KREMMLING, CO 80459
(970) 724-3411 CELL: (970) 409-9790

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

FISHEK LOT 15 MINTURN NORTH INTURN, COLORADO

SSUED

DATE BY COMMENTS

DATE BY COMMENTS

DEB SUBMITTAL SET

A2.2

